

6.APPLICATION FOR CHANGE OF ORGANIZATION / REORGANIZATION

DATE SUBMITTED _____ October 27, 2025 _____

APPLICANT _____ Eighty-five individuals and entities owning 413 parcels totaling 17,846.03 acres _____

MAILING ADDRESS _____ c/o Russian River Property Owners Association _____

_____ PO Box 2124, Healdsburg, CA 95448 _____

PHONE NUMBER _____

TITLE OF PROPOSAL _____ Formation of Alexander Valley Water District and _____

_____ Establishment of a Sphere of Influence for the District _____

This proposal is made pursuant to Sections 56000 and following of the California Government Code under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. (LAFCO or city can assist with title) and the Principal Act, sections of the 34000 California Water Code and following (California Water District Law).

1. PROJECT DESCRIPTION

Formation of Alexander Valley Water District pursuant to the California Water District Law, Water Code section 34000 et seq., and Establishment of a Sphere of Influence for the District.

2. LOCATION (also state the nearest cross streets): _____

Unincorporated lands within the Alexander Valley region of Sonoma County generally

3. DESCRIPTION AND JUSTIFICATION

A. Development Plans:

1. Is the subject territory to be developed at this time? No _____

2. If yes, generally describe the anticipated development (building types, facilities, number of units).

3. If no development is planned at this time, will approval of the proposed jurisdictional change increase the development potential of the property? No _____

(If yes, please indicate in terms of allowable uses, and number of units)

4. If development is not planned at this time, when is development of the area anticipated?

No new development of the area is planned

5. In as much detail as possible, please explain why this proposal is necessary at this time (e.g. an approved development or an existing structure requires service not currently provided or available).

A new water district is proposed to provide water management services for an unserved region. The region is facing water shortages and increased water resource regulation, Please see attached Petition for more information.

B. General Information

1. Please describe the general location and physical features of the territory which is the subject of this proposal. Refer to major highways, roads, watercourses and topographical features.

The area to be included in the district are unincorporated lands on the floor of the Alexander Valley. The Alexander Valley is a long and narrow alluvial valley of the Russian River framed by the Coast Ranges to the west and the Mayacamas Mountains to the east. The area proposed for inclusion in the district is agricultural, rural residential and commercial lands that rely on groundwater that is hydrologically connected with the Russian River and tributary streams. This area overlies portions of two groundwater basins: all of the Cloverdale Area Subbasin and the portion of the Alexander Area Subbasin excluding the uplands portion in the Chalk Hill area south of Franz Creek.

2. How many acres of territory are included in this proposal? Approximately 28,000 acres.
3. How many people live within the subject territory? Approximately 8,000.

C. Land Use Information

For general plan and zoning information call the city or county planning department.

1. County

1. What is the County General Plan land use designation? Vast majority is LIA 20 (20 acre minimum), followed by RRD 20. Scattered industrial, commercial and residential zoning comprise the balance.
- b. What is the existing County zoning? Vast majority is LIA. Next largest category is RRD (undeveloped lands along Russian River). Scattered industrial, commercial and residential zoning comprise the balance.
- c. Is the subject territory within the "Urban Service Boundary" of the Sonoma County General Plan? Portions of the boundary include the Urban Service Area of the City of Cloverdale and the Urban Service Area of the unincorporated community of Geyserville.

2. City

- a. What is the city's general plan land use designation? N/A

b. How is the subject territory zoned or prezoned? N/A

3. How is the territory presently used? Please be specific.

4. How are the adjacent lands used?

North predominantly agriculture and open space

East predominantly agriculture and open space

South predominantly agriculture and open space excepting the cities of Cloverdale and Healdsburg

West predominantly agriculture and open space excepting the cities of Cloverdale and Healdsburg

5. Does any portion of the subject territory contain any of the following?

Agricultural Land Uses Yes Agricultural Preserve Yes

Open Space Easement Yes Open Space Easement Yes

Community Separator Unknown Public Lands Yes

Williamson Act Contract Yes

6. Does any portion of the subject territory contain a hotel, motel, inn, bed and breakfast, or campground currently in operation that generates sales tax revenue? N/A

If yes, what is the estimated annual transient occupancy tax paid to the County? _____
(Contact the Tax Collector's Office at 707-565-6124 to obtain the estimate)

7. Does any portion of the subject territory contain a commercial business currently in operation that generates sales tax revenue? N/A If yes, please list names and addresses of businesses (Use back of this page or additional sheets, if necessary)

8. Should the **annexation or detachment formation** provide for any special conditions? Yes
What are the special conditions that should be applied? (Use back of this page or additional sheets, if necessary) See Section 12 of Petition for Formation

4. PUBLIC SERVICES INVENTORY

A. Sewage Disposal (N/A)

1. Public Sewer System (If a septic system is intended)

- a. Is the subject territory currently within a district or city providing public sewer service? _____
If so, what agency? _____
- b. Is annexation for sewer service necessary? _____
- c. What is the distance for connection to the agency(ies) existing sewer system? _____
- d. Has the affected agency indicated that they will provide sewer? _____
If yes, provide a copy of their confirmation.
- e. Will the agency be prepared to furnish service immediately? If not, please explain.

- f. Is the territory in a sewer moratorium area? _____
- g. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and the method of financing (e.g. general property tax, assessment district, landowner or developer fees).

- h. Capacity of Treatment Facility:
- (1) What is the physical design capacity of the sewage treatment plant that will serve the annexation area (MGD)? _____
 - (2) What is the current average daily sewage treatment volume of wastewater being treated at the plant (MGD)? _____
 - (3) Does the affected agency currently have sufficient capacity to service the territory?
If not, what plan does the agency have to increase its capacity? _____

 - (4) How will the increased capacity be financed? _____

- i. Capacity of Transmission Lines:
- (1) What is the physical design capacity of the affected sewer main (transmission line or pipeline) which conveys wastewater to the treatment facility (MGD)? _____
 - (2) What is the current load rating of the sewer main (MGD)? _____
 - (3) Does the affected agency currently have sufficient capacity in its sewer system main to serve the territory? _____ If not, what plan does the agency have to increase its capacity?

 - (4) How is the increased capacity to be financed? _____

2. Septic System

- a. Is a septic system(s) currently used on the property? _____
- b. Will the septic system(s) be used upon annexation and development of the property? _____
- c. Is the existing septic system(s) failing? _____

B. Water Supply

- 1. Is the subject territory currently within a district or city that provides water service? N/A. No city or district provides regional groundwater management, groundwater recharge and water sharing services
 - a. If so, what district or city? _____
- 2. Is annexation for water service necessary? N/A?
 - a. If so, what district or city? _____
- 3. Is the agency prepared to immediately furnish the necessary service? N/A If not please explain. _____
District would be able to immediately provide regional groundwater management, groundwater recharge and water sharing services
- 4. Is water service currently provided to the territory? Proposed services are not currently provided
 - a. If so, what is the current water demand (MGD)? _____
 - b. For what purpose? _____
- 5. Will the project be connected to an existing water line? N/A
 - a. Distance to tie-in: _____
 - b. When will service be extended to the territory? _____
 - c. The total anticipated water demand will be:
 - (1) Residential use (MGD) _____
 - (2) Industrial/Commercial use (MGD) _____
 - (3) Agricultural use (MGD) _____
- 6. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and methods of financing (e.g., general property tax, assessment district, landowner or development fees).
Facilities are not proposed to serve anticipated development. Facilities will serve existing uses including: groundwater wells; and water monitoring and measurement equipment

C. Fire Protection (N/A)

1. Is the territory currently within a fire district or city? _____
 - a. If so, which one? _____
2. If not, is annexation for protection part of this application? _____

D. Police Protection (N/A)

1. What police agency currently serves this territory? _____
2. What police agency would serve this territory if this jurisdictional change were approved?

E. Schools (N/A)

1. Will development of the territory generate any school age children? Indicate number below
 - a. Grades K - 6 _____
 - b. Grades 7 - 9 _____
 - c. Grades 10 - 12 _____
2. The subject territory is within which school district(s)? _____

3. Are any elementary or secondary schools serving the subject territory operating above design capacity? _____
If so, which schools or districts? _____
4. How will increase in capacity be financed? _____

F. Flood Control (N/A)

1. Describe the major drainage area within which the subject territory is located: _____

2. Are there existing flood control facilities within the subject territory? _____
3. If so, please describe: _____
4. If this territory is annexed to a city, has the city planned for improvements to provide for flood control in the area (on/off-site)? _____

G. Transportation (N/A)

1. Designate the names and types of roads that the project will use for primary and secondary access (include direct access streets from the project site to the nearest freeway):

Street Name

Type (Right-of-Way Width)

N/A

2. Is widening of an existing street necessary? N/A
3. Is the project served by County-maintained roads? N/A
4. Is construction of new access streets necessary? N/A
5. Is public transportation available? N/A How distant? _____ miles.
6. Are any roads and/or access rights-of-way bounding the subject territory to be annexed as a part of this project? If yes, has this road(s) been accepted into the county road system pursuant to Section 941 of the Streets and Highways Code

N/A

5. SPHERES OF INFLUENCE

- A. Is the territory to be ~~annexed or reorganized~~ **included in the new district** located within the sphere of influence of the city/district to which it is proposed to be annexed? Small portion of district is in City of Cloverdale sphere of influence.
- B. Will a sphere of influence amendment for any affected agency be required? No.
Which agency(ies)? Anticipated that land would be detached from AVWD if later annexed into City of Cloverdale

6. LANDOWNER/REGISTERED VOTER SENTIMENT

- A. Have all landowners for all parcels within the area proposed to be annexed or detached signed this application and petition? Owners of greater than 50% of land have signed the petition

Number of parcels 413 Number of Landowners 85 Number Signed 17,845.21 acres

- B. If not all landowners or registered voters within the affected territory have signed the attached petition, has a sentiment survey of landowners or registered voters been taken for the area affected by this proposal? No. Please include a copy of the survey and survey results, if applicable.
- C. If not all landowners or registered voters within the affected territory have signed the attached petition, please provide a complete list of all addresses within the affected area. Note that a single parcel may have several associated addresses due to multiple dwellings on the parcel. Attach a separate sheet if necessary.
See AVWD Parcels and Signed Petitions spreadsheet submitted electronically.