



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 4/21/2020

To: Sonoma Valley County Sanitation District

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

Staff Name and Phone Number: Keith Hanna 565-3628

Vote Requirement: Majority

Supervisorial District(s): First

Title:

Outside Service Area Agreement with the Sonoma Valley County Sanitation District for Gibbons; SEW19-0200

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 20581 Palmer Avenue, Sonoma, California; APN: 128-311-049.

Executive Summary:

The recommended resolution will authorize the chair to execute an Outside Service Area Agreement between the Sonoma Valley County Sanitation District and the property owner John E. Gibbons, Trustee, for public sewer service to property located at Assessor Parcel Number 128-311-049 on 20581 Palmer Avenue, Sonoma, California.

Discussion:

The Sonoma County Permit and Resource Management Department (PRMD) received an application for an Outside Service Area Agreement (Agreement) to provide public sewer service to property located at 20581 Palmer Avenue, Sonoma, California. The application was submitted by Bear Flag Engineering, Chad Moll, on behalf of the property owner, John E. Gibbons, 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 single-family residence to be connected to the public sewer.

Because 20581 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.

20581 Palmer Avenue (APN 128-311-049) is a 1.01 acres residential parcel. The property access is off of Palmer Avenue which borders the easterly property line. The property has an existing single family residence, and outbuilding, is generally flat, and is covered by grasses, shrubs and trees.

PRMD Comprehensive Planning Division staff has determined that 20581 Palmer Avenue is located inside the District's 2009 amended and expanded Sphere of Influence, and that extension of public sewer service to the Parcel is subject to the provisions of the Sonoma County 2020 General Plan and Land Use Policy L.U.-2011.

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

PRMD 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).

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:

N/A

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Agenda Date: 4/21/2020

Attachments:

- A) Sonoma Valley County Sanitation District Resolution
- B) Outside Service Area Agreement

Related Items "On File" with the Clerk of the Board:

N/A