

## **Brooks Ave / Bucks Road**

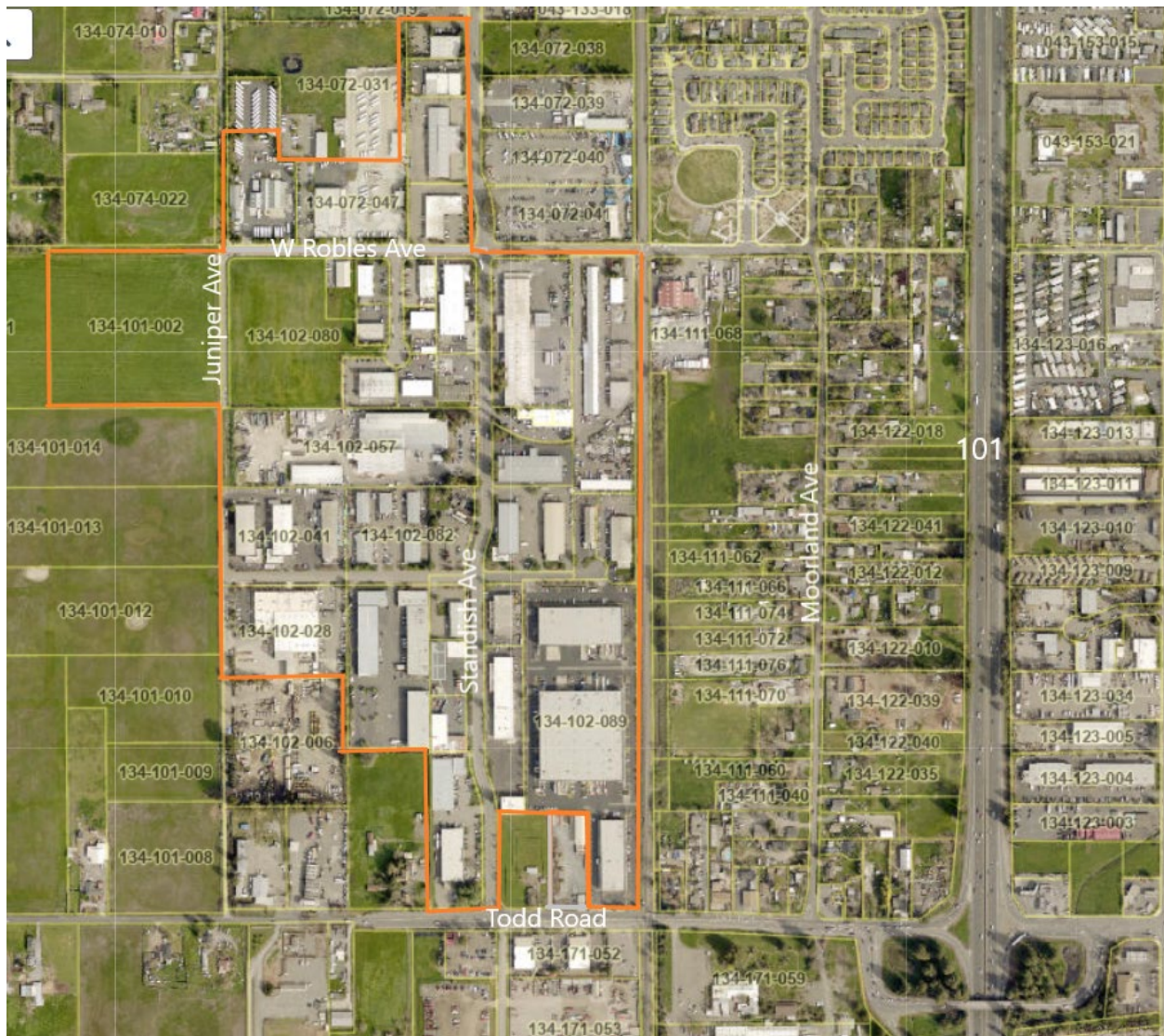
In 1983, the County and City entered into an agreement to provide sanitary sewer service to the South Wright Road Area. In 1998, the County and City amended the Agreement to include sanitary sewer service to the Brooks Ave, Ward Road and Bucks Road area as shown on the map. The area is located south of E Robles Ave and east of Santa Rosa Ave. It is outside of the City's Sphere of Influence (SOI) but within its Urban Growth Boundary (UGB). The parcel sizes range from 0.22 to 19 acres and are zoned Rural Residential. Most parcels contain single-family dwellings but several are vacant.





## Industry West Complex

In 1978, the City approved a Master Certificate of Compliance (now termed a Utility Certificate) to provide sewer and water services to the Industry West Complex. The parcels are zoned M1, M2 and M3. City Policy 300-02 sets forth the conditions of approval for the connection to services.



## **South Wright Road Sewer Areas 1, 2, 3 and a portion of 7**

In 1983, the County and City entered into an agreement to provide sanitary sewer service to the South Wright Road Area 1. Subsequently, the parties agreed to amendments to provide sewer service to the other areas called out on the South Wright Road Sewer Master Plan. While much of the area covered by these agreements has been annexed to the City, a large area west of South Wright Road remains unincorporated.

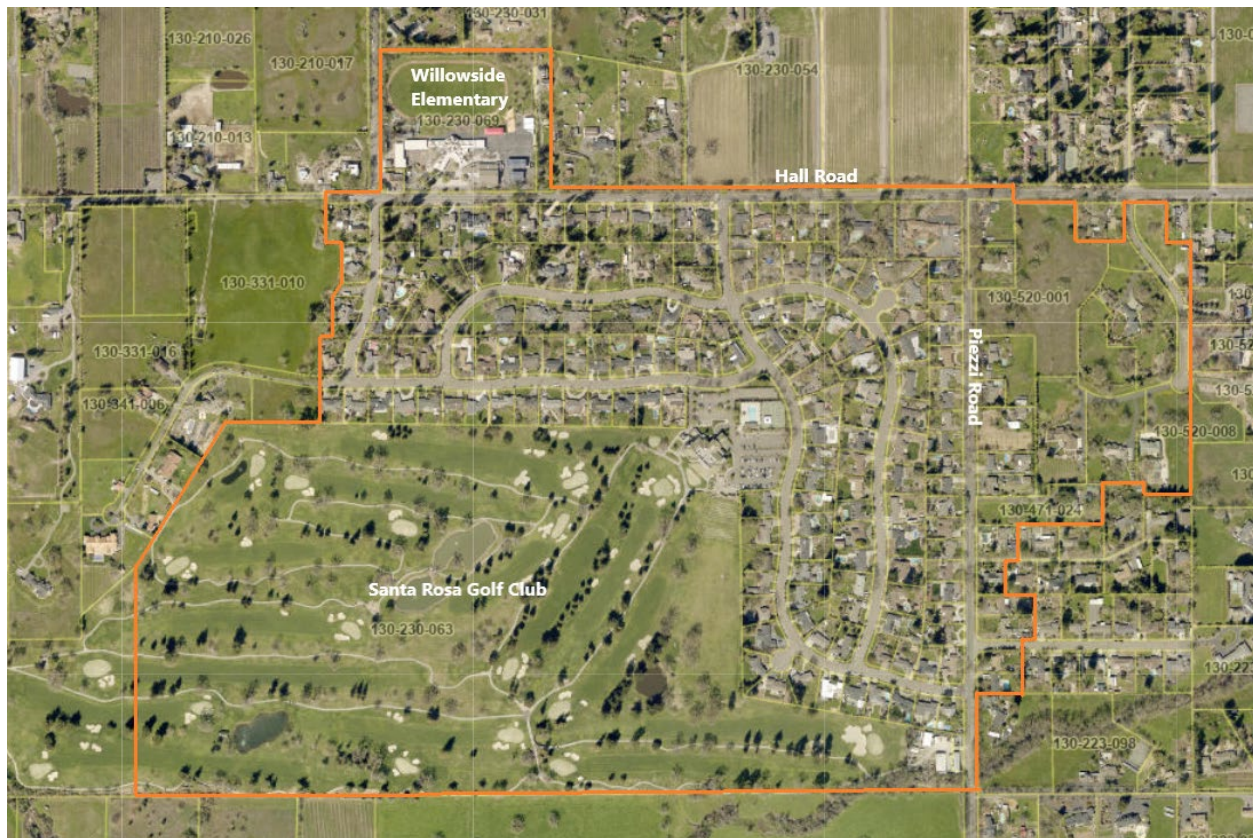
The parcels shaded darker blue are within the City's SOI and UGB. These parcels are zoned Rural Residential, some of which have a Z Overlay prohibiting ADUs. This Overlay can be lifted if it can be proved that the conditions requiring the overlay do not exist on a particular parcel. The parcels shaded in dark green are within the SOI but outside of the UGB and are zoned Agriculture and Residential. All of the parcels vary in size, development levels and use. Most requests for the extension of service to ADUs have come from this area.





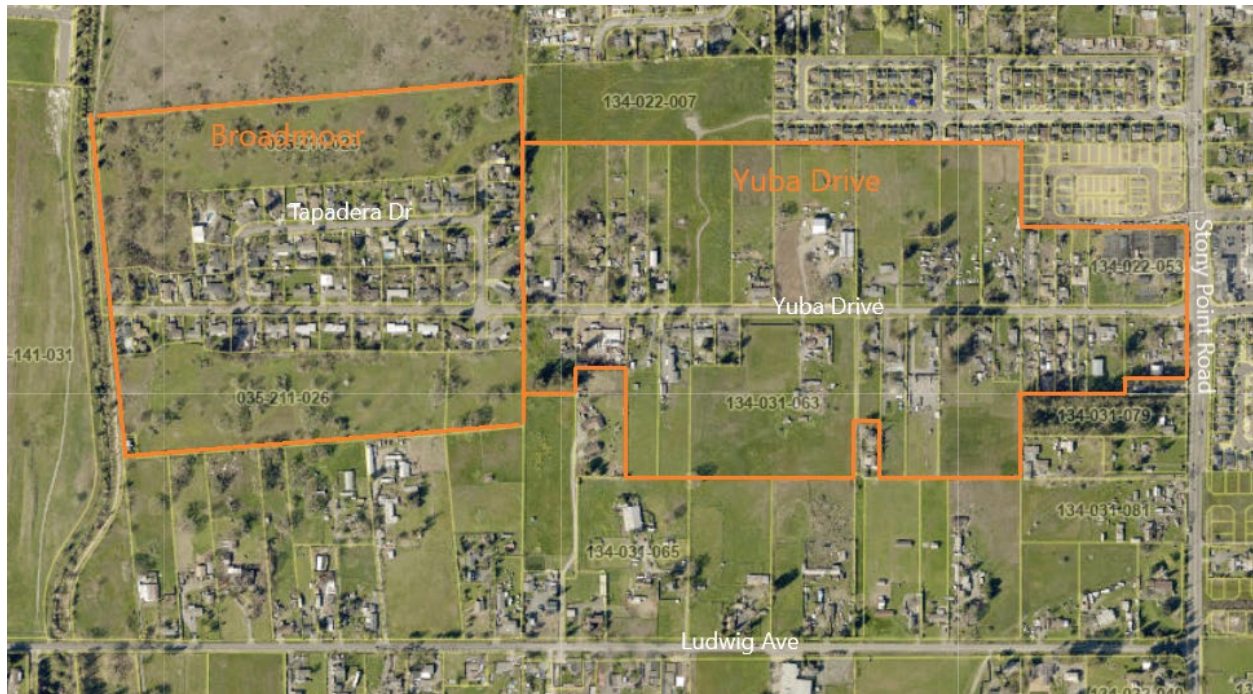
## **Willowside Estates Sewer Assessment District**

In 1984, the County and City entered into a joint agreement to install and maintain sewer mains in the area referred to as Willowside Estates. The area includes Willowside Elementary School and the Santa Rosa Golf Club. The area is generally developed with residential parcels containing single-family dwellings. Staff has not analyzed the number of second dwellings, if any, currently in place.



## **Yuba Drive Assessment District**

In 1982, the County and City entered into a joint agreement to install and maintain sewer mains in the area referred to as Yuba Drive Assessment District. This area is zoned Agriculture and Residential which allows for a variety of uses in areas primarily designated for residential use. Staff has not analyzed the number of second dwellings currently in place but is aware that some exist.



## **Broadmoor Sewer Assessment District**

In 1971, the County established the Broadmoor Sewer Assessment District. The District includes 49 parcels located immediately west of the Yuba Drive Assessment District. The parcels are mostly under 0.5 acres and developed with single family dwellings. The parcels are zoned Rural Residential. The area is served by the California American Water Company.



## Middle Rincon Road Assessment District



The assessment district was formed by the County in 1971 to address the issue of failing septic systems in the area. The County required all parcels to connect to sewer, but the owners had the choice of whether to connect to water.

Most of the parcels in the assessment district have been annexed into the City. There are 18 parcels remaining in unincorporated islands, almost half of which are connected to both sewer and water. The parcels range from 0.3 to 1.1 acres in size with an average of 0.7 acres.

All the parcels contain at least one single family dwelling, and several have second dwelling units.



## Hansen Drive Sewer Assessment District

The assessment district was formed in 1965 by the County. There are 16 parcels in the District averaging 0.4 acres. All are currently connected to City sewer but not water. The sewer line runs down Hanson Drive from Middle Rincon Road to Jack London Road. The parcels are zoned rural residential and contain single family homes and accessory structures.





## South of Todd Road Fire Assessment District



In 1994, property owners on Santa Rosa Ave formed the South of Todd Road Fire Protection Association and petitioned the City to form an assessment district to finance the installation of water mains and fire hydrants along Santa Rosa Ave to provide water for fire protection purposes. The mains extend from E Todd Road to south of Horn Ave.

City Council Policy 300-02 states that the extension of water is for fire protection only.