SONOMA LOCAL AGENCY FORMATION COMMISSION
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Staff Report

Meeting Date:	November 4, 2026
Agenda No:	Item No. 4.2
Agenda Item Title:	Northwest Santa Rosa Reorganization No 26-02 (Rush)
LAFCO File No:	2026-07
Applicant(s):	Margarete Sharp and Sandra Rush
Proposal:	Request for a reorganization consisting of annexation of one parcel totaling +/- 1 acre, to the City of Santa Rosa and detachment from CSA 40 (Fire Services) and County Service Area No. 41 (Multi-Services)
Location:	1977 Marsh Rd (APN 036-035-011) Generally located on the northern side of Marsh Road, east of Manning Court and south and west of Northfield Way in unincorporated Sonoma County
General Plan:	County – AR B6 20 City – RR 20
Environmental Determination	Categorical Exemption Section 15319(a): Annexations of Existing Facilities and Lots and 15319(b):
Staff Contact:	Cynthia Olson

Analysis

Background

Margarete Sharp and Sandra Rush ("the Applicants") have submitted an application for a reorganization consisting of annexation to the City of Santa Rosa ("City") 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. It is currently developed with a single-family dwelling and is bordered on all sides by residential parcels developed to the density allowed by current zoning.

The parcel is located within an unincorporated island and is contiguous to the City boundary. In October and December 2025, staff mailed sentiment surveys to 25 property owners within the surrounding county island. Fourteen survey forms were returned, four of which expressed interest in annexation. Staff determined that the four parcels were not positioned in the island in a way that would, as required by law, create a logical annexation boundary. Because the subject parcel is eligible for annexation, staff determined that a single-parcel annexation is appropriate.

The parcel 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 owners of the parcel applied to the City for annexation to obtain access to municipal services. The owners currently have no plans for additional development.

City Actions

On April 9, 2026, the City Planning Commission unanimously adopted Resolution No. PC-RES-2026-015, recommending that the City Council Pre-zone the property to the RR-20 zoning district (Attachment 1). The Commission determined that the proposed prezoning to RR-20 would not be detrimental to the public interest, health, safety, convenience or welfare of the City and 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 where public services are available, and annexation is a logical expansion of the City.

On May 12, 2026, the Santa Rosa City Council adopted Ordinance 2026-19 pre-zoning the parcels to Rural Residential (RR) and finding the proposed prezoning to be consistent with the General Plan Very Low-Density Residential land use designation (Attachment 1).

Environmental Determination

The Executive Officer finds that the Proposal is exempt under the State CEQA Guidelines 15319(a) and (b): Annexations of Existing Facilities and Lots in that the Proposal consists of annexation of a single parcel, totaling approximately one acre, to the City to allow for connection to the City water and sanitary sewer service. The parcel contains an existing single-family residence and is developed to the density allowed under the current zoning. The parcel is within the City's sphere of influence, urban growth boundary and urban service area boundary. No additional development is proposed.

Consent of Owners

All the owners of the parcel 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 2.

Recommendation

Adopt the proposed resolution (Attachment 3) 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.

    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 property 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 the proposal exempt pursuant to State CEQA Guidelines Section 15319 (a) and (b): Annexations of Existing Facilities and Lots

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

Alternative to Recommendation

None

Attachments

1. City Planning Commission Resolution 2026-015 and City Council Ordinance No. 2026-019
2. Factors for Consideration
3. Draft Resolution
4. Preliminary Map and Boundary Description