

**2024-07 Russian River County Sanitation District Annexation No. 24-0178 (CDC) 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 three parcels totaling approximately 2.07 acres. The territory is covered with a mix of Redwood, Douglas Fir and Bay Laurel trees, sword ferns, redwood sorrel, and English Ivy. The northern, southern and eastern sides of the territory slope from Old Monte Rio Road to a generally flat area of approximately .34 acres along Highway 116. The flat area contains an unimproved parking area, a 2-story duplex and a 2-story commercial structure formerly used as an inn. The area surrounding the territory is primarily vacant, unbuildable parcels or parcels developed with residential uses.

The parcels in the territory are zoned Neighborhood Commercial (C1) and Rural Residential (RR). There is little likelihood of significant growth on the parcel or in surrounding the territory during the next 10 years.

There are no significant drainage features on the parcel.

- 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 affected territory to obtain sewer service from the Russian River County Sanitation District's ("District") for a proposed development of permanent supportive housing. 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 affected territory will not disadvantage properties already within the District boundary. The costs to extend and connect to the service to the affected territory will be paid by the applicant.

- 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. No significant 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 not within open space land or under agricultural use. It will be 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 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 affected territory is not considered 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 affected territory has specific boundary lines that are certain and identifiable.

**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. The affected territory is not within or near a PDA and therefore annexation of the affected territory would not affect or be affected by Plan Bay Area, the Regional Transportation Plan for the San Francisco Bay Area.

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

The County Permit Sonoma Permit Sonoma has found the proposal to be consistent with the Sonoma County General Plan.

**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 has adequate capacity to serve the affected territory upon annexation. The applicant will be responsible for the costs to connect to the service and extend the service to the affected territory.

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

The parcel is within the boundary of the Sweetwater Water District.

***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 proposed development will provide 23 lower income housing units that will contribute to the County's regional housing needs.

***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 territory is Limited Commercial (LC) and Rural Residential (RR1).

***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 provide 23 permanent supportive housing units that will be subject to an affordability restriction for 55 years and 100% of the units within the development will be restricted to lower income households. The project supports the County's Strategic Plan Goal to reduce the County's overall homeless population and increase investment in programs that treat underlying causes of homelessness, including substance abuse, mental illness, poverty, and lack of affordable housing.

***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 located within a CAL Fire State Responsibility Area (SRA), Fire and Resource Assessment Program High Fire Hazard Severity Zone and a Wildlife Urban Interface (WUI) Influence Zone. It is served by the Sonoma County Fire District.

The County has developed a Community Wildfire Protection Plan (CWPP) which identifies wildfire risks and mitigation measures to reduce the risks. It has adopted and implemented emergency management, response and coordination systems and has

In collaboration with several cities, special districts and fire agencies, the County has also developed a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) that identifies the hazard profiles, risk assessments, and mitigation strategies for multiple jurisdictions. The MJHMP assesses hazard vulnerabilities and identifies potential mitigation actions each jurisdiction will pursue to reduce the level of injury, property damage, and community disruption that might otherwise result from such events. The MJHMP identifies the affected territory as in a high relative hazard zone.

The County is in the process of updating its 2014 General Plan Public Safety Element which will incorporate the findings of the MJHMP. It will include measures that help mitigate the impacts of wildfires such as the requirement that all new structures in the WUI or SRA areas be built with exterior construction that will minimize the impact on life and property and help structure to resist the intrusion of flames and burning embers projected by a wildland fire and contributes to a reduction of losses.

In the State Responsibility areas, the California Building Code includes minimum standards related to the design and construction of buildings in fire hazard zones. Any newly permitted buildings must conform to standards that manage flammable materials from around the building (defensible space laws) and construct buildings from fire-resistant material. New residential construction in high hazard areas in the State Responsibility Areas must be built according to the standards of the 2007 WUI Building Code.

r) ***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 provide needed housing for vulnerable residents of the county.