

**File No. 2020-01: Northwest Santa Rosa Reorganization No. 18-01 (Levy) Involving Annexation to the City of Santa Rosa and Detachment from County Service Area No. 40 (Fire Services) 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 five parcels, four of which are located along the south side of West College Avenue; the fifth parcel is adjacent to one of the West College-facing parcels and fronts Link Lane. All the territory is within the Clover Drive/Wild Rose Drive unincorporated County island. The affected territory is generally flat, developed with single-family homes and mature trees and shrubs. One parcel, located at 1030 West College (APN 037-022-019) is vacant. All properties are contiguous to the City of Santa Rosa boundary, within the LAFCO-determined sphere of influence, voter-approved Urban Growth Boundary, and “urban service area” boundary for the City in the Sonoma County General Plan. Owners of three of the properties are interested in future development of their parcels, at the densities permitted under the City’s General Plan and the North Santa Rosa Station Area Specific Plan. The City has determined that it can serve future development as envisioned in those Plans.

***(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.***

Four of the five parcels in the affected territory are developed with single-family residences. APN 037-022-019, located at 1030 West College Avenue and about half an acre in size, is vacant and its owner, the chief petitioner, is interested in future development of the parcel; he also owns APN 037-031-051, on which a single-family dwelling is currently located. He is interested in developing this parcel also, at densities allowed under the City’s General Plan and North Santa Rosa Station Area Specific Plan. The pre-zoning for this and other parcels along West College is Single Family Residential, which allows two – eight dwelling units per acre. The Environmental Impact Report certified for the pre-zoning of territory within the North Santa Rosa Station Area Specific Plan determined that the City could adequately serve all the territory within the Plan Area upon 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 on the northern edge of an unincorporated County island, contiguous to the City boundary and within the City's sphere of influence, Urban Growth Boundary, and "urban service area" boundary for the City in the Sonoma County General Plan. It is eligible for annexation. Due to a toxic spill in the late 1990s-early 2000s, all developed properties within the island were connected to the City of Santa Rosa water system. Many, developed years before, received access to City sewer. The EIR completed for the North Santa Rosa Station Area Specific Plan found that the City could provide services to the territory within the Plan Area; most of the Area is already developed. The EIR determined that measures would be required to mitigate the impact of any future development on fire protection, medical services, and law enforcement.

**(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.]**

With the exception of the parcel located at 1030 West College, all the properties are developed with single-family residences. Annexation of the subject parcels is a logical extension of the City boundary and will reduce the size of the Clover Drive/Wild Rose Drive County island. The affected territory is within the City's sphere of influence, Urban Growth Boundary, and the "urban service area" boundary for the City in the Sonoma County General Plan.

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

None of the parcels is zoned for or used for agricultural pursuits under County jurisdiction. The proposal does not impact agricultural lands

**(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 North Santa Rosa Station Area Specific Plan was developed to be consistent with Plan Bay Area. Its objectives include intensification of land uses and increased residential densities to support future transit improvements, to improve pedestrian, bicycle, auto, and transit access, and reduce greenhouse gas emissions by promoting sustainable transit-oriented development and practical alternative modes of transportation to the automobile.

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

The proposal is consistent with the City of Santa Rosa North Santa Rosa Station Area Specific Plan and the City's 2035 General Plan. The affected territory is 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.

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

No comments have been received from any public agencies.

**(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 Environmental Impact Report for the North Santa Rosa Station Area Specific Plan, which is the environmental document for the subject proposal, indicates that the City has the capacity in its utility systems to serve current and future development. To lessen the impacts on public safety services including fire protection, emergency medical services, and law enforcement due to development, future residential subdivisions and multi-family residential development within the Specific Plan Area will be required to implement mitigation measures.

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

Analyses conducted as part of the City's General Plan, 2010 Urban Water Management Plan, and Water Supply Assessment for the North Santa Rosa Station Area Specific Plan determined that the City will have sufficient water available for territory within the Specific Plan Area with future 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 current County zoning district of the properties that comprise the affected territory is Rural Residential consistent with the Rural Residential land-use designation of the Sonoma County General Plan. Under that zoning, one residence is allowed per parcel. Pre-zoning by the City for the properties fronting West College is R-1-6 (Single Family Residential) allowing two – eight residences per acre. Both jurisdictions encourage the development of affordable housing due to a severe housing crisis that was exacerbated with the October 2017 fires and more recently with flooding of Russian River communities.

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

The owners of four of the five properties have initiated and/or consented to the reorganization. The owner of the fifth parcel, APN 037-031-050 is obliged to annex as a result of an annexation covenant executed in 1965. 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 land-use designation for the affected territory in the County of Sonoma General Plan is Rural Residential with zoning identified as Rural Residential. In the City's Specific Plan, the parcels fronting West College are pre-zoned to the Single Family Residential district, consistent with the Low Density Residential land-use designation. The parcel fronting Link Lane was pre-zoned in 1987 to the Rural Residential zoning district consistent with the Very Low Density Residential land-use designation.

***(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 and/or national origins 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 affected territory, while located currently in an unincorporated County island, is in an urban area, surrounded by territory within the City of Santa Rosa. The area is not identified as a very high fire hazard zone nor is within a state responsibility area.