



## COUNTY OF SONOMA

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

### SUMMARY REPORT

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**Agenda Date:** 7/9/2019

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**To:** Sonoma Valley County Sanitation District

**Department or Agency Name(s):** Permit and Resource Management Department (Permit Sonoma) and Sonoma County Water Agency

**Staff Name and Phone Number:** Keith Hanna, 565-3628

**Vote Requirement:** Majority

**Supervisory District(s):** First

**Title:**

Outside Service Area Agreement with the Sonoma Valley County Sanitation District-Cherry 2; SEW18-0022.

**Recommended Action:**

Adopt a Resolution authorizing the Chair of the Board of Directors of the Sonoma Valley County Sanitation District to execute an Outside Service Area Agreement for public sewer service to property located at 20571 Palmer Avenue, Sonoma, California; APN 128-311-035

**Executive Summary:**

The recommended resolution authorizes the chair to execute an Outside Service Area Agreement between the Sonoma Valley County Sanitation District and the property owner, Constance J. Farr, Trustee, for public sewer service to property located at Assessor Parcel Number 128-311-035 on 20571 Palmer Avenue, Sonoma, California (Parcel). The Parcel is located inside the District's 2009 amended and expanded Sphere of Influence, under the provisions of the Sonoma County 2020 General Plan and Land Use Policy L.U.-2011, which allows connection of the existing legally established uses, and uses allowed by zoning that replace existing legally established uses and do not increase the amount of sewage discharged from the property.

**Discussion:**

Permit Sonoma received an application for an Outside Service Area Agreement (Agreement) to provide public sewer service to property located at 20571 Palmer Avenue, Sonoma, California. The application was submitted by Bear Flag Engineering, Chad Moll, on behalf of the property owner, Constance J. Farr, Trustee. □

The proposed Agreement would allow the Sonoma Valley County Sanitation District (District) to provide public sewer service to this parcel within its Sphere of Influence. This service is subject to the requirements of and authorized by the Sonoma County Policy L.U.-2011, and allows a future single family residence on a vacant parcel to be connected to the public sewer.

Because 20571 Palmer Avenue is in the Sphere of Influence, County land use policy prescribes the appropriate method for property owners to obtain sewer service. Annexation is used when a property is located inside the urban service area of a sanitation district or zone. Pursuant to modification of the General Plan by the Board of

Supervisor's Resolution #09-1162, owners of properties in the Sphere of Influence of the District, not located within the urban service area of a sanitation district or zone, must apply for sewer service by means of an Outside Service Area Agreement. Because the property is not within the urban service area, the Outside Service Area Agreement, and not an annexation, is applicable here.

20571 Palmer Avenue (APN 128-311-035) is a 1.01 acre residential parcel. The property access is off of Palmer Avenue which borders the easterly property line. The property has one existing single family dwelling, several outbuildings, is generally flat, and is covered by grasses, shrubs and trees.

A proposed lot line adjustment (permit number LLA16-0019) is being processed by Permit Sonoma, between APN 128-311-035 and the adjoining parcel 128-311-050 to the south. Parcel 128-311-050 is vacant, and sewer will be served under an existing approved OSAA with the District.

Permit Sonoma Comprehensive Planning staff has determined that both APN 128-311-035 and APN 128-311-050 are within the expanded Sphere of Influence, and were existing prior to January 1, 2010. The proposed Lot Line Adjustment (LLA) does not result in the creation of any new parcels, does not change ultimate parcel size, and does not create additional development potential on either parcel. Both Parcels will remain entirely within the expanded Sphere of Influence. The proposed sewer connection to APN 128-311-035 of the existing single family dwelling is consistent with Policy LU-20II.

District staff has determined that in order for service to be provided to this parcel, a sewer main must be constructed in Palmer Avenue in a new easement, which would be dedicated to the District. The new main to be constructed as part of the project would connect to an existing main that serves a small number of existing uses. No capacity issues within the existing collection system are anticipated.

The Owner must pay Sewer Connection fees, as they are calculated using the most current fee schedule at the time of permitting, and Annual Service Charges to the District for sewer service to the property for the property's uses.

Following approval of the Agreement by the District's Board of Directors, the Owner must complete a Local Agency Formation Commission (LAFCO) application for Permit Sonoma's review and submittal to LAFCO. The Owner shall include with the application, payment of all required LAFCO fees. The Agreement would not be effective until such time as it has been approved by LAFCO.

Permit Sonoma Environmental Review staff has determined that the requested application does not need additional environmental protections, other than the applicable mitigation measures adopted by the Board of Supervisors on December 8, 2009, for the Sonoma Valley County Sanitation District Sphere of Influence Expansion (BOS Resolution No. 09-1162; PRMD File No. GPA09-0008). □

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The District's General Manager has determined that approval of the Agreement is exempt from the 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. 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.

**Prior Board Actions:**

None

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 19-20 Adopted</b>	<b>FY20-21 Projected</b>	<b>FY 21-22 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>			

**Narrative Explanation of Fiscal Impacts:**

None

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

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- A) SVCSD Resolution
- B) Outside Service Area Agreement

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

None