

*City of Sebastopol*

City Council Resolution No. 6124

*A Resolution of the City Council of the City of Sebastopol Supporting the Annexation of the Village Mobile Home Park and Tomodachi Park and Pre-zone the Tomodachi Park Area as W and ESOS Districts, and the Village Mobile Home Park Area as RM-M District, located at 6665 Sebastopol Ave (APN 060-060-001), to the City of Sebastopol*

WHEREAS, the proposed property to be annexed is contiguous with the City and is visually and culturally part of the City; and

WHEREAS, the site includes substantial open space resources, with direct access to the Laguna channel, and includes the City's newest park, Tomodachi Park; and

WHEREAS, the City is already providing City sewer, water and initial emergency response services to the park; and

WHEREAS, the City of Sebastopol owns the proposed property to be annexed; and

WHEREAS, the proposed property to be annexed is within the City's Sphere of Influence and Urban Growth Boundary; and

WHEREAS, as shown in Exhibit A, the Tomodachi Park portion of the property shall be pre-zoned as Wetlands Primary (W) and Environmental and Scenic Open Space Combining, and the Village Mobile Home Park portion of the property shall be pre-zoned as Medium Density Multiple Family, (RM-M) , a density of 2.6 to 12.0 units per acre; and

WHEREAS, the proposed annexation has been determined to be exempt from the provisions of CEQA pursuant to Section 15319, Annexation of Existing Facilities and Lots for Exempt Projects. Section 15319, Class 19, exempts annexations to a city of special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The subject area includes a public park (Tomodachi Park) which is currently developed as an open space park to the density allowed by the City of Sebastopol by the proposed zoning, and also includes the existing Village Mobile Home Park, which is an existing non-conforming use with existing City water and sewer utilities; and there is no extension of utility service proposed.

NOW, THEREFORE, BE IT RESOLVED, THAT the City of Sebastopol City Council authorizes City staff to prepare and submit an application to the Local Agency Formation Commission for the annexation of the Village Mobile Home Park and Tomodachi Park to the City of Sebastopol, with pre-zoning designations of W, Wetlands Primary and ESOS, Environmental and Scenic Open Space Combining District for the Tomodachi Park area, and of RM-M, Medium Density Multiple Family for the Village Mobile Home area.

DULY APPROVED AND ADOPTED this 7th day of February, 2017.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by City of Sebastopol City Council following a roll call vote:

VOTE:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter and Mayor Glass

Noes: None

Abstain: None

Absent: None

APPROVED: \_\_\_\_\_

  
Mayor Una Glass

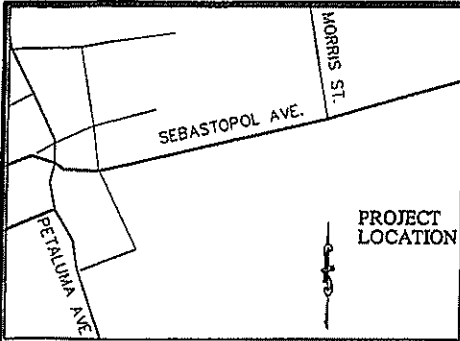
ATTEST: \_\_\_\_\_

  
Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: \_\_\_\_\_

  
Larry McLaughlin, City Attorney

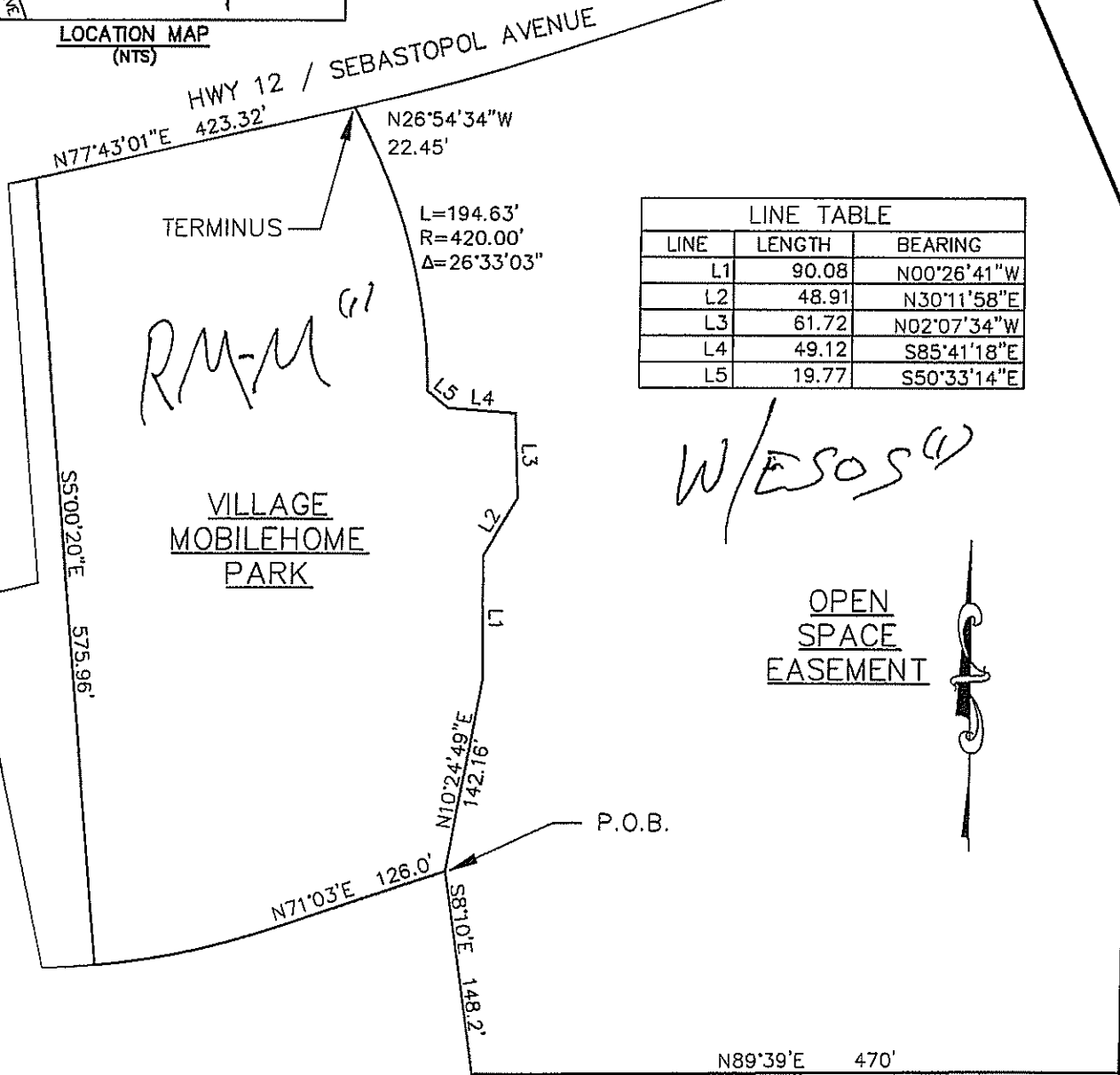
Exhibit A  
Pre-Zoning Designations



**BASIS OF BEARINGS:**

The easterly line of Parcel 1 as shown on Parcel Map No. 15 recorded October 1, 1971 in Book 161 of Maps at Page 43, Sonoma County Records

LOCATION MAP (NTS)



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.08	N00°26'41"W
L2	48.91	N30°11'58"E
L3	61.72	N02°07'34"W
L4	49.12	S85°41'18"E
L5	19.77	S50°33'14"E

<b>OWNER AND MAILING ADDRESS</b>	<b>PROPERTY AREAS</b>	<b>CITY OF SEBASTOPOL</b>	
City of Sebastopol 714 Johnson Street Sebastopol, CA 95472	TOTAL LOT: <u>541,955 S.F.</u> EASEMENT: <u>379,469 S.F.</u>	VILLAGE MOBILE HOME PARK OPEN SPACE EASEMENT CITY OF SEBASTOPOL	
A.P. No. <u>060-060-001</u>	CITY ACQUISITION DEED	SCALE: 1" = 120'	DATE: March 19, 2009
O.R. No. <u>2007-105775</u>	O.R. No. _____	DWN. <i>RT</i> CHK. <i>JG</i>	APPROVED _____ R-

*(1) PRE-ZONING*