

City of Santa Rosa

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Planning & Economic
Development Department

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PROJECT DESCRIPTIONBALDI CORNER PREZONING AND ANNEXATION

Proposal: Prezoning and Annexation request for 9 parcels totaling 7.9 acres. The request involves annexation to the City and detachment from the Rincon Valley Fire Protection District and County Service Area No. 41 (Multi-Services).

Applicant: Gene Baldi

Engineer: Mike Robertson, Robertson Engineering

Planning Consultant: Steven Sharpe, Sharpe Associates

Location: Northwest corner of the intersection of Highway 12 and Middle Rincon Rd.

APNs 182-540-020, 021, 022, 023, 024, 025, 026, 027, 028

General Plan: County –Retail Commercial
City – Retail and Business Services and Low Density Residential

Consent of Property Owners: All property owners within the boundary of the proposed Annexation have consented to the annexation. See attached City Annexation Petition.

Background

This proposal involves prezoning and annexation of an unincorporated island totaling 7.9 acres. This proposal requests that the subject territory be prezoned to zoning districts consistent with the 2035 Santa Rosa General Plan. The request is being initiated at the request of all of the property owners within the affected territory (see attaché Consent Form).

The territory is generally located in the Rincon Valley area at the northwest corner of the intersection of Middle Rincon Rd. and Highway 12. The territory is within an area developed with both commercial and residential uses. Properties to the east fronting Highway 12 are commercial and include a gas station/mini-mart and other retail and offices uses. To the west properties are commercial offices and a single family residential subdivision. Properties to the north are residential and south, across Highway 12, commercial. The territory fronts Middle Rincon Rd. on the east and Highway 12 on the south.

Proposal

Nine parcels, comprising the entirety of an unincorporated county island, are included in the annexation area and prezoning request. Seven of the parcels are improved with commercial and residential uses; 2 parcels are vacant. With the exception of 2 parcels with City water and sewer and the vacant parcels, the parcels have private wells for water and septic systems for waste disposal. The purpose of the annexation is to make City sewer and water services available to all parcels as many septic systems and wells and replacement may not be possible by current codes. While no new development is proposed at

this time sewer and water services would also allow for future development proposals consistent with the City General Plan and Zoning Code.

The annexation is consistent with the City General Plan Policy LUL-A-2 which supports annexation of unincorporated land adjacent to the City limit and within the Urban Growth Boundary (UGB), when timely, when adequate public services are available, and are contiguous to existing urban development. The subject territory is an unincorporated island totally bounded by the City and is contiguous to existing urban residential and commercial development. Annexation will allow for a logical expansion of the City.

PROPOSED LAND USE AND ZONING SUMMARY

APN	ADDRESS	ACRES	EXISTING LAND USE	COUNTY ZONING	SR GENERAL PLAN LAND USE	PROPOSED PREZONING
182-540-020	91 Middle Rincon Rd.	.93 ac.	Fire Station	RR	Low Density Residential	R-1-6
182-540-021	Middle Rincon Rd.	.95 ac.	Vacant	C2	Low Density Residential	R-1-6
182-540-022	77 Middle Rincon Rd.	.11 ac.	Vacant	C2	Low Density Residential	R-1-6
182-540-023	77 Middle Rincon Rd.	.60 ac.	Residential	C2	Low Density Residential	R-1-6
182-540-024	43 Middle Rincon Rd.	1.27 ac.	Commercial	C2	Retail & Business Services	CG
182-540-025	4865 Highway 12	.84 ac.	Residential	C2	Retail & Business Services	CG
182-540-026	4847 Highway 12	1.06 ac.	Residential	C2	Retail & Business Services	CG
182-540-027	4801 Highway 12	1.06 ac.	Residential	C2	Low Density Residential	R-1-6
182-540-028	4785 Highway 12	1.07 ac.	Commercial & Residential	C2	Low Density Residential	R-1-6

The General Plan Land Use Diagram designates the 3 parcels totaling 3.1 acres at the Middle Rincon Road/Highway 12 intersection as Retail and Business Services. Proposed rezoning district for these parcels is CG (General Commercial). The remaining 6 parcels totaling 4.7 acres are within the Low Density Residential (2-8 units per acre) designation. Proposed rezoning for these parcels is R-1-6 (Single Family Residential/6 dwelling units per acre). All new development will be required to be consistent with these land use designations and zoning districts.

Plan for Providing Services

A Public Services Plan prepared by Robertson Engineering shows that public services including sewer and water exist and are available to service the annexation area. Access to provided Highway 12 and Middle Rincon Rd. Water services for fire protection and domestic purposes are provided by existing mains located in Middle Rincon Rd., Vale St. and Venti Ln. Sewer service for the area is located in Middle Rincon Rd., Vale St. and Venti Ln. Storm water runoff drains to existing facilities to the northwest then to an outfall to Austin Creek. City of Santa Rosa Police and Fire Department will serve the annexation area.

Environmental Analysis

The subject territory and surrounding area is substantially developed with commercial and residential uses. Existing uses both in the subject territory and surrounding area utilize existing infrastructure improvement including roads, sewer and water. The Santa Rosa General Plan 2035 Environmental Impact Report (EIR) was found in compliance with the California Environmental Quality Act (CEQA), and adopted by the City Council on November 3, 2009. The current land use designations of Low Density Residential and Retail and Business Services for the subject parcels were included in the scope of that environmental review. The proposed rezonings to the CG (General Commercial) and R-1-6 (Low Density Residential/ 6 dwelling units per acre) is consistent with the Santa Rosa General Plan Land Use Plan and therefore complies with CEQA.