

**File 2025-08 Annexation No. 25-0121 (Drury) to the Sonoma Water Agency Geyserville Sanitation Zone**

**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 10 acres. All the parcels have single family dwellings and two have second dwelling units. All three are planted with vineyards and are zoned Land Intensive Agriculture in the County General Plan. The topography gently slopes down from Geyserville Ave and then is generally flat. Woods Creek runs along the northern boundary of APN 140-170-062. The area is bordered by agricultural uses, single family residences and an elementary school. There are no flood control facilities or drainage basins within the affected territory. It is within the Sonoma County Water Agency Geyserville Sanitation Zone's (Zone) sphere of influence and urban service area boundary. There are currently 11 residents on the parcels. It is unlikely that there will be any significant growth within or outside of the affected territory over the next 10 years.

- 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.***

The purpose of the annexation of the parcels to the Zone is to allow for the connection of the existing and future structures to public sewer. The parcels are currently served by the California American Water Company. There is no proposed development at this time. The County will retain jurisdiction over the territory upon annexation, and the parcels will be subject to the current zoning and land use. The costs related to connecting to the sanitary sewer system are to be paid by the landowners. No other public services are affected by the annexation.

The Sanitation Zone states that it has capacity within its sanitary sewer system to serve the affected territory.

- 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 contiguous to the Zone's boundary and within the Zone's sphere of influence and urban service area. No negative effects are anticipated on the Zone, adjacent areas, or the local

governmental structure as the parcels will remain under the jurisdiction of the County of Sonoma and no additional development is proposed.

- 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 zoned Land Intensive Agriculture and portions are currently used for agricultural purposes. It is within the Zone's sphere of influence and is contiguous to the Zone boundary. Annexation is a logical extension of the Zone boundary and will not affect current zoning or land use for the parcels.

- 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 considered to be Prime and Unique Farmland. It is not under a Williamson Act contract. It is zoned Land Intensive Agriculture in the County General Plan and will remain under the County jurisdiction upon annexation. Most of the acreage is currently planted with vineyards. Annexation will not affect the current use of the land.

- 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. Annexation of the territory will reduce the number of non-Zone parcels within the Zone's urban service boundary and sphere of influence. Annexation of the affected territory is a logical extension of the Zone's boundary.

- 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 territory 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 consistent with the Sonoma County General Plan Policy PF-1f and Policy AR-2c in that the parcels are located within the Zone's sphere of influence and urban service area boundary and Policy ORSC-8e in that proposal will not affect any scenic characteristics of a scenic landscape unit or the Riparian Corridor. The land-use designation and zoning district of Land-Intensive Agriculture will be maintained after annexation.

***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 Zone states that it can serve the affected territory upon annexation and that the extension of service will not disadvantage properties already within the Zone boundary. The landowners will be responsible for the costs of connecting to the service and extending the service to the parcels.

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

The parcel is located within the boundary of, and is served by, the California American Water Company.

***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 and the territory will remain under County jurisdiction.

***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 subject territory is Land Intensive Agriculture, 20-acre density. General Plan Objectives and Policies require the primary use of land so designated to be agricultural production and related processing. The project is in the Alexander Valley, an unincorporated area of Sonoma County. Under the proposed annexation, the existing vineyards will continue to be cultivated.

**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.

**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 the boundary of the North Sonoma County Fire Protection District. As such it is within a local responsibility area. CalFire maps indicate the territory to be within a high to moderate fire hazard severity zone. The County has developed a Community Wildfire Protection Plan (CWPP) which provides wildfire hazard and risk assessments, community descriptions, options for addressing issues of structural vulnerability to wildfire (Home Hardening) and provides a prioritized list of projects that serve to reduce wildfire hazards. The CWPP is incorporated into the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The MJHMP is a joint response from several cities, local districts and the County to assess risks to populations, property, and critical facilities, and identify strategies to reduce risks.

**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 Zone states that it has capacity within its sanitary sewer system to serve the affected territory and has determined that extension of service to the parcels will not disadvantage properties already within the District boundary. Annexation and connection to the public sewer will prevent a future threat to public health and safety of the residents and the surrounding properties by removal of septic systems.