

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date **Held Until**
 ___/___/___ ___/___/___
Agenda Item No: **Agenda Item No:**

Department: Permit and Resource Management
 Department (PRMD) and Sonoma County Water Agency
 (SCWA)

() 4/5 Vote Required

Contact:
 Nathan Quarles

Phone:
 (707) 565-3507

Board Date:
 June 23, 2009

Deadline for Board Action:

AGENDA SHORT TITLE: Outside Service Area Agreement with the Russian River County Sanitation District.

REQUESTED BOARD ACTION: Approve an Outside Service Area Agreement with the Russian River County Sanitation District for property located at 16490 Watson Road, Guerneville, California. (AP 069-190-006).

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES

ADDNL. FUNDS REQUIRING BOARD APPROVAL

Estimated Cost \$

Contingencies \$
 (Fund Name:)

Amount Budgeted \$

Unanticipated Revenue \$
 (Source:)

Other Avail Approp \$
 (Explain below)

Other Transfer(s) \$
 (Source:)

Additional Requested: \$

Addnl. Funds Requested: \$

Explanation (if required):

Prior Board Action(s):
 None

Alternatives - Results of Non-Approval:

Non-approval of the requested Outside Service Area Agreement by the Directors of the Russian River County Sanitation District shall mean that the existing on-site septic system will continue to not meet current County requirements for sewage disposal, and that the existing septic system shall continue to constitute a public health hazard.

On File: Outside Service Area Agreement

Background:

The Sonoma County Permit and Resource Management Department (PRMD) has received a written request from [REDACTED] and [REDACTED], co-owners of property located at 16490 Watson Road, Guerneville, CA., for sewer service from the Russian River County Sanitation District. The owners are requesting sewer service because the on-site sewage disposal system does not meet current County requirements for sewage disposal, and that the continued use of the existing septic system constitutes a public health hazard.

The property is 7.50 acres however the building area is limited to a strip of land 25 feet deep and approximately 200 feet long, along the north side of Watson Road. The shallowness of the site effectively eliminates any possibility of maintaining a 50 feet setback from the road for an on-site septic system. The remainder of the property is very steep, heavily forested and unsuitable for development.

The only structure on the property is a two bedroom single-family dwelling. The existing septic system serving the property is more than 50 years old, pre-dating County requirements for private septic systems. The existing system consists of a redwood cesspool and seepage pit, or short leech line, located just to the west of the dwelling, as evidenced by a small but distinctive patch of lush groundcover. The property fronts upon a six inch sewer main in Watson Road, with a sewer service lateral installed during construction of the District's collection system in front of the house.

The zoning of the property is Rural Residential, with a ten acre density, but without a "Z-Second Unit Exclusion District" overlay. The property does not contain enough area to support a second unit.

A site evaluation (SEV07-0662) was performed on June 12, 2007 by PRMD Registered Environmental Health Specialist (REHS) Tracey Fitzgerald and REHS Barry Ruderman of Earth Systems, Inc. of Santa Rosa, CA. During this visit the excavation of two "profile" trenches demonstrated that the winter water table is approximately 18 inches deep. A minimum depth of 24 inches is required for a "mound" type septic system.

Background, Page 1 of 2

Attachments:

- Resolution
- A. Location map
- B. Outside Service Area Agreement (copy)

On File With Clerk:

Outside Service Area Agreement (original and two copies)

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background, continued:

In Mr. Ruderman's opinion, a waiver from the Regional Water Quality Board to install a mound system that would still be discharging biological and chemical pollutants into the water table and surface waters would be unlikely. Mr. Ruderman is suggesting a connection to a public sewer system to be the only way to eliminate any possible future septic system pollution. REHS Tracey Fitzgerald concurs with Mr. Ruderman's assessment of the existing soil conditions and also recommends connection to the Russian River County Sanitation District's collection system by means of an Outside Service Area Agreement.

The PRMD Comprehensive Planning Division has determined the requested agreement to be consistent with the County General Plan policies because extension of sewer service outside a Sphere of Influence or Urban Services Area boundary is necessary to resolve a public health hazard resulting from existing development, to a property adjacent to the Urban Services Area through an Outside Service Area Agreement.

The PRMD Environmental Review Division has determined the requested agreement to be categorically exempt under Section 15301 (b) of the State of California CEQA Guidelines, because it involves the permitting of an additional connection to an existing public facility.

The PRMD Well and Septic Division concurs with Mr. Ruderman's assessment that a septic system meeting the current standards could not be constructed, and that the property should be connected to the public sewer collection system. According to the PRMD Well and Septic Division the existing septic system is operating in such a manner that it constitutes a hazard to public health and safety, and the only viable means to alleviate this situation is to extend sewer service from the District to the property with an Outside Service Area Agreement.

The Sonoma Local Agency Formation Commission (LAFCO) has indicated that following approval of the requested agreement by the District Board of Directors, the owner is required to apply with LAFCO for review and approval of the agreement. The agreement will not be effective until it has been approved by LAFCO and recorded with the County Recorder's Office.

The Russian River County Sanitation District has determined that it has adequate sewage collection and treatment capacity to serve the parcel. In accordance with current Sonoma County Water Agency Design and Construction Standards for Sanitation Facilities, the owner is required to construct a building sewer from the sewer lateral existing in Watson Road to serve the parcel. All construction permits shall be obtained from PRMD by the owner's licensed contractor prior to the start of construction. Construction of the building sewer will require inspection by the Engineering Division of PRMD prior to final approval of the connection of the existing residence to the sewer system.

PRMD Sanitation staff is recommending that the Board of Directors of the Russian River County Sanitation District approve the requested Outside Service Area Agreement with the owners of property located at 16490 Watson Road, (AP069-190-006) Guerneville, California.

PRMD Environmental Review staff is directed to file a Notice of Exemption within five working days of approval of the Outside Service Area Agreement by the District Board of Directors.

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.