2026-07: Northwest Santa Rosa Reorganization No 26-02 (Rush)

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 one acre. The parcel is located within a county island surrounded by the City of Santa Rosa. The parcel is mostly flat and developed with one single-family dwelling, accessory structures and residential landscaping. It is bordered on all sides by residential parcels developed to the density allowed by current zoning.

There are currently two people residing in the territory.

The project site is prezoned for Very Low Density Residential which allows a density range from 0.2 to 2 units per acre. It is primarily intended for single-family detached use 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 a single parcel to obtain sanitary sewer and water service from the City. The City service lines are in Northfield Way. The City states that there is adequate infrastructure and services in the area and that it has capacity within its sanitary sewer and water systems to serve the affected territory. The extension of services 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 annexation of the parcel is a logical extension of the City

boundary. Annexation of the parcel reduces the size of an unincorporated island. 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 prezoned 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 was 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 in that the Plan focuses growth in Priority Development Areas (PDA), and 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. Annexation of the parcel is consistent with the goals and policies of the City and County General Plans.

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. Existing City sewer and water lines are in Northfield Way and are accessible through an easement to the parcel. 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 upon annexation. 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 AR B6 20 which allows for raising crops and farm animals in areas designated primarily for rural residential use. The parcel is currently developed with one single family dwelling. No agricultural activity has occurred or is occurring on the 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 will not promote environmental justice. The purpose of the proposal is to connect an existing dwelling to the City water and sewer systems. No new development or changes in use are proposed currently.

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 not located within a Fire Hazard Severity Zone or the City's designated Wildland-Urban Interface Fire Area (WUI). It is within the boundary of the County Service Area 40 (Fire Services). Once annexed, the parcel will be served by the City Fire Department and will be included in the City's Emergency Operation Plan.