

SONOMA LOCAL AGENCY FORMATION COMMISSION

NOTICE OF MEETING AND AGENDA

Board of Supervisors Chambers
575 Administration Drive, Santa Rosa 102A
Wednesday, April 1st, 2026
2:00 P.M.

Commissioners	Alternate Commissioners	Staff
Mark Hemmendinger, Chair	Ed Hodges	Mark Bramfitt, Executive Officer
Susan Harvey, Vice Chair	Bill Norton	Verne Ball, Legal Counsel
Rebecca Hermosillo	Jeff Okrepkie	Cynthia Olson, Administrative Analyst
Richard Holmer	David Rabbitt	Kasandra Bowen, Commission Clerk
Nance Jones		
Sandra Lowe		
James Gore		

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Any writings or documents provided to a majority of the members of the Commission less than 72 hours prior to this meeting will be made available on the Commission's website at <https://sonomalafco.org/meetings-and-agendas> and upon request at Kasandra.Bowen@sonoma-county.org

If the supplemental materials are made available to the members of the Commission at the meeting, a copy will be available for public review at the same address and at the Commission meeting itself.

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AGENDA

1. Call to Order by the Chair at 2:00pm with Commissioners Hemmendinger, Holmer, Hodges, Harvey, Okrepkie and Rabbitt with Commissioner Hermosillo arriving at 2:13pm

2. Public Comment:

Fred Allabach: Made a few comments regarding the DUC policy plus wanted to raise the concern regarding the cost of annexation and provided a few comments prior to the meeting for the Commission to consider.

3. Consent Calendar:

3.1 Meeting Minutes: March 4th, 2026

3.2 File 2026-02: Windsor Reorganization No. 23-001 (Carnation ATP) Involving Annexation to the Town of Windsor and the Windsor Water District and Detachment from County Service Area No. 41 (Multi-Services)

Environmental Review: Town of Windsor General Plan 2040 Environmental Impact Report and Environmental Checklist

Approved and moved as written

Motion: Harvey

Second: Hodges

Ayes: 6 (Hemmendinger, Holmer, Hodges, Harvey, Okrepkie and Rabbitt)

Second: 0

Abstain: 0

4. Public Hearings: Action

- 4.1 Proposal for Formation of the Alexander Valley Water District, a California Water District. The proposed district territory includes agricultural and residential parcels in the Alexander Valley in northern Sonoma County comprising approximately 28,723 acres of territory generally south of the City Cloverdale and north of Healdsburg.

Environmental Review: None (Commission action is exempt from CEQA)

Executive Officer made a report on his staff report for the Commission, Staff did not make a recommendation looking for directions from the Commission. The direction could be approval as written, approval with conditions, or denial. The intention is to continue this matter to the next meeting where a Resolution will be potentially provided.

Commissioners raised significant concerns about the proposed district, particularly around governance and representation. A central issue was whether a landowner-based voting structure would unfairly exclude registered voters who do not own land, as well as how smaller landowners would be represented compared to larger stakeholders. There was also uncertainty about the level of support among smaller landowners and whether a voter-driven district might be a more equitable alternative. Legal and structural questions were discussed, including how the district could perform functions similar to a Groundwater Sustainability Agency without formally being one, how oversight would be enforced, and whether processes like Proposition 218 would apply. Commissioners also questioned the emphasis on metering and how compliance would be monitored.

Public input and applicant responses highlighted outreach efforts to agencies, municipalities, and landowners, with claims that about half of petition supporters are smaller landowners. Plans include conducting engineering reports for benefit assessments and forming a diverse governing board. While not opposed to metering, there was concern about requiring it for all parcels. Additional issues raised included board composition, financial implications such as bonding and district failure, unclear boundaries, and how water use would be tracked where meters are not in place. Some speakers expressed support for improved water management, local control, and planning, while others voiced concerns about governance fairness, concentration of influence among initiators, funding transparency, lack of notification, and inconsistencies between district boundaries and basin realities.

During commission deliberation, there was general support for the concept but agreement that the proposal needs further development. Key concerns included the governance model, boundary alignment with the Sphere of Influence and basin, and missing operational and infrastructure details. Commissioners indicated the proposal is moving in the right direction but is not ready in its current form. Options discussed included approval, conditional approval, denial, or requesting additional information, with potential conditions such as limiting activities

within the Sphere of Influence and addressing boundary and jurisdictional issues. Ultimately, the decision was postponed, and the matter was continued to May 6, 2026.

Public Comment opened at 2:36pm

Public Comment closed at 3:43pm

Break from 3:45 – 3:51

4.2 FY 2026-27 Proposed Budget
Environmental Review: Not a Project under CEQA

Motion: Harvey

Second: Hermosillo

Approved as recommended by staff

Ayes: 7

Noes: 0

Abstain: 0

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| 5. | Regular Calendar: None | Action |
| 6. | Information/Report Items | Informational and/or Direction |
| 6.1 | Executive Officer's Report: | |
| 6.2 | Legislative Affairs: | |
| 6.3 | Assistant Executive Officer title | |
| 7. | General Announcements | Informational |
| 8. | Confirm Meetings | Action |
| | Commission Meeting: May 6th, at 2:00 p.m. | |
| 9. | Adjournment at 5:10pm | Action |

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