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Notice of Determination

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
Department of Fish and Wildlife
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Nick Wagner
Email: Nicholas.Wagner@wildlife.ca.gov
Phone: (707) 428-2075

Lead Agency
Town of Windsor
9291 Old Redwood Highway, Building 400
Windsor, CA 95942
Contact: Patrick Streeter
Email: PStreeter@townofwindsor.com
Phone: (707) 838-5313

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2022090316

Project Title: Clearwater at Windsor (Lake or Streambed Alteration Agreement No. EPIMS-SON-48695-R3)

Project Location (Sonoma): The project is located at Pruitt Creek and the associated floodplain in the Town of Windsor, California 95492 on Assessor Parcel Number 059-271-059 at Latitude 38.524264 °N, Longitude -122.785653 °W.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-SON-48695-R3), pursuant to Fish and Game Code section 1602, to the project Applicant, CSL Berkshire Acquisitions LLC.

The project is limited to

1. The construction of a 933-foot long, 1.47 acre bypass channel floodway along Pruitt Creek to increase hydraulic capacity and aid in flood control and installation of one storm drain outfall along the bypass channel. The construction of the bypass channel floodway will require the placement of 0.09 acre and 442 cubic yards of rock slope protection to tie in the bypass channel to Pruitt Creek and ensure the bypass channel functions hydraulically.
2. The construction of a 11.7-acre senior living facility within the floodplain of Pruitt Creek.

The project will result in 0.09 acre and 274 linear feet of permanent impacts and 0.08 acre and 166 linear feet of temporary impacts to stream habitat, and 0.18 acre of permanent impacts to wetlands within the floodplain of Pruitt Creek. The construction of the bypass channel floodway will create 1.47 acres and 933 linear feet of open channel and riparian habitat. The project will also result in permanent impacts to 6.88 acres of floodplain habitat and the creation of 0.26 acre of new floodplain. Eleven riparian trees will be removed.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on June 23, 2025, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was not** adopted by CDFW for this project.

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5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

Signature: DocuSigned by: Craig Weightman 7988F6C4FDC24F2... *Date:* 6/25/2025

Craig Weightman, Environmental Program Manager

Date Received for filing at LCI: