

SONOMA LOCAL AGENCY FORMATION COMMISSION

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Staff Report

Meeting Date:	September 4, 2024
Agenda No.	Item 5.1
Agenda Item Title:	2024-07 Russian River County Sanitation District Annexation No. 24-0178 (CDC) Involving Annexation to the Russian River County Sanitation District
Applicant(s):	Sonoma County Community Development Commission, Chief Petitioner
Proposal:	Request for a change of organization involving the annexation of three parcels, totaling approximately 2 acres, to the Russian River County Sanitation District
Location:	Generally located on the western side of Hwy 116, south of Santa Rosa Ave and east Old Monte Rio Road in unincorporated Sonoma County 18094, 18072, 18074 and 18100 Highway 116 APNs 072- 220-026, 072-220-027, and 072-240-029
General Plan Land Use:	County – Limited Commercial (LC) and Rural Residential (RR)
General Plan Consistency:	Project was found to be Consistent with the Sonoma County General Plan
Environmental:	Exempt Pursuant to Health and Safety Code Section 50675.1.4(a); CEQA Guidelines Section 15301(b), Existing Facilities; CEQA Guidelines Section 15319(a) Annexations of Existing Facilities and Lots; and Public Resources Code Section 21080.21
Staff Contact:	Cynthia Olson

Analysis

Background

The Sonoma County Community Development Commission (“Applicant”), the owner of the parcels located at 18094, 18072, 18074 and 18100 Highway 116 (APNs 072- 220-026, 072-220-027, and 072-240-029) (“Affected Territory”), has petitioned the Commission for annexation of the affected territory to the Russian River County Sanitation District (“District”). The affected territory is generally located on the western side of Hwy 116, south of Santa Rosa Ave and east Old Monte Rio Road in unincorporated Sonoma County.

The affected territory is primarily covered with a mix of Redwood, Douglas Fir and Bay Laurel trees, sword ferns, redwood sorrel, and English Ivy. The portion of the affected territory along Old Monte Rio Road slope to a generally flat area of approximately .34 acres. The flat area contains an unimproved parking area, a 2-story duplex and a 2-story commercial structure formerly used as an inn. The existing development was served by aging septic systems that will be abandoned upon annexation.

The surrounding area is primarily vacant parcels or parcels developed with residential uses. The affected territory is currently zoned Neighborhood Commercial (C1) and Rural Residential (RR). Upon annexation, it will remain under County jurisdiction.

The affected territory does not contain open space land or designated agricultural lands and is not under agricultural use. It is within the Russian River County Sanitation District’s sphere of influence and the boundary of the Sweetwater Springs Water District.

Reason for Proposal

The Applicant is requesting annexation of the affected territory to obtain sewer service for a proposed development of permanent supportive housing with funding from the California Department of Housing and Community Development Homekey Program. The project, known as the George’s Hideaway, proposes to create 23 housing units and to repurpose the existing inn for office and support functions and the duplex as a utility hub. The project meets the requirements of Government Code § 65651(a) for supportive housing in that the units 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.

Commission Action – Municipal Services Review and Sphere of Influence Amendment

At its March 1, 2023, meeting, the Commission considered a Municipal Service Review and Sphere of Influence Study (“MSR”) for the District. The MSR indicated that the

District's Waste Water Treatment Plant has available capacity to serve the affected territory. The Commission adopted Resolution 2763 approving the determinations stated in the MSR and amending the sphere of influence of the District to include the affected territory.

District Actions: Capacity of District to Serve and Environmental Determination

On May 14, 2024, the Board of Directors of the District supported annexation of the affected territory by Resolution 24-0178 (Attachment 1), stating that the District has sufficient capacity to serve the project. All costs to install any necessary infrastructure and connect the affected territory to the District collection system will be paid for by the applicant.

The District found the project exempt from the California Environmental Quality Act (CEQA) pursuant to Health and Safety Code section 50675.1.4(a); CEQA Guidelines, Section 15301(b), Existing Facilities, as it is an additional connection to an existing public facility that involves negligible or no expansion of use; CEQA Guidelines Section 15319(a) Annexations of Existing Facilities and Lots for Exemption; and Public Resources Code section 21080.21, as the property improvements are allowable on the legal parcel and the sewer main extension is less than one mile in length and within the right-of-way. Project activities would not result in a serious or major disturbance to an environmental, historical, or scenic resource.

The Executive Officer agrees with the District and finds that the Proposal is exempt from CEQA pursuant to

Consent of Owner and Waiver of Notice and Protest Proceedings

The affected territory is uninhabited as defined in Section 56079.5, no affected local agency has submitted a written demand for notice and hearing, and all owners of the parcels have given their written consent to the proposed reorganization. Pursuant to California Government Code Section 56662, the Commission may make determinations upon the proposal without notice and hearing and waive protest proceedings.

Individual Factors for Consideration

California Government Code section 56668 describes 18 factors to be considered in the Commission's review of a proposal. The review must include, but is not limited to, consideration of these factors that are outlined and addressed in Attachment 2.

Recommendation

Adopt the proposed resolution (Attachment 3) taking the following actions:

1. Approve the annexation, pursuant to the following findings and determinations:

- a. The affected territory is within the sphere of influence of the Russian River County Sanitation District.
 - b. The purpose of the annexation is to allow access to District sanitary sewer service.
 - c. The District indicates that it has capacity within its system and can serve the affected territory.
 - d. The County of Sonoma has determined that the proposal is consistent with its General Plan.
 - e. The annexation of the affected territory is a logical extension of the District's boundary and is consistent with Commission policy.
2. Find that the proposal is categorically exempt from the provisions of CEQA Pursuant to Health and Safety Code section 50675.1.4(a); CEQA Guidelines, Section 15301(b), Existing Facilities; CEQA Guidelines Section 15319(a) Annexations of Existing Facilities and Lots; and Public Resources Code Section 21080.21.
 3. Waive notice of hearing and protest proceedings pursuant to section 56662 of the California Government Code, in that the affected territory is uninhabited (Pursuant to Section 56079.5 of the California Government Code), no affected local agency has submitted a written demand for notice and hearing and the owners of land have consented to the proposal.

Alternative recommendation

None

Attachments

1. Russian River County Sanitation District Resolution dated May 14, 2024
2. Factors for Consideration
3. Draft Resolution
4. Preliminary Map and Boundary Description