



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 5/14/2024

To: Russian River County Sanitation District Board of Directors

Department or Agency Name(s): Permit Sonoma and Russian River County Sanitation District

Staff Name and Phone Number: Doug Messenger, (707) 547-1952

Vote Requirement: Majority

Supervisorial District(s): Fifth

Title:

Multiparcel Annexation to the Russian River County Sanitation District of Assessor Parcel Numbers (APN) 072-220-026, 072-220-027, and 072-240-029 for Sonoma County Community Development Commission; SEW23-0145

Recommended Action:

Adopt a resolution supporting the County Community Development Commission application to the Local Agency Formation Commission for the annexation of three (3) parcels under common ownership to the Russian River County Sanitation District (Fifth District)

Executive Summary:

The recommended resolution of the Russian River County Sanitation District Board of Directors will provide support to an anticipated application from the Sonoma County Community Development Commission to the Local Agency Formation Commission to annex APNs 072-220-026, 072-220-027, and 072-240-029 to the Russian River County Sanitation District. The annexation will enable the Russian River County Sanitation District to provide sewer service to a Community Development Commission permanent supportive housing project, known as George's Hideaway, with projected funding from the California Department of Housing and Community Development Homekey Program.

Discussion:

On September 21, 2023, Adobe Associates (Applicant), on behalf of parcel owner Sonoma County Community Development Commission (Owner), requested to the County of Sonoma, Permit Sonoma that three (3) parcels be annexed into the Russian River County Sanitation District (District).

APN 072-240-029 is a parcel with the assigned address of 18094 Highway 116. APN 072-220-027 consists of a two-story, two-bedroom duplex with addressing of 18072 and 18074 Highway 116. 18100 Highway 116, APN 072-220-026 consists of a legal non-conforming (reference ZPR17-0307) two-story inn with a restaurant and bar downstairs, and six-bedroom occupancy on the second level. All structures are currently unoccupied.

The project, known as the George's Hideaway project, proposes development of permanent supportive housing with funding from the California Department of Housing and Community Development Homekey Program. The project proposes to create 23 housing units and to repurpose the existing inn for office and support functions and to repurpose the duplex as a utility hub. The project also proposes a lot merger of the three existing parcels to create a single parcel.

The existing inn is served by an aging septic system and the existing duplex is served by a separate aging septic system. If the annexation is approved by the Local Agency Formation Commission, the Owner will remove the septic systems and the parcel will connect to the District's collection system. The District has sufficient capacity for the proposed uses.

Per Health and Safety Code Section 50675.1.3, the George's Hideaway project is automatically deemed consistent with zoning and local planning requirements.

California Environmental Quality Act:

The project and its activities will be funded by Homekey Round 2 funds. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to AB140 (Health and Safety Code section 50675.1.4(a)). Additionally, the project is exempt pursuant to CEQA Guidelines, section 15301(b), Existing Facilities, as it is an additional connection to an existing public facility that involves negligible or no expansion of use; CEQA Guidelines, section 15319(a) Annexations of Existing Facilities and Lots for Exemption, and Public Resources Code section 21080.21, as the property improvements are allowable on the legal parcel and the sewer main extension is less than one mile in length and within the right-of-way. Project activities would not result in a serious or major disturbance to an environmental, historical, or scenic resource. District staff 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. □

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 4: Reduce the County's overall homeless population by 10% each year by enhancing services through improved coordination and collaboration.

Objective: Objective 3: Increase investment in programs that treat underlying causes of homelessness, including substance abuse, mental illness, poverty, and lack of affordable housing.

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:

There are no fiscal impacts associated with today's Board action.

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

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Attachments:

Attachment 1: District Resolution

Related Items “On File” with the Clerk of the Board:

Not Applicable