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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Heritage Park Apartments (Town of Windsor File No. 17-19)

Lead Agency: Town of Windsor

Contact Name: Kim Voge

Email: kvoge@townofwindsor.com Phone Number: 707-838-1021

Project Location: 8685 Old Redwood Highway, Windsor, CA Sonoma County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant requests Site Plan and Design Review and Affordable Housing Incentives to construct a three-story, 33-unit apartment building on a 1.66-acre site. The apartment units would be affordable to low- and very low income households. The apartments include 13 three-bedroom units (1,055 square feet each) 18 two-bedroom units (955 square feet each), and 2 one-bedroom units (720 square feet each). An existing, unoccupied single family dwelling unit and barn would be demolished. Parking is located at the rear of the site and would be accessed from a driveway on Courtyards East and on a new access road to be developed at the south end of the site. Solar power would be provided via rooftop panels above carports. Outdoor amenities on site include totlot, BBQ/picnic area, and community garden.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

MM BIO-1: Permit authorization from USACE and North Coast RWQCB to mitigate the loss of 0.05 acres of seasonal wetlands.
MM BIO-2: Pre-construction surveys to protect nesting raptors and passerine birds.
MM BIO-3: Permit authorization from USACE and USFWS to mitigate the loss of 0.05 acres of suitable habitat for listed plants.
MM BIO-4: Pre-construction surveys to protect roosting bats.
MM CUL-1: Pre-construction cultural awareness training.
MM CUL-2: Ensure protection of cultural resources in the event of accidental discovery during construction activities.
MM NOI-1: Construct a sound wall along the western property line if required by HUD.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

North Coast Regional Water Quality Control Board
California Department of Fish and Wildlife
US Fish and Wildlife Service
U.S. Army Corps of Engineers