

Factors for Consideration per California Government Code §56668

- a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The affected territory consists of a single parcel of less than an acre owned by the Town of Windsor. It is east of a well field owned and operated by the Windsor Water District and is noncontiguous to the Town's boundary. It is currently used by the Town as a buffer between the well field and neighboring vineyards. The Town does not intend to change the use of the affected territory or develop it further. Annexation of the affected territory would not be growth inducing.

- b. The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

"Services," as used in this subdivision, refers to governmental services whether or not the services are services that would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

The affected territory will continue to serve as a buffer to protect the well field drinking water quality from surrounding agricultural practices. Water and sanitation services are not required for this use. The existing emergency service providers will continue to serve the affected territory.

- c. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The surrounding parcels are used primarily for agricultural purposes. The affected territory will continue to serve as a buffer to protect the well field drinking water quality from surrounding agricultural practices. The Town does not intend to change the use of the affected territory or develop it further.

- d. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. (*Note: Section 56377 encourages preservation of agricultural and open-space lands.*)

The proposal is consistent with Commission policies. The affected territory is subject to a Williamson Act Contract. The Town has filed a notice of nonrenewal for the contract with the County. Government Code Section 56426.6 (c) and Commission policy allows for the annexation of territory under a Williamson Act Contract for

which a notice of nonrenewal has been served and whose remaining term is fewer than five years.

- e. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016. (*Note: Section 56016 defines agricultural lands.*)

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- f. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The parcel that comprises the affected territory has specific boundary lines that are certain and identifiable.

- g. A regional transportation plan adopted pursuant to Section 65080.

Annexation of the affected territory would not affect, or be affected by Plan Bay Area, the Regional Transportation Plan for the San Francisco Bay Area as the territory is not located within the Town's Priority Development Area.

- h. The proposal's consistency with city or county general and specific plans.

The Town states that the proposal is consistent with the Town's 2040 General Plan. The County states that the proposal is consistent with the County General Plan.

- i. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

The affected territory is located within the sphere of influence and boundary of the Sonoma County Fire Protection District which will continue to serve the territory. No change in services are required. The affected territory is outside the City's sphere of influence. State law Act does not require that territory meeting the criteria for annexation under Section 56375 be brought within a city's sphere of influence prior to annexation. On May 2, 2001, the Commission approved the annexation of 11 noncontiguous parcels owned by the Town or the Windsor Water District being used for municipal services. The Commission did not amend the Town's sphere of influence to include these parcels and staff therefore recommends that, in order to maintain consistency, the Commission not amend the Town's sphere of influence to include the affected territory.

- j. The comments of any affected local agency or other public agency.

The Sonoma County Permit and Resource Management Department commented that the proposal is consistent with the County General Plan and that the affected territory is subject to a Williamson Act Contract. The County stated that the Contract is in a Phase-Out status and that the Town has been informed of its responsibilities in administration of the Contract.

- k. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The affected territory is used by the Town as a buffer between the well field and neighboring vineyards. As the Town does not intend to change the use of the affected territory or develop it further, no new services will be needed.

- l. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

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- m. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The affected territory is a parcel used by the Town as a buffer between the well field and neighboring vineyards. As the Town does not intend to change the use of the affected territory or develop it further, the proposal will have no effect on regional housing needs.

- n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

The Town owns the affected territory and consents to annexation. There are no residents or registered voters residing within the affected territory.

- o. Any information relating to existing land use designations.

The County's land use designation is Land Intensive Agriculture. The affected territory includes a well field control building that was developed in the County of Sonoma under the County's zoning requirements.

- p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Not applicable.

- q. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

The Town of Windsor has prepared a Local Hazard Mitigation Plan (LHMP) which identifies mitigation measures to reduce the risks posed by potential hazards and to strengthen community resilience. The Public Health and Safety Element of the Town's General Plan is integrated with the LHMP, ensuring a coordinated approach to public safety.