

RESOLUTION NO. 3487-18

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
AMENDING THE 2040 GENERAL PLAN LAND USE DIAGRAM TO DESIGNATE
APN 066-310-029 AS PUBLIC/QUASI-PUBLIC
(FILE NO. 18-24)**

WHEREAS, in 2000 the Town purchased APN 066-310-029 (“Parcel”) in order to provide a buffer between the Town’s Russian River well field and vineyards located to the east of the well fields. The Parcel also includes the control building for the well fields; and

WHEREAS, on July 8, 2018, the Town Council directed staff to initiate a General Plan amendment to pre-establish a land use designation for the Parcel and pre-zoning of the Parcel to make the Parcel eligible for annexation, which would give the Town land use authority over the Parcel and exempt the parcel from parcel tax; and

WHEREAS, the use of the Parcel for public utility purposes is consistent with the uses intended in the proposed Public/Quasi-Public General Plan land use designation; 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 would establish a land use designation for the parcel, which is required prior to pre-zoning. The use of the property would not change, and no development is proposed; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan amendment and pre-zoning on October 9, 2018 at which time all interested persons had an opportunity to be heard; and

WHEREAS, the Planning Commission adopted Resolution No. 663-18 recommending that the Town Council amend the 2040 General Plan Land Use Diagram (Figure LU-1b) to pre-designate APN 066-310-029 as Public/Quasi Public; 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 amendment to the 2040 General Plan Figure LU-1b: General Plan Land Use Diagram Non-Contiguous Incorporated Lands, which will designate APN 066-310-029 as Public/Institutional. The Public/Institutional land use designation shall become effective upon annexation.

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

Attachment:

- **Exhibit A - General Plan Amendment Parcel Information and Map**

EXHIBIT A

APN 066-310-029 GENERAL PLAN AMENDMENT LAND USE DESIGNATIONS
(FILE NO. 18-24)

| Address | APNs | Size (acres) | Use | General Plan Land Use | Prezoning Designation |
|------------|-------------|--------------|---|-----------------------|-----------------------|
| Fontana Rd | 066-310-029 | 0.93 | Buffer between vineyard operations and well sites | Public/Quasi-Public | Public/Institutional |

General Plan Land Use and Prezoning Location Exhibit



