TOWN OF WINDSOR
PLANNING DIVISION
WINDSOR CIVIC CENTER, BLDG. 400
9291 OLD REDWOOD HIGHWAY
WINDSOR, CA 95492

File No. 23-11

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
For the Los Amigos Cottages Builder's Remedy Project

The Town of Windsor has received an application from Arata Properties, LLC., requesting approval of: 1) a tentative subdivision map that would subdivide a 2.72-acre site at 263 Arata Lane in Windsor, California (APN 161-020-049) into 32 lots in order to construct 26 for sale detached single-family residences and 6 for sale attached single-family "duet" style residences; and 2) affordable housing waivers. 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. General Plan: General Business. Zoning: Community Commercial.

The Project site is not listed in hazardous materials databases pursuant to Government Code Section 95962.5.

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the Town of Windsor has prepared an Initial Study on the following project to evaluate the environmental impacts of the project. The Initial Study concludes that the project described below would not have a significant effect on the environment, and therefore, the Town proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the Town's intent to adopt an MND for the project, and to provide an opportunity for public comments on the draft MND/Initial Study.

The MND is available for review on the Town's website: https://www.townofwindsor.ca.gov/1646/Los-Amigos-Cottages and at the Town of Windsor Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA, 95492.

Review Period: The public review period for the Mitigated Negative Declaration is from

April 17, 2026, to May 18, 2026. Please submit written comments via email or regular mail to Kim Jordan, Planner, at kjordan@townofwindsor.ca.gov or Kim Jordan, Town of Windsor, Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA 95492.

Planning Commission Hearing Date/Time: June 23, 2026, at 5:30 p.m.
Contact: Kim Jordan, Planner, 707-838-1106, kjordan@townofwindsor.ca.gov
Location: Town of Windsor Council Chambers, Building 400, 9291 Old Redwood Highway, Windsor

Publish Once: Press Democrat
Publish Date: April 17, 2026