



Town of Windsor
 9291 Old Redwood Highway
 P.O. Box 100
 Windsor, CA 95492-0100
 Planning Department (707) 838-1021
 Fax (707) 838-7349

TO: County Clerk, County of Sonoma
 585 Fiscal Drive #103F
 Santa Rosa, CA 95403

FROM: Town of Windsor (LEAD AGENCY)
 P. O. Box 100
 Windsor, Ca 95492

CONTACT: Kim Voge, Planner
 Community Development Department
 (707) 687-8580

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Shiloh Mixed Use Project		DR/UP 18-22
Project Title		FILE #
2020050316	Kim Voge	(707) 687-8580
State Clearinghouse Number	Contact Person	Telephone Number
Mitch Conner (ArchiLogix) (707) 636-0646 x403		
Project Applicant		
1200 Shiloh Road/5823 Skylane Blvd., Windsor, CA (Sonoma County)		164-150-012 and -064
Project Location		APN

The Shiloh Mixed Use Project includes 27 market rate apartments and a corner market on a 1.75 +/- acre site. Two parcels located at 1200 Shiloh Road and 5823 Skylane Boulevard will be merged for the project. The market is 2,844 square feet and will have hours of operation from 5 a.m. to 10 p.m. The residential units are flats, including 14 one-bedroom units (680 to 730 SF); 12 two-bedroom units (860 SF); and a two-bedroom penthouse suite (1,100 SF) above the market. All ground floor units are ADA compliant; second and third floor units are adaptable. The buildings are three stories tall and oriented toward the street, with parking tucked in back and driveways on Shiloh Road and Skylane Boulevard. Open space is provided via private balconies/patios; a plaza with seating and enhanced landscape features behind the buildings; and a rooftop terrace. A Use Permit was approved to allow a parking reduction from Zoning Ordinance requirements and extended hours of operation for the market.

Project Description

This is to advise that on June 23, 2020, the Town of Windsor Planning Commission approved the above-described project and has made the following determinations regarding the above-described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] incorporated into the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

The Mitigated Negative Declaration and record of project approval may be examined at the Town of Windsor's website: <https://www.townofwindsor.com/1230/Shiloh-Mixed-Use-Project>. Records may also be obtained by appointment at Community Development Department, Town Hall, 9291 Old Redwood Highway, Windsor, California.

Signature: Kim Voge
 Name & Title: Kim Voge, Planner

Date: June 25, 2020

Date received for filing and Posting at County Clerk

\$2,406.75 (Mit.) Neg. Dec. fee paid
 \$ 50.00 Clerk's filing fee paid