

Winkler Annexation

Pre-zoning Annexation

ANX21-002

1600 Manzanita Avenue

October 13, 2022

Christian Candelaria, City Planner
Planning and Economic Development

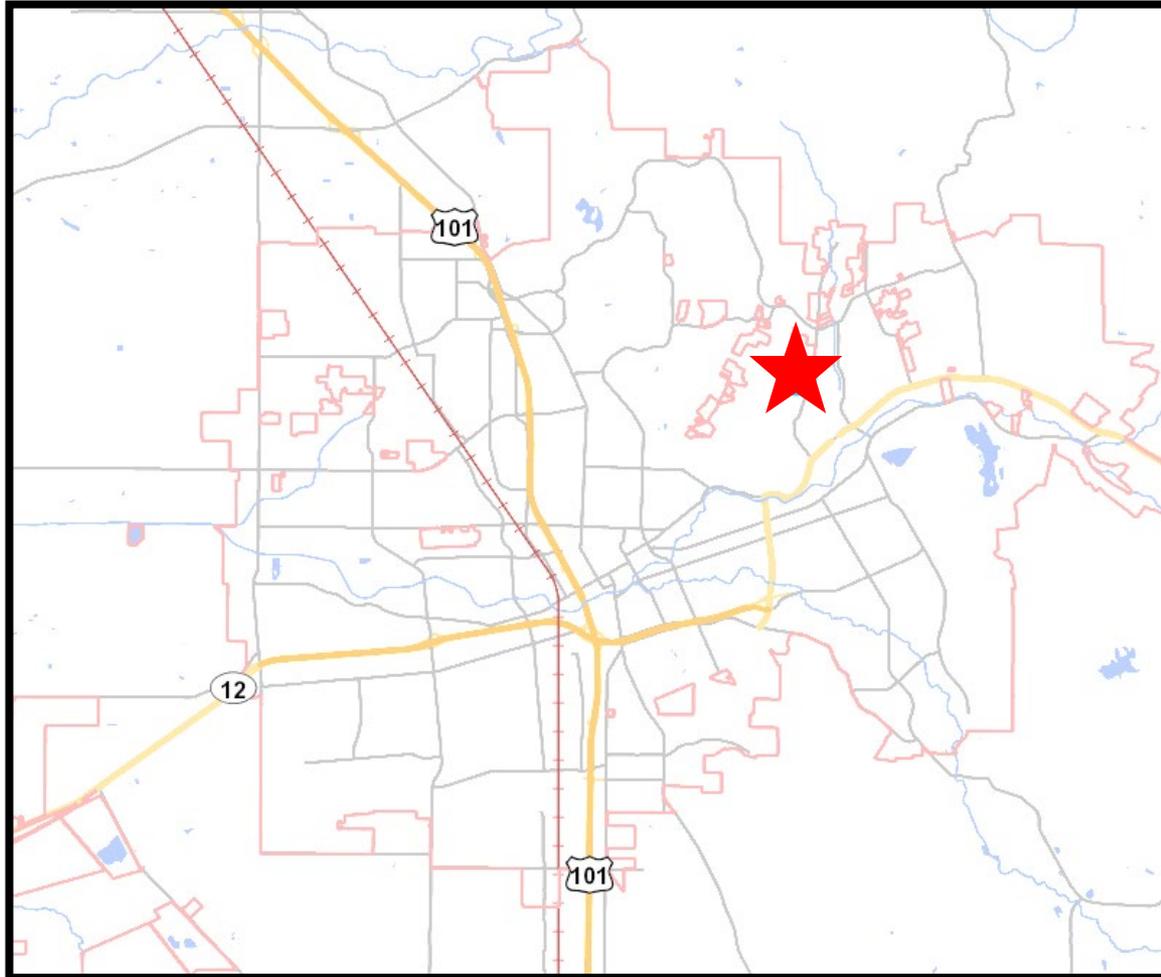
Pre-zone one property for Annexation into Santa Rosa:

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

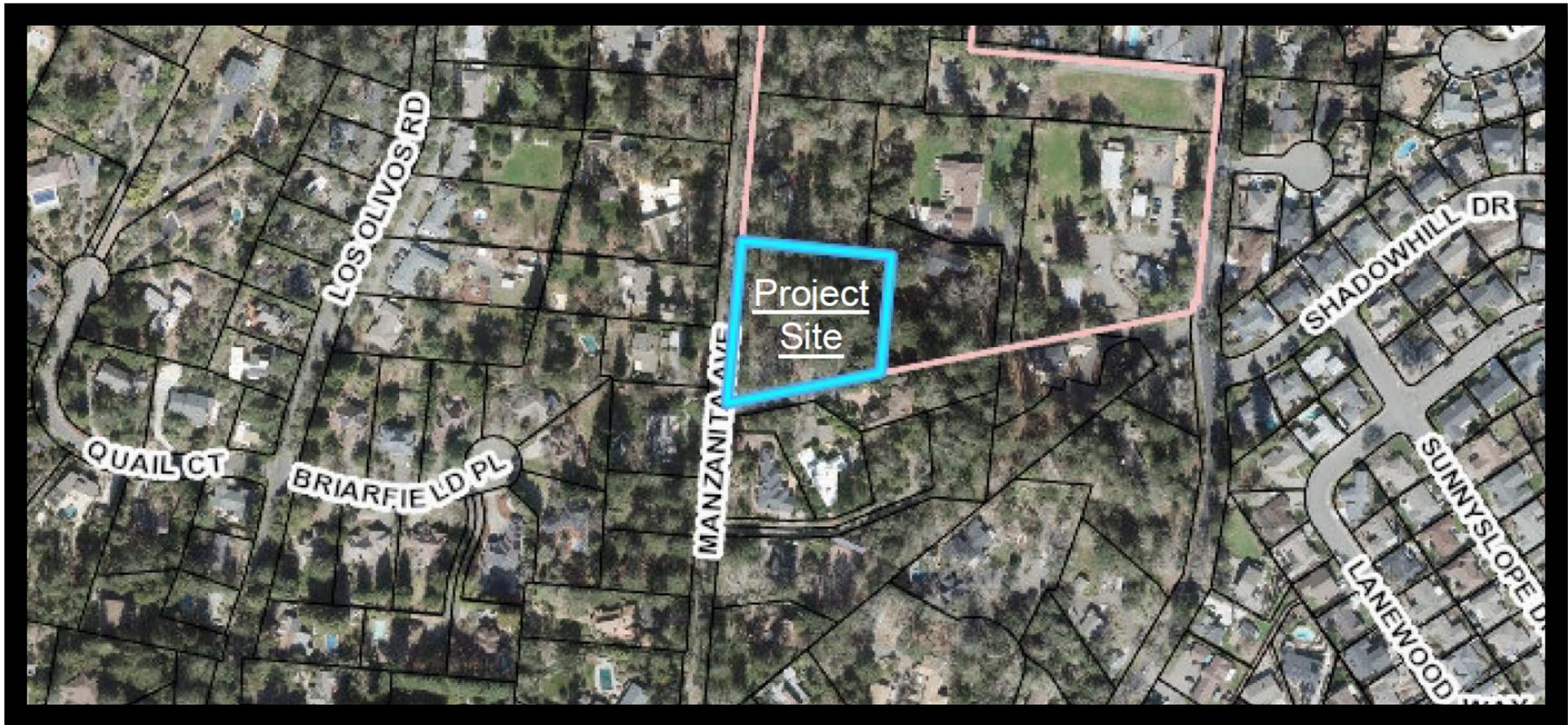
Action: Resolution (recommendation to Council)

- 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

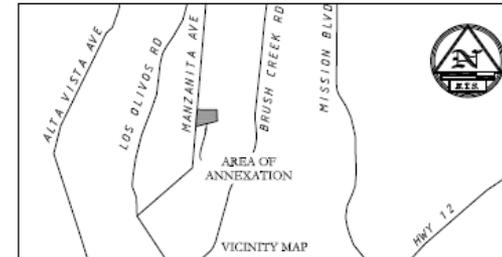
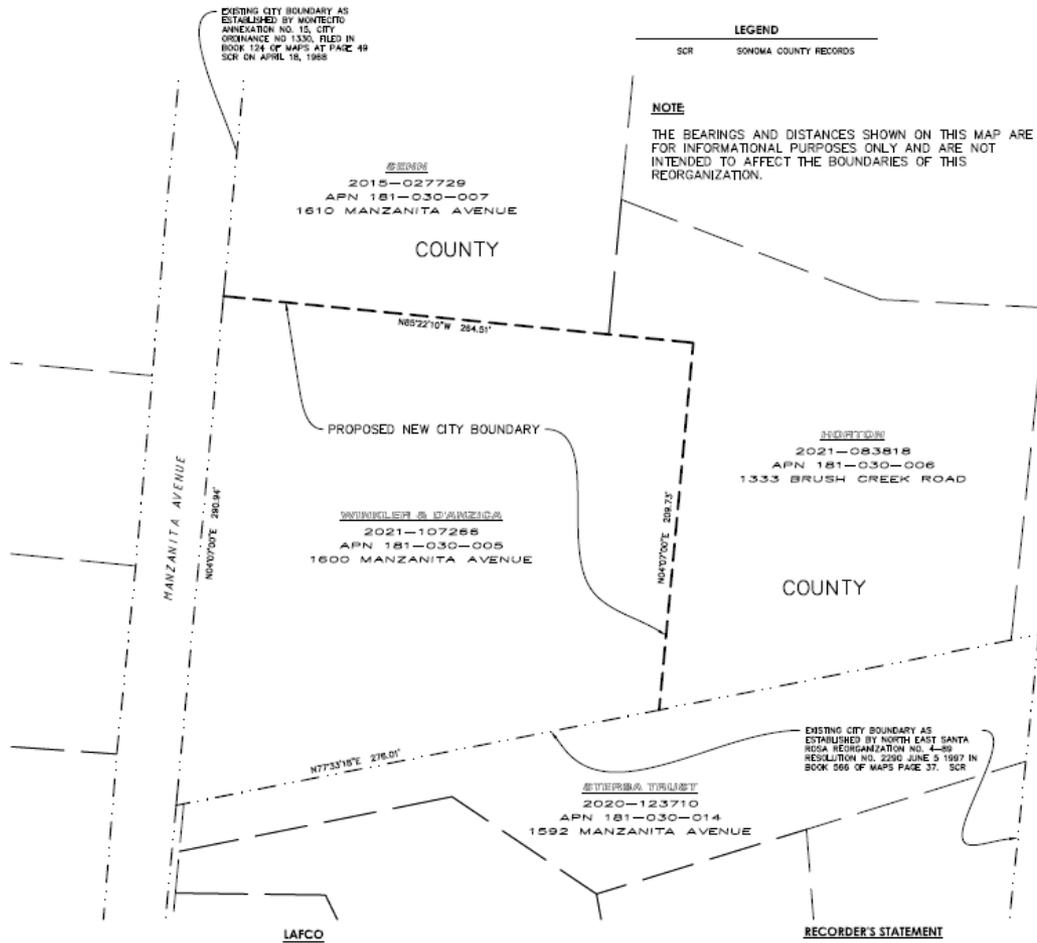


Current: County - RR B6 20

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



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

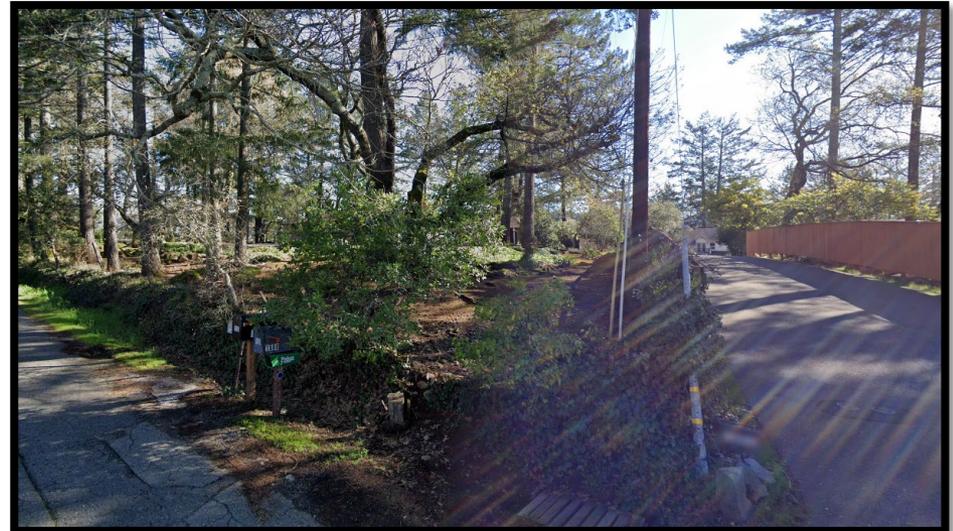


**RAY CARLSON
AND ASSOCIATES, INC.**
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(707) 528-7549 • RCMAPS.COM
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Approved by Sonoma Local Agency Formation Commission Resolution No. _____
By: _____ Date: _____
Executive Officer

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 _____



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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Planning and Economic Development
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