

## SONOMA LOCAL AGENCY FORMATION COMMISSION

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June 20, 2017

Amy Nicholson  
City Planner  
Planning & Economic Development Department  
City of Santa Rosa  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

Re: Referral: Annexation of 3753 and 3747 Chanate Road, Santa Rosa, APNs 173-260-007 and 173-260-008

Dear Amy:

Thank you for the opportunity to comment on the above referral.

The Sonoma Local Agency Formation Commission is the agency that has the authority, pursuant to state law, to determine whether unincorporated territory in Sonoma County should be annexed to a city. The City of Santa Rosa's responsibility is pre-zoning of the subject territory and acting as the lead agency under the California Environmental Quality Act; LAFCO is a responsible agency. Subsequent to action by the City, an application would be submitted to LAFCO by petition of the property owner or by resolution of the City.

The subject property is contiguous to the City of Santa Rosa boundary and is within the City's LAFCO-determined sphere of influence. Contiguity to the City's boundary and location within the City's sphere are two key criteria that LAFCO considers in its deliberations.

The subject territory is located within an unincorporated island surrounded by the City. LAFCO supports efforts to eliminate islands. While the subject parcels are located at a corner of the island and their annexation, should it be approved, would reduce the size of the island, LAFCO would encourage the addition of adjacent parcels to the proposal to expand the potential area proposed for annexation. The City also has the opportunity to use the island annexation provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56375.3) whereby the City Council, by resolution, can apply to LAFCO for annexation of all 13 parcels within the island in a streamlined process.

Regarding pre-zoning of the subject territory, LAFCO is prohibited by state law from regulating property development. However, the territory must be pre-zoned to be consistent with the land-use designation in the City's general plan.

If you have questions, please contact Sonoma LAFCO staff.

Sincerely,



Carole L. Cooper  
Assistant Executive Officer