



17 March 2022

via email to [Keith.Hanna@sonoma-county.org](mailto:Keith.Hanna@sonoma-county.org)

Keith Hanna, Assistant Engineer  
County of Sonoma  
2550 Ventura Ave  
Santa Rosa, California 95403

**RE: SEWER ANNEXATION OF 450 DENMARK ST (COUNTY SEW21-0278, PPR22-0006)**  
**450 DENMARK ST, SONOMA**  
**ASSESSOR PARCEL NUMBER: 128-151-013**

Dear Mr. Hanna:

Thank you for the opportunity to comment on the proposed annexation of the above-referenced property. Staff have determined the project to be consistent with the Sonoma County General Plan. Please see attached the General Plan Consistency Determination.

Thank you for your time and attention to this matter.

If you have any questions, please feel free to contact Wil Lyons at 707-565-7388 or email at [Wil.Lyons@Sonoma-County.org](mailto:Wil.Lyons@Sonoma-County.org).

Sincerely,

Wil Lyons  
Planner I

Enclosure: General Plan Consistency Determination

ec: File No. SEW21-0278, PPR22-0006

SEWER ANNEXATION (COUNTY SEW21-0278, PPR22-0005)  
450 DENMARK ST  
ASSESSOR PARCEL NUMBER: 128-151-013

### GENERAL PLAN CONSISTENCY DETERMINATION

**To:** Keith Hannah, Assistant Engineer

**From:** Wil Lyons, Planner I

**Date:** 17 March 2022

**Project Applicant:** Peter Hodgson

**Project Name and File Number(s):** Annexation to Sonoma Valley County Sanitation District  
County SEW21-0278 , PPR22-0006

**Project Location/APN #:** APN: 128-151-013. The site is located within the Eastern boundary of the City of Sonoma (Sonoma), on Demark St between Eastin Dr and 5<sup>th</sup> St. E. The site is bounded by developed residential land on all sides. The property is located within the Urban Service Area, Urban Growth Boundary and Sphere of Influence for Sonoma.

**Project Description:** A sewer annexation of a 0.675-acre property into Sonoma Valley County Sanitation District (SVCSD). The parcel is currently developed with one single-family residence. The applicant is seeking sewer annexation into SVCSD in order to connect to sewer and water services to supply three single-family dwellings in a future subdivision.

**General Plan Land Use:** Within City of Sonoma City Limits, Residential

**Zoning:** City of Sonoma Zoning: Residential Low Density (R-L), 15-2-5 D.U./Acre

**General Plan Consistency Determination:** Consistent

**Applicable General Plan Policies:**

**Goal LU-2:** Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.

*The site is located within one of the nine existing cities and their expansion areas in an incorporated community. The site is located within the Urban Service Area and has access to adequate water and sewer capacity provided by the Sonoma Valley County Sanitation District.*

**Goal LU-3:** Locate future growth within the cities and unincorporated Urban Services Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.

*The site is located within the Urban Services Area. The site is also surrounded by existing residential development within the City of Sonoma.*

**Policy LU-3c:** Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.

*The site is located within the Urban Service Area and has access to adequate water and sewer capacity provided by the Sonoma Valley County Sanitation District.*

**Policy LU-14b:** Avoid additional "Limited Industrial" and "Limited Commercial" designations outside Healdsburg and Windsor.

*The site is zoned by the City of Sonoma as a Residential Housing Opportunity. The site has no proposed zone change at this time that will rezone the site as "Limited Industrial" and "Limited Commercial".*

**Policy PF-1f:** Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only where necessary to resolve a public health hazard resulting from existing development.

*The site is located within the Urban Service Area and Sonoma's Sphere of Influence. Therefore, no extension of public sewer services will occur.*

**Policy PF-1h:** Avoid extension of public water service to a property that is outside of both the Urban Service Area and sphere of influence of the water provider. To the extent allowed by law, consider exceptions to this policy only where necessary to resolve a public health hazard resulting from existing development.

*The site is located within the Urban Service Area and Sonoma's Sphere of Influence. Therefore, no extension of public water services will occur.*

**Policy WR-1p:** Actively pursue the abatement of failing septic systems that have been demonstrated as causing a health and safety hazard.

*The existing single-family is currently on septic. Any existing septic or failing infrastructure will need to be removed with appropriate Destruction and Removal permits filed through the Well and Septic Division of the Permit and Resource Management Division (Permit Sonoma) prior to disconnecting the existing unit.*

### **Discussion**

The subject parcel is 0.675 acres in size and is developed with one single-family dwelling unit. The applicant seeks sewer annexation into the Sonoma Valley County Sanitation District (SVCSD) in order to connect to sewer and water services provided by the SVCSD to provide service to three single-family dwellings in a future subdivision. The subject property is located within the city limits of the City of Sonoma; however, the site was not annexed into SVCSD's service area at time it was annexed into the city limits. The subject parcel is located within Sonoma's Sphere of Influence and Urban Growth Boundary, and is located within the Urban Service Area. The proposed annexation is consistent with the General Plan policies listed above. Annexation to the City of Sonoma and extension of service to the subject parcels is consistent with the goals, objectives, and policies of the Sonoma County General Plan.

### **Recommended Conditions of Approval**

The following are recommended conditions of approval for the proposed annexation:

- 1) The Applicant shall obtain a Septic Tank Destruction Permit from the Well and Septic Division of the Permit and Resource Management Division (Permit Sonoma) prior to disconnecting the existing unit. The existing septic tank(s) shall be destroyed in accordance with the requirements of the County of Sonoma's Onsite Wastewater Treatment System Manual.