

File 2022-09 Sonoma Valley County Sanitation District Annexation 22-0344 (DeNova Homes)

Factors for Consideration California Government Code 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 parcel is located within the boundary of the Sonoma Valley County Sanitation District's (District) sphere of influence and urban service boundary. Annexation is a logical extension of the District's boundary. The District has determined that it has capacity within its sanitary sewer system to serve the proposed development and that the extension of service to the parcel and proposed development will not disadvantage customers already with the District boundary. The proposed development will provide much needed housing, including income restricted housing, to the community now and into the future.

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 one parcel, totaling almost 1.5 acres. It contains an unoccupied single-family dwelling with an outbuilding. It is located within the boundary of the City of Sonoma (City) and within the boundary of the District's sphere of influence and urban service boundary. The area is relatively flat, covered with native grasses, with an existing drainage ditch along the eastern edge of the parcel. The area is bordered by established residential development and vacant parcels. The subject parcel is zoned Medium Density Residential. There is limited potential for significant growth within the affected territory and surrounding areas during 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.

Annexation is necessary to obtain sanitary sewer service from the District to serve the proposed development. The District has determined that it has capacity within its sanitary sewer system to serve the proposed development and that that extension of service to the parcel will not

disadvantage properties already with the District boundary. The City has determined that it has the capacity to serve the proposed development. The developer will pay the cost to extend the services to the parcel and any connection, service and impact fees associated with the development.

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 City boundary and the sphere of influence and urban service area boundary for the District in the Sonoma County General Plan. The proposed development is consistent with the County and City's general plans and will provide needed housing including income restrict units. No negative effects are anticipated on the adjacent areas or on the local governmental structure.

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 within the City's boundary and the District's sphere of influence and urban service area boundary. Annexation is a logical extension of the District's boundary and eliminates an island of territory outside of the District. The affected territory does not contain any agricultural or open space land.

e) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.*

The affected territory does not contain any agricultural land defined in Section 56016 as "land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program."

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 parcels that comprise the affected territory have specific boundary lines that are certain and identifiable. Annexation of the parcel will reduce the number of non-district parcels within the District's urban service boundary and sphere of influence in this area.

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. An analysis performed by W-Trans concluded that with the implementation of the Transportation Demand Management measures, the project related VMT would be reduced below the significance threshold.

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

The County Permit Sonoma has found the proposal to be consistent with the Sonoma County General Plan in that the parcel is located within the District's urban service area boundary and is entitled to annexation; adequate service capacity is available from the District to serve the affected territory. The City has found that the proposed development project is consistent with the City's General Plan.

i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

The affected territory is located within the District's sphere of influence and 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.

No 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 the capacity to serve the affected territory upon annexation.

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

The City water supplies come from a combination of imported water from Sonoma Water and water pulled from City wells. The City's 2020 Urban Water Management Plan considers anticipated growth within the City boundary in its estimates of water demand. The Plan evaluates Supply and Demand comparisons for Normal, Single Dry and Multiple Dry Years. The City's Water Shortage Contingency Plan defines the policies and actions that are to be implemented at various stages of water supply shortages. The Plan includes six levels that identify the mitigation measures the City will implement at each stage.

The City has determined that it has capacity to serve the affected territory upon annexation.

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 parcel is located within the City boundary and therefore the proposed 15 housing units resulting from the completion of the proposed project would be applied to the City's RHNA numbers.

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 territory have been received by Sonoma LAFCO.

o) Any information relating to existing land use designations.

The parcel is located within the City boundary and is zoned Medium Density Residential. The proposed development has been conditionally approved by the City.

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 proposed development meets the City's 20 percent inclusionary requirement by including one each of a low income, medium income and moderate-income unit.

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 not located within or near a high fire hazard zone or state responsibility area. The City has a Public Safety Element and Environment Resources Element in its 2020 General Plan that addresses the various potential hazards that could affect the City and in November 2011, the City adopted a Local Hazard Mitigation Plan. As it is located within the City boundary, the proposed development is included in the City's Emergency Operations Plan.