

2021-05: Sonoma Valley County Sanitation District Annexation No 18-0057 (Crawford)

Factors for Consideration (California Government Code §56668)

- a) Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.***

The affected territory consists of eight parcels totaling almost 11 acres. All the parcels are developed with single-family dwellings. Some parcels have accessory buildings including accessory dwelling units (ADUs). Annexation may allow for the development of more ADUs. The area is relatively flat with no visible drainage basins. The parcels are generally covered with natural grasses, trees and shrubs. The area is bordered on all sides by parcels developed with single-family residences and some second units. The parcels in the area are zoned RR 3 and are mostly developed to the density allowed under the Sonoma County General Plan. The affected territory is within the Sonoma Valley County Sanitation District's (SVCS D) sphere of influence and urban service boundary. There is little likelihood of significant growth within and surrounding the territory during the next 10 years.

- b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

"Services," as used in this subdivision, refers to governmental services whether or not the services are services that would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

Annexation is proposed to allow six parcels to obtain service from the SVCS D. Two parcels are currently being served by the SVCS D. The SVCS D service lines are located in the street fronting the parcels. The District states that it has capacity within its sanitary sewer system to serve the affected territory. The District has determined that extension of service to the parcel will not disadvantage properties already with the District boundary.

- c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

The affected territory is located within the sphere of influence of the Sonoma Valley County Sanitation District and within the urban service area boundary for the District in the Sonoma County General Plan. No negative effects are anticipated on the District, adjacent areas, or the local governmental structure; for land-use purposes, the parcels will remain under the jurisdiction of the County of Sonoma

d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. (Note: Section 56377 encourages preservation of agricultural and open-space land).

The proposal is consistent with Commission policies. The affected territory is within the District's sphere of influence and urban service area boundary. Annexation is a logical extension of the District boundary. The parcels are zoned Rural Residential under the County's 2020 General Plan.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

No impact on agricultural lands is anticipated from the proposal. The territory is not zoned for agricultural use or under a Williamson Act contract.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The parcels that comprise the affected territory have specific boundary lines that are certain and identifiable. Annexation of the parcels will reduce the number of non-district parcels within the District's urban service boundary and sphere of influence in this area.

g) A regional transportation plan adopted pursuant to Section 65080.

Plan Bay Area is a long-range land use and transportation plan for the nine-county San Francisco Bay Area. The plan contains ten goals with performance targets that seek to promote healthy and safe communities by reducing impacts from air pollution, protecting open space and agriculture, and increasing active transportation. Annexation of the subject parcels would not affect or be affected by Plan Bay Area, the Regional Transportation Plan for the San Francisco Bay Area, in that the Plan focuses growth in Priority Development Areas (PDA). The affected territory is not within a PDA.

h) The proposal's consistency with city or county general and specific plans.

The County Permit and Resource Management Department has found the proposal to be consistent with the Sonoma County General Plan in that the parcels are located within the District's urban service area boundary and are entitled to annexation; adequate service capacity is available from the District to serve the affected territory.

i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

The affected territory is located within the District's sphere of influence and is not located within the sphere of influence of any other agency that provides sanitary sewer service.

j) The comments of any affected local agency or other public agency.

The County of Sonoma, through its Permit and Resource Management Department, commented that the proposal is consistent with the Sonoma County General Plan. No other comments have been received.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The District states that it can serve the affected territory upon annexation.

l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The parcels are served by private wells.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

In itself, the proposal will not affect regional housing needs for the County of Sonoma.

n) n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

No comments from owners, voters or residents of the affected territory have been received by Sonoma LAFCO. Six owners of the parcels that are the subject of the proposal have given written consent to the annexation. Two owners are subject to recorded annexation covenants and have not commented on the annexation.

o) Any information relating to existing land use designations.

The land-use designation in the Sonoma County General Plan for the subject territory is Rural Residential with a 3 acre density. The affected territory is developed to the density allowed.

p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

The proposal makes no representations or exclusions of peoples of any race, culture, income or national origin with respect to location of public facilities and public services.

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

The territory is not located within or near to a high fire hazard zone or state responsibility area.