
Date: August 13, 2019

Item Number: _____

Resolution Number: _____

☐ 2/3 Vote Required

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA VALLEY COUNTY SANITATION DISTRICT TO APPROVE A VARIANCE TO SONOMA VALLEY COUNTY SANITATION DISTRICT SANITATION CODE SECTION 3.19 FOR SEWER MAIN EXTENSION TO SERVE 17433 ARNOLD DRIVE (APN 133-150-046)

Whereas, Parcel owner has requested a variance to Sonoma Valley County Sanitation District Code (“Code”) section 3.19 in a letter dated May 16, 2019 in regards to a proposed main sewer within Country Club Lane and Railroad Avenue to serve 17433 Arnold Drive (APN 133-150-046) (“Parcel”); and

Whereas, Code section 3.19 requires that “[t]he property to be served is fronting an existing District sewer main”; and

Whereas, Code section 3.18 defines “Fronting a sewer mainline” to mean “that a District-owned sewer main is located in a District easement, or fee title, or public way which is immediately contiguous to the parcel to be served and that an imaginary line projected at a right angle to such main extends to or beyond the centerline of the parcel’s frontage or the centerline of the structure, whichever is farther”; and

Whereas, Code Section 3.28(C) requires that “No sewer mainlines, manholes, laterals, or other facilities shall be installed until such time that the roadways are completed to subgrade, unless otherwise approved by the General Manager”; and

Whereas, Water Agency Design and Construction Standards for Sanitation Facilities (“Standards”) Section 3.3(I) requires that “[f]or subdivisions and situations where the main sewer will never be extended, the lateral sewer shall normally be shown at a point five (5) feet from the lower lot corner at the property line. For situations where the main sewer may be extended in the future, the lateral sewer shall normally be shown entering the lot at the center of the lot or the center of an existing or proposed building to be served, whichever extends the main sewer

the longer distance”; and

Whereas, there is no sewer development plan for the area along the Parcel frontage to provide guidance for future sewer alignments to serve other unserved District parcels in the vicinity; and

Whereas, the public roadway frontage on the easterly edge of the parcel is an undeveloped continuation of Railroad Avenue within which are growing at least one heritage Oak and other mature trees; and

Whereas, there is no plan to develop Railroad Avenue as part of the proposed project; and

Whereas, the Board has conducted a public hearing in compliance with section 1.09 of the Code.

Now, Therefore, Be It Resolved that the Board of Directors hereby finds, determines, certifies, and declares as follows:

In accordance with Code Section 1.06, a variance to Code section 3.19 to allow the public sewer main to terminate along the Parcel frontage near the southeast corner of the Parcel is sufficient to allow installation of sewer to serve 17433 Arnold Drive (APN 133-150-046). Construction of the sewer shall be subject to permit and shall comply with all other applicable codes and regulations.

Directors:

Gorin:

Rabbit:

Harrington:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.