

**RESOLUTION NO. 2799-11**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
ADOPTING THE MITIGATED NEGATIVE DECLARATION  
FOR THE WINDSOR LIVE AND WORK PROJECT  
(FILE NO. GPA/UP/MJS 06-20)**

**WHEREAS**, the Town of Windsor Town Council considered the request from Misha Weidman/Pegasus Ventures for a Live /Work Planned Development consisting of 12 live/work units on a 1.17 +/- acre parcel. Total interior unit areas range from 1,750 to 2,256 square feet, including work spaces from 280 to 844 square feet, and residential living spaces from 1,470 to 1,741 square feet. The request includes a tentative map to divide 1.17 acres into 12 live/work lots plus common areas, as well as associated use permit and General Plan Amendment actions to accommodate the proposal. General Plan: General Business with a “Surrounding Residential” Overlay / Special Planning Area “H”; Zoning: “CC” (Community Commercial). Property located at 6010 Old Redwood Highway (APN 163-172-017); and

**WHEREAS**, the proposal includes a General Plan Amendment associated with Special Area H. This amendment would 1) amend the land use category for the westerly 500+/- feet of the Savannah Court Subdivision (Lots 1-8 and 25-32) from the existing “General Business” category to “Estate Residential (0.2-3.0 units/acre)” to reflect existing conditions, 2) revise the provisions of Special Area H to accommodate the proposal, and 3) amend the allowable density from the “Surrounding Residential Overlay (3-6 units/acre)” to the “Medium-High Density Overlay (8-12 units/acre)” on 7.3+/- acres. Properties included in the General Plan Amendment include 6010-6272 Old Redwood Hwy., and 102-145 Savannah Way; and

**WHEREAS**, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

**WHEREAS**, the Planning Commission, in Resolution No. 581-11, recommended adoption of the Mitigated Negative Declaration, and;

**WHEREAS**, in accordance with the provisions of law, the Town Council did conduct a duly noticed public hearing on June 15, 2011 on said application at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Town Council makes the following specific findings with regard to the Initial Study/Mitigated Negative Declaration for the Windsor Live and Work Project:


1. The Initial Study/Mitigated Negative Declaration has been properly prepared and circulated for public review in accordance with CEQA and local guidelines.
2. The Town Council has reviewed the Initial Study/Mitigated Negative Declaration and considered the document and all comments thereon before making a decision on the project.

3. On the basis of the whole record before it, including the Initial Study/Mitigated Negative Declaration and comments received thereon, the Town Council finds that there will be no significant environmental effects resulting from this project, provided that mitigation measures identified in the Initial Study are incorporated into the project.
4. The Initial Study/Mitigated Negative Declaration reflects the Town's independent judgment and analysis of the potential environmental effects of the project.
5. The proposed project has been processed in accordance with the applicable provisions of the California Environmental Quality Act (CEQA). All noticing and review periods required by CEQA and the Town of Windsor's CEQA guidelines have been satisfied.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Windsor, based on the above findings, hereby adopts the Mitigated Negative Declaration for the Windsor Live and Work Project.

**PASSED, APPROVED AND ADOPTED** this 15th day of June 2011, by the following vote:

**AYES: COUNCILMEMBERS SALMON, SCHOLAR AND VICE MAYOR FUDGE**  
**NOES: NONE**  
**ABSTAIN: COUNCILMEMBER GOBLE**  
**ABSENT: MAYOR ALLEN**

  
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**DEBORA FUDGE, VICE MAYOR**

**ATTEST:**

  
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**J. MATTHEW MULLAN,**  
**DEPUTY TOWN CLERK**