

**RESOLUTION NO. 1878-20 WWD**

**A RESOLUTION OF THE WINDSOR WATER DISTRICT BOARD OF DIRECTORS REQUESTING AMENDMENT OF THE WINDSOR WATER DISTRICT SPHERE OF INFLUENCE TO INCLUDE APN 059-310-051, SUPPORTING ANNEXATION OF APN 059-310-051 TO THE WINDSOR WATER DISTRICT, AND DETERMINING THAT ANNEXATION IS WITHIN THE SCOPE OF THE 2040 GENERAL PLAN AND 2040 GENERAL PLAN EIR (FILE NO.: 20-10)**

**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 the California Government Code Section 65300 (Resolution No. 3448-18), including a statement of overriding considerations for agricultural resources (conversion of agricultural land) and traffic (queuing) (Resolution 3447-18); and

**WHEREAS**, a Program-level Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan update in accordance with the requirements of the California Environmental Quality Act (CEQA) (SCH#2016112065) (Resolution No. 3447-18). The 2040 General Plan EIR analyzed potential impacts of development that could occur within the Town's Urban Growth Boundary (UGB), under the 2040 General Plan; and

**WHEREAS**, on July 18, 2018, the Town Council held a public meeting to consider requests from private property owners to prezone three areas totaling 11 parcels located outside of the Town limits and inside the Town's UGB. The parcels considered at the meeting for rezoning included APNs 059-310-051 and 052 (Amador Parcels). At the meeting, the Town Council directed staff to initiate rezoning of all 11 parcels; and

**WHEREAS**, pursuant to CEQA Guidelines Section 15168(c)(4) a checklist was prepared for the rezoning of the Amador Parcels, which analyzed whether the rezoning would cause any significant effect on the environment not examined in the 2040 General Plan EIR; the analysis also included effects related to the provision of and facilities for water and wastewater provided by the Windsor Water District (District); and

**WHEREAS**, on May 15, 2019, the Town Council adopted an ordinance (Ordinance No. 2019-334) determining that the rezoning of the "Amador Parcels" was consistent with the land-use designations of the 2040 General Plan and was within the scope of the 2040 General Plan and 2040 General Plan Environmental Impact Report (EIR), making the parcels eligible for annexation to the Town, subject to approval by the Local Agency Commission of Sonoma County (LAFCO); and

**WHEREAS**, Amador Parcel APN 059-310-052 is located within the sphere of influence (SOI) of the Town and within the boundary of the District. Amador parcel APN 059-310-051, although located within the SOI of the Town, is not located within the SOI or boundary of the District, creating inconsistencies in the Town and District SOIs and the Town's UGB; and

**WHEREAS**, pursuant to state law, territory must be within an agency’s SOI to be eligible for annexation to that agency and, further, LAFCO has the authority to determine spheres of influence for cities and districts; and

**WHEREAS**, the District, as well as the owners of APN 059-310-051, seek amendment of the District SOI to include APN 059-310-051 to make the parcel eligible for annexation to the District.; and

**WHEREAS**, amending the Windsor Water District SOI would make it coterminous with the Town of Windsor UGB in regard to APN 059-310-051; and

**WHEREAS**, the Windsor Water District Board of Directors conducted a duly noticed public hearing on April 1, 2020, on the proposed annexation to the District of Amador Parcel APN 059-310-051 as shown in Exhibit A: Amador Windsor Water District Annexation Map, hereto attached, at which all interested persons were given an opportunity to be heard; and

**WHEREAS**, District Board of Directors determined that amendment of the District SOI to include APN 059-310-051 would make the parcel eligible for annexation to the District and further determined that the District has the capacity within its systems to serve APN 059-310-051.

**NOW, THEREFORE BE IT RESOLVED** that the Windsor Water District Board of Directors does hereby request LAFCO to amend the sphere of influence of the Windsor Water District to include APN 059-310-051 and approve annexation of the parcel to the District finding the action to be within the scope of the 2040 General Plan and 2040 General Plan EIR.

**PASSED, APPROVED AND ADOPTED this 1st day of April 2020, by the following vote:**

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b>BOARD MEMBERS FUDGE, OKREPKE, SALMON,<br/>VICE PRESIDENT LEMUS AND PRESIDENT FOPPOLI</b> |
| <b>NOES:</b>    | <b>NONE</b>   |
| <b>ABSTAIN:</b> | <b>NONE</b>   |
| <b>ABSENT:</b>  | <b>NONE</b>   |

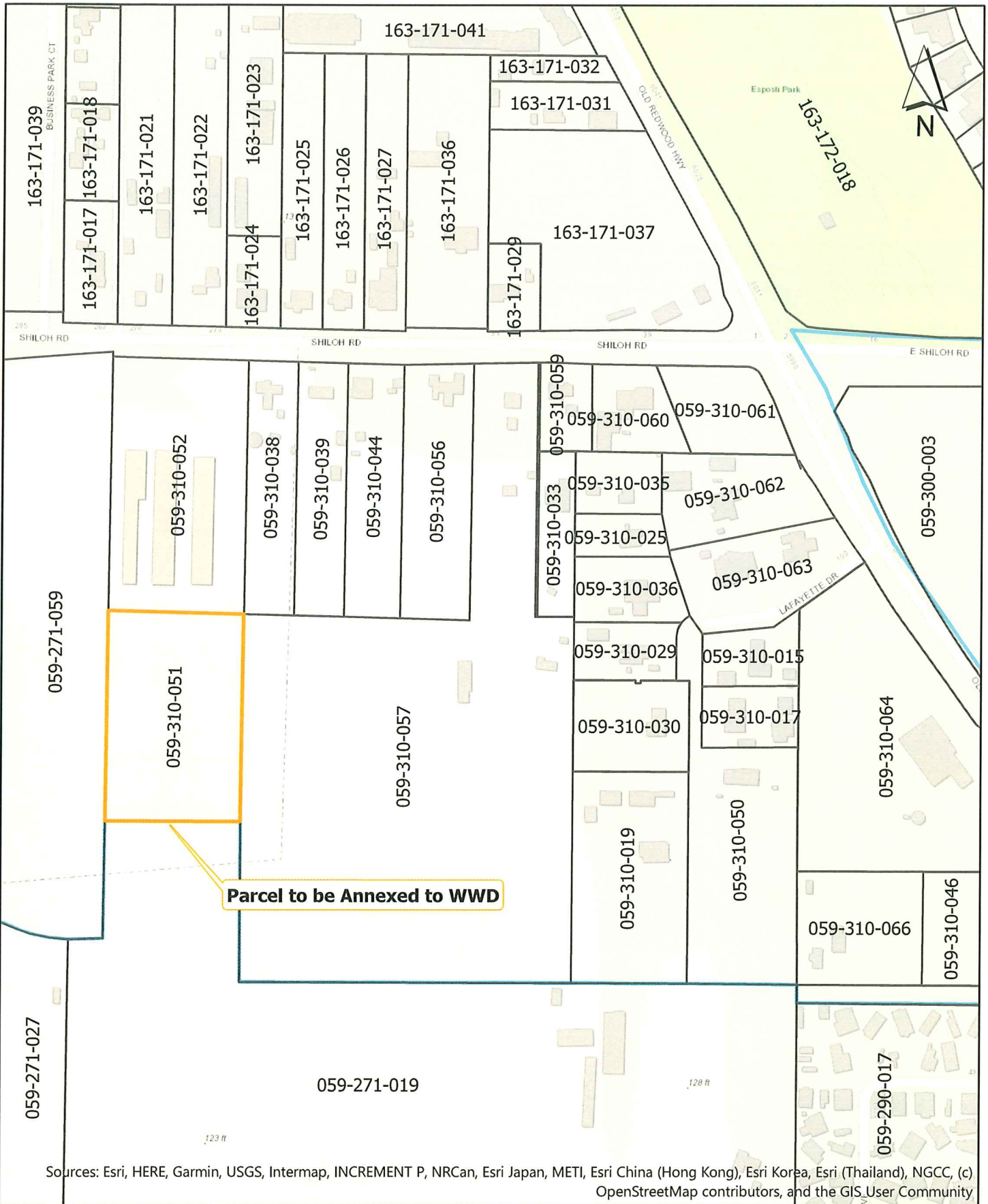
  
**DOMINIC FOPPOLI, PRESIDENT**

**ATTEST:**

  
**MARIA DE LA O, SECRETARY**

**Attachment:**

- **Exhibit A** - Proposed Amador Parcel Annexation to Windsor Water District



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Annexation Exhibit**

**Lands of Amador to the Windsor Water District**

