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RESOLUTION NO. 2147-07

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR INITIATING THE
SANDERSON FORD AUTOMOBILE DEALERSHIP
ANNEXATION AND RELATED DETACHMENT
FILE NO. ANX/PRZ/UP 05-34**

WHEREAS, the Town of Windsor desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization, which would add properties to the Town's boundary; and

WHEREAS, the Town of Windsor ("applicant") will be submitting an application to the Sonoma County LAFCO for annexation of property to the Town of Windsor, which property is located contiguous to the northern end of Town on Old Redwood Hwy. The application will include a related detachment from County Service Area 41; and

WHEREAS, the territory proposed to be annexed is uninhabited and a map and description of the boundaries of the territory are attached hereto as Exhibit "A" and by this reference incorporated herein; and

WHEREAS, the annexation request to LAFCO will include APN: 086-170-016 – Jones – 11012 Old Redwood Hwy, APN: 086-170-017 – Sanderson – 10920 Old Redwood Hwy; and APN: 086-170-045 – Smith – 10860 Old Redwood Hwy; and

WHEREAS, in connection with the annexation, staff prepared a Planning Commission staff report dated August 14, 2007, and a Town Council Agenda Report dated September 19, 2007, describing and analyzing the annexation. The staff report analyzed consistency of the request with the General Plan, including Community Development Policy B.3.1 requiring that annexations be permitted only when public services and facilities be in place or planned for the annexation site; and

WHEREAS, the Town Council considered all written and oral testimony submitted at the public hearing on September 19, 2007 for the requested annexation, as well as related pre-zoning, sphere-of-influence amendment and use permit all of which requests were reviewed in an Environmental Impact Report, and reviewed the Planning Commission's recommendations; and

WHEREAS, on September 19, 2007 the Town Council certified the Environmental Impact Report and adopted the Mitigation Monitoring and Reporting Program titled Sanderson Ford Project and Annexations Mitigation Monitoring and Reporting Program, by Resolution No. 2146-07, incorporated herein by reference; and

WHEREAS, on September 19, 2007 the Town Council considered requesting a Sphere-of-Influence amendment to include APN: 086-170-016 – Jones – 11012 Old Redwood Hwy, APN: 086-170-017 – Sanderson – 10920 Old Redwood Hwy within the Town of Windsor’s Sphere-of-Influence; and

WHEREAS, the Planning Commission reviewed the staff report and adopted Resolution Nos. 515-07, 516-07, and 517-07, dated August 14, 2007 and incorporated herein by reference, recommending the Town Council approve the pre-zoning as consistent with the General Plan, and recommending the Town Council support a Sphere-of-Influence amendment and the annexation request; and

WHEREAS, on September 19, 2007, in accordance with applicable general plan land use designations, the Town Council introduced Ordinance No. 2007-222 pre-zoning the site to GC – Gateway Commercial to allow development of the proposed automobile dealership project.

WHEREAS, the requested annexation is contiguous with the existing Town limits; and

WHEREAS, the following agencies would be affected by the proposed change:

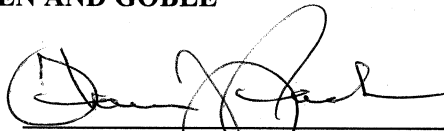
<u>Agency</u>	<u>Nature of Change</u>
Town of Windsor	Modification to Sphere-of-Influence
County of Sonoma	Detachment of the properties from County Service Area 41 (multi-services)

NOW, THEREFORE, BE IT RESOLVED THAT Town Council hereby approves this resolution of application to initiate annexation to the Town of Windsor and detachment of the properties from County Service Area 41 (multi-services) as follows:

1. The foregoing recitals are true and correct and are hereby adopted.
2. The Town Council of the Town of Windsor does hereby find as follows:
 - a. The requested annexation is a logical extension of the Town boundary because it is contiguous with the existing Town limits and is consistent with the Town’s General Plan and adopted Urban Growth Boundary.
 - b. The requested annexation is within the boundary of the Town’s request for an amendment to the Sphere-of-Influence to be co-terminous with the Town’s boundary.
 - c. The requested annexation is consistent with the annexation provisions of General Plan Community Development Policy B.1.3.
3. The Town Council hereby initiates an application for annexation and related detachment to LAFCO.

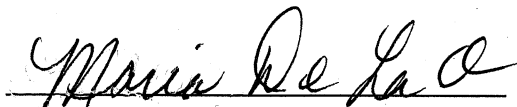
PASSED, APPROVED AND ADOPTED this 19th day of September 2007 by the following vote:

AYES: COUNCILMEMBERS FUDGE, SALMON AND MAYOR PARKER
NOES: NONE
ABSTAIN: NONE
ABSENT: COUNCILMEMBERS ALLEN AND GOBLE



WARIN J. PARKER, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK

Attachment: Exhibit "A"

