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RESOLUTION NO. 2148-07

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR REQUESTING
THE LOCAL AGENCY FORMATION COMMISSION INITIATE
A SPHERE-OF-INFLUENCE AMENDMENT FOR THE SANDERSON FORD
AUTOMOBILE DEALERHIP PROJECT
FILE NO ANX/PRZ/UP 05-34**

WHEREAS, the Town of Windsor(“applicant”) will be submitting an application to the Sonoma County LAFCO to initiate a sphere-of-influence amendment for properties located north of the Town on Old Redwood Hwy; and

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

WHEREAS, notice of intent to amend the Town’s Sphere-of-Influence and Town of Windsor boundaries was given, and on September 19, 2007, the Town Council conducted a public hearing based on the notification; and

WHEREAS, the principal reasons for the proposed amendment are as follows: 1) for the Sphere-of-Influence to be consistent with the Urban Growth Boundary approved by the voters in January 1998; and 2) to facilitate the Use Permit request from Sanderson Ford for an auto dealership on the 7+/- acre Sanderson site at 10920 Old Redwood Hwy; and

WHEREAS, in connection with the amendment, 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 project; 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 a pre-zoning as consistent with the General Plan, and recommending the Town Council support a sphere-of-influence amendment and annexation request; and

WHEREAS, the Town Council considered all written and oral testimony submitted at the public hearing on September 19, 2007 for the requested sphere-of-influence amendment and related, annexation, pre-zoning, and use permit of which all 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 and incorporated herein by reference; and

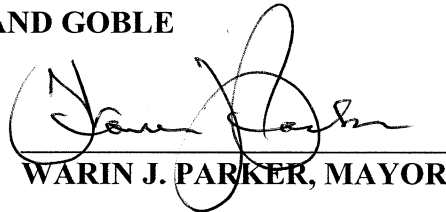
WHEREAS, this Council certifies that with regard to the amendment of the adopted Sphere-of-Influence:

1. The Windsor Town Council did conduct a noticed public hearing on September 19, 2007 at which time all persons were given an opportunity to be heard; and
2. The Windsor Town Council reviewed the amendment and related requests and considered comments received prior to and at the public hearing; and
3. The Windsor Town Council certified the Final Environmental Impact Report and adopted the related Mitigation Findings and Mitigation Monitoring and Reporting Program; and
4. The potential impacts of the proposed amendments to the Sphere-of-Influence have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
5. The amended Sphere-of-Influence was found to be consistent and compatible with the rest of the General Plan and any implementation programs which may be affected.

NOW, THEREFORE BE IT RESOLVED, this Resolution of Application is hereby approved by the Town Council of the Town of Windsor and the Local Agency Formation Commission of Sonoma County is hereby requested to initiate proceedings for the amendment of the Town of Windsor's Sphere-of-Influence.

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