Draft Resolution No.

111 Santa Rosa Ave. Ste. 240
Santa Rosa, CA 95404

November 4, 2026

Resolution of the Local Agency Formation Commission of the County of Sonoma, State of California, Making Findings and Determinations Pursuant to CEQA Guidelines, Approving a Reorganization of Territory Designated as Northwest Santa Rosa Reorganization No. 2026-02 (Rush) Involving Annexation to the City of Santa Rosa and Detachment from the CSA 40 (Fire Services) and County Service Area No. 41 (Multi-Services), and Waiving Protest Proceedings for the Proposal (File No. 2026-07)

RESOLVED, that the Local Agency Formation Commission of the County of Sonoma (the Commission") hereby finds and determines as follows:

1. **Procedural History**

1.1 Margarete Sharp and Sandra Rush ("the Applicants") filed an application with the Executive Officer of the Commission ("the Executive Officer") pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 et seq. ("the Cortese-Knox-Hertzberg Act"), proposing a reorganization consisting of annexation to the City of Santa Rosa ("the City") and detachment from CSA 40 (Fire Services) and County Service Area No. 41 (Multi-Services) ("the Proposal"). The affected territory consists of one parcel (APN 036-035-011), totaling approximately one acre. The parcel is generally located on the northern side of Marsh Road, east of Manning Court and south and west of Northfield Way in unincorporated Sonoma County. ("the Affected Territory").

1.2 As part of the Application, the Applicants included a plan for providing services within the Affected Territory ("the Plan for Services"). The Application and the Plan for Services were submitted to the Executive Officer pursuant to the Cortese-Knox-Hertzberg Act. The Executive Officer accepted the Application for filing and issued a certificate of filing. Following issuance of the certificate of filing, the Executive Officer set the Proposal for consideration by the Commission.

1.3 The Executive Officer considered City Planning Commission Resolution 2026-15 and City Council Ordinance 2026-19 and determined that the Proposal was exempt from the California Environmental Quality Act ("CEQA").

1.4 The Executive Officer reviewed and analyzed the Proposal and prepared a report ("the Executive Officer's Report") recommending its approval. Upon

DRAFT

completion, the Executive Officer furnished copies of the Executive Officer's Report to all people entitled to copies under the Cortese-Knox-Hertzberg Act.

1.5 The Commission considered the Proposal at its meeting of November 4, 2026. At the meeting, the Commission heard and received all relevant oral and written testimony and evidence presented or filed. All interested persons were given the opportunity to hear and be heard. At the end of public testimony, the Commission voted to approve the Proposal, as set forth herein.

1.6 The Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the Proposal.

2. CEQA Compliance

2.1 The Commission concurs with the Executive Officer and finds and determines that the Proposal is exempt under the State CEQA Guidelines 15319(a) and (b): Annexations of Existing Facilities and Lots. The facts and circumstances supporting the Commission's conclusion are as follows:

(a) The Proposal details that establish the Proposal's eligibility for exemption under State CEQA Guidelines Section 15319(a) and (b) are as follows:

(1) The Proposal consists of annexation of one parcel, totaling approximately one acre to allow for connection to the City water and sanitary sewer service. The parcel contains one single-family dwelling.

(2) The Affected Territory is within the City's sphere of influence, urban growth boundary and urban service area boundary.

(3) The parcels are developed to a density allowed under the land-use designation Agriculture Residential B6 20, pursuant to the Sonoma County General Plan. No additional development has been proposed.

(b) State CEQA Guidelines Section 15319(a) exempts the annexation from the provisions of CEQA in that the proposed annexation to the City is comprised of area containing existing public or private structures developed to the density allowed by the current zoning and the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities and Section 15319(b) exempts annexations of individual small parcels of the minimum size for facilities.

2.2 The Commission has considered the potential environmental effects of the Proposal prior to reaching its decision on the Proposal. The Commission finds that, in doing so, it has fully discharged its responsibilities under CEQA for the Proposal.

3. Cortese-Knox-Hertzberg Act Compliance

DRAFT

3.1 The Commission finds that 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.

3.2. The Commission finds that the purpose of the Proposal is to obtain municipal services for development purposes at densities consistent with the City's General Plan land-use designations.

3.3. The Commission finds that the City has sufficient capacity to provide municipal services to the Affected Territory.

3.4. The Commission finds that Proposal is consistent with the Sonoma County General Plan.

3.5. The owners of the parcel initiated and have consented to the Proposal. Pursuant to Government Code Section 56662, the Commission determines that, since no affected local agency has submitted a written demand for notice and hearing during a 10-day period following provision of notice and the affected territory has been determined to be uninhabited pursuant to Government Code Section 56079.5, the Proposal qualifies for waiver of Protest Proceedings.

3.6. Based on the foregoing findings and determinations and the record of these proceedings, the Commission finds and determines that the Proposal is consistent with the intent of the Cortese-Knox-Hertzberg Act and the purposes of the Commission, as expressed in Government Code §56001 and §56301. The Commission further finds, therefore, that approval of the Proposal is appropriate.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, and pursuant to the Cortese-Knox-Hertzberg Act, the Commission hereby declares, and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Commission finds that further environmental review is not required, pursuant to State CEQA Guidelines Section 15319(a) and (b).

3. The Proposal is approved.

4. The Commission shall waive protest proceedings for the Proposal in compliance with this resolution and Section 56663(c) of the California Government Code.

DRAFT

5. The boundary of the Affected Territory shall be as shown and described in Exhibit “A” to this resolution, attached hereto and incorporated herein by this reference.

6. The Proposal is assigned the following short-form designation: Northwest Santa Rosa Reorg No. 2026-02 (Rush).

7. The regular County assessment roll shall be utilized for the Proposal.

8. The Affected Territory shall not be taxed for existing bonded indebtedness and contractual obligations.

9. The property tax transfer to the City shall be in accordance with the master property tax exchange agreement adopted by the County of Sonoma and the cities in Sonoma County, as described in Sonoma County Board of Supervisors Resolution No. 89-0270.

10. The effective date of the reorganization shall be the date of the recordation of the Certificate of Completion.

11. The Executive Officer is directed to file a certificate of completion for the Proposal after receipt of all final materials. If a certificate of completion for the Proposal has not been filed within one year after the adoption of this resolution, the Proposal shall be deemed abandoned unless, prior to the one-year period, the Commission authorizes an extension of time for completion of the Proposal.

12. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission’s decision herein is based. These documents may be found at the office of the Clerk of the Commission, 111 Santa Rosa Ave., Ste. 240, Santa Rosa, CA, 95404.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 4th day of November 2026 and ordered adopted by the following vote:

Commissioners:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared the foregoing resolution adopted and

SO ORDERED.

_____

DRAFT

_____
Mark Bramfitt, Executive Officer

The within instrument is a true and correct copy of the original on file in this office.

ATTEST:

BY: _____
Clerk

DRAFT