
Date: August 30, 2022

Item Number: _____

Resolution Number: _____

2/3 Vote Required

**Resolution Of The Board Of Directors Of The Sonoma Valley County Sanitation District
Supporting Annexation Of Parcel At 19910 5th Street West, Sonoma, California With Assessor
Parcel Number 128-061-001 To The Sonoma Valley County Sanitation District; Application
SEW21-0287.**

Whereas, Denova Homes (Applicant), on behalf of the current property owner, Civic Park Hummingbird Cottages, LLC (Owner), has requested to the County of Sonoma, Permit and Resource Management Department (Permit Sonoma) that 19910 5th St W, Sonoma, APN 128-061-001 (Parcel) be annexed into the Sonoma Valley County Sanitation District (District), application SEW21-0287; and

Whereas, Permit Sonoma staff has determined that Parcel is located outside the District boundary and is not entitled to connect to, or use of, District facilities until such time as the Parcel has been annexed to the District; and

Whereas, Parcel is located inside the City of Sonoma (City) with one existing single-family-dwelling, and City has conditionally approved a 15-unit condominium development with one of the conditions being annexation to the District; and

Whereas, Permit Sonoma, Planning Staff has determined Parcel is located within the Urban Service Area, Urban Growth Boundary, and Sphere of Influence; and

Whereas, Permit Sonoma, Planning Staff has determined Parcel annexation is consistent with General Plan Policies, Goal LU-2 where Parcel is located within one of the nine existing cities to accommodate the major share of future growth; and

Whereas, Permit Sonoma, Planning Staff has determined Parcel annexation is consistent with General Plan Policies, Policy LU-3c to avoid urban sprawl by limiting extension of sewer or water service outside of designated Urban Service Areas; of which Parcel is located within the Urban Service Area and Sphere of Influence; and

Whereas, Permit Sonoma, Planning Staff has determined Parcel annexation is consistent with General Plan Policies, Policy PF-1f to avoid the extension of public sewer service outside of either a Sphere of Influence or Urban Service Area; of which annexation of Parcel would not; and

Whereas, Permit Sonoma, Planning Staff has determined Parcel annexation is consistent with General Plan Policies, Policy WR-1p to actively pursue the abatement of failing septic systems that have been demonstrated as causing a health and safety hazard; of which annexation would allow the existing single-family-dwelling to be demolished, the existing septic system demolished, and construction of the proposed 15 new single-family-dwelling units which will be connected to the public utility services; and

Whereas, Permit Sonoma, Environmental Review Division staff, has indicated that given the parcel's in-fill location, they have no environmental issues with this project annexation; and

Whereas, District staff has determined that there is sufficient sewage collection and treatment capacity to provide sufficient number of Equivalent Single-Family-Dwelling billing unit (ESD) of public sewer service to the existing Parcel, and each proposed development of the parcel; and

Whereas, The District's General Manager has determined that approval of the annexation is exempt from California Environment 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 Section 15303(d), New Construction or Conversion of Small Structures, as it consists of construction of limited new, small sewage improvement of reasonable length to serve the parcel; and

Whereas, The Sonoma County Water Agency on behalf of the District, has prepared a Notice of Exemption for the Agreement in accordance with CEQA, the State CEQA guidelines, and the District'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 annexation will not have a significant impact on the environment and is exempt from CEQA pursuant to Section 153001(b) and Section 15303(d), Existing Facilities, as it represents an additional connection to an existing public facility that involves negligible or no expansion of an existing use.
3. Parcel Owner shall apply to LAFCO for review and approval of annexation of Parcel to the District, and LAFCO intends to add Parcel pursuant to requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
4. Annexation of Parcel will not be effective until it has been approved by LAFCO and a LAFCO Certificate of Completion has been recorded with the Sonoma County Recorder's Office.
5. New sewer connections shall be subject to provisions of Sonoma County Sanitation District Sanitation Code, and Sonoma County Water Agency Sanitation Standards, current revision.
6. Parcel Owner must pay sewer connection and service fees required for all uses on Parcel, and proposed parcels, based on the current method of calculations per District Ordinances in effect at the time of connection to sewer.

Be It Further Resolved, that the Water Agency is directed to file a California Environmental Quality Act Notice of Categorical Exemption for the annexation.

Be It Further Resolved that the District Board of Directors does hereby support annexation of the Parcels to the District.

Directors:

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Ayes:

Noes:

Absent:

Abstain:

So Ordered.