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GENERAL PLAN CONSISTENCY DETERMINATION

To:	Thomas Haugg, Junior Engineer Permit Sonoma
From:	Eric Gage, Planner III
Date:	April 10, 2026
Project Applicant:	Chad Moll, Moll Design + Consulting
Project Name and File Number(s):	SEW25-0146/PPR26-0009
Project Location:	20410 Harrington Drive, Sonoma, CA 95476
APN#:	128-162-020
Project Description:	Annexation to the Sonoma Valley County Sanitation District of one residential parcel
General Plan Land Use:	Rural Residential 3
Zoning:	Rural Residential (RR), Residential Density of 3 acres per unit (B6 3), Floodplain (F2), Valley Oak Habitat (VOH), Vacation Rental Exclusion Zone (X)
Consistency Determination:	Consistent

BACKGROUND

Permit Sonoma has received a request for annexation to the Sonoma Valley County Sanitation District of one residential parcel at 20410 Harrington Drive, Sonoma, APN 128-162-020. The annexation request was submitted by Chad Moll, Moll Design + Consulting. The 0.91-acre parcel is located to the southeast of the City of Sonoma, on the east of Harrington Drive between Manor Drive and Leveroni Road. The parcel is outside of City limits but within Sonoma's Sphere of Influence and the Sonoma Urban Service Area. The parcel is developed with a single-family dwelling and two outbuildings.

The parcel is fronted by a 10-inch sewer main in Harrington Drive. The parcel is not currently served by public sewer because the parcel is outside the District Boundary. The existing single-family dwelling is served by an aging septic system. The applicant is proposing a new connection to the sewer main and abandoning the existing septic system.

APPLICABLE GENERAL PLAN POLICIES

Land Use Element

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.

Goal LU-4: Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.

Objective LU-4.1: Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.

Policy LU-20ll: The provision of sewer service in the Sonoma Valley is primarily intended to serve uses that are either within the existing boundaries of the Sonoma Valley County Sanitation District (District) or within the designated Urban Service Area Boundary for the District. Extension of sewer service to lands that are south of the City of Sonoma and outside the District or Urban Service Area Boundary is to be avoided. Notwithstanding Policies LU-3c, PF-1f and PF-1g, exceptions to this policy may be considered where the proposed connection meets all of the following criteria:

(1) An Outside Service Area Agreement (OSAA) is approved by the District Board of Directors and by the Sonoma County Local Agency Formation Commission (LAFCO).
(2) The connection is within the Sphere of Influence established by LAFCO for the District and is consistent with LAFCO policies for the District Sphere of Influence.
(3) The uses to be connected are either:
    (a) Legally-established uses;
    (b) Uses allowed by zoning that replace existing legally-established uses and do not increase the amount of sewage discharged from the property into the District treatment system above the number of "Equivalent Single-Family Dwelling" billing units established for the existing legally-established uses; or
    (c) One new dwelling on an existing vacant parcel created prior to January 1, 2010. Sewer service for the parcel shall not exceed one Equivalent Single-family Dwelling billing unit.
(4) The District provides written certification that adequate service capacity is available for the connection.
(5) The District is encouraged to work cooperatively with land owners to extend sewer service through formation of assessment districts, securing easements and other

appropriate arrangements. (Added December 8, 2009 by Resolution Number 09-1162 for GPA09-0008)

Comments: *Land Use Element policies related to extension of sewer service are designed to prevent urban sprawl and loss of agricultural lands. Allowances are made throughout the General Plan for parcels within urban service areas or near urban service areas with failing on-site treatment facilities subject to LAFCO approval. The parcel is within the Urban Service Area and Sphere of Influence, therefore annexation into the sanitation district and extension of sewer does not conflict with the General Plan.*

Public Facilities Element

Goal PF-1.1: Assure that water and wastewater services are available where necessary to serve planned growth and development without promoting unplanned growth.

Objective PF-1.3: Limit extension of public water and sewer services into rural areas.

Policy PF-1d: Require as part of discretionary project applications within a water or sewer service area written certification that either existing services are available or needed improvements will be made prior to occupancy.

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.

Comments: *Annexation to the sanitation district is proposed to provide wastewater removal for a legally established residence. The annexation is subject to approval of LAFCO and the parcel lies within the Urban Service Area and Sphere of Influence of the Sanitation District. This is consistent with the goals and policies of the Public Facilities Element.*

Open Space and Resource Conservation Element

Policy OSRC-7m: Designate important valley oak habitat areas, reevaluate current designations, and apply a Valley Oak Habitat combining district zoning that requires adequate mitigation for trees removed and monitoring of replacement tree survival.

Comments: *The parcel carries a Valley Oak Habitat (VOH) designation, in alignment with Policy OSRC-7m. Removal of Valley Oaks may be subject to permitting and mitigations. If tree removal is proposed, species and size of tree should be verified by applicant team and subsequent permit applications submitted to Permit Sonoma as applicable.*

DISCUSSION AND DETERMINATION

Permit Sonoma finds that the proposed project is overall consistent with the goals and policies of the General Plan subject to final approval by LAFCO. In particular, the project is supported by policies encouraging the connection of sewer service to parcels within spheres of influence and those with failing on-site utilities. Permit Sonoma advises that any tree removal for the project may require a permit in accordance with Sonoma County's Tree Protection Ordinance (Sec. 26-88-015) for removal of any protected trees.

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.