

**2024-08: Northeast Santa Rosa Reorganization No 23-001 (Pol)**

**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 a single parcel totaling approximately three acres. The parcel is developed with two single-family dwellings and accessory structures. There are currently five people residing on the territory. It is bordered to the west by residential development, to the north by vacant land, to the east by Santa Rosa Creek and to the south by Hwy. 12

It is mostly flat, sloping generally to the southeast. Onsite stormwater flows to the southeast into Santa Rosa Creek. Future development would require a drainage plan directing flows to the existing city of Santa Rosa storm drainage infrastructure located along the parcel frontage.

The owner has stated that no new development is planned in the near future and therefore there is low potential for significant growth during the next 10 years. Any future development will be subject to City impact fees for City services including schools, parks, public safety, and other city services.

- 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.***

Annexation is proposed to allow the parcel to obtain sanitary sewer and water service from the City. The City service lines are located in Highway 12 fronting the parcel. The City states that it has capacity within its sanitary sewer and water systems to serve the affected territory and has determined that extension of service to the parcel will not disadvantage properties already within the City boundary. The costs to extend and connect the services to the parcel will be paid by the landowner.

- 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, urban growth boundary and urban service area boundary and is a logical extension of the City boundary. No negative effects are anticipated on adjacent areas or the local governmental structure.

**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 parcel is not within open space land or under agricultural use. It is developed with residential uses allowable under the County's General Plan zoning and is rezoned for very low residential use. It is within the City's sphere of influence, urban growth boundary and urban service area boundary and annexation is a logical extension of the City boundary.

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

The parcel is not considered to be Prime Farmland, Unique Farmland, Farmland of Statewide Importance or under a Williamson Act contract and will therefore have no impact on 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 parcel has specific boundary lines that are certain and identifiable and are a logical extension of the City boundary.

**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. Annexation of the subject parcel would 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 or near a PDA.

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

The parcel is located within the City's urban service area boundary as designated in the County General Plan and is therefore anticipated by the County for annexation to the City. The City found the proposed annexation consistent with its General Plan.

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

The affected territory is not located within the sphere of influence of any other agency providing sewer and water services.

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

No comments have been 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 states that it can serve the affected territory upon annexation. The existing water main is located approximately two hundred feet from the existing entrance to the parcel. The existing sewer main runs along the property frontage on Highway 12. The landowner will be responsible for the costs to connect to the services and extend the services to the parcel.

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

The affected territory will be connected to the City water system. The City has indicated that it has adequate capacity to serve the parcel.

***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 proposal will not affect regional housing needs for the County of Sonoma as no new development is proposed. After annexation, any new development would be applied toward the City's housing numbers.

***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 or surrounding territory have been received by Sonoma LAFCO.

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

The land-use designation in the Sonoma County General Plan for the parcel is rural residential with a zoning of RR-B6 20 with Riparian Corridor and Scenic Road designations. The parcel is currently developed with two single family dwellings.

***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 will not promote environmental justice. The purpose of the proposal is to connect existing dwellings to the City water and sewer systems. No new development is proposed at this time.

**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 is currently identified by the State Fire Marshal as located within a high fire hazard zone and a state responsibility area.

The territory is adjacent to the City's designated 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. Upon annexation, the territory will be included within the WUI. The City requires that all new construction within a WUI meet construction requirements as set forth in Chapter 7A of the most current adopted California Building Code (CBC).

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.