

**File No. 2021-09: Southeast Santa Rosa Reorganization No. 19-001: 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 two parcels totaling approximately 5.3 acres. It is generally located east of Highway 101 and south of Bellevue Ave on the western side of Santa Rosa Ave. The land generally slopes to the southwest to an existing storm drainage conduit.

There is no proposed development for these parcels at this time.

The affected territory is currently developed as a vehicle storage yard and has been pre-zoned by the City to the General Commercial Zoning District. The surrounding areas include residential development, commercial uses including hotel, used car sales lot and other retail and business services. There is little likelihood of significant population growth in the affected territory due to this reorganization; however, the parcels on the eastern side of Santa Rosa Ave are pre-zoned Medium Density Residential and may therefore see population growth in the next 10 years.

***(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 landowner/developer shall pay the costs to provide water and sewer services to the affected territory. The sanitary sewer service will be provided by the South Park Sanitation District through an existing 16-inch sewer main located in Santa Rosa Ave. The water for fire protection and domestic use will be provided by the City through existing 12-inch water main also located in Santa Rosa Ave. Both the District and the City have determined that there is capacity in the systems to provide the necessary water and sanitary service to the affected territory.

The City will provide fire and emergency services to the affected territory and has indicated the ability to do so.

Future development and entitlement applications may be subject to developer fees for impacts to other services including schools, parks, and traffic.

***(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 City's General Plan encourages the development of the South Santa Rosa Avenue area with a mix of residential, commercial and retail uses.

***(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 land use designation is General Industry/Commercial with a zoning of Light Industry/Retail Commercial. The City's General Plan land use designation is Retail and Business Services and the City has pre-zoned the territory to General Commercial.

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. No island or corridor will be created.

***(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. No development project is currently associated with the Proposal.

***(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 South Park County Sanitation District, the Sonoma County Fire District, and County Service Area 41 (Multi-Services).

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

The County of Sonoma, through its Permit Sonoma Department, determined that the proposal to be consistent with the Sonoma County General Plan.

The Sonoma County Fire District requested that the Commission insure that the agreement between the District, as the successor agency for the Bellevue and Rincon Valley Fire Protection Districts, and the City with regards to the transfer of property taxes be upheld. The County Auditor Controller Treasurer and Tax Collector office is responsible for the distribution of property and parcel taxes to the appropriate agencies and has confirmed knowledge of this agreement.

The South Park Sanitation District requested that there be no detachments from the District until the City, under an agreement with the District, takes over the District as stated in the various agreements between the District and the City.

No other agencies or members of the public commented on the reorganization, and the comments at issue do not raise issues for the Proposal.

***(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.***

Provision of services was analyzed in the City's General Plan 2035 EIR. The City states that it can provide public services to the parcels within the annexation boundary. The City's pre-zoning is consistent with existing development and will appropriately implement the General Plan for future development. Future development would be subject to City development impact fees including schools, parks, and traffic. Additionally, the landowner/developer would be responsible for building and development fees that would be charged for development permits, if any.

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

The City's analysis of the level of service which it can provide was conducted as part of the Environmental Impact Report for the Santa Rosa General Plan 2035. It was determined that an adequate water supply is available to serve the affected territory. Water service lines are available in Santa Rosa Ave.

**(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 affect the City or the County's achieving their respective fair share of the regional housing needs

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

All the owners of the affected territory have given written consent to the reorganization.

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

The County land use designation is General Industry/Commercial with a zoning of Light Industry/Retail Commercial. The City's General Plan land use designation is Retail and Business Services and the City has pre-zoned the territory to General Commercial.

**(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 Local Responsibility Area (LRA) but is not located within a LRA Fire Hazard Severity Zone or a City Wildland Urban Interface Zone.

The City's 2015 Local Hazard Mitigation Plan (LHMP) identifies and analyzes those natural hazards that pose a potential or definite risk to the City. The Plan states proposed mitigation measures and identifies City departments, planning tools, codes and policies that have the capability of supporting the proposed measures. The City is in the process of updating the plan in collaboration with other local jurisdictions and the general public.