

Draft Resolution No. XXXX

111 Santa Rosa Ave Ste 240
Santa Rosa, CA 95404

September 3, 2025

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, and Approving a Change of Organization Designated as Annexation No. 25-0121 (Drury) to the Sonoma Water Agency Geyserville Sanitation Zone and Waiving Protest Proceedings for the Proposal (File No. 2025-08)

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 Brad Drury, the owner of the parcel located at 21565 Geyser Vista Lane, as Chief Petitioner, (“the Applicant”) filed Application No. 2025-08 Annexation No. 25-0121 (Drury) to the Sonoma Water Agency Geyserville Sanitation Zone (“the Application”) with the Executive Officer of the Commission (“the Executive Officer”) proposing a change of organization consisting of annexation to the Sonoma Water Agency Geyserville Sanitation Zone (“Zone”) of three parcels totaling approximately 10 acres (“the Proposal”). The territory that is the subject of the Proposal is located at 21526, 21565 and 21572 Geyser Vista Lane (APNs 140-170-060, 140-170 062 and 140-170-061), in Geyserville (“the Affected Territory”). As part of the Application, the Applicant included a plan for providing services (“Plan for Services”) within the Affected Territory. The Application and Plan for Services were submitted to the Executive Officer pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 (commencing with Section 56000) Title 5 of the Government Code (“the Cortese-Knox-Hertzberg Act”).

1.2 The Zone determined that the Proposal was exempt from the California Environmental Quality Act (“CEQA”). The Executive Officer concurs with this determination.

1.3 The Executive Officer set the proposal for consideration by the Commission and provided notice thereof as provided in the Cortese-Knox-Hertzberg Act.

1.4 The Executive Officer reviewed the Proposal and prepared a report including his recommendation thereon (“the Executive Officer’s Report”). Upon completion, the Executive Officer furnished copies of the Executive Officer’s Report to all people entitled to copies under the Cortese-Knox-Hertzberg Act.

1.5 The Commission considered the Proposal at its meeting on September 3, 2025. At the meeting, the Commission received all relevant oral and written testimony and evidence presented or filed and considered the Executive Officer's Report and the Proposal. All interested people were given the opportunity to hear and be heard. At the conclusion of public testimony, the Commission voted to approve the Proposal, as set forth herein.

1.6 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 Zone and the Executive Officer and finds and determines that the Proposal is exempt under the State CEQA Guidelines 15319: Annexations of Existing Facilities and Lots. The facts and circumstances supporting the Commission's conclusion are as follows:

(a) The Proposal details that establish the Proposal's eligibility for exemption under State CEQA Guidelines Section 15319 are as follows:

(1) The Proposal consists of annexation of three parcels, totaling approximately 10 acres to allow for connection to the Zone sanitary sewer service. The parcels are developed with single-family dwellings, accessory dwelling units and auxiliary structures. The Affected Territory is within the Zone's sphere of influence and urban service area boundary.

(2) The parcels are developed to a density allowed under the land-use designation Land Intensive Agriculture B6 and zoning of Land Intensive Agriculture B6 20, F2 SR VOH, pursuant to the Sonoma County General Plan. No additional development is proposed.

(b) State CEQA Guidelines Section 15319: Annexations of Existing Facilities and Lots exempts the annexation from the provisions of CEQA in that the proposed annexation to the Zone is comprised of area containing existing public or private structures developed to the density allowed by the current zoning and the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

2.2 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 Sonoma Water Agency Geyserville Sanitation Zone.

(b) The purpose of the annexation is to allow connection to the Zone's sanitary sewer system.

(c) Annexation of the Affected Territory to the Zone is consistent with the Sonoma County General Plan Land Use Element Policy LU-3c and Public Facilities and Services Element Policy PF-1.F in that the extension of service is within the designated USA and SOI. The proposal is also consistent with the Agricultural Resources Element Policy AR-2.3 in that the annexation will not affect the agricultural uses and designation on the parcels.

(d) The Zone indicates that it has capacity within its sanitary sewer system to serve the Affected Territory.

(e) The Affected Territory is uninhabited.

(f) The owners of the subject parcels have initiated, and provided written consent to, the Proposal.

3.2 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 purpose of the Commission, as expressed in Government Code sections 56001 and 56301. The Commission further finds, therefore, that it is appropriate to approve the Proposal.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, 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 approved.

3. The Proposal is exempt from provisions of CEQA, under Section 15319 of the State CEQA Guidelines.

4. The Proposal is assigned the following short-form designation: "Annex 25-0121 (Drury) to the Sonoma Water Agency Geyserville Sanitation Zone"

5. The boundary of the Affected Territory shall be as set forth in the Proposal and as shown in Exhibit "A," attached hereto and incorporated herein by this reference.

6. The Affected Territory shall not be taxed for existing bonded indebtedness or contractual obligations and shall be subject to the Zone's prevailing sanitary sewer connection and use charges.

7. The affected territory is uninhabited as defined in Section 56079.5, no affected local agency has submitted a written demand for notice and hearing, and all owners of the parcel have given their written consent to the proposed reorganization. Pursuant to California Government Code Section 56662, the Commission shall make determinations upon the proposal without notice and hearing and waive protest proceedings.

8. 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 3rd day of September 2025 and ordered adopted by the following vote:

Commissioners:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chairman declared the foregoing resolution adopted, and

SO ORDERED
ATTEST:

BY: _____
Mark Bramfitt, Executive Officer

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

ATTEST:

BY: _____
Clerk