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ATTEST: January 9, 2024
M. CHRISTINA RIVERA, Clerk/Secretary
BY *Noelle Francis*

Date: January 9, 2024

Item Number: 13

Resolution Number: 24-0008

2/3 Vote Required

Resolution Of The Board Of Directors Of The Sonoma Valley County Sanitation District To Annexation Of Parcel At 20185 and 20187 Harrington Drive, Sonoma, California With Assessor Parcel Number 128-161-031 To The Sonoma Valley County Sanitation District .

Whereas, Christopher N. McNairy (Applicant), on behalf of Christopher N. McNairy and Darcy D. McNairy, husband and wife as Community Property (Owner), has requested to the County of Sonoma, Permit Sonoma that APN 128-161-031 (Parcel) consisting of two single-family dwellings, 20185 and 20187 Harrington Drive, Sonoma, be annexed into the Sonoma Valley County Sanitation District (District); and

Whereas, Permit Sonoma staff has determined that Parcel is located outside the District boundary and is not entitled to connect to, or use of, District facilities until such time as the Parcel has been annexed to the District; and

Whereas, Permit Sonoma Planning staff has determined Parcel annexation is consistent with the Sonoma County General Plan Goal LU-2 to accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities; and

Whereas, Permit Sonoma Planning staff has determined Parcel annexation is consistent with the Sonoma County General Plan Goal LU-3 to locate future growth within the cities and unincorporated Urban Services Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas; and

Whereas, Permit Sonoma Planning staff has determined Parcel annexation is consistent with the Sonoma County General Plan Policy LU-3c to avoid urban sprawl by limiting extension of sewer or water service outside of designated Urban Service Areas; of which Parcel is located within the Urban Service Area, Urban Growth Boundary, and Sphere of Influence; and

Whereas, Permit Sonoma Planning staff has determined Parcel annexation is consistent with the Sonoma County General Plan Policy PF-1f to avoid the extension of public sewer service outside of either a Sphere of Influence or Urban Service Area; of which annexation of Parcel would not extend public sewer service outside of these areas; and

Whereas, District staff has determined that there is sufficient sewage collection and treatment capacity for development as allowed under the current General Plan; and

Whereas, the District's General Manager has determined that approval of the annexation is exempt from 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 an 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; and

Whereas, the Sonoma County Water Agency on behalf of the District, has prepared a Notice of Exemption for the annexation in accordance with CEQA, the State CEQA guidelines, and the District's Procedures for the Implementation of CEQA.

Now, Therefore, Be It Resolved that the Board of Directors hereby finds, determines, certifies, and declares as follows:

1. The above recitals are true and correct.
2. This Board determines that support of the annexation will not have a significant impact on the environment and is exempt from CEQA pursuant to Section 15301(b) Existing Facilities, and Section 15303(d), New Construction of Small Structures, as it represents an additional connection to an existing public facility that involves

negligible or no expansion of an existing use.

3. The Owner of Parcel shall apply to 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.
4. 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.
5. New sewer connections shall be subject to provisions of Sonoma County Sanitation District Sanitation Code, and Sonoma County Water Agency Sanitation Standards, current revision.
6. 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.

Be It Further Resolved that the District Board of Directors does hereby support annexation of the Parcels to the District.

Directors:

Gorin: Aye

Coursey: Aye

Gurney: Absent

Ayes: 2

Noes: 0

Absent: 1

Abstain: 0

So Ordered.