

6.9/JAN.16.18

RESOLUTION # 2018-14
RESOLUTION OF THE GOVERNING BOARD OF THE WINDSOR UNIFIED
SCHOOL DISTRICT REGARDING A "2x2" JOINT AD HOC COMMITTEE
WITH THE TOWN OF WINDSOR TO COLLABORATE ON
PLANNING AND POTENTIAL DEVELOPMENT NORTH OF ARATA LANE

WHEREAS, the Governing Board of the Windsor Unified School District (the "Board") directed District Administration to evaluate the area North of Arata Lane to determine its suitability for a school site;

WHEREAS, District Administration determined that coordination and collaboration with the Town of Windsor in the planning and potential development of this area will best serve the interests of the community;

WHEREAS, Board Bylaw 9130 provides that the Board may establish a committee whenever it determines that such a committee would benefit the District by providing diverse viewpoints, specialized knowledge or expertise, or increased efficiency;

WHEREAS, the District proposed the formation of a "2x2" Joint Ad Hoc Committee to the Windsor Town Council to discuss the planning and potential development of the area North of Arata Lane;



WHEREAS, Bylaw 9130 requires that upon establishing a committee, the Board clearly define the committee's purpose, any timeline for completion of assigned responsibilities, any stakeholder groups or individuals to be represented on the committee, length of time that committee members are expected to serve, and expectations for reporting to the Board and/or the Superintendent or designee; and,

WHEREAS, unless otherwise exempted by law, Board-created committees shall provide public notice of their meetings and conduct meetings in accordance with Government Code §§ 54950 *et seq.*

NOW, THEREFORE, BE IT RESOLVED that the Board hereby:

1. Determines that a Joint Ad Hoc Committee with the Town of Windsor will benefit the District by providing specialized knowledge or expertise and increased efficiency.
2. Authorizes the establishment of a "2x2" Joint Ad Hoc Committee with the Windsor Town Council pending written confirmation from the Town that it is in agreement with the purpose and composition of the committee as provided below:
 - a. The committee's purpose is to coordinate and collaborate in the planning for potential development in the area North of Arata Lane, including without limitation, rezoning designations, joint use possibilities and anticipated timing of development.

- b. The committee shall be comprised of: Board President Bill Adams; Board Vice President/Clerk Sandra Dobbins and two councilmembers.
 - c. The committee shall keep the Superintendent or designee informed of its progress and plans through periodic verbal reports.
 - d. The term of the committee shall expire in one year from the date of this resolution.
3. Directs District Administration to, upon confirmation from the Town, assist the committee in scheduling the first meeting.
 4. The committee shall comply with Government Code §§ 54950 *et seq.* (the Brown Act).

The foregoing Resolution was introduced by Board Trustee , who moved its adoption, second by Board Trustee , and adopted on roll call on January 16, 2018 by the following vote:

Trustee Adams *Aye*
Trustee Dobbins *Aye*

Trustee Valenzuela *Aye*
Trustee Heitz *Aye*
Trustee Lemus *Aye*

AYES: 5
NOES: 0
ABSENT: 0


President-Board of Education

RESOLUTION NO. 3447-18

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING
FINDINGS CONCERNING CERTAIN MITIGATION MEASURES, FINDINGS
CONCERNING ALTERNATIVES, A STATEMENT OF OVERRIDING
CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING
PROGRAM FOR THE TOWN OF WINDSOR 2040 GENERAL PLAN**

WHEREAS, the Town of Windsor General Plan 2040 (“Project”) proposes a comprehensive update to the Town’s General Plan; and

WHEREAS, the Town determined that an Environmental Impact Report (hereafter “EIR”) was required in order to analyze significant impacts associated with the Project; and

WHEREAS, in accordance with Sections 15063 and 15082 of the California Environmental Quality Act (“CEQA”) Guidelines, the Town prepared a Notice of Preparation (“NOP”) of an Environmental Impact Report and filed it with the Office of Planning and Research (“OPR”) on January 5, 2017. The Initial Study and NOP were circulated to the public, local and state agencies, and other interested parties to solicit comments on the Project; and

WHEREAS, based on the Initial Study and responses to the Notice of Preparation, the Town prepared a Draft EIR and circulated the Draft EIR for a 50-day public review period on October 20, 2017. Copies of the Draft EIR were available at the Town offices, the local public library, and on the website www.windsor2040.com. In addition, the Draft EIR was made available on the Town’s website and Project information was made available in PDF format or on CD by request; and

WHEREAS, a formal Notice of Completion (“NOC”) of the Draft EIR was prepared and circulated on October 19, 2017, as required by CEQA. The NOC was circulated to responsible agencies, adjacent property owners and interested parties, including any person who filed a written request for such a notice; and

WHEREAS, the public comment period for the Draft EIR was October 20, 2017 through December 8, 2017; and

WHEREAS, the Town received comment letters from the public and public agencies during the public review period. The Town prepared a Final EIR dated February 12, 2018, containing written responses to all comments received during the public review period, which responses provide the Town’s good faith, reasoned analysis of the environmental issues raised by the comments; and

WHEREAS, the Final EIR was released to the public and public agencies at least ten days prior to the Planning Commission hearing on the Project; and

WHEREAS, the Planning Commission reviewed the EIR and related public comments at noticed public meetings on February 27, 2018 and March 5, 2018, at which time all interested parties had the opportunity to be heard, and adopted Resolution No. 650-18 recommending that the Town Council Certify the EIR; and

WHEREAS, the Staff Report dated April 4, 2018, incorporated herein by reference, described and analyzed the Project and the environmental issues raised by the EIR for and the Project for the Town Council; and

WHEREAS, the Town Council has directed certain modifications be made to the Windsor 2040 General Plan (as specified in Exhibit "C", herein incorporated by reference). The modifications have been reviewed by the Town's environmental consultant to determine if their acceptance would result in new or greater environmental impacts than those identified in the EIR. As the modifications correct minor topographical errors, clarify or expand a concept or policy already contained in the draft 2040 General Plan, or are otherwise so minor as to be inconsequential in their effects on the environment, it has been determined that none of the directed modifications would result in new or greater environmental impacts; and

WHEREAS, the Draft and Final EIRs reflect the Town's independent judgment and analysis on the potential for environmental impacts and constitute the Environmental Impact Report for the Town of Windsor General Plan 2040 Project; and

WHEREAS, the Project would have significant effects on the environment, most of which can be substantially reduced through mitigation measures; therefore, approval of the Project must include mitigation findings as set forth in attached Exhibit A; and

WHEREAS, some of the significant effects cannot be lessened to a level of less than significant; therefore, approval of the Project must include findings concerning alternatives as set forth in attached Exhibit A and a Statement of Overriding Considerations as set forth in attached Exhibit A; and

WHEREAS, a Mitigation Monitoring and Reporting Program, as required by CEQA, is contained in attached Exhibit B; and

WHEREAS, the Draft and Final EIRs are incorporated herein by reference, and pursuant to Public Resources Code Section 21081.6 and California Code of Regulations, Title 14, Section 15091, the Town is the custodian of the documents and other materials that constitute the record of proceedings upon which the Town's decision is based, and such documents and other material are located at: 9291 Old Redwood Hwy, Windsor, CA 95492.

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 the Town Council hereby Certifies the EIR for the Project pursuant to the CEQA (Pub. Resources Code, § 21000 et seq.). (CEQA Guidelines, § 15090.) The Town Council finds that the Final EIR has been completed in compliance with the

requirements of CEQA. The Town Council further finds that the Final EIR was presented to it and that it considered the information contained in the Final EIR prior to taking action to approve the Project. Finally, the Town Council finds that the Final EIR reflects the Town's independent judgment and analysis; and

BE IT FURTHER RESOLVED that the Town Council hereby adopts the findings concerning significant impacts and mitigations and alternatives set forth in Exhibit A, the Statement of Overriding Considerations set forth in Exhibit A, and the Mitigation Monitoring and Reporting Program set forth in Exhibit B, which exhibits are incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED this 4th day of April 2018, by the following vote:

AYES: COUNCILMEMBERS FUDGE, MILLAN,
VICE MAYOR FOPPOLI AND MAYOR OKREPKE
NOES: COUNCILMEMBER SALMON
ABSTAIN: NONE
ABSENT: NONE



BRUCE OKREPKE, MAYOR

ATTEST:



**IRENE CAMACHO-WERBY,
DEPUTY TOWN CLERK**

Attachments:

- Exhibit A - Findings of Fact and Statement of Overriding Considerations
- Exhibit B - Mitigation Monitoring and Reporting Program
- Exhibit C - Town Council directed modifications to Windsor 2040 General Plan

RESOLUTION NO. 3448-18

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ADOPTING THE WINDSOR 2040 GENERAL PLAN WITH CERTAIN REVISIONS**

WHEREAS, California Government Code Section 65300 *et seq.* requires every city and county in California to adopt a General Plan for its long-range development, and further, to periodically update that Plan to reflect current conditions and issues; and

WHEREAS, the current Town of Windsor General Plan was drafted for the period 1996-2015 and is now more than 20 years old; and

WHEREAS, the Town Council authorized an update of the 2015 General Plan in 2014 to ensure that the Plan remains legally adequate and relevant; and

WHEREAS, the Town retained the consulting team of Mintier-Harnish and Metropolitan Planning Group to manage the General Plan Update; and

WHEREAS, the Town completed a 30-month process of collecting and analyzing data about the Town of Windsor, and preparing new General Plan goals, policies, actions, and maps looking ahead to the Year 2040; and

WHEREAS, the public participated in this process through 29 publicly noticed meetings of the Town Council and Planning Commission and joint study sessions of the Town Council and Planning Commission; and

WHEREAS, the public further participated through 16 community-wide workshops, presentations, focus groups and stakeholder meetings; and

WHEREAS, the Town and its consultants solicited additional input from residents through a statistically valid telephone survey conducted in both English and Spanish; an outreach booth on the Town Green during Summer Nights on the Green events; and through a dedicated project website, www.windsor2040.com, which provided public access to pertinent agenda reports, background reports, workshop materials, existing policy documents and drafts of the 2040 General Plan and associated Environmental Impact Report; and

WHEREAS, the Town provided public notices of General Plan study sessions and workshops on 1/8th page advertisements in the Windsor Times, on the Town's electronic banner display board at the Central Windsor off-ramp from Highway 101, through direct emails, on the Town's website, and through social media and press releases; and

WHEREAS, the input received through the public engagement process, including feedback from Town Council and Planning Commission members, was incorporated into the 2040 General Plan; and

WHEREAS, the planning process included an “audit” of each policy in the existing General Plan to determine its continued relevance and need for editing, and an evaluation of plans and programs adopted over the last 20 years to identify potential new policies and actions to be incorporated into the General Plan; and

WHEREAS, consistent with California Government Code section 65352.3, the Town obtained a contact list of local Native American tribes from the Native American Heritage Commission, notified the tribes on the contact list of the opportunity to consult with the Town on the proposed General Plan update, consulted with representatives of the Federated Indians of Graton Rancheria and the Lytton Rancheria, and based on consultation with the Native American tribes made edits to the Draft 2040 General Plan; and

WHEREAS, after extensive public input, staff and consultant review and research, Planning Commission comments and Town Council direction amongst other considerations, the Town prepared a Public Review Draft General Plan dated November 17, 2016; and

WHEREAS, after additional public input, staff and consultant review and research, Planning Commission comments and Town Council direction, the Town prepared a Revised Public Review Draft General Plan dated October 20, 2017; and

WHEREAS, the Revised Public Review Draft General Plan includes text and a Land Use Diagram and is a separately bound document on file at Town Hall, incorporated herein by reference as Exhibit A. The Town released the Revised Draft General Plan for public review on October 20, 2017; and

WHEREAS, the Revised Public Review Draft General Plan incorporates the Land Use Diagram changes necessary to enable the Town of Windsor to achieve Town Council goals, comply with state housing mandates, address population and employment forecasts; and achieve local economic development, housing, transportation, and environmental objectives; and

WHEREAS, the Revised Public Review Draft General Plan addresses important issues not addressed by the 2015 General Plan such as climate change and complete streets; and

WHEREAS, the Revised Public Review Draft General Plan moves the Town’s planning horizon forward from 2015 to 2040, ensuring the continued usefulness and relevance of the Plan as a long-range planning document; and

WHEREAS, the Revised Public Review Draft General Plan incorporates the necessary changes to comply with current state planning law; and

WHEREAS, the changes deemed appropriate and necessary to fulfill the Town’s vision and goals for its future and to comply with requirements of state planning law require revision of the Town’s certified Housing Element for the purposes maintaining internal consistency; and

WHEREAS, technical, non-substantive revisions to the Housing Element Background Report, incorporated herein by reference as Exhibit C, were prepared and transmitted to the State

Department of Housing and Community Development (HCD) for review for compliance with state housing element law; and

WHEREAS, on December 21, 2017, HCD determined the revisions were in compliance with state housing element law; and

WHEREAS, the Town Council has considered revisions to the Revised Public Review Draft General Plan document proposed by the Planning Commission, Town staff and members of the public; and

WHEREAS, it has been determined that the revisions to be incorporated into the final adopted 2040 General Plan are within the scope and extent of environmental impacts evaluated in the Draft EIR; and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (“EIR”) for the Windsor 2040 General Plan has been prepared for Certification by the Town Council; and

WHEREAS, the Town Council has considered the information contained in the EIR and found that the EIR has been completed in compliance with the requirements of CEQA and reflects the Town’s independent judgment and analysis; and

WHEREAS, the Planning Commission has adopted Resolution No. 650-18 recommending that the Town Council Certify the EIR and adopt the findings concerning significant impacts and mitigations and alternatives, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission reviewed the Revised Public Review Draft General Plan at noticed public meetings held on February 27, 2018 and March 5, 2018, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission has adopted Resolution No. 651-18 recommending that the Town Council adopt the Revised Public Review Draft General Plan document with certain revisions; and

WHEREAS, the Town Council considered the staff report, the Revised Public Review Draft General Plan (including recommended revisions from the Planning Commission, Town staff and the public), and additional public testimony received at a public hearing held on April 4, 2018, at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE BE IT RESOLVED that the above recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT the Town Council hereby adopts the Revised Public Review Draft 2040 General Plan, to replace the 2015 General Plan, including Exhibit B (Glossary), revisions to the 2040 General Plan document identified in Exhibit D and, as a

standalone document, the Housing Element Background Report (Exhibit C), based on the following findings and considering the staff report, the Final Programmatic EIR, and the whole of the record related to the General Plan update project.


1. It is in the public interest for the Town to adopt the 2040 General Plan to ensure consistency with current State law and current State General Plan Guidelines, and to ensure that the General Plan remains relevant and reflects local physical and demographic patterns, and community vision, goals and objectives.
2. The 2040 General Plan establishes appropriate goals, policies, and programs to address land use, transportation, housing, economic development, parks, open space, conservation, safety, noise, sustainability, historic preservation, urban design, and community services and facilities.
3. The 2040 General Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
4. The 2040 General Plan is internally consistent within and across its component elements.
5. The 2040 General Plan conforms with the provisions of the California Government Code for general plans in that it is comprehensive and long-term, and adequately addresses all of the statutorily required elements and content; and

BE IT FURTHER RESOLVED THAT the Town Council directs staff to transmit adopted revisions to the Housing Element and Housing Element Background Report to the State Department of Housing and Community Development for review and certification pursuant to California Government Code Section 65585(g).

PASSED, APPROVED AND ADOPTED this 4th day of April 2018, by the following vote:

AYES:	COUNCILMEMBERS FUDGE, MILLAN, VICE MAYOR FOPPOLI AND MAYOR OKREPKE
NOES:	COUNCILMEMBER SALMON
ABSTAIN:	NONE
ABSENT:	NONE


BRUCE OKREPKE, MAYOR

ATTEST:

**IRENE CAMACHO-WERBY,
 DEPUTY TOWN CLERK**

- Attachments:**
- **Exhibit A** - Town of Windsor 2040 General Plan Documents
 - **Exhibit B** - General Plan Appendix C - Glossary
 - **Exhibit C** - Housing Element Background Report
 - **Exhibit D** - Revisions to Windsor 2040 General Plan Documents

ORDINANCE NO. 2018-327

AN ORDINANCE OF THE TOWN OF WINDSOR DETERMINING THAT PRE-ZONING OF SIXTEEN PARCELS LOCATED NORTH OF ARATA LANE, EAST OF HIGHWAY 101, SOUTH OF SOTOYOME CREEK, AND WEST OF AND INCLUDING 325 ARATA LANE TO ZONING DESIGNATIONS CONSISTENT WITH THE 2040 GENERAL PLAN LAND USE DESIGNATIONS OF THE PARCELS IS WITHIN THE SCOPE OF THE TOWN OF WINDSOR GENERAL PLAN 2040 AND APPROVING PRE-ZONING

WHEREAS, on November 15, 2017, the Town Council held a public meeting to consider pre-zoning and annexation of the area located North of Arata Lane and outside of Town limits and inside the Town's urban growth boundary and at the conclusion of the meeting directed staff to initiate the pre-zoning of 16 parcels located in the western portion of the North of Arata Lane area; and

WHEREAS, on April 4, 2018, the Town Council adopted a comprehensive update to the Town's General Plan ("2040 General Plan") in conformance with the requirements of California Government Code Section 65300 (Resolution No. 3448-18); and

WHEREAS, a Program-level Environmental Impact Report ("EIR") was prepared and certified for the 2040 General Plan update in accordance with the requirements of the California Environmental Quality Act ("CEQA") (SCH# 2016112065) (Resolution No. 3447-17); and

WHEREAS, the pre-zoning would apply zoning designations to 16 parcels located outside of Town limits and within the Town's Urban Growth Boundary as shown on Exhibits A and B attached hereto and incorporated herein by reference; and

WHEREAS, the pre-zoning designations are consistent with the 2040 General Plan land use designations of the parcels to the 16 parcels identified in Exhibit A and shown on Exhibit B; and

WHEREAS, the parcels being pre-zoned are located in the General Plan North of Arata Lane Community Place Area and the General Plan includes specific policies that apply to development within the North of Arata Lane Community Place Area, including the requirement for a Planning Study prior to development of the area; and

WHEREAS, the Town of Windsor General Plan 2040 Program EIR adequately addressed the potential environmental impacts of the proposed pre-zoning for the purposes of the CEQA, based on the environmental checklist prepared for the pre-zoning; and

WHEREAS, the Planning Commission conducted a noticed public hearing on the proposed pre-zoning on May 22, 2018, at which time all interested parties had an opportunity to be heard; and

WHEREAS, the Planning Commission adopted Resolution No. 656-18 recommending that the Town Council adopt the proposed ordinance to pre-zone the 16 parcels identified in Exhibit A

attached hereto to the zoning designations identified in Exhibit A and as shown in Exhibit B attached hereto; and

WHEREAS, the Town Council conducted a noticed public hearing on the proposed pre-zoning on June 20, 2018, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true and correct and adopted as findings.

SECTION 2. Findings.

The Town Council finds that:

- 1.e The pre-zoning is within the scope of the Town of Windsor General Plan 2040, would have no new environmental effects, and would require no mitigation measures other than those analyzed in the 2040 General Plan Environmental Impact Report.e
- 2.e The pre-zoning designations are consistent with the 2040 General Plan land use designation(s) of the parcels.e
3. The pre-zoning will not be detrimental to the public interest, health, safety, convenience or welfare of the Town.e
4. There are two potential public projects located in the pre-zoning area: the construction of a school site for the Windsor Unified School District and construction of a new northbound on-ramp to Highway 101.e
5. The pre-zoning allows owners of the properties that are pre-zoned to apply to the Local Agency Formation Commission for annexation to the Town. The zoning does not become effective until property has been annexed to the Town.e

SECTION 3. Approval with Condition.

Based on the recitals and findings above and considering the entire record of proceedings, the Town Council approves the recommendation of the Planning Commission and hereby pre-zones the 16 parcels identified in Exhibit A, as designated in Exhibit B, subject to the following condition of approval.

1. Prior to or in conjunction with a formal application for development, the required Planning Study shall be submitted for review and acceptance by the Town.e

SECTION 4. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of this Ordinance, including the application of such provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this Ordinance are severable. The Town Council of the Town of Windsor hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 5. Effective Date.

This Ordinance shall take effect and be in force thirty (30) days following its adoption.

SECTION 6. Publication or Posting.

The Town Clerk of the Town of Windsor shall cause this Ordinance to be published, or to be posted in at least three (3) public places in the Town of Windsor, in accordance with Section 36933 of the Government Code of the State of California.

PASSED, APPROVED, AND ADOPTED this 18th day of July 2018, by the following vote:

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


BRUCE OKREPKE, MAYOR

ATTEST:


MARIA DE LAO, TOWN CLERK

Attachments:

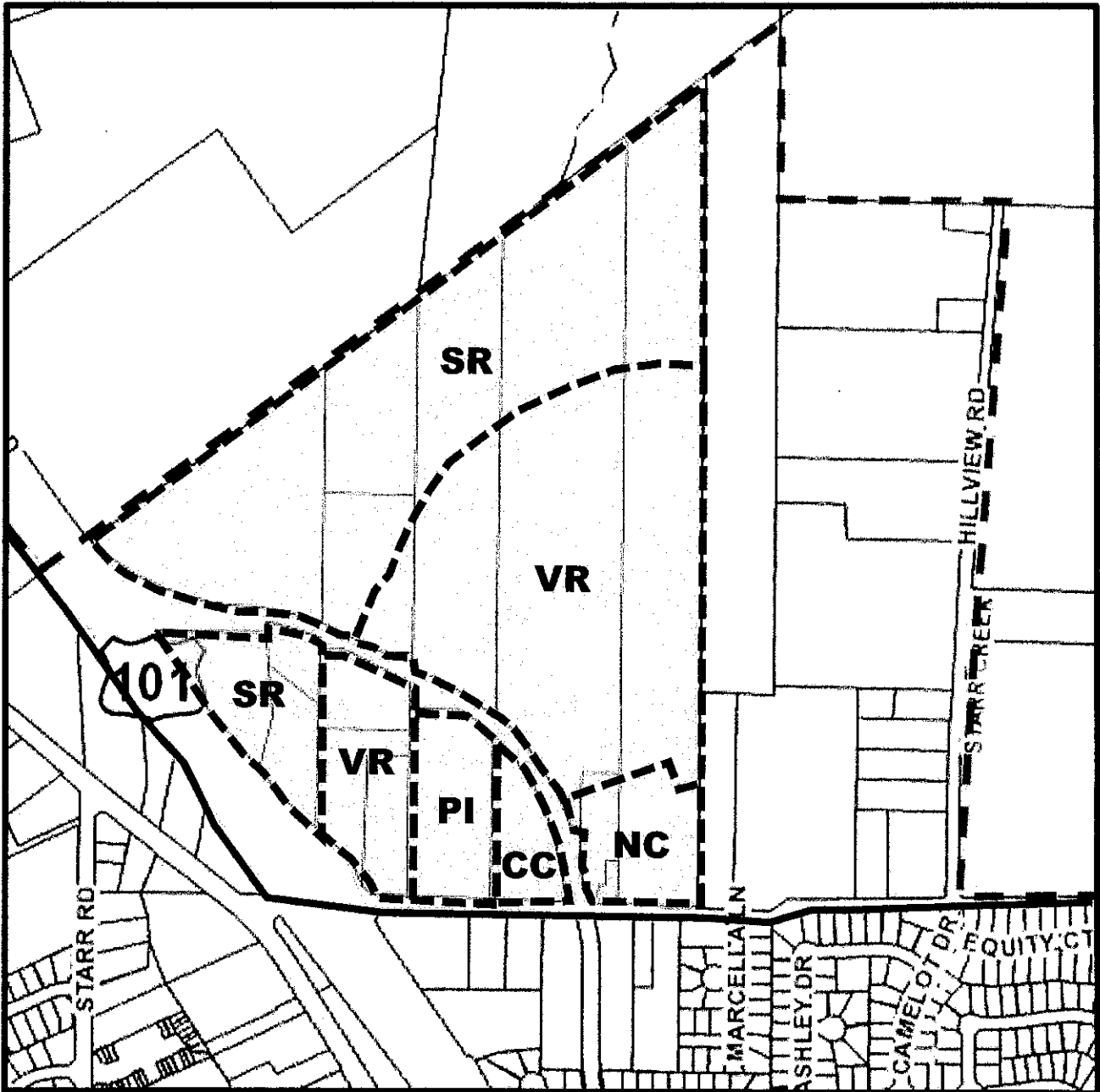
- **Exhibit A - North of Arata Lane Pre-zoning Designationso**
- **Exhibit B - Pre-zoning Designations North of Arata Laneo**

**NORTH OF ARATA LANE PREZONING DESIGNATIONS
(FILE NO. 17-27)**

Assessor's Parcel Number	Address	General Plan 2040 Land Use Designation(s)	Prezoning Designation
161-020-014	10354 Los Amigos Road	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
161-020-017	10160 Los Amigos Road	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
161-020-049	No Address	General Business	Community Commercial
161-020-051	121 Arata Lane	Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
161-020-052	167 Arata Lane	Public / Quasi-Public	Public/Institutional
161-020-053	325 Arata Lane	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
		Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
		Medium Density Residential 8-16 units/acre	Medium Density Residential 8-16 units/acre
		Neighborhood Commercial	Neighborhood Center
		Mixed Use	Commercial
161-020-056	267 Arata Lane	Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
		Neighborhood Commercial	Neighborhood Center
		Mixed Use	Commercial
161-020-057	283 Arata Lane	Neighborhood Commercial	Neighborhood Center
		Mixed Use	Commercial
161-020-058	No Address	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
		Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
161-020-059	10150 Los Amigos Road	Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
161-020-060	259 Arata Lane	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
		Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
		Neighborhood Commercial	Neighborhood Center
		Mixed Use	Commercial
		Propose Park	
		Proposed School Site	
161-020-061	10210 Los Amigos Road	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
161-020-062	10154 Los Amigos Road	Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
161-020-063	10156 Los Amigos Road	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
		Low Density Residential 5-8 units/acre	Village Residential 5-8 units/acre
161-020-064	No Address	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre
161-020-065	115 Arata Lane	Very Low Density Residential 3-6 units/acre	Surrounding Residential 3-6 units/acre

**PROPOSED PREZONING DESIGNATIONS
 AREA NORTH OF ARATA LANE
 (FILE No. 17-27)**

EXHIBIT B



ZONING DESIGNATIONS

- "SR" – Surrounding Residential
- "VR" – Village Residential
- "NC" – Neighborhood Center Commercial
- "CC" – Community Commercial
- "PI" – Public/Institutional

- Urban Growth Boundary
- Town Limits



RESOLUTION NO. 1871-18 WWD

**A RESOLUTION OF THE WINDSOR WATER DISTRICT
APPROVING THE WATER SUPPLY ASSESSMENT REPORT FOR
A PORTION OF THE NORTH OF ARATA LANE AREA**

WHEREAS, the 2040 General Plan (“General Plan”) of the Town of Windsor was adopted April 4, 2018 by Resolution No. 2448-18; and

WHEREAS, the General Plan applies to an area herein referred to as a portion of North of Arata Lane Area that is outside the Town in unincorporated Sonoma County that includes the following parcels: Assessor Parcel Numbers 161-020-014, 017, 049, 051, 052, 053, 056, 057, 058, 059, 060, 061, 062, 063, 064 and 065 (“Proposed Annexation Area”); and

WHEREAS, an application with the Sonoma Local Area Formation Commission (LAFCO) has been filed for the annexation of a portion of North of Arata Lane Area; and

WHEREAS, the future proposed project for the Proposed Annexation Area will generally consist of a mixed commercial and residential development consistent with the land uses identified in the Windsor 2040 General Plan; and


WHEREAS, a Water Supply Assessment (WSA) Report has been prepared by the District Engineer for the Windsor Water District to satisfy the requirements of Senate Bill 610 and Senate Bill 221 to provide an assessment of whether the District will have sufficient water supplies to meet the projected water demand associated with the future proposed project for the Proposed Annexation Area.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Windsor Water District hereby approves the Water Supply Assessment Report for a Portion of North of Arata Lane Area, prepared by Toni Bertolero, District Engineer, dated November 30, 2018, a true copy of which is attached to this Resolution as Exhibit A.

PASSED, APPROVED AND ADOPTED this 19th day of December 2018, by the following vote:

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


DOMINIC FOPPOLI, PRESIDENT

ATTEST:

IRENE CAMACHO-WERBY,
ACTING DISTRICT SECRETARY

- Attachment:**
- **Exhibit A - Water Supply Assessment Report dated November 30, 2018**