

John Pol Annexation Rezoning

5817 HWY 12

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- The property located at 5817 HWY 12 is currently unincorporated and adjacent to properties within the City's limits.
- It is currently developed with two single-family dwellings on 3.18-acres.
- The purpose of the annexation is to obtain City utilities to serve the existing development on site. No new development or construction is proposed at this time.

Project Location Address



- September 19, 2023 – Application Submitted
- November 10, 2023 – Notice of Application
- April 11, 2024 – The Planning Commission adopted a resolution recommending that the City Council introduce and ordinance to prezone the subject property.



- RR is an implementing zoning district of the Very Low Density Residential General Plan land use designation .

-SR Scenic Road Combining District

Highway 12 (Calistoga Road to Oakmont) is a designated scenic road. The Scenic Road Combining District will require that any future development adhere to the additional development standards.

-RC Resilient City Combining District

The purpose of the -RC combining district is intended to facilitate the reconstruction and resilience of areas impacted by the Tubbs, Nuns, and the Glass Fires.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for the following streamlining provisions and exemptions:
 - CEQA Guidelines Section 15301, Existing Facilities, in that the project consists of two existing single-family residences and accessory structures in a residential zone, and the continued use of the residence and the accessory structure does not involve any expansion of the existing use.

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15304(f), Minor Alterations to Land, in that the project will include minor trenching and backfilling for sewer and water extensions.
- CEQA Guidelines Section 15319(a), Annexations of Existing Facilities, in that the project is a pre-zoning for the annexation of two single-family residences developed within density range allowed under the proposed pre-zoning Zoning District classification, and the extension of utility services to the existing residence would have the capacity to serve the site.

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15183 in that no new development is being proposed and the proposed pre-zoning is consistent with the General Plan Land Use. The rezoning of the existing use is consistent with the General Plan density and there are no project-specific impacts peculiar to the project or the site that were not already analyzed in the EIR or would require additional analysis.

- No outstanding issues.

Interest from neighbors but no concerns voiced since there's no development proposed.

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance to adopt a rezoning to amend the Zoning Map for the property located at 5817 HWY 12 to the Rural Residential-Scenic Road-Resilient City (RR-20-SR-RC) zoning district, consistent with the Very Low Density Residential General Plan land use designation.

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