

# SONOMA LOCAL AGENCY FORMATION COMMISSION

## NOTICE OF MEETING AND AGENDA

Board of Supervisors Chambers  
575 Administration Drive, Santa Rosa 102A  
Wednesday, March 6, 2024  
2:00 P.M.

Commissioners	Alternate Commissioners	Staff
Jean Kapolchok, 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, Vice Chair	Jeff Okrepkie	Kasandra Bowen, Commission Clerk
Susan Gorin		
Sandra Lowe		
Susan Harvey		

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## AGENDA

1. Call to Order by the Chair @2:00pm with Commissioners: Kapolchok, Holmer, Gore, Hemmendinger, Lowe, Okrepkie. Commissioner Gorin arrived at 2:01pm
2. Public Comment: None
3. Consent Calendar:
  - 3.1 Meeting Minutes: November 1<sup>st</sup>, 2023  
All in favor  
Motion: Holmer  
Second: Gore  
Ayes: 6  
Noes: 0  
Abstain:0
4. Public Hearings: None

5. Regular Calendar: Action

5.1 Disadvantaged Unincorporated Community Mapping and Identification and Policy Development

LAFCO Counsel: Policy from

2012 is very clear on the meaning of a DUC but the current policy is not. Potential changes

Commissioner Gore: What brought this about?

Commissioner Lowe: Are other LAFCOs struggling with this DUC investigation/policy as well? Do city driven annexations differ from developers regarding the annexation of DUCs?

Commissioner Holmer: Census designated places vs census tracts vs census blocks? Would using blocks help address that problem? Housing in one area vs another due to home prices.

LAFCO Counsel: LAFCO definition incorporated commission policy as well as the water tracker (slightly different categories)

LAFCO Counsel: Different definition of DUC for cities than for LAFCO

Commissioner Gorin: The census tracts in the springs are divided by Hwy 12 have a different income level than those other DUCs in south Santa Rosa. Census blocks vs census tracts, etc.

Commissioner Okrepkie: What about a private landowner? Everything follows the same rules.

Public hearing at 2:34pm

Fred Allebach: Likes the idea of working on the DUC policy which will be open to public input. FB 244 clause. Different tools (District R) available to the public to differentiate the DUCS along with the median income, etc. Could an annexation split a DUC. Census track vs block groups.

Public hearing closed at 2:41pm

Commissioner Kapolchok: Questions for staff?

Commissioner Okrepkie: Would like to see the DUCs be as granular (as reasonable) as possible.

Commissioner Gore: Would like to give it back to Staff

Commissioner Lowe: Having a tool/maps. Could defer to policy committee for the definitions of things i.e. adjacent. Good start to reach out to other counties/LAFCOs for input.

Commissioner Holmer: Defining DUCs as accurately as possible. See that public services are adequately provided to all. Sub-committee beneficial to staff – then so be it. Striving for the most accuracy possible.

Commissioner Kapolchok: Income levels? Other resources available: development commissions, agencies, housing programs in terms on census results in certain communities.

5.2 Preliminary Review of City of Santa Rosa Municipal Service Review and Sphere of Influence Study

Environmental Review: Exempt pursuant to State CEQA Guideline Sections 15306 and 15061 (b)(3)

Commissioner Hemmendinger: Financial issues regarding the vague language that is used and wanted more specificity in a future document. Not looking at the opportunity for shared services – not completed? City of SR needs to talk to Sonoma County Fire to ensure cost efficiency. Note on the population data as to why they are accepting the apag data when the reality of the report is the opposite.

Commissioner Kapolchok: Population projections did not make sense.

Public Hearing open @ 3:03 - none

Public Hearing closed @ 3:03

Commissioner Holmer: Two different studies: MSR and SOI. When do we look at agricultural impacts, open space and ability of the public infrastructure to support what is going into the area. SOI in place insinuates that annexations are going to occur. Need for public services without the demands that are necessary in the amended sphere territory. No or little mention of agricultural and open space issues/impacts. SOI portion needs work.

Commission Okrepkie: Regarding the fire stations etc. there is an influx of funds coming to the city/fire. Population growth development could be attributed to re-locations due to the fires, ADU units to increase potential population growth.

Commissioner Kapolchok: takes into acknowledgment.

Commissioner Gorin: sales tax, etc

### 5.3 \*Item moved to April meeting\*

Authorization to Issue Request for Proposals for Municipal Service Review and Sphere of Influence Study for Windsor Water District and County Service Area 41 (Portion)

Environmental Review: Exempt Pursuant to Section 15306 of the State CEQA Guidelines

## 6. Information/Report Items

### 6.1 Executive Officer's Report:

Notice to Circulate Petitions in support of formation of a "Sonoma Mountain Community Services District"

-Commissioner Holmer: Where is this located?

Correspondence with North Bay Water District regarding provision of ineligible services to areas outside of District boundaries

-Commissioner Kapolchok: Do we have the formation documents for North Bay Water? Can staff provide that to Commission?

City of Sebastopol Fire and Emergency Medical Services: potential request for sphere amendment

Gold Ridge and Monte Rio Fire Protection District Municipal Service Review and Sphere of Influence Study: status report

Valley of the Moon Water District Municipal Service Review and Sphere of Influence Study: status report

Public Hearing at 3:22pm

Mike Martini: Not speaking on behalf of North Bay Water. Difficult to believe that the formation of the district only included 4 lines on in. There was an engineering report that was created along with the formation of the district. The tiger salamander was listed as a protected species is the Safe Harbor Agreement that was issued. The Safe Harbor Agreement is not a service but if there is a service then it is carried along by Farm Bureau.

Public Hearing closed at 3:25

- 6.2 Legislative Affairs: status of Omnibus Bill and other pending legislation
7. General Announcements: Staff conference is October.
8. Confirm Meetings: Meeting confirmed.  
Commission Meeting: Wednesday April 3, 2024, at 2:00 p.m.
9. Adjourned at 3:29pm

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