



MEETING MINUTES
Wednesday, November 2, 2005

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

COMMISSIONERS

Present H. E. Boyett, Chair
 Present Paul Kelley
 Present Mike Kerns
 Present Debora Fudge
 Present Lisa Schaffner
 Absent Ray Brunton

ALTERNATE COMMISSIONERS

Absent Valerie Brown
 Present Albert Giordano
 Absent Jean Kapolchok
 Absent Pamela Torliatt

STAFF

Present Steven Sharpe, Executive Officer
 Present Carole Cooper, Assistant Executive Officer
 Present David Hurst, Legal Counsel
 Present Cynthia Olson, Clerk

1. **CALLED TO ORDER** by the Chair at 2:00 p.m.
2. **APPROVAL OF MINUTES OF MEETING OF SEPTEMBER 14, 2005:** Approved as distributed.
3. **GENERAL ANNOUNCEMENTS:** Chair Boyett announced that Gary Helfrich, Special District Representative, accepted a position with the County of Sonoma and resigned, effective November 1, 2005. The Chair commended Mr. Helfrich on his service and presented a framed resolution approved unanimously.

Steve Sharpe announced that he had provided an update report on LAFCO activity in Southwest Santa Rosa to the Joint Roseland Committee. The Committee indicated its interest and will maintain this item on its regular agenda.

Steve also announced that LAFCO would be working as co-leader with the County to follow up on the Fire MSRs with discussion, report and recommendations stemming from the Fire MSR and a report on CSA No. 40 (Fire Services) to be presented to the Board of Supervisors in late winter or early spring; a fire subcommittee, as previously discussed, would not be formed at this time.

4. **GENERAL PUBLIC COMMENT:** None
5. **CONSENT CALENDAR:**

5.1 Impartial Analysis for Election: File No. 05-02: Northeast Santa Rosa Reorganization No. 7-03 (Quayle). Carole Cooper reviewed the Draft Impartial Analysis and announced that the Santa Rosa City Council called for the election on at its November 1 meeting; an election is scheduled for February 14, 2006.

Action: Approved as recommended by staff

Kelley: aye Kerns: aye Fudge: aye Schaffner: aye Brunton: abs Giordano: aye Boyett: aye
 Ayes: 6 Noes: 0 Absent/Abstain: 1

6. **REGULAR CALENDAR PUBLIC HEARING:**

PROTEST HEARING: File No. 05-11: Amendment No. 7 to Russian River County Water District Sphere of Influence and Annexation No. 2005-01 to the Russian River County Water District of the Service Areas of the Hollydale Mutual Water Company and Rural Canyon Mutual Water Company and Miscellaneous Contiguous and Non-Contiguous Parcels

Applicant: Russian River County Water District
Environmental Document: Negative Declaration

Proposal: Request for amendment to the sphere of influence of the Russian River County Water District and annexation of 97 parcels, totaling 246 +/- acres, of the service areas of the Hollydale Mutual Water Company and Rural Canyon Mutual Water Company and miscellaneous contiguous and non-contiguous parcels

Location: The affected territory is generally located within four areas: Area A: Along McPeak Road, north of River Road, near Hacienda; Area B: north of the Russian River, west of the Hacienda Bridge, and including territory along Marigold Lane; Area C: along Velluntini Road, northwest of its intersection with Martinelli Road; Area D: west of the intersection of Old River Road and Martinelli Road.

Carole Cooper reviewed the staff report and recommended that the Commission conduct a public hearing to determine the level of protest, as required by statute, since not all property owners gave their written consent to the action.

Chair Boyett opened the public protest hearing. Seeing no one rise, Chair Boyett closed the public protest hearing.

Staff reported that, as of the close of the hearing, one written protest had been filed. Since this represented insufficient protest, staff recommended that the Commission order the annexation in accordance with statutory requirements.

Action: Approved as recommended by staff

Kelley: aye Kerns: aye Fudge: aye Schaffner: aye Brunton: abs Giordano: aye Boyett: aye
Ayes: 6 Noes: 0 Absent/Abstain: 1

7. INFORMATION/DISCUSSION/REPORT

- 7.1 Proposed Restructuring of CALAFCO Membership Dues: Carole Cooper summarized the proposed changes to the CALAFCO membership dues structure. Chair Boyett and Commissioner Kelley asked staff to obtain from CALAFCO clarification on the proposed use of increased revenues and the proposed changes to the bylaws; a copy of the 05/06 adopted budget and 06/07 proposed budget; and the date the proposed changes would become effective. Staff will provide follow-up information at the Commission’s December meeting.
- 7.2 Proposed 2006 Meeting Schedule – unanimously approved by the Commission.
- 7.3 Budget Committee Report – Commissioner Fudge reviewed the 1st Quarter 05/06 actual revenues and expenditures; the Commission unanimously approved the report.
- 7.4 Presentation: City of Rohnert Park Specific Plans– Steve Donley, City Manager of Rohnert Park, introduced Ron Bendorff, Director of Community Development and Darrin Jenkins, City Engineer and Director of Public Works.

Mr. Bendorff presented an overview of the sphere of influence and the six specific plan areas for the City of Rohnert Park. Currently the City is processing four specific plan areas: University District (1600 residential units and 250,000 sq ft commercial), Wilford-Dowdell (250,000 sq ft commercial and motel/hotel site), Northeast (1063 residential units) and Southeast (500 residential units and 20,000 sq ft commercial). Three specific plans are underway and proposals anticipated to be submitted to LAFCO in 2006. The fourth, Wilford/Dowdell, is undergoing supplemental EIR preparation.

Mr. Jenkins presented information on the water supply issues in the City. He concluded that due to the efforts of the City to reduce water consumption and increase use of reclaimed water, they have reduced their total water substantially. He stated that, by 2020, the City of Rohnert Park plans to pump approximately less than half of the total ground water pumped from 1995 - 1997. He reviewed the City’s efforts to address public concerns regarding water usage and stated that the City is contributing financially to a five-year study of the Santa Rosa Plain by the US Geological Survey.

Mr. Jenkins further stated that the City has developed a public facilities financing plan so as to estimate the cost per dwelling needed to pay the costs of the transportation impacts within the City. They would like to have SCTA determine the costs for regional transportation impacts and establish a fee that can

be collected from new development. In the interim, the City will collect fees from new development to be put into a regional fund once it is established.

Commissioner Kerns asked and received confirmation that the proposed casino was considered in the EIR for Wilford-Dowdell area. Commissioner Fudge asked and received confirmation that the specific plans have specific language and funding sources in place to cover cost of expanding the recycled water system.

Commissioner Fudge asked how the City plans to prioritize the various proposals to keep the growth rate at 1%. Ron Bendorff stated that the growth management ordinance has criteria in place, and those proposed developments best meeting the criteria would get priority in building permits. Mr. Jenkins clarified that the 1% growth rate is an overall rate and that any given year may have more or fewer permits, allowing additional permits for those years that were lower.

Commissioner Kelley encouraged the City of Rohnert Park and LAFCO staff to explore ways to formalize consideration of regional transportation impact fees and regional project activity; he further encouraged staff to provide an impetus to SCTA to help coordinate regional transportation improvements and facilitate and accomplish changes. .

Chair Boyett inquired as to the status of the Penngrove transportation issues, and Mr. Jenkins noted the impacts are stated in the EIR; although Rohnert Park cannot directly mitigate any impact, they can fund regional efforts to mitigate the impacts.

Mr. Jenkins stated that the SCTA has a Sonoma County Wide Transportation Plan that identifies improvements and dollar amounts. The City is using these figures to determine the cost of mitigation measures for specific areas. For the Penngrove area, Measure M funded approximately 50% of the \$38 million improvement cost estimated by SCTA. The City determined the additional \$19 million would come from fees collected from future development based on the percentage of the total growth a particular development would create.

Chair Boyett offered the public the opportunity to comment on this issue.

Carl Leivo, 4673 Fawn Court, Rohnert Park, stated his opinion that the City of Rohnert Park has prevented a wastewater spill; has reduced overall usage of total water; has an ample ground water supply and a plan for new development to pay its fair share of programs to insure adequate water supply to Rohnert Park.

8. **CONFIRMED MEETING WEDNESDAY, DECEMBER 7, 2005, at 2:00 P.M.**
9. **ADJOURNED at 3:10 p.m.**