

SONOMA LOCAL AGENCY FORMATION COMMISSION

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Item 3.2

Staff Report

Meeting Date:	March 1, 2017
Agenda No.	Item 3.2
Agenda Item Title:	File 2017-01: Sonoma Valley County Sanitation District Annexation No. 2016-02 (Philpot)
Proposal:	Request for a change of organization involving the annexation of two parcels, totaling approximately 3 acres, to the Sonoma Valley County Sanitation District
Applicant:	Kenneth Philpot
Location:	Generally located along the western side of Harrington Drive, north of Leveroni Road and south of Napa Street in unincorporated Sonoma County
General Plan:	County – Rural Residential
Consent of Property Owners:	The owners of the subject properties have given written consent to the subject proposal.
Environmental Determination:	Categorical exemption, pursuant to Section 15319(a) (Annexations of Existing Facilities) of the State CEQA Guidelines
Staff Contact:	Cynthia Olson and Carole Cooper

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ANALYSIS

Background

Kenneth Philpot has petitioned for the annexation of two parcels, 20459 Harrington Drive (APN 128-161-014) and 20425 Harrington Drive (128-161-030), to the Sonoma Valley County Sanitation District (District). The parcels are generally located along the western side of Harrington Drive, north of Leveroni Road and south of Napa Street in unincorporated Sonoma County. The parcels are developed with single-family dwellings and auxiliary structures. The surrounding territory is generally developed with single-family dwellings, some within second dwelling units.

Mr. Philpot is the owner of the -014 parcel (Parcel 1). When Mr. Philpot first requested annexation of his parcel, LAFCO staff requested that the adjacent parcel (Parcel 2), which was being served by the District under a 2001 Outside Service Area Authorization (OSAA) be included in the annexation boundary. Under the terms and conditions of the OSAA, the owners of the parcel, Marcus and Barbara B. Stephens, agreed to *“annex or support proceedings to annex or proceedings that would lead to annexation of the parcel to the District or the City and to waive all rights to protest such annexation proceedings for the Parcel to the District or the City whenever such annexation proceedings are commenced.”*

Sonoma County Permit and Resource Management Department advised Mr. and Mrs. Stephens, in writing, of the necessity for their parcel to be included in this annexation, based on their agreement in the OSAA, and they have given their written consent to the annexation.

The parcels are located within the sphere of influence of the District and within the “urban service area” boundary for the District in the Sonoma County General Plan. Both parcels are served by private wells.

Reason for Proposal

The owner of Parcel 1 is replacing the existing dwelling with a new single-family dwelling and a second unit. Connection to a public sanitary sewer service is preferable to the repair or replacement of the existing septic system to meet current County codes. The parcel will connect to the existing 10-inch diameter sewer main within Harrington Drive. The property owner would finance construction. The owners of Parcel 2 have no development plans at this time.

District Actions: Capacity to Serve and Environmental Determination

On May 24, 2016, the board of directors of the Sonoma Valley County Sanitation District supported annexation of the subject parcels by resolution (Attachment 1), stating that the District has capacity within its systems to serve Parcel 1, allowing 1.8 Equivalent Single-

Family Dwelling (ESD) billing units of public sewer service for the existing single-family dwelling and a second unit. The resolution also stated that the District has sufficient capacity to continue to provide 1.00 ESD of public sewer service to Parcel 2 for the existing single-family dwelling. The board's resolution indicates that the Sonoma County Permit and Resource Management Department had determined that annexation of the parcels is consistent with the Sonoma County General Plan, in that the parcels are within the "urban service area" boundary for the District and entitled to service upon annexation.

The District, as the lead agency pursuant to the California Environmental Quality Act (CEQA), found that the action was categorically exempt from the provisions of CEQA under Section 15319(a) of the State CEQA Guidelines (Annexations of Existing Facilities). The exemption applies in that this section involves the annexation to a special district of territory containing existing private structures developed to the density allowed by the current zoning. The zoning for the parcels, RR B6 3 VOH, allows for one single-family dwelling on each parcel.

Waiver of Protest Hearing

Since the owners of all the subject parcels have provided written consent to the proposal, state law allows the Commission to waive protest proceedings.

Individual Factors for Consideration

California Government Code §56668 describes 16 factors to be considered in the Commission's review of an annexation proposal. The review must include, but is not limited to, consideration of these factors that are outlined and addressed in Attachment 2.

RECOMMENDATION

1. Approve the annexation, as proposed, pursuant to the following findings:
 - a. The affected territory is contiguous to boundary of the Sonoma Valley County Sanitation District, within the District's sphere of influence, and within the "urban service area" boundary for the District as designated in the Sonoma County General Plan 2020.
 - b. The County of Sonoma has determined that the proposal is consistent with its General Plan.
 - c. The purpose of the annexation allow access to District sanitary sewer service.
 - d. The District indicates that it has capacity within its system and can serve the affected territory.

2. Pursuant to Section 15319(a) of the State CEQA Guidelines, find that the proposal is categorically exempt from the provisions of CEQA.

3. Waive protest proceedings.

Staff has prepared a draft resolution for the Commission's review and consideration (Attachment 3).

ALTERNATIVE RECOMMENDATION

None

ATTACHMENTS

1. Sonoma Valley County Sanitation District Resolution, dated May 24, 2016
2. Factors for Consideration
3. Draft Resolution
4. Preliminary Map and Boundary Description