RESOLUTION NO. 3486-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR AMENDING THE 2040 GENERAL PLAN LAND USE DIAGRAM TO DESIGNATE 11 INCORPORATED, NON-CONTIGUOUS PARCELS AS PUBLIC/QUASI-PUBLIC AND AMENDING THE 2040 GENERAL PLAN TEXT TO ADD FIGURE LU-1B (FILE NO. 18-24)

WHEREAS, on April 4, 2018, the Town Council adopted a comprehensive update to the Town's General Plan ("2040 General Plan"). The non-contiguous incorporated parcels identified in Exhibits A and B attached hereto and incorporated by reference were inadvertently omitted from the 2040 General Plan Land Use Diagram (Figure LU-1). In order to designate these Parcels Public/Quasi-Public, a General Plan amendment is required to amend the Land Use Diagram and to add Figure LU- 1b: General Plan Land Use Diagram Non-Contiguous Incorporated Lands; and

WHEREAS, the proposed General Plan land use designations are consistent with the land use designations of the parcels in the 2015 General Plan and the land uses originally approved by Town Council for the parcels in 1999 (Resolution No. 842-99); and

WHEREAS, the General Plan amendment has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities) which exempts annexations of existing public structures and Section 15061(b)(3) (General Rule), which states that CEQA applies only to projects which have the potential to have a significant effect on the environment. The General Plan Amendment for the incorporated non-contiguous parcels will reestablish the land use designation of the parcels consistent with the 2015 General Plan land use designations of the parcels. No change of use or development would occur as a result of the general plan amendment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan amendments on October 9, 2018 at which time all interested persons had an opportunity to be heard and adopted Resolution No. 662-18 recommending the Town Council approve the proposed General Plan amendments; and

WHEREAS, the Town Council held a duly noticed public hearing on the rezoning on November 7, 2018 at which time all interested persons had an opportunity to be heard.

NOW, THEREFORE BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution; and

BE IT FURTHER RESOLVED THAT based on the evidence presented, the Town Council approves the following amendments to the 2040 General Plan:

1. Add Figure LU-1b: General Plan Land Use Diagram Non-Contiguous Incorporated Lands (Exhibit C attached hereto).

2. Revise the title of the Figure LU-1: Land Use Diagram to read "Figure LU-1a: General Plan Land Use Diagram Lands within the Urban Growth Boundary" (Exhibit D attached hereto).

3. Revise the Land Use Diagram and Designations (page 2-2) to read as follows:

   State planning law requires a general plan to describe the general distribution, location, and extent of planned land uses within the jurisdiction's planning area. The Land Use Diagram (Figure LU-1**a and LU1-b**) uses color-coded land use designations to express the intended use of land within the Town of Windsor Urban Growth Boundary.

4. Revise Policy LU-7.1: Establish Urban Growth Boundary (page 2-21*)* to read as follows:

   An Urban Growth Boundary is established as shown on the Land Use Plan Map (Figure LU-1**a and Figure LI-1b**) to encourage a compact, cohesive pattern of urbanization with definite, identifiable boundaries that more readily create a sense of community identity. No new Town development other than that authorized by the Open Space, Parks, and Public/Quasi-Public/Institutional land use designations shall be permitted outside the Urban Growth Boundary.

PASSED, APPROVED AND ADOPTED this 7th day of November 2018, by the following vote:

AYES:	**COUNCILMEMBERS FUDGE, MILLAN, SALMON, VICE MAYOR FOPPOLI AND MAYOR OKREPKIE**
NOES:	**NONE**
ABSENT:	**NONE**
ABSTAIN:	**NONE**

BRUCE OKREPKIE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Attachments:

- **Exhibit A** - General Plan Amendment Parcels
- **Exhibit B** - General Plan Amendment Map
- **Exhibit C** - Figure LU-1b: General Plan Land Use Diagram Non-Contiguous Incorporated Lands
- **Exhibit D** - Figure LU-1a: General Plan Land Use Diagram Lands within the Urban Growth Boundary

EXHIBIT A

NON-CONTIGUOUS INCORPORATED PARCELS GENERAL PLAN DESIGNATIONS

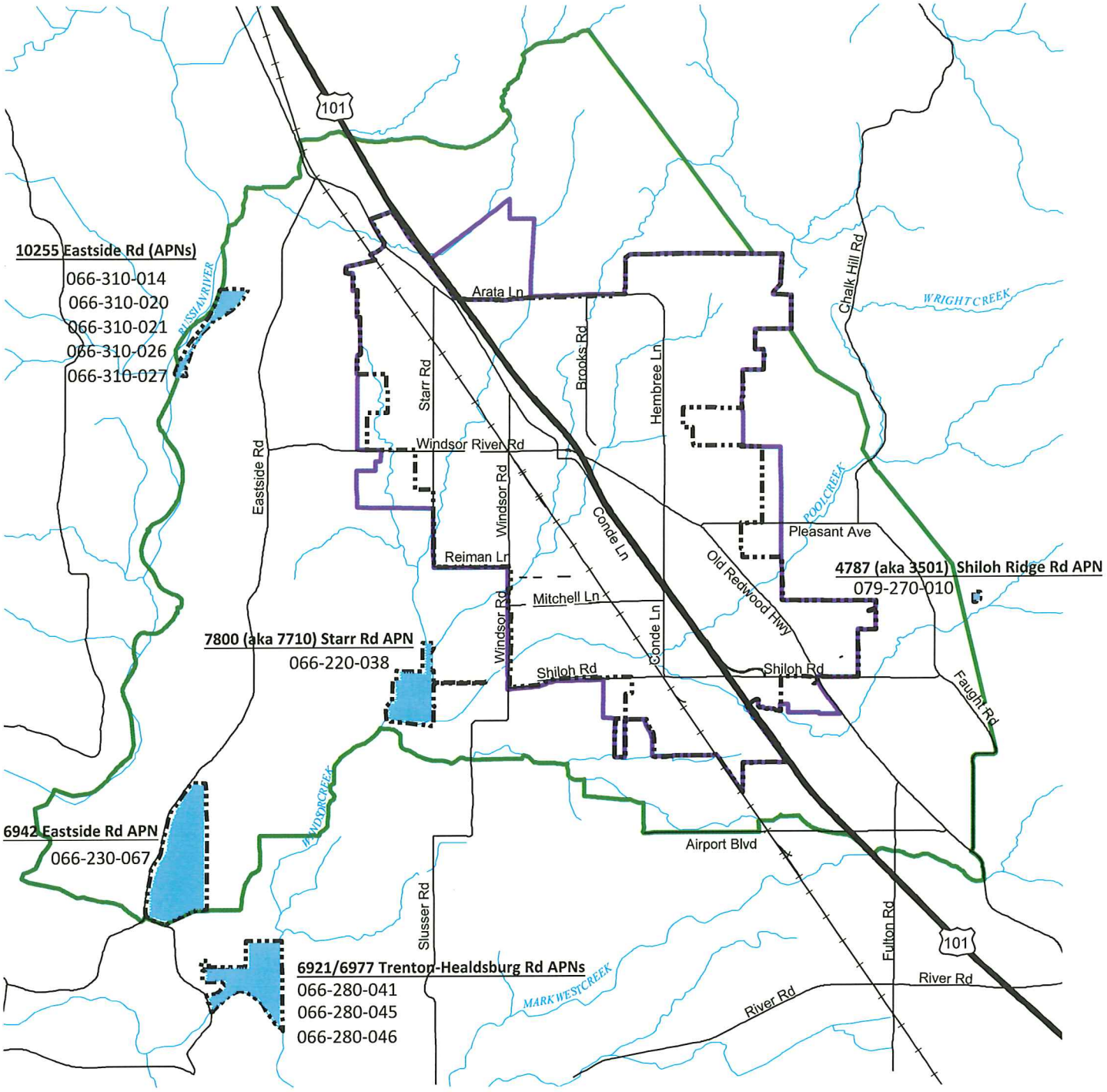
(FILE NO. 18-24)

Address	APNs	Size (acres)	Use	General Plan Land Use	Rezoning Designation	Property Owner
6942 Eastside Rd Healdsburg	066-230-067	166.10	Reclaimed water irrigation	Public/Quasi-Public	Public/Institutional	Windsor Water District
10225 Eastside Rd Healdsburg	066-310-014 066-310-020 066-310-021 066-310-026 066-310-027	7.95 9.93 0.17 9.17 0.41	Russian River well field	Public/Quasi-Public	Public/Institutional	Windsor Water District
4787 (3501) Shiloh Ridge Rd Santa Rosa	079-270-010	1.52	Water tank site	Public/Quasi-Public	Public/Institutional	Windsor Water District
7800 (7710) Starr Rd Windsor	066-220-038	69.26	Reclaimed water irrigation	Public/Quasi-Public	Public/Institutional	Windsor Water District
6921 Trenton-Healdsburg Rd Forestville	066-280-041	46.68	Reclaimed water irrigation	Public/Quasi-Public	Public/Institutional	Windsor Water District
6977 Trenton-Healdsburg Rd Forestville	066-280-045	44.97	Reclaimed water irrigation	Public/Quasi-Public	Public/Institutional	Windsor Water District
Trenton-Healdsburg Rd Forestville	066-280-046	.09	Water quality sampling facility	Public/Quasi-Public	Public/Institutional	Sonoma County Water Agency

Figure LU-1b: General Plan Land Use Diagram

EXHIBIT B

Non-Contiguous Incorporated Lands



Legend

- Major Roads
- Railroad
- Waterways
- Town Limits
- Urban Growth Boundary
- Planning Area
- Public/Quasi-Public(PQP) 0.0-1.0 FAR

N

0 0.25 0.5 1 Miles

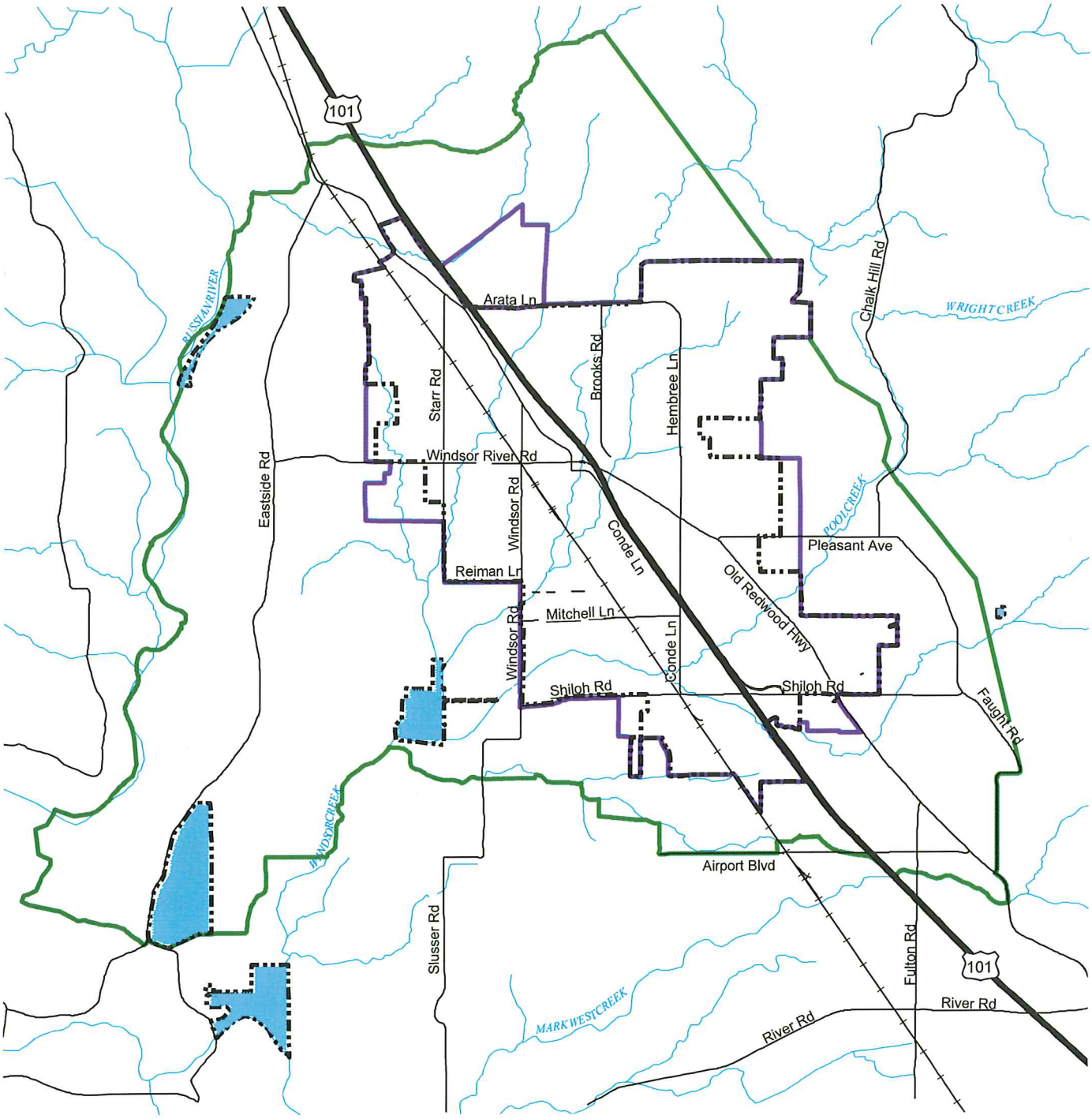
TOWN OF WINDSOR

Data Source: Town of Windsor; 2018
Date: 09-25-2018

Figure LU-1b: General Plan Land Use Diagram

EXHIBIT C

Non-Contiguous Incorporated Lands



Legend

- Major Roads
- Railroad
- Waterways
- Town Limits
- Urban Growth Boundary
- Planning Area
- Public/Quasi-Public(PQP) 0.0-1.0 FAR

N

0 0.25 0.5 1 Miles

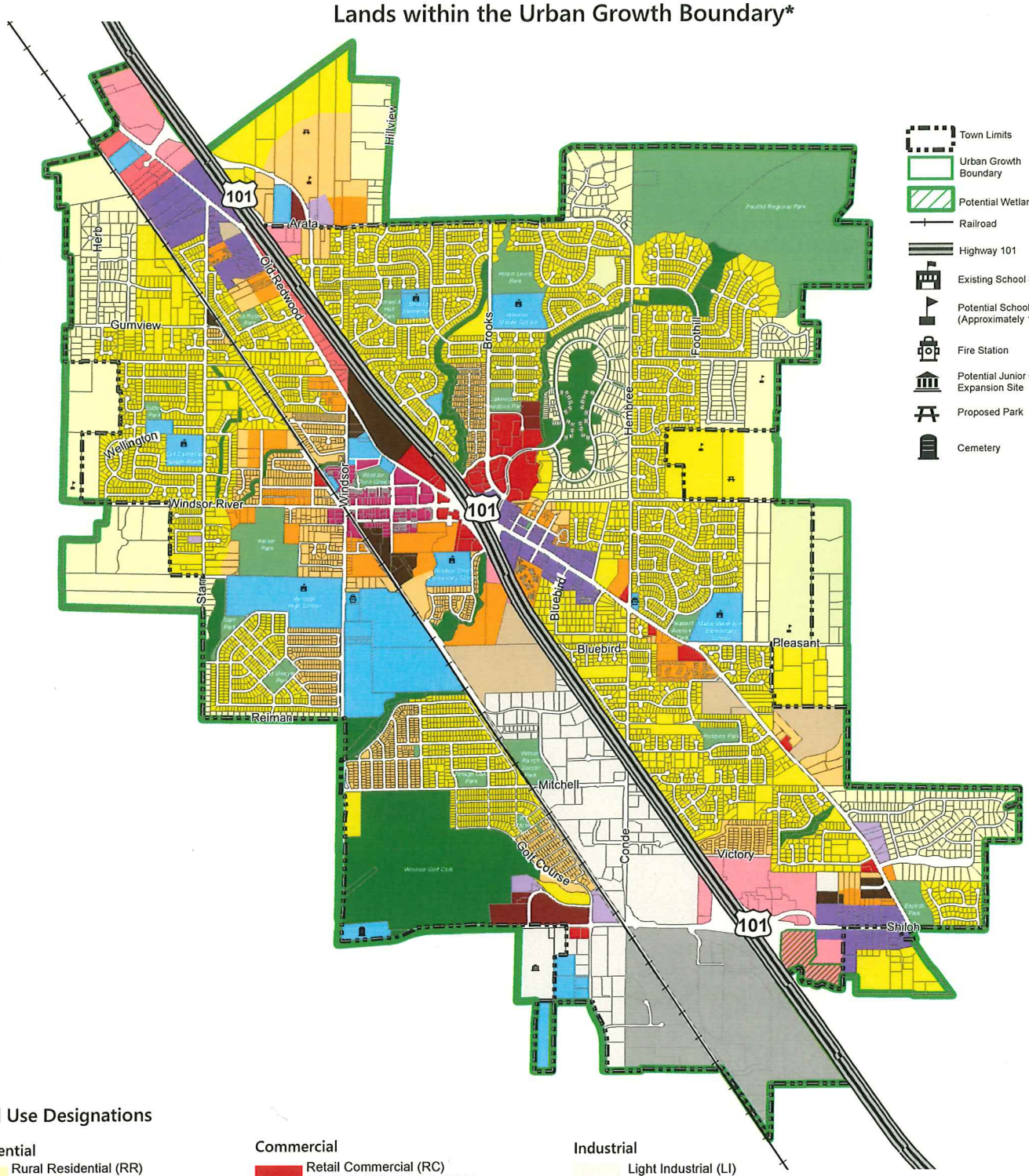
TOWN OF WINDSOR

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EXHIBIT D

Figure LU-1a: General Plan Land Use Diagram

Lands within the Urban Growth Boundary*



Land Use Designations

Residential

- Rural Residential (RR) 0.0-0.2 DU/Ac
- Estate Residential (ER) 0.2-3.0 DU/Ac
- Very Low Density Residential (VLDR) 3.0-6.0 DU/AC
- Low Density Residential (LDR) 5.0-8.0 DU/AC
- Medium Density Residential (MDR) 8.0-16.0 DU/AC
- High DensityResidential (HDR) 16.0-32.0 DU/AC
- Mobile Home Park (MHP) 8.0-12.0 DU/AC

Commercial

- Retail Commercial (RC) 0.0-16.0 DU/Ac | 0.0-0.8 FAR (1.5 FAR for residential mixed use)
- Service Commercial (SC) 0.0-0.8 FAR
- Gateway Commercial (GC) 0.0-0.8 FAR
- General Business (GB) 0.0-1.0 FAR

Mixed Use

- Neighborhood Center/Mixed Use (NCMU) 8.0-16.0 DU/Ac | 0.25-1.5 FAR
- Boulevard Mixed Use (BMU) 16.0-32.0 DU/Ac | 0.50-2.0 FAR
- Town Center Mixed Use (TCMU) 16.0-32.0 DU/Ac | 0.75-2.5 FAR

Industrial

- Light Industrial (LI) 0.0-0.6 FAR
- Heavy Industrial (HI) 0.0-0.5 FAR

Public and Resource

- Parks and Recreation (PR) 0.0-0.1 FAR
- Open Space (OS) 0.0-0.05 FAR
- Public/Quasi-Public (PQP) 0.0-1.0 FAR

N

0 900 1,800 3,600 Feet

See Figure LU-1b for non-contiguous incorporated lands.

TOWN OF WINDSOR

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