

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PRE-ZONING THE PROPERTY LOCATED AT 1977 MARSH ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 036-035-011 – FILE NUMBER PLN25-0580

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the RR-20 (Rural Residential) zoning district is appropriate for the Assessor's Parcel Number 036-035-011. The Council further finds and determines that:

- A. The proposed Pre-zoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed Pre-zoning to the RR-20 zoning district is consistent with the existing General Plan land use designation of Very Low Density Residential (0.2-2.0 dwelling units per acre); and
- B. The proposed Pre-zoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that no physical changes are proposed as a part of this project and permissible future uses under the proposed RR-20 zoning district Pre-zoning are compatible with the surrounding neighborhood in that the parcels are surrounded by similar residential development; and
- C. The site is physically suitable including the absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed Pre-zoning to the RR-20 zoning district.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel No. 036-035-011 (1977 Marsh Road) to the RR-20 zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, any development approval for this property shall be expressly conditioned to require the applicant to fulfill the following conditions:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval

Section 4. The proposed Pre-zoning has been reviewed in compliance with the California Environmental Quality Act (CEQA), and qualifies for the following streamlining provisions and exemptions:

- CEQA Guidelines Section 15183 in that the proposed Pre-zoning is consistent with the General Plan. The Very Low Density Residential designation was

reviewed as part of the Santa Rosa General Plan 2050 Environmental Impact Report (EIR), certified by City Council Resolution No. 2025-090, dated June 3, 2025, and the proposed Pre-zoning to the RR-20 (Rural Residential) zoning district is consistent with the Very Low-Density land use designation. There are no impacts peculiar to the site that were not previously analyzed in the EIR or require additional environmental analysis.

- CEQA Guidelines Section 15319(a) & (b) in that the project is a rezoning for a future 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.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on May 12, 2026.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of ____, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM: _____
City Attorney