
Date: February 9, 2021

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution of the Board of Directors of the Sonoma County Water Agency declaring that facilities installed as part of the Airport-Larkfield-Wikiup Sanitation Zone Larkfield Estates Collection System Project are Limited Purpose Facilities

Whereas, Sonoma County Water Agency (“Sonoma Water”) has constructed the Airport-Larkfield-Wikiup Sanitation Zone Larkfield Estates Collection System Project (“Project”) in the Larkfield Estates neighborhood near the intersection of Old Redwood Highway and Mark West Springs Road, with construction being substantially complete on August 26, 2020; and

Whereas, Sonoma Water has incurred costs to construct the system, which costs will be presented to the Board of Directors after the final accounting; and

Whereas, the owners of 66 parcels, as listed in Attachment A, either entered into the loan program with Sonoma Water and agreed to reimburse Sonoma Water for construction of the system, or paid the pro-rated costs before construction, and are eligible to connect to the sewer, subject to ordinary permit conditions; and

Whereas, the owner of 1 parcel, APN 058-221-012 at 205 Dover Ct, has committed to pay the pro-rated cost before construction but has not yet made the direct payment so must make the required payment prior to permitting for building or sewer; and

Whereas, there are 75 parcels, as listed in Attachment B with frontage along a street where new sewer was constructed, for which connection to the collection system is subject to payment of pro-rated share to connect to new sewer; and

Whereas, there are 10 parcels, as listed in Attachment C, with frontage along a street where they could possibly connect to previously existing sewer, but could also opt for a connection to the newly constructed sewer, so if the parcel owner chooses to connect to newly constructed sewer, then connection to the collection system would be subject to payment of pro-rata share to connect to new sewer; and

Whereas, as of January 20, 2021, Sonoma Water staff has calculated, as shown in attachment D, the pro-rata share of collection system project costs, excluding costs for lateral construction and other parcel specific costs incurred by project participants, to be \$34,277; and

Whereas, Sonoma Water Sanitation Code Section 3.29 states that the Agency Board may buy resolution declare that newly constructed facilities to be of limited purpose, and not intended to serve properties.

Now, Therefore, Be It Resolved:

- 1) The recitals above are true and correct.
- 2) The Project is deemed to be of limited purpose intended to serve the 66 parcels listed in Attachment A.
- 3) No parcel other than those listed in Attachment A shall have the right to connect or receive service from the Project except upon pro-rated contribution toward its cost.
- 4) Parcels other than those listed in Attachment A may acquire the right to connect, subject to ordinary permitting and fees, upon payment of the pro-rated share of the collection system project costs, currently \$34,277 per parcel in Fiscal Year 2020-2021.
- 5) The pro-rated share shall be automatically adjusted annually each year on July 1 in proportion with the most recent change to the Engineering News Record Construction Cost Index (ENR-CCI) for San Francisco.

Supervisors:

Gorin:	Rabbitt:	Coursey:	Gore:	Hopkins:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.

Attachment A

ALWSZ Larkfield Estates list of parcels that have paid a pro-rata share to connect to new sewer, either through Sonoma Water provided financing, or through upfront payment:

058-221-002	275	NORTH DOVER
058-221-003	270	NORTH DOVER
058-221-004	256	NORTH DOVER
058-221-011	191	DOVER NORTH
058-221-014	233	DOVER NORTH
058-221-015	247	DOVER NORTH
058-222-002	143	DOVER SOUTH
058-222-003	129	SOUTH DOVER
058-222-004	115	SOUTH DOVER
058-231-001	315	URSULINE
058-232-001	4584	LAMBERT
058-232-003	4588	LAMBERT
058-232-006	147	WEMBLEY
058-232-009	150	WEMBLEY
058-232-011	168	WEMBLEY
058-232-014	188	WEMBLEY
058-232-015	194	WEMBLEY
058-232-016	202	WEMBLEY
058-232-018	4595	LAMBERT
058-232-021	201	URSULINE
058-232-024	4570	BRIGHTON
058-232-029	4558	BRIGHTON
058-233-001	4567	BRIGHTON
058-241-002	155	DORCHESTER
058-241-005	179	DORCHESTER
058-241-006	187	DORCHESTER
058-241-016	151	URSULINE
058-241-019	187	URSULINE
058-241-022	159	DORCHESTER
058-242-004	129	URSULINE
058-242-005	139	URSULINE
058-242-006	4531	BRIGHTON
058-243-001	31	URSULINE
058-243-003	47	URSULINE
058-251-001	80	CHELSEA
058-251-002	68	CHELSEA
058-251-005	59	DORCHESTER
058-251-006	77	DORCHESTER
058-252-004	55	CHELSEA
058-252-005	77	CHELSEA

058-253-002	22	CHELSEA
058-253-003	34	CHELSEA
058-253-004	46	DORCHESTER
058-253-005	50	DORCHESTER
058-253-006	66	DORCHESTER
058-253-007	78	DORCHESTER
058-253-011	110	DORCHESTER
058-253-012	118	DORCHESTER
058-262-002	55	BRIGHTON
058-262-005	27	BRIGHTON
058-262-006	19	BRIGHTON
058-262-007	15	BRIGHTON
058-262-009	20	BRIGHTON
058-262-010	24	BRIGHTON
058-262-014	70	BRIGHTON
058-262-017	87	OXFORD
058-262-019	69	OXFORD
058-262-020	51	OXFORD
058-262-026	26	OXFORD
058-262-029	99	CHELSEA
058-263-001	96	OXFORD
058-263-005	4543	BRIGHTON
058-264-001	4556	BRIGHTON
058-264-003	4548	BRIGHTON
058-264-004	4544	BRIGHTON
058-263-004	4547	BRIGHTON

Attachment B

ALWSZ Larkfield Estates list of parcels that for which connection to the collection system is subject to payment of pro-rata share to connect to new sewer:

058-221-007	242	Dover Ct
058-221-008	212	Dover Ct
058-221-013	219	Dover Ct
058-221-016	261	Dover Ct
058-222-005	120	Dover Ct
058-222-006	134	Dover Ct
058-222-007	148	Dover Ct
058-222-008	154	Dover Ct
058-232-002	4586	Lambert Dr
058-232-004	173	Wembley Ct
058-232-005	161	Wembley Ct
058-232-007	135	Wembley Ct
058-232-008	142	Wembley Ct
058-232-010	160	Wembley Ct
058-232-012	176	Wembley Ct
058-232-013	184	Wembley Ct
058-232-017	4590	Lambert Dr
058-232-019	211	Ursuline Rd
058-232-020	205	Ursuline Rd
058-232-022	255	Ursuline Rd
058-232-025	4566	Brighton Dr
058-232-026	4564	Brighton Dr
058-232-027	4562	Brighton Dr
058-232-032	4560	Brighton Dr
058-233-002	4563	Brighton Dr
058-241-001	153	Dorchester Ct
058-241-007	207	Dorchester Ct
058-241-008	210	Dorchester Ct
058-241-009	200	Dorchester Ct
058-241-010	190	Dorchester Ct
058-241-011	180	Dorchester Ct
058-241-012	170	Dorchester Ct
058-241-013	160	Dorchester Ct
058-241-014	150	Dorchester Ct
058-241-015	4530	Brighton Dr
058-241-017	163	Ursuline Rd
058-241-018	175	Ursuline Rd
058-241-020	199	Ursuline Rd

058-241-021	167	Dorchester Ct
058-242-001	91	Ursuline Rd
058-242-002	103	Ursuline Rd
058-242-003	113	Ursuline Rd
058-243-002	41	Ursuline Rd
058-243-004	53	Ursuline Rd
058-243-005	65	Ursuline Rd
058-243-006	77	Ursuline Rd
058-251-003	47	Dorchester Dr
058-251-004	49	Dorchester Dr
058-251-007	101	Dorchester Dr
058-251-008	121	Dorchester Dr
058-252-002	21	Chelsea Dr
058-252-003	33	Chelsea Dr
058-253-008	88	Dorchester Dr
058-253-009	96	Dorchester Dr
058-253-010	102	Dorchester Dr
058-253-013	126	Dorchester Dr
058-262-001	69	Brighton Ct
058-262-003	47	Brighton Ct
058-262-004	35	Brighton Ct
058-262-011	32	Brighton Ct
058-262-012	44	Brighton Ct
058-262-013	50	Brighton Ct
058-262-015	4557	Brighton Dr
058-262-016	93	Oxford Ct
058-262-018	81	Oxford Ct
058-262-021	39	Oxford Ct
058-262-022	21	Oxford Ct
058-262-025	18	Oxford Ct
058-262-027	40	Oxford Ct
058-262-028	64	Oxford Ct
058-263-002	114	Oxford Ct
058-263-003	4551	Brighton Dr
058-263-006	4539	Brighton Ct
058-263-007	4535	Brighton Dr
058-264-002	4552	Brighton Dr

Attachment C

ALWSZ Larkfield Estates list of parcels that could possibly connect to previously existing sewer. If the parcel owner chooses to connect to newly constructed sewer, then connection is subject to payment of pro-rata share to connect to new sewer:

058-221-009	4577	Lambert Dr
058-222-001	157	Dover Ct
058-222-009	162	Dover Ct
058-231-002	4597	Lambert Dr
058-231-003	4593	Lambert Dr
058-231-004	4591	Lambert Dr
058-231-005	4587	Lambert Dr
058-252-001	9	Chelsea Dr
058-253-001	10	Chelsea Dr
058-262-008	14	Brighton Ct

Larkfield Estates Sewer System Cost per Parcel

The cost for design and construction of the public sewer mains and appurtenances is shared among all parcels in the area to be served.

Project Costs for Design and Construction of Sewer Main with Laterals to Serve Parcels that Committed to Connect before Construction	\$5,601,000
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Adjustments for Construction Costs of Public Laterals and Private Grinder Pumps	(\$596,500)
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Total Cost for Shared Collection system	\$5,004,500
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Most Probable Number of Parcels Potentially Served by the New Sewer Main	146
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Cost per Parcel for Public Sewer Main	\$34,277
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Note: After the public sewer is put in service, property owners who choose to connect will be required to hire their own contractors to install a public lateral to connect to the sewer main.