



**MINUTES OF MEETING
Wednesday, September 10, 2003**

Approved at 10-1-03 Meeting

Board of Supervisors Meeting Room
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
2:00 P.M.

COMMISSIONERS

Present H. E. Boyett, Chair
Present Paul Kelley
Absent Tim Smith
Present Debora Fudge
Present Lisa Schaffner
Present Raymond Brunton
Present William Massey

ALTERNATE COMMISSIONERS

Present Pamela Torliatt, Alternate
Present Jean A. Kapolchok, Alternate
Absent Dawn Mittleman, Alternate
Present Mike Kerns, Alternate

STAFF

Present Steven Sharpe, Executive Officer
Present Carole Cooper, Assistant Executive Officer
Present David Hurst, Legal Counsel
Absent Sally McGough, Legal Counsel
Present Thorjia Brierley, Clerk

1. **CALL TO ORDER BY THE CHAIR:** Chairman Boyett called the meeting to order at 2:00 p.m.
2. **APPROVAL OF MINUTES OF AUGUST 6, 2003 MEETING:** Approved as distributed.
3. **GENERAL ANNOUNCEMENTS:** Steven Sharpe pointed out that the materials that were distributed just before the meeting were amended staff recommendations for agenda item number 6.1.
4. **GENERAL PUBLIC COMMENT:** None

5. REGULAR CALENDAR:

5.1 File 03-13: Petaluma Reorganization No. 2003-2 (Shainsky/Thomas) Involving Annexation to City of Petaluma and Detachment from Rancho Adobe Fire Protection District and County Service Area No. 41 (Multi-Services)

Applicant: Marcia Shainsky; Robert Thomas

Env. Document: Mitigated Negative Declaration, prepared by City of Petaluma

Proposal: Reorganization request for two parcels totaling 24.49+/- acres, involving annexation to the City of Petaluma and detachment from Rancho Adobe Fire Protection District and County Service Area No. 41 (Multi-Services)

Location: Generally located north of Magnolia Avenue and east of Gossage Avenue, in West Petaluma (APNs: 048-132-027; 048-141-012)

Rezoning: City – Urban Standard; Public Park
County – Rural Residential

Staff Presentation/Discussion: Carole Cooper reviewed the staff report and recommended that the Commission approve the proposal, make the findings described in the staff report, certify the Mitigated Negative Declaration, and waive protest proceedings. Chairman Boyett invited the public to speak on the proposal.

Bill Phillips, 824 Blossom Court, Petaluma, spoke in favor of the proposal. Dan Aguilar, proponent, responded to questions from the Commission.

Action: Unanimously approved as recommended by staff.

Fudge: Aye Schaffner: Aye Massey: Aye Brunton: Aye Kerns: Aye Kelley: Aye Boyett: Aye
Ayes: 7 Noes: 0 Absent/Abstain: 0

6. PUBLIC HEARINGS:

6.1 File 03-06 Sonoma County Water Agency: Airport-Larkfield-Wikiup Sanitation Zone Annexation No. 03-01 (Airport Business Center) and Sphere of Influence No. 2

Applicant: Patrick Imbimbo, Airport Business Center

Env. Document: Mitigated Negative Declaration, prepared by the County of Sonoma

Proposal: Request for Sphere of Influence Amendment and Annexation of 20.21 acres +/- to Sonoma County Water Agency: Airport-Larkfield-Wikiup Sanitation Zone, amended, in staff recommendation, to include 10.38 +/- acres approved for urban residential development, in April 2003, by Sonoma County Board of Supervisors.

Location: Generally located at the southwest intersection of Airport Blvd. and US 101, south of the Town of Windsor (APN: 059-230-051)

Prezoning: County – Land Intensive Agricultural (10+/- acres); Limited Commercial, Limited Industrial (10+/- acres), to be redesignated Urban Residential, 16 units per acre, if an affordable rental housing agreement for 47 very low-income units within a 232-unit apartment complex on the subject site is recorded at the County Recorder's Office within 24 months of project approval

Staff Presentation/Discussion: Carole Cooper reviewed the staff report and recommended that the Commission approve the proposal, make the findings described in the amended staff report, certify the Mitigated Negative Declaration, and waive protest proceedings. Chairman Boyett opened the public hearing.

Richard Coombs, 9982 Troon Court, Windsor, answered questions of the Commission regarding boundary lines and scenic easement regarding this proposal.

Greg Carr, PRMD, answered questions of the Commission regarding creek property, Community Separator, and consistency with the County General Plan.

Peter Chamberlin, Planning Director, Town of Windsor, spoke in support of LAFCO's amended staff report. He also stated that there would be no value in annexing open space.

Chairman Boyett closed the public hearing.

Discussion followed regarding an inconsistency with the location map, the large proposal map, and the boundary description. The Commission requested that a final map showing the correct location map and a corrected boundary description stating that the correct number of acres be included as exhibits on the final resolution and that copies of this final resolution including exhibits be mailed to all Commissioners as soon as available.

Action: Unanimously approved as revised by amended staff recommendation.

Fudge: Aye Schaffner: Aye Massey: Aye Brunton: Aye Kerns: Aye Kelley: Aye Boyett: Aye
Ayes: 7 Noes: 0 Absent/Abstain: 0

6.2 Protest Hearing: File 96-25: Graton Community Services District Reorganization

Applicant: The Graton Community Services Project Board of Directors, Board Supervisors, and Board of Directors, Sonoma County Water Agency

Env. Document: Negative Declaration

Proposal: This project involves a governmental reorganization consisting of:
The formation of the Graton Community Services District;
Dissolution of the Sonoma County Water Agency: Graton Sanitation Zone; Designation of the Graton Community Services District as the Successor in Interest to the Graton Sanitation Zone of the Sonoma County Water Agency;
Establishment of the Sphere of Influence for the Graton Community Services District Coterminous with the Sphere of Influence of the Graton Sanitation Zone

Location: Generally, the unincorporated areas of Graton inclusive of the Sonoma County Water Agency: Graton Sanitation Zone

Staff Presentation/Discussion: Steve Sharpe requested that the Commission acknowledge insufficient protest and request that the Sonoma County Board of Supervisors call a special election upon the question of approving the reorganization. He reviewed the number of registered voters in the proposal area and the number of protests received. Chairman Boyett opened the protest hearing. No one rose to speak. Chairman Boyett closed the protest hearing.

Action: Unanimously approved as recommended by staff.

Fudge: Aye Schaffner: Aye Massey: Aye Brunton: Aye Kerns: Aye Kelley: Aye Boyett: Aye
Ayes: 7 Noes: 0 Absent/Abstain: 0

6.3 Protest Hearing: File 96-25: Forestville Water District,

Applicant: Forestville Water District, Board Supervisors, and Board of Directors, Sonoma County Water Agency

Env. Document: Negative Declaration

Proposal: This project involves a governmental reorganization consisting of:

Dissolution of the Forestville County Sanitation District
and the Mirabel Heights Zone of Benefit; Designation of
the Forestville Water District as the Successor in Interest
to the Forestville County Sanitation District and the Mirabel
Heights Zone of Benefit County Service Area No. 41 (Multi-Services)

Location: Generally, the unincorporated areas of Forestville inclusive of the Sonoma County Water Agency Forestville Water District

Staff Presentation/Discussion: Steve Sharpe requested that the Commission acknowledge insufficient protest. He reviewed the number of registered voters in the proposal area and the number of protests received. Chairman Boyett opened the protest hearing. No one rose to speak. Chairman Boyett closed the protest hearing.

Action: Unanimously approved as recommended by staff.

Fudge: Aye Schaffner: Aye Massey: Aye Brunton: Aye Kerns: Aye Kelley: Aye Boyett: Aye
Ayes: 7 Noes: 0 Absent/Abstain: 0

7. INFORMATION/DISCUSSION/ACTION ITEMS

7.1 Budget Committee Report: Commissioner Fudge reviewed

8. CONFIRM MEETING WEDNESDAY, OCTOBER 1, 2003, 2:00 P.M.: Confirmed.

9. CONFIRM POLICY COMMITTEE MEETING, OCTOBER 1, 2003, 1:00 P.M.: Confirmed.

10. ADJOURNMENT: The meeting was adjourned at 3:15 p.m.