

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403

(707) 565-2577 FAX (707) 565-3778

www.sonomalafco.org

March 9, 2017

Patrick Streeter, Senior Planner
City of Santa Rosa Department of Planning & Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa Ca. 95404

Re: Referral: Baldi Corner Annexation & Prezoning (ANX17-003)

Dear Patrick:

Thank you for the opportunity to comment on the above referral regarding pre-zoning of nine parcels at the northwest corner of Highway 12 and Middle Rincon Road in association with a proposed annexation to the City of Santa Rosa ("City"). The affected territory is within the City's Sphere of Influence and Urban Growth Boundary and, as an unincorporated island, is completely surrounded by the City.

State law authorizes LAFCO as the agency for determining whether the subject territory should be annexed to the City. LAFCO must consider various factors, including the ability of the City to serve the subject territory and the consistency of the pre-zoning with the land-use designation(s) of the City's General Plan. In that Sonoma LAFCO is prohibited by law from imposing conditions that would regulate property development, it is our practice to not comment on pre-zoning decisions of the affected city, except to require that the property be appropriately pre-zoned prior to application for annexation.

Elimination of islands of unincorporated territory surrounded by a city through annexation is a key goal of LAFCO; thus, we appreciate the City's effort, here, to include, in the annexation boundary, all parcels within the subject island.

Applications for annexation of territory to a city or district may be submitted to Sonoma LAFCO by petition or by resolution of a legislative body. All submittals must include a completed application form, a preliminary map and boundary description, and supporting documents showing action by the city or district, including an environmental determination; a processing fee applies.

Regarding the California Environmental Quality Act, LAFCO would act as a responsible agency, with the City as the lead agency.

Regarding the subject proposal and the paperwork provided (map, "Baldi Corner Annexation Consent Form," and "NESR Reorganization Public Services Plan,"), LAFCO staff has several comments:

1. Map – One of the maps submitted appears to be a good representation of the area proposed for annexation, for LAFCO purposes. Prior to submittal to LAFCO, the

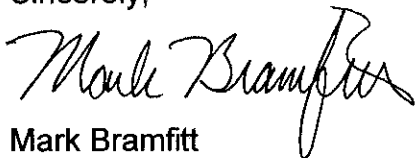
map would need to be enhanced with certifications and title change to meet Commission and State Board of Equalization requirements.

2. Consent Form – In that state law requires that (a) signatures submitted to LAFCO as part of a petition be secured within six months of the date on which the first signature is fixed on the petition and (b) the petition be submitted to LAFCO within 60 days after the last signature is provided on the petition, should the City pre-zone the subject territory and Mr. Baldi and others submit an application to LAFCO, it is likely that the signature requirement would not be satisfied with the submittal of the current consent form.
3. Public Services Plan – State law (Government Code section 56653(b)) requires submittal of a plan for services as part of the application to LAFCO. The plan for services must minimally include:
 - An enumeration and description of the services to be extended to the affected territory
 - The level and range of those services
 - An indication of when those services can feasibly be extended to the affected territory
 - An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the...reorganization is completed.
 - Information with respect to how those services will be financed

While the Public Services Plan provided as part of the referral includes information that covers some of these factors, it should be refined to respond to factors not covered.

If you have questions, please contact me either by email (mark.bramfitt@sonoma-county.org) or by telephone (707-565-3765).

Sincerely,



Mark Bramfitt
Executive Officer