
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 450 Denmark Street, Sonoma, California With Assessor
Parcel Number 128-151-013 To The Sonoma Valley County Sanitation District, Application
SEW21-0278.**

Whereas, Owner, Peter Hodgson of the Peter Conrad Hodgson and Sonja Loennecker Rasmussen, Trustees of the Hodgson-Rasmussen Family Trust, dated June 14, 2012, (Owner), has requested to the Permit and Resource Management Department (Permit Sonoma) that 450 Denmark Street, APN 128-151-013 (Parcel) be annexed into the Sonoma Valley County Sanitation District, application SEW21-0278; and

Whereas, the Local Agency Formation Commission (LAFCO) 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 Parcel has been annexed to the District; and

Whereas, Parcel is located inside the City of Sonoma (City) with an existing single-family-dwelling, and City is processing a three-lot subdivision 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 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 an existing septic system, of which any existing septic, or failing infrastructure, will need to be removed with appropriate Destruction and Removal permits filed through the Well and Septic Division of Permit Sonoma prior to disconnecting the existing unit; 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 parcel, when annexed; and

Whereas, The District's General manager has determined that approval of the annexation is exempt from 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 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 Water Agency on behalf of the District has prepared a Notice of Exemption for the Agreement in accordance with California Environmental Quality Act (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. The Board determines that support of the annexation will not have a significant impact on the environment and is exempt from CEQA pursuant to Section 15301(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 the Local Formation Commission (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. Owner of Parcel 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.

Now, Therefore, Be It Further Resolved that the Sonoma County Water Agency is directed to file a CEQA Notice of Categorical Exemption for the annexation.

Now, Therefore, Be It Further Resolved that the Board of Directors does hereby support annexation of the Parcel to the District.

Directors:

Gorin:

Gore:

Ding:

Ayes:

Noes:

Absent:

Abstain:

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So Ordered.