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ATTEST: February 25, 2025

M. CHRISTINA RIVERA, Clerk/Secretary

BY *Noelle Francis*

Date: February 25, 2025

Item Number: 10

Resolution Number: 25-0121

☐ Majority Vote

**Resolution Of The Board Of Directors of the Sonoma County Water Agency To Annex Assessor
Parcel Numbers (APN) 140-170-060, 140-170-061 and 140-170-062 To The Geyserville
Sanitation Zone.**

Whereas, William Bradford Drury (Applicant) has requested that three (3) parcels be annexed into the Geyserville Sanitation Zone (Zone): APN 140-170-060, APN 140-170-061 and APN 140-170-062 (Parcels); and

Whereas, Applicant represents all parcel owners as follows: (1) the W. Bradford and Kelly Drury Revocable Trust dated October 25, 1999, owner of APN 140-170-062; (2) Bradley S. and Laura K. Capinas, Trustees of the Bradley S. and Laura K Capinas Family Trust dated May 22, 2012, owner APN 140-170-061; and (3) Walter F Kieser, Trustee of the Walter F. Kieser 2020 Trust owner of APN 140-170-060; and

Whereas, existing residential development on the Parcels is single-family dwellings on each parcel with Accessory Dwelling Units (ADU) present on APN 140-170-060 and APN 140-170-061; and

Whereas, Sonoma County Water Agency (Sonoma Water) owns, operates and manages the Zone. References to Zone employees are understood to be Sonoma County Water Agency employees acting on behalf of the Zone; and

Whereas, Sonoma Water staff, has determined the Parcels are located outside the Zone

boundary and there is sufficient sewer collection and treatment capacity for the project; and

Whereas, Permit Sonoma Planning has determined the Parcels are located within the Geyserville Urban Service Area boundary and that annexation is consistent with General Plan Goals LU-2, LU-3, Objective LU-2.2 and Policy LU-3c along with Objective PF-1.3 and AR-2.3; and

Whereas, the Sonoma County Local Agency Formation Commission (LAFCO) has determined the Parcels are located within the Zone's Sphere of Influence and therefore eligible for annexation; and

Whereas, Sonoma Water's General Manager has determined that approval of the resolution in support of annexation is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots For Exempt Facilities because it involves the annexation to a special district of an area containing an existing private structure (residence) developed to the density allowed by current zoning.; and

Whereas, Sonoma Water staff has prepared a Notice of Exemption for the annexation in accordance with CEQA, the State CEQA guidelines, and Sonoma Water's Procedure 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 authorizing the annexation will not have a significant impact on the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots For Exempt Facilities because it involves the annexation to a special district of an area containing an existing private structure (residence) developed to the density allowed by current zoning.
3. Applicant shall apply to the Local Formation Commission (LAFCO) with an application including signature of all parcel owners for review and approval of annexation of Parcels

to the Zone, and LAFCO intends to add Parcels pursuant to requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

4. Annexation of Parcels 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 Water Agency Sanitation Code and Sonoma County Water Agency Sanitation Standards, current revision.
6. Individual parcel owners must pay sewer connection/capacity and service fees required for all uses on the individual parcel, based on the current method of calculations per Sonoma County Water Agency Ordinance in effect at the time of connection to sewer.

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

Supervisors:

Hermosillo: Aye Rabbitt: Aye Coursey: Aye Gore: Aye Hopkins: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

So Ordered.