

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # TBD

Project Title: Los Amigos Cottages Builder's Remedy Project

Lead Agency: Town of Windsor Contact Person: Kim Jordan, Planner
Mailing Address: 9291 Old Redwood Highway Phone: 707 838 1000
City: Windsor Zip: 95492 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Windsor
Cross Streets: Arata Lane and Los Amigos Road Zip Code: 95492
Longitude/Latitude (degrees, minutes and seconds): 38 ° 33 ' 43 " N / 122 ° 49 ' 12 " W Total Acres: 2.72
Assessor's Parcel No.: 161-020-049 Section: 2 Twp.: 8N Range: 9W Base: Mt. Diablo
Within 2 Miles: State Hwy #: US 101 Waterways: Sotoyome Creek
Airports: none Railways: none Schools: Windsor High School, Windsor Middle School, Cali Calmecac Language Academy, and Bridges Community Based School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplemental/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 32 Acres 2.72
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document

Aesthetics Energy Mandatory Findings of Significance Sewer Capacity
 Agriculture and Forestry Resources Fiscal Impacts Solid Waste
 Air Quality Flood Plain/Flooding Mineral Resources Transportation
 Biological Resources Geology/Soils Noise Tribal Cultural Resources
 Coastal Zone Greenhouse Gas Emissions Population/Housing Utilities/Service Systems
 Cultural Resources Growth Inducement Public Services Vegetation
 Cumulative Effects Hazards & Hazardous Materials Recreation Wetland/Riparian
 Drainage/Absorption Hydrology/Water Quality Schools/Universities Wildfire
 Economics/Jobs Land Use/Planning Septic System
 Other _____

Present Land Use/Zoning/General Plan Designation:

Vacant, General Business Land Use Designation, Community Commercial zoning

Project Description:

The proposed Project would involve the subdivision of the Project site into 32 residential lots and construction of 32, two-story residences. Five of the six attached single-family homes would be available to low-income households. In addition to the construction of residences on site, the project would involve the construction of a portion of the planned Los Amigos Road extension from its intersection with Arata Lane to the Project site's northern entry. This roadway would include two lanes (one in each direction), on street parking, and a buffered bike lane on the west side of the street. The southeast corner of Lot 14 includes an offer of dedication that has been designed to accommodate a possible future roundabout at the intersection of Arata Lane and Los Amigos Road. The Project includes the construction of frontage improvements along Arata Lane, the southern boundary of the project site. The project includes a 10-foot irrevocable offer of dedication along the Arata Lane frontage to provide right-of-way for future road widening consistent with the Town's General Plan Circulation Map.

Note: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board (ARB) | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS) |
| <input type="checkbox"/> Attorney General | <input type="checkbox"/> Natural Resources Agency, California |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC) | <input type="checkbox"/> Parks and Recreation, Department of |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | <input type="checkbox"/> Pesticide Regulation, Department of (DPR) |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Public Utilities Commission, California (CPUC) |
| <input checked="" type="checkbox"/> Caltrans <u>District #4</u> | <input checked="" type="checkbox"/> Regional Water Quality Control Board <u>Region #1</u> |
| <input type="checkbox"/> Cannabis Control, Department of (DCC) | <input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle) |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> San Diego River Conservancy (SDRC) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC) | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC) |
| <input type="checkbox"/> Coastal Commission (CCC) | <input type="checkbox"/> San Joaquin River Conservancy (SJRC) |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC) | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC) |
| <input type="checkbox"/> Conservation, Department of (DOC) | <input type="checkbox"/> Sierra Nevada Conservancy |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR) | <input type="checkbox"/> State Lands Commission, California (SLC) |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHPD) |
| <input type="checkbox"/> Education, California Department of | <input type="checkbox"/> Strategic Growth Council, California (SGC) |
| <input type="checkbox"/> Emergency Services, Office of (OES) | <input type="checkbox"/> Division of Drinking Water / Financial SWRCB <u>Assistance / Water Quality / Water Rights</u> |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Tahoe Conservancy |
| <input type="checkbox"/> Fish and Game Commission (CDFGC) | <input type="checkbox"/> Tahoe Regional Planning (TRPA) |
| <input checked="" type="checkbox"/> Fish and Wildlife <u>Region #3</u> | <input type="checkbox"/> Toxic Substances Control, Department of (DTSC) |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA) | <input type="checkbox"/> Transportation Commission, California (CATC) |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> Water Resources, Department of (DWR) |
| <input type="checkbox"/> General Services, Department of (DGS) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Highway Patrol, California (CHP) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Historic Preservation, Office of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing and Community Development, California Department of (HCD) | |
| <input checked="" type="checkbox"/> Native American Heritage Commission (NAHC) | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 17, 2026 Ending Date May 18, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Arata Properties, LLC.</u>
Address: <u>66 Franklin Street, Suite 300</u>	Address: <u>1400 Magnolia Drive P.O. Box 2357</u>
City/State/Zip: <u>Oakland, California 94607</u>	City/State/Zip: <u>Healdsburg, California 95448</u>
Contact: <u>Karly Kaufman, MESM</u>	Phone: _____
Phone: <u>805 644 4455</u>	

Signature of Lead Agency Representative:  Date: 4.13.2026