

**File No. 2019-16 Southeast Santa Rosa Reorganization No. 18-001 (A-Recess Development) Involving Annexation to the City of Santa Rosa and Detachment from Sonoma County Fire District and 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 two parcels totaling approximately 2.68 acres. It is generally flat except for a portion with a slope of greater than 10%. One parcel currently contains a single family dwelling and accessory out buildings which would be demolished and removed. The second parcel is built out and no new development is proposed at this time. The territory is an unincorporated island completely surrounded by the City. It is surrounded by existing residential development on the north and south, commercial development to the south, north and west and the Santa Rosa Creek multiuse trail and Santa Rosa Creek to the east. Pursuant to the City's 2035 General Plan, the territory has been rezoned to the CG (General Commercial) zoning district which is consistent with the City's General Plan land use designation of Retail and Business Services. This zoning allows for limited residential development and therefore there is little likelihood of significant growth within and surrounding the territory during 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; and 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.***

One of the two parcels comprising the affected territory is proposed to be developed with a four-story, 124,000 square foot self-storage facility and two multi-family resident structures. Upon annexation, the City would extend water and sewer lines to serve the development. At this time, no development is proposed for the second parcel.

The City has determined that it has capacity in its systems to meet anticipated housing development needs through 2035, the period of time covered by the City's General Plan. The residential units are estimated to introduce 47 new residents which is expected to result in a slight increase in the need for services from the Police and Fire Departments, local schools and parks. This minimal increase was anticipated in the City's General Plan 2035 EIR and will not increase the need for new or additional services. As a condition of approval for the Project, the developer will pay capital facility, park and school fees which are expected to be sufficient to offset any cumulative increase in demand for these services. New storm water infrastructure will

be part of the approved Project including a measure to capture increased storm water resulting from development and increased impervious surfaces.

**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 located within the City's Sphere of Influence and Urban Growth Boundary and is contiguous to the City on all sides. The parcels comprise an unincorporated County island surrounded by the City. Elimination of this island would support greater efficiency and effectiveness in provision of public services and reduce confusion among the public and government agency staff about agency responsibilities.

**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 City's Sphere of Influence and contiguous to the City boundary. Annexation is a logical extension of City boundaries and a means of eliminating an island of unincorporated territory surrounded by the City. No properties under Williamson Act contracts or designated as Prime Farmland are located within the affected territory.

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

No properties under Williamson Act contracts or designated as Prime Farmland are located within the affected territory.

**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.***

Plan Bay Area is a long-range land use and transportation plan for the nine-county San Francisco Bay Area. The plan contains ten goals with performance targets that seek to promote healthy and safe communities by reducing impacts from air pollution, protecting open space and agriculture, and increasing active transportation. The City's 2035 General Plan EIR determined that the policies established by the General Plan are consistent with Plan Bay Area. The development proposed for the affected territory would provide a variety of modes of transportation and travel through interconnected streets, to encourage walking, bicycling, and transit ridership.

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

The proposal is consistent with both the City's 2035 General Plan and the County of Sonoma 2020 General Plan by virtue of its location within the City's Urban Growth Boundary and the "urban service area" boundary of 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 within the sphere of influence of the City of Santa Rosa which would provide services to the affected 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, commented that the proposal is consistent with the Sonoma 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 City has determined that it can provide the necessary services to the affected territory upon annexation. The 2035 General Plan Environmental Impact Report determined that capacity was available in the City's utility systems for buildout. Costs of new infrastructure required to serve development must be paid for by developers to the extent a nexus exists between infrastructure needs and development.

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

The proposed development would require water connections to the City's existing water supply. The estimated water demand for the development would not increase the City's water needs beyond what is anticipated by the City's 2035 General Plan or beyond the existing City water supply level.

***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 City's 2035 General Plan Housing Element designates this territory for housing including affordable and high-density housing. Under the City's jurisdiction, each parcel has the residential development potential of up to 30 units per acre. Under the County's General Plan, the parcels could not be developed beyond one residential dwelling.

The City's General Plan indicates the need for additional housing to meet the projected population increase. Further, the loss of dwellings due to the 2017 wildfires has created an additional need for residential dwelling countywide. The City has stated that the proposed development would meet the housing needs of the City and that the public service needs of the future residents are within the available fiscal and environmental resources of the City.

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

No comments from owners, voters or residents of the affected territory have been received by Sonoma LAFCO although the City did, during its review process, receive comments in support of the development from surrounding residents.

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

The City pre-zoned the territory to a CG (General Commercial) zoning district which is consistent with the City's General Plan land use designation of Retail and Business Services. This zoning allows for up to 30 residential dwelling per acre. The parcels are zoned Rural Residential 20 under County's 2020 General Plan which allows for only one residential dwelling on each parcel.

***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 or national origin 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 categorized by CAL FIRE as a Non-Very High Fire Severity Zone and is surrounded by land categorized as such. However, it is located within 0.25 miles of land designated as a Wildland-Urban Interface Zone. Upon annexation, the City would include the affected territory in its Emergency Operation Plan which identifies the City's emergency planning, organization, response policies, procedures and mitigation measures to reduce the

risks posed by potential hazards and to strengthen community resilience. Upon the City's approval of the development plan of the affected territory, conditions of the approval would include measures to protect residents and the public such as fire preventive site design (i.e., defensible space), landscaping and building materials, and fire suppression techniques; assurance of more than adequate water flow for fire suppression; emergency vehicle access; and setbacks or buffers for uses that are potentially hazardous.