
Date: September 10, 2024

Item Number: _____

Resolution Number: _____

Majority Vote

Resolution Of The Board Of Directors Of The Sonoma County Water Agency (Sonoma Water) Authorizing The General Manager of Sonoma Water To Execute An Outside Service Area Agreement With George Irwin And Sarah M Irwin, Husband And Wife As Community Property With Right Of Survivorship For Public Sewer Service To Property Located At 845 Palm Avenue, Penngrove, California, Assessor Parcel Number 047-081-026, And Determining That Execution Of The Agreement is Exempt from the California Environmental Quality Act.

Whereas, George Irwin on behalf of George Irwin and Sarah Irwin, husband and wife as community property with right of survivorship (Owner) has requested an Outside Service Area Agreement (OSAA, Agreement) for public sewer service to connect an existing approximately 1,335 square-foot single-family-dwelling (SFD) on Assessor Parcel Number (APN) 047-081-026 (Parcel) located at 845 Palm Avenue to the Penngrove Sanitation Zone (Zone) public sanitary sewer; and

Whereas, Sonoma Water, owns, operates, and manages the Zone; and

Whereas, Mike Treinen, California Registered Environmental Health Specialist #3826, has detailed the existing septic system condition with failed components which creates a health hazard and, as a septic professional, recommends connection to public sewer; and

Whereas, the Parcel is located outside the Zone's boundary and outside the Urban Service Area boundary of Penngrove and that the Parcel is not located in the service area of any city or other district having the ability to provide public sewer service to the Parcel; and

Whereas, Permit Sonoma Planning Staff have found the Agreement consistent with Sonoma County General Plan Goals LU-2 and LU-3, and Policy LU-3c. Since the Parcel is outside of, but adjacent to the Penngrove Urban Service Area boundary and the failing septic system

poses a public health hazard, the Agreement is also consistent with Sonoma County General Plan Policies PF-1e, PF-1f and PF-1g; and

Whereas, Permit Sonoma staff have determined that the Parcel is not currently subject to subdivision and will not be subject to subdivision within the duration of the Agreement, and therefore extension of sewer service to the Parcel does not increase the potential for development on the Parcel; and

Whereas, Sonoma Water staff have determined that there is currently sufficient sewage collection system capacity and treatment capacity through an existing agreement with the City of Petaluma, to accommodate the 1.00 Equivalent Single-Family-Dwelling (ESD) billing units to be allowed for the Parcel; and

Whereas, the Parcel fronts an existing sewer main within the Zone and connection to the Zone's sewage facilities does not require a sewer main extension; and

Whereas, Sonoma Water's General Manager has determined that approval of the Agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(b), Existing Facilities, as it represents an additional connection to an existing public facility that involves negligible or no expansion of an existing or former use; and

Whereas, Sonoma Water staff have prepared a Notice of Exemption for the Agreement in accordance with CEQA, the State CEQA guidelines, and the Zone's Procedures for the Implementation of CEQA.

Now, Therefore, Be It Resolved that the Board of Directors hereby finds, determines, certifies, and declares as follows:

1. The above recitals are true and correct.
2. This Board determines that authorizing the Agreement will not have a significant impact on the environment and is exempt from CEQA pursuant to Section 15301(b) Existing Facilities, as it represents an additional connection to an existing public facility that involves negligible or no expansion of an existing use.

3. The General Manager of Sonoma Water is authorized to execute the Agreement.
4. The Agreement shall not be effective until such time as LAFCO has reviewed and approved the Agreement, and the Agreement has been recorded with the Sonoma County Recorder's Office as notice to any future purchasers of, or successors in interest to the Parcel.
5. Sonoma Water agrees to provide public sewer service to the Parcel subject to Owner's compliance with the terms and conditions set forth in the Agreement, available capacity of the collection and treatment system, and codes and standards in effect at such time as application is made for a permit to construct the sewer connection. If the Owner does not construct sewer facilities per Agreement, within 5 years of LAFCO approval, the Agreement shall be terminated and the Sonoma Water shall be relieved of Obligations under the Agreement.

Directors:

Gorin:

Coursey:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.