

# Application for Reorganization

**Sonoma Valley Fire District Reorganization No. 2024-10  
Consisting of Dissolution of the Kenwood Fire  
Protection District; and annexation of the same  
territory to the Sonoma Valley Fire District**

Submitted December 12, 2024 by:  
Steve Akre, Fire Chief  
Sonoma Valley Fire District



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## APPLICANT INFORMATION

**Application submittal date:** December 12, 2024  
**Name of Applicant:** Sonoma Valley Fire District  
**Mailing Address:** 630 2<sup>nd</sup> St W, Sonoma, CA 95476  
**Contact Person:** Fire Chief Steve Akre  
**Contact Telephone:** (707) 996-2102  
**Contact Email:** [SteveA@sonomavalleyfire.org](mailto:SteveA@sonomavalleyfire.org)

**Title of Application:** Application for Reorganization consisting of the annexation of the Kenwood Fire Protection District into the Sonoma Valley Fire District

**Project Description:** As provided in the parties' Concurrent Resolution No. 2024-10 effective July 9, 2024, reorganization consisting of the dissolution of the Kenwood Fire Protection District and annexation of the territory of the dissolved Kenwood Fire Protection District into the boundary of the Sonoma Valley Fire District.

**Location/Area Involved:** The boundary of the territory of the expanded Sonoma Valley Fire District will be the combined existing territories of the Kenwood Fire Protection District, and the Sonoma Valley Fire District, as shown in Appendix 2 of the Municipal Service Review approved by Sonoma County Local Agency Formation Commission Resolution No. 2717 adopted on November 6, 2019.

**A CONCURRENT RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA VALLEY FIRE DISTRICT AND THE KENWOOD FIRE PROTECTION DISTRICT CONSTITUTING THE DISTRICTS' RESOLUTION OF APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF SONOMA COUNTY FOR THE REORGANIZATION OF THE SONOMA VALLEY FIRE DISTRICT**

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**WHEREAS**, the Boards of Directors of Sonoma Valley Fire District ("SVFD") and the Kenwood Fire Protection District ("KFPD"), both located in Sonoma County, California, desire to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code ("Cortese-Knox-Hertzberg Act"), with the Local Agency Formation Commission of the County of Sonoma ("Sonoma LAFCO") for the reorganization of the Parties as specified herein; and

**WHEREAS**, SVFD and KFPD (the "Parties") have agreed to initiate proceedings with Sonoma LAFCO by adoption of this Concurrent Resolution for reorganization consisting of the dissolution of KFPD and annexation of the territory in the dissolved District ("the Proposed Reorganization") resulting in a reorganized fire protection district ("the Reorganized District"); and

**WHEREAS**, California Government Code section 56853 provides in part that, in the case of a concurrent resolution for reorganization, Sonoma LAFCO shall approve, or conditionally approve, the Proposed Reorganization; and

**WHEREAS**, the boundaries of the territory included in the Reorganized District will be the combined territories of SVFD and KFPD, as described in Exhibit "A", attached hereto and incorporated herein by this reference; and

**WHEREAS**, the territory included in the Reorganized District is inhabited, as defined in the Cortese-Knox- Hertzberg Act; and

**WHEREAS**, the Proposed Reorganization is consistent with the amended spheres of influence of the Parties, based on specific determinations in Sonoma LAFCO Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_; and

**WHEREAS**, the Parties desire that the Proposed Reorganization be subject to the following terms and conditions as set forth herein:

- a. The name of the Reorganized District shall remain the "Sonoma Valley Fire District".
- b. The Reorganized District is intended to achieve greater economy and efficiency in providing fire protection and emergency services. The Parties have determined that the Proposed Reorganization is in the best interest of the Parties in order to provide better services to the residents of the Reorganized District.

- c. Pursuant to the provisions of California Health and Safety Code §13842 and Government Code section 56866(n), Reorganized District shall continue to be governed by a seven (7) member Board of Directors, subject to District-wide election.
- d. All assets, unrestricted, restricted or fiduciary, held by the Parties shall be transferred to and become assets of the Reorganized District. The Reorganized District shall be the successor agency to the Parties.
- e. The Parties shall enter into a property tax allocation agreement to transfer the KFPD property tax allocation to SVFD for funding of the Reorganized District.
- f. The Parties request a determination by Sonoma LAFCO that the initial appropriation limit for the Reorganized District shall be at least the total of the combined existing appropriation limits of SVFD and KFPD, as well as the anticipated increased tax collections projected from the extension of the SVFD's special taxes throughout the Reorganized District.
- g. All liabilities of the Parties shall be transferred to and become liabilities of the Reorganized District.
- h. The effective date of the Proposed Reorganization shall be the date of recordation of the certificate of completion of reorganization as provided by Government Code section 57200 et seq.
- i. Distribution of Services: The Board of Directors of the Reorganized District will authorize an annual work plan for services throughout the Reorganized District; and

**WHEREAS**, the Parties hereby consent to the Proposed Reorganization without election by the registered voters within the respective Districts; and

**WHEREAS**, the Parties' find that the Proposed Reorganization appears to be categorically exempt on the California Environmental Quality Act ("CEQA") by virtue of section 15320 of the State CEQA Guidelines ("Class 20 Exemption") because the Proposed Reorganization is a reorganization of a local government agencies where the changes do not change the geographical area in which previously existing powers are exercised.

**NOW, THEREFORE**, the Boards of Directors of Sonoma Valley Fire District, and the Kenwood Fire Protection District hereby find, determine, declare, resolve and order as follows:

1. The foregoing recitals are true and correct and are adopted as set forth herein.
2. Sonoma LAFCO is requested to undertake proceedings for the Proposed Reorganization and approve the reorganization Petition according to the terms and conditions stated above pursuant to the Cortese-Knox-Hertzberg Act.

3. The President of the Board of Directors of each Party is authorized and directed to execute this Concurrent Resolution and any other documents as Sonoma LAFCO may reasonably request to accomplish the Proposed Reorganization initiated by this Concurrent Resolution, with an anticipated completion date of July 1, 2025.
4. The Fire Chief of the Sonoma Valley Fire District, and/or his designee, shall be, and the Chair of the Kenwood Fire Protection District Board, and/or his or her designee, shall be, and are hereby, authorized and directed to perform any and all acts required to complete the Proposed Reorganization initiated by this Concurrent Resolution, including, but not limited to, preparation and coordination of the reorganization Petition to Sonoma LAFCO, and preparation and filing of Notice of Exemption with the County Clerk in accordance with the provisions of CEQA and the State CEQA guidelines.

This Concurrent Resolution may be executed in counterparts and is effective from the latest date of execution shown below.

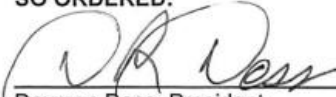
**KENWOOD FIRE PROTECTION DISTRICT:**

IN REGULAR SESSION, the foregoing Resolution was introduced by Director Doss, who moved its adoption, seconded by Director Uboldi, and passed by the Board of Directors of the Kenwood Fire Protection District this 9th day of July 2024, on regular roll call vote of the members of said Board:

President Doss	Aye <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Vice President Uboldi	Aye <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Director Atkin	Aye <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Director Cooper	Aye <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Director Moretti	Aye <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Vote:	Aye <u>5</u>	No <u>0</u>	Absent <u>0</u>

WHEREUPON, the President declared the foregoing Resolution adopted, and

SO ORDERED:

  
 \_\_\_\_\_  
 Daymon Doss, President

ATTEST:

  
 \_\_\_\_\_  
 Tony Ghisla, District Administrator

**SONOMA VALLEY FIRE DISTRICT:**

**IN REGULAR SESSION**, the foregoing Resolution was introduced by Director Emery, who moved its adoption, seconded by Director Brady, and passed by the Board of Directors of the Sonoma Valley Fire District this 9th day of July 2024, on regular roll call vote of the members of said Board:

President Norton	Aye	_____	No	_____	Absent	<u>X</u>
Vice President Atkinson	Aye	<u>X</u>	No	_____	Absent	_____
Treasurer Johnson	Aye	<u>X</u>	No	_____	Absent	_____
Director Brady	Aye	<u>X</u>	No	_____	Absent	_____
Director Emery	Aye	<u>X</u>	No	_____	Absent	_____
Director Leen	Aye	<u>X</u>	No	_____	Absent	_____
Director Greben	Aye	<u>X</u>	No	_____	Absent	_____
Vote:	Aye	<u>12</u>	No	_____	Absent	<u>1</u>

**WHEREUPON**, the President declared the foregoing Resolution adopted, and

**SO ORDERED:**

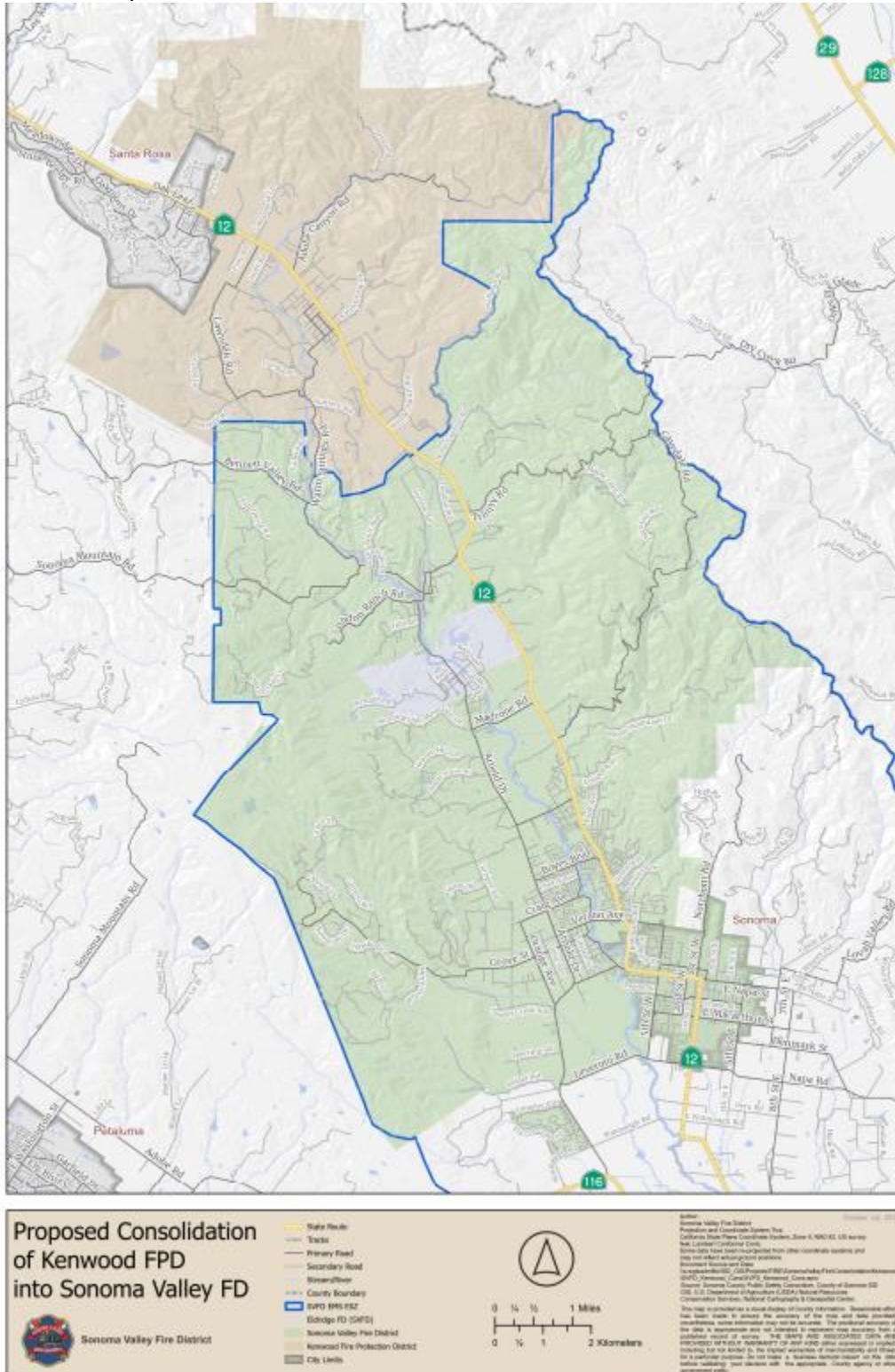
  
Matt Atkinson, Vice President

**ATTEST:**

  
Maci Bettencourt, Clerk

## Map of the Proposed Sonoma Valley Fire District

Legend: tan color = Kenwood Fire Protection District Boundary / green color = Sonoma Valley Fire District boundary / blue line = Ambulance Service Area





## HISTORY OF THE AGENCIES

### **Sonoma Valley Fire District**

The Sonoma Valley Fire District provides all-risk fire, rescue, and paramedic level emergency medical services to the communities of Agua Caliente, Boyes Hot Springs, City of Sonoma, Diamond-A, El Verano, Fetters Hot Springs, Glen Ellen, Mayacamas, Temelec, Seven Flags, Eldridge, and Kenwood.

On February 1, 2002, the City of Sonoma and Valley of the Moon Fire Protection District entered into a Joint Powers Agreement creating a public entity known as the Sonoma Valley Fire & Rescue Authority. The purpose of the Authority was to eliminate duplication of equipment, personnel and resources, control costs, and provide higher levels of fire and rescue services to both communities.

On December 19, 2011, the City of Sonoma signed a contract for fire and emergency medical services with the Valley of the Moon Fire Protection District to further eliminate duplication of administrative services. The Fire District served as the employer of both employee groups.

On July 1, 2020, the Sonoma Valley Fire District was formed through a consolidation of the Valley of the Moon and Glen Ellen Fire Districts as well as the Mayacamas Volunteer Fire Company service area. The new District's formation went through the LAFCO reorganization process that included public hearings and legal requirements. The new consolidated District realizes substantial benefits to the citizens and taxpayers by employing common equipment, resources, and personnel under a single administration and operational system. The new Sonoma Valley Fire District is extremely proud of its former Districts' rich history and community ties and is equally proud to continue to provide exceptional service to all of our communities that we serve.

In September of 2022, the District entered a contract for services with Kenwood Fire Protection District to provide staffing to maintain 24-hour ALS (Advanced Life Support) engine service. In July of 2024, all KFPD employees became Sonoma Valley Fire District employees, and as of August 5, 2024, SVFD is providing 3-0 engine staffing 24/7.

SVFD is a combination agency that maintains five career-staffed fire stations, three volunteer stations, an administrative office, and a maintenance facility. SVFD has 76 full-time personnel and over 50 volunteer personnel. SVFD's daily staffing includes five paramedic engines, three advanced life support ambulances, a Battalion Chief, and multiple support staff in fire prevention, training and fire administration. In addition, this staffing is enhanced through the cadre of dedicated volunteer firefighters and an assortment of specialized equipment, including a ladder truck, nine specialized wildland engines, three rescue trucks, four water tenders, a UTV for remote access areas, and fourteen additional fire engines.

The District, including the City, serves an area of approximately 114 square miles with a resident population of approximately 52,000. The District also provides emergency ground

transport ambulance service to the greater Sonoma Valley, an additional area of approximately 100 square miles, and 5,000 residents, as well as a significant number of visitors in the greater Sonoma Valley.

It is important to note that the SVFD also provides staffing for one shift for the Eldridge Fire Department at the existing Sonoma Developmental Center Fire Station as part of a contract for services agreement with the State of California Department of General Services. This staffing agreement and services have been in place since 2019.

Within the boundaries of the District are expansive wildland urban-interface (WUI) areas, large single-family homes, multi-family residential complexes, hotels, a local hospital, and a historic downtown Plaza.

The SVFD serves its Community from the following Fire Stations:

- Sonoma: Station 1 at 630 2<sup>nd</sup> St West, Sonoma
- El Verano: Station 2 at 877 Center St, El Verano
- Agua Caliente: Station 3 at 1 West Aqua Caliente Rd, Agua Caliente
- Diamond A: Station 4 at 18798 Prospect Dr, Diamond A Ranch (Volunteer only)
- Glen Ellen: Station 5 at 13445 Arnold Dr, Glen Ellen
- Kenwood: Station 6 at 9045 Sonoma Highway, Kenwood
- Mayacamas: Station 8 at 3252 Trinity Rd, Glen Ellen, CA 95442 (Volunteer only)
- Cavedale: Station 9 at 4601 Cavedale Rd, Glen Ellen, CA 95442 (Volunteer only)
- Eldridge: Station 10 at 15000 Arnold Dr/Wilson, Eldridge, CA 95431

The Sonoma Valley Fire District is an independent Special District, as defined under the California Fire Protection District Law of 1987, (California Health and Safety Code, Section 13800 et seq.). A seven-member Board of Directors, elected at large by their constituents, with each serving a four-year term, governs the District. The Fire Chief oversees the general operations of the District in accordance with the policy direction prescribed by the Board of Directors.



## **Kenwood Fire District**

The Kenwood Fire Protection District was formed in 1945. Located on Hwy 12 in a converted 1930s gas station, the Kenwood Fire District became a natural center for community engagement. It is governed by a voter elected 5-member Board of Directors. The Kenwood Fire Protection District serves approximately 609 residents over an approximately twenty-three square mile area. Situated in the northern portion of the Sonoma Valley, sixty miles north of San Francisco, in one of the premiere grape growing regions in the world, Kenwood is home to many world class wineries.

Over many years, Kenwood has dramatically changed. Like many rural areas in the Bay Area, Kenwood was a farming community, then transformed into blue collar and now, a very expensive community in which to live. Wikipedia says the population of Kenwood is 609, but there are many vacation rentals, and non-permanent residents as well.

The demographic change has had a dramatic impact on our fire department. When Kenwood was a farming community, old pictures of the department show about 15 community volunteers' firefighters, mostly farmers, who would respond to calls during the day and night because they lived and worked here. When farming declined and the community moved into a more blue-collar town, the District continued to have many Community volunteer firefighters (in excess of 25). However, day call turnout was limited because many of the community volunteers worked out of town.

After a long and very proud history of being a volunteer fire department, as above noted, the District had to transition to a combination department due to decreasing numbers of active volunteer firefighters. From approximately the late 1990's until 2016, the District was staffed by one full-time employee and a part-time employee during the weekly business hours, and volunteers responded from home at night and on weekends. This culminated in 2016 when the District was able to provide 24-hour staffing with 2 full time employees. This model functioned until September of 2022 when the District entered a contract for services to provide staffing to maintain 24-hour ALS (Advanced Life Support) service. In July of 2024, the one remaining Kenwood employee became a Sonoma Valley Fire District employee, and as of August 5, 2024, SVFD is providing 3-0 staffing 24/7. Kenwood equipment currently consists of: A 2019 Pierce Arrow Type 1 Fire engine, a reserve type 1 fire engine, a type 3 wildland engine, a water tender, and a light rescue vehicle.



On the periphery of the District's territory, adjacent agencies include: Santa Rosa Fire Department, Sonoma County Fire District, Sonoma Valley Fire District, and Rancho Adobe Fire Protection District. The District has auto or mutual aid agreements with all neighboring agencies.

**PLAN AND DESCRIPTION OF SERVICES,  
INCLUDING CURRENT AND PROJECTED RESPONSE TIME AND LEVELS OF SERVICE**

The two subject agencies currently provide "all-risk" services to their communities. They respond to all types of emergency and non-emergency incidents including, but not limited to, medical emergencies, structure/vehicle/wildland fires, vehicle accidents, rescues, and hazardous materials incidents. Current response times vary by station and are dependent upon whether the station services an urban, suburban, or rural area. Response times in the two agencies are also affected by whether the agency is a staffed or volunteer fire station. The staffed stations will always send a response to Districts 4 (Diamond A), 8 (Mayacamas), and 9 (Mayacamas/Cavedale Rd), to supplement the volunteer response.

**Kenwood Fire Protection District**

The Kenwood Fire Protection District serves the rural community of Kenwood and surrounding areas, including the remote areas of Sugar Loaf Mountain Range and Annadel State Park. Kenwood is surrounded by agricultural, wine making and wine tasting areas, and a Plaza Park situated in the heart of the Community. The Kenwood Fire Station is and will remain a staple of the Kenwood Community, and currently houses a 3/0 engine company comprised of a Captain, an Engineer/Paramedic, and a Firefighter/Paramedic. The population of Kenwood fluctuates with tourism, but is estimated at around 600 residents. Kenwood does have a hotel, the Kenwood Inn and Spa, as well as many visitors to the wineries and businesses throughout the District. In addition, construction is in process on a large development known as the Graywood Ranch. This will include a hotel, a large venue for events and dining, and approximately 15 (+/-) building lots for homes.

The number of calls for service generated by the Kenwood Fire Protection District was 298 calls in 2021; 317 calls in 2022; and 230 calls in 2023. For emergency medical calls, the District responded to 130 calls in 2021; 156 calls in 2022; and 122 calls in 2023. The table below shows the average response time to emergency medical calls for the years 2019-2022. In the years displayed below, the Kenwood Fire Protection District responded as a BLS (Basic Life Support) engine company, and ALS (Advanced Life Support) service was provided by Santa Rosa Engine 7 (Oakmont Station), Sonoma Life Support, or Sonoma Valley Fire (Glen Ellen/Station 5) or Medic 303 responding from Station 3/District 3. The first arriving ALS unit time was measured and is shown here:

## Average ALS Response Time for Kenwood by Unit Type

Sonoma County, 2019-2022

	2019	2020	2021	2022	Grand Total
AMB	0:08:36	0:09:34	0:10:13	0:10:24	0:09:44
ENG_T1	0:08:41	0:08:16	0:09:00	0:09:10	0:08:53
<b>Grand Total</b>	<b>0:08:37</b>	<b>0:09:20</b>	<b>0:09:57</b>	<b>0:10:05</b>	<b>0:09:33</b>

\*ESZ 1314010001, 1314010002, 1314010003

On September 28, 2022, the Sonoma Valley Fire District began staffing the Kenwood Fire Station with a Paramedic assigned to each shift, making an ALS engine company. In August of 2024, the Kenwood Fire Protection District Board elected to begin staffing a 3<sup>rd</sup> full-time member (Firefighter/Paramedic) on the engine company. This provides additional depth and capacity to emergency response in the District. This endeavor is made possible long-term by Measure H funding. However, in the short-term, the Kenwood Fire District Board elected to start staffing this level prior to receiving the funding in order to best serve the Kenwood Community. Since September 28, 2022 when the Kenwood Fire Protection District was staffed ALS, the Kenwood Fire Protection District has generated 196 medical related calls. The table below reflects the average response time to these medical related calls for service:

### Average ALS Response Time Sept. 2022 to Present

Medical calls for service	Average ALS Response Time*
196 total calls	4 minutes 58 seconds

**\*ALS= Advanced Life Support**

As noted above, Kenwood Fire Protection District responded as a Basic Life Support (BLS) first response up until the transition to a paramedic staffing the station as noted above, on September 28, 2022. KFPD did an outstanding job of responding in their District, with average times noted in the box below. These times are reflective of all KFPD calls in District, which range from a short run in the Kenwood flats area, to the outer edges of the District. The box below illustrates average response times for KFPD medical type calls for 2021 and 2022:

### Average Response Times all calls for service

	2021	2022
MED	0:05:07	0:05:12

The response times are very similar from prior to SVFD staffing to the present. However, the difference in Advanced Life Support arrival average is 4 minutes and 35 seconds with an ALS staffed engine company at the Kenwood Fire Protection District station/SVFD Station 6. The Sonoma Valley Fire District will continue to staff a 3/0 ALS engine company at the current Kenwood Fire Station location to meet these response times and provide expedited Advanced Life Support response to the Kenwood Community.

Since 2009, the Kenwood Fire Protection District has been in County Exclusive Operating Area One (EOA-1) for contracted ALS emergency ground ambulance service administered by the County of Sonoma. In January 2024, after more than a decade of service by American Medical Response West, the Sonoma County Fire District became the EOA-1 ambulance provider and this will continue after the reorganization.

**Sonoma Valley Fire District**

The Sonoma Valley Fire District (SVFD) provides integrated emergency response, command, administrative and logistical support to the communities of Glen Ellen, Kenwood, Mayacamas, Agua Caliente, Boyes Hot Springs, Fetters Hot Springs, El Verano, Temelec, Seven Flags, the City of Sonoma, and Sonoma Developmental Center (Eldridge). As of 2019, the SVFD has been under contract with the State Department of General Services to provide on-site ALS service to SDC, presently providing this service on weekends. This adds an additional 2/0 engine company to the SVFD system. This contract will be in place until June 30, 2025. SVFD is governed by the elected Sonoma Valley Fire District Board.

The number of calls generated by the entire District was 5031 calls in 2021; 5202 calls in 2022; and 5279 calls in 2023; with an average call volume of 5171 calls over the 3-year span. The District responds to a variety of different calls in the vastly different areas it serves. The Mayacamas (District 8/9) serves an area with homes, ranches, and agricultural areas in a remote ridge area along the border between Sonoma and Napa Counties. District 5 serves an area rich with rural residential and wild lands. This includes rural residential development. District 5 also serves the Jack London Ranch State Park and a County regional park. There is some modest commercial activity in the village of Glen Ellen. Districts 2 and 3 serve an area of urban, suburban, and rural mixture, including the Diamond A area (District 4 but District 2 units respond as well), which is an especially remote rural area. Lastly, District 1 serves the City of Sonoma, including the highly commercial and historic downtown Sonoma Plaza.

All Engine companies (including Kenwood/Station 6) are and will continue to be staffed 3-0 with a Captain, an Engineer/Paramedic, and a Firefighter/Paramedic. The response times vary by District due to the unique layout of each individual District. Below is a table of average response times for in District emergency medical calls for the last 3 years:

<b>Engine</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>3381</b>	<b>3 minutes 48 seconds</b>	<b>3 minutes 33 seconds</b>	<b>3 minutes 31 seconds</b>
<b>3382</b>	<b>4 minutes 48 seconds</b>	<b>5 minutes and 7 seconds</b>	<b>4 minutes and 40 seconds</b>
<b>3383</b>	<b>4 minutes and 6 seconds</b>	<b>4 minutes and 26 seconds</b>	<b>4 minutes and 3 seconds</b>
<b>3385</b>	<b>6 minutes and 37 seconds</b>	<b>5 minutes and 25 seconds</b>	<b>6 minutes and 20 seconds</b>

The City of Sonoma has Health and Safety Code section 1797.201 rights and obligations to provide ALS emergency ground transport ambulance service (“201 Rights”) to the Sonoma Valley, from the Schell-Vista FPD through SVFD District 5 (Glen Ellen) up to the current Kenwood Fire Protection District Boundary. The provision of this ALS service is through the contract for service with the Sonoma Valley Fire District. The reorganized Sonoma Valley Fire District will continue to provide ALS ambulance service to the same service area, while the City will retain its “201 Rights.” Based on the County’s RFP and Contract for EOA-1 ambulance service, the SVFD will not have legal responsibility for ambulance transport for the KFPD area. However, we have an agreement in place with Sonoma County Fire District where the SVFD will respond as the closest ambulance when appropriate.

These statistics indicate that the Sonoma Valley Fire District meets NFPA response time standards for suburban areas for calls that are generated from within the District territory. Additionally, through the combined organizational response and resources of the SVFD, the City has an Insurance Service Office (ISO) Public Protection Class rating of 1, which is the highest attainable level, indicating superior property fire protection. This level is achieved by only 5% of California fire departments and less than 1% of departments nationwide. In the unincorporated area of the District, exclusive of the Mayacamas service area, the ISO rating is a Class 2, which is a remarkable level considering there are significant portions of our District’s area that are not serviced by fire hydrants.

## **SCHEDULE FOR PROVIDING SERVICES IN THE REORGANIZED TERRITORY**

Based on consultations with the LAFCO Executive Officer, with a submittal date of December 16, 2024, LAFCO could move through the review, consideration, and approval process, including any protest proceedings, by the regular LAFCO meeting in May 2025. During the pendency of the LAFCO review process, the Board-level reorganization Ad Hoc Committee and numerous staff working groups will concurrently be developing policies, procedures, and operational implementation plans. Based on this timeline, the Board of Directors of the reorganized Sonoma Valley Fire District would hold its first meeting on July 1, 2025, and District-wide services would therefore feasibly begin in the expanded District in July 2025.



## **NEEDS AND PLANS FOR IMPROVEMENT OR UPGRADING OF FACILITIES**

### **Kenwood Fire Protection District**

#### **Station 6: 9045 Sonoma Highway, Kenwood**

The District maintains a main fire station that it has occupied since approximately 1965. The facility is modest, and is currently being upgraded with a completed installation of a new septic system in anticipation of a remodel project to start 2025/2026. Measure H Sales Tax Funding will be the source for this remodel.

With additional staffing afforded by the Measure H Sales Tax, as well as Kenwood Fire Board approval, additional bedrooms, and upgraded bathrooms are needed to properly house Firefighters at this station. The Kenwood Board has appointed a Sub Committee to work in collaboration with the Sonoma Valley Fire District staff to oversee future remodel projects.

The Sonoma Valley Fire District will utilize the KFPD's Board adopted Replacement Reserve Study from January 2022 in order to budget, plan and address ongoing repairs, improvements and replacement of equipment, facilities and apparatus that serve the Kenwood Community. The Sonoma Valley Fire District is committed to utilizing the reserve funds from the KFPD to ensure that we meet both the replacement schedules and the service level expectations and standards of the SVFD as we serve the Kenwood Community into the future. The SVFD will separately account for these funds and will provide an annual reporting of expenditures and the ongoing fund balance.

Anticipated initial costs: \$10,000 for architectural consultation. The more significant construction costs are unknown at this time, but will be financed utilizing Measure H funds to pay for the annual debt service payments.

### **Sonoma Valley Fire District**

#### **Station 1: 630 Second Street West, Sonoma**

This is the City owned Fire Station that also serves FD Administration, Training, Prevention, and Fleet Maintenance. Through the contract for services, the City is responsible for all major repairs and renovations of this facility. The facility is current and not in need of any significant upgrades/improvements.

#### **Station 2: 877 Center St. El Verano**

There has been a recent remodel to accommodate the newly organized Medic 302 and its crew. The formation of this unit and the funding for it are through Measure H funds. Additionally, the Sonoma Valley Fire District closed escrow at the end of November on two parcels on Arnold Dr., totaling 7.75 acres, on which a new Fire Station 2 will be built. This process is in the beginning stages and is currently moving forward with planning and design which should be completed in early 2025 with construction to begin

as soon as that process is complete and financing has been secured. Similar to the Kenwood Fire Station Project, this project will be funded through Measure H revenues to pay the annual debt service payments. This property will also give the Sonoma Valley Fire District room to grow and expand well into the future as the property is both easily accessible and centrally located in the Valley.

Station 3: 1 West Agua Caliente Rd, Agua Caliente

This Fire Station has had many recent improvements, including a new kitchen, updated dorm rooms and bathrooms, paving, energy efficiency projects, a new roof, and a photovoltaic system. This Station is not in need of any additional improvements in the intermediate time period.

Station 4: Prospect Dr. Diamond A, Sonoma

This Volunteer Fire Station in Diamond A does not require any upgrades given its current use.

Station 5: 13445 Arnold Dr, Glen Ellen

The living quarters were remodeled in 2018 which added bedrooms and a day room to accommodate 24/7 staffing of at least 3 Firefighters. A subsequent seismic retrofit that included a new roof and a photovoltaic system was completed in the Spring of 2024. There are no projected additional upgrades needed.

Station 8: 3252 Trinity Rd, Glen Ellen

Wildfire hardening measures have recently been completed including hardscape landscaping and a new fire-resistant roof was installed.

Station 9: 4601 Cavedale Rd, Glen Ellen

Recent infrastructure upgrades including roof and utility work have been completed.

## FISCAL ANALYSIS WITH FIVE-YEAR REVENUE AND EXPENDITURE PROJECTION

### Budget and Background

The Sonoma Valley Fire District which was formed on July 1, 2020, has a seven-member elected board that passes a balanced budget each fiscal year. The Sonoma Valley Fire District’s primary source of revenue is the general property tax. The District’s property tax allocation rate (AB-8 rate) is comprised of three separate rates from former fire districts including: Valley of the Moon Fire Protection District of 13.3%, Glen Ellen Fire Protection District of 10.9%, and lastly Mayacamas Volunteer Fire Service Area of 3.2%. Additionally, the District has an existing voter-approved special tax, Ordinance 2018/2019-01, of \$246.24 per single family residence set for FY24/25 and contains no sunset clause. Furthermore, Ordinance 2018-2019-01 has a built-in automatic inflation component which is applied each fiscal year and can be levied at a higher rate. Contracts are another significant revenue source for the District, from the City of Sonoma, Kenwood Fire Protection District, and Department of General Services to provide staffing and services to their designated areas of coverage. The Department of General Services contract will cease in FY25-26 indefinitely unless we are informed otherwise. As of March 2024, a county wide sales tax measure officially known as, Measure-H, was successful in acquiring voter approval which will generate a new revenue stream starting in FY24/25 and contains no sunset clause.

- **Special Note on Financial Projections:** An assumption of a 3% annual increase in both revenues and expenses has been used with all line items except personnel costs. Personnel costs have been projected using a 3.5% increase due to the significant number of new employees who will be moving upward through the salary schedule positions. There is the potential for additional personnel cost savings as Legacy or Classic employees (SCERA) attrition out and are replaced by lower cost PEPRA employees. We have assumed a conservative number of retirements in these calculations, but the exact number is unknown.

#### Budget Projections for Fiscal Years:

<b>Sonoma Valley Fire District:</b>	24-25	25-26	26-27	27-28	28-29
Property Tax Revenue	7,615,967	7,844,446	8,079,779	8,322,172	8,571,837
Special Tax Revenue	2,422,033	2,494,694	2,569,535	2,646,620	2,726,019
Contract Revenue	9,078,533	9,350,889	9,631,141	9,920,358	10,217,968
Measure H Revenue	3,062,400	4,083,200	4,205,696	4,331,867	4,461,823
Fees	413,696	426,107	438,890	452,057	465,618
<b>Total Revenue</b>	<b>22,592,629</b>	<b>24,199,336</b>	<b>24,925,041</b>	<b>25,673,074</b>	<b>26,443,265</b>
Personnel Costs	19,266,448	19,940,773	20,638,700	21,361,055	22,108,692
Services and Supplies	2,181,307	2,246,746	2,314,148	2,383,573	2,455,080
Capital expenditures	510,283	525,591	541,359	557,600	574,328
<b>Total Expenses</b>	<b>21,958,038</b>	<b>22,713,110</b>	<b>23,494,207</b>	<b>24,302,228</b>	<b>25,138,100</b>
Annual Surplus or (Deficit)	634,591	1,486,226	1,430,834	1,370,846	1,305,165

<b>Kenwood Fire Prot. District:</b>	24-25	25-26	26-27	27-28	28-29
Property Tax Revenue	\$1,076,211	\$1,108,497	\$1,141,752	\$1,176,005	\$1,211,285
Revenue Sharing	\$206,587	\$212,785	\$219,168	\$225,743	\$232,515
Special Parcel Tax	\$425,626	\$425,626	\$425,626	\$425,626	\$425,626
Measure H Revenue	\$869,550	\$1,196,800	\$1,196,800	\$1,196,800	\$1,196,800
Interest Income	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
All other	\$59,684	\$59,684	\$59,684	\$59,684	\$59,684
<b>Total Revenue</b>	<b>\$2,707,658</b>	<b>\$3,073,392</b>	<b>\$3,113,030</b>	<b>\$3,153,858</b>	<b>\$3,195,910</b>
<b>Expenses</b>					
Staffing Contract	\$2,050,000	\$2,212,956	\$2,340,377	\$2,475,176	\$2,616,261
Services and Supplies	\$398,735	\$410,697	\$423,018	\$435,709	\$448,780
<b>Total Expenses</b>	<b>\$2,448,735</b>	<b>\$2,623,653</b>	<b>\$2,763,395</b>	<b>\$2,910,885</b>	<b>\$3,065,041</b>
Net Fund Before Cap X	\$258,923	\$449,739	\$349,635	\$242,974	\$130,870
Cap X Allocation	\$258,923	\$449,739	\$349,635	\$242,974	\$130,870
Net Fund Balance	\$0	\$0	\$0	\$0	\$0

**Projection Notes:**

1. Property tax and revenue sharing agreement increases 3% annually.
2. Parcel tax is flat even though there are properties being completed. The County is 3 years behind in their process.
3. Measure H allocated to the general fund and remains flat. Allocation has not yet been decided.
4. Interest income and all other revenue are flat.
5. Staffing contract increases 5.7% annually.
6. All other expenses increase 3% annually.

<b>Reserve Fund Balances:</b>	6/30/2021	6/30/2022	6/30/2023		
Sonoma Valley Fire District	\$10,626,070	\$11,111,143	\$12,033,606		
Kenwood FPD	\$ 4,024,908	\$ 4,026,472	\$ 4,379,253		

In addition to the financial stability, and substantial reserves, the reorganized District potentially will be able to act as a larger agency when competing for grants, will be able to expand Sonoma Valley’s established Fire Impact Fee Program throughout the service area, and leverage purchasing power through volume purchases and standardization of vendors.

New and combined Budget Projections for the Reorganized Sonoma Valley Fire District:

Note: The Projection Assumptions used below are the same as for the above Projections for the Sonoma Valley Fire District.

<b>Sonoma Valley Fire District:</b>	24-25	25-26	26-27	27-28	28-29
Property Tax Revenue	8,692,178	8,952,943	9,221,531	9,498,177	9,783,122
Special Tax Revenue	2,687,886	2,768,522	2,851,578	2,937,125	3,025,239
Contract Revenue	7,028,533	7,239,388	7,456,570	7,680,267	7,910,675
Measure H Revenue	3,931,950	5,315,904	5,475,381	5,639,642	5,808,831
Fees/ Other Misc. Revenue	749,967	768,576	787,742	807,484	827,817
<b>Total Revenue</b>	<b>23,090,514</b>	<b>25,045,333</b>	<b>25,792,802</b>	<b>26,562,695</b>	<b>27,355,684</b>
Personnel Costs	19,266,448	19,940,773	20,638,700	21,361,055	22,108,692
Services and Supplies	2,580,042	2,657,443	2,737,166	2,819,282	2,903,860
Capital expenditures	510,283	525,591	541,359	557,600	574,328
<b>Total Expenses</b>	<b>22,356,773</b>	<b>23,123,807</b>	<b>23,917,225</b>	<b>24,737,937</b>	<b>25,586,880</b>
Annual Surplus or (Deficit)	733,741	1,921,526	1,875,577	1,824,758	1,768,804

**Appropriations Limit for the reorganized Sonoma Valley Fire District**

As directed by the Districts in the Concurrent Resolution No. 2024/2025-01, LAFCO is requested to establish the initial appropriations limit for the reorganized Sonoma Valley Fire District based on the total of the combined existing appropriations limits of the Kenwood FPD and the Sonoma Valley Fire District, as well as the anticipated increased tax collections projected from the extension of Sonoma Valley Fire District’s special tax throughout the reorganized Sonoma Valley Fire District and the revenues from the County-wide sales tax measure H which was passed in March, 2024. Accordingly, based on the five-year financial projection above, it is requested that the initial appropriations limit for the Sonoma Valley Fire District be established at \$35,000,000.00.

## **IDENTIFICATION OF EXISTING FIRE SERVICE PROVIDERS AFFECTED BY REORGANIZATION**

As set forth in the Concurrent Resolution No. 2024/2025-01, approved by the Districts effective July 9, 2024, and as identified in the Municipal Service Review approved by LAFCO Resolution No. 2717 on November 6, 2019; the reorganization includes the dissolution of the Kenwood Fire Protection District; detachment of 7 parcels from Sonoma County CSA #40; and annexation of that same territory into the reorganized Sonoma Valley Fire District. Much of the territory in the reorganized district is designated as "State Responsibility Area," subject to Cal Fire suppression and prevention services for wildland fires.

## **PROPOSAL FOR THE STRUCTURE OF THE BOARD OF DIRECTORS**

As set forth in subparagraph (c) on page 2 of the Concurrent Resolution No. 2024/2025-01, approved by the Districts effective July 9, 2024 and pursuant to the provisions of California Health and Safety Code §13842 and Government Code section 56866(n), Reorganized District shall be governed by a seven (7) member Board of Directors. The initial Board of Directors shall meet as soon as practicable after the effective date of the Proposed Reorganization and shall classify themselves by lot into two classes: one class consisting of three (3) directors and one class consisting of four (4) directors, two (2) from KFPD and five (5) from SVFD. The term of office of the class having the smaller number shall be through December 2026, and the term of office of the class shall be having the greater number shall be through December 2028.

Three (3) director positions shall be subject to an at-large District-wide election in November 2026; and four (4) director positions shall be subject to an at-large District-wide election in November 2028. Except for the initial Board of Directors, the term of office of directors shall be four years, and directors shall be elected or appointed as provided by law.

## **IMPACTS OF REORGANIZATION ON CURRENT EMPLOYEES AND VOLUNTEERS**

### **Sonoma Valley Fire District (SVFD)**

The Sonoma Valley Fire District staffs 5 engine companies and 3 ambulances on a daily basis as well as a shift Battalion Chief. SVFD staffing is a 3-person minimum for engines and 2-person minimum for ambulances. All of our daily staffed resources are paramedic staffed (ALS), oftentimes with more than one paramedic per unit. We staff all engine companies with one Captain, one Engineer, and one Firefighter/Paramedic. We also have the opportunity for our volunteers to work stipend shifts on every one of our engine companies each day as the 4<sup>th</sup> person on the engine.

Station deployment and staffing is as follows: Station 2 (El Verano), this station of 5 personnel staffs one engine company, one ALS Ambulance, and cross staffs the only ladder truck in the Valley. Station 3 (Agua Caliente), this station of 5 personnel staffs one engine company and one ALS Ambulance. Station 1 (Sonoma) staffing mirrors that of Stations 2 and 3. Station 5 (Glen Ellen), 3 personnel staff one engine company. Station 6 (Kenwood) 3 personnel, staff one engine company. All stations have specialized wildland apparatus and there are various additional resources, such as rescues, water tenders, etc that are deployed from strategic locations throughout the District.

### **Labor Representation**

All full-time rank and file suppression employees are represented by IAFF Local 3593, the Sonoma Valley Professional Firefighters.

### **Labor Agreements**

The Sonoma Valley Fire District is the single employing agency with an existing MOU that will continue to be in effect until June 30, 2026.

### **Volunteer Firefighter Program**

The Sonoma Valley Fire District (SVFD) has had a robust and active Volunteer Firefighting program in place for many years. This valuable program for supplemental emergency response, daily staffing, and workforce training and development will continue to be a central part of the Sonoma Valley Fire District into the future.

Steps have already been taken to blend the Kenwood Volunteer Firefighters program into the SVFD program. Volunteer Firefighters from all agencies now share the same training night each week and participate in joint training coordinated by the Training Officer, who also serves as the Volunteer Program coordinator. We are currently utilizing a North (Station 5,6,8,9 Volunteers) and a South (Station 1,2,3,4) type drill night, to allow more repetitions for all members, and less time traveling to and from drill.



## **Blending Full Time and Volunteer Employees**

The Kenwood Fire District workforce, both career (full-time) and volunteers has been blended into the Sonoma Valley Fire District (SVFD) since July 8, 2024.

## **Explorer Posts**

Kenwood Explorer Post #31 will remain active and supported, and continue to be a great way to introduce the fire service to the youth of our Valley. The Explorer Posts are an excellent way to increase both our Volunteer and Career workforce and this supports one of our Strategic Plan's Goal of building a "Homegrown Workforce". Additionally, the Sonoma Valley Fire District is working with the Schell Vista Fire District to support Sonoma Valley Fire Post #911 in the South Valley.

## **Volunteer Associations**

The Sonoma Volunteer Firefighters Association hosts and participates in multiple fundraising events throughout the year, including the annual Sonoma 4<sup>th</sup> of July event at Sonoma Plaza. This is the largest one-day event the City of Sonoma hosts, with an estimated attendance of over 10,000, and generates revenues to support the Sonoma Valley Fire District. The Sonoma Volunteer Firefighters Association mission statement reads: The mission of the Sonoma Volunteer Firefighters Association is to serve the community by providing fundraising support for the Sonoma Valley Fire District, conduct social functions and educate the public on fire danger and prevention. The goal of the Association is to support the Sonoma Valley Fire District's ability to conduct aggressive fire suppression, minimize losses from fire and other hazards, and provide emergency medical services support for the community with courtesy and pride.

The Mayacamas Volunteer Fire Foundation also partners with the Sonoma Valley Fire District to support capital replacement projects and equipment that serves the Mayacamas service area of Fire Stations 8 and 9. The MVFF is also active in supporting the Fire Safe Council and efforts in the areas of fuels reduction, community connections, awareness, and preparedness.

The Kenwood Volunteer Firefighters' Association's is a 501c3 whose mission statement is: The purpose of the Kenwood Firefighters Association is to support and benefit worthy causes for the community of Kenwood. The Association shall accomplish this mission by providing grants and continued community involvement. The Association shall also provide funding for the Kenwood Fire Explorer Post and for the Kenwood Firefighters Association Scholarship Program.

# SONOMA VALLEY FIRE DISTRICT PROPOSED ORGANIZATIONAL CHART

8/2024

