

PD DISTRICT NO. 96-001

Location: See Map

Project Name: Southeast Area - Including SESR 1-98, 2-98 + 3-98

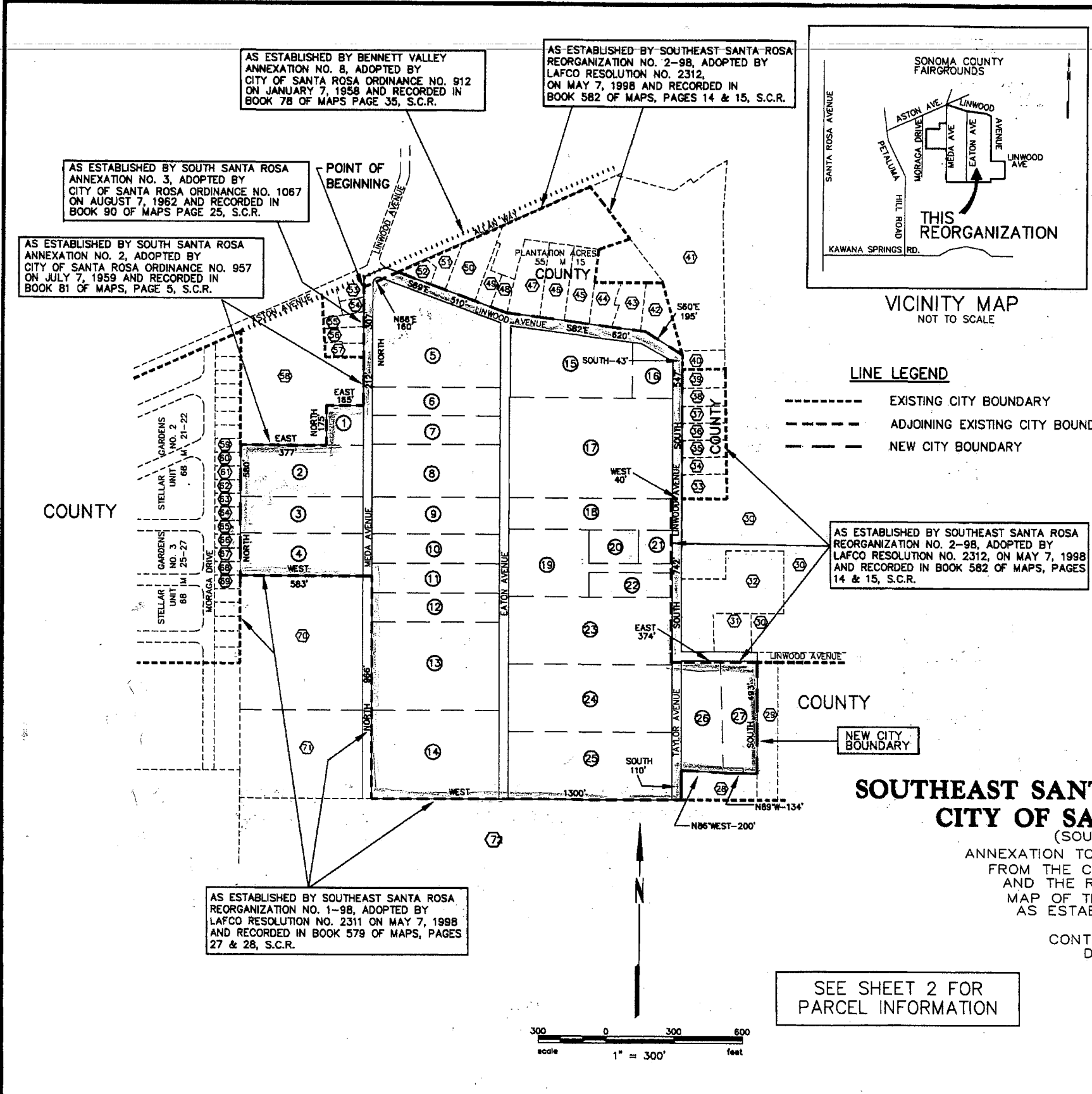
Policy Statement Dated: 1-19-96 Attached None

Conditional Use Permit Dated: _____ Attached None

Development Plan Dated: _____ Attached None

General Notes:

Individual developments have adopted
additional standards - refer to individual
Use Permit Provisions and design standards
for further information



CITY ENGINEER'S CERTIFICATE

I, ANTHONY A. CABRERA, CITY ENGINEER, OF THE CITY OF SANTA ROSA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFORMS TO THE REQUIREMENTS OF TITLE 4, DIVISION 1, CHAPTER 1, ARTICLE 3 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DESCRIPTION OF THE REORGANIZATION AS ADOPTED BY THE CITY COUNCIL ON THE 8TH DAY OF DECEMBER, 1998 BY RESOLUTION NO. 23801.

DATE 12/24/98

Anthony A. Cabrera
ANTHONY A. CABRERA, P.L.S. 7332
CITY ENGINEER, CITY OF SANTA ROSA
STATE OF CALIFORNIA
LICENSE EXPIRES 12/31/01

RECORDER'S CERTIFICATE

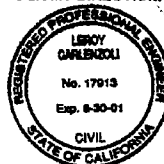
FILED THIS 14TH DAY OF January, 1999, AT 2:11 PM IN BOOK 588 OF MAPS, AT PAGE(S) 23-34 AT THE REQUEST OF THE EXECUTIVE OFFICER OF THE SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION.
99-5599
Fee: 0

Bernice A. Peterson
BERNICE A. PETERSON
COUNTY RECORDER
DEPUTY *Susan K. Deam*

ENGINEER'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION.

DATE 12-23-98



Leroy E. Carlenzoli
LEROY E. CARLENZOLI
R.C.E. 17913
LIC. EXP. 08/30/01

LAFCO CERTIFICATE

APPROVED BY SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION RESOLUTION NO. 2322

DATE 11-4-98

Edward D. ...
EXECUTIVE OFFICER

**SOUTHEAST SANTA ROSA REORGANIZATION NO. 3-98
CITY OF SANTA ROSA, SONOMA COUNTY**

(SOUTHEAST SANTA ROSA AREA GROUP)
ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT FROM THE COUNTY SERVICES AREA 41 (MULTI-SERVICES) AND THE RINCON VALLEY FIRE PROTECTION DISTRICT MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY AS ESTABLISHED BY RESOLUTION NUMBER 23801.

CONTAINING 79.8 ACRES MORE OR LESS
DATE PREPARED JUNE 16, 1998



CITY FILE NO. 98-122

ADJOINING PROPERTIES

NO.	A.P. NO.	OWNER	DOC. NO.
48	038-254-029	FREED, JEFFREY L & SUSAN E	86-86006
49	038-254-033	GIRARD, G KENNETH JR & MAXINE A	92-0141794
50	038-254-002	HALEY, JOHN H & CHERYL	94-0070900
51	038-254-021	POOLEY, EARL E & BARBARA L	81-0013523
52	038-254-020	KIRIAKOPOLOS, JOHN & ULLA B /TR	91-0127809
53	009-401-008	COUNTY OF SONOMA	2432 O.R. 047
54	009-401-007	COUNTY OF SONOMA	2432 O.R. 472
55	009-401-004	COUNTY OF SONOMA	2388 O.R. 290
56	009-401-003	COUNTY OF SONOMA	2388 O.R. 288
57	009-401-002	ASHTON, DWIGHT K & JANELLE M	81-040404
58	009-401-001	COUNTY OF SONOMA	1396 O.R. 006
59	044-182-008	SANCHEZ, FROILAN G	94-013935
60	044-182-009	CHRISTINE, RALPH A & MARY L ET AL	1193 O.R. 290
61	044-182-010	TATE, MICHAEL A & TEDDI E	95-070126
62	044-182-011	HULEN, PHIL R & BETTE A	96-078482
63	044-182-012	FULLER, JEAN ET AL	98-012877
64	044-182-013	MC CONKIE, DAVID C & LISA S	97-064214
65	044-182-014	RODRIGUES, THEODORE A	84-039884
66	044-173-001	RIVAS, ANTONIO C.	94-119302
67	044-173-002	TUCKNESS, RICK E & WENDY L	83-030198
68	044-173-003	UZIEL, EDWARD	1929 O.R. 174
69	044-173-004	FOLEY, MARY D	86-088463
70	044-031-036	BURBANK HOUSING DEV COPR	92-0004258
71	044-031-017	MC GOLDRICK, MADELINE E /TR	94-0102384
72	044-180-009	OCEANIS	95-0088604

ADJOINING PROPERTIES

NO.	A.P. NO.	OWNER	DOC. NO.
28	044-200-011	PIERONI, ROSIE	2780 O.R. 879
29	044-200-017	VOIGHT, GEORGE & GINA B	85-008730
30	044-200-028	MC INTOSH, GYVEN TR	93-098790
31	044-200-027	MC INTOSH, GYVEN TR	93-098770
32	044-200-029	MC INTOSH, GYVEN TR	93-098770
33	038-254-019	KALBFELL, JUDITH E	81-0019645
34	038-254-018	BUBB, KENNETH PAUL & DONNA B	94-0108887
35	038-254-017	AZAR, MERYL JAN	87-0045135
36	038-254-016	ELLINGSON, DARRYL E /TR	92-0110239
37	038-254-015	MASSON, CHARLES & MARY-PAGE	96-0103122
38	038-254-014	NEREAUX, JAMES D & BARBARA	92-0130106
39	038-254-013	DUVALL, JACQUE II & LORIE	89-0030221
40	038-254-012	ELLINGSON, DARRYL E /TR	92-0110239
41	038-254-007	ELLINGSON, DARRYL E /TR	92-0110239
42	038-254-025	SINCLAIR, SUSAN LEE & LEE A	85-0012751
43	038-254-035	JOHNSON, JEANNE M & DOUGLAS H	2444 O.R. 663
44	038-254-034	JOHNSON, MARK D. & JONELLE M.	97-102586
45	038-254-009	LANG, GRACE V /TR	91-0086782
46	038-254-008	MARIGO, ROBERT J & DOLORES K	90-0042569
47	038-254-004	KEMPLER, JUDY & SCHEFFERS, MICHAEL	89-52067

PROPERTY TO BE ANNEXED

NO.	A.P. NO.	OWNER	DOC. NO.	ADDRESS
1	038-251-003	COUNTY OF SONOMA	93-039008	VACANT
2	038-251-004	ASHTON, DWIGHT & JANELLE	93-068449	1825 MEDA AVENUE
3	044-031-014	CRAIL, JOHN RAY & ANN S	92-0120229	1701 MEDA AVENUE
4	044-031-015	EASTERLING-RUSSELL, DOROTHY	93-0071734	1785 MEDA AVENUE
5	038-252-001	COUNTY OF SONOMA	2812 O.R. 224	VACANT
6	038-252-006	COUNTY OF SONOMA	2238 O.R. 670	VACANT
7	038-252-005	COUNTY OF SONOMA	2238 O.R. 670	VACANT
8	038-252-004	MELLERSTIG, KENT & GLORIA	82-041224	VACANT
9	044-032-006	BLACKER, LANCE W & DELORIS R	87-071396	1650 MEDA AVENUE
10	044-032-009	CORBIN, LARRY TR ETAL	92-069075	1770 MEDA AVENUE
11	044-032-010	PARKER, ROBERT F	91-028528	1776 MEDA AVENUE
12	044-032-011	ROMERO, HENRY & LOUISE TR	87-047229	1800 MEDA AVENUE
13	044-032-005	SOUZA, JOAN ADAMIS ET AL	94-063421	1820 MEDA AVENUE
14	044-032-004	MC GOLDRICK, MADELINE E. TR	94-102384	1845 MEDA AVENUE
15	038-253-003	NILES, CHARLES P & JACQUILYN L. TR ET AL	95-015917	2111 LINWOOD AVENUE
16	038-253-004	NILES, CHARLES P & JACQUILYN L. TR ET AL	96-040385	2307 LINWOOD AVENUE
17	038-253-002	ORTIZ, RAOUL & EVE	98-19170	2375 LINWOOD AVENUE
18	044-033-001	NATIONAL LOAN INVESTORS	97-097417	VACANT
19	044-033-011	HOWERTON, LAWRENCE EUGENE & LYNDA ANN	88-061319	2549 LINWOOD AVENUE
20	044-033-010	HOWERTON, LAWRENCE EUGENE & LYNDA ANN	88-061319	2541 LINWOOD AVENUE
21	044-033-009	STEMPER, BARRY & MARGARET	95-068518	2533 LINWOOD AVENUE
22	044-033-006	CHAPDELAIN, WILLIAM & TRACY	87-108638	2555 LINWOOD AVENUE
23	044-033-004	VEALE, KIRK	89-120656	2595 LINWOOD AVENUE
24	044-033-013	DARDI, JOSEPH C & GERI A	94-040046	VACANT
25	044-033-012	DARDI, JOSEPH C & GERI	96-077403	2719 LINWOOD AVENUE
26	044-200-013	DARDI, GERALDINE & JOSEPH C	96-077405	2807 LINWOOD AVENUE
27	044-200-012	DARDI, GERALDINE & JOSEPH C	96-077405	VACANT

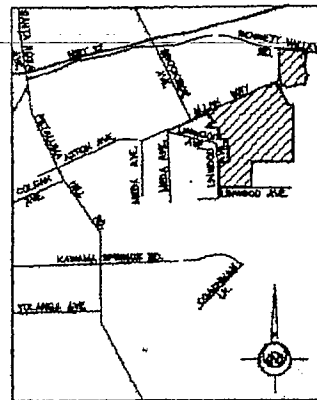
SOUTHEAST SANTA ROSA REORGANIZATION NO. 3-98
CITY OF SANTA ROSA, SONOMA COUNTY

(SOUTHEAST SANTA ROSA AREA GROUP)
ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT
FROM THE COUNTY SERVICES AREA 41(MULTI-SERVICES)
AND THE RINCON VALLEY FIRE PROTECTION DISTRICT
MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY
AS ESTABLISHED BY RESOLUTION NUMBER 23801.

CONTAINING 79.8 ACRES MORE OR LESS
DATE PREPARED JUNE 16, 1998

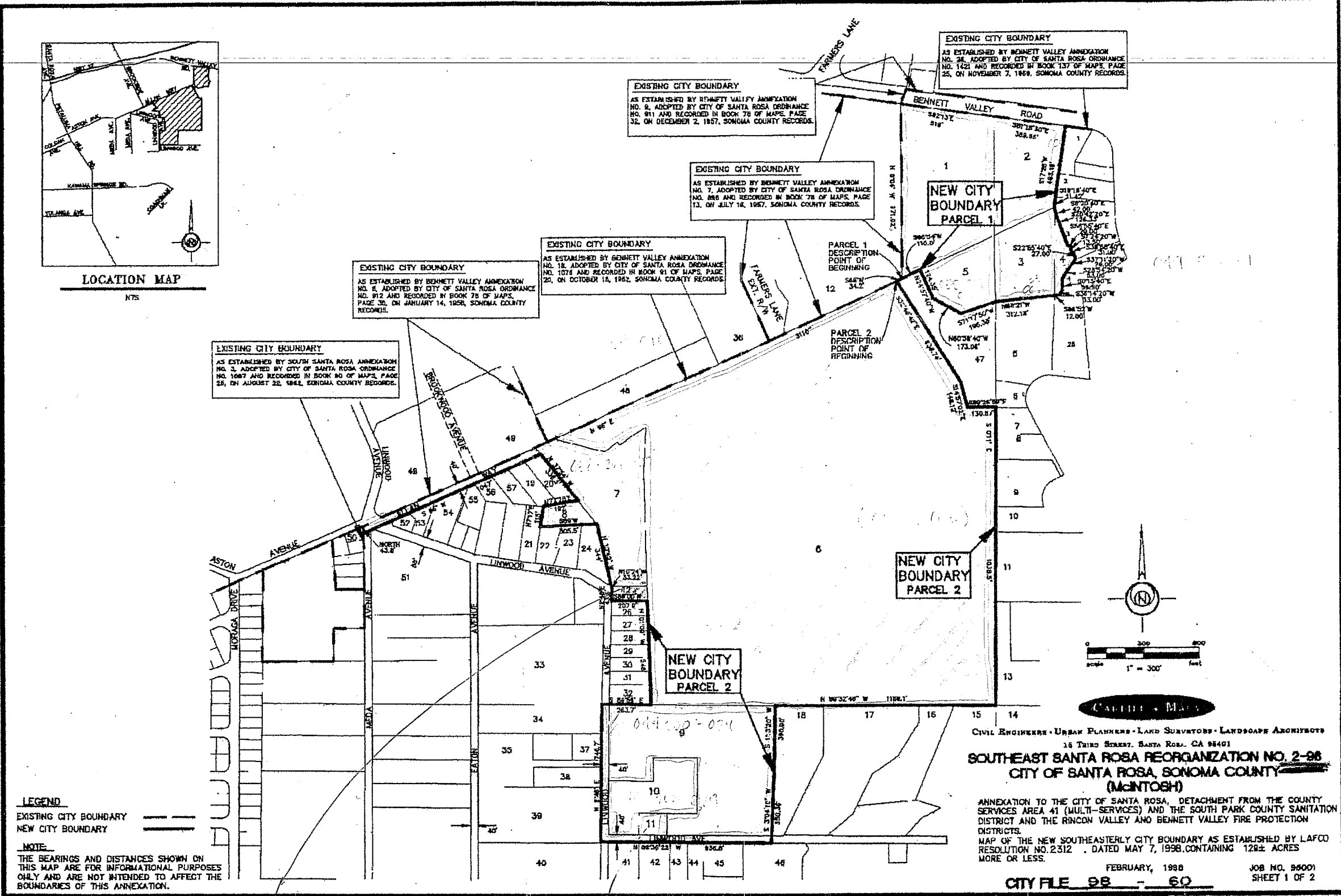


CITY FILE NO. 98-122



LOCATION MAP

NTS



EXISTING CITY BOUNDARY
AS ESTABLISHED BY SOUTH SANTA ROSA ANNEXATION NO. 3, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 1087 AND RECORDED IN BOOK 80 OF MAPS, PAGE 25, ON AUGUST 22, 1942, SONOMA COUNTY RECORDS.

EXISTING CITY BOUNDARY
AS ESTABLISHED BY BENNETT VALLEY ANNEXATION NO. 6, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 912 AND RECORDED IN BOOK 78 OF MAPS, PAGE 30, ON JANUARY 14, 1959, SONOMA COUNTY RECORDS.

EXISTING CITY BOUNDARY
AS ESTABLISHED BY BENNETT VALLEY ANNEXATION NO. 18, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 1076 AND RECORDED IN BOOK 91 OF MAPS, PAGE 20, ON OCTOBER 18, 1962, SONOMA COUNTY RECORDS.

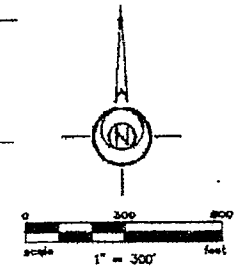
EXISTING CITY BOUNDARY
AS ESTABLISHED BY BENNETT VALLEY ANNEXATION NO. 7, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 888 AND RECORDED IN BOOK 78 OF MAPS, PAGE 13, ON JULY 18, 1957, SONOMA COUNTY RECORDS.

EXISTING CITY BOUNDARY
AS ESTABLISHED BY BENNETT VALLEY ANNEXATION NO. 8, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 911 AND RECORDED IN BOOK 78 OF MAPS, PAGE 32, ON DECEMBER 2, 1957, SONOMA COUNTY RECORDS.

EXISTING CITY BOUNDARY
AS ESTABLISHED BY BENNETT VALLEY ANNEXATION NO. 24, ADOPTED BY CITY OF SANTA ROSA ORDINANCE NO. 1421 AND RECORDED IN BOOK 137 OF MAPS, PAGE 25, ON NOVEMBER 7, 1959, SONOMA COUNTY RECORDS.

LEGEND
EXISTING CITY BOUNDARY
NEW CITY BOUNDARY

NOTE
THE BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
16 THIRD STREET, SANTA ROSA, CA 95401
SOUTHEAST SANTA ROSA REORGANIZATION NO. 2-98
CITY OF SANTA ROSA, SONOMA COUNTY
(McINTOSH)

ANNEXATION TO THE CITY OF SANTA ROSA, DETACHMENT FROM THE COUNTY SERVICES AREA 41 (MULTI-SERVICES) AND THE SOUTH PARK COUNTY SANITATION DISTRICT AND THE RINCON VALLEY AND BENNETT VALLEY FIRE PROTECTION DISTRICTS.
MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY AS ESTABLISHED BY LAFCO RESOLUTION NO. 2312, DATED MAY 7, 1998, CONTAINING 128± ACRES MORE OR LESS.

FEBRUARY, 1998 JOB NO. 84001 SHEET 1 OF 2
CITY FILE 98 - 60

038-254-012

044-200-027

PARCELS INCLUDED IN ANNEXATION

- 1 38-241-06 ROMAN CATHOLIC BISHOP OF SANTA ROSA 2830 BENNETT VALLEY RD 1914-337
- 2 48-362-01 ROMAN CATHOLIC BISHOP OF SANTA ROSA 2670 BENNETT VALLEY RD 1914-337
- 3 48-330-02 ROMAN CATHOLIC BISHOP OF SANTA ROSA 3526 HOLLAND DR 1914-337
- 4 48-330-14 ROMAN CATHOLIC BISHOP OF SANTA ROSA 3370 HOLLAND DR 1963-359
- 5 38-261-04 ROMAN CATHOLIC BISHOP OF SANTA ROSA CEMETERY 1969-678
- 6 38-261-06 DARRYL ELLINGSON, TR et al VACANT 92-110239
- 7 38-264-07 DARRYL ELLINGSON, TR et al 1800 ALLAN WAY 92-110239
- 8 38-254-10 DARRYL ELLINGSON, TR et al VACANT 92-110239
- 9 44-200-28 GYVEN MCINTOSH, TR 2882 LINWOOD AVE 93-098780
- 10 44-200-29 GYVEN MCINTOSH, TR 2574 LINWOOD AVE 93-098778
- 11 44 200 27 GYVEN MCINTOSH, TR 2842 LINWOOD AVE 03 008770
- 12 38-254-12 DARRYL ELLINGSON, TR et al VACANT 92-110239

ADJACENT TO ANNEXATION

- 1 49-362-05 PETER & MARIANNE ESTOURNES 92-0025802
- 2 49-330-03 DAVID & KATHERINE COLOMBO 89-0031587
- 3 49-330-12 TIMOTHY & JANE CROWLEY 1415-308
- 4 49-330-13 TIMOTHY & JANE CROWLEY 1410-283
- 5 48-330-08 GREGORY & MARY STONE, et al 92-0134067
- 6 48-330-09 LEONARD FILLMORE 86-8386
- 7 49-340-14 RUTH JAROSLOVSKY 91-0007612
- 8 49-340-13 MARGARET SHIVELY, TR 96-84296
- 9 49-340-02 JOAN SALTALAMACHIA 95-0027037
- 10 49-350-33 LLOYD & MARY HAMILTON 93-0001013
- 11 49-350-42 ROBERT & BETTY SISSON 1890-362
- 12 14-431-05 ROMAN CATHOLIC BISHOP OF SANTA ROSA 97-116625
- 13 49-350-30 WILLIAM MARCOTT, TR 95-87542
- 14 44-081-27 JOSEPH & MARIA NUNES, TR 910097107
- 15 44-200-35 GERTRUDE VAN STEYN, IH 88-0000710
- 16 44-200-33 GERTRUDE VAN STEYN, TR 88-0000711
- 17 44-200-32 GERTRUDE VAN STEYN, TR 88-0000713
- 18 44-200-02 ROBERT & MICHELE KNUTH, TR 97-83457
- 19 38-254-22 GRACE LANG, TR 91-086762
- 20 38-254-23 DONALD & SHIRLEY HALEY 1429-375
- 21 38-254-09 GRACE LANG, TR 91-086762
- 22 38-254-34 MARK & JO-LEENE JOHNSON 97-102588
- 23 38-254-35 JEANNE & DOUGLAS JOHNSON 2444-683
- 24 38-254-25 SUSAN & LEE SINCLAIR 85-012751
- 25 49-330-10 DIANE STOVALL 87-8808
- 26 38-254-13 JACQUE II & LORIE DUVALL 89-030221
- 27 38-264-14 JAMES & BARBARA NFRFAIX, et al 87-130108
- 28 38-284-15 MARY PAGE & CHARLES MASSON, et al 86-103122
- 29 38-254-16 DARRYL ELLINGSON, TR et al 92-110239
- 30 38-254-17 MERYL AZAR 87-045135
- 31 38-254-18 KENNETH & DONNA BURR 94-108887
- 32 38-254-19 JUDITH KALBFELL 81-18845
- 33 38-253-02 NATIONAL LOAN INVESTORS 97-97417
- 34 44-033-01 DOUGLAS BOSCO 88-0109811
- 35 44-033-11 LAWRENCE & LYNDA HOWERTON 88-061319
- 36 44-041-10 AGENTS ASSOC. OF AMERICA, et al 97-0155513
- 37 44-033-09 BARRY & MARGARET SIMPLEN 85-66518
- 38 44-033-06 WILLIAM & TRACY CHAPDELAIN 87-108638
- 39 44-033-04 KIRK MEALE 88-120656
- 40 44-033-13 JOSEPH & GERI DARDI 94-040046
- 41 44-200-13 GERALDINE & JOSEPH DARDI 95-11405
- 42 44-200-12 GERALDINE & JOSEPH DARDI 98-77405
- 43 44 200 17 GEORGE & GINA VOIGHT 88 008730
- 44 44-200-16 MARK & VICKI CARRINO 88-0061732
- 45 44-200-23 ANTHONY & MARJORIE MAGNETTI, TR 85-077637
- 46 44-200-07 ROBERT & MICHELE KNUTH 96-0000219
- 47 38-201-05 GREGORY & MARY STONE 95-051327
- 48 14-641-13 ROBERT & SHARON ELLSWORTH, et al 90-001129
- 49 09-420-01 COUNTY OF SONOMA, 75 et 012016
- 50 09-401-08 COUNTY OF SONOMA 2432-472
- 51 38-252-01 COUNTY OF SONOMA 2812-224
- 52 38-254-20 JOHN & ULLA KIRIAKOPOLOS TR 91-127809
- 53 38-254-21 EARL & BARBARA POOLEY 81-13523
- 54 38-254-02 JOHN & CHERYL HALEY 94 70900
- 55 38-254-32 MARILYN BRICE TR 92-101273
- 56 38-254-31 FRANK & JOAN CHANCE 88-92404
- 57 38-254-30 FORREST YOUNG 87-45089

CITY ENGINEER'S CERTIFICATE

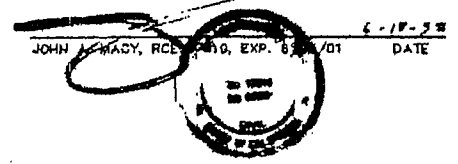
I, ANTHONY A. CABRERA, CITY ENGINEER OF THE CITY OF SANTA ROSA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFORMS TO THE REQUIREMENTS OF TITLE 4, DIVISION 1, CHAPTER 1, ARTICLE 3 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DESCRIPTION OF THE REORGANIZATION AS ADOPTED BY THE LAFCO ON THE 7th DAY OF MAY, 1988, BY RESOLUTION NO. 2312.



Anthony A. Cabrera
 ANTHONY A. CABRERA, RCE 41858,
 EXP. 3-31-00, CITY ENGINEER

ENGINEER'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION.



RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE EXECUTIVE OFFICER OF SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION

AT 11:47 A.M. THIS 8 DAY OF July 19 98

IN BOOK 582 OF MAPS AT PAGES 14-15 SONOMA COUNTY RECORDS.

BERNICE A. PETERSON
 COUNTY RECORDER

Fee: \$
 Doc No: 98-76785

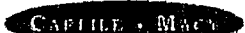
BY *Dudley Moore*
 DEPUTY RECORDER

LAFCO'S CERTIFICATE

APPROVED BY THE SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION RESOLUTION NO. 2312

DATE May 7, 1998

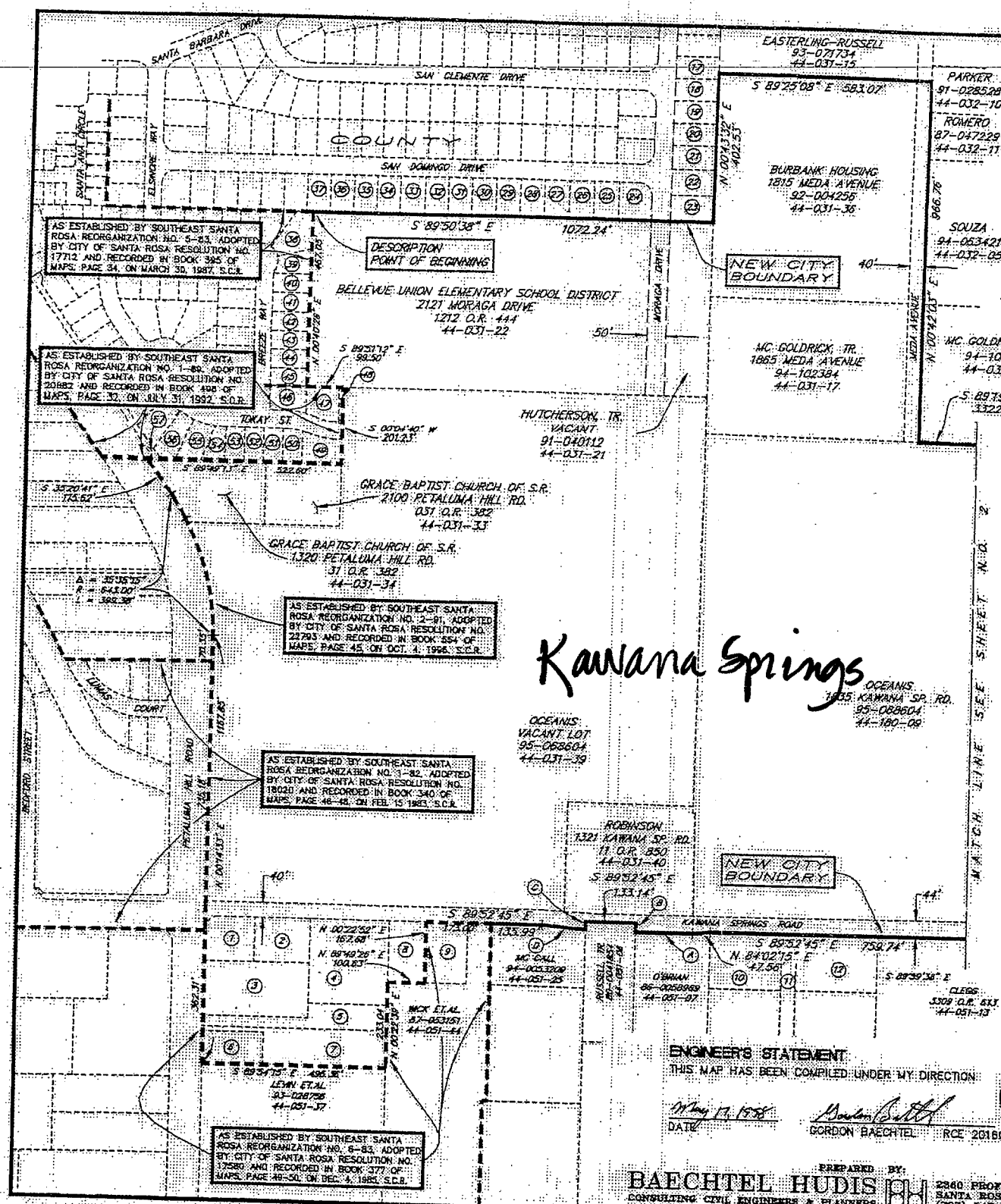
SIGNED *John A. Wasy*
 EXECUTIVE OFFICER



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 15 THIRD STREET, SANTA ROSA, CA 95401
SOUTHEAST SANTA ROSA REORGANIZATION NO. 2-88
CITY OF SANTA ROSA, SONOMA COUNTY
(MCINTOSH)

ANNEXATION TO THE CITY OF SANTA ROSA, DETACHMENT FROM THE COUNTY SERVICES AREA 41 (MULTI-SERVICES) AND THE SOUTH PARK COUNTY SANITATION DISTRICT AND THE RINCON VALLEY AND BENNETT VALLEY FIRE PROTECTION DISTRICTS.
 MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY AS ESTABLISHED BY RESOLUTION NO. 2312, DATED: MAY 7, 1988, CONTAINING 129± ACRES MORE OR LESS.

MAY, 1988 JOB NO. 98001
 CITY FILE 98 - 60 SHEET 2 OF 2



Kavana Springs

NOTE:
THE BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.

LEGEND:
EXISTING CITY BOUNDARY
NEW CITY BOUNDARY _____

LINE TABLE

LINE	DIRECTION	DISTANCE
A	N 89°52'45" W	151.91
B	N 00°52'07" E	23.00
C	S 02°52'17" W	27.51
D	S 84°52'27" E	178.21

SEE SHEET NO. 2 FOR PARCEL INFORMATION

PARCELS INCLUDED IN ANNEXATION

- 1 44-051-34 RHODA CHANCE 2804 PETALUMA HILL RD. 91-029848
- 2 44-051-34 RHODA CHANCE VACANT 91-029854
- 3 44-051-35 RHODA CHANCE VACANT 91-029648
- 4 44-051-42 WILLIAM & CAROL TODD 880 KAWANA SP. RD. 83-130838
- 5 44-051-43 RHODA CHANCE VACANT 91-029856
- 6 44-051-36 FRANCIS TODD, TR. 2830 PETALUMA HILL RD. 94-042895
- 7 44-051-32 RHODA CHANCE 2830 PETALUMA HILL RD. 91-029635
- 8 44-051-29 RHODA CHANCE VACANT 91-029651

CITY ENGINEER'S CERTIFICATE
I, ANTHONY A. CABRERA, CITY ENGINEER OF THE CITY OF SANTA ROSA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFORMS TO THE REQUIREMENTS OF TITLE 4, DIVISION 1, CHAPTER 1, ARTICLE 3 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DESCRIPTION OF THE REORGANIZATION AS ADOPTED BY LAFCO ON THE 7th DAY OF MAY 1998, BY RESOLUTION NO. 2311.

Anthony A. Cabrera
ANTHONY A. CABRERA, CITY ENGINEER
RCE #1858

LAFCO APPROVAL
APPROVED BY THE SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION BY RESOLUTION NO. 2311.

DATE May 7, 1998

SIGNED *[Signature]*
EXECUTIVE OFFICER

RECORDER'S CERTIFICATE
RECORDED AT THE REQUEST OF THE EXECUTIVE OFFICER OF SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION AT 11:47 A.M. THIS 24th DAY OF MAY 1998, IN BOOK 579 OF MAPS AT PAGE 272B, SONOMA COUNTY RECORDS.

BERNICE A. PETERSON
COUNTY RECORDER
BY *[Signature]*
Doc No: 98-58637

**SOUTHEAST SANTA ROSA REORGANIZATION NO. 1-98
CITY OF SANTA ROSA, SONOMA COUNTY
(OCEANIS ET AL)**

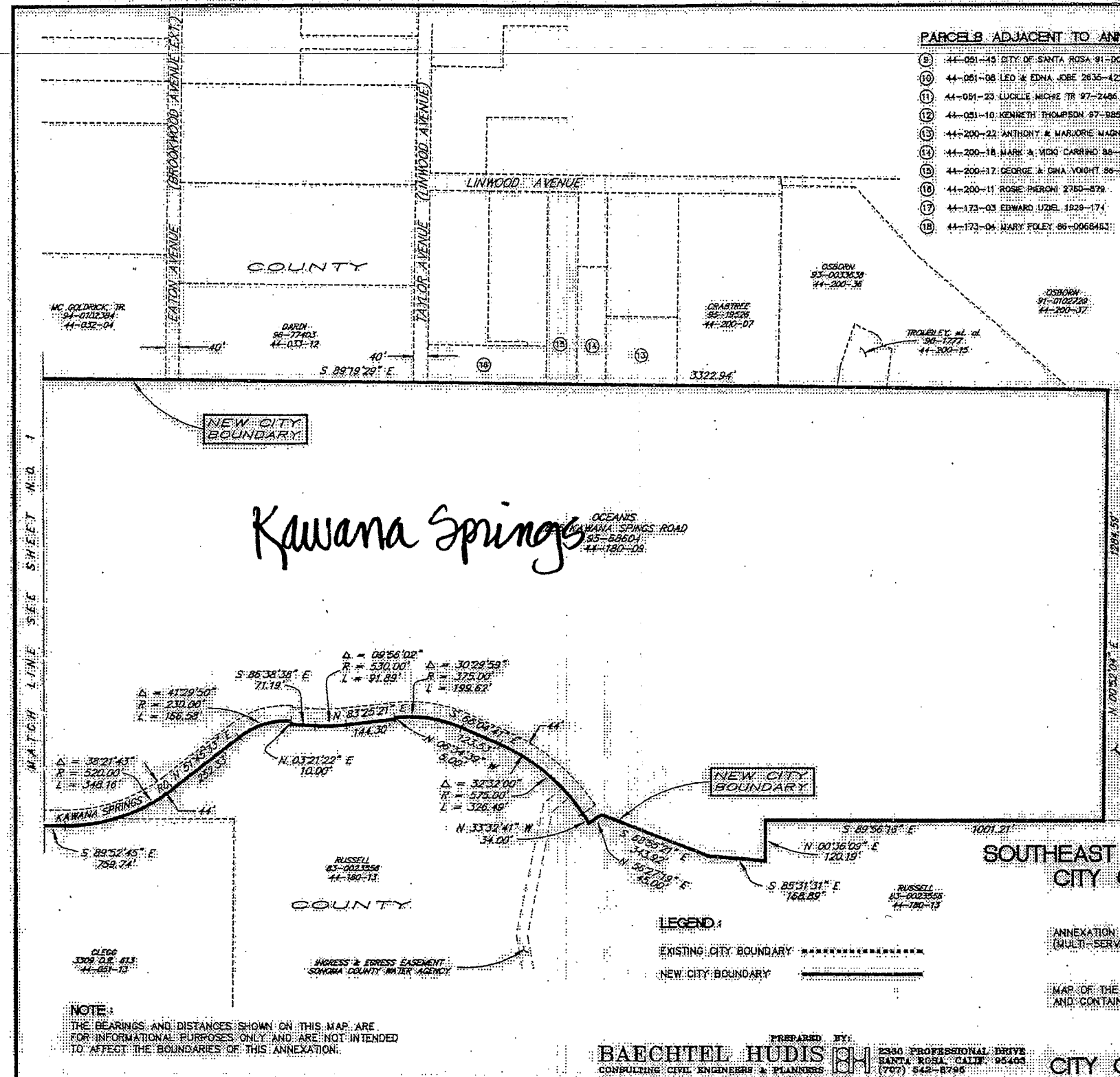
ANNEXATION TO THE CITY OF SANTA ROSA, DETACHMENT FROM THE COUNTY SERVICES AREA #1 (MULTI-SERVICES), AND THE RINCON VALLEY FIRE PROTECTION DISTRICT.

MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY AS ESTABLISHED BY RESOLUTION NO. 2311 AND CONTAINING 182.87 ACRES, MORE OR LESS.

ENGINEER'S STATEMENT
THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION:
DATE May 13, 1998
[Signature]
GORDON BAECHEL RCE 20180



PREPARED BY:
BAECHEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS
2840 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95405
(707) 545-8740



Kawana Springs

OCEANIS
KAWANA SPRINGS ROAD
85-88604
44-180-08

PARCELS ADJACENT TO ANNEXATION

- ⑧ 44-091-13 CITY OF SANTA ROSA 91-0050397
- ⑩ 44-091-08 LEO & EDNA JOBE 2635-422
- ⑪ 44-091-23 LUCILLE NICHE TR 97-2486
- ⑫ 44-091-10 KENNETH THOMPSON 97-3854
- ⑬ 44-200-22 ANTHONY & MARJORIE MAGNETT TR 85-0072637
- ⑭ 44-200-18 MARK & MDO CARRINO 86-0981732
- ⑮ 44-200-17 GEORGE & GINA VOIGT 86-0087330
- ⑯ 44-200-11 ROSIE PIERONI 8760-879
- ⑰ 44-173-03 EDWARD LUDS 1929-174
- ⑱ 44-173-04 MARY FOLEY 86-0068463

PARCELS ADJACENT TO ANNEXATION (CONT'D)

- ⑲ 44-173-05 JESS & BERTHA TERRAZAS 2488-890
- ⑳ 44-173-06 DAVID HOLLOWAY 85-0023602
- ㉑ 44-173-07 FERNANDO & VIRGINIA ROMERO 2532-824
- ㉒ 44-173-08 ARLE HAG 88-0019430
- ㉓ 44-173-09 EUGENE & JOAN CHAISSIE 80-0025417
- ㉔ 44-174-20 BRIAN RAYL 96-112811
- ㉕ 44-174-19 JOHN SULLIVAN 84-0071240
- ㉖ 44-174-18 GARY CASASSA 85-0070130
- ㉗ 44-174-17 DORIS WOODS 93-0055520
- ㉘ 44-174-16 LAWRENCE & DIANE GRUBERT 96-83193
- ㉙ 44-174-15 DAISY TROUDT 2106-401
- ㉚ 44-174-14 LONNE & KATHLEEN MULLINS 1996-394
- ㉛ 44-174-13 SYDA & TAEN KHALECK 97-14459
- ㉜ 44-174-12 EDWARD KEANE 87-0033647
- ㉝ 44-174-11 ANNA WASHBURN 95-0047723
- ㉞ 44-174-10 CLIFF & LYNDA DUNN ET AL 97-33158
- ㉟ 44-174-09 VONANCO & DIANA BARRETT 90-0000028
- ㊱ 44-174-08 WESLEY & LOUISE EBERT TR (92-018412) - 89-100690
- ㊲ 44-174-07 TIVADAR AMBRUSY 91-0113814
- ㊳ 44-270-31 ALFONZO SMITH TR 91-0048156
- ㊴ 44-270-30 RONALD & MCKI WILTON 85-0051181
- ㊵ 44-270-29 JAMES W & CAROL MASON 91-0048620
- ㊶ 44-270-28 MIKI YAGER ET AL 94-0083883
- ㊷ 44-270-27 BMDTHY DANLEY 83-0037849
- ㊸ 44-270-26 KAMHONG & THANIDA PHETHOMASOLK 90-0107324
- ㊹ 44-270-25 SCOTT & ALICIA CARTWRIGHT 90-0121532
- ㊺ 44-270-24 DJ PRUMSTER 95-0059011
- ㊻ 44-270-80 WILLIAM & MICHELLE SWEET 97-25004
- ㊼ 44-270-56 MARGO MARTINEZ ET AL 95-0022364
- ㊽ 44-270-84 BELLEVUE UNION ELEMENTARY SCHOOL DISTRICT 83-104413
- ㊾ 44-270-58 DONALD DAVIS ET AL 95-081703
- ㊿ 44-270-57 ROBERT & JEAN LEE 86-54302
- ① 44-270-56 MANUEL & MARY CHAVEZ ET AL 86-000512
- ② 44-270-55 RAMIRO & TERESA VARGAS ET AL 96-008624
- ③ 44-270-54 RAMIRO & ALEJANDRA BRICENO ET AL 86-008488
- ④ 44-270-83 ANTONIO MORENO ET AL 94-012443
- ⑤ 44-270-52 MARTIN MARTINEZ & MARIA NEVAREZ ET AL 86-0011816
- ⑥ 44-270-51 SOPHIA WARR ET AL 84-128885
- ⑦ 44-270-63 CITY OF SANTA ROSA 92-162650

SOUTHEAST SANTA ROSA REORGANIZATION NO. 1 - 98
CITY OF SANTA ROSA, SONOMA COUNTY
(OCEANIS, ET AL)

ANNEXATION TO THE CITY OF SANTA ROSA, DETACHMENT FROM THE COUNTY SERVICES AREA 41 (MULTI-SERVICES), AND THE RINCON VALLEY FIRE PROTECTION DISTRICT

MAP OF THE NEW SOUTHEASTERLY CITY BOUNDARY AS ESTABLISHED BY RESOLUTION NO. 2311 AND CONTAINING 182.87 ACRES MORE OR LESS

NOTE:
THE BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.

PREPARED BY:
BAECHTEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS

2380 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95403
(707) 542-8795

CITY OF SANTA ROSA FILE NO. 98-50 SHEET 2 OF 2

POLICY STATEMENT
FOR
SOUTHEAST AREA PLANNED COMMUNITY ZONING DISTRICT

JAN 19 1996
DEPARTMENT OF
COMMUNITY DEVELOPMENT

I. INTRODUCTION AND PURPOSE

This Policy Statement, along with the Southeast Area Planned Community District Development Plan, establishes Zoning for properties encompassed by the Southeast Area Plan. In combination with the Southeast Area Plan and the General Plan, the Southeast Area Planned Community Zoning District will provide a guide for new development in this part of Santa Rosa.

At the inception of this Zoning District, there are 12 property owners who wish to develop their land and have submitted preliminary plans for their projects. For these properties, the Zoning District sets forth specific development criteria through this Policy Statement.

For other properties, the District does not convey development potential or establish site development criteria over and above that provided by the Southeast Area Plan and the General Plan, and does not convey any further development potential. In these areas, the District recognizes and allows only existing legal uses. Additional development of such properties, if permissible under the Area Plan and General Plan, will be possible only if this Zoning District is amended. This limitation is necessary to carry out the School Impact Mitigation of the certified Environmental Impact Report (EIR) for the Southeast Area Plan, which in part states as follows:

"The City Council shall not adopt a legislative act which allows residential development within the boundaries of the Southeast Area Plan unless the Council first finds (1) that the impact of the development on elementary, junior high (middle school) and high school facilities which will serve the development has been mitigated or (2) that there is no feasible method to reduce such impact and the benefits of the development outweigh its impact on the affected school facilities.

School impacts may be feasibly mitigated through the payment of fees to the affected Districts as specified in a School Mitigation Agreement between the property owner and the Districts. The properties which have not been granted additional development potential with the adoption of this Zoning District have not yet entered into such an agreement. In order to be consistent with the EIR, the Zoning District does not grant any additional development potential unless property owners have entered into the necessary agreement with the affected School District(s).

The environmental effects of development in this Zoning District have been examined in the Southeast Area Plan EIR. Mitigation measures recommended by the EIR have been noted in this Policy Statement or reflected on the accompanying Development Plan. Many of the measures can only be applied once more detailed,

APPROVED BY
C.C. ON 3.19.96

project specific applications (e.g., subdivision maps, design review permits, etc.) are submitted. Development of any project in the southeast area must implement the mitigation measures called for by the EIR as they may apply.

The purpose of the Southeast Planned Community (PC) District is to advance the Goals, Objectives, and Policies of the Southeast Area Plan and the General Plan. As established by the Zoning Code, the intent of the District is to: (1) Preserve existing amenities and create new ones, (2) Provide a variety of housing types and densities, and (3) Achieve superior relationships between different uses, both within and surrounding the District.

This Planned Community District, along with the General Plan and the Southeast Area Plan, is to be used as a guide for preparation of more detailed development plans. These later plans may include subdivision maps, design review permits, or other development entitlements.

II. OBJECTIVES

- A. To establish a Zoning District which will advance the Goals, Objectives, and Policies of the Santa Rosa General Plan and the Southeast Area Plan.
- B. To provide a range of housing types and unit sizes, consistent with the Southeast Area Plan.
- C. To provide a Town Center commercial site to serve future southeast area residents and reduce automobile dependence.
- D. To provide a community park site and two neighborhood park sites as called for by the Southeast Area Plan.

III. GENERAL PROVISIONS

A. Development of Projects

Development of projects shall be subject to the standards indicated in this Statement, and its accompanying Development Plan. All projects shall also be subject to the compliance with the Diagrams, Goals, Objectives, and Policies of the Santa Rosa General Plan, the Southeast Area Plan, and other relevant codes and policies of the City as may be applied through conditions of a project's approval.

This Zoning Policy Statement does not supersede Zoning Code requirements for Design Review or other permits or procedures as they may otherwise be required. Zoning Code regulations pertaining to subjects not specifically

addressed in this Policy Statement, such as accessory structures, fences, signs, etc., shall apply, unless otherwise indicated in this Policy Statement or by a subsequent Conditional Use Permit.

B. Conditional Use Permit Required.

All new development and uses, including changes to approved commercial uses, shall be subject to a Conditional Use Permit. Re-occupancy of a building or a change in use may be allowed without a Conditional Use Permit as set forth in Zoning Code section 20-03.737.

C. Design Review Permit Required.

A Design Review Permit shall be required for all new development except for construction of or additions (including accessory structures) to single family homes on lots 6,000 square feet or larger in size. Design Review permit applications shall be reviewed for compliance with the city's Design Review Guidelines, the Policies of the Southeast Area Plan, and any project specific Design Guidelines which may apply.

Projects which include small lots for single family homes or duplexes (i.e., lots less than 6,000 square feet in size) shall be subject to Concept Design Review by the Design Review Board in accordance with the City's Design Review Guidelines, including the addendum thereto entitled "Design Guidelines for Small Lot Subdivisions". Small lot subdivisions shall be also subject to all of the requirements set forth in the Zoning Code for the Small Lot, Single Family (R-1-2/6) Zoning District.

D. Nonconforming Uses and Structures

Any legal existing uses or structures which do not conform to the requirements of this Zoning District shall be subject to the provisions of Chapter 20-05, Article 1 of the Zoning Code ("Nonconforming Uses and Structures).

E. Modifications to Zoning District

Requests to amend or revise the Policy Statement or Development Plan shall be processed as any other Zone Change application, except that minor modifications may be allowed by Conditional Use Permit issued by the Planning Commission. Minor modifications include those changes to the District which would not increase the approved density, change the approved uses, or otherwise substantially change the approved Policy Statement or Development Plan. Revisions to the Site Specific Zoning Regulations in Section IV may be achieved through a Conditional Use Permit issued by the Planning Commission, provided that any such revision is consistent with the

General Plan, the Southeast Area Plan, the Area Plan EIR, and the Specific Environmental and Site Development Criteria established in this Policy Statement.

IV. SITE SPECIFIC ZONING REGULATIONS

The following regulations shall apply to the sites as indicated on the Development Plan. Site numbers correspond to the Proposals Index Map of the Southeast Area Plan where possible.

Site 1: Meda Avenue Housing - 1815 Meda Avenue (96-001E (Cypress Ridge) modified by Ord. # 3566)

APN: 044-031-036

Area Plan Designation: Medium Low Density Residential (8 to 13 Units per Acre)

Description: Approximately 92 multifamily housing units for low and moderate income households.

Density: Per Area Plan

Zoning and Land Use information:

1. Principally permitted uses and Accessory uses:

None: All uses shall require a Conditional Use Permit

2. Conditional uses:

- a. Single or Multi-family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office
- g. Second dwelling units
- h. Daycare and Community meeting facilities

3. Townhouse Standards:

Minimum Unit Size: 850 square feet

4. Minimum lot width: Per Use Permit
5. Setbacks: To be determined by use permit
6. Maximum Height: 35 feet
7. Maximum lot coverage: Per Use Permit
8. Parking: Per Use Permit
9. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map.

V. PUBLIC/INSTITUTIONAL

The use of properties zoned to the Planned Community - Public/Institutional District shall be consistent with the provisions of the PB (Public Buildings) Zoning District of the City Code.

VI. INTERIM RESIDENTIAL

Properties other than those identified in sections IV. and V. are zoned to an Interim Rural Residential classification. These properties may be developed in accordance with the Area Plan densities upon approval of a zone change to modify this Policy Statement and the Development Plan. Until that time, the use of properties zoned to the Planned Community - Interim Rural Residential shall be consistent with the provisions of RR-40 Interim Rural Residential District as set forth in the City's Zoning Code.

Site 2: Niles Property - 2307 Linwood Avenue - ^{See} 96-001A (Linwood)

APN: 038-253-003 and 004

Area Plan Designation: Low Density Residential

Description: Approximately 20 single family residential lots on 4.25 acres. Two existing homes to be retained. Lot sizes may vary from a minimum of 4,000 square feet to 20,000 square feet. Street access may be provided from Linwood Avenue (northwest portion of site only), Eaton Avenue, and from the southerly adjacent property.

Density: Per Area Plan.

Zoning and Land Use information:

1. Principally permitted uses and Accessory uses:

None: All uses shall require a Conditional Use Permit

2. Conditional uses:

- a. Single and Multi-family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office
- g. Second dwelling units

3. Minimum lot size: 3,800 square feet

4. Maximum lot coverage (lots under 6,000 s.f.): 65%

5. Maximum lot coverage (lots over 6,000 s.f.): 40%

6. Minimum lot width: 45 feet

7. Maximum Height: 35 feet

8. Setbacks: To be determined by use permit

9. Parking: Per Zoning Code requirements for R-1-2/6 Zoning District.

10. Design Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.

11. Specific Environmental and Site Development Considerations:
 - a. Design future subdivision and street improvements to avoid impacts to existing Oaks.
 - b. Avoid "back-on" treatment along Linwood Avenue by fronting lots to street where possible.
 - c. Provide through street connection from Eaton to adjacent southerly property.

Sites 3&4: Howerton-Chapdelaine properties - 2549 & 2555 Linwood Ave. - (96-001A-Linwood)

APN: 044-033-006 & 044-033-010,011

Area Plan Designation: Low Density Residential

Description: Approximately 20 single family residential lots on 4.43 acres. Lot sizes may vary from a minimum of 3,500 square feet to 16,800 square feet. Street access may be provided from Linwood Avenue and from the properties to the north and south.

Density: Per Area Plan.

Zoning and Land Use information:

1. Principally permitted uses:

None: All uses shall require a Conditional Use Permit

2. Conditional uses:

- a. Single and multi-family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office
- g. Second dwelling units

3. Minimum lot size: 3,160 square feet
4. Maximum lot coverage (lots under 6,000 s.f.): 65%
5. Maximum lot coverage (lots over 6,000 s.f.): 40%

~~Minimum Setbacks: Front Yard: 10 feet
Rear Yard: 15 feet
Side Yard: None~~

Parking: Per Zoning Ordinance requirements. There shall be no boats, trailers, recreational vehicles, or inoperative vehicles stored on the site.

Maximum Height: 35 feet

Maximum Lot Coverage: 60%

Fences: Front yard fences may not exceed 4 feet in height. All other fencing per Zoning Code regulations.

4. Rental Unit Standards:

Minimum Setbacks: Front: 20 feet from property line at Meda Avenue

Rear: 20 feet from the property line of the rental site.
Side: 20 feet from the property line of the rental site.

Parking: Per Zoning Code requirements. There shall be no boats, trailers, recreational vehicles, or inoperative vehicles stored on the site.

Maximum Height: 35 feet

Maximum Lot Coverage: 60%

Fences: Front yard fences may not exceed 4 feet in height. All other fencing per Zoning Code regulations.

5. Specific Environmental and Site Development Considerations:

- a. Provide project specific traffic study with future development permit application.
- b. Ensure compatibility with adjacent single family residences.
- c. Provide pedestrian access to Kawana Elementary School via future park site.

6. Minimum lot width: 40 feet
7. Maximum Height: 40 feet
8. Setbacks: To be determined by use permit
9. Parking: Per Zoning Code requirements for R-1-2/6 Zoning District.
10. Design Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
11. Specific Environmental and Site Development Considerations:
 - a. Complete Archaeological study per EIR (2549 Linwood Avenue)
 - b. Provide through street connection between properties to north and south.

Site 5: Veale Property - 2595 Linwood Avenue - (96-001A - Linwood)
See
See

APN: 044-033-004

Area Plan Designation: Low Density Residential

Description: Approximately 31 single family lots on 5 acres. Lot sizes varying from approximately 3,800 to 10,100 square feet. Access will be from street connecting Eaton and Linwood Avenues. A stub street will be provided to northerly adjacent property.

Maximum Density: Per Area Plan

Zoning and Land Use:

1. Principally Permitted Uses:

None: All uses shall require a Conditional Use Permit.

2. Conditional uses:

- a. Single and multi-family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures

- f. Temporary subdivision sales office
 - g. Second dwelling units
3. Minimum lot size: 3,800 square feet
 4. Maximum lot coverage: (lots under 6,000 s.f.) 65%
 5. Maximum lot coverage: (lots over 6,000 s.f.) 40%
 6. Minimum lot width: 45 feet
 7. Maximum Height: 35 feet
 8. Setbacks: To be determined by use permit
 9. Parking: Per Zoning Code requirements for R-1-2/6 Zoning District.
 10. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
 11. Specific Environmental and Site Development Considerations:
 - a. Provide through street connection between Linwood and Eaton Avenues and stub street to north.

Site 6: Dauenhauer Ranch - 2300 & 2348 Linwood Ave (See 96-001B - Dauenhauer Ranch)

APN: 038-254-007,010,012,016
038-261-003

Area Plan Designations: Very Low Density Residential
Low Density Residential
Neighborhood Park

Description: Approximately 200 units and a 2.9 acre neighborhood park.

Maximum Density: Per Area Plan

Zoning and land use:

1. Principally Permitted Uses:
 - a. None; all uses shall require a Conditional Use Permit

2. Conditional Uses:

- a. Single and multi-family dwellings
 - b. Garage or carport accessory to a single family dwelling.
 - c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
 - d. Home Occupations
 - e. Public Utility Structures
 - f. Temporary subdivision sales office
 - g. Second dwelling units
 - h. Parks
4. Minimum lot size: Per use permit
 5. Maximum lot coverage: Per use permit
 6. Minimum lot width: Per use permit
 7. Maximum Height: 35 feet
 8. Setbacks: To be determined by use permit
 9. Parking: Per use permit.
 10. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
 11. Specific Environmental and Site Development Considerations and Requirements:
 - a. Provide project specific traffic study with subsequent development permit applications.
 - b. Provide detailed archaeological report as recommended by EIR.
 - c. Reduce impacts to Valley and Coastal Oaks as recommended in EIR.
 - d. Provide mitigation for potential impacts to any identified wetland resources.
 - e. Avoid impacts to riparian areas as recommended in EIR.
 - f. Provide mitigation of noise impacts as recommended in EIR.
 - g. Reduce visual impacts of grading and tree removal as recommended in EIR.

~~h. Avoid impacts to wildlife as recommended in EIR~~

Site 7: Bosco Property - 2375 Linwood Avenue (See 96-001A-Linwood)

APN: 038-253-002 & 044-033-001

Area Plan Designation: Low Density

Description: Approximately 56 single family lots on 10 acres. The project is to provide a mix of lots sizes. Driveways to Linwood Avenue will be avoided by the use of an alley for vehicular access; units will front on Linwood. Lots will vary in size from approximately 4,000 square feet to 13,500 square feet. Street access will be from Linwood Avenue, Eaton Avenue, and from the Niles property to the north. A stub street will be provided to the south.

Maximum Density: Per Area Plan

Zoning and Land Use

1. Principally Permitted Uses:

None; all uses require Conditional Use Permit

2. Conditional Uses:

- a. Single and multi-family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office
- g. Second dwelling units

3. Minimum lot size: 3,800 square feet

4. Maximum lot coverage: (lots under 6,000 s.f.) 65%

5. Maximum lot coverage: (lots over 6,000 s.f.) 40%

6. Minimum lot width: 45 feet

7. Maximum Height: 35 feet

8. Setbacks: To be determined by use permit
9. Parking: Per Zoning Code requirements for R-1-2/6 Zoning District.
10. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
11. Specific Environmental and Site Development Considerations and Requirements:
 - a. Implement archaeological mitigation measures recommended by EIR.
 - b. Provide project specific traffic study with subsequent development permit applications.

Site 8: Kawana Springs - 2120 Petaluma Hill Road (See 96-001C- Kawana Springs)
 APN: 044-031-039 & 044-181-009
 96-001D- Sonoma Academy

Area Plan Designations: Very Low Density
 Low Density
 Medium-Low Density
 Medium Density
 Town Center
 Community Park
 Neighborhood Park

Description: Approximately 578 single family lots, 198 multi-family units, a 9.61 acre Town Center, and 20.54 acres of park and riparian areas. The Town Center will include 10,000 to 15,000 square feet of retail floor area.

Maximum Density: Per Area Plan

Zoning and Land Use:

1. Principally Permitted Uses:

None; all uses require a Conditional Use Permit
2. Conditional Uses:
 - a. Single and multifamily dwellings
 - b. Garage or carport accessory to a single family dwelling.
 - c. Accessory structures and uses incidental and appurtenant to a principally permitted use.

-
- d. Home Occupations
 - e. Public Utility Structures
 - f. Temporary subdivision sales office
 - g. Second dwelling units
 - h. Commercial uses as identified in the C-2 Zoning District (in Town Center only)
 - i. Parks
 - j. Mixed Uses (Town Center)
3. Minimum Lot Size:
- a. Single Family: 2,550 square feet
 - b. Multi-Family: 6,000 square feet
 - c. Town Center: None
4. Minimum Lot Width:
- a. Single Family: 39 feet
 - b. Multi-Family: 60 feet
 - c. Town Center: None
5. Setbacks
- To be determined by use permit.
6. Maximum Building Height:
- a. Single Family: 35 feet
 - b. Multi-Family: 45 feet
 - c. Town Center: 45 feet
7. Maximum Lot Coverage:
- a. Single Family (lots over 6,000 s.f.): 40%
 - b. Single Family (lots under 6,000 s.f.): 65%
 - c. Multi-Family: 55%
 - d. Town Center: Per Design Review
8. Parking: Per Zoning Code requirements for R-1-2/6 Zoning District.
9. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
10. Specific Environmental and Site Development Considerations and Requirements:

- a. ~~Provide project specific traffic study with subsequent development permit applications.~~
- b. Provide detailed archaeological report as recommended by EIR.
- c. Reduce impacts to Valley and Coastal Oaks as recommended in EIR.
- d. Provide mitigation for potential impacts to any identified wetland resources.
- e. Avoid impacts to riparian areas as recommended in EIR.
- f. Provide mitigation of noise impacts as recommended in EIR.
- g. Reduce visual impacts of grading and tree removal as recommended in EIR.
- h. Avoid impacts to wildlife as recommended in EIR.

Site 9: Ellsworth Property - Allen Way - Rezoned - refer to PD03-004
(Gordon Ranch)

APN: 014-641--013

Area Plan Designation: Low Density

Description: Approximately fifteen duplexes and one single family home.

Maximum Density: Per Area Plan

Zoning and Land Use

1. Principally Permitted Uses:

None; all uses require Conditional Use Permit

2. Conditional Uses:

- a. Single and Multiple family dwellings
- b. Garage or carport accessory to a single family dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office
- g. Second dwelling units

3. Minimum lot size: Per Use Permit
4. Maximum lot coverage: (Single Family) 40%
5. Maximum lot coverage: (Duplex) 50%
6. Minimum lot width: Per Use Permit
7. Maximum Height: 35 feet
8. Setbacks: To be determined by use permit
9. Parking: Per Zoning Code requirements.
10. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.
11. Specific Environmental and Site Development Considerations and Requirements:
 - a. Implement archaeological mitigation measures recommended by EIR.

Site 10: Kawana Meadows - 2660 & 2800 Petaluma Hill Road (See 96-001F-
Kawana Meadows)

APN: 044-190-017 & 044-051-037

Area Plan Designations: Very Low Density
Low Density
Medium-Low Density
Medium Density
Community Center
Public/Institutional

Description: Approximately 81 single family lots, 3 duplex lots, 72 multifamily units, a 9.5 acre mixed use (Retail/Residential) Community Center, and a fire station site.

Maximum Density: Per Area Plan

Zoning and Land Use:

1. Principally Permitted Uses:
None; all uses require a Conditional Use Permit

2. Conditional Uses:
 - a. Single and Multifamily dwellings
 - b. Garage or carport accessory to a single family dwelling.
 - c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
 - d. Home Occupations
 - e. Public Utility Structures
 - f. Temporary subdivision sales office
 - g. Second dwelling units
 - h. Commercial uses as identified in the C-2 Zoning District (in Community Center only)
 - i. Mixed uses (Community Center only)
3. Minimum Lot Size:
 - a. Single Family: 6,000square feet
 - b. Multi-Family: 6,000 square feet
 - c. Community Center: 9.5 acres
4. Minimum Lot Width:
 - a. Single Family: 59 feet
 - b. Multi-Family: 60 feet
 - c. Community Center: None
5. Setbacks
To be determined by use permit.
6. Maximum Building Height:
 - a. Single Family: 35 feet
 - b. Multi-Family: 45 feet
 - c. Community Center: 45 feet
7. Maximum Lot Coverage:
 - a. Single Family (lots over 6,000 s.f.): 40%
 - b. Multi-Family: 55%
 - c. Community Center: Per Design Review
8. Parking: Per Zoning Code requirements.
9. Design Review Guidelines: To be submitted with Conditional Use Permit/Tentative Map applications.

10. Specific Environmental and Site Development Considerations and Requirements:

- a. Provide project specific traffic study with subsequent development permit applications.
- b. Provide archaeological mitigation as recommended by EIR.
- c. Reduce impacts to Valley and Coastal Oaks as recommended in EIR.
- d. Avoid impacts to riparian areas as recommended in EIR.
- e. Provide mitigation of noise impacts as recommended in EIR.
- f. Reduce visual impacts of grading and tree removal as recommended in EIR.
- g. Avoid impacts to wildlife as recommended in EIR.

Site 11: McIntosh Property - 2842 Linwood Avenue

APN: 044-200-027, 028, 029

Area Plan Designation: Very Low Density
Low Density

Description:

Approximately 70 residential lots on 14.74 acres.

Zoning/Land Use:

1. Principally Permitted Uses:

None; all uses shall require a Conditional Use Permit.

2. Conditional Uses:

- a. Single and Multifamily Dwellings
- b. Garage or carport accessory to a dwelling.
- c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
- d. Home Occupations
- e. Public Utility Structures
- f. Temporary subdivision sales office

- g. Second dwelling units
-
3. Minimum lot size: Per Use Permit
 4. Minimum lot width: Per Use Permit
 5. Setbacks: To be determined by use permit
 6. Maximum Height: 35 feet
 7. Maximum lot coverage: Per Use Permit
 8. Parking: Per Use Permit
 9. Design Review Guidelines: To be submitted with Conditional Use/Tentative Map applications.

Site 12: Dardi Property - 2719 Linwood Avenue (See 96-001A - Linwood)

APN: 044-033-12 & 13, 044-200-012-013

Area Plan Designation: Low Density

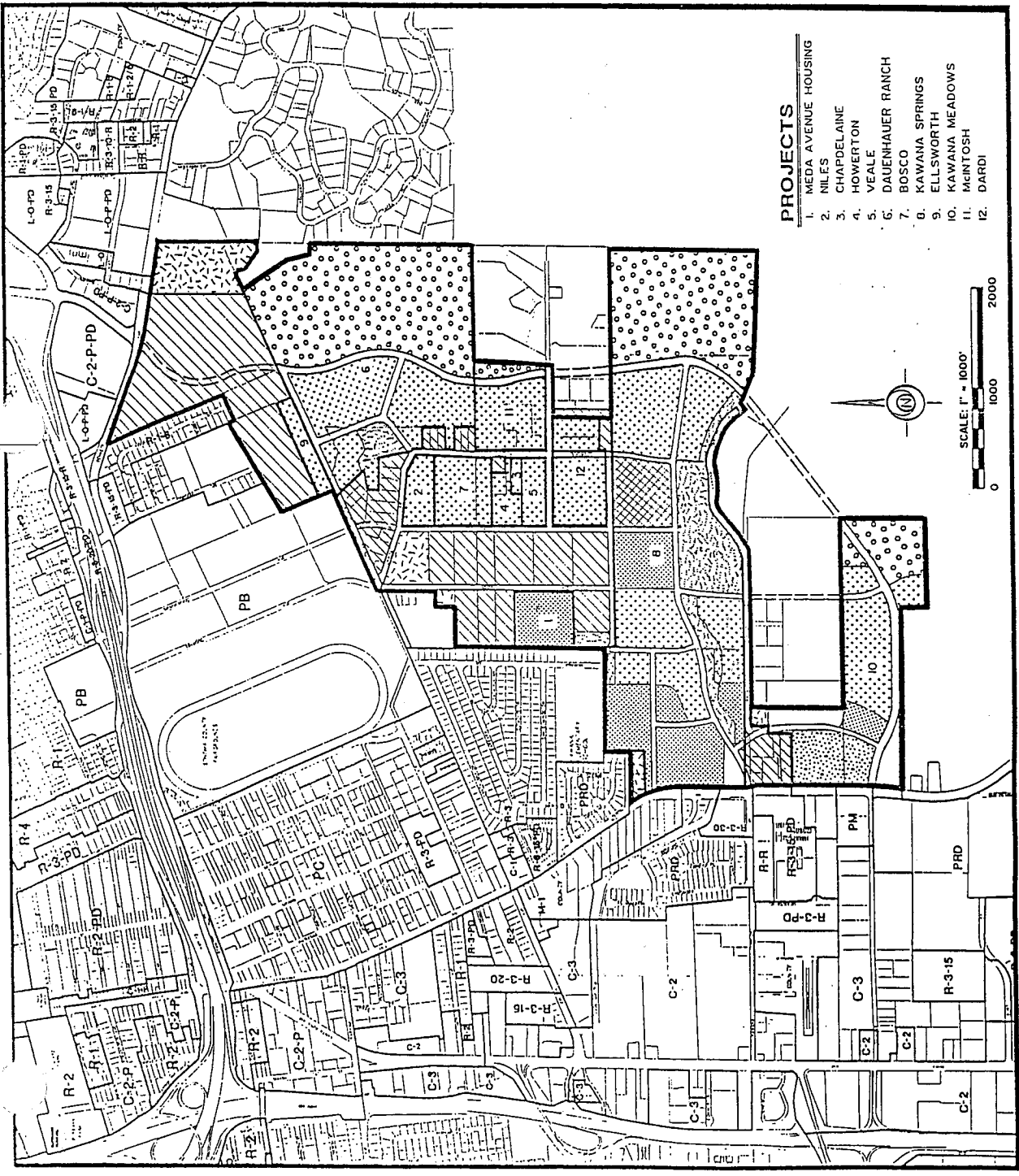
Description: Approximately 80 units on 14.16 acres.

Maximum Density: Per Area Plan

Zoning/Land Use:

1. Principally permitted uses:
None; all uses require use permit
2. Conditional Uses:
 - a. Single and Multi-Family Dwellings
 - b. Garage or carport accessory to a single family dwelling.
 - c. Accessory structures and uses incidental and appurtenant to a principally permitted use.
 - d. Home Occupations
 - e. Public Utility Structures
 - f. Temporary subdivision sales office
 - g. Second dwelling units
3. Minimum lot size: Per Use Permit

LEG	D
	RESIDENTIAL - VERY LOW DENSITY 5-2 UNITS PER ACRE
	RESIDENTIAL - LOW DENSITY 2-8 UNITS PER ACRE
	RESIDENTIAL - MEDIUM LOW DENSITY 8-13 UNITS PER ACRE
	RESIDENTIAL - MEDIUM DENSITY 8-18 UNITS PER ACRE
	TOWN CENTER
	COMMUNITY CENTER
	PARKS/RECREATION
	PUBLIC/INSTITUTIONAL
	INTERIM
	PHASE I ROADWAY
	PHASE II ROADWAY



- PROJECTS**
1. NEDA AVENUE HOUSING
 2. NILES
 3. CHAPDELAINE
 4. HOWERTON
 5. VEALE
 6. DAUENHAUER RANCH
 7. BOSCO
 8. KAWANA SPRINGS
 9. ELLSWORTH
 10. KAWANA MEADOWS
 11. MCINTOSH
 12. DARDI

**SOUTHEAST AREA
PLANNED COMMUNITY DISTRICT**

JANUARY 1996

PREPARED BY:



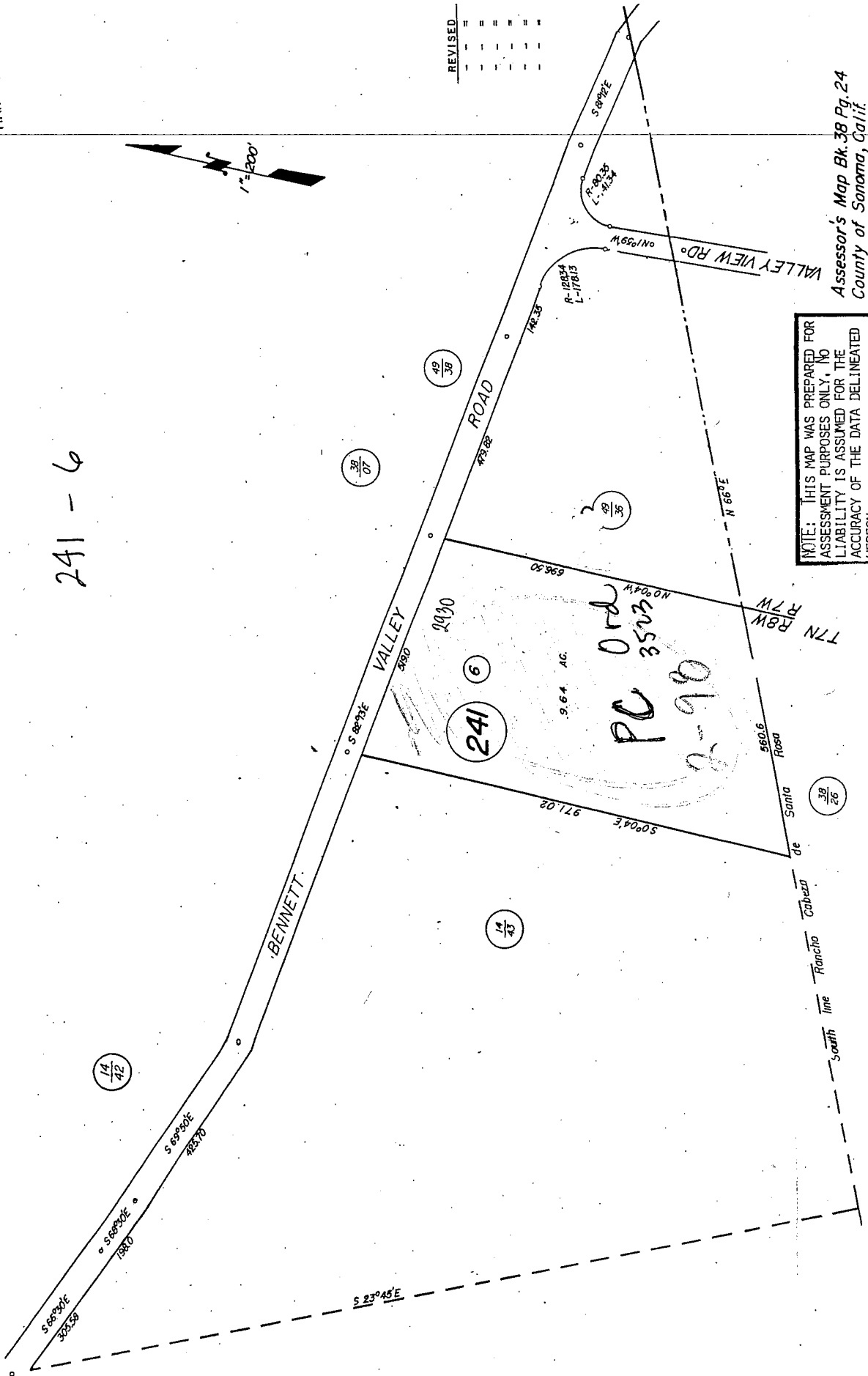
COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
64-014

38-24

MAR 17 1995

241-6



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

REVISED	
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Assessor's Map Bk. 38 Pg. 24
County of Sonoma, Calif.

MAR 17 1995

TAX CODE AREA

64-005
64-014

COUNTY ASSESSOR'S PARCEL MAP

251 - 2, 4 PC

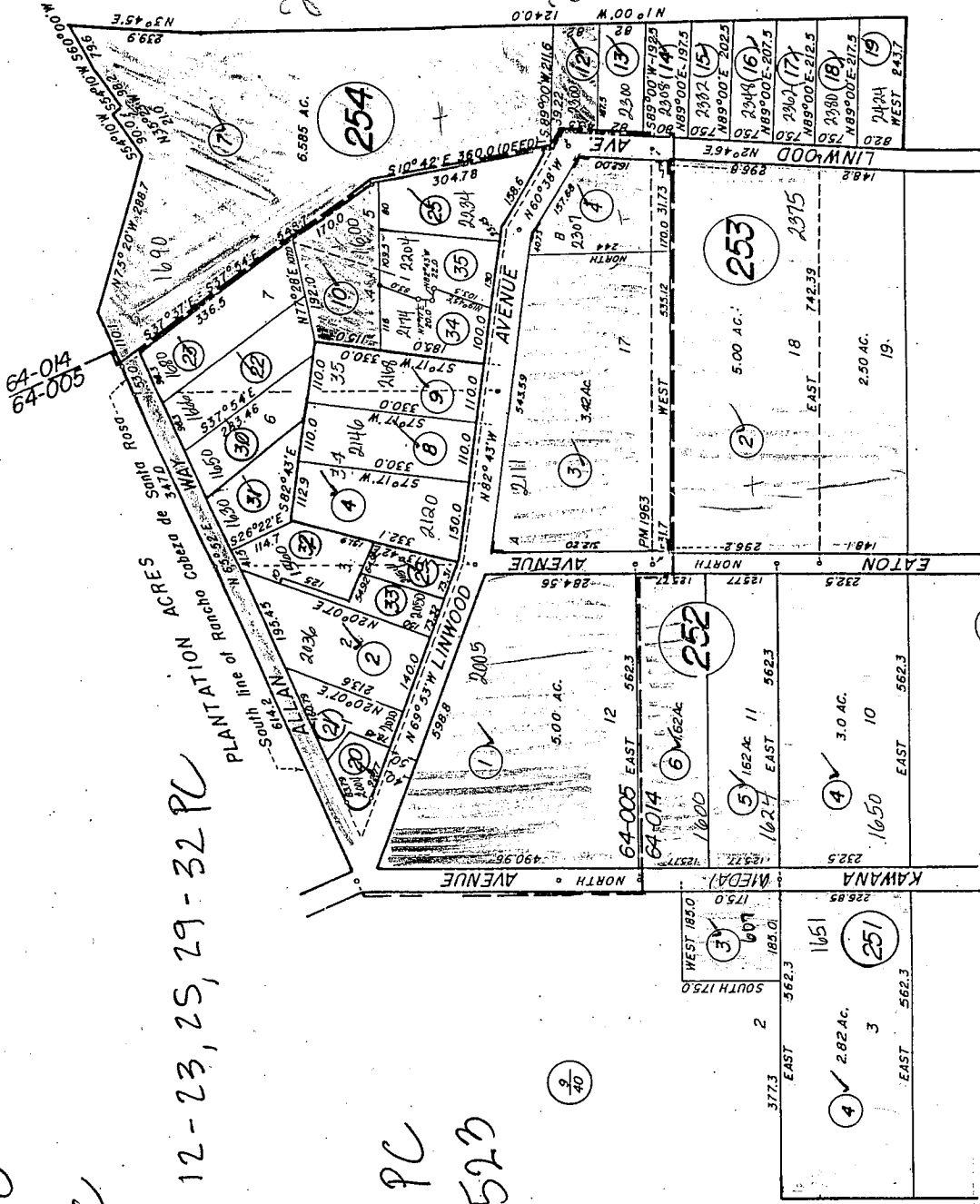
252 - 1, 4, 5, 6 PC

253 - 2, 3, 4 PC

254 2, 4, 7-10, 12-23, 25, 29-32 PC

all PC

Ord. 3523



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELIVERED.

PLANTATION ACRES & ROUND CORNER COMPANY

Assessor's Map Bk. 38 Pg. 25
County of Sonoma, Calif.

Pl. Map 1963
M148713 Am. 02/70

REVISED
1-11-74

44
03

30
40

TAX CODE AREA

- 58-000
- 58-001
- 58-007
- 4-252
- 4-264

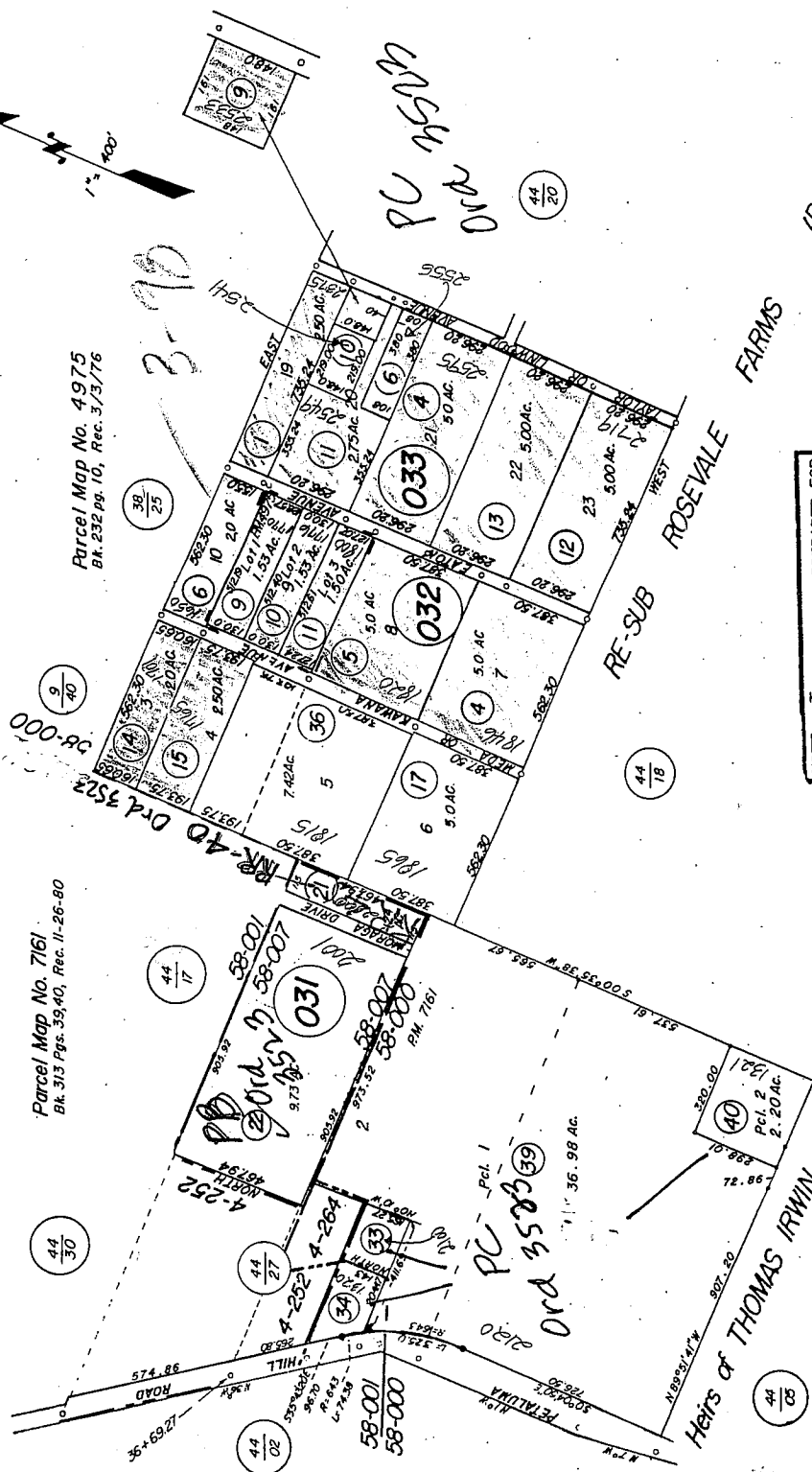
COUNTY ASSESSOR'S PARCEL MAP

(PB) 031-22 PB

(RR40) 031-021 RR40

(PC) 031-33, 34, 39, 40 PC

Revised
 2-13-74
 9-13-77
 2-28-79
 2-23-81-40
 6-27-89=41(031) LSL
 11-29-89=41(LF
 10-14-93=50,38, JF



Parcel Map No. 4975
 Bk. 232 pg. 10, Rec. 3/3/76

Parcel Map No. 7161
 Bk. 313 Pgs. 39, 40, Rec. 11-26-80

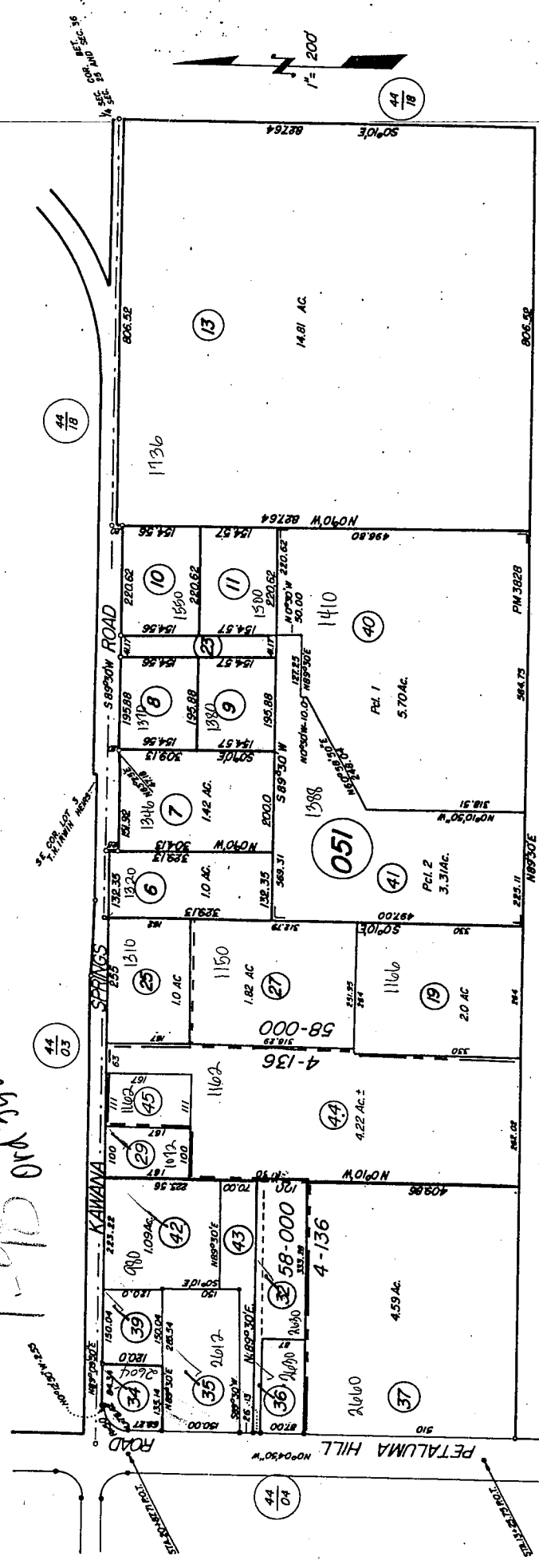
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 44 Pg. 03
 Sonoma County, Calif.

(Part of)

TAX CODE AREA
58-000
4-136

COUNTY ASSESSOR PARCEL MAP



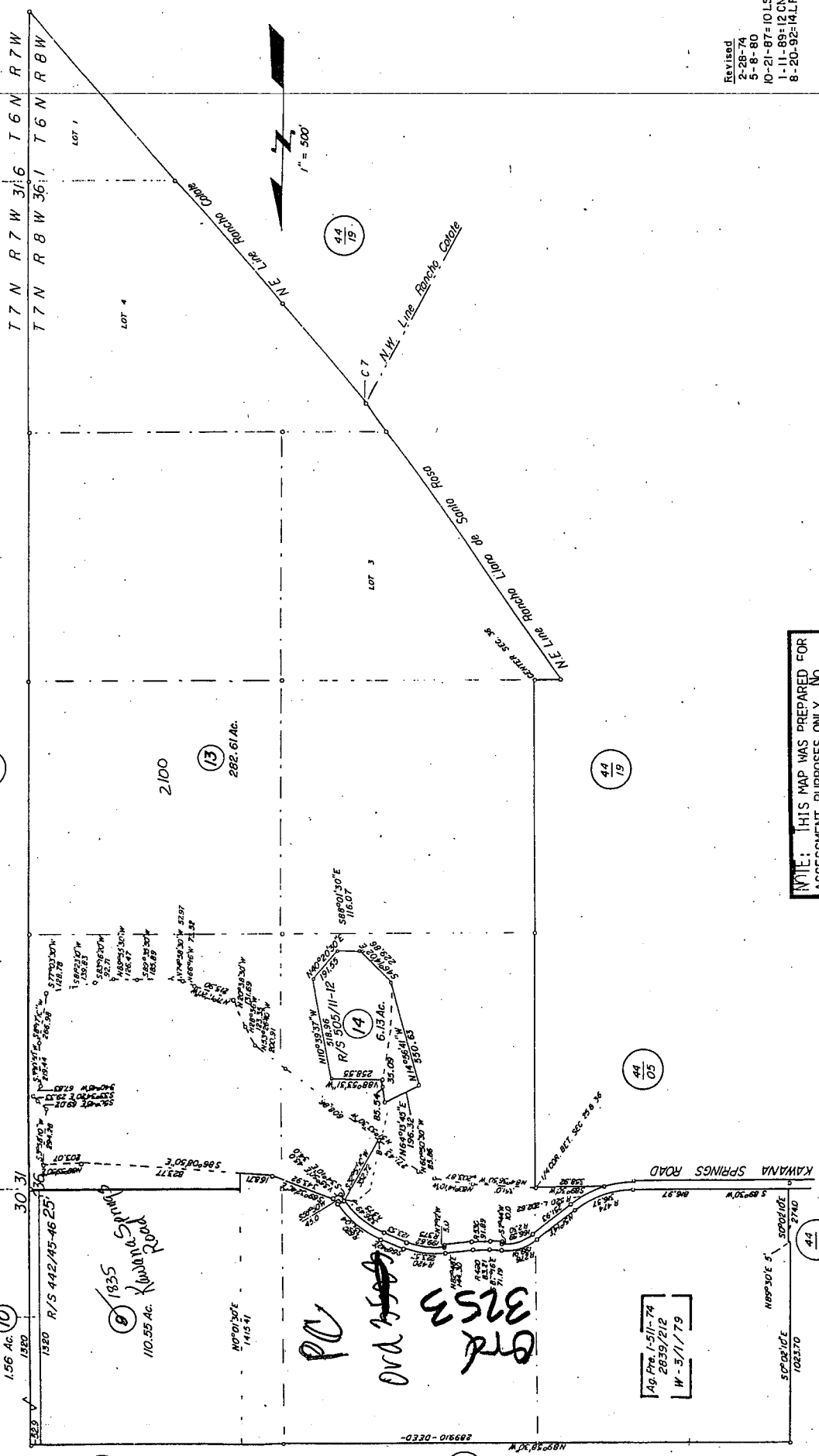
REVISED
9-30-74
2-28-78-43
3-4-92-45CN

Pcl. Map 3828
Bk. 205 Pg. 26 Rec. 3/28/74

NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREON.

180 209 PC

MAR 17 1995



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

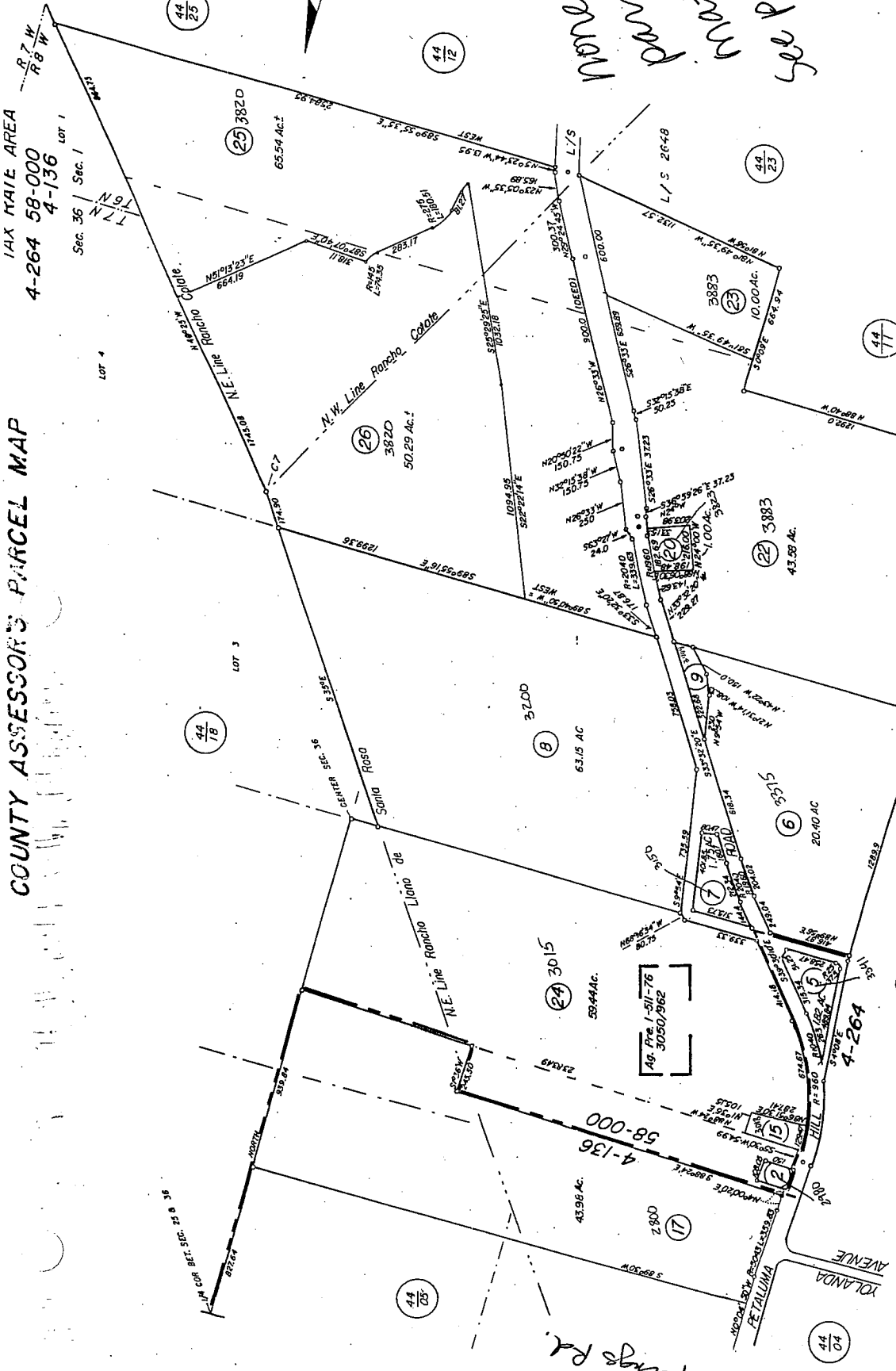
Revised
2-28-74
5-8-80
10-21-87=10 LSL
1-11-89=12 CN
8-20-92=14 LF

Assessor's Map Bk 44 Pg. 18
Sonoma County, Calif.

COUNTY ASSESSOR'S PARCEL MAP

MAX MAIE AREA
4-264 58-000
4-136

44-19
R 7 W
R 8 W
Sec. 36
Lot 1
17995



Handwritten notes: "more of these", "see park", "MAY 19 10 50 AM '96", "4-264 58-000", "4-136".

Assessor's Map Bk. 44 Pg. 19
Sonoma County, Calif.

26 Mar 96

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

KUMMINGS RD.

4-136
58-000

4-264

AG. P. 1-511-76
3050/362

COUNTY ASSESSORS PARCEL MAP

TAX CODE AREA
58-000

01-20

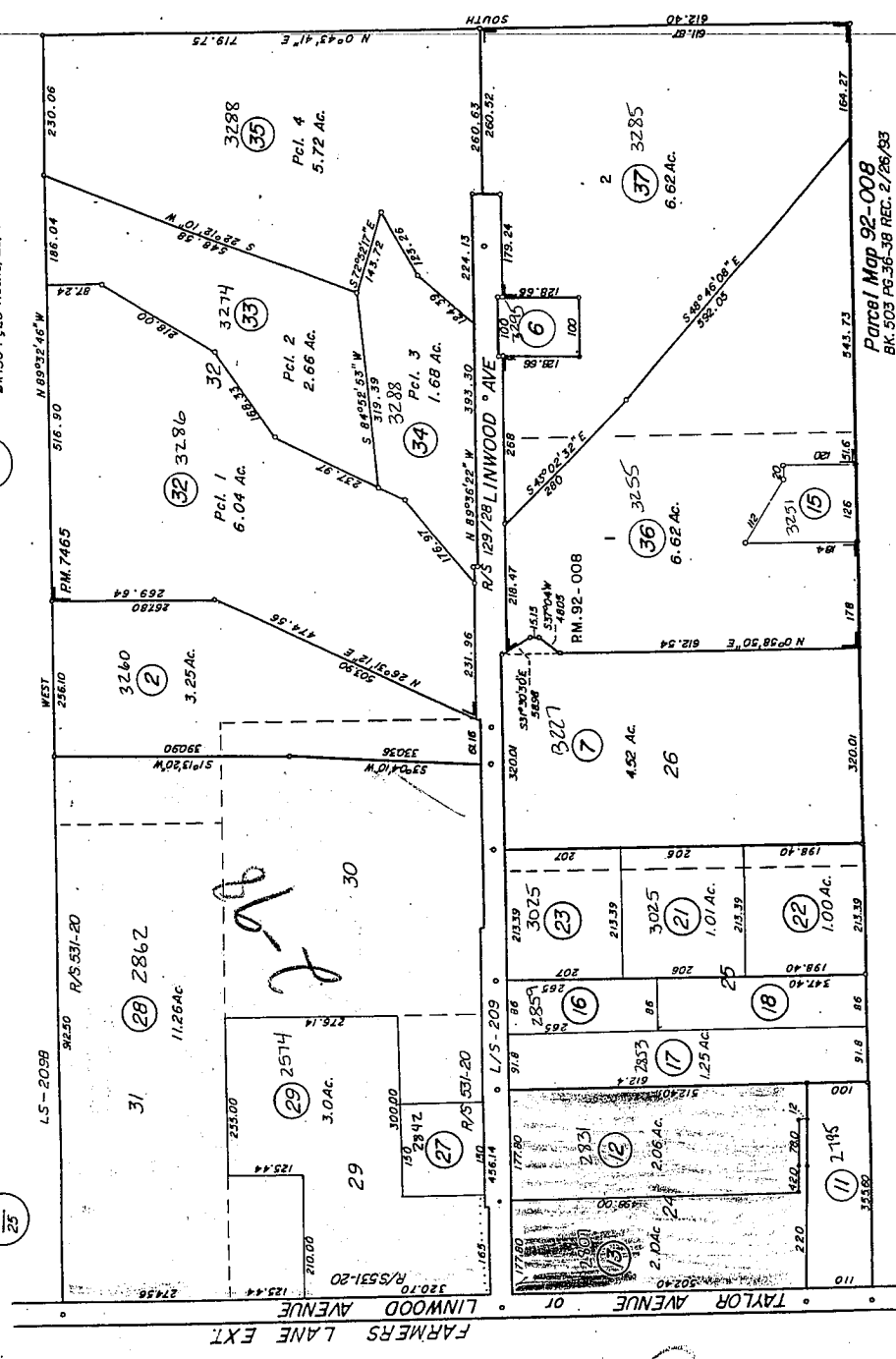
MAR 17 1995

PC-200 = 11, 12, 13, 14, 17, 18, 21-23, 21-29

Parcel Map No. 7465
BK. 337 Pgs. 11-12, Rec. 12-29-81

Parcel Map 2094
BK. 150 Pgs. 25 Rec. 10/29/70

Re-Sub. ROSEVALE FARMS
(Part of)



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Parcel Map 92-008
BK. 503 Pgs. 36-38 Rec. 2/26/83

ASSESSOR'S MAP Bk 44 Pg 20
County of Sonoma, Calif.

REVISED
3-4-82=35
3-9-83=37LF

44 03

Ord 3523

3-AB

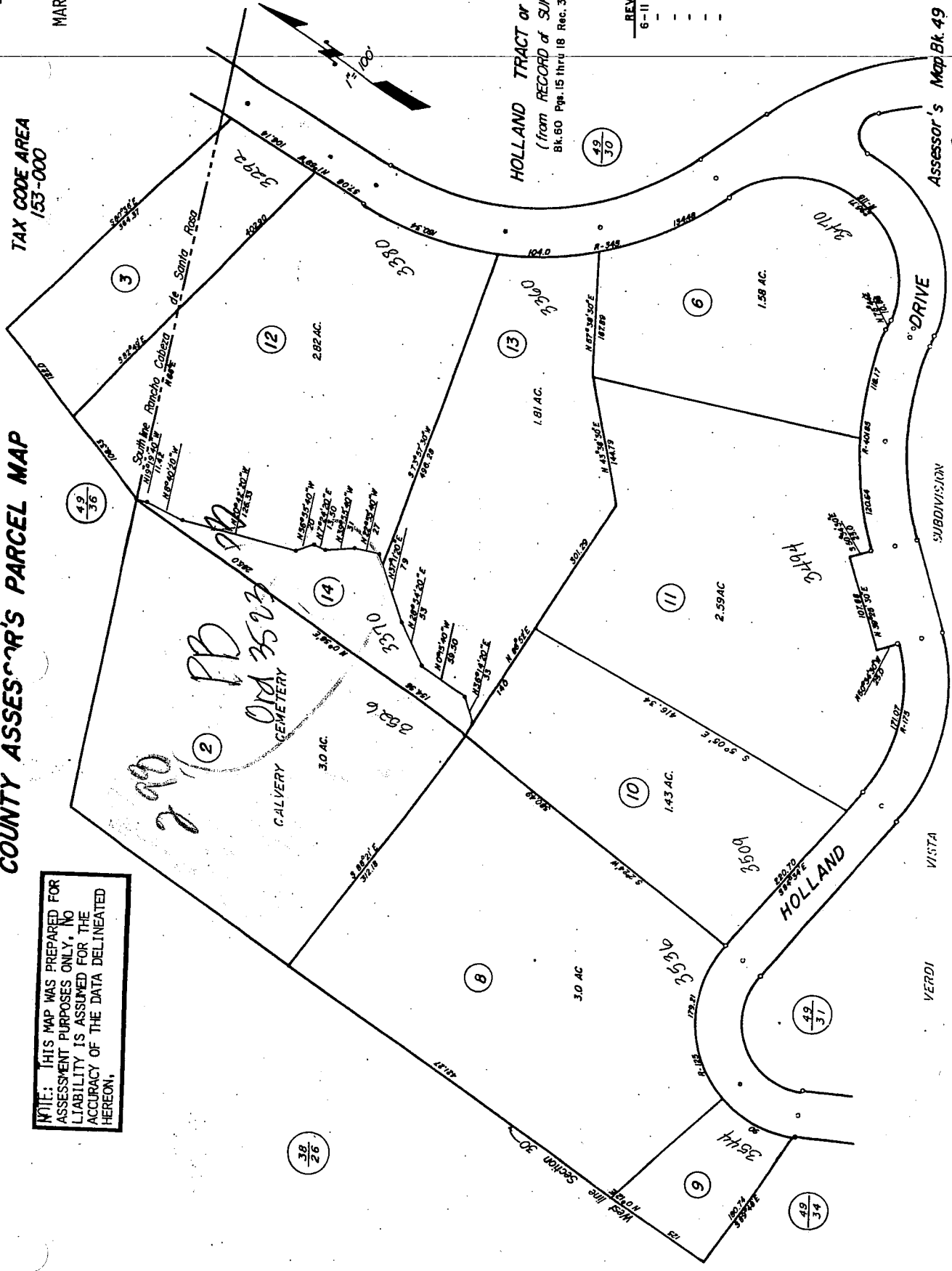
44 18

44 06

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
153-000

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



HOLLAND TRACT OF HEIGHTS
(from RECORD of SURVEY)
Bk. 60 Pgs. 15 thru 18 Rec. 3-23-48

REVISED	
6-11	-87 = Corr
-	-
-	-
-	-
-	-
-	-

Assessor's Map Bk. 49 Pg. 33
San Bernardino County, Calif.

200
211
PB
ORA 3523
CALVERLY CEMETERY

38
26

West line Section 30
125
125.27
125.27
3592.2

49
34

49
37

49
30

49
36

3

12

13

6

11

10

14

8

9

DRIVE

SUBDIVISION

VISTA

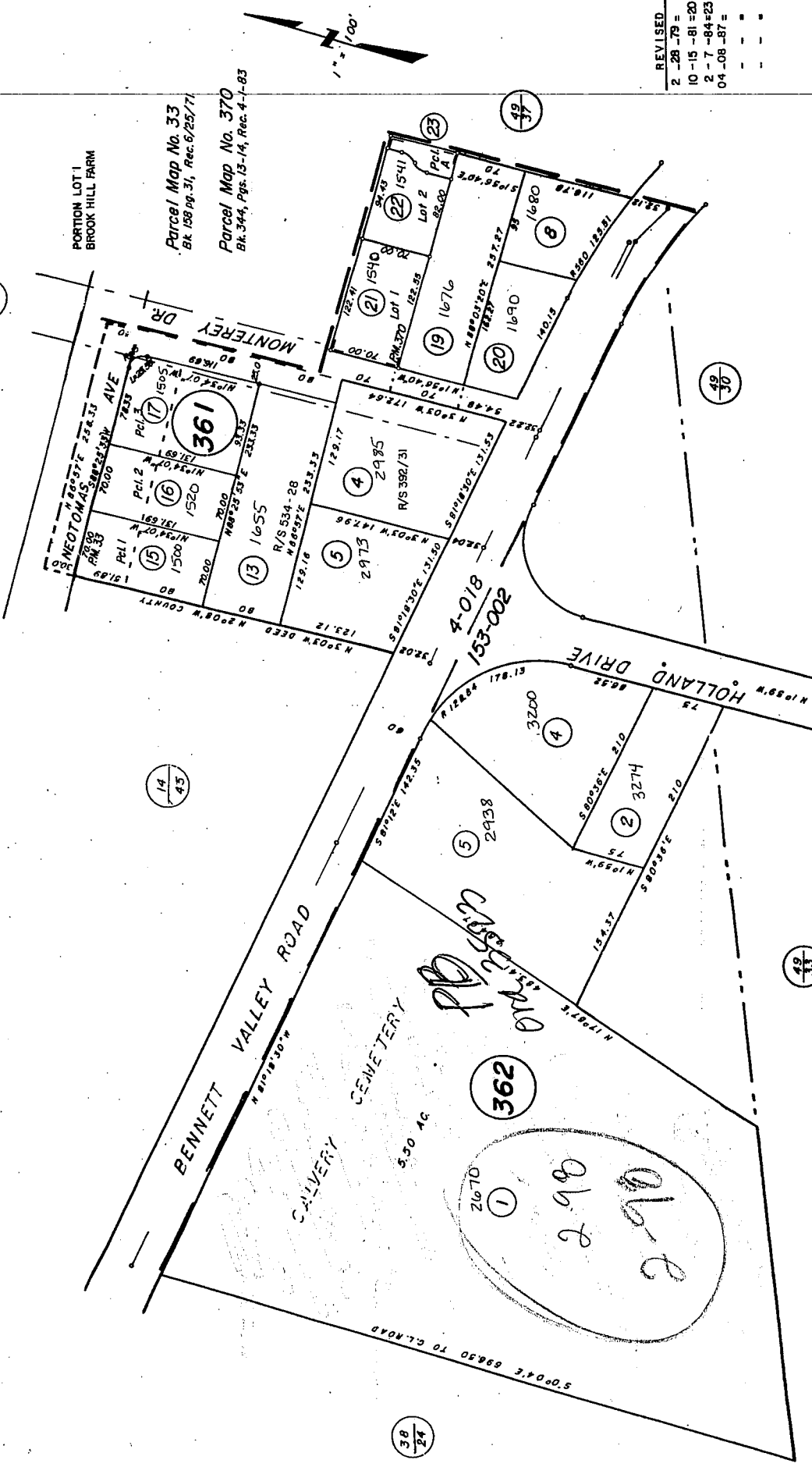
VERDI

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
153-002
4-018

49-36

MAR 17 1995



Parcel Map No. 33
Bk. 158 pg. 31, Rec. 6/25/71

Parcel Map No. 370
Bk. 344, Pgs. 15-14, Rec. 4-1-83

REVISED

2	-28	-79	=	
10	-15	-81	=20	
2	-7	-84	+23	
0	4	-08	-87	=

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA HEREIN.

Assessor's Map Bk. 49 Pg. 36
San Diego County, Calif.

ORDINANCE NO. 3253

CHG'D TO
SESR 1-98
2-98
3-98

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE AREA INCLUDED WITHIN THE PROPOSED ANNEXATION (SESR 1-95 (GENERALLY SOUTH OF THE SONOMA COUNTY FAIRGROUNDS AND EAST OF PETALUMA HILL ROAD) - FILE NUMBERS 95-0357 AND 95-3015

THE PEOPLE OF THE CITY OF SANTA ROSA ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the prezoning designation of PC; PB, RR-40 (Planned Community; Public Building; Interim Rural Residential) District is an appropriate classification of the property identified in Section 2 and such classification is consistent with the Santa Rosa General Plan in that:

1. The property is situated within the Residential, Very Low Density, Residential, Low Density, and Residential, Medium-Low Density, and Residential, Medium Density, Parks and Recreation, Retail and Business Service, Public/Institutional, and Existing School designations as shown on the Land Use Diagram of the City's Southeast Area Plan and General Plan, which designations permit parks, recreation, schools, public/institutional uses, commercial uses and residential development at densities ranging from .5 to 18 dwelling units per acre.
2. The prezoning classifications are consistent with the Southeast Area Plan and the General Plan land use designations because they implement the goals, objectives and policies of the underlying land use designations.
3. Adequate infrastructure and public services can be provided for the proposed annexation as evidenced by the Southeast Area Plan and the Area Plan EIR.
4. The properties are situated within the area as shown on the Land Use Graphic of the City's General Plan, which designation permits development and existing non-conforming uses.
5. The prezoning provides land uses in conformance with the policy of the Land Use Element of the City's General Plan.
6. For the reasons set forth in No. 1 above, the proposed annexation would not adversely impact and would enhance the achievement of the Land Use goals and policies contained in the General Plan.
7. The Council has determined that the proposed PC (Planned Community) prezoning is within the scope of the Certified Final EIR for the Southeast Area Plan.
8. The Council has read, reviewed, and considered the approved and adopted Mitigated Negative Declaration for the PB and RR-40 prezoning and components for this project and determines that this prezoning will not have a significant effect on the environment as shown by the Mitigated Negative Declaration.

PCWCC8(MW\SE1-95.9-1)

1-98

2-98

3-98

Ord **3253**

PC

038 - 241 - 006

038 - 251 - 03, 04

038 - 252 - 1, 4, 5, 6

038 - 253 - 2, 3, 4

038 - 254 - 2, 4, 7-10, 12 - 23, 25, 29 - 32

038 - 261 - 6 (was 04 and 03)

PC

044 - 031 - 33, 34, 39, 40 (22=PB) (21=RR40)

044 - 032 - ~~4~~, ~~6~~, ~~9~~, ~~11~~, 14, 15, 17, 36

044 - 033 - ~~1~~, 4, 6, 9, 10, 11, 12, 13

044 - 180 - ~~9~~

Should be
044-050-xx

044 - 190 - 29, 32, 34-36, 39, 42

044 - 200 - 11-13, 16-18, 21-23, 27-29

PB

049 - 330 - 02, 14

049 - 362 - 01

