

RESOLUTION NO. 3686-21

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
AMENDING THE GENERAL PLAN LAND USE DESIGNATION AT 10095 OLD
REDWOOD HIGHWAY FROM LOW DENSITY RESIDENTIAL TO MEDIUM
DENSITY RESIDENTIAL AND 220 ENTRADA LANE FROM BOULEVARD MIXED
USE TO HIGH DENSITY RESIDENTIAL
(FILE NO. 19-09)**

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), in which the process included extensive community engagement, workshops, and public meetings; and

WHEREAS, General Plan policies and the Town's Design Review process ensure the compatibility of residential development projects with surrounding neighborhoods; and

WHEREAS, under the proposed lot configuration and corresponding General Plan and Zoning designations, the development potential would be reduced from a range of 82 to 164 residential units to 76 to 153 residential units; and

WHEREAS, the Town strives to meet its Regional Housing Needs Allocation (RHNA) and the General Plan's goals for new housing; and

WHEREAS, 10095 Old Redwood Highway and 220 Entrada Lane are not identified as potential housing sites in the Town's Housing Element, and, therefore, the reduced development potential would not impact the Town's ability to meet its RHNA; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 25, 2021, at which it reviewed the proposed Zoning Ordinance Map Amendment for the properties located at 10095 Old Redwood Highway and 220 Entrada Lane; considered all public comments; and forwarded a resolution to the Town Council to approve the proposed Zoning Ordinance Map Amendment; and

WHEREAS, the Town Council finds that the proposed General Plan Amendment is within the scope of the Town of Windsor General Plan 2040 Program EIR, which adequately addresses the potential environmental impacts of the project for the purposes of the California Environmental Quality Act (CEQA). A CEQA Addendum and checklist were prepared that documented that the project is within the scope of the analysis included in the General Plan 2040 EIR and that no impacts would occur as a result of the General Plan Amendment; and

WHEREAS, on July 7, 2021, the Town Council conducted a duly noticed public hearing on the proposed amendment at which time all interested persons had an opportunity to be heard; and

WHEREAS, the Town Council makes the following findings as required by Zoning Ordinance Section 27.54.050 in order to amend the General Plan:

1. The proposed amendment would not make the General Plan internally consistent in that it will continue to allow residential development resulting in a development potential of 76 to 153 units. While the development potential is less than what is currently allowed (82 to 164 units), because the sites are not identified as potential housing sites in the Town's Housing Element, the development potential will not impact the Town's ability to meet its RHNA. Any development of 50 or more units on the 220 Entrada Lane site would require a second point of access per the Fire Code. However, given the underdeveloped sites surrounding the subject site, there are multiple opportunities in which a project could gain the needed secondary access allowing the site to meet density requirements of 16 to 32 units per acre. The proposed amendment is also consistent with and implements General Plan policies LU-2.5 and LU-6.3. Specifically, both 220 Entrada Lane and 10095 Old Redwood Highway will continue to be within a reasonable walking distance to commercial services areas and transit stops. In addition, the Highway 101 on and off-ramps at Old Redwood Highway and Arata will remain easily accessible.
2. The proposed General Plan Land Use Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town in that no development is proposed as part of this project. Any future development will be required to comply with the 2040 General Plan goals and policies and all Zoning Ordinance and Building Code regulations.
3. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments. The project as proposed does not include any new development. The new development potential will be decreased with the General Plan Land Use Amendment, from 82 to 164 residential units to 76 to 153 residential units, with no requirement for commercial development, therefore the site will continue to be physically suitable. Any development of 50 or more units on the 220 Entrada Lane site would require a second point of access per the Fire Code. Given the underdeveloped sites surrounding the subject site, there are multiple opportunities in which a project could gain the needed secondary access. Future development will be required to comply with the 2040 General Plan goals and policies and all Zoning Ordinance regulations.

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 approves the General Plan Amendment and determines the amendment within the scope of the Town of Windsor General Plan 2040 Program EIR based on the Findings above.


PASSED, APPROVED AND ADOPTED this 7th day of July 2021, by the following vote:

**AYES: COUNCILMEMBERS FUDGE, LEMUS AND
MAYOR SALMON**


NOES: VICE MAYOR REYNOZA

ABSTAIN: NONE

ABSENT: NONE


SAM SALMON, AT-LARGE MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK