

Factors for Consideration (California Government Code §56668)

For File No. 2021-10: Windsor Reorganization No. 2020-01 (Benson) Annexation to the Town of Windsor and the Windsor Water District and Detachment from County Service Area No 41 (Multi Services)

(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 one parcel totaling approximately two acres. The parcel is adjacent to the Town's boundary and located within the Town's Sphere of Influence, Urban Service Area Boundary as designated in the County's General Plan and voter approved Urban Growth Boundary. The parcel is also located within the Windsor Water District's Sphere of Influence. The territory to the west of the parcel is developed with single family homes; the territory to the north is within the Town's boundary and is developed with vineyards; and the territory to the east and south are large unincorporated parcels with single family homes.

The parcel is currently developed with three single family dwellings. Based on the maximum allowable density, the parcel could potentially be developed with three additional dwelling units; however, the owners do not propose to develop the parcel further and therefore, annexation would not make growth likely.

(b) *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 primary purpose of the annexation is to annex the parcel to the Town and the Windsor Water District to allow access to public utilities. The Town has determined that it has adequate capacity to serve parcel at the maximum allowable density. The public water and sanitary sewer services are within the vicinity of the site. The Windsor Fire Protection District currently provides and will continue to provide fire and emergency services while police services would continue to be provided by the Sonoma County Sheriff, under continued contract with the Town.

(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 affected territory and surrounding parcels have been within the Town's Urban Growth Boundary, the LAFCO-determined sphere of influence and within the County General Plan's urban service area boundary for years in anticipation of annexation to the Town. The Windsor Water District has amended its sphere of influence to include the parcel to allow it to be eligible for annexation to the District.

(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 land.

The proposal is consistent with Commission policies. The affected territory is within the Town's Sphere of Influence and contiguous to the Town boundary. Annexation is a logical extension of Town boundaries.

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

The parcel is within the Town's Urban Growth Boundary and Sphere of Influence indicating both the Town's and LAFCO's intention for annexation and urban uses. The parcel is not under a Williamson Act contract or considered to be agricultural land.

(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 boundaries of the reorganization area are definite and certain.

(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, in that the Plan focuses growth in Priority Development Areas (PDA). The affected territory is not within the Town's PDA.

(h) The proposal's consistency with city or county general plans.

The proposal is consistent with the Town's 2040 General Plan by virtue of its location within the Town's Urban Growth Boundary. The Sonoma County Permit Sonoma has found that the proposal is consistent with the County General Plan

(i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

The affected territory is located within the sphere of influence of the Town of Windsor, the Sonoma County Fire District and the Windsor Water District.

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

The Sonoma County Permit Sonoma commented that the proposal is consistent with the County General Plan.

(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 Town has determined that it can provide the necessary services to the affected territory upon annexation. The Windsor Water District has determined that it has capacity in its system to provide utility services.

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

In 2019, the Town Council/District Board approved an update to the Windsor Water Master Plan. The Master Plan includes a supply and demand assessment to evaluate existing water supply, storage capacity and projected future needs and to identify shortfalls and deficiencies. The Master Plan determined that adequate supply is available to meet the Town's needs through 2040. . No additional development, other than connection to utilities, is proposed as part of the subject reorganization.

(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.

Annexation of the affected territory will not help or hinder the City or the County's achieving their respective fair share of the regional housing needs as additional development is not anticipated.

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

All owners of the affected territory have consented to the reorganization request.

(o) Any information relating to existing land use designations.

The land-use designation for the affected territory in the County of Sonoma General Plan is Rural Residential. The land-use designation in the Town 2040 General Plan is Surrounding Residential which allows for the development of very low-density residential uses (3-6 units per acre).

(p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

The proposal makes no representations or exclusions of peoples of any race, culture, income and/or national origin with respect to location of public facilities and public services. The proposal will not impact environmental justice.

(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.