

Winkler Annexation

Pre-zoning Annexation

ANX21-002

1600 Manzanita Avenue

January 24, 2023

Christian Candelaria, City Planner
Planning and Economic Development

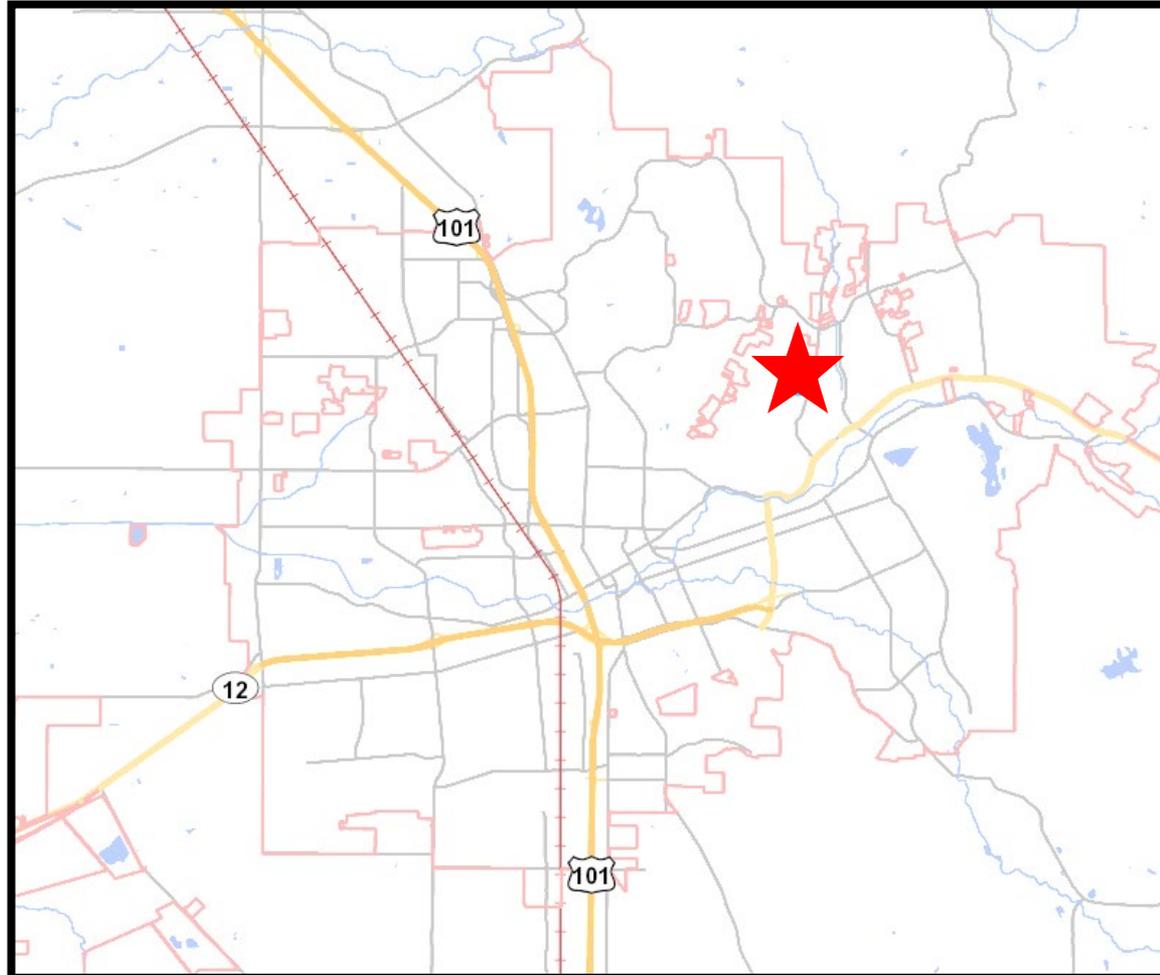
Pre-zone one property for Annexation into Santa Rosa:

- 1600 Manzanita Avenue into RR-40-SR (Rural Residential - Scenic Road Combining District)

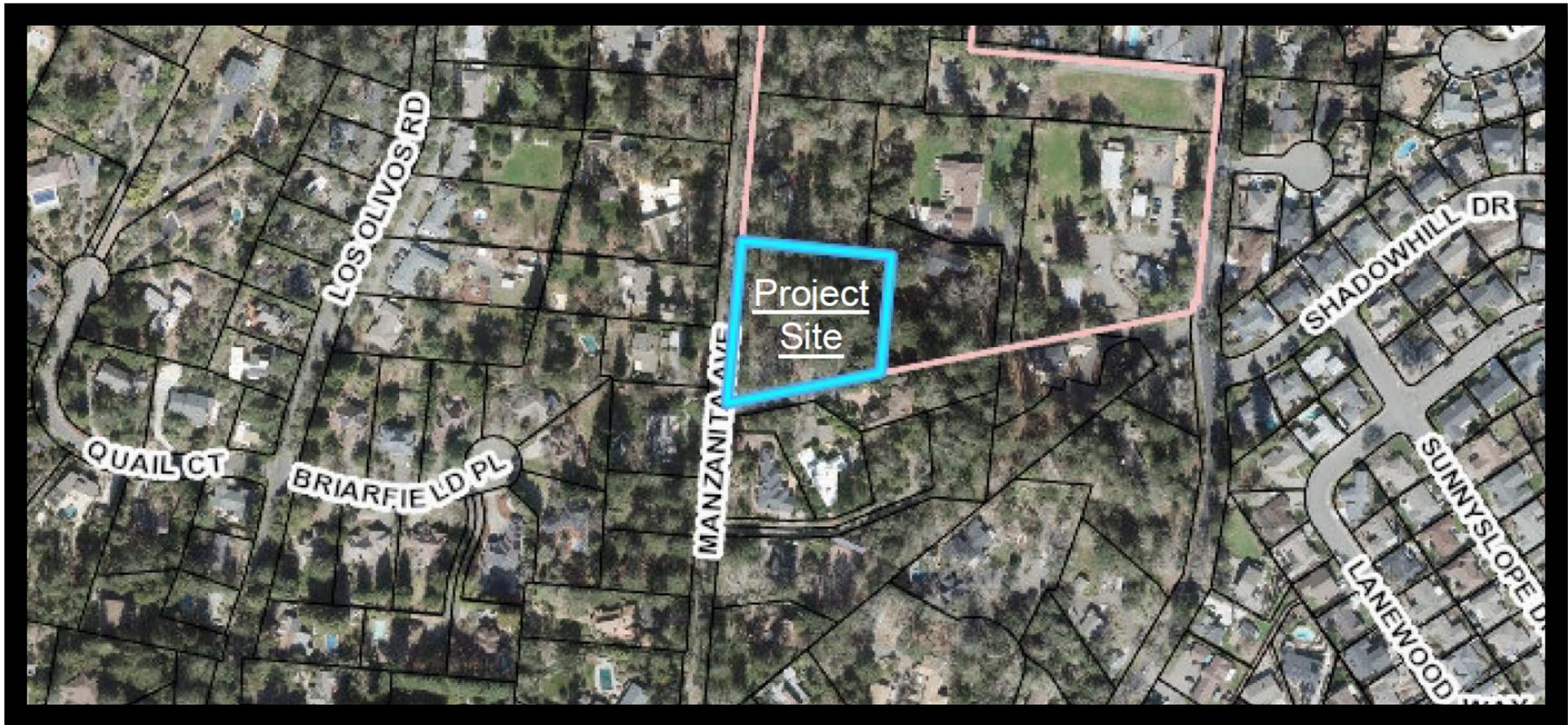
Action: Ordinance (Recommended by Planning Commission with Resolution No____)

- October 14, 2021 – Application for Utility Certificate submitted due to failed septic tank and seepage pit.
- December 16, 2021 – Pre-zoning Application Submitted
- December 30, 2021 – Utility Certificate approved with condition from LAFCO to annex parcel to Santa Rosa.
- October 13, 2022 – The Planning Commission adopted Resolution No. _____ recommending that City Council adopt an ordinance to Pre-zone the property into the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district.

Project Location 1600 Manzanita Avenue



1600 Manzanita Avenue

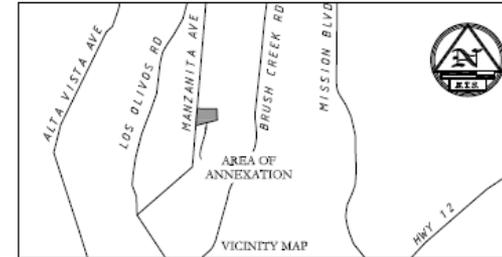
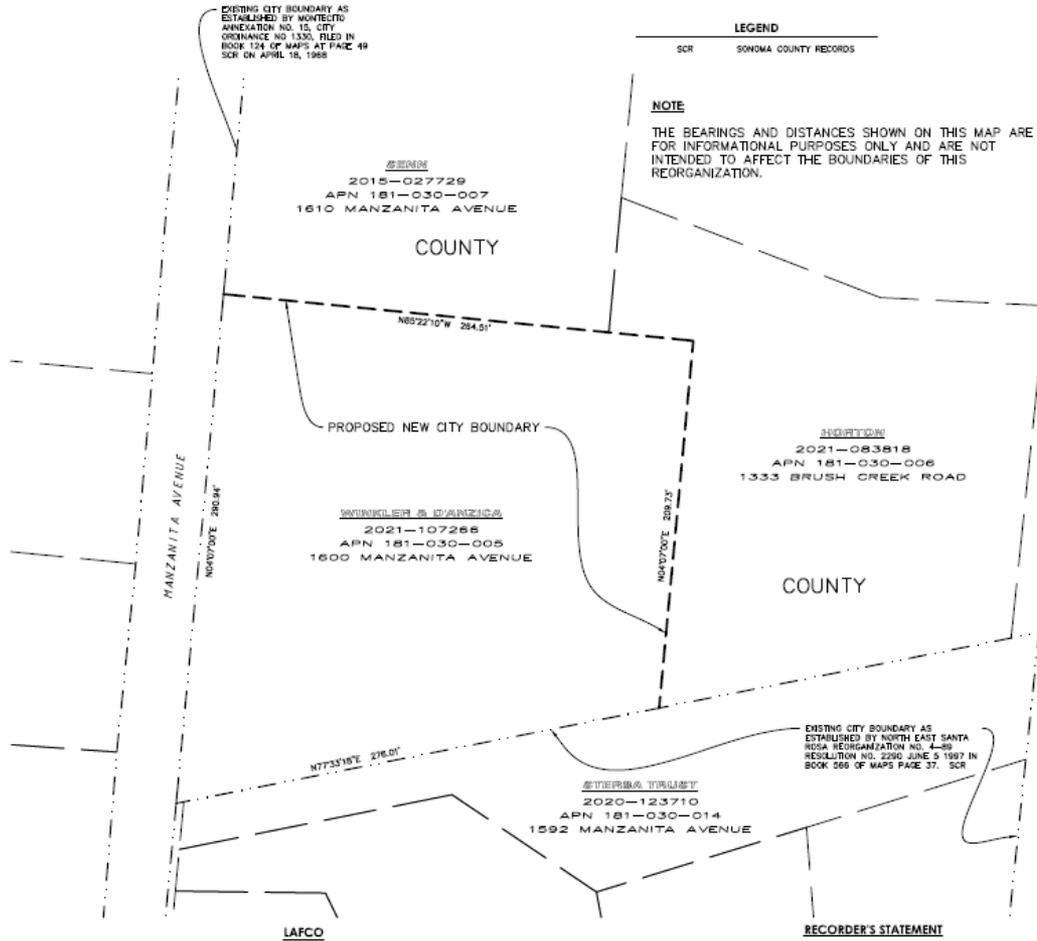


Current: County - RR B6 20

Proposed: RR-40-SR (Rural Residential – Scenic Road Combining District)



Annexation Boundary Map



CITY ENGINEER'S STATEMENT

I, _____ City Engineer for the City of Santa Rosa, hereby certify that the map herein 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 Sonoma LAFCO in Resolution No. _____ dated _____.

By: _____ Date: _____
name, title, license number

Deputy _____

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AS THE REQUEST OF WINKLER IN SEPTEMBER, 2022

DATE: _____

RAY C. CARLSON
PLS 3890



CITY OF SANTA ROSA
SONOMA COUNTY
**NORTHEAST SANTA ROSA
REORGANIZATION NO.**
(WINKLER & D'ANZICA)

INVOLVING ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT FROM THE RINCON VALLEY FIRE PROTECTION DISTRICT.

IN RANCHO CABEZA DE SANTA ROSA

CITY OF SANTA ROSA
COUNTY OF SONOMA STATE OF CALIFORNIA

Approved by Sonoma Local Agency Formation Commission Resolution No. _____

By: _____ Date: _____
Executive Officer

RECORDED AT THE REQUEST OF THE EXECUTIVE OFFICER OF THE SONOMA LOCAL AGENCY FORMATION COMMISSION, THIS _____ DAY _____ 20____ IN BOOK _____ OF MAPS, AT PAGE _____, SONOMA COUNTY RECORDS

COUNTY RECORDER _____

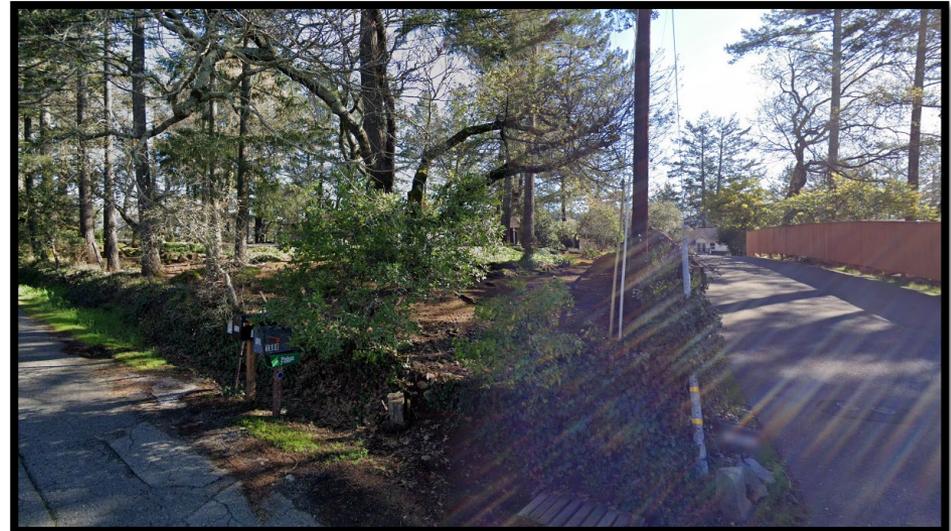
DEPUTY _____



**RAY CARLSON
AND ASSOCIATES, INC.**
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411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95403
(707) 528-7549 • RCMAPS.COM

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Categorically Exempt

- CEQA Guidelines Section 15301, Existing Facilities, in that the project consists of one existing single-family residence with an accessory structure in a residential zone, and the continued use of the residence and the accessory structure does not involve any expansion of the existing use
- CEQA Guidelines Section 15304(f), Minor Alterations to Land, in that the project will include minor trenching and backfilling for sewer and water extensions.

Environmental Review

California Environmental Quality Act (CEQA)

Categorically Exempt

- CEQA Guidelines Section 15319(a), Annexations of Existing Facilities, in that the project is a pre-zoning for the annexation of an existing single-family residence developed to the density allowed under the proposed pre-zoning classification, and the extension of utility services to the existing residence would have the capacity to serve only the existing single-family residence.
- CEQA Guidelines Section 15183 in that the proposed pre-zoning is consistent with the General Plan. The Low-Density Residential designation was reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009, and the proposed pre-zoning to the RR-40-SR zoning district is consistent with the Very Low-Density land use designation.

- No issues were identified
- No public comments received

It is recommended by the Planning Commission and the Planning and Economic Development Department that Council introduce an ordinance to pre-zone a property located at 1600 Manzanita Avenue (Assessor's Parcel No. 181-030-005) as Very Low-Density RR-40-SR (Rural Residential Scenic Road Combining District) Zoning District.

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