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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 #: fds

Project Title: Clearwater at Windsor

Lead Agency: Town of Windsor

Contact Name: Kimberley Jordan, Planner III

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Project Location: 376 Shiloh Road, Town of Windsor, CA 95492

City *County*

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

The proposed project would involve the development of a continuum of care senior living community and commercial space. The senior living community would include 141 senior apartments, 71 assisted living units, and 34 memory care units for a total of 246 units. The assisted living and memory care units would be two-stories with a central courtyard with lounge seating, outdoor garden area, a barbeque counter, and outdoor dining space. Two rooftop decks would be located on top of the buildings including outdoor seating, a bocce ball court, putting green, bar seating, pool, and jacuzzi. The senior apartments would be four-stories and would include 18 studios, 76 one bedroom, and 47 two-bedroom units. A boardwalk with educational signage and a seating area would be located south of the senior living community.

Commercial development on the site would include approximately 26,000 square feet in five buildings as well as outdoor dining and exercise areas. Four of the five buildings would provide retail, 10 apartment units, residential parking, restaurants, and office space. The remaining building would include amenities for the senior living community including a gym and salon/spa, office space and two model units for the senior facility that may be rented as apartments.

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

The proposed project involves potentially significant effects related to aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and wildfire. The following mitigation measures are required to reduce impacts to a level of less than significant:

- Aesthetics: MM AES-1 (Light and Glare)
- Biological Resources: MM BIO-1 (Special-Status Plant Species), MM BIO-2 (Western Pond Turtle), MM BIO-3 (Nesting Birds), MM BIO-4 (Suitable Habitat for Listed Plant Species), MM BIO-5 (Jursidictional Waters Avoidance, Minimization, and Monitoring), MM BIO-6 (Tree Protection)
- Cultural Resources and Tribal Cultural Resources: MM CUL-1 (Pre-Construction Cultural Awareness Training), MM CUL-2 (Archaeological Monitoring), MM CUL-3 (Unanticipated Discovery of Archaeological Resources)
- Geology and Soils: MM GEO-1 (Soils Report), MM GEO-2 (Paleontological Resources Mitigation and Monitoring)
- Greenhouse Gas Emissions: MM GHG-1 (Emissions Reduction Measures)
- Hazards and Hazardous Materials: MM HAZ-1 (Hazardous Materials Business Plan)
- Hydrology and Water Quality: MM HYD-1 (Compliance with NPDES Permit)
- Noise: MM NOI-1 (Construction Hours)
- Wildfire: MM WF-1 (Fire Suppression Requirements), MM WF-2 (California Building Code Chapter 7A Compliance)

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

None

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

Regional Water Quality Control Board
California Department of Fish and Wildlife (CDFW)
United States Army Corps of Engineers
Sonoma County