

**ORDINANCE NO. 2018-330**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
AMENDING THE ZONING MAP TO ZONE 11 NON-CONTIGUOUS PARCELS AS  
PUBLIC/INSTITUTIONAL  
(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 reestablish the land use designation of these parcels a General Plan amendment is required to amend the Land Use Diagram. In order to reaffirm the zoning designations of these parcels, a rezoning is required; and

**WHEREAS**, the rezoning would amend the Zoning Map to designate the 11 parcels ("Parcels") identified in Exhibits A and B attached hereto and incorporated by reference, as Public/Institutional. The Public/Institutional zoning designation is consistent with and implements the Public/Quasi-Public land use designation of the Parcels approved by Town Council (Resolution No. 3486-18); and

**WHEREAS**, the Zoning Map 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. The Zoning Map amendment will zone the Parcels as Public/Institutional, which is consistent with and implements the Public/Quasi-Public land use designation. No change of use or development would occur as a result of the general plan amendment or rezoning; and

**WHEREAS**, the Planning Commission conducted a noticed public hearing on the proposed rezoning on October 9, 2018, at which time all interested parties had an opportunity to be heard; and

**WHEREAS**, the Planning Commission adopted Resolution No. 662-18 recommending that the Town Council adopt the proposed ordinance to amend the Zoning Map to zone the Parcels as shown in Exhibits A and B attached hereto and incorporated by reference; and

**WHEREAS**, the Town Council conducted a noticed public hearing on the proposed rezoning on November 7, 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. The Zoning Map amendment is consistent with the 2040 General Plan land use designation(s) of the parcels.
2. The Zoning Map amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the Town as described in the staff report.
3. The Zoning Map amendment is exempt from the provisions of the California Environmental Quality Act.

**SECTION 3. 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 4. Effective Date.**

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

**SECTION 5. 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 5th day of December 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:**

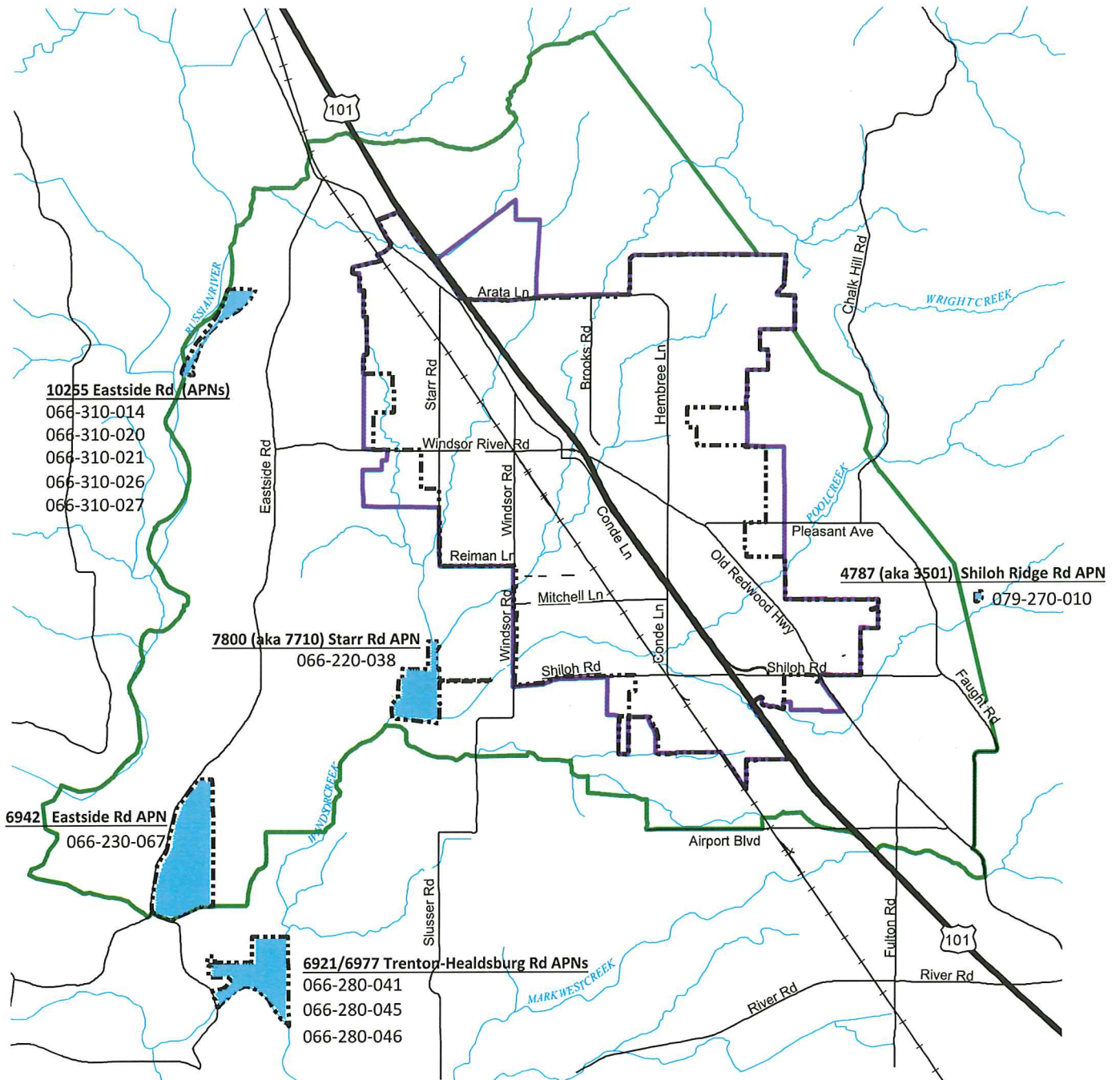
  
\_\_\_\_\_  
**MARIA DE LA O, TOWN CLERK**

**Attachments:**

- **Exhibit A** – Non-Contiguous Incorporated Zoning Map Amendment Zoning Designations
- **Exhibit B** – Zoning Map Amendment of Non-Contiguous Incorporated Lands

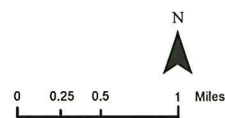
**NON-CONTIGUOUS INCORPORATED PARCELS REZONING DESIGNATIONS  
(FILE NO. 18-24)**

<b>Address</b>	<b>APNs</b>	<b>Size (acres)</b>	<b>Use</b>	<b>General Plan Land Use</b>	<b>Rezoning Designation</b>	<b>Property Owner</b>
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



**Legend**

- Major Roads
- +— Railroad
- Waterways
- - - - - Town Limits
- ▭ Urban Growth Boundary
- ▭ Planning Area
- ▭ Public/Institutional



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