

RESOLUTION NO. 6150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL  
AUTHORIZING CONNECTION TO THE CITY SEWER SYSTEM AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE A DEFERRED  
ANNEXATION AGREEMENT FOR THE LANDS OF JANE ELIZA WEAVER  
BRICKEY, 7511 WITTER ROAD, SEBASTOPOL, CALIFORNIA 95472 (APN 076-  
011-002)

WHEREAS, Jane Eliza Weaver Brickey owns Assessor's Parcel Number 076-011-002 ("Parcel"), located at 7511 Witter Road, Sebastopol, California, 95472; 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 desires to connect an existing single family residence to the public sewer 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 sewer system, in order to abandon a failing and inadequately sized septic system on the property.
3. That a City sewer main is located along Beattie Lane, a city street, located near the subject parcel.
4. That the preferred alternative is to extend sewer 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 sewer 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 sewer services.
7. That the proposed agreement for sewer 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 sewer 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.

## Conditions of Approval

1. Applicant shall be responsible for construction of City sewer main extension within Witter road and Beattie Lane to serve this property. 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.
2. Applicant shall be responsible for construction of sewer lateral connections to City main in accord with City standards.
3. Applicant shall be responsible for all aspects of installing, operating, and maintaining a pump station for transmitting sewage from the subject property to a connection with the City sewer system. The pump station design shall be prepared by a Registered Civil Engineer and submitted to the Sebastopol Engineering Department for review and approval. All work shall be 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 sanitary sewer 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 sewer line between the subject property and a connection with the City sewer system, prior to issuance of the Building Permit.
7. Prior to connection of the existing structures to the City sewer system, Owner shall demonstrate to the satisfaction of the Sebastopol Building Official that all structures have been retro-fit with low-flow fixtures in accord with current City requirements.
8. Existing well, septic tank and disposal field shall be abandoned under permit from and in accord with the requirements of the County of Sonoma.
9. All applicable City fees shall be paid by applicant Prior to issuance of the Building Permit.
10. Applicant shall file an Out of Agency Service Agreement with Sonoma County Local Agency Formation Commission prior to issuance of the Encroachment Permit.
11. Applicant shall execute a Deferred Annexation Agreement prior to issuance of the Encroachment Permit.



COPY

CITY OF SEBASTOPOL  
Engineering Department  
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: 7511 Witter RD Assessor's Parcel No: 076-011-002

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

**Owner of Record**

**Applicant (if other than Owner)**

Name: Brickey Jane Elizabeth  
Mail Address: 1365 Kathy Ln  
City, State, Zip: Seb. CA 95472  
Phone: 707-829-5133  
Fax: \_\_\_\_\_  
e-mail: florademaayo123@gmail.com

Name: \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
e-mail: \_\_\_\_\_

Jane Brickey  
Signature  
Date: April 25, 2017

\_\_\_\_\_  
Signature  
Date: \_\_\_\_\_

**Parcel Information**

1. Parcel Size (Acres): approx 6000 Existing Land Use: Home.

2. Describe existing development on the parcel. (Outside of City services are for existing development only.)  
Sewer pump station to city sewer.

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.)*

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**For Office Use Only**

Deposit Received:\$ \_\_\_\_\_

Receipt No: \_\_\_\_\_

Date: \_\_\_\_\_

Application Complete

Engineering File No: \_\_\_\_\_



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

Date: April 10, 2017

RE: 7511 WITTER RD

TO: City of Sebastopol

APN: 076-011-002

CC: Doble Thomas & Associates, Inc.

WSR17-0303

**OFFICE CLEARANCE: OSAA APPROVAL LETTER FOR CITY OF SEBASTOPOL**

4/10/17 - A request has been made to endorse the destruct the existing on-site sewage treatment system (OWTS) in favor of connection to the City of Sebastopol municipal sewer. The request coincides with and was initiated by a building permit request for a replacement single family dwelling.

2/19/16 – The above mentioned rebuild permit was initiated (BLD16-0798). In order to acheive Well & Septic Division clearance a "Review of Consultant's Findings Report" record (SEV16-0159) was also initiated.

The report conducted 9/24/14 by Mike Treinen REHS appeared to be in response to an escrow request. Treinen evaluated the record history for the subject parcel and included his findings in the report. A septic permit for a new system from 1970 was listed in records but not located. In 1971 a clearance was obtained for a home addition denoting where the septic was located along with its design capacity of 2 bedrooms. The existing OWTS consists of one 1200gal septic tank and two leach lines of unspecified length.

There appears to be no major deficiencies with the existing OWTS. Because the septic was installed before mandatory soil evaluations and groundwater determinations the appropriateness and sizing of the system is questionable. Well and Septic Division of PRMD has deemed this OWTS as being "CLASS 3 NON-CONFORMING OWTS".

7/29/16 – The building plans (BLD16-0798) were reviewed for conformance with current Well & Septic Division regulations. The CLASS 3 designation was insufficient to approve the building plans, the scope of work necessitates a CODE COMPLIANT OWTS.

The property owner hired Frank Dono REHS as a consultant to explore the possibilities of upgrading the septic with the goal of building. Dono's report describes the property as being less than 6,000sqft with the rear lot width being approximately 21ft. The lot has been described as being the "smallest parcel in the neighborhood". Dono describes the existing OWTS as being undersized and too close to the creek in the rear of the property. Replacement options are mentioned as being non-standard above ground systems (Mound, Atgrade) with required setbacks of 100ft to the creek and all water wells.

Dono concludes his report to say that the property cannot adequately support such a system with the required code setbacks. His professional opinion goes on and to state that the existing OWTS is beyond its reasonable life expectancy and is potentially contaminating groundwater and the waters of the State. Dono recommends the parcel be connected to municipal sewer.

4/10/17 - The request submitted by Doble Thomas & Associates, Inc. clearly demonstrates the inadequacies of the current OWTS. In my professional opinion I recommend that the City of

Sebastopol allow the subject parcel to connect to municipal sewer.

If approved, the property owner will need to destruct the existing OWTS under permit from PRMD.



Chris Balanesi REHS

9/10/17

Date

JANE ELIZA WEAVER BRICKEY  
JANE ELIZA BRICKEY REV TRUST  
1365 KATHY LN.  
SEBASTOPOL, CA 95472-4734

1029  
62-15311  
156

April 25 2017  
Date

Pay to the Order of City of Sebastopol \$ 1,500.00 Dollars  
fifteen hundred dollars and no/100ths



The Bank of New York Mellon  
1 Wall Street  
New York, NY 10285

Schwab One®

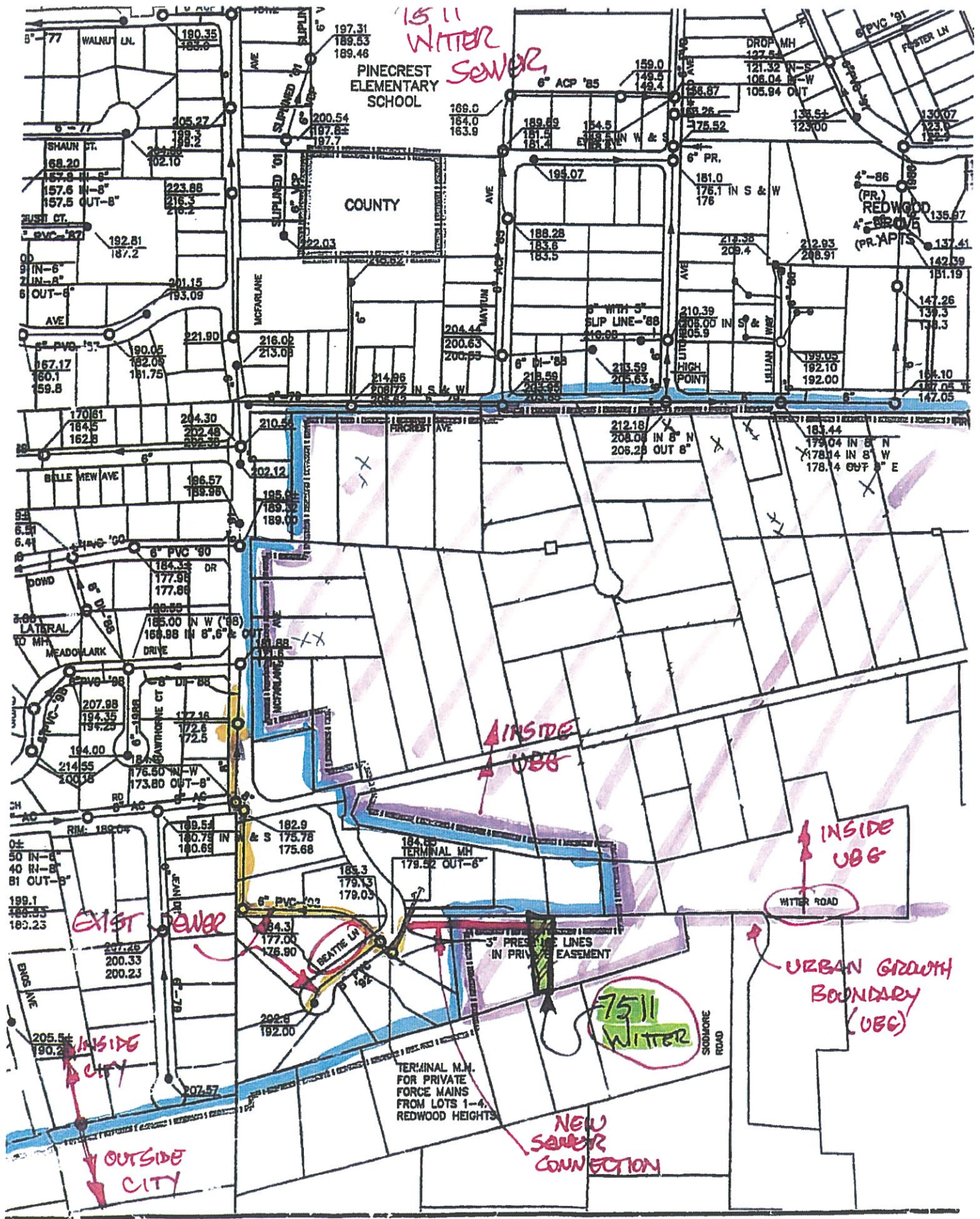
Jane degen Weese  
21029

For

⑆03⑆⑆00⑆57⑆ 700⑆86⑆608⑆

Machine Copy

<b>RECEIPT</b>		DATE <u>5/1/17</u>	No. <u>920310</u>
RECEIVED FROM	<u>Brickey, Eliza</u>		<u>\$1,500.00</u>
	<u>One thousand five hundred and no/100</u>		<u>BOLLARS</u>
<input type="checkbox"/> FOR RENT	<u>Outside Service Area Agreement Application</u>		
<input checked="" type="checkbox"/> FOR			
ACCOUNT	<u>1029</u>		
PAYMENT	<u>1029</u>		
BAL DUE			
<input type="checkbox"/> CASH		FROM	TO
<input checked="" type="checkbox"/> CHECK			
<input type="checkbox"/> MONEY ORDER			
<input type="checkbox"/> CREDIT CARD			
		BY	<u>[Signature]</u>
			A-2701 T-4680046902



LOCATION: 7511 Witter Rd. Sewer Request

8/1/17 HJM