

File No. 2022-10: Northeast Santa Rosa Reorganization No. 22-01 Including Annexation to the City of Santa Rosa and Detachment from CSA 41 and Sonoma County Fire District

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 three parcels totaling approximately 3.49 acres. The parcel located at 2210 Brush Creek (APN 182-050-004), has been pre-zoned to Low Density Residential R-1-6 and is proposed to be subdivided into five lots, one of which will include the existing single-family residence. The General Plan designation for the parcel is intended for single family detached units but may permit single-family attached and multifamily units. The remaining parcels, located at 2200 Brush Creek Road and 0 Bridgewood Drive, are pre-zoned RR-20 and are not proposed to be subdivided or further developed at this time.

The vegetation within the territory consists of a mix of native, non-native and ornamental trees and shrubs. No creeks or seasonal drainage swales pass through the territory and the City's existing drainage infrastructure is sufficient to meet the demands of the four residential lots. The territory gently slopes downward from Brush Creek Road eastward to Rincon Creek, a narrow drainage which runs along the easternly edges of the territory. The Citywide Creek Master Plan recommends that this portion of the creek be preserved and places it within the Riparian Corridor Combining Zone subject to a minimum streamside conservation area.

The affected territory is an unincorporated island surrounded by residential development with various General Plan designations and zoning. The limited number of new housing units should not significantly increase the population of the area. The surrounding territory is substantially developed and should not see any significant increase in population over 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 applicant is proposing a minor four-lot subdivision with a remainder parcel containing the existing single-family dwelling. The developer will pay the costs to extend City water and sewer services to the affected territory. The City has determined that it has capacity in its existing systems to provide the necessary services to the affected territory and the new development. The City charges impact fees on new development to offset its proportional share of the cost of capital improvements.

The City Fire Department will provide fire and emergency services to the affected territory. The City has ten fire stations, one of which is located approximately 1.9 miles west of the territory and a station 2.4 miles to the southeast. A five minute or less response time is expected. The affected territory will be served by the Santa Rosa Police Department. The increase in population will not significantly increase the demand for these services.

The development within the affected territory will most likely generate 3-4 new students. 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 not significantly increase the use of City owned parks and recreational facilities and the existing facilities will be sufficient to meet the needs of the project residents.

(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 all residential development with limited undeveloped residential land. The General Plan Amendment and pre-zoning of 2200 Brush Creek Road from Rural Residential to Low Density Residential R-1-6 allows for the proposed development of four residential lots similar in design to the minor subdivision to the north on Lyric Lane.

The reorganization was found by the County of Sonoma to be consistent with its General Plan. The City has determined it has the capacity to provide services to the affected territory and finds that the reorganization provides needed housing for the community.

(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 Rural Residential indicates the potential for residential development of this site. The pre-zoning of R-1-6 for the parcel located at 2210 Brush Creek, as approved by the City Council, allows for the development of much needed housing.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) classifies the parcel at 2200 Brush Creek Road as Urban and Build-Up Land and 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 defined in Section 56016 as “land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.”

(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. The annexation of the three parcels will eliminate a small, unincorporated island.

(g) *A regional transportation plan adopted pursuant to Section 65080.*

The Proposal will not have a significant impact on Vehicle Miles Traveled and is not in conflict with Plan Bay Area. The Mitigated Negative Declaration for the housing documents states that the housing is below the screening level for CEQA of 110 trips per day.

(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 located within the sphere of influence of the City of Santa Rosa, the Sonoma County Fire District and County Service Area 41 (Multi-Services). Upon annexation, the territory will be detached from the Sonoma County Fire District and CSA 41. All other districts within which the territory is located will continue to provide services.

(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. No other comments were received.

(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 and LAFCO concurs with the determination. Costs of any new infrastructure

required to serve development shall be paid by the developer as determined by the development plan. The developer shall be responsible for various impact fees proportional to the level of impact the development will have on City services.

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

The City receives most of its potable water supply from the Sonoma County Water Agency (Sonoma Water) which draws water from the Russian River. The City also uses water supplied from its own groundwater wells and recycled water from the Regional Water Reuse System (Regional System). The City's 2020 Urban Water Management Plan states that the City will have sufficient water resources to meet the City's projected growth over the next 25 years and be able to accommodate water demand for the entire City during normal, dry, and multiple dry years. The Plan states that in the case of a severely dry year, or series of dry years, in which Sonoma Water reduces to the water supply to the City, the City will implement its Water Shortage Contingency Plan to reduce demand so that it does not exceed supply. The Plan identifies eight stages of water shortage with corresponding demand reduction measures to address the severity of the supply restriction.

(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 Regional Housing Needs Assessment (RHNA) for the 6th cycle housing element beginning in January 2023 is 4685 units. The proposal may modestly affect the City's ability to meet its target. The City currently has approximately 4131 new housing units in various stages of the permitting process. At this time, staff is not aware that any of the proposed housing units in this proposal will be designated as affordable or low income.

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

The owners of the parcel at 2200 Brush Creek contacted Supervisor Gorin by email prior to the August 23, 2022, City Council meeting stating their opposition to the development of the neighboring parcel and to being included in the annexation. Supervisor Gorin forwarded this email to City Council Members Dianna McDonald and Victoria Flemming as well as the Sonoma LAFCO Executive Officer. The owners of the parcel did not provide verbal or written opposition to the project at the Council meeting or contact LAFCO staff prior to or after notification of the Commission hearing. Staff has not received comments from the other owners, voters or residents of the affected territory.

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

The City's General Plan designated the territory as Very Low Density Residential. The City Council adopted a resolution amending the zoning of the 2210 Brush Creek parcel to Low

Density Residential and pre-zoned the parcel into the R-1-6 (Single Family) Zoning District. The other two parcels were pre-zoned into the RR-20 (Rural Residential) Zoning District.

(p) *The extent to which the proposal will promote environmental justice. 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 populations or communities.*

The proposal is not anticipated to promote or hinder environmental justice, as defined herein.

(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 not located within but is adjacent to the Wildland-Urban Interface Fire Area (WUI) which is defined by the City as a geographical area in the City of Santa Rosa at significant risk from wildfires. The territory has not been identified as a high or very high fire hazard zone and is not located within a state responsibility area.

In 2020 the City adopted a Community Wildfire Protection Plan, a five-year plan to identify, address and reduce the risks of wildfires in the WUI areas. On December 7, 2021, the City Council adopted the Sonoma County Multijurisdictional Hazard Mitigation Plan and an update to the City's Local Hazard Mitigation Plan. Upon annexation, the territory will be included in the City's Emergency Operation Plan.