

<h1 style="margin: 0;">County Of Sonoma</h1> <h2 style="margin: 0;">Agenda Item</h2> <h3 style="margin: 0;">Summary Report</h3>			Clerk of the Board Use Only	
			Meeting Date / /	Held Until / /
			Agenda Item No: _____	Agenda Item No: _____
Department: Permit and Resource Management Department, and Sonoma Valley County Sanitation District			<input type="checkbox"/> 4/5 Vote Not Required	
Contact: Nathan Quarles	Phone: (707) 565-3507	Board Date: 10/6/2009	Deadline for Board Action:	
AGENDA SHORT TITLE: Annexation to the Sonoma Valley County Sanitation District.				
REQUESTED BOARD ACTION: Approve annexation of Assessor Parcel Number 052-451-019, located at 19320 Linden Street, Sonoma, California to the Sonoma Valley County Sanitation District (First Supervisorial District).				
CURRENT FISCAL YEAR FINANCIAL IMPACT - None.				
Explanation (if required): None.				
Prior Board Action: None.				
Alternatives – Results of Non-Approval: Should the requested annexation not be approved by the Board of Directors of the Sonoma Valley County Sanitation District, the existing septic system will continue to fail to meet County requirements for safe sewage disposal, and continued operation of the septic system shall constitute a potential public health hazard.				

Background: The Sonoma County Permit and Resource Management Department has received a written request from Adobe Associates, Inc. of Santa Rosa, for consideration of annexation of Assessor Parcel 052-451-019 (19320 Linden Street, Sonoma) to the Sonoma Valley County Sanitation District, or SVCSD. Through their agents, Adobe Associates, the owners, John and Janet Massey have applied for annexation to the SVCSD because the existing septic system serving their single-family dwelling and guest house is operating in such a manner as to pose a threat to health and safety.

The subject property is a 0.75 acre parcel located on the west side of Linden Street, approximately 150 feet south of its intersection with Solano Avenue. The site is relatively flat but not subject to flooding. A seasonal drainage course runs along the southern property line. The property is served by a private well located near the westerly property line.

The property is outside the sanitation district boundary but within the District's Urban Services Area (U.S.A.) boundary. The County's General Plan designation for the property is Urban Residential with a density of one unit per acre. There is no "Second Unit Exclusion" ("Z-overlay district") affecting the property.

The single-family dwelling was constructed in 1958 and an up-graded septic system installed in 1979. A swimming pool was installed in 1979 and the guest house was constructed in 1981. On September 4, 2008, a site evaluation of the existing septic system was conducted by Greg Schram of Adobe Associates and Sonoma County Registered Environmental Health Specialist (REHS) Bob Herr of PRMD. Site evaluation S.E.V.08-0828 was performed to determine if additional leech lines could be added to or repairs made to the existing septic system. Two profile trenches were excavated in the southwest corner of the property, the only area large enough to support an expansion of the system.

Heavy "Clear Lake" clay was observed at a depth of 12 inches, with mottling which indicates elevated winter groundwater. REHS Herr has stated that the existing leech lines are in groundwater, that the existing system is contaminating the groundwater, and that connection of the residence to a public sewer system is recommended. Adobe Associates has indicated that contaminated groundwater may be drawn up from surrounding wells, that site conditions do not show any potential to meet minimum soil depth and separation to groundwater requirements, and that the residence should be connected to a public sewer system.

Service to the residence will require extension of a District sewer main, from the intersection of Linden Street and Solano Avenue. Plans for this extension will be prepared by Adobe Associates and approved by SVCSD, and all sewer construction permits will be obtained from PRMD prior to the start of construction.

The PRMD Comprehensive Planning Division has determined the requested annexation to be consistent with the County General Plan policies as no public sewer services are being extended beyond the limits of the U.S.A. boundary.

The PRMD Environmental Review Division has determined the requested annexation to be categorically exempt under Section 15319 (a) of the State of California CEQA Guidelines because it involves the annexation to a special district of an area containing an existing private structure (residence) developed to the density allowed by current zoning.

The PRMD Well and Septic Division concurs with Adobe Associates' 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.

The Sonoma Local Agency Formation Commission (LAFCO) has stated that following approval of the requested annexation by the District Board of Directors, the owner is required to apply with LAFCO for review and approval of the annexation. The annexation will not be effective until it has been approved by LAFCO.

SVCSD 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 extend as existing sewer main to serve the parcel. All construction permits shall be obtained from PRMD by the owner's licensed contractor prior to the start of construction. Installation of the new sewer main will require inspection by the Engineering Division of PRMD prior to final approval of the sewer connection to the existing residence.

PRMD Sanitation staff is recommending the Board of Directors of SVCSD approve the annexation of A.P.N. 052-451-019, located at 19320 Linden Street, Sonoma to the Sonoma Valley County Sanitation District.

The PRMD Environmental Review Division is directed to file a Notice of Exemption within five working days of approval of the annexation by the Sanitation District Board of Directors.

Background, page 2 of 2

Attachments: Resolution.

A. Location map.

On File With Clerk: Referral responses.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote: