

SONOMA LOCAL AGENCY FORMATION COMMISSION

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Staff Report

Meeting Date: November 1, 2023

Agenda No. Item No. 5.3

Agenda Item Title: Current Work Plan: Anticipated proposals and staff projects for the calendar year.

Environmental Determination: Not a project under CEQA

Staff Contacts: Mark Bramfitt

ANALYSIS

For the Commission's consideration, staff has cataloged anticipated proposals and applications, and significant staff projects, for the remainder of calendar year 2022 and into 2024. At the Commission's discretion, selected items can be included on subsequent Commission agendas for further discussion or directions to staff.

Disadvantaged Unincorporated Communities Identification and Mapping

Consultant-led study to identify and map disadvantaged unincorporated areas, and to advise commission on appropriate standards for same. *Expected initial review with Commission: December 2023 meeting.*

City of Santa Rosa MSR and SOI Study

Consultant-led Municipal Service Review and Sphere of Influence study for the City of Santa Rosa. *Expected initial review with Commission: February 2024 meeting.*

Valley of the Moon Water District MSR and SOI Study

Consultant-led study to update Municipal Service Review and recommend Sphere of Influence Amendments for the Valley of the Moon Water District (territory on Dunbar Road in Trinity Oaks). Study funded by applicants. *Expected review by Commission: March 2024.*

Sonoma Valley Fire District Contract for Services Review

The Glen Ellen Fire Protection District is entering into a five-year contract for services with Sonoma Valley Fire Protection District, which will necessitate a contract review and approval by LAFCO. The application for review is expected to be filed shortly.

Alexander Valley Water District Formation

The Commission will conduct a study session to review a preliminary proposal from Alexander Valley landowners to form a water district. It is unknown when or if an application might be filed for formation.

Lower River Agency Analysis/Reorganization/Formation

The County has undertaken a study and community outreach effort in the lower Russian River area to determine if there are local agency options that might address unmet service needs or provide existing services more efficiently. Results could include the reorganization of existing agencies or formation of a new one(s). LAFCO staff anticipates that resulting proposals would be forthcoming in the first or second quarter of 2023.

Sonoma Developmental Center (SDC) Community Services District Formation

Staff has consulted extensively with proponents of forming a community services district in the Glen Ellen and northern Springs areas in Sonoma Valley to potentially take control of the development activities at SDC. The proponents are indicating that they will be distributed petitions to support their application shortly. Staff notes that the proponents do not have control of the SDC site; the state's Department of General Services (DGS) has awarded development rights to a private developer. Proponents of the district formation are indicating that they will be challenging DGS's award process in court.

North Bay Water District Review/MSR

Staff has identified that the North Bay Water District is providing an unauthorized service wholly outside of District territory. At this time, staff will consult with the District and report to the Commission regarding potential further actions.

West County Sanitation District MSR and SOI Study

Staff has been in consultation with four sanitation districts (two independent and two dependent) in west county, who are exploring service arrangements up to and including reorganization. Although an MSR has been completed for one district (Russian River), staff has an expectation that an area wide MSR with potential SOI recommendations will be sought by the Districts as discussions continue.

Gold Ridge Fire/CSA 40 Reorganization Litigation

Staff notes that a lawsuit has been filed against the Commission contending that the Gold Ridge FPD/County Service Area 40 reorganization was not lawful. At this time the Commission's legal counsel is handling most matters related to the lawsuit, but we anticipate that staff resources will also continue to be impacted.

Monte Rio FPD MSR and SOI/Gold Ridge FPD

Monte Rio Fire Protection District has requested that staff prepare an MSR and SOI study to potentially place Monte Rio's territory within the sphere of influence of the Gold Ridge Fire Protection District. Staff has received requested information from Monte Rio FPD and will begin preparation of an MSR. It should be noted that Gold Ridge has indicated that they would not seek a reorganization with Monte Rio unless additional funding were identified, potentially from a sales tax measure for fire services in the County which will be on the March ballot.

Penngrove Community Services District Formation

Staff has intermittently been contacted by residents of Penngrove who indicate that they would like to seek formation of a community services district.

City of Cloverdale MSR and SOI Study/Annexation

A developer is seeking to annex a portion of a parcel northwest of the City of Cloverdale so as to receive suitable municipal services to support a supportive residential care facility. Because the parcel is outside of the City's Urban Growth Boundary an election must be conducted. If successful, staff anticipates a request to conduct an MSR and SOI study to amend the City's sphere of influence to allow for an application for annexation.

Policy Development: Noticing for Agency Reorganizations

Staff will prepare materials for presentation to the Policy Committee regarding potential policies to guide the noticing activities for major agency reorganizations, potentially making them more stringent than the requirements in code (notably requiring direct mailings to registered voters as well as property owners).

CSA 40 IRP 51, 56 and 61 MSR and SOI/Reorganization (to Sonoma County Fire)

The County has informally requested that staff prepare an MSR and SOI study to enable the annexation of Incident Response Plan areas of County Service Area 40 – Fire Services to Sonoma County Fire District. (The IRP areas include Armstrong Woods and Austin Creek park areas, north of Guerneville and Forestville.) Staff will confer with Sonoma County FD to ensure that they are agreeable to the proposal.

Other Projects and Proposals:

Russian River Sanitation District Annexation (George's Hideaway)

Staff has been pressed by the County Community Development Corporation to process an annexation application for the George's Hideaway site that is slated for development as a homeless services and housing project. The CDC has hired a consultant to prepare an application, which we understand is being considered by the Russian River Sanitation District, a dependent district of the county, which, if approved, will then be submitted to LAFCO.

City of Santa Rosa Lance Drive Area Annexation

Staff is expecting an application for annexation of an unincorporated island territory in the northwest of Santa Rosa.

Six Acres Water Company Annexation

Staff anticipates that the City of Cloverdale, in partnership with the State Water Board, will file an annexation application for the properties south of the City (but within the City's sphere of influence and urban growth boundary) served by the Six Acres Mutual Water Company. Subsequently, properties served by the South Cloverdale Mutual Water Company may be proposed for annexation.

City of Sebastopol Fire Department

The City of Sebastopol is evaluating options for ceding the delivery of fire and emergency medical services to a neighboring district. To proceed with any reorganization, a Municipal Service Review and Sphere of Influence study must be conducted, which could then be followed by a reorganization application.

LAFCO Training Sessions

Staff will continue to deliver presentations to new hires and refreshers for existing employees in County and City Planning and Engineering Departments.

Review and Update of Administrative Procedures

In light of new or changed legislation and issues arising from recent Commission activities, staff proposes a review and update to Commission procedures related to record retention, website content and format, and accounting.

RECOMMENDATION

This is an information item; the Commission may ask for additional information. If significant discussion is required, the Commission can direct staff to place an appropriate item on a subsequent Commission agenda.