

# **Bowden Annexation**

Rezoning for Annexation

File No. ANX21-001

4646 Badger Rd & 999 Middle Rincon Rd

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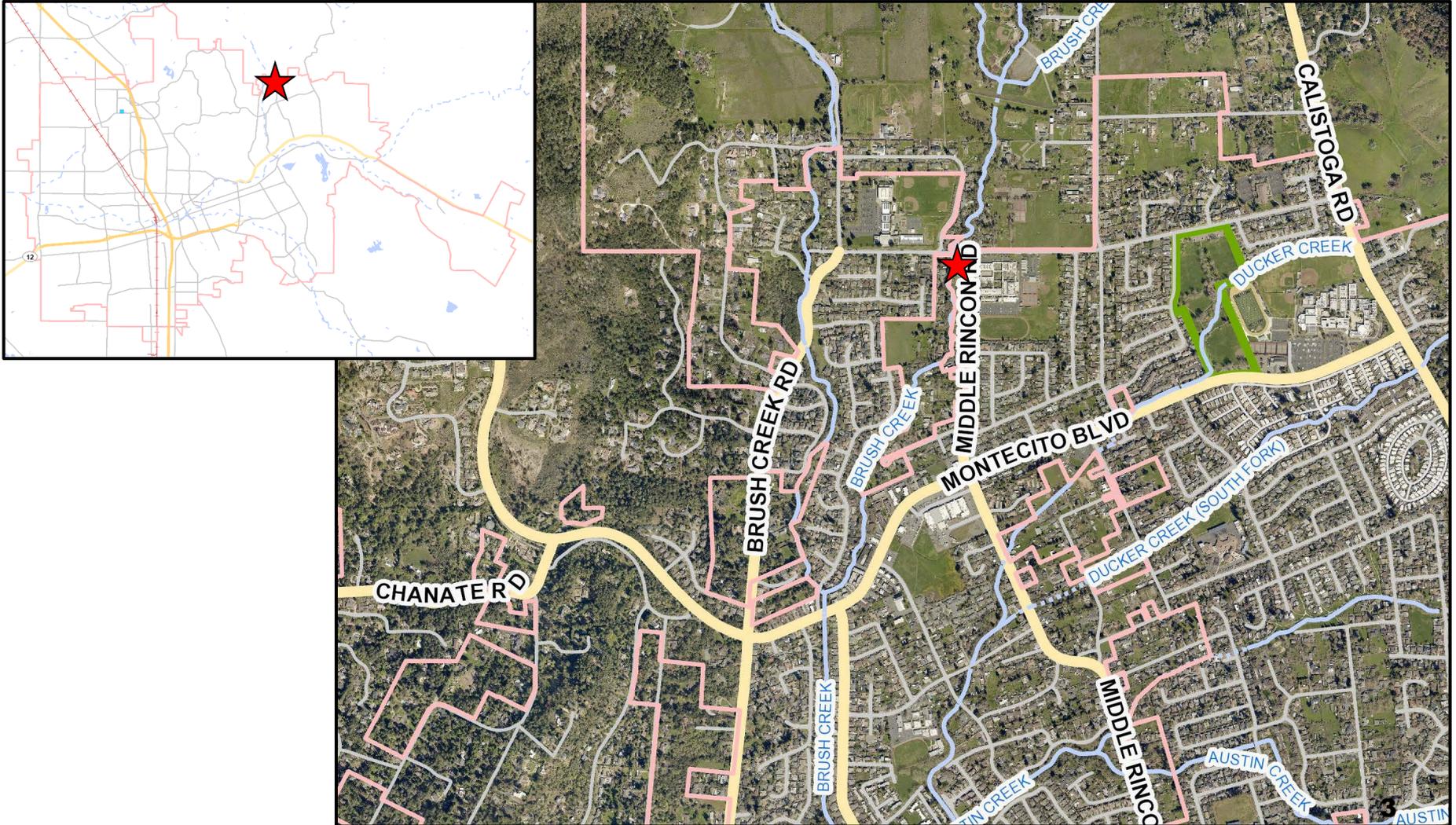
January 24, 2023

Monet Sheikhali, Senior Planner  
Planning and Economic Development

- Prezone two properties to the R-1-6 zoning district
  - 4646 Badger Rd
  - 999 Middle Rincon Rd
- Parcels are each developed with detached SFD – no new development proposed
- Approval of a Prezoning would allow for annexation into the City

# Project Location

## 4646 Badger Rd & 999 Middle Rincon Rd



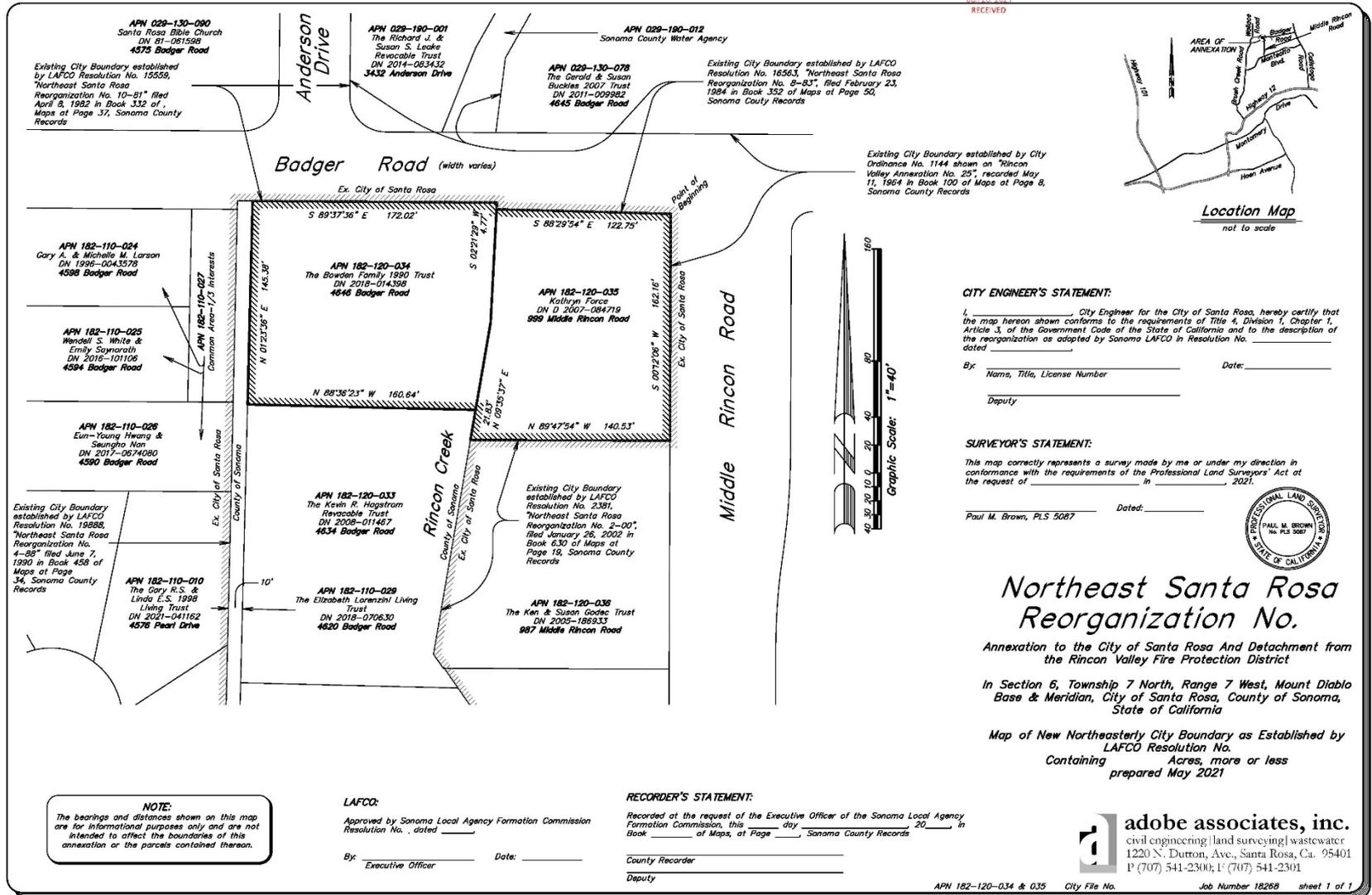
# Project Location

## 4646 Badger Rd & 999 Middle Rincon Rd



# Preliminary Annexation Map

## 4646 Badger Rd & 999 Middle Rincon Rd



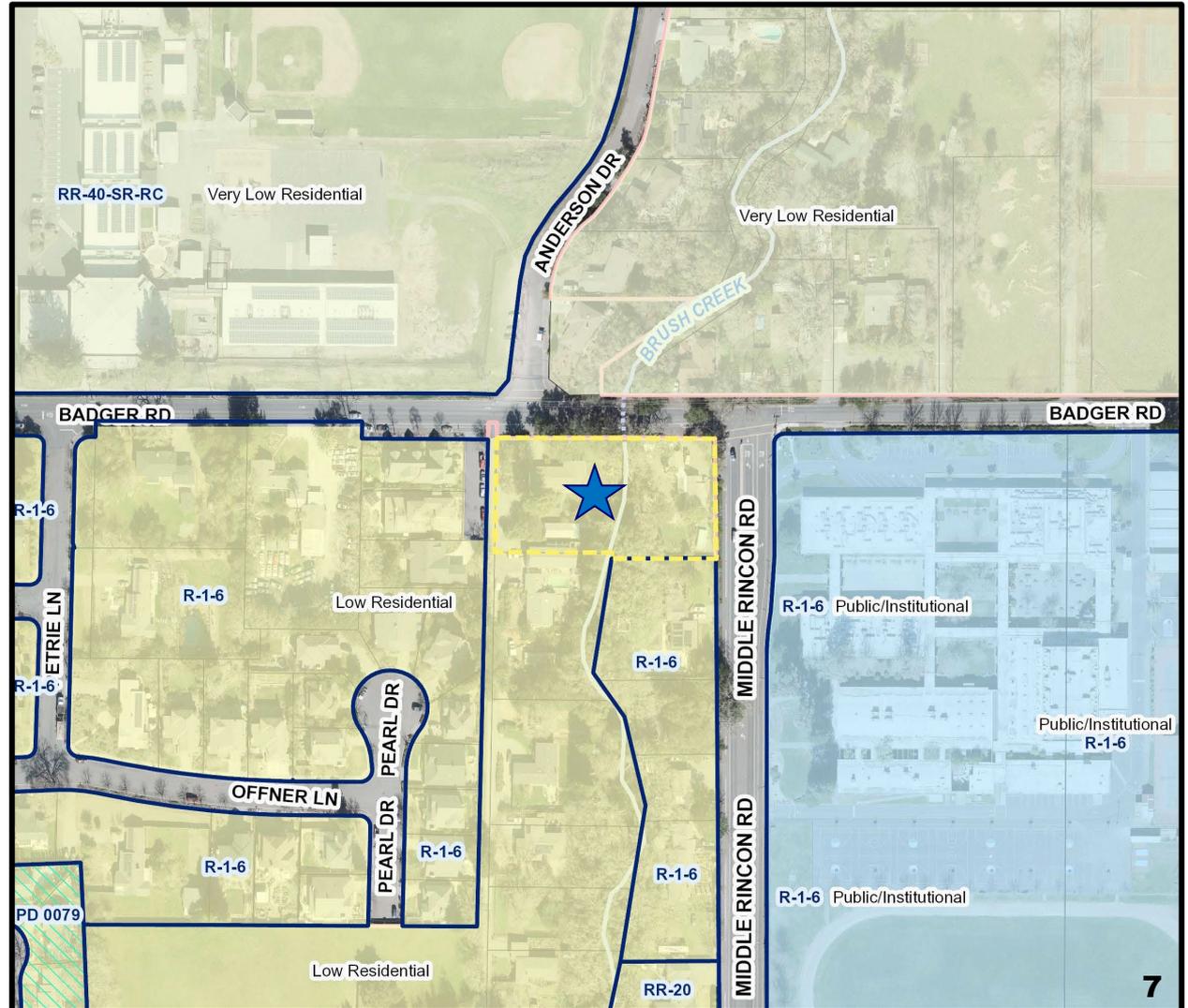
- Mar 8, 2019 Application for a Utility Certificate was submitted to the Planning and Economic Development Department
- Nov 13, 2020 Utility Certificate application was approved, and Sonoma County Local Agency Formation Commission conditioned the approval upon the owner applying to the City for rezoning annexation
- Jun 23, 2021 Rezoning application was submitted for the subject properties
- Oct 13, 2022 Planning Commission recommended to Council approval of rezoning the subject parcels

## General Plan

Low-Density Residential  
(2 - 8 units per acre)

## Prezoning

R-1-6 (Single-Family  
Residential)



# Environmental Review

## California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- CEQA Guidelines Section 15301, Existing Facilities
- CEQA Guidelines Section 15304(f), Minor Alterations to Land
- CEQA Guidelines Section 15319(a), Annexations of Existing Facilities
- CEQA Guidelines Section 15183, Consistent with Zoning

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to prezone the properties located at 4646 Badger Road and 999 Middle Rincon Road to the R-1-6 (Single-Family Residential) zoning district.

## Questions

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