

From: [carl mayers](#)
To: [Michaelson, Hana](#); [Allen, Shelli](#)
Cc: [_WATERENG - Water Engineering Services](#)
Subject: [EXTERNAL] Re: 4-9-26 Meeting re Rezoning 1977 Marsh Rd
Date: Wednesday, March 25, 2026 11:42:16 AM
Attachments: [image001.png](#)
[image002.png](#)

Thanks for the info!

On Wednesday, March 25, 2026 at 08:50:08 AM PDT, Allen, Shelli <smallen@srcity.org> wrote:

Hi Carl

The water and sewer mains to the east are both 8”
The water main to the south is 8” and the sewer is 10”.

Shelli Allen | Civil Engineering Technician III

Santa Rosa Water | Water Engineering Services

100 Santa Rosa Ave., Rm. 3 | Santa Rosa | CA 95404

Desk: 707.543.4336 | Email: smallen@srcity.org, watereng@srcity.org



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The Planning and Economic Development Department is closed for services every other Friday.

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Water Engineering Services FAQs: <https://srcity.org/Faq.aspx?TID=86>

Water Demand Offset Policy: <https://www.srcity.org/3641/Water-Demand-Offset-Policy-and-Fees>

Online payment portal: <https://citizen.srcity.org/CitizenAccess/Default.aspx>

PED in-person appt: <https://srcity.org/3346/Schedule-an-Appointment>

Encroachment Permits: <https://www.srcity.org/514/Encroachment-Permits>

Building Permits: <https://www.srcity.org/265/Building-Permits>

From: carl mayers <carlmayers@att.net>
Sent: Tuesday, March 24, 2026 6:25 PM
To: Michaelson, Hana <HMichaelson@srcity.org>; Allen, Shelli <smallen@srcity.org>
Cc: [_WATERENG - Water Engineering Services](#) <WaterEng@srcity.org>
Subject: [EXTERNAL] Re: 4-9-26 Meeting re Rezoning 1977 Marsh Rd

Thanks very much for the info. Some department already surveyed a route south to Marsh Rd. I was told that the pipes on

the east side were too small to extend, but that could be incorrect info.

Carl Mayers

On Tuesday, March 24, 2026 at 03:04:39 PM PDT, Allen, Shelli <smallen@srcity.org> wrote:

Hi Carl

It depends on where they propose to connect from/to.

If you were to propose to also connect to city services, you would also be required to annex.

There would also be one time Water Dept. connection fees:

\$10,077 for water and \$8,558 for sewer (connection fees typically increase annually on January 1 by a few percent)

If they propose connections from the east side from Northfield Dr, they would like extend the main and or just install a single lateral to their lot depending on what is allowed with their easement situation. In this scenario, you would like have more construction work to do to connect your lot (unless you are decide to join his annexation and work being proposed).

If they propose connections from the south side (Marsh Rd), they may propose to install a private main that would be large enough for other lots to tie into in the future.

We typically would not want a private main extension for only one lot to connect.

From my discussions with him, I think he wants to propose the connection from the Northfield Dr side.

I am unsure what they will propose, or what will be approved by the city currently.

I am sorry it is kind of early to be able to lock down answers for you.

I am copying my Team in case anyone else has more information about this one.

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From: Michaelson, Hana <HMichaelson@srcity.org>

Sent: Tuesday, March 24, 2026 10:20 AM

To: Allen, Shelli <smallen@srcity.org>

Subject: FW: [EXTERNAL] 4-9-26 Meeting re Rezoning 1977 Marsh Rd

Good morning, Shelli,

I received the email below in response to the Planning Commission meeting postcard notice for File No. PLN25-0580. This project requests pre-zoning of 1977 Marsh Road to allow annexation into the City of Santa Rosa, enable future sewer service connection, and permit construction of an accessory dwelling unit (ADU).

Are you able to provide an answer/guidance I can send the neighbor?

For context (if it helps), LAFCO conducted a sentiment survey of all surrounding property owners in the county island, and no one else expressed interest in annexation. Based on that, LAFCO is supportive of this single-parcel annexation.

Hana Michaelson, AICP | Senior Planner

Planning and Economic Development Department | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Fax (707) 292-0963 | HMichaelson@srcity.org

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[2026 Holiday and Office Closure Schedule](#)**



From: carl mayers <carlmayers@att.net>
Sent: Tuesday, March 24, 2026 9:40 AM
To: Michaelson, Hana <HMichaelson@srcity.org>
Subject: [EXTERNAL] 4-9-26 Meeting re Rezoning 1977 Marsh Rd

Hi Hana,

My name is Carl Mayers and I live next door to 1977 Marsh Rd at 1957 Marsh Rd.

Tom Sharpe spoke to me about this some time ago. I have a question related to the new sewer and water lines which will be installed if the project is approved. Will the new utility lines be sized only based on the needs of 1977 or will there be extra capacity in the size of the lines to allow for possible future connection by other neighbors, such as myself. It would seem practical to oversize the lines since the labor will be the same either way. What costs would we be looking at if this were to occur?

Thanks,

Carl Mayers