



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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GENERAL PLAN CONSISTENCY DETERMINATION

Date	June 19, 2017
Staff	Yolanda G. Solano
Project	Annexation Pre-Zoning
Applicant	City of Santa Rosa
File Number	ANX17-004/PPR17-15-03
Project Location	3747 and 3753 Chanate Rd, APNs 173-260-007; -008
General Plan Land Use	Rural Residential, 20 acre density
Zoning	RR (Rural Residential), 20 acre density
Area Plan	N/A
Consistency Determination	The proposed annexation is consistent with the Sonoma County General Plan.

The subject parcels are approximately .18 and .23 acres in size and located near the intersection of Chanate Road and Jeremy Court in the unincorporated area of Santa Rosa. Both parcels are located in an area of the County that is completely surrounded by the City of Santa Rosa. The parcels are also within the Santa Rosa Urban Service Area.

The City of Santa Rosa is currently proposing to pre-zone the property in anticipation of the future annexation of the parcels into the City.

The County's General Plan contains a number of policies intended to promote city-centered growth and avoid urban sprawl. The General Plan's Land Use and Public Facilities Elements strictly limit the extension of public sewer and water outside of designated Urban Service Areas. However, the proposed pre-zoning would not contribute to unplanned growth or urban sprawl since the subject parcels are located within an Urban Service Area and County island. Further, the eventual annexation of Santa Rosa's Urban Service Areas was anticipated by the General Plan. These lands have been designated "Rural Residential" in order to hold them for future annexation by the City as required by Policy LU-16g (see below).

GENERAL PLAN GOALS, OBJECTIVES AND POLICIES

The following goals, objectives, and policies were identified as having relevance to the proposed pre-zoning project and were examined to determine consistency with the Sonoma County General Plan:

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.

Policy LU-16g: Unless otherwise provided in existing Specific or Area Plans, designate lands within the Santa Rosa Urban Service Area as "Rural Residential" in order to hold them for future annexation by the City. Maintain densities in these areas at the lower end of the range for this category.

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence adopted by LAFCO or the Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

1. Where necessary to resolve a public health hazard resulting from existing development, or
2. Where development authorized by policy OSRC-1c would result, unless LAFCO has adopted a "no annexation" policy, or
3. Where appropriate to allow an affordable housing project providing at least 20% of the units for lower income housing on properties adjoining urban service boundaries.*

Policy PF-1h: Avoid extension of public water service to a property that is outside of both the Urban Service Area and sphere of influence of the water provider.

CONCLUSION

The proposed pre-zoning and future annexation of the subject parcels into the City of Santa Rosa is consistent with the Sonoma County General Plan because the parcels are located within the Santa Rosa Urban Service Area.