



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 2/25/2025

To: Sonoma County Water Agency Board of Directors
Department or Agency Name(s): Permit Sonoma and Sonoma Water
Staff Name and Phone Number: Tennis Wick (707) 565-1925
Vote Requirement: Majority
Supervisorial District(s): Fourth

Title:

Multi-parcel Annexation to the Geyserville Sanitation Zone for Drury; Permit Sonoma File No. SEW24-0115

Recommended Action:

Adopt a resolution authorizing the annexation of three (3) parcels on Geyser Vista Lane into the Geyserville Sanitation Zone.

Executive Summary:

The recommended resolution will authorize the Chair to annex Assessor Parcel Numbers (APN) 140-170-060, 140-170-061 and 140-170-062 (Parcels) to the Geyserville Sanitation Zone.

Discussion:

On August 26, 2024, Permit Sonoma received an application from William Bradford Drury (Applicant) requesting a multi-parcel annexation of three (3) parcels into the Geyserville Sanitation Zone. The Applicant submitted the application on behalf of Walter F. Kieser as Trustee of the Walter F. Kieser 2020 Trust, owner of parcel 140-170-060; Bradley S. and Laura K. Capinas, Trustees of the Bradley S. and Laura K. Capinas Family Trust dated May 22, 2012, owners of parcel 140-170-061; and The W. Bradford and Kelly Drury Revocable Trust dated October 25, 1999, owners of parcel 140-170-062. The Applicant is the authorized signatory for all parcel owners on this annexation application.

APN 140-170-060 consists of a single-family dwelling (SFD) addressed as 21526 Geyser Vista Lane, an 840 square foot Accessory Dwelling Unit (ADU) addressed as 21524 Geyser Vista Lane and assorted out buildings.

APN 140-170-061 consists of a SFD addressed as 21572 Geyser Vista Lane, an 805 square foot ADU addressed as 21570 Geyser Vista Lane and assorted out buildings.

APN 140-170-062 consists of a SFD addressed as 21565 Geyser Vista Lane.

Parcels are within the Urban Service Area boundary and adjacent to but outside of the Geyserville Sanitation Zone (Zone) boundary.

Permit Sonoma Planning staff has determined the annexation of the Parcels is consistent with Sonoma County General Plan 2020 Goals LU-2, LU-3, Objective LU-2.2, and Policies LU-3c of the Land Use Element. Consistency is further found in Agricultural Resources Element Objective AR-2.3 and Policy AR-2c and Open Space and

Resource Conservation Element Goal OSRC-2, OSRC-8 and Policy ORSC-8e.

Permit Sonoma Well & Septic staff notes the requirement to abandon the existing septic system and destroy the septic tank prior to connection to the sewer system; and

Sonoma Water's General Manager has determined that approval of the resolution in support of annexation is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots For Exempt Facilities because it involves the annexation to a special district of an area containing an existing private structure (residence) developed to the density allowed by current zoning. Sonoma Water on behalf of the Zone, has prepared a Notice of Exemption in accordance with the CEQA, the State CEQA Guidelines and the District's Procedures for the Implementation of CEQA.

The Applicant shall apply to the Local Agency Formation Commission (LAFCO) for review and approval of the Parcels' annexation to the Zone. LAFCO intends to add the Parcels pursuant to requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Annexation of Parcels 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. Individual parcel owners must pay sewer connection and service fees required for all uses on the parcel based on the current method of calculations per Sonoma County Water Agency Ordinance in effect at the time of connection to sewer.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

This application is a fee-based application with costs paid by the Applicant, including annexation application fees and LAFCO fees.

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1: Resolution

Attachment 2: General Plan Consistency

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Related Items "On File" with the Clerk of the Board:

Not Applicable