

# SONOMA LOCAL AGENCY FORMATION COMMISSION

## DRAFT MEETING MINUTES

Board of Supervisors Chambers  
575 Administration Drive, Santa Rosa 102A  
Wednesday, August 7, 2024  
2:00 P.M.

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

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## AGENDA

1. Call to Order by the Chair with Commissioners: Kapolchok, Hemmendinger, Harvey, Gorin, and Holmer (alternates: Okrepkie, Hodges, Norton) at 2:00pm
2. Public Comment: The public is invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.

Duane Dewitt – Roseland Resident – city of SR has not held up their end of the deal regarding the annexation “promises” that were made by the city during the agreement. Bellevue is in the south Santa Rosa plan re annexation, but Roseland still doesn't have sidewalks, looks like a third world country. This is “land sharking”. Requesting all county islands to be annexed before the south Santa Rosa annexation.

Fred Allerbach – Sonoma Valley Resident – annexation of the springs area advocate. Disagrees with the capacity to serve argument regarding the annexation of the springs is not adequate. People who hold the cards need to find the capacity.

3. Consent Calendar:

3.1 Draft Meeting Minutes: June 5, 2024

3.2 2024-04 SVCSD Annexation No. 22-0346 (Cabaud)  
Environmental Review: Categorical Exemption Sections 15303(d): New  
Construction or Conversion of Small Structures and 15301(b): Existing Facilities

3.3 Commission Audit for Fiscal Years Ending June 30, 2021, and June 30, 2022  
Environmental Review: Not a project under CEQA

Moved and approved as one.

Motion: Harvey  
Second: Holmer  
Ayes: 5  
Noes: 0  
Abstain: 0

4. Public Hearings:

4.1 File No. 2023-03: Valley of the Moon Water District Municipal Service  
Review and Sphere of Influence Study, adoption of determinations and  
amendment of the District's sphere of influence  
Environmental Review: Exempt pursuant to State CEQA Guideline Sections  
15306 and 15061 (b)(3)

Lowe: Did you mention the proposed development of Verano? And the impact of the  
planned hotel?

Bramfitt: The hotel was already issued a will-serve re: water

Harvey: Population projections: doesn't include any of the three projects? There are no  
water projections regarding the hotel proposals. There is no mention of the population  
projections in the report. Ground water projections: pointing out that two of the wells  
listed are inactive. Why are those inactive and why are they included in the water  
projections if there are no specific plans to make them active.

Bramfitt: No, it does not, the springs yes, the other two development projects no. The  
district will put wells in a cycle of "relaxed" states and cycle through them every year.

Harvey: can that language be placed in the report regarding the cycling of the wells. The  
tables are not consistent in the report 2030, should be 2035. Springs specific plan will  
include the hotels? Did not see the specific plan of the Hannah Boys Center regarding  
the plan per acre of water. Water rates section: do the rates that are presented include  
or exclude the county subsidy?

Bramfitt: To my knowledge there is no mention of the hotel in the springs specific plan.

Gorin: 3-year commitment and we are 1 year into that commitment for Sonoma and  
Petaluma. There is a gap, and their entities will eventually have to absorb that.

Bramfitt: what effect would the GSAs.

Holmer: do we know why the state is not transferring the water rights to the SDC?

Verne: part of the legislation. The GSA is working on the disposition of that property, but the act is saying that the water rights are reserved.

Gorin: Litigation is to be expected regarding the SDC, Springs, etc. The water rights have not been released because it is very valuable, and they have not received a plan from the development team.

Norton: SDC has significant infrastructure of the water development, damn, etc.

Gorin: question for the stability of the damn, who is monitoring the stability.

Kapolchok: with the comments that have been made, modify the resolution and bring it back?

Public comment opened 2:32pm

\*Commissioner Gore arrived at 2:33pm\*

Fred Allabach – Sonoma Valley - Water and fire are a huge power struggle in the valley.

John Wilks – Sonoma Valley – object to the term “ample supply” regarding water. Unknown number of properties added to SDC which would greatly affect the ground water supply. How are we going to stop ground water levels from reducing further. The water usage for a 100-room hotel is a massive number. So many undetermined variables affecting the water supply in the Valley and VOMWD.

Norman Gilroy – Sonoma Valley – thanking staff for the changes made to the report. The problem with accepting the VOMWD it will continue to just be blindly followed without provisions and the affects of the 45 laws that have been passed by the state in the last 3 years have not been considered.

Public comment closed 2:45

Gorin: Put wording in the determination considering the uncertainty in the population projections that we re-do the MSR in 5 years. The wording regarding the GSA needs to be stronger. Where is the water coming from? There is a lot of uncertainty.

Harvey: Sonoma Valley basin is in high priority – they have land subsidence. Concern that the district has a plan to drill more wells as a problem solver.

Gorin: LAFCO recommends that we reevaluate the MSR in 5 years and review the condition of the aquifer at that time.

Bramfitt: Commissioners want to hear about groundwater depletion, access to the SDC supplies, unforeseen/unpredictable residential growth as result of new legislation.

Lowe: Yes, the state is issuing these laws but none of the requirements are suggesting the hotels that are being built. The housing that is required will have a significant impact on the water supply alone let alone the impact of the hotel on the water supply.

Gorin: Both projects are builders remedy projects, so we have little discretion regarding these.

Holmer: Agree with the idea of re-doing the MSR in 5-years.

**\*This item has been continued to the next meeting.**

5. Regular Calendar:

- 5.1 File 2024-02 Northwest Santa Rosa Reorganization 22-01 (Lance Drive) Including Annexation to the City of Santa Rosa and Detachment from County Service Areas No 40 (Fire Services) and 41 (Multi-Services)  
Environmental Review: City of Santa Rosa North Santa Rosa Station Specific Plan EIR and Environmental Checklist

Verne: One correction is not material but important. The city has not prepared the checklist, they are reviewing the checklist. Role of the checklist is just to show that this project is within the scope of the previous EIR.

Harvey: Does that specific plan have this level of density included in it? Air quality perspective: things are stricter now than they were in 2012. Will this interfere with the availability of unit numbers?

Okrepkie: 2 larger parcels that are not being developed, this one being one and the other has already been approved. Multiple properties have already been zoned with mixed zoning – all has been taken into consideration.

Kapolchok: this project is in a housing opportunity area

Public comment: None

Motion: Lowe  
Second: Hemmendinger  
Ayes: 6  
Noes: 0  
Abstain: 0

6. Information/Report Items

- 6.1 Executive Officer's Report:

Proposal for formation of "Sonoma Mountain Community Services District"

Proponents that have indicated that they have received the ample number of signatures, but they do have a timeline they have to abide by regarding when the application needs to be submitted to LAFCO.

Proposal for formation of “Alexander Valley Water District”

Legal counsel and EO continue to work with applicant and their legal counsel. Suspect that they applicant will move to gather signatures.

Reorganization of Sonoma Valley and Kenwood Fire Protection Districts

Mutual resolutions have been passed and the preparation for the reorganization has begun.

Municipal Service Review and Sphere of Influence Study for Gold Ridge Fire Protection District, Monte Rio Fire Protection District, and City of Sebastopol Fire Department

98% finished with the MSR and SOI – set to be heard at the September meeting

Gore: interested and excited to hear about the Kenwood Fire/Sonoma Valley. Alexander valley have funded a consultant agency to do a scope around forming a ground water sustainability agency in Alexander Valley to explore needs, fragile, priority basin, etc. The Alexander Valley Ad Hoc should get together: EO Bramfitt, Commissioner Gore and Commissioner Kapolchok.

Public comment opened 3:32

Brad Peterson – President – working on the detailed map and a list of the landowners that are within the proposed area. Does CEQA get triggered before an application is filed or when it is filed. Are the materials that have been submitted adequate? Agrees with Commissioner Gore regarding the want for the Ad Hoc to meet.

Mike Martini – Alexander Valley – request is to reconvene the AD Hoc with three specific issues: CEQA, checklist, etc. The Alexander Valley issue is extremely complex.

Public Comment closed 3:38pm

## 6.2 Legislative Affairs:

Assembly Bill 3277 – Drops property tax exchange agreement requirement when new district not seeking tax exchange. Enacted.

Senate Bill 1209 – Authorizes LAFCOs to enter into indemnification agreements with applicants. Approved by Assembly Local Government Committee.

7. General Announcements

8. Confirm Meetings

Commission Meeting: September 4, 2024, at 2:00 p.m.

Meeting confirmed

9. Adjourned at 3:41pm

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