



GENERAL PLAN CONSISTENCY DETERMINATION

To: Thomas Haugg, Junior Engineer
From: Alisa Rossetti, Planner I
Date: 2 December 2024
Project Applicant: William Drury
Project Name and File Number(s): Geyserville Sanitation Zone Annexation SEW24-0115 / PPR24-0021
Project Location: 21524, 21526, 21570, 21572, and 21565 Geyserville Vista Ln., Geyserville. The project sites are within the Geyserville Urban Service Area but are excluded from and border along the Geyserville Sanitation Zone boundary.
APNs 140-170-060, 140-170-061, and 140-170-062
Project Description: Request for a multi-parcel annexation into the Geyserville Sanitation Zone. The parcels are currently served by independent septic systems and public water provided by California-American Water Company (Geyserville). A sewer mainline extension is proposed to be constructed off of the existing sewer mainline to serve the annexed parcels.
General Plan Land Use: Land Intensive Agriculture (LIA) 20-acre per dwelling unit density (20)
Zoning: LIA B6 20, F2 RC50/25 SR VOH and LIA B6 20, F2 SR VOH
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.

Analysis: *The parcels identified in this annexation request fall within the unincorporated community of Geyserville and are within the Geyserville Urban Service Area. The proposed annexation will not lead to unplanned growth or urban sprawl, as the subject parcels have preexisting development and are within the Urban Service Area. The project coincides 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 properties.*

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 project parcels are currently served by the California American Water Company for water and independent, onsite septic systems. The project proposes to annex the subject parcels, which are already within the Urban Service Area, into the Geyserville Sanitation Zone service boundaries, therefore the project does not conflict with either Objective PF-1.3 or Policy PF-1f.*

Agricultural Resources Element

Objective AR-2.3: Limit extension of urban services such as sewer beyond the Urban Service Boundaries.

Policy AR-2c: Encourage LAFCO to consider the impacts of annexations on nearby agricultural lands, and to avoid expansion of spheres of influence or annexations onto agricultural lands outside of the designated Urban Service Areas.

Analysis: *The project does not expand a sphere of influence boundary, and the parcels are within the Urban Service Area. The project details are consistent with Objective AR-2.3, Policy AR-2, and the overall goals established in the Agricultural Resources Element because the annexation does not involve parcels outside of the Urban Service Area and the agricultural uses and designation on the parcel will not be affected by the annexation. The project will be analyzed by LAFCO during the annexation process.*



Open Space and Resource Conservation Element

Goal OSRC-2: Retain the largely open, scenic character of important Scenic Landscape Units.

Goal OSRC-8: Protect and enhance Riparian Corridors and functions along streams, balancing the need for agricultural production, urban development, timber and mining operations, and other land uses with the preservation of riparian vegetation, protection of water resources, flood control, bank stabilization, and other riparian functions and values.

Policy ORSC-8e: Prohibit, except as otherwise allowed by Policy OSRC-8d, grading, vegetation removal, agricultural cultivation, structures, roads, utility lines, and parking lots within any streamside conservation area.

Analysis: *The project parcels are situated within a designated Scenic Landscape Unit, however since the proposed project will not include above-ground development, it will comply with Goal OSRC-2 since it will not affect scenic characteristics. The proposed water and sewer lines are located outside of the designated Riparian Corridor conservation areas on parcels 140-170-059 and 140-170-062. The proposed annexation and utility lines are therefore consistent with Goal OSRC-8, Policy ORSC-8e and related Riparian Corridor protections established within the Open Space and Resource Conservation Element.*

Determination

The proposed annexation of parcels 140-170-060, 140-170-061, and 140-170-062 into the Geyserville Sanitation Zone and the construction of a sewer line to serve the parcels is consistent with the Sonoma County General Plan. The parcels are located within the Geyserville Urban Service Area. The annexation and related sewer line construction plans will not encroach out of the established Urban Service Area boundary, will not negatively influence agricultural uses on project parcels, will not result in above ground construction that would impact designated Scenic Resources, and will not involve construction within the Riparian Corridor conservation area.

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.

