

Item 4.1 - Attachment 3

Draft Resolution

111 Santa Rosa Avenue, Ste. 240
Santa Rosa, CA 95404

June 5, 2019

Resolution of the Local Agency Formation Commission of the County of Sonoma, State of California, Making Findings and Determinations, Determining Exemption from the California Environmental Quality Act, Approving a Reorganization of Territory Designated as: Geyserville Fire Protection District Reorganization No. 2019-04 (GFPD) Involving Annexation to the Geyserville Fire Protection District and Detachment from County Service Area No. 40 (Fire Services), and Setting Protest Proceedings for the Proposal (File No. 2019-04)

RESOLVED, that the Local Agency Formation Commission of the County of Sonoma (“the Commission”) hereby finds and determines as follows:

1. Proposal and Procedural History

1.1 The Geyserville Fire Protection District (“the District,” “the Applicant”) filed a resolution of application (“the Application”) with the Executive Officer of the Commission (“the Executive Officer”) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 et seq. (“the Cortese-Knox-Hertzberg Act”), proposing a reorganization consisting of annexation to the District and detachment from County Service Area No. 40 (Fire Services”) of 327 parcels, totaling approximately 35,633 acres (“the Proposal”). The territory that is the subject of the Proposal is generally located west of Lake and Napa County lines, north of Petrified Forest Road, east of Pine Flat Road, Briggs Ranch Road, and Chalk Hill Road, and south of Pine Flat Road and Socrates Mine Road in unincorporated northern Sonoma County (“the Affected Territory”). As part of the Application, the Applicant included a plan for providing services within the Affected Territory (“the Plan for Services”). The Application and the Plan for Services were submitted to the Executive Officer pursuant to the Cortese-Knox-Hertzberg Act. The Executive Officer accepted the Application for filing and issued a certificate of filing on May 1, 2019. Following issuance of the certificate of filing, the Executive Officer set the Proposal for consideration by the Commission and provided notice thereof as provided in the Cortese-Knox-Hertzberg Act.

1.2 The District, acting as lead agency for the purposes of the California Environmental Quality Act (“CEQA”) determined that the proposal was not a project subject to CEQA, pursuant to Section 15320 of the State CEQA Guidelines, and further, if the Proposal could be considered a project subject to CEQA, it is exempt under State CEQA Guidelines Section 15061(b)(3).

1.3 Based on the District's action, the Executive Officer determined that the Commission would comply with CEQA by acting as a responsible agency in its consideration of the Proposal.

1.4 The Executive Officer reviewed the Proposal and written comments received thereon and prepared a report analyzing the Proposal and recommending its approval ("the Executive Officer's Report"). Upon completion, the Executive Officer furnished copies of the Executive Officer's Report to all persons entitled to copies under the Cortese-Knox-Hertzberg Act.

1.5 The Commission considered the Executive Officer's Report and the Proposal at a noticed public hearing on June 5, 2019. At the hearing, the Commission heard and received all relevant oral and written testimony and evidence presented or filed and considered the Executive Officer's Report, the Proposal, and the CEQA determination. All interested persons were given the opportunity to hear and be heard.

1.6 At the conclusion of public testimony, the Commission discussed the Proposal and the environmental effects of the Proposal and voted to approve the Proposal, as set forth herein.

1.7 The Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the Proposal.

2. CEQA Compliance

2.1 The Commission concurs with the District's and the Executive Officer's CEQA determinations for the Proposal and finds and determines that the Proposal is not a project subject to CEQA. If the Proposal could be considered a project, it is exempt from CEQA under State CEQA Guidelines Sections 15061(b)(3) and 15320. The facts and circumstances supporting the Commission's conclusions are set for the below:

2.2 The District has provided fire suppression and emergency medical services to a portion of the Affected Territory since the 1990s under an Integrated Response Plan contract with the County. The District also provides mutual aid coverage to the entirety of the affected territory, and is capable of providing services to the territory as part of regular operations. No physical changes to the environment are anticipated, planned or reasonably foreseeable as a result of the Proposal.

2.3 State CEQA Guidelines Section 15061(b)(3) states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As set forth above, the Proposal involves no change in existing use, and it can be seen with certainty that it will not have a significant effect on the

environment. As a result, if the Proposal can be considered a project subject to CEQA, it is exempt pursuant to State CEQA Guidelines Section 15061(b)(3).

2.4 State CEQA Guidelines Section 15320 exempts from CEQA changes in the organization or reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In that the District will provide fire suppression and emergency medical services to the Affected Territory that are comparable or superior to those provided by County Service Area 40 – Fire Services, and will continue to provide such services to the Affected Territory upon annexation, there is no change in the geographic area to which services have been provided. As a result, the Proposal is exempt pursuant to State CEQA Guidelines Section 15320.

2.6 The Commission has considered the potential environmental effects of the Proposal prior to reaching its decision on the Proposal. The Commission finds that, in doing so, it has fully discharged its responsibilities under CEQA for the Proposal.

3. Cortese-Knox-Hertzberg Act Compliance

3.1 The Commission makes the following findings and determinations with respect to the Proposal.

a. The Affected Territory is within the sphere of influence of the Geyserville Fire Protection District and is contiguous to the District boundary.

b. The purpose of the reorganization is to provide cost effective and operationally efficient fire protection services to the Affected Territory.

c. The financial impact of the reorganization will be neutral to the the District in that the revenue received by the District under a tax exchange agreement with the County approximates the costs the District will incur to provide services to the Affected Territory upon their annexation to the District.

d. There are no impacts or changes to land use or development as a result of the reorganization.

3.2 The District has stated, and a Municipal Service Review conducted for the Proposal found, that the District can adequately serve the Affected Territory.

3.3 The Affected Territory is inhabited, in that more than 12 registered voters reside within. Therefore, the Commission will establish a Protest proceeding beginning in early June 2019 and concluding at the Commission’s regular meeting on August 7, 2019.

3.4 Based on the foregoing findings and determinations and the record of these proceedings, the Commission finds and determines that the Proposal is

consistent with the intent of the Cortese-Knox-Hertzberg Act and the purposes of the Commission, as expressed in Government Code §56001 and §56301. The Commission further finds, therefore, that approval of the Proposal is appropriate.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, and pursuant to the Cortese-Knox-Hertzberg Act, the Commission hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Proposal is not a project subject to CEQA. If the Proposal could be considered a project subject to CEQA, it is exempt under Sections 15061(b)(3) and 15320 of the State CEQA Guidelines. The Executive Officer is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

3. The Proposal is approved.

4. The boundaries of the Affected Territory shall be as shown and described in Exhibit "A" to this resolution, attached hereto and incorporated herein by this reference.

5. The Proposal is assigned the following short-form designation: Geyserville Fire Protection District Reorganization No. 2019-04 (GFPD).

6. The regular county assessment roll shall be utilized for the Proposal.

7. The Affected Territory shall not be taxed for existing bonded indebtedness and contractual obligations.

8. The property tax transfer shall be in accordance with the "Property Tax Allocation Agreement Between the Geyserville Fire Protection District and the County of Sonoma for the Annexation of Territory in Northern Sonoma County," dated December 11, 2019 and attached as Exhibit B.

10. The Executive Officer is authorized and directed to file a notice of exemption in accordance with the provisions of CEQA and the State CEQA Guidelines. The Executive Officer is further authorized and directed to mail certified copies of this resolution in the manner provided by law.

11. If a certificate of completion for the Proposal has not been filed within one year after the adoption of this resolution, the Proposal shall be deemed abandoned unless, prior to expiration of the one-year time period, the Commission authorizes an extension of time for completion of the Proposal.

12. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 111 Santa Rosa Ave., Ste. 240, Santa Rosa, CA, 95404.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 5th day of June 2019 and ordered adopted by the following vote:

COMMISSIONERS:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared the foregoing resolution adopted and

SO ORDERED.

Mark Bramfitt, Executive Officer

The within instrument is a true and correct copy of the original on file in this office.

ATTEST:

BY: _____
Clerk