

## SONOMA LOCAL AGENCY FORMATION COMMISSION

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### Staff Report

**Meeting Date:** November 6, 2024

**Agenda No:** Item No. 3.2

**Agenda Item Title:** Northeast Santa Rosa Reorganization No 23-001 (Pol)

**LAFCO File No:** 2024-08

**Applicant(s):** John Pol

**Proposal:** Request for a reorganization consisting of annexation of one parcel totaling +/- 3 acres, to the City of Santa Rosa and detachment from Sonoma County Fire District and County Service Area No. 41 (Multi-Services)

**Location:** 5817 Highway 12 (APN 031-090-041)  
Generally located on the northern side of Highway 12, between Los Alamos Road and Melita Road in unincorporated Sonoma County

**General Plan:** County – RR B6 20  
City – RR 20 SR RC

**Environmental Determination** City of Santa Rosa General Plan 2035 Environmental Impact Report

**Staff Contact:** Cynthia Olson

## **Analysis**

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### **Background**

John Pol (“the Applicant”) has submitted an application for a reorganization consisting of annexation to the City of Santa Rosa (“City”) of one parcel (APN 031-090-041), totaling approximately three acres. The parcel is generally located on the northern side of Highway 12, between Los Alamos Road and Melita Road in unincorporated Sonoma County. It is currently developed with two dwellings and outbuildings and is surrounded by residential development, vacant land, and Santa Rosa Creek.

The parcel generally slopes 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 parcel is contiguous to the City boundary and is located within the LAFCO-determined Sphere of Influence for the City and within both the voter-approved Urban Growth Boundary and the Sonoma County General Plan “urban service area” boundary.

### **Reason for Proposal**

The owner of the parcel wishes to access municipal services including water and sewer. The parcel could be developed in the future to the densities allowed under the current City zoning. Future development would be subject to any applicable City development impact fees including schools, parks, and traffic. Currently the owner has no plans for additional development.

The City determined that annexation of the parcel is consistent with the goals of the Santa Rosa General Plan which supports annexation of unincorporated land adjacent to the City and within the Urban Growth Boundary when public services are available, and annexation is a logical expansion of the City.

### **City Actions**

On April 11, 2024, the City Planning Commission adopted Resolution PC-2024-007 (Attachment 3) determining that the General Plan land use designation of Very Low Density Residential, and the proposed Rezoning to the RR-20-SR-RC zoning district is consistent with the City’s General Plan. The Planning Commission recommended that the City Council approve and adopt the proposed rezoning.

The RR 20 zoning district permits 20,000-square-foot lot sizes and is intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses.

Highway 12 (Calistoga Road to Oakmont) is a designated scenic road in Section 20-28.050 Scenic Road (SR) combining district. The Scenic Road Combining District will require that any future development adhere to the additional development standards.

The Resilient City Combining District (RC) is intended to facilitate the reconstruction and resilience of areas within the Santa Rosa City limits that were impacted by the Tubbs and Nuns fires of October 2017 and the Glass Fire of 2020 (Disasters). The subject parcel is adjacent to territory impacted by the Glass Fire.

The property is bordered on the east by a reach of the Santa Rosa Creek. This reach is included in the Citywide Creek Master Plan and is recommended for preservation due to its value as fish and wildlife habitat. Any future development will be subject to the City's creekside development requirements.

On June 4, 2024, the Santa Rosa City Council pre-zoned the parcels to the Rural Residential Scenic Road Resilient City (RR-20-SR-RC) determining this zoning to be consistent with the General Plan Very Low Density Residential General Plan land use designation. and the existing development consistent with the RR-20-SR-RC Zoning District. The City's ordinance is attached (Attachment 3).

### **City Action: Environmental Determination**

As part of its pre-zoning ordinance for the parcel, the Santa Rosa City Council determined that the Environmental Impact Report for the Santa Rosa General Plan 2035 ("EIR"), which was adopted in November 2009, reviewed and analyzed proposed land-use designations which apply to the affected parcel. As indicated above, the City determined that the RR-20-SR-RC zoning is consistent with the Rural Residential Scenic Road Combining District-Resilient City Combining District General Plan designation.

As such, the City determined that pre-zoning the parcel to the zoning district consistent with the land-use designations and annexation actions were encompassed – considered and analyzed - within the scope of the EIR. The City found that the subject proposal does not present significant environmental effects that were not previously considered and further found no project-specific impacts which are peculiar to the project, or its site exist. In Ordinance 2024-009, the City made findings pursuant to Section 15183 of the California Environmental Quality Act ("CEQA") Guidelines, which states, in relevant part:

*...projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.*

Based on its analysis and Section 15183, the City found that no additional environmental review is required for the subject proposal. Sonoma LAFCO is a responsible agency for the proposal, following the determination of the lead agency, the City of Santa Rosa. Sonoma LAFCO staff agrees with the City's findings for the Proposal.

Due to the size of the digital files, digital versions of the General Plan Draft EIR and Final EIR were sent the commissioners separately through an online document transfer program. The documents can also be reviewed on the City's website at <https://srcity.org/392/General-Plan>.

### **Consent of Owners**

All the owners of the parcels have provided consent to the proposed reorganization. Pursuant to Government Code Section 56662, the Commission may waive notice and hearing if no affected local agency has submitted a written demand for notice and hearing during a 10-day period following provision of notice. As no written demand was received and the affected territory has been determined to be uninhabited as defined by Government Code Section 56079.5, the Commission may waive Protest Proceedings.

### **Individual Factors for Consideration**

California Government Code §56668 describes factors to be considered in the Commission's review of an annexation proposal. The review must include, but is not limited to, consideration of these factors that are outlined and addressed in Attachment 1.

### **Recommendation**

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Adopt the proposed resolution (Attachment 2) taking the following actions:

1. Approve the reorganization and waive protest proceedings, pursuant to the following findings and determinations:
  - a. The Affected Territory is within the City's Sphere of Influence, Urban Service Area Boundary and Urban Growth Boundary; is contiguous to the City's current limits; is a logical extension of the City boundary; is consistent with the land-use designations in the City's General Plan; and has been pre-zoned by the City.
  - b. The reason for the reorganization is to allow access to City utility services and eventual development at densities consistent with the City's General Plan land-use designations.
  - c. The City has stated that it can provide services to the affected territory upon annexation.

d. The Proposal is consistent with the Sonoma County General Plan.

e. All owners of the properties have consented to the Proposal and the affected territory has been determined to be uninhabited pursuant to Government Code Section 56079.5.

2. Regarding the Commission's responsibilities for the proposal, pursuant to the California Environmental Quality Act,

a. Find that further review is not required, pursuant to State CEQA Guidelines Section 15183.

b. Direct staff to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

### **Alternative to Recommendation**

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None

### **Attachments**

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1. Factors for Consideration
2. Draft Resolution
3. City Ordinance No. 2024-009
4. Preliminary Map and Boundary Description

Documents sent separately: City of Santa Rosa General Plan 2035 Draft Environmental Impact Report; City of Santa Rosa General Plan 2035 Final Environmental Impact Report