

RESOLUTION NO. 6160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
AUTHORIZING CONNECTION TO THE CITY WATER SYSTEM AND AUTHORIZING THE CITY MANAGER
TO EXECUTE A DEFERRED ANNEXATION AGREEMENT FOR THE LANDS OF LAFAYETTE REED, 717
ROBINSON ROAD, SEBASTOPOL, CALIFORNIA 95472 (APN 060-410-010-000)

WHEREAS, Lafayette Reed owns Assessor's Parcel Number 060-410-010-000 ("Parcel"), located at 717 Robinson Road, Sebastopol, California, 95472; and

WHEREAS, Lincoln Addition, LLC, is engaged in purchasing said property, and

WHEREAS, Lafayette Reed and Lincoln Addition, LLC have jointly submitted an Outside Service Agreement Application for Water Service to the City; and

WHEREAS, the Parcel is located outside the Sebastopol City Limits; and

WHEREAS, the Parcel is within the Urban Growth Boundary of the City of Sebastopol ("City"), as shown on the City's General Plan Land Use Map; and

WHEREAS, the Owner and Purchasers desire to connect an existing single family residence to the public water system;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Sebastopol hereby finds, declares, determines, and orders as follows:

1. The foregoing recitals are true and correct.
2. The owner desires a connection to the City water system, in order to abandon and decommission an inadequate and unauthorized water source on the property.
3. That a City water main is located along Robinson Road, a City street, located along and adjacent to the subject parcel.
4. That the preferred alternative is to extend water services from the City through an Outside Service Area Agreement ("OSAA") because the Parcel is not at this time subject to annexation to the City.
5. That the Parcel is not subject to subdivision or further development now or during the duration of the proposed OSAA; therefore, that the extension of water service to the Parcel does not increase the potential for development within the subject territory.
6. That the City has the capacity to provide the requested water services.
7. That the proposed agreement for water service to the Parcel is consistent with the provisions of the City of Sebastopol General Plan, and with other City policies and resolutions.
8. That the Parcel is not located within the service area of any other City or District having the ability to provide the requested water service.

9. That the Owner agrees to annex or support annexation proceedings that would lead to the annexation of the Parcel to the City, and to waive all rights to protest such annexation proceedings, whenever such annexation proceedings are commenced.
10. That the proposed OSAA is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(b) of the CEQA Guidelines (Title 14 of the California Code of Regulations).
11. That the City's approval of the proposed OSAA with the Owner of the Parcel is conditioned in part on the review and approval of the agreement by the Sonoma Local Agency Formation Commission ("LAFCO"). The proposed agreement is based on and appears to be consistent with the criteria adopted by LAFCO for OSAA's in a case such as this.
12. That it is in the City's interest to provide water service to the Parcel in that it reasonably increases the City's revenue base with a minimal commitment of system capacity, and that such service will not disadvantage properties within the City boundaries.
13. That the City Council of the City of Sebastopol authorizes water services to be provided to the Parcel pursuant to the recommended Conditions of Approval and approval of the proposed OSAA.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute an agreement with the Owner to serve the Parcel with water service limited to the existing single-family residence only.

BE IT FURTHER RESOLVED that staff is directed to file a Notice of Exemption following approval by LAFCO.

IN COUNCIL DULY PASSED THIS 17th day of October 2017

Vote:

Ayes: Councilmembers Carnacchi, Gurney, Hinton, Vice Mayor Slayter and Mayor Gurney
 Noes: None
 Abstain: None
 Absent: None

APPROVED: 
 Mayor Una Glass

ATTEST: 
 Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: 
 Larry McLaughlin, City Attorney

Conditions of Approval
Outside Service Area Agreement for Water Service
717 Robinson Road

1. Applicant shall be responsible for construction of City water main extension (*if required*) to serve this property.
2. Improvement Plans for construction shall be prepared by a Registered Civil Engineer and submitted to the Sebastopol Engineering Department for Engineering Plan Check. All work shall be in accord with City standards.
3. Applicant shall be responsible for construction of water lateral connections to City main in accord with City standards.
4. Contractor shall secure all necessary permits prior to beginning construction. **Encroachment Permits from the Sebastopol Public Works Department, Sonoma County Public Works Department and Caltrans are/may be required for construction within the public right of way.**
5. Contractor shall secure a Building Permit from the Sebastopol Building Department for construction of the water lateral on private property and connection to the existing structures.
6. Applicant shall obtain, and present to the City of Sebastopol, any and all easements or other such agreements required for applicant to be able to install a water line between the subject property and a connection with the City water system, prior to issuance of the Building Permit.
7. Existing unauthorized water system (other than house plumbing), including the cistern, shall be abandoned under permit from and in accord with the requirements of the County of Sonoma.
8. All applicable City fees shall be paid by applicant Prior to issuance of the Building Permit.
9. Applicant shall file an Out of Agency Service Agreement with Sonoma County Local Agency Formation Commission prior to issuance of the Encroachment Permit.
10. Applicant shall execute a Deferred Annexation Agreement prior to issuance of the Encroachment Permit.



CITY OF SEBASTOPOL
 Engineering Division
 714 Johnson Street
 Sebastopol, CA 95472
 (707) 823-2151 Phone
 (707) 823-4721 Fax

APPLICATION FORM FOR
OUTSIDE SERVICE AREA AGREEMENT
 (Outside of City Sewer and Water Services)

Property Address: 717 ROBINSON RD. Assessor's Parcel No: 060-410-010-000
SEBASTOPOL CA 95472

Type of Service Requested: Sewer Only Water Only Sewer and Water

Owner of Record Lafayette Reed

Applicant (if other than Owner)

Name: _____
 Mail Address: 3890 HICKS RD
 City, State, Zip: SEBASTOPOL CA 95472
 Phone: 707-823-7383
 Fax: _____
 e-mail: _____

Name: Lincoln Addition, LLC
 Mail Address: 2659 SILVER STONE LN
 City, State, Zip: SANTA ROSA CA 95407
 Phone: 707 529 8250
 Fax: _____
 e-mail: malance@sonic.net

Jamy Reed POA.
 Signature

May Ann Lamp
 Signature

Date: 9/8/2017

Date: 9/6/2017

Parcel Information

1. Parcel Size (Acres): .92 Existing Land Use: RESIDENTIAL

2. Describe existing development on the parcel. (Outside of City services are for existing development only.)

One house
One garage

♦ Status of Existing Development (Check One): Legal Legal Non-Conforming

♦ Documentation of Legal Status of Existing Development is attached (required).

NOTE: You must provide documentation from the Sonoma County Permit and Resource Management Department (PRMD) regarding the status of existing development. (See Attachment entitled "City of Sebastopol, Outside of Service Area Agreements")

3. Reason for Requesting City Services:

Documentation of existing or potential threat to public health and safety is attached (required).

NOTE: You must provide documentation from PRMD Well and Septic Division of an existing or potential threat to public health or safety as a part of your complete application. (See Attachment entitled "City of Sebastopol, Outside of Service Area Agreements")

4. Additional Information: *(Please attach additional sheets as necessary.)*

For Office Use Only

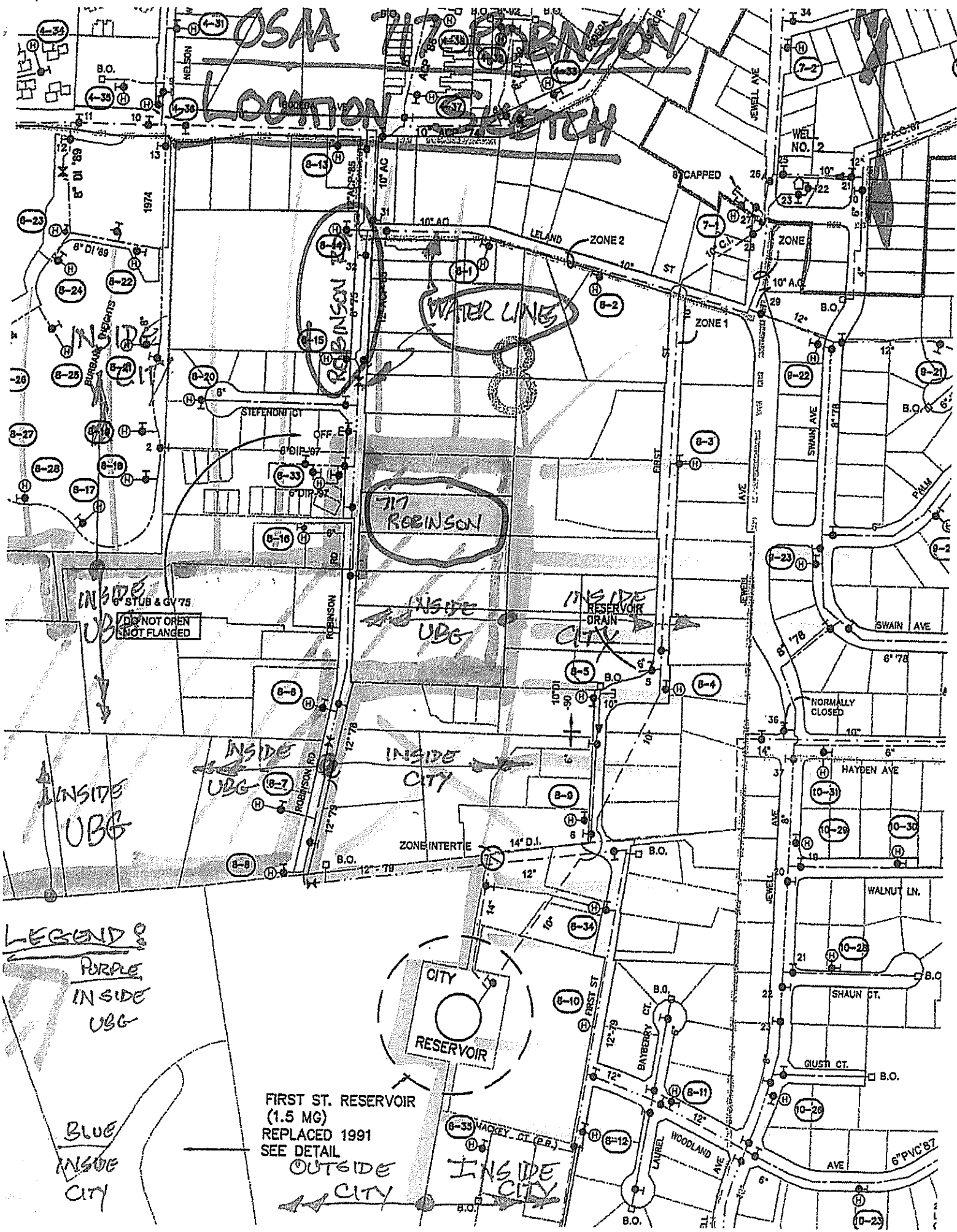
Deposit Received:\$ _____

Receipt No: _____

Date: _____

Application Complete

Engineering File No: _____



OSAA
 ROBINSON
 LOCATION SKETCH

WATER LINES

717 ROBINSON

INSIDE UBG

INSIDE RESERVOIR DRAIN CITY

INSIDE UBG

INSIDE CITY

INSIDE UBG

LEGEND
 PURPLE
 INSIDE UBG

BLUE
 INSIDE CITY

FIRST ST. RESERVOIR
 (1.5 MG)
 REPLACED 1991
 SEE DETAIL
 OUTSIDE CITY

INSIDE CITY

WEL NO. 2

NORMALLY CLOSED

CITY
 RESERVOIR

ZONE INTERIE

ZONE 2

ZONE 1

STUB & GV 75
 DO NOT OPEN
 NOT FLANGED

INSIDE CITY

HAYDEN AVE

WALNUT LN.

SHAUN CT.

GIUSTI CT.

AVE 6" PVC '87

WACKY CT (P.R.)

BAYBERRY CT.

WOODLAND AVE

LAUREL

AVE

SWAIN AVE

SWAIN AVE

HAYDEN AVE

WALNUT LN.

SHAUN CT.

GIUSTI CT.

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