

John Pol Annexation Prezoning

5817 HWY 12

April 11, 2024

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- The property located at 5817 HWY 12 is currently unincorporated and adjacent to properties within the City's limits.
- It is currently developed with three single-family dwellings on 3.18-acres.
- The purpose of the annexation is to obtain City utilities to serve the existing development on site. No new development or construction is proposed at this time.

Project Location Address



- September 19, 2023 – Application Submitted
- November 10, 2023 – Notice of Application



General Plan & Zoning



- RR is an implementing zoning district of the Very Low Density Residential General Plan land use designation .

-SR Scenic Road Combining District

Highway 12 (Calistoga Road to Oakmont) is a designated scenic road. The Scenic Road Combining District will require that any future development adhere to the additional development standards.

-RC Resilient City Combining District

The purpose of the -RC combining district is intended to facilitate the reconstruction and resilience of areas impacted by the Tubbs, Nuns, and the Glass Fires.

Environmental Review

California Environmental Quality Act (CEQA)

- The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified.
 - Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

- No outstanding issues.

Interest from neighbors but no concerns voiced since there's no development proposed.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council Prezone the property located at 5817 HWY 12 consistent with the General Plan land use designations.

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