Windsor Creek Elementary School Site Information Session

Windsor Town Council
February 9, 2026

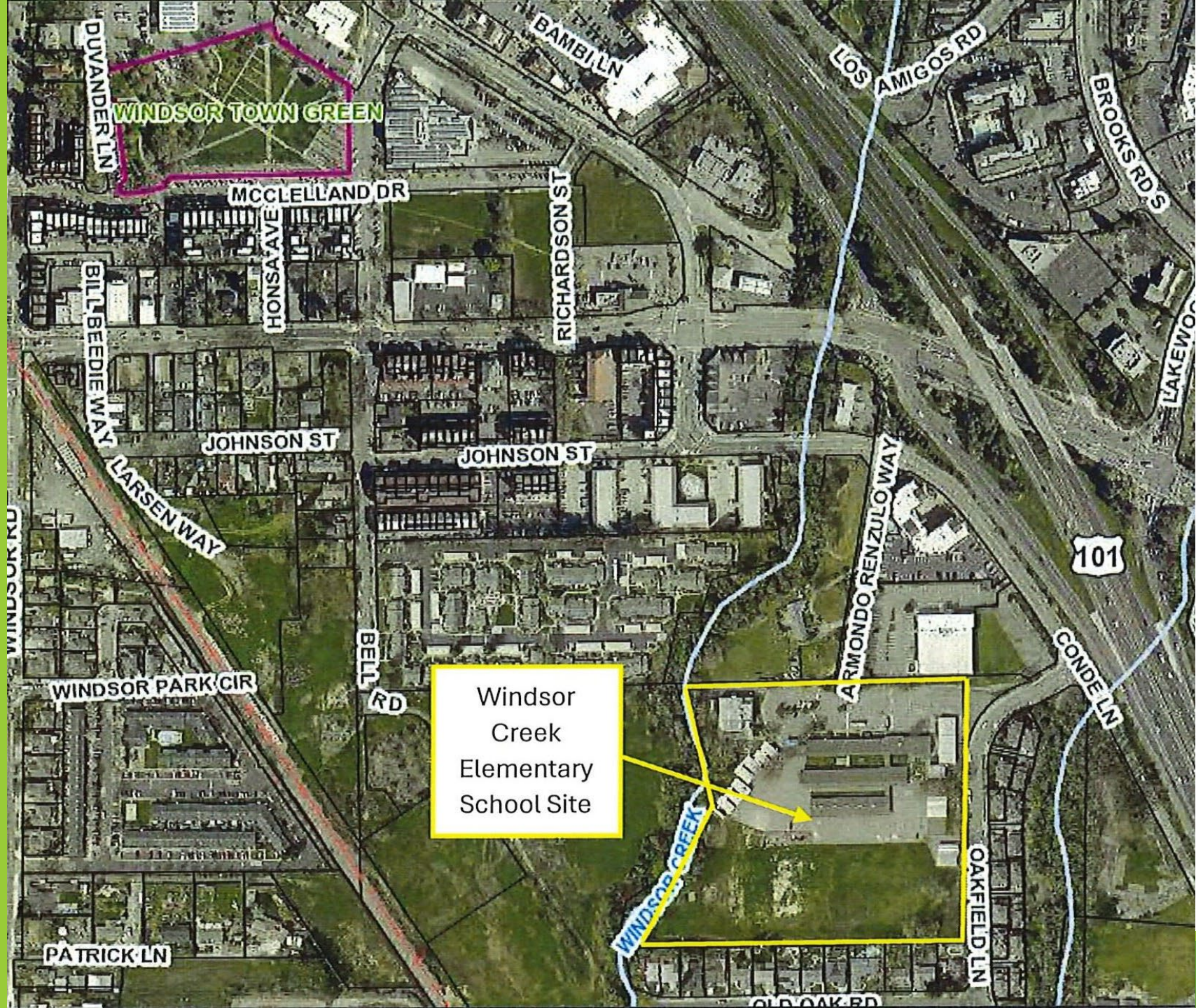
Town of Windsor
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Purpose of Today's Meeting

- Provide background information on the Windsor Creek School Site
- Describe the site as it exists today
- Introduce the applicable planning framework
- Outline the process required to change land use
- Discuss broader neighborhood and Town-wide context
- Facilitate Council discussion

Site Location & Context

- Address: 8955 Conde Lane
- Approximately 11.5 acres
- Former Windsor Creek Elementary School site
- Located at the south end of Armondo Renzullo Way
- Adjacent to Windsor Creek
- Within the Station Area Plan boundary



The Site Today

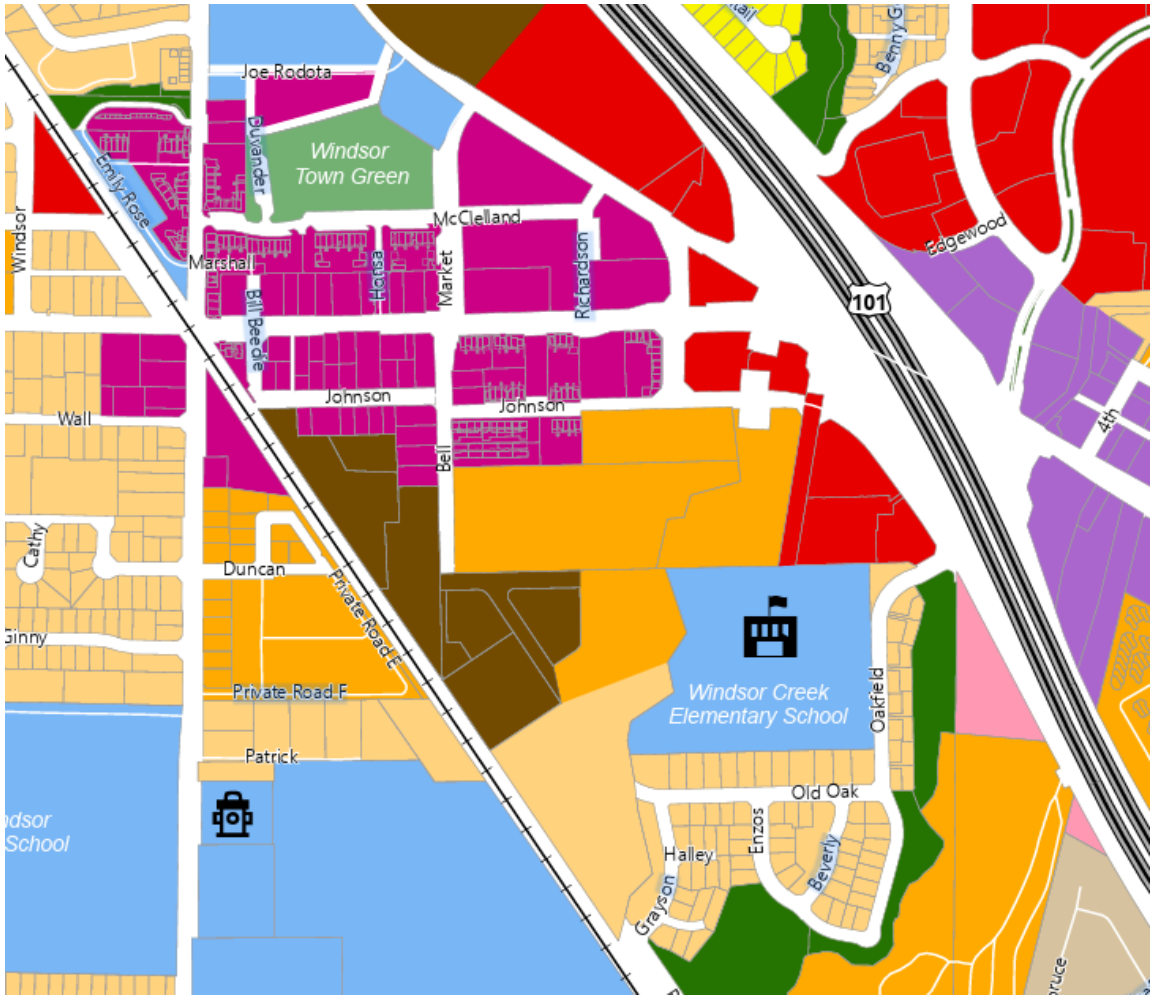
Existing Conditions

- Vacant former school campus
- Owned by Windsor Unified School District
- No active school use
- No development application submitted to the Town
- No Town approvals in place
- Site currently unprogrammed (except for UCPNB temporary CRV redemption site)



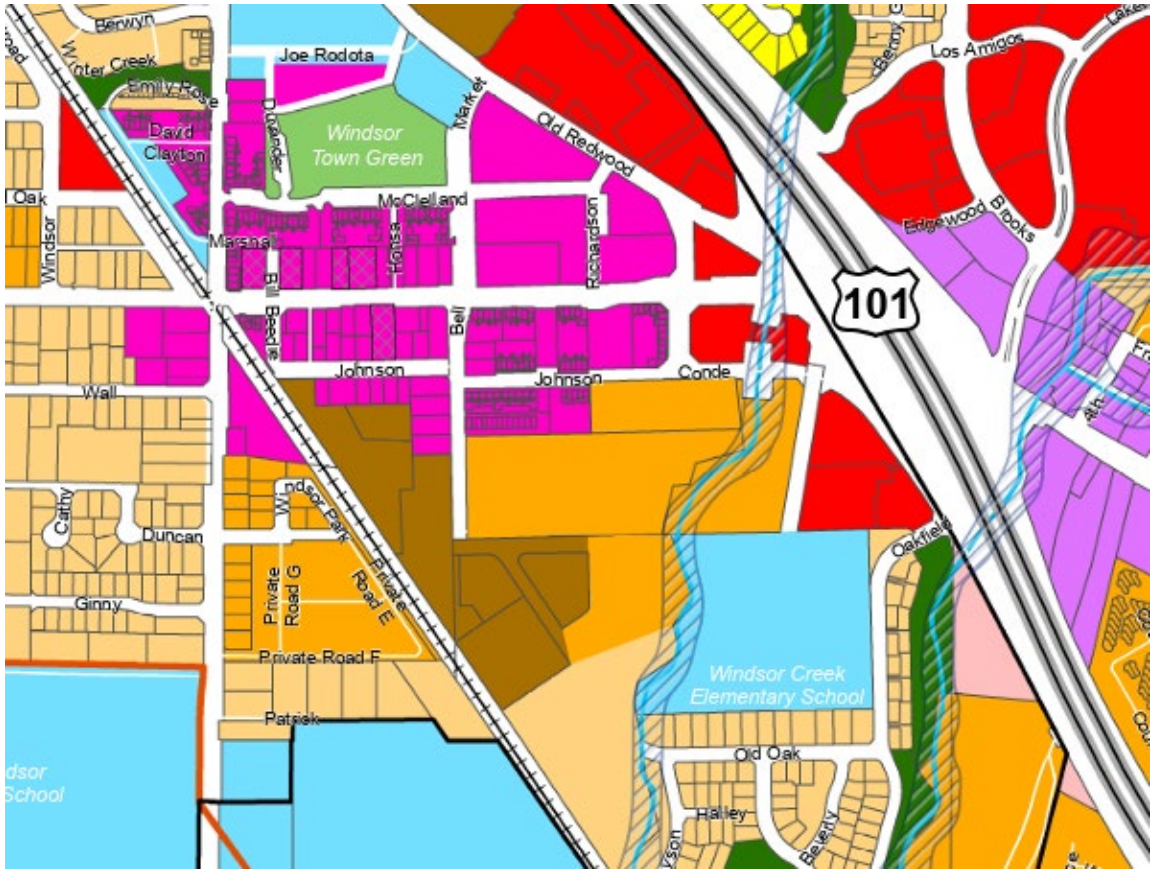






General Plan Designation

- General Plan designation: Public / Quasi-Public
- Intended for:
  - Schools
  - Civic and institutional uses
  - Public facilities
- Residential uses are not currently permitted*
- Any change in land use would require a General Plan Amendment



Zoning & Regulatory Context

- Zoning designation: Public / Institutional
- Flood Hazard Overlay along Windsor Creek
- Zoning implements the General Plan
- Development subject to:
  - Use limitations
  - Setbacks and height limits
  - Environmental constraints
- Residential use not allowed under current zoning

Exclusive Negotiating Agreement (ENA)

- Executed June 5, 2024
- Between Windsor Unified School District and a private developer
- Purpose:
  - Explore potential redevelopment options
- ENA does not:
  - Approve a project
  - Change land use or zoning
  - Commit the Town to any action

Surplus Lands Act

General Requirements

- To encourage the sale of public land for housing development, SLA was revised in 2019 to require all local public agencies to send a notice of availability of surplus land (NOA) to specified public agencies and housing developers before selling or leasing the land.
- Interested parties have 60 days to reply to the NOA with a proposal or notice of interest in acquiring the land.

Surplus Lands Act

General Requirements (Cont.)

- The public agency must negotiate in good faith for at least 90 days with highest priority proposal. Priority goes to:
  - The entity that agrees to use the site for park or recreational purposes, if the land is currently being used and will continue to be used for park or recreational purposes, or is designated for park and recreational use in the local general plan and will be developed for that purpose.
  - The entity proposing the construction of the highest number of lower income affordable units on the land.

Surplus Lands Act

General Requirements (Cont.)

- The public agency may also simultaneously negotiate with other parties who have submitted a proposal or notice of interest.
- The public agency is not required to sell for less than fair market value.
- The public agency is not allowed to negotiate with others for the disposition of land before completing this process.

Surplus Lands Act

Exemptions

There are several exemptions from the general requirements, including, but not limited to:

- Sale of land to another public agency for the agency's use
- Exchange of land
- Land to be developed for a 100% affordable housing project

Town Planning Actions Required for Housing







If residential development were proposed:

- General Plan Amendment (GPA)
- Rezoning to allow residential use
- Environmental review under CEQA
- Given the scope of change, a full Environmental Impact Report (EIR) would likely be required

Potential Future Development Review

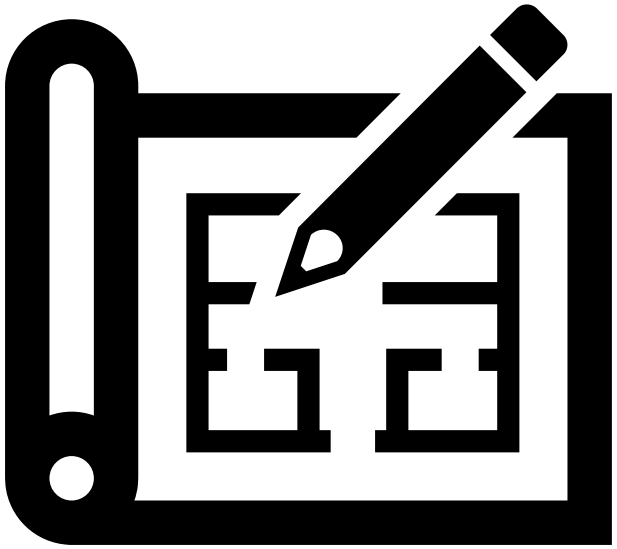
Any proposed project would be reviewed independently

Subject to:

- Town development standards
- Design review
- Applicable discretionary approvals

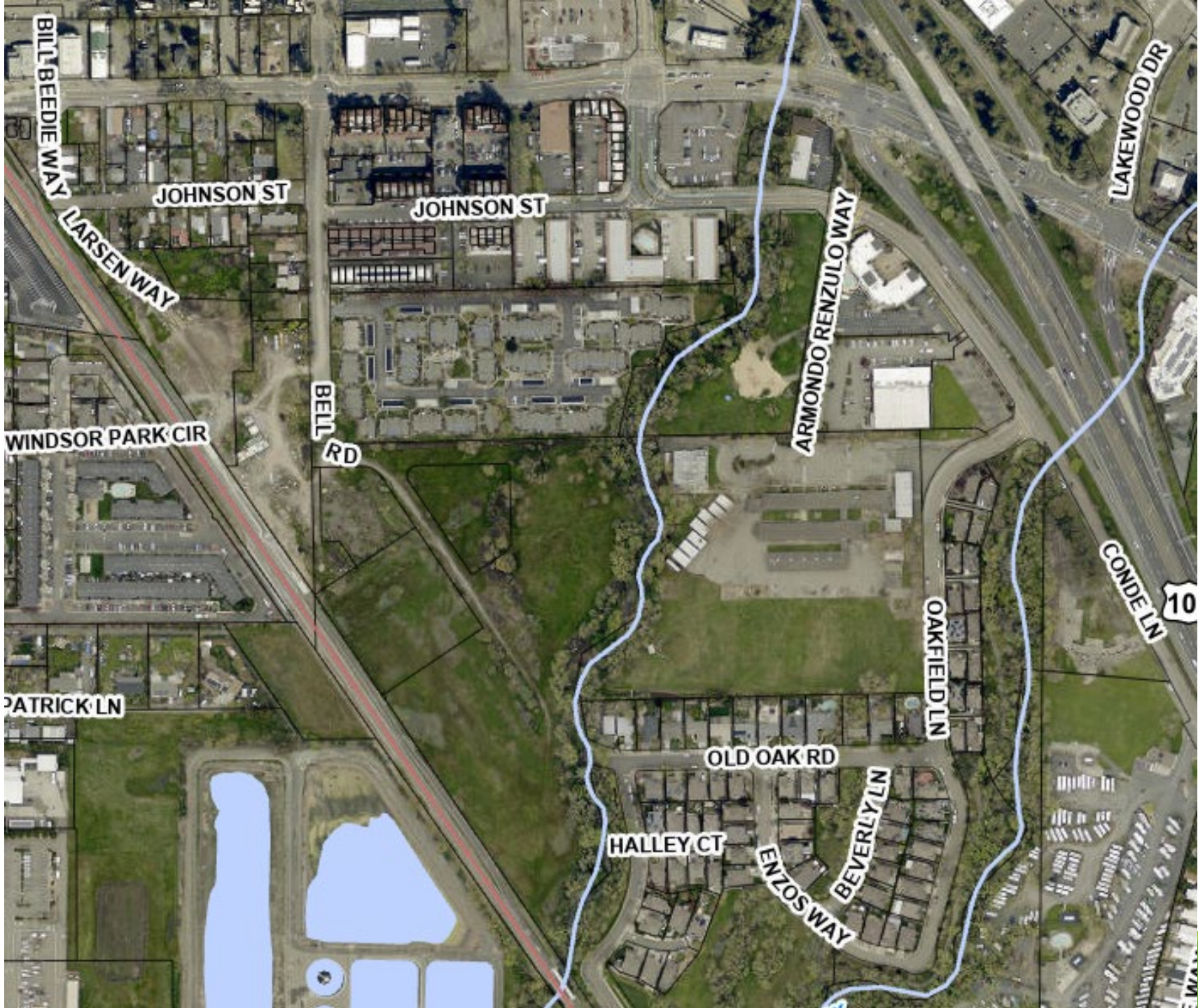
Conditions of approval would address:

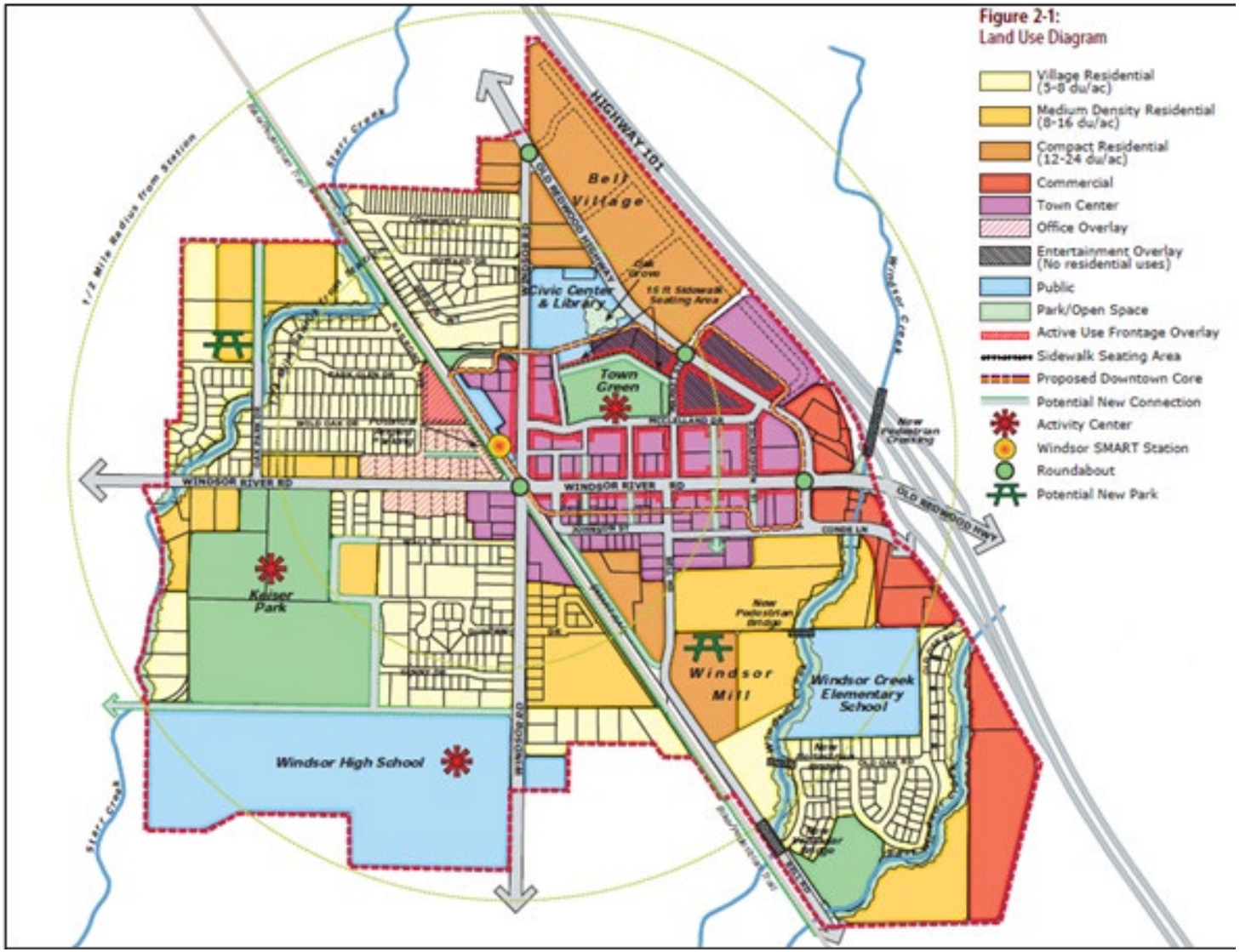
- Infrastructure
- Environmental mitigation
- Public services and access



Broader Area Considerations

- Windsor Creek site does not exist in isolation
- Adjacent major development sites:
  - One currently under construction
  - One in the concept/planning phase
- Considerations include:
  - Traffic and circulation
  - Pedestrian and bicycle connectivity
  - Utilities and services
  - Emergency access and evacuation





Station Area Plan Context

- All three sites are within the Station Area Plan area
- Plan focuses on:
  - Coordinated land use planning
  - Integrated circulation
  - Long-term vision for the area
- Helps evaluate cumulative impacts and infrastructure needs
- Provides a framework for area-wide decision-making

Future Land Use Considerations

- Should the Town consider acquiring the property, here are some costs estimates:
  - **Acquisition**
    - 2020 Property Appraised at $4.9M
  - **Community Park Planning Process**
    - Develop a community driven master plan for property based on resident input and interests
    - Previous master plans range $250,000 - $350,000
  - **Demolition**
    - Buildings on property are damaged, hazardous and unsafe
    - Rough estimates of $1.25M-$2.5M
  - **Construction**
    - Costs based on master plan of property
    - Construction costs can range dramatically from $4M-$15M

One-time costs estimated to range from <u>$10M – $23M</u>

Future Land Use Considerations

- Maintenance costs to consider:
  - Maintenance personnel
  - Mowing per acre
  - Utilities
  - Water
  - Materials and Supplies

On-going annual maintenance costs roughly <u>$175,000 - $200,000</u>









Future Land Use Considerations

- Other Considerations:
  - Phased development
  - Sonoma County Agricultural Preservation and Open Space District Matching Grant Program
  - Park Development Fund
  - Measure M Fund
  - Future athletic complex partner

Key Takeaways

- Site is vacant and publicly owned today
- Residential use is not currently allowed
- Significant procedural steps required before any change:
  - School District surplus process
  - General Plan Amendment
  - Rezoning
  - Environmental review
- Any future decisions should consider:
  - Area-wide impacts
  - Connectivity
  - Station Area Plan goals



Contact



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