

SONOMA LOCAL AGENCY FORMATION COMMISSION

DRAFT MEETING MINUTES

Wednesday, March 1st, 2023

Board of Supervisors Chambers

575 Administrative Drive, Santa Rosa

| Commissioners | Alternate Commissioners | Staff |
|-------------------------------|--------------------------------|---------------------------------------|
| Jean Kapolchok, Interim Chair | Ed Hodges | Mark Bramfitt, Executive Officer |
| Rich Holmer | Chris Coursey | Verne Ball, Legal Counsel |
| James Gore | Bill Norton | Cynthia Olson, Administrative Analyst |
| Mark Hemmendinger | Jeff Okrepkie | Kasandra Bowen, Commission Clerk |
| Susan Gorin | | |
| Sandra Lowe | | |
| Susan Harvey | | |

1. Call to Order: The Chair called the meeting to order at 2:00 pm. The following voting members were present: Commissioners Holmer, Gore, Gorin, Hemmendinger, Lowe, Harvey and Interim Chair Kapolchok.

2. Public Comment: None

3. Consent Calendar:

3.1 Meeting Minutes, February 1st, 2023

Upon motion and second, approved as presented

Ayes: 7 Kapolchok, Holmer, Gore, Hemmendinger, Gorin, Lowe, Harvey

Noes: 0

Abstain: 0

3.2 File 2022-09 Sonoma Valley County Sanitation District Annexation 22-0344 (DeNova Homes)

Environmental Review: Categorical Exemption Section 15303(d) New Construction or Conversion of Small Structures, Section 15301(b), Existing Facilities and Section 15332 Infill Development Projects

Upon motion and second, approved as recommended

Ayes: 7 Kapolchok, Holmer, Gore, Hemmendinger, Gorin, Lowe, Harvey

Noes: 0

Abstain: 0

The Executive Officer introduced the new city members and welcomed them to the Commission.

4. Public Hearings:

4.1 File No. 2022-03: Protest Proceeding of Northern Sonoma County Fire Protection District Reorganization No. 2022-03 Involving Detachment from County Service Area 40 – Fire Services, and Annexation of That Same Territory to the Northern

Sonoma County Fire Protection District
Environmental Review: Exempt pursuant to Sections 15061(b)(3) and 15320

The Chair opened public comment and seeing no one rise, closed the public comment.

The Executive Officer stated that as of the close of the hearing, no protest forms had been received and recommended that the Commission adopt the draft resolution.

Upon motion and second, approved as recommended

Ayes: 7 Kapolchok, Holmer, Gore, Hemmendinger, Gorin, Lowe, Harvey

Noes: 0

Abstain: 0

4.2 File No. 2022-11: Russian River Sanitation District Municipal Services Review and Sphere of Influence Amendment
Environmental Review: Not a project under CEQA

The Chair opened public comment and seeing no one rise, closed the public comment.

Staff stated that upon request from the Sonoma County Community Development Commission and direction from the Commission, staff hired a consultant to prepare a Municipal Services Review and Sphere of Influence Study for the District. Staff presented a summary of the MSR and SOI determinations and asked for comments from the Commission.

Commissioner Holmer stated that the MRS/Study:

- Needs to support the capability of the district to serve additional connections.
- Mentions flood events and treatment plant overflows but does not address what if anything is being done about these overflows
- States the capacity of the treatment plant but does not state what the flowrates are during the overflow periods
- Should touch on the possibility of the Monte Rio Villa Grande Study in the future
- Population projections are based on Sonoma County but does not consider the housing element update. He stated that there is the potential population increase of 550+ residents in Guerneville
- Says there are needed upgrades to the collection system that are planned to be completed over 20 years but gives no funding sources
- Mentions Northcoast Regional Water Quality Control Board issued notices of violations and worked to bring the District into compliance but does not state whether it is complying
- Points out Disadvantage Unincorporated Communities within the District boundary but not those outside of it
- Is really proforma and lacking substance, needs more work

Commissioner Hemmendinger stated:

- Study did not address the District's fee structure not covering operating costs and infrastructure maintenance and improvements

- It does not show where the District is headed in the future

Commissioner Harvey asked for and received clarification that a final version of the MSR will be prepared. She pointed out that the study stated that the District was engaging the public on various occasions but did not see evidence of this at the WAC meetings in its service area.

Commissioner Gorin stated that this project fills an urgent need for housing the homeless. She clarified that the County has not adopted the Housing Element yet.

Commissioner Kapolchok stated:

There is no discussion of the distance between the new sphere territory the existing District boundary and the potential growth impacts from the extension through this area.

It does not address the sewer demands for commercial development, only residential.

It should use the LAFCO definition of a DUC

The Chair opened public comment and seeing no one rise, closed the public comment.

Staff stated that the Commission can adopt the determinations stated in the resolution and allow staff to make the necessary technical corrections. Staff can prepare an addendum to the MSR with the technical information requested by the Commission. Additionally, the application will require much of the technical information that has been pointed out and will address some of the commission's concerns.

Staff stated that annexations and spheres for sanitation districts do not have to be contiguous to a district boundary.

Upon motion and second, approved as recommended

Ayes: 6 Kapolchok, Gore, Hemmendinger, Gorin, Lowe, Harvey

Noes: 1 Holmer

Abstain: 0

5. Regular Calendar:

5.1 Outside Service Area Authorizations and Accessory Dwelling Units

Staff presented a brief history of the formation of the various agreement areas under consideration and explained staff's approach to developing a blanked authorization for the waiving of Commission review and authorization of the extension of City services, provided under these agreements, to legally permitted Accessory Dwelling Units.

After a brief discussion, the Commission agreed with staff's proposed blanket authorization concept and directed staff to bring a resolution for adoption at its next meeting.

- 5.2 File No. 2023-05: Municipal Services Review for South County Territory of County Service Area 40 – Fire Services
Environmental Review: Not a project under CEQA

Staff stated that it had prepared a Municipal Services Review of the Southern Portion of County Service Area 40 (Fire Services) and that a Public Review Draft had been distributed to the affected agencies, interested parties, and posted to the Commission's website.

Chief Schroth-Cary of the Gold Ridge Fire Protection District and Terri Wright, County of Sonoma, presented comments to the Commission.

Upon motion and second, approved as recommended

Ayes: 7 Kapolchok, Holmer, Gore, Hemmendinger, Gorin, Lowe, Harvey

Noes: 0

Abstain: 0

- 5.3 File 2023-03 Request for Proposals: Municipal Services Review for the Valley of The Moon Water District
Environmental Review: Not a project under CEQA

Staff asked the Commission for authorization to issue an RFP for a Municipal Services Review study of the District in anticipation of a request for an amendment to the District's sphere. The Commission so directed staff to issue the RFP.

6. Information/Report Items

6.1 Executive Officer's Report and Legislative Report: None

7. General Announcements: None

8. Confirm Meetings: The meeting of April 5th, 2023, at 2:00 p.m. was confirmed.

9. Adjournment: The meeting was adjourned at 3:45pm