

**File No. 2021-05: Cloverdale Reorganization 030-2019 (Baumgardner Ranch) Involving Annexation to the City of Cloverdale and Detachment from County Service Area No. 41 (Multi-Services)**

**Factors for Consideration (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 four parcels totaling approximately 31 acres.

The southwest portion of Parcel 2 (Baumgardner) contains hillside oak woodlands that range up to 500 feet. The central and eastern portions of the parcel are generally flat, undeveloped land with seasonal grasses. It appears that this area was used for agricultural purposes in the past but is currently open grassland. There is a single family dwelling with various outbuildings located in this area. There is a drainage on the parcel that runs along the eastern boundary of the parcel, eventually draining into Icaria Creek.

The proposed development for this parcel will contain 304 housing units and related infrastructure with approximately 8.5 acres of privately maintained open space. The estimated increase in population from the proposed development is 845 residents.

Parcels 1 and 3 (Weiss), to the northeast of the Parcel 2, are developed with an existing storage business consisting of an onsite manager's residence, storage structures and outdoor storage of recreational vehicles. There is no further development proposed for these parcels.

Parcel 4 is a portion of the roadway.

The surrounding areas include incorporated residential development, commercial uses including mini-storage, gas station and wine storage, a future school site and unincorporated residential parcels.

***(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 developer shall pay the costs to provide water and sewer services to the affected territory. The City has determined that it has capacity in its systems to provide the necessary services to the affected territory and new development.

The Cloverdale Fire Protection District will continue to provide fire and emergency services to the affected territory. The fire station, located 1.6 miles north of the territory, is in excess of an 8 minute response time which exceeds local and national standards for fire service delivery. The developer will be required to provide traffic signal pre-emption on any new traffic signals serving the territory and to pay Fire Protection District development impact fees to be used for operations and fire protection facilities and equipment.

The affected territory will be served by the Cloverdale Police Department. The increase in population will most likely increase the demand for service. The developer will be required to contribute fees proportionate to the project impacts to provide the additional police services.

The development within the affected territory will most likely generate 300-600 new students to the Cloverdale Unified School District which will contribute to the need for additional district resources. The developer is required to pay its fair share of the mandatory school facility impact fees in accordance with the applicable laws. The fees are intended to help offset the cost of construction and/or expansion of facilities, procurement of equipment and hiring of additional personnel.

The development within the affected territory will most likely increase the use of City owned parks and recreational facilities. The City requires the payment of mandatory park fees to offset the impact on the existing parks. The development will include a multi-use pedestrian path which will provide additional park space. The developer, City and school district are exploring options to create additional recreational opportunities on the district's parcel adjacent to the proposed development.

***(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 is contiguous to the City and is a logical extension of the City boundary. It is located within the City's Sphere of Influence (SOI), County Urban Service Area Boundary (USB) and the voter-approved Urban Growth Boundary (UGB). The area surrounding the territory is a mixture of residential, commercial and undeveloped land. Across Sandholm Lane is a residential development, to the east is commercial and industrial parcels, to the south are parcels proposed for a future school site and additional residential development and to the west are unincorporated parcels outside of the City's Urban Growth Boundary.

***(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 affected territory is located within the City's SOI, USB and UGB in anticipation of annexation and development. The County zoning of Agricultural and Residential and Rural Residential indicates the potential for residential development of this site. The pre-zoning for the Parcel 2, as approved by the City Council, allows for the development of much needed housing while preserving approximately seven acres of land for dedicated open space.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) classifies the Parcel 2 as Farmland of Local Importance. The parcel does not appear to have been actively farmed for many years. There is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Williamson Act contracts on the subject parcels.

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

The affected territory does not contain any agricultural land as defined in Section 56016.

***(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 will 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 a PDA.

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

The proposal has been determined to be consistent with both the City's and County's General Plans.

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

The affected territory is within the sphere of influence of the City of Cloverdale, the Cloverdale Fire Protection District, the Cloverdale Health Care District and the North Sonoma County Health Care District. All these agencies will continue to provide services to the territory upon annexation.

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

The County of Sonoma, through its Permit and Resource Management Department, expressed support for the development project and determined that the proposal is consistent with the Sonoma County General Plan. The Cloverdale Unified School District expressed support and an interest to partner with the City and the developers to create recreational amenities on district land adjoining the development.

***(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 City has determined that it can provide the necessary services to the affected territory upon annexation. Costs of new infrastructure required to serve development shall be paid by the developer as determined by the development plan.

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

The City of Cloverdale's 2015 Urban Water Management Plan states that the City would be able to accommodate water demand for the entire City during normal, dry, and multiple dry years up the General Plan buildout date of 2040. The City has stated that its water treatment facility can service a population of 12,000. As the City's current population is 9000, it is not anticipated that the increase in the population from the new development will exceed the facility's capacity. The developer is responsible for paying Water Capacity Development Impact fees to assure the adequacy of water for the development.

***(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 land-use designation of the affected territory in the Sonoma County General Plan is Rural Residential with an Agricultural and Residential zoning district; it is not designated for affordable housing. The City of Cloverdale has pre-zoned Parcels 2 and 4 to Planned Development (P-D) to allow for the development of 304 detached and attached single family dwellings as well as multi-family apartments. The developer has agreed to provide at least 92 apartments to families earning 60% or less of area median income.

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

No other comments from owners, voters or residents of the affected territory have been received.

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

The City's General Plan designated this area as GI (General Industry), LOR (Low Density Residential) and CF (Conservation Feature). On August 26, 2020, the City Council adopted a resolution amending the zoning of a 19.9 +/- acre portion of the General Plan Land Use Map to High Density Residential (HDR) and pre-zoned Parcel 2 to the Planned Development (P-D) Zoning District. The Parcels 1 and 3 were pre-zoned to M1 (General Industrial).

***(p) The extent to which the proposal will promote environmental justice. As used in the law, “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.***

The proposal makes no representations or exclusions of peoples of any race, culture, and/or income with respect to location of public facilities and public services.

***(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 territory is located within a moderate Fire Hazard Severity Zone (FHSZ) of a State Responsibility Area. A FHSZ is an area that designates the degree of fire hazard (moderate, high, and very high) by evaluating physical conditions that influence the likelihood of a wildfire over 30-50 year period.

In 2019, the City of Cloverdale initiated the preparation of a Local Hazard Mitigation Plan (LHMP) and an update to its General Plan Health and Safety Element. A LHMP identifies mitigation measures to reduce the risks posed by potential hazards and to strengthen community resilience. The Public Health and Safety Element of the City's General Plan and the City Municipal Code require that the current development be consistent with the California Fire Code and Building Code and the Cloverdale Fire Protection District requires the preparation of a vegetation management plan.