

ORDINANCE NO. 2007-222

**AN ORDINANCE OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR PRE-ZONING
THE SANDERSON FORD, JONES, AND SMITH NORTH PARCEL
TO "GC" GATEWAY COMMERCIAL
PURSUANT TO THE GC DISTRICT REGULATIONS
FILE NO. ANX/PRZ/UP 05-34**

**THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES ORDAIN AS
FOLLOWS:**

Section 1. The Council makes the following findings:

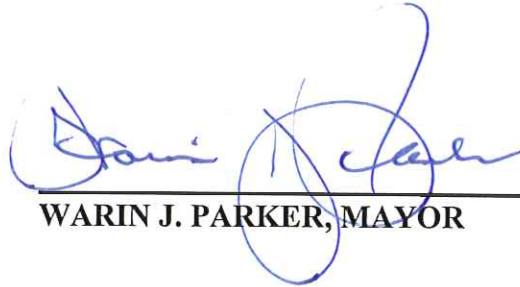
1. The proposed amendment is consistent with the General Plan in that the "GC" pre-zoning implements the Gateway Commercial General Plan land use designation;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town in that it implements the future development of the area as anticipated by the General Plan and Urban Growth Boundary.
3. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and anticipated land use/development, in that the pre-zoning sites are relatively flat and relatively unconstrained, are readily accessible to Highway 101, and contain frontages on existing public roads. Further, all potentially significant environmental effects identified in the project EIR can be reduced to less-than-significant through implementation of identified mitigation measures.

Section 2. The real property referred to as Assessor's Parcel Numbers : 086-170-016 – Jones – 11012 Old Redwood Hwy, 086-170-017 – Sanderson – 10920 Old Redwood Hwy; and APN: 086-170-045 – Smith – 10860 Old Redwood Hwy, totaling approximately 23+/- acres and located as shown on Exhibit "A" "Pre-Zoning Map, July 2007, incorporated herein by reference, is hereby pre-zoned to the "GC" Gateway Commercial District.

Section 3. This Ordinance shall become effective on the date of annexation of the subject sites to the Town of Windsor. The Town Clerk shall cause this Ordinance to be published or to be posted in at least three (3) public places in Town in accordance with Section 36933 of the Government Code of the State of California.

PASSED, APPROVED AND ADOPTED this 3rd day of October 2007 by the following vote:

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



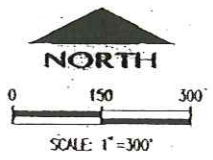
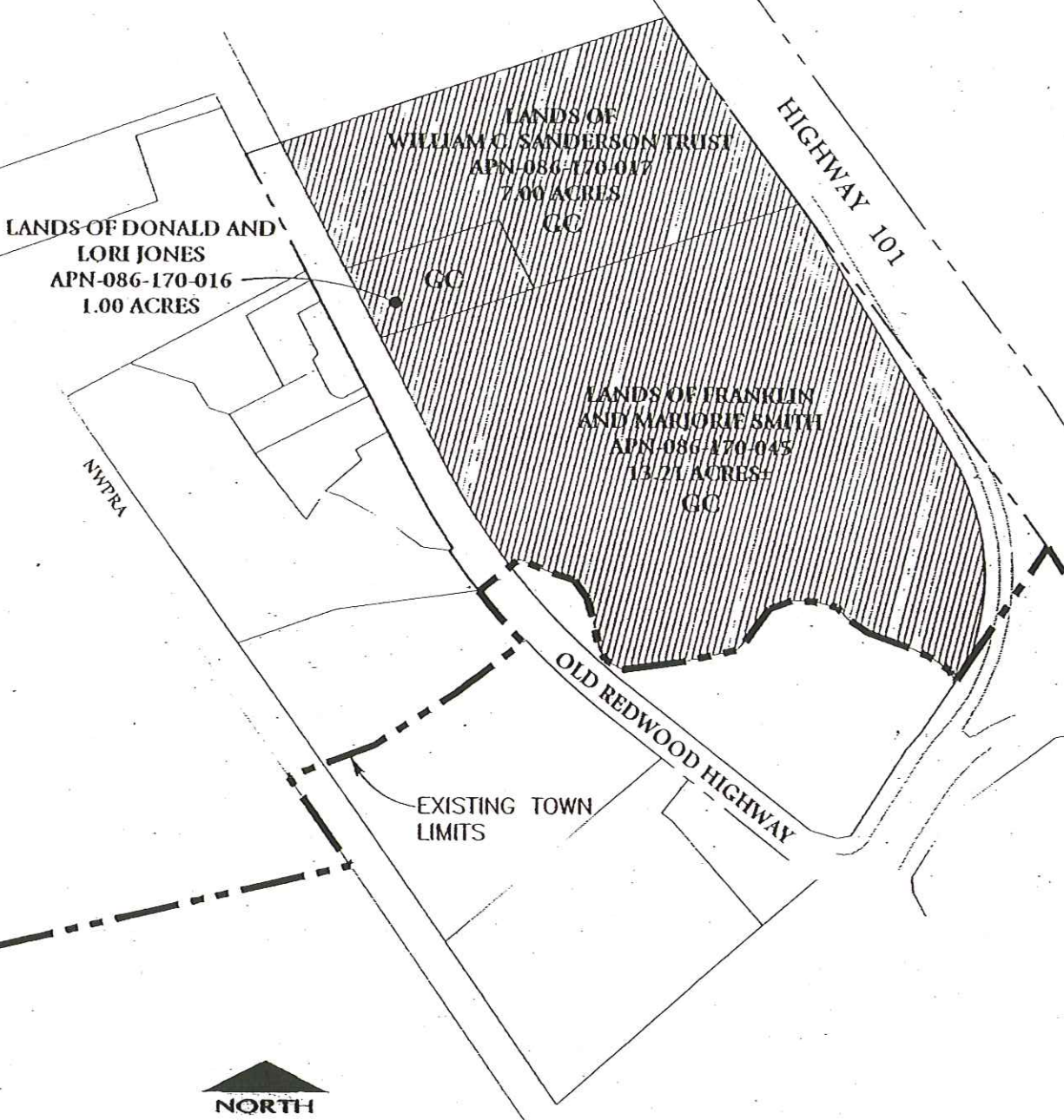
WARIN J. PARKER, MAYOR

ATTEST:





MARIA DE LA O, TOWN CLERK

Attachment: Exhibit "A" – Pre-Zoning Map



LEGEND

	TOWN BOUNDARY
	GATEWAY COMMERCIAL

SANDERSON
TOWN OF WINDSOR, CALIFORNIA
PREZONING MAP
 JULY 2007