

# Winkler Annexation

Pre-zoning Annexation

ANX21-002

1600 Manzanita Avenue

October 13, 2022

Christian Candelaria, City Planner  
Planning and Economic Development

Pre-zone one property for Annexation into Santa Rosa:

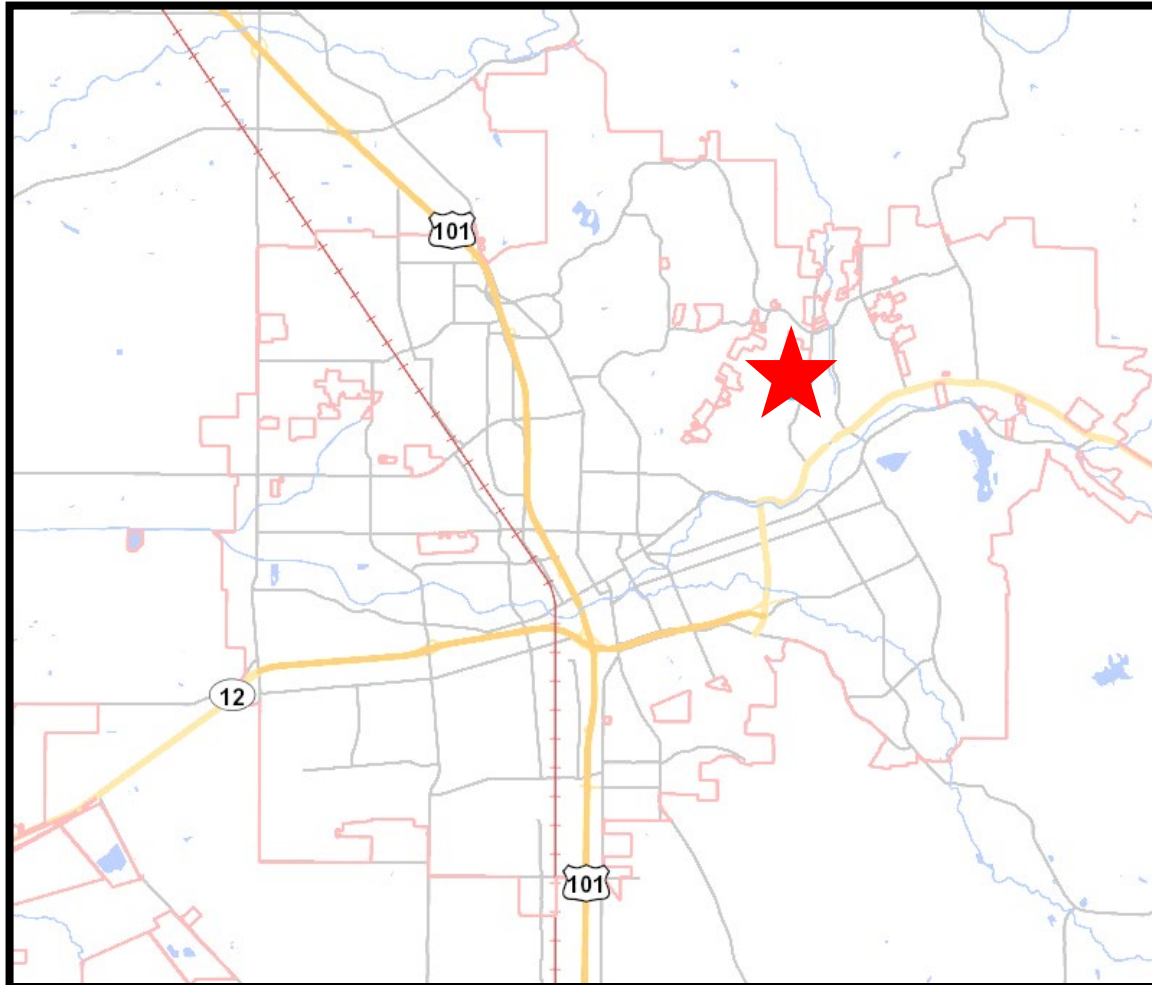
- 1600 Manzanita Avenue into RR-40-SR (Rural Residential - Scenic Road Combining District)

Action: Resolution (recommendation to Council)

- 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 3, 2022 – Neighborhood noticed about Planning Commission for this project.

# Project Location

## 1600 Manzanita Avenue

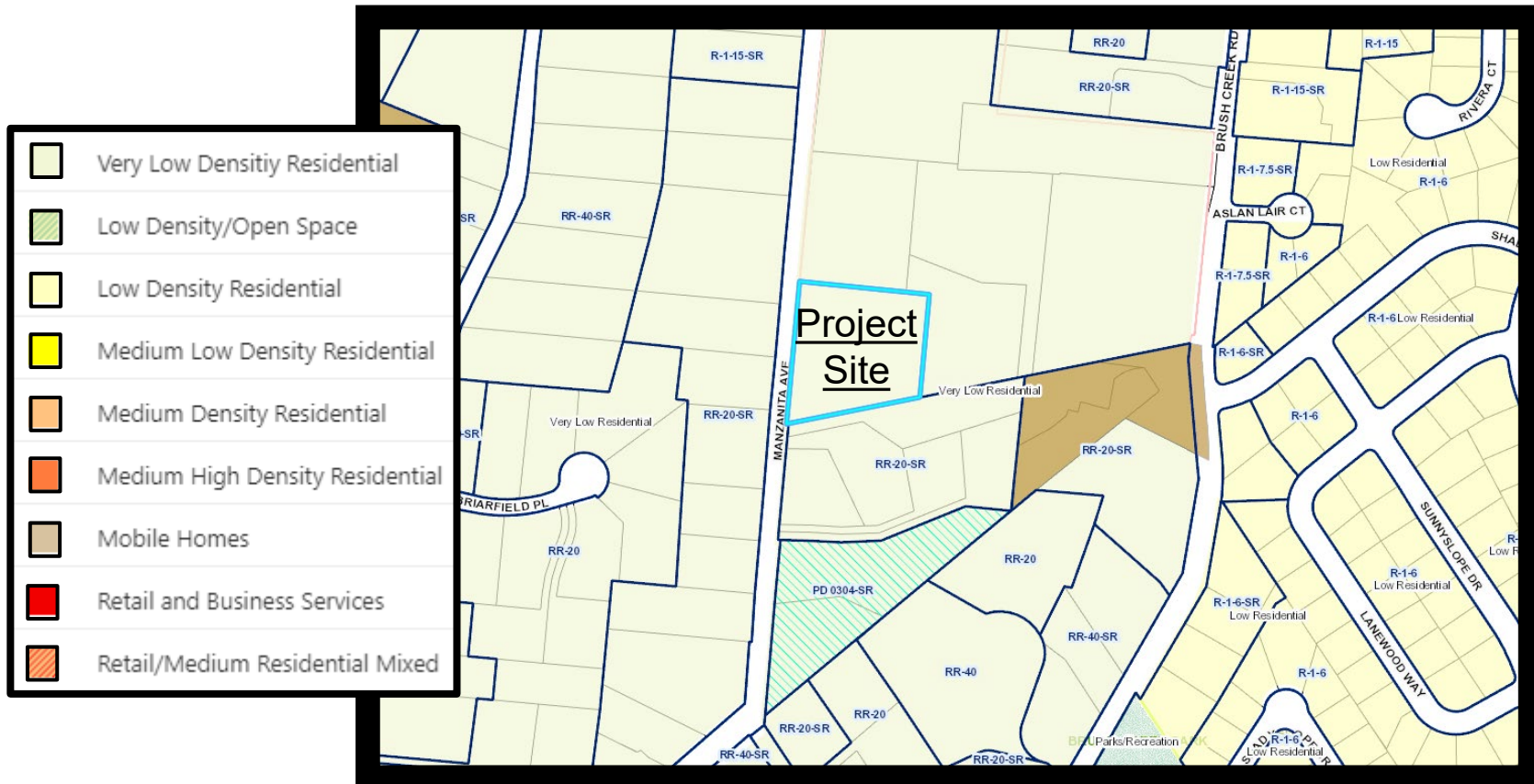


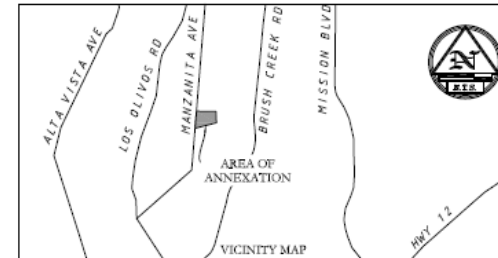
# 1600 Manzanita Avenue



Current: County - RR B6 20

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





APR 181-030-005 SEPTEMBER 21, 2022 SHEET NO. 1 OF 1 JOB NO. 2022-019  
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# Street Views



# Environmental Review

## California Environmental Quality Act (CEQA)

- Exempt under 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.
- Exempt under CEQA Guidelines Section 15319(a)&(b) in that the project is an annexation of existing private structures developed to the density allowed under the proposed pre-zoning classification, and the extension of utility services to the existing facilities would have a capacity to serve the existing facilities.

- No issues were identified
- No public comments received

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to Council approval of ANX21-002 to pre-zone 1600 Manzanita Avenue RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district.

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