



GENERAL PLAN CONSISTENCY DETERMINATION

To: Thomas Hagg, Junior Engineer

From: Alisa Rossetti, Planner I

Date: 11 April 2025

Project Applicant: John Hinke, Broderick General Engineering

Project Name and File Number(s): Sonoma Valley County Sanitation District Annexation SEW25-0017 / PPR25-0003

Project Location: 19361 Linden St, Sonoma. The project site is located east of the City of Sonoma, within the Sonoma Valley Urban Service Area boundary but outside of the Sonoma Valley County Sanitation District boundary.

APN #: 052-452-012

Project Description: Request for annexation of a residential lot into the Sonoma Valley County Sanitation District. The parcel is within the Sonoma Valley Urban Service Area and is developed with a single-family dwelling and currently served by an ageing independent septic system. The parcel has sewer availability via a 6-inch sewer main located in a 15-foot sewer easement to the District on the southerly adjacent parcel 052-452-013.

General Plan Land Use: Urban Residential (UR) 5-acre per dwelling unit density (5)

Zoning: R1 B6 5 DU, VOH X

Consistency Determination: Consistent

Applicable General Plan Policies

The following goals, objectives, and policies were identified as relevant to the proposed project and were examined to determine consistency with the Sonoma County General Plan:

Land Use Element

Goal LU-2: Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.



Objective LU-2.2: Allocate the largest portion of unincorporated area growth to communities with public sewer and water services.

Goal LU-3: Locate future growth within the cities and unincorporated Urban Services Areas in a compact manner using vacant “infill” parcels and lands next to existing development at the edge of these areas.

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.

Policy LU-20b: In general, encourage annexation by the city prior to urban development on parcels that are within the Sonoma Valley Sanitation District and within the city's primary Sphere of Influence. Require annexation for urban residential development in this area. Parcels within the Sonoma Valley Redevelopment Area are exempt from these policies.

Policy LU-20II: The provision of sewer service in the Sonoma Valley is primarily intended to serve uses that are either within the existing boundaries of the Sonoma Valley County Sanitation District (District) or within the designated Urban Service Area Boundary for the District. Extension of sewer service to lands that are south of the City of Sonoma and outside the District or Urban Service Area Boundary is to be avoided. Notwithstanding Policies LU-3c, PF-1f and PF1g, exceptions to this policy may be considered where the proposed connection meets all of the following criteria:

- (1) An Outside Service Area Agreement (OSAA) is approved by the District Board of Directors and by the Sonoma County Local Agency Formation Commission (LAFCO).
- (2) The connection is within the Sphere of Influence established by LAFCO for the District and is consistent with LAFCO policies for the District Sphere of Influence.
- (3) The uses to be connected are either:
 - (a) Legally-established uses;
 - (b) Uses allowed by zoning that replace existing legally-established uses and do not increase the amount of sewage discharged from the property into the District treatment system above the number of "Equivalent Single-Family Dwelling" billing units established for the existing legally-established uses; or
 - (c) One new dwelling on an existing vacant parcel created prior to January 1, 2010. Sewer service for the parcel shall not exceed one Equivalent Single-family Dwelling billing unit.
- (4) The District provides written certification that adequate service capacity is available for the connection.
- (5) The District is encouraged to work cooperatively with land owners to extend sewer service through formation of assessment districts, securing easements and other appropriate arrangements. (Added December 8, 2009 by Resolution Number 09-1162 for GPA09-0008)

Analysis: *The parcel identified in this annexation request falls within the unincorporated community of Boyes Hot Springs and is within the Sonoma Valley Urban Service Area. The proposed annexation will not*



lead to unplanned growth or urban sprawl, as the subject parcel has pre-existing single family development and is within the designated Urban Service Area. The project aligns with Goal LU-2, Objective LU-2.2, and Goal LU-3 by proposing utility expansion inside the boundaries of the Urban Service Area. Additionally, extending water and sewer services will not alter the allowable land uses or residential density permitted for the property. The subject parcel lies outside of the City of Sonoma's sphere of influence and inside the Sonoma Valley Urban Service Area boundary, and therefore does not conflict with Policy LU-3c, Policy LU-20b, and Policy LU-20II.

Public Facilities and Services Element

Objective PF-1.3: Limit extension of public water and sewer services into rural areas.

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

- (1) Where necessary to resolve a public health hazard resulting from existing development, or
- (2) Where appropriate to allow farmworker housing or an affordable housing project providing exclusively lower income housing on properties adjoining urban service boundaries.

Analysis: *The subject parcel is currently using an independent, onsite ageing septic system. The action proposes to annex the subject parcel, which is already within the Urban Service Area, into the Sonoma Valley County Sanitation District service boundaries, therefore the project does not conflict with either Objective PF-1.3 or Policy PF-1f.*

Determination

The proposed annexation of parcel 052-452-012 into the Sonoma Valley County Sanitation District aligns with the goals and policies of the Sonoma County General Plan. The parcel is within the Sonoma Valley Urban Service Area, and the annexation and the associated sewer line connection will not lead to expanded allowances for development or contribute to urban sprawl.

Recommended Conditions of Approval

The following are recommended conditions of approval for the proposed annexation:

1. The Applicant shall obtain a Septic Tank Destruction Permit from the Well and Septic Division of Permit Sonoma prior to disconnecting the existing structure(s). The existing septic tank(s) shall be destroyed in accordance with the requirements of the County of Sonoma's Onsite Wastewater Treatment System Manual.

