



Legislation Text

File #: 2022-0362, **Version:** 1

To: Sonoma Valley County Sanitation District Board of Directors
Department or Agency Name(s): Sonoma Valley County Sanitation District
Staff Name and Phone Number: Doug Messenger, (707) 547-1952
Vote Requirement: Majority
Supervisorial District(s): First

Title:

Annexation to the Sonoma Valley County Sanitation District; 19910 5th Street West, Sonoma; SEW21-0287

Recommended Action:

Adopt a resolution authorizing annexation of 19910 5th Street West in Sonoma, Assessor Parcel Number 128-061-001 to the Sonoma Valley County Sanitation District (First District)

Executive Summary:

The recommended resolution will authorize annexation of 19910 5th Street West in Sonoma, APN 128-061-001 to the Sonoma Valley County Sanitation District.

Discussion:

Denova Homes (Applicant), on behalf of Anna Maria Sablan, requested to the County of Sonoma, Permit and Resource Management Department (Permit Sonoma) that 19910 5th St W, Sonoma, APN 128-061-001 (Parcel) be annexed into the Sonoma Valley County Sanitation District (District). On June 17, 2022 the parcel was purchased by Civic Park Hummingbird, LLC (Owner), and Denova Homes continues as their represented applicant.

Parcel was previously annexed into the City of Sonoma (City) with on existing single-family-dwelling. The owner is now requesting that the Parcel be annexed into the District. The City has conditionally approved a 15-unit affordable housing condominium development with one of the conditions being annexation to the District.

Permit Sonoma, Planning staff has determined Parcel is located within the Western boundary of City, Urban Service Area, Urban Growth Boundary, and Sphere of Influence for Sonoma, and is consistent with General Plan Policies and Goals LU-2, LU-3c, PF-1f, and WR-1p.

The applicant must obtain a septic tank destruct permit prior to connection to the sewer system.

The District's General Manager has determined that approval of the resolution in support of annexation 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.

Parcel Owner must apply to the Local Agency Formation Commission (LAFCO) for review and approval of annexation of Parcel to the District, and LAFCO intends to add Parcel pursuant to requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Annexation of Parcel will not be effective until it has been approved by the LAFCO and a LAFCO Certificate of Completion has been recorded with the Sonoma County Recorder's office.

Prior to sewer connection, Parcel Owner must pay sewer connection and service fees required for all uses on Parcel, and proposed parcels, based on the current method of calculations per District Ordinances in effect at the time of connection to sewer.

Strategic Plan:

Not Applicable

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1: Resolution

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

Not Applicable