Legislation Text

File #: 2026-0654, **Version:** 1

To: Sonoma Valley County Sanitation District Board of Directors
Department or Agency Name(s): Permit Sonoma and Sonoma County Water Agency
Staff Name and Phone Number: Scott Orr, 707-565-1925
Vote Requirement: Majority
Supervisorial District(s): First

Title:
Annexation to the Sonoma Valley County Sanitation District for Minatta of 20410 Harrington Drive; Permit Sonoma File No. SEW25-0146

Recommended Action:
Adopt a Resolution authorizing the annexation of Assessor Parcel Number (APN) 128-162-020 to the Sonoma Valley County Sanitation District. (First District)

Executive Summary:
The recommended resolution will authorize annexation of APN 128-162-020 to the Sonoma Valley County Sanitation District.

Discussion:
On November 17, 2025, an application for annexation to the District was submitted by Chad Moll, Moll Design + Consulting (Applicant) on behalf of Dino and Allyson Minatta, owners of APN 128-162-020 (Parcel). The Parcel consists of a single-family dwelling (SFD) and two outbuildings/sheds. The Parcel address is 20410 Harrington Drive, Sonoma, CA 95476.

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

An aging septic system serves the existing single-family dwelling. The applicant shall 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 CEQA Guidelines 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, and 15304, Minor Alterations to Land, as it consists of construction of limited new, small sewage improvement of reasonable length to serve the parcel and will not involve the removal of healthy, mature, scenic trees. Sonoma County Water Agency on behalf of the District, 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.

The Applicant shall apply to the Local Agency Formation Commission (LAFCO) for review and approval of the annexation of Parcel to the District, and LAFCO intends to add the 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 LAFCO and a LAFCO Certificate of Completion has been recorded with the Sonoma County Recorder's Office.
Parcel Owner must pay sewer connection and service fees required for all uses on Parcel based on the current method of calculations per District Ordinances in effect at the time of connection to sewer.

Strategic Plan:
Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?
No

Prior Board Actions:
Not Applicable

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:
This application is a fee-based application with costs paid by the Applicant, including annexation application fees and LAFCO fees.

Narrative Explanation of Staffing Impacts (If Required):
Not Applicable

Attachments:
Attachment 1: Board of Directors Resolution
Attachment 2: Permit Sonoma Planning GP Consistency Determination, PPR26-0009

Related Items "On File" with the Clerk of the Board:
Not Applicable