



DATE: September 27, 2016

TO: Property Owner

FROM: City of Petaluma Planning Division

SUBJECT: **Lomas Annexation 2016, FREQUENTLY ASKED QUESTIONS**

Why am I receiving this?

The Lomas Annexation is follow-up to the Quarry Heights residential development currently under construction and located south of the roundabout at Petaluma Boulevard South/Crystal Lane. As a condition of annexing Quarry Heights into the City of Petaluma in 2006, the Sonoma County Local Agency Formation Commission (Sonoma County LAFCO) required parcels to the north and west to be annexed at a future date. The prerequisites for that future annexation were recently met and the time for the City of Petaluma to comply with the Sonoma County LAFCO condition is now.

What is an annexation?

An annexation is a change in governmental jurisdiction over properties, often from a county to a city. Annexations are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code sections 56000, et. seq.) (Cortese-Knox-Hertzberg Act). The Cortese-Knox Hertzberg Act has two main purposes: to discourage sprawl and encourage orderly government.

What is the purpose of an annexation?

Annexations occur for several reasons including, but not limited to, providing for orderly growth and the efficient provision of public services (e.g., water, sewer, fire, police).

What is involved in annexing to the City?

In this case, the annexation proposal is the second and final stage of a larger annexation effort begun by South Petaluma Partners LLC in 2004 and approved by Sonoma County LAFCO in October 2006. In approving the annexation of the Quarry Heights residential development, the Sonoma County LAFCO adopted Resolution No. 2518 including Condition 3(a) which reads,

“Not later than 30 days after the City received notice from the County of Sonoma of the completion of reclamation of APNs 019-210-010, 019-210-038, and 019-210-039, the City and/or the Applicant shall initiate proceedings with the Commission for annexation of APNs 019-210-005, 019-210-006, 019-210-007, 019-210-008, 019-210-009, 019-210-013, 019-210-014, 019-210-021, 019-210-022, 019-210-025, 019-210-029, 019-210-032, 019-210-033, 019-210-034, 019-210-035, and 019-210-036 to the City.” (See **Attachment A** for map of annexation area)

On January 20, 2016, the California Office of Mine Reclamation notified the County of Sonoma that mine reclamation activities were successfully completed. Therefore, the city and applicant are initiating proceedings to above-referenced parcels. During the Fall of 2016, the Petaluma Planning Commission

will consider the annexation and make a recommendation to the City Council.

After City Council approval of the annexation, the final step would be consideration of an application to the Sonoma County LAFCO who will have final decision-making authority.

What is Pre-zoning?

Cortese-Knox-Hertzberg Act §56375 mandates that the City of Petaluma “pre-zone” properties to be annexed to zoning districts that are consistent with the land use designation identified in the City’s General Plan. The Petaluma General Plan designates properties on the north side of Petaluma Blvd South as Mixed-Use and those on the south side as Medium Density Residential (8.1-18.0 housing units/acre). (See **Attachment B** for General Plan Land Use Map)

Pre-zoning for the Lomas Annexation will be established through public hearings at the Petaluma Planning Commission and City Council. Recommended “pre-zoning” for properties on the north side of Petaluma Blvd South is Mixed Use (1A) (MU1A) and Residential 4 (R4) on the south side of Petaluma Blvd South. Those pre-zone designations are directed by Implementing Zoning Ordinance Table 2-1 which correlates Zoning Map and General Plan Land Use Map designations. (See **Attachment C** for Pre-Zone Designations)

What if I do not want my property annexed?

If you do not support the annexation proposal you may request that your property be removed from the annexation boundary by either writing a letter to the project planner or Sonoma County LAFCO or appearing at the Planning Commission and City Council pre-zoning hearing and/or the LAFCO annexation proceeding. Please note, however, that LAFCO discourages annexation of territory to a city if that annexation splits an island of unincorporated territory, creating additional islands. Therefore, if your property is surrounded by other properties that support the annexation or if the exclusion of your property would create an illogical boundary for the provision of public services, it is unlikely that your property will be excluded.

How long is the annexation process?

Generally, annexation takes eight months to one year to complete.

Who will pay for these annexation costs?

The developer of the Quarry Heights residential development (South Petaluma Partners), in a pre-annexation agreement with the City, deposited funds to pay for the annexation.

Will my property taxes increase?

No, as a result of State Proposition 13, annexation will not result in any changes to your property taxes.

Will my property be reassessed?

No, annexation will not cause your property to be reassessed. Your property would only be reassessed when it is sold or if you make major improvements.

How will annexation affect my property value?

Generally, most real estate professionals would agree that being annexed to the City would add to the

value of your property due to the increase in services that would be available.

Will the cost of my home insurance change?

Your fire insurance may decrease. Theft and casualty insurance may also be slightly less. Please consult your insurance agent regarding your specific situation.

Will I be serviced by a different fire department?

Yes. All properties within the city limits are serviced by the Petaluma Fire Department.

Will I be serviced by a different police department?

Yes. All properties within the city limits are serviced by the Petaluma Police Department.

What other services will change?

In addition to police and fire services, public works, housing, and planning services currently provided by the County would be replaced with services provided by the City of Petaluma.

Will my children change school districts?

No. They will attend the same schools they now attend.

Will my address or zip code change?

No.

Can I connect to water and sewer services?

Yes. As a city resident you can connect to City water service. The cost for a single family residential water connection is approximately \$3,488 plus about \$150 for the cost of a water meter. Sewer connection fees are approximately \$7,166. Additional information on monthly charges is available at the city's website: <http://cityofpetaluma.net/wrcd/waterrates.html>

Do I have to connect to sewer and water after annexation?

If you have a health hazard relating to your well or septic system and a sewer or water line exists within 300 feet of your property, you must connect to the service (as required by the Uniform Plumbing Code). Otherwise, all existing units within the annexation area may keep the existing well and/or septic system if it currently meets county standards. However, City Resolution No. 8955 N.C.S. states that after ten years, each property must connect to the city sewer service. For some properties in the annexation area, South Petaluma Partners installed a main line with stubs to adjacent properties.

Must I install curbs, gutters, sidewalks and street lights?

Not unless you are pursuing a development project.

Do all violations have to be straightened out before annexation?

No. The City of Petaluma will work with the County to enforce pending violations, or the City will assume the responsibility for enforcement of violations.

What if I have questions?

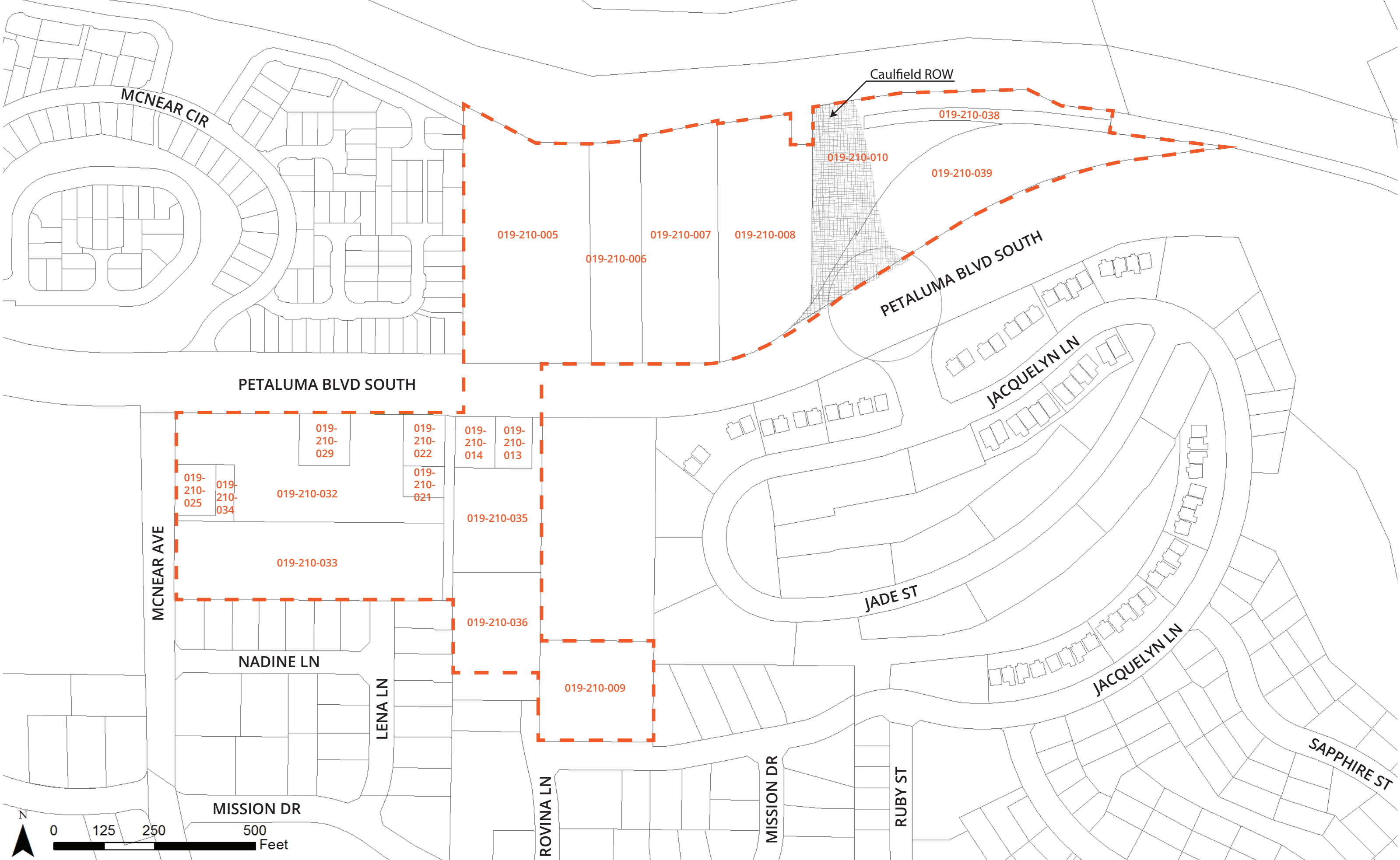
Please call, email or write to:

Kevin Colin, Deputy Planning Manager
(707) 778-4314
kcolin@ci.petaluma.ca.us
11 English Street
Petaluma, CA 94530

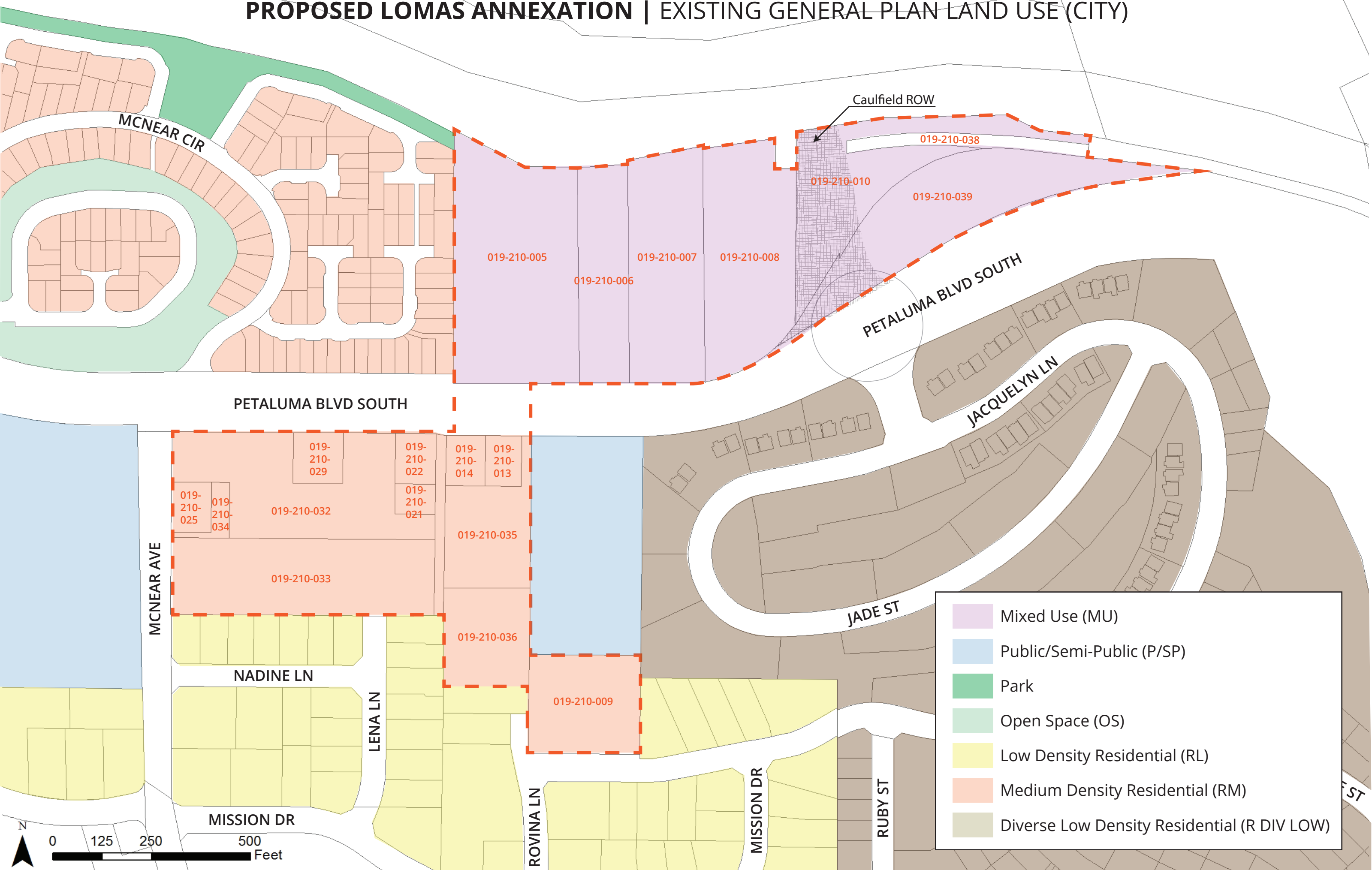
ATTACHMENTS






- A. Annexation Area
- B. General Plan Land Use Map
- C. Pre-Zone Designations

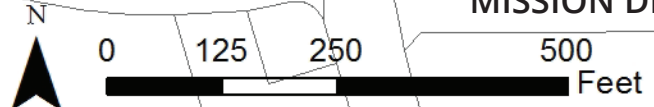
PROPOSED LOMAS ANNEXATION | ANNEXATION BOUNDARY



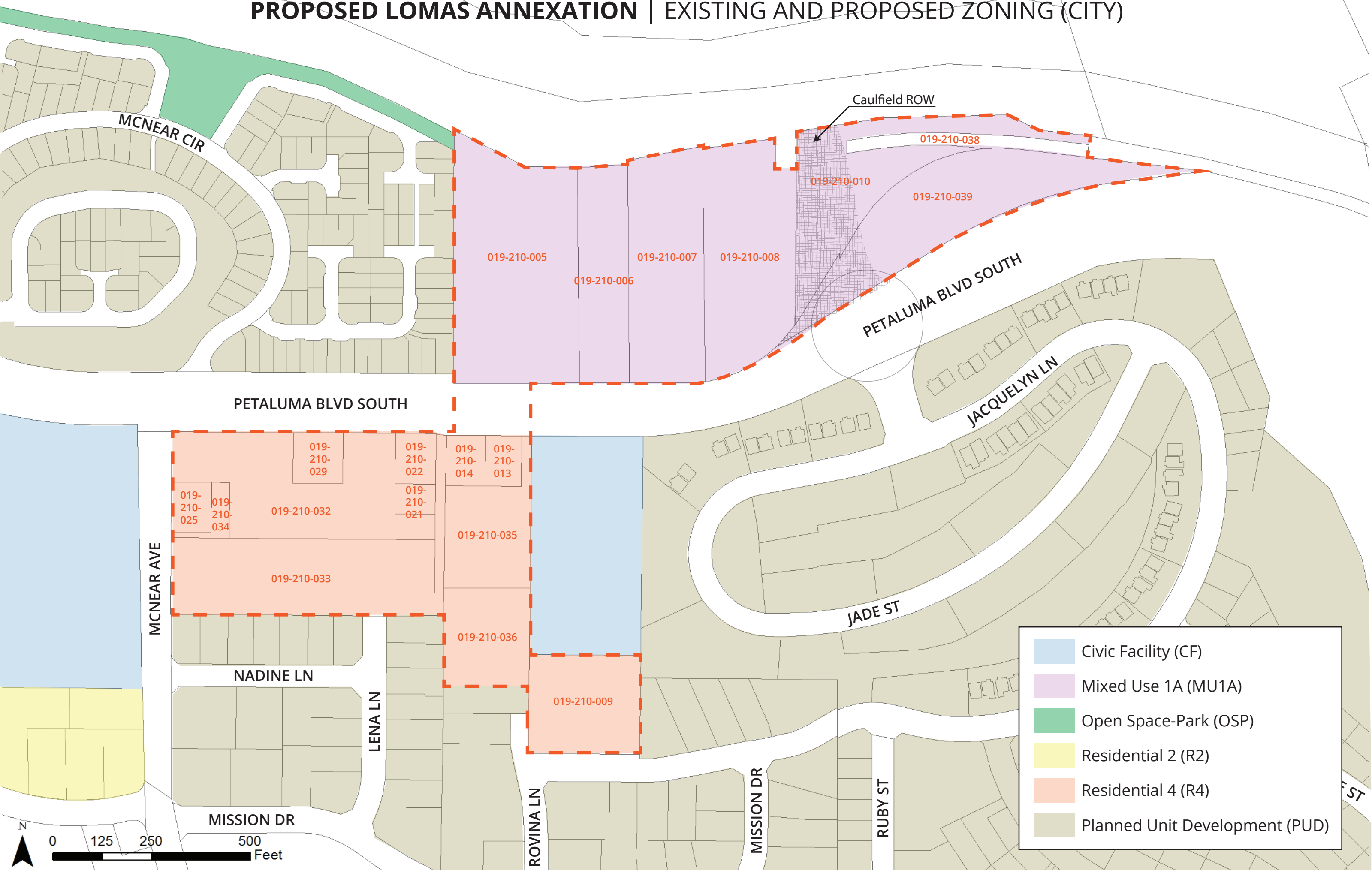
PROPOSED LOMAS ANNEXATION | EXISTING GENERAL PLAN LAND USE (CITY)



	Mixed Use (MU)
	Public/Semi-Public (P/SP)
	Park
	Open Space (OS)
	Low Density Residential (RL)
	Medium Density Residential (RM)
	Diverse Low Density Residential (R DIV LOW)



PROPOSED LOMAS ANNEXATION | EXISTING AND PROPOSED ZONING (CITY)



	Civic Facility (CF)
	Mixed Use 1A (MU1A)
	Open Space-Park (OSP)
	Residential 2 (R2)
	Residential 4 (R4)
	Planned Unit Development (PUD)