

2024-04: Sonoma Valley County Sanitation District Annexation No 22-0346 (Cabaud)**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 a single parcel totaling almost 1.9 acres. The parcel is developed with a single-family dwelling and accessory structures. It is relatively flat and covered with grass and fruit and nut trees. The parcel is bordered on the north and west with residential parcels, on the south by Leveroni Road and on the east by a City park and a Sonoma Water Agency flood control channel.

The parcels in the area are zoned RR 3 and are mostly developed to the density allowed under the Sonoma County General Plan. The parcel is currently inhabited by two people. There is little likelihood of significant growth on the parcel or in surrounding the territory during the next 10 years.

The applicant states that there is an engineered drainage channel on the parcel. The County, in its approval of the construction of a barn on the parcel, stated that the drainage areas, slopes and grades will not be altered or blocked in any way from the plans approved by the County. Onsite drainage swales would be maintained so that no drainage from the parcel drains onto another lot. Due to proximity to Fryer Creek, the parcel is in an F2 floodplain which requires that habitable space must be elevated at least 1 foot above the floodplain elevation.

- 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 the parcel to obtain sanitary sewer service from the Sonoma Valley County Sanitation District's (District) due to a failing septic system. The District service lines are located in Harrington Drive fronting the parcel. The District states that it has capacity within its sanitary sewer system to serve the affected territory and has determined that extension of service to the parcel will not disadvantage properties already within the District boundary. The costs to extend and connect to the service to the parcel will be paid by the landowner.

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 District's sphere of influence and urban service area boundary. 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 parcel is not within open space land or under agricultural use. It is developed with residential uses allowable under the County's General Plan zoning and will remain under County jurisdiction. It is within the District's sphere of influence and urban service area boundary and annexation is a logical extension of the District boundary.

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

The parcel is not considered to be Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or under a Williamson Act contract and will therefore have no impact on agricultural lands.

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 parcel has specific boundary lines that are certain and identifiable. Annexation of the parcel 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 parcel 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 or near a PDA.

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

The County Permit Sonoma has found the proposal to be consistent with the Sonoma County General Plan Policy LU-3c to avoid urban sprawl by limiting extension of sewer outside of a designated service area boundary; Policy PF-1f to avoid the extension of public sewer service outside of a designated service area boundary or sphere of influence; and Policy WR-1 to actively pursue the abatement failing septic systems that have demonstrated as causing a health and safety hazard and annexation will allow the existing single family dwelling to be connected to the existing public sewer services. The parcel is located within the District's urban service area boundary and sphere of influence.

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

The affected territory 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.

Permit Sonoma 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. The District sewer line is approximately 20 feet from the parcel. The landowner will be responsible for the costs to connect to the service and extend the service to the parcel.

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

The parcel is served by a private well. Public water service is not available to the parcel at this time.

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.

The proposal will not affect regional housing needs for the County of Sonoma as no new development is proposed.

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 or surrounding territory have been received by Sonoma LAFCO.

o) Any information relating to existing land use designations.

The land-use designation in the Sonoma County General Plan for the parcel is Rural Residential with a 3-acre density. The parcel 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 will not promote environmental justice. Connection to public sewer will alleviate an existing or impending threat to the public health and safety of the residents of the parcel and the surrounding parcels by removal of a failing septic system.

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.

Section 56668.3 (1) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

The District states that it has capacity within its sanitary sewer system to serve the affected territory and has determined that extension of service to the parcel will not disadvantage properties already within the District boundary. Annexation and connection to the public sewer will alleviate an existing or impending threat to public health and safety of the residents and the surrounding properties by removal of a failing septic system.