

SONOMA LOCAL AGENCY FORMATION COMMISSION

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December 29, 2021

Monet Sheikhalia
City of Santa Rosa
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: File 2021-13 OSAA 1600 Manzanita Ave Santa Rosa (Winkler)

Dear Monet:

The application from the City of Santa Rosa ("City") for authorization of extension of sewer and water service from the City to the parcel located at 1600 Manzanita Ave is approved.

This approval is based on the following findings:

1. The affected territory is located outside of the City's boundary but within the City's Sphere of Influence and Sonoma County 2020 General Plan's Urban Service Area boundary.
2. The extension of service is to alleviate a documented threat to the public health and safety of the residents from a failing septic tank.
3. A registered environmental health specialist has determined that the existing septic system cannot be repaired or replaced.
4. The parcel is not subject to sub-division and the service is limited to the existing use and development.
5. The City has stated it has sufficient capacity to provide the requested sewer and water service.
6. The affected territory is not located within the service area of any city or district having the ability to provide the requested service.
7. An OSAA is the preferred method of providing service to the parcel in that the affected territory for the relief from an existing threat to public health and safety. The owner(s) have agreed to sign and record an agreement that runs with the land and applies all heirs, successors and assigns that indicates these restrictions and that includes an agreement that the property owner(s) shall consent to and support proceedings leading to the annexation of the subject parcel and to submit an

application for annexation to the City within 90 days of approval of the Utility Certificate.

8. The proposal has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) and the state CEQA Guidelines, pursuant to section 15301(b) (Existing Facilities) as it consists of an additional connection to an existing public water and sewage line with negligible or no expansion of an existing or former use.
9. The proposal meets the threshold for approval established in section 56133(b) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and Sonoma LAFCO policy.

If you have questions, please contact me.

A handwritten signature in cursive script, appearing to read "Cynthia Olson".

Cynthia Olson
Administrative Analyst