

**RESOLUTION NO. 3533-19**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
DENYING AN APPEAL OF THE PLANNING COMMISSION'S ADOPTION OF A  
MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND  
REPORTING PROGRAM FOR THE MILL CREEK DEVELOPMENT PROJECT  
LOCATED AT 8703 BELL ROAD  
(APNs: 164-010-020, 164-020-005, 164-020-006, 164-020-007, 164-020-008, 164-020-041,  
066-170-013, and 066-170-033)  
(FILE NO. UP/DRR/MJS 14-09)**

**WHEREAS**, the Town of Windsor Town Council considered an application submitted by Peter Stanley on behalf of Windsor Mill Community, LLC ("Applicant") requesting approval of a Use Permit, Tentative Map, and Site Plan and Design Review for a 360-unit development project consisting of 16 three-story buildings and 2 two-story buildings, a spa, a club room with leasing office, parking facilities, creekside improvements along Windsor Creek including a pedestrian pathway and pedestrian bridge crossing to Windsor Creek Elementary School, and extension of Bell Road and Bill Beedie Way (the "Project") on a 20.3-acre site located at 8703 Bell Road (APNs: 164-010-020, 164-020-005, 164-020-006, 164-020-007, 164-020-008, 164-020-041, 066-170-013, and 066-170-033). General Plan land use designations: High Density Residential (16 to 32 units per acre), Medium Density Residential (8 to 16 units per acre), and Low Density Residential (5 to 8 units per acre); and

**WHEREAS**, pursuant to Public Resources Code Section 21080.1 and Section 15063 of the California Environmental Quality Act ("CEQA") Guidelines (Title 14, California Code of Regulations), an initial study was prepared to determine whether the Project would result in potentially significant effects on the environment; and

**WHEREAS**, the Initial Study / Mitigated Negative Declaration for the Mill Creek Development Project dated October 11, 2018, concluded that the Project could result in potentially significant impacts to air quality, biological resources, cultural/tribal resources, geology/soils, hydrology/water quality, land use/planning and noise, and that the potentially significant effects can be avoided or reduced to less than significant with the addition of mitigation measures, resulting in the preparation of a Mitigated Negative Declaration for the Project; and

**WHEREAS**, the Initial Study/Mitigated Negative Declaration ("IS/MND") was posted for public review in Windsor from October 11, 2018, to November 15, 2018. The IS/MND was also posted at the Governor's Office of Planning and Research from October 11, 2018 to November 9, 2018 (State Clearinghouse document #2018102030); and

**WHEREAS**, the Town of Windsor Community Development Department received a total of five written comments from the public and agencies and the Town has provided a written response to each of these comments, pursuant to the Town's CEQA Guidelines; and

**WHEREAS**, the Mitigated Negative Declaration, supporting Final Initial Study, and Mitigation Monitoring and Reporting Program incorporated herein by reference, and are available for

review in the Community Development Department at Windsor Town Hall, 9291 Old Redwood Hwy, Building 400, Windsor, CA Monday through Thursday from 7:00 a.m. to 6:00 p.m.; and

**WHEREAS**, pursuant to CEQA Guidelines Section 15074, all documents and files which constitute the record of all proceedings upon which the decisions associated with the project are on file in the Community Development Department of the Town of Windsor at 9291 Old Redwood Hwy, Building 400, Windsor, CA 95492; and

**WHEREAS**, a part of the Mitigated Negative Declaration consists of a Mitigation Monitoring and Reporting Program consistent with the requirements of the Public Resources Code Section 21081.6, which lists all of the mitigation measures, specifies the appropriate responsible party for implementing each mitigation measure, and identifies approximate time frames for implementing of each mitigation measure; and

**WHEREAS**, at a duly notice Public Hearing held on February 26, 2019, the Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; and

**WHEREAS**, on March 7, 2019, Councilmember Sam Salmon filed an appeal of the adoption of the Mitigated Negative Declaration contending, among other issues, that the type and density of residential development proposed in the Village Residential portions of the Project is inconsistent with General Plan, Station Area/Downtown Specific Plan and Zoning applicable to the site and therefore the Initial Study/Mitigated Negative Declaration “failed to provide an accurate basis from which comments could be provided by those interested in the Town’s development;” and

**WHEREAS**, at a duly notice public hearing held on June 26, 2019, the Town Council considered the appeal, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Town Council finds that, based upon the information contained in the Initial Study included in the Project file, there will be no significant environmental effects resulting from this Project, provided that the identified mitigation measures are incorporated into the Project. The Mitigated Negative Declaration has been completed in compliance with CEQA State and Town Guidelines and the information contained therein has been duly reviewed and considered; and

**WHEREAS**, in accordance with the provisions of law, the Town Council did conduct a duly noticed public hearing June 26, 2019, on said application at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Town Council considered all written and oral testimony submitted at the public hearing; and

**WHEREAS**, the Town Council makes the following findings relative to this Project:

1. The Initial Study and Mitigated Negative Declaration have been properly prepared and circulated for public review in accordance with CEQA and the Town's CEQA Guidelines.
2. The Town Council has duly reviewed the Initial Study and Mitigated Negative Declaration and considered the document and all comments thereon.
3. On the basis of the whole record before it, including the Initial Study and Mitigated Negative Declaration, and comments received thereon, the Town Council finds that there is no substantial evidence that the Project will have a significant effect on the environment because Project-related impacts will be reduced to less than significant level, provided that the mitigation measures identified in the Initial Study and Mitigation Monitoring and Reporting Program are incorporated into the Project approval.
4. The type and density of housing proposed in the Project, including in the portion of the Project zoned Village Residential, is consistent with all land use policies and standards including those of the General Plan, Station Area/Downtown Specific Plan and Zoning Ordinance in that 6.9 dwelling units per acre of attached housing is proposed in the area of the site zoned Village Residential and the applicable land use policies and regulations allow a density range of 5 to 8 dwelling units per acre of a multifamily housing. Attached housing is an allowable housing type in the Village Residential designation.
5. The Initial Study and Mitigated Negative Declaration reflect the Town's independent judgment and analysis of the potential environmental effects of the Project.
6. The proposed Project has been processed in accordance with the applicable provisions of CEQA. All noticing and review periods required by CEQA and the Town's CEQA Guidelines have been satisfied.

**NOW, THEREFORE BE IT RESOLVED** that the Town of Windsor Town Council, based on the above findings, which are true and correct and made a part of this Resolution, hereby denies the appeal of the Planning Commission's adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

**PASSED, APPROVED AND ADOPTED** this 26th day of June 2019, by the following vote:

**AYES:** COUNCILMEMBERS LEMUS, OKREPKIE  
AND VICE MAYOR FUDGE


**NOES:** NONE

**ABSTAIN:** COUNCILMEMBER SALMON

**ABSENT:** MAYOR FOPPOLI

  
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**DEBORA FUDGE, VICE MAYOR**

**ATTEST:**

  
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**SOMMER HAGEMAN,  
DEPUTY TOWN CLERK**