

City of Sebastopol

City Council Resolution No. 6215

A Resolution of the City Council of the City of Sebastopol Supporting Amendment of the City's Sphere of Influence, Initiation of Proceedings with the Local Agency Formation Commission of the County of Sonoma for a Reorganization Consisting of Annexation of Assessor's Parcel No. (APN) 060-120-015 to the City of Sebastopol and Detachment from Rincon Valley Fire Protection District and County Service Area No. 41 (Multi-Services) and Amendment of the General Plan Map

Whereas, the City of Sebastopol ("the City") desires to initiate proceedings with the Local Agency Formation Commission of the County of Sonoma, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, as the same may be amended from time to time, for amendment of the City's Sphere of Influence, a reorganization consisting of annexation of Assessor's Parcel Number ("APN") 060-120-015 ('the subject parcel') and, detachment of the same parcel from the Rincon Valley Fire Protection District and County Service Area No. 41 (Multi-Services) and amendment of the General Plan map to include the subject parcel; and

Whereas, the City of Sebastopol owns the subject parcel, currently located in unincorporated Sonoma County; and

Whereas, the subject parcel is within the City's Urban Growth Boundary and the City is initiating proceedings with LAFCO to amend the Sphere of Influence; and

Whereas, the City is amending the General Plan map to include the subject parcel; and

Whereas, the subject parcel is contiguous with the City and is visually and culturally part of the City; and

Whereas, the subject parcel includes substantial open space resources and is part of to the existing 'Railroad Forest' property, other areas of which are designated as Environmental and Scenic Open Space; and

Whereas, the pre-zoning and zoning map amendment is compatible with the goals of the General Plan in that it involves a pre-zoning which is appropriate based on the high probability of flooding on the subject parcel, and the current existing density of the subject parcel; and

Whereas, as shown in Exhibit A, the property shall be pre-zoned as Wetlands Primary (W) and Environmental and Scenic Open Space Combining (ESOS); and

Whereas, the proposed reorganization is determined to be exempt from the provision of CEQA pursuant to Section 15319, Annexation of Existing Facilities and Lots for Exempt Projects. Section 15319, Class 19, exempts annexations to a city of special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided however, that the

extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. City staff considers this property as a continuation of the parcel located directly to the west (APN 004-072-014) which is zoned as Open Space under the General Plan and Wetlands/Environmental and Scenic Open Space in the Zoning Ordinance. Both parcels are owned by the City and have a restrictive open space easement restricting use. The subject area is currently undeveloped; there are no water or sewer utilities on the parcel; and there is no extension of utility service proposed; and

Whereas, on January 23, 2018, the Planning Commission conducted a preliminary review of the amendment of the Sphere of Influence, the reorganization consisting of annexation, amendment of the General Plan map, and pre-zoning of the subject parcel and recommended proceeding to the City Council; and

Whereas, on April 17, 2018, the City Council conducted a preliminary review of the amendment of the Sphere of Influence, the reorganization, amendment of the General Plan map, and pre-zoning of the subject parcel and recommended that City staff initiate for reorganization consisting of annexation proceedings with LAFCO; and

Whereas, pursuant to California State Law, public hearing notices were mailed to all property owners within a 600-foot radius of the subject property and a notice of public hearing was published for a minimum of 12 days prior to the public hearing in a newspaper of general circulation; and

Whereas, on May 22, 2018, after a duly noticed public hearing, the Planning Commission reviewed and considered information contained in the staff report supporting amendment of the Sphere of Influence, reorganization consisting of annexation and amendment of the General Plan map and recommended approval to the City Council; and

Whereas, on October 16, 2018, the City Council held a duly noticed public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal.

NOW, THEREFORE, BE IT RESOLVED, THAT the City of Sebastopol City Council authorizes City staff to initiate proceedings with the Local Agency Formation Commission of the County of Sonoma to Amend the City's Sphere of Influence, to proceed with a Reorganization Consisting of Annexation of Parcel 060-120-015 to the City of Sebastopol and Detachment from Rincon Valley Fire Protection District and County Service Area No. 41 (Multi-Services) and Amend the General Plan Map to Include the Subject Parcel.

IN COUNCIL DULY APPROVED AND ADOPTED this 16th day of October, 2018.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes: Councilmembers Carnacchi, Glass, Gurney, Vice Mayor Hinton and Mayor Slayter

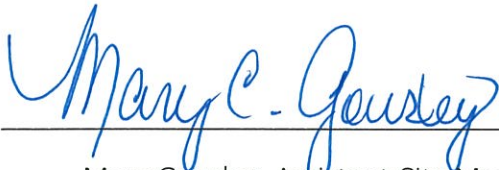
Noes: None

Abstain: None

Absent: None

APPROVED: 

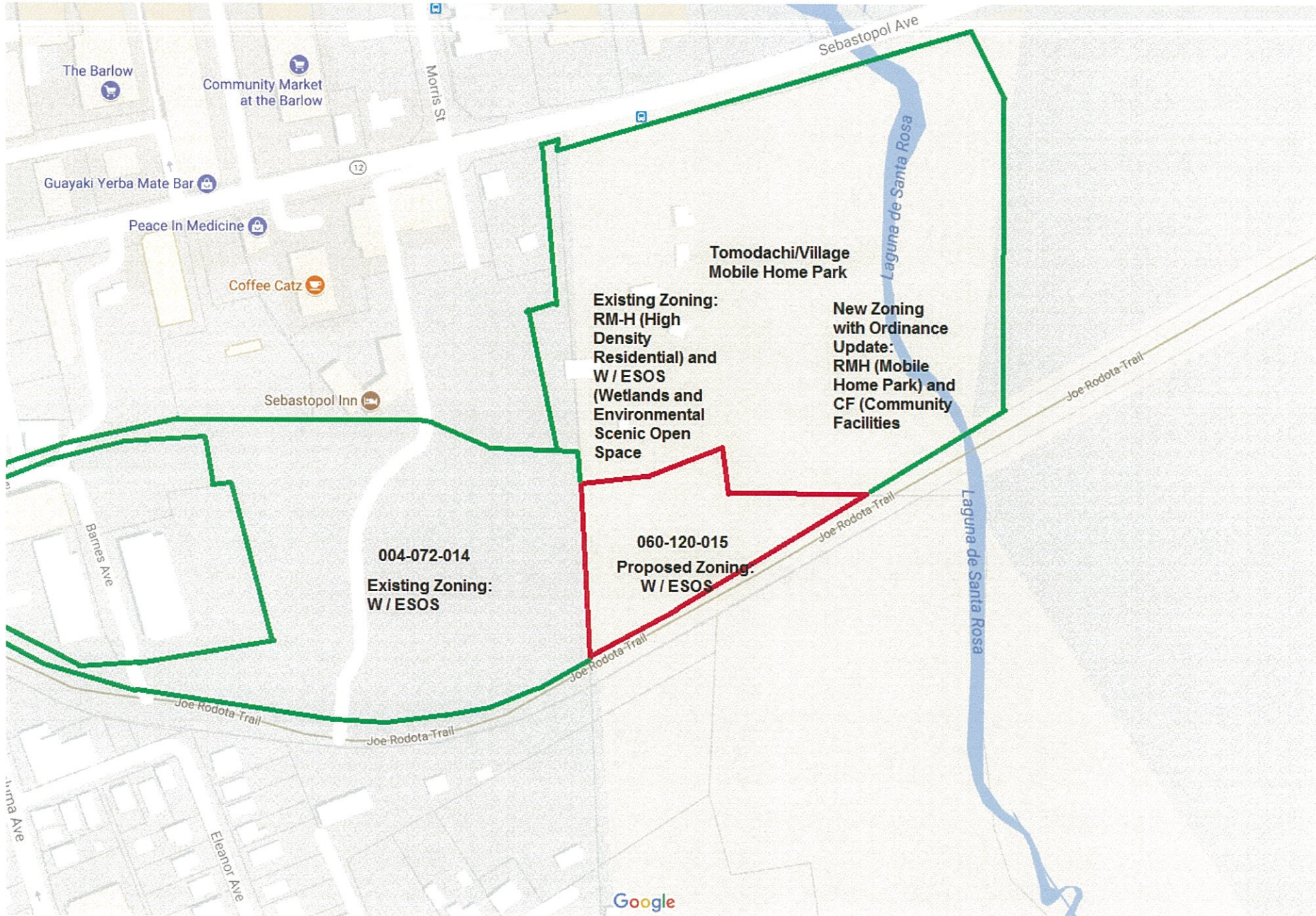
Mayor Patrick Slayter

ATTEST: 

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM:


Larry McLaughlin, City Attorney



The Barlow

Community Market at the Barlow

Guayaki Yerba Mate Bar

Peace In Medicine

Coffee Catz

Sebastopol Inn

Tomodachi/Village Mobile Home Park

Existing Zoning:
RM-H (High Density Residential) and W/ESOS (Wetlands and Environmental Scenic Open Space)

New Zoning with Ordinance Update:
RMH (Mobile Home Park) and CF (Community Facilities)

004-072-014
Existing Zoning:
W/ESOS

060-120-015
Proposed Zoning:
W/ESOS

Sebastopol Ave

Laguna de Santa Rosa

Joe Rodota Trail

Laguna de Santa Rosa

Joe Rodota Trail

Joe Rodota Trail

Joe Rodota Trail

Joe Rodota Trail

Bames Ave

Eleanor Ave

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