FIRSTCARBONSOLUTIONS™

FINAL
Initial Study/Mitigated Negative Declaration
Shiloh Crossing Project
Town of Windsor, Sonoma County, California

State Clearinghouse Number 2022090026

Prepared for:
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Date: October 3, 2022

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SECTION 1: INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088, the Town of Windsor (Lead Agency) has evaluated the comments received on the Shiloh Crossing Project Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND). Pursuant to CEQA Guidelines Section 15132, this Final IS/MND includes a list of persons, organizations, and agencies that provided comments on the Draft IS/MND and responses to the comments received regarding the Draft IS/MND; as well as a Mitigation Monitoring and Reporting Program (MMRP) for use by the Town of Windsor during its review.

This document is organized into three sections:

- **Section 1—Introduction.** Provides an introduction to the Final IS/MND.
- **Section 2—Responses to Written Comments.** Provides a list of the agencies, organizations, and individuals who commented on the Draft IS/MND. Copies of all of the letters received regarding the Draft IS/MND and responses thereto are included in this section.

The Final IS/MND includes the following contents:

- Draft IS/MND (provided under separate cover)
- Draft IS/MND Appendices (provided under separate cover)
- Responses to Written Comments on the Draft IS/MND (Sections 2 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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SECTION 2: RESPONSES TO WRITTEN COMMENTS

2.1 - List of Authors

One individual provided comments on the Shiloh Crossing Project Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND), which is presented below. This comment has been assigned a code, and the communication has been numbered so the comment can be cross-referenced with the response. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Author **Author Code**

Individuals

Gerstle, Steven..... GERSTLE-1

2.2 - Responses to Comments

2.2.1 - Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the Town of Windsor, as the Lead Agency, evaluated the comment received on the Draft IS/MND (State Clearinghouse [SCH] No. 2022090026) for the Shiloh Crossing Project, and has prepared the following responses to the comment received. This Response to Comments document becomes part of the Final IS/MND for the project in accordance with CEQA Guidelines Section 15132.

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From: Steven Gerstle
Sent: Thursday, September 1, 2022 12:50 PM
To: Kim Voge
Subject: Shiloh Crossing, 295 Shiloh Road: Notice of Intent to Adopt a Mitigated Negative Declaration

Greetings,

I would like to comment on this matter.
Shiloh Crossing, 295 Shiloh Road: Notice of Intent to Adopt a Mitigated Negative Declaration

Windsor suffers from a lack of public transit. Not only are bus stops far from this project, the service provided is extremely poor. Service does not even meet minimal suburban standards of 30 minute headways and is not a credible substitute for private automobile ownership. I strongly urge that additional transit service be provided in terms of additional transit lines and improved frequency of service. While I am glad to see that additional housing is being built and that it includes smaller apartment units, that must be accompanied by improved public transit. 1

Regards,
Steve Gerstle
Windsor

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Individuals

Steven Gerstle (GERSTLE)

Response to GERSTLE-1

This commenter states that the Town's public transit system is not adequate. Bus stops are far from the project site and that wait times for buses are too long. Additional transit service should be provided along with implementation of the proposed project.

The project site is located approximately 0.28 mile from Route 60 Cloverdale Santa Rosa bus stops and approximately 0.19 mile from a Route 66 Windsor Shuttle bus stop. Bus stops for both routes are within walking distance (0.5 mile) of the project site.

Construction of the proposed project would not directly impact the frequency of buses that service the area. Neither the Town of Windsor nor the project applicant have jurisdiction over schedule changes to the existing bus routes. However, with the construction of the 134 unit Shiloh Terrace project located approximately 1,000 feet to the east, and the pending development of the Clearwater project on the opposite side of Shiloh Road, it is possible that Sonoma County Transit would improve the frequency of bus service to this area due to increased ridership demand.

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