

# SONOMA LOCAL AGENCY FORMATION COMMISSION

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## Staff Report

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<b>Meeting Date:</b>	September 3, 2025
<b>Agenda No.</b>	Item 3.3
<b>Agenda Item Title:</b>	2025-08 Annexation No. 25-0121 (Drury) to the Sonoma Water Agency Geyserville Sanitation Zone
<b>Applicant(s):</b>	W. Bradford Drury, Chief Petitioner
<b>Proposal:</b>	Request for a change of organization involving the annexation of three parcels, totaling approximately 10 acres, to the Sonoma Water Agency Geyserville Sanitation Zone
<b>Location:</b>	Generally located northwest of Geyserville Ave, north of Woods Lane, and south of Woods Creek in the County of Sonoma
<b>General Plan Land Use:</b>	County – Land Intensive Agriculture 20 acre minimum
<b>General Plan Consistency:</b>	Consistent with the Sonoma County General Plan
<b>Environmental:</b>	Categorical Exemption Sections 15319 Annexations of Existing Facilities and Lots For Exempt Facilities
<b>Staff Contact:</b>	Cynthia Olson

## Analysis

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### Background

Brad Drury, the owner of the parcel located at 21565 Geyser Vista Lane (APN 140-170-062) (“Applicant”), has petitioned the Commission on behalf of himself and the owners of two other parcels for the annexation of the three parcels (“Affected Territory”) to the Sonoma Water Agency Geyserville Sanitation Zone (“Zone”). The other parcels, 21526 Geyser Vista Lane (APN 140-170-060 and 21572 Geyser Vista Lane (APN 140-170-061), are generally located northwest of Geyserville Ave, north of Woods Lane, and south of Woods Creek in the County of Sonoma.

The affected territory (outlined in blue below) is bordered to the north by vineyards, east and south by residential dwellings and vineyards, and west by an elementary school. The territory is zoned in the Sonoma County General Plan as Land Intensive Agriculture B6 20, F2 SR VOH. It is developed with residential and agricultural uses allowable under the County General Plan zoning and will remain under County jurisdiction after annexation.



The territory is gently slopes downward from Geyserville Ave flattening out to the east. Woods Creek runs along the northern boundary of APN 140-170-062. It is primarily covered by vineyards and residential structures. It is designated as Prime and Unique Farmland and is not under a Williamson Act contract.

The territory is within the Zone’s Sphere of Influence (“SOI”) and Urban Service Area boundary (“USA”). Annexation is a logical extension of the Zone boundary and will reduce the number of non-Zone parcels within the Zone’s SOI and USA in this area.

### Reason for Proposal

The owners of the parcels desire to be annexed to the Zone to connect existing and potential future residential structures to the public sanitary sewer service. The territory is within the boundary of, and is served by, the California America Water Company.

### **Sonoma Water Agency Geyserville Zone Actions: Capacity of District to Serve and Environmental Determination**

On February 25, 2025, the Board of Directors of the Zone supported annexation of the subject parcels by Resolution 25-0121 (Attachment 1), stating that the Zone has sufficient sewage collection and treatment capacity for development allowed under the current General Plan.

The Board's resolution indicates that Permit Sonoma found the proposal to be consistent with the Sonoma County General Plan Land Use Element Policy LU-3c and Public Facilities and Services Element Policy PF-1.F in that the extension of service is within the designated USA and SOI. The proposal is also consistent with the Agricultural Resources Element Policy AR-2.3 in that the annexation will not affect the agricultural uses and designation on the parcels.

The Board further found that the action is categorically exempt from the provisions of CEQA under Section CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots in that the proposed annexation to the Zone is comprised of area containing existing public or private structures developed to the density allowed by the current zoning and the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The Executive Officer concurs with this determination.

### **Consent of Owners 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**

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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 Sonoma Water Agency Geyserville Sanitation Zone and within the urban service area boundary for the Zone as designated in the Sonoma County 2020 General Plan.
  - b. The purpose of the annexation is to allow access to Zone sanitary sewer service.
  - c. The Zone 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 parcel is a logical extension of the Zone's boundary and is consistent with Commission policy in that it will reduce the number of non-Zone parcels within the Zone's urban service boundary and sphere of influence in this area.
2. Find that the proposal is categorically exempt from the provisions of CEQA Pursuant to State CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots.
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**

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None

### **Attachments**

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1. Sonoma Water Agency Geyserville Sanitation Zone Resolution, dated February 25, 2025
2. Factors for Consideration
3. Draft Resolution
4. Preliminary Map and Boundary Description