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CERTIFICATE OF COMPLETION

I, Mark Bramfitt, Executive Officer of the Local Agency Formation Commission of the County of Sonoma, hereby certify that the attached legal description and map comply with the Commission's Resolution No. 2650 dated December 9, 2015.

The LAFCO file number and title of the proceeding is: File 2015-09 Reorganization of Territory Involving the Formation of the North Sonoma Coast Fire Protection District and Detachment from County Service Area 40 (Fire Services).

The name of each district involved in this reorganization and the kind or types of change of organization ordered for each district are as follows:

<u>Affected District</u>	<u>Type of Change</u>
North Sonoma Coast Fire Protection District	Formation
County Service Area 40 (Fire Services)	Detachment

The name of the county in which the affected agencies are located is: County of Sonoma.

The legal description of the affected territory is attached. The territory is inhabited. The terms and conditions are described in LAFCO Resolution No. 2650. The proposal was ordered without an election.

3/17/2016
Date

Mark Bramfitt
Mark Bramfitt, Executive Officer

Resolution No 2650

575 Administration Drive
Santa Rosa, CA 95403

December 9, 2015

Resolution of the Local Agency Formation Commission of the County of Sonoma, Making Findings and Determinations, Exempting from the California Environmental Quality Act, Approving Reorganization No. 2015-09 (Sea Ranch Volunteer Fire Department, Inc.) Involving Formation of the North Sonoma County Fire Protection District and Detachment from County Service Area No. 40 (Fire Services), Establishing a Sphere of Influence for the North Sonoma Coast Fire Protection District, and Ordering Protest Proceedings for the Proposal (File No. 2015-09)

RESOLVED, that the Local Agency Formation Commission of the County of Sonoma ("the Commission") hereby finds and determines as follows:

1. Proposal and Procedural History

1.1 The Sea Ranch Volunteer Fire Department, Inc. ("the Applicant") filed Application No. 2015-09 ("the Application") with the Executive Officer of the Commission ("Executive Officer"), pursuant to the Cortese-Knox-Hertzberg Reorganization Act of 2000, Division 3 (commencing with Section 56000) of Title 5 of the Government Code ("the Cortese-Knox-Hertzberg Act"), proposing a reorganization of territory consisting of formation of the North Sonoma Coast Fire Protection District ("District") and detachment from County Service Area No. 40 (Fire Services) ("CSA 40") ("collectively "the Proposal").

1.2 The territory that is the subject of the Proposal is generally located in northwestern Sonoma County, along State Highway 1 north of Timber Cove, south of the Mendocino County line and including The Sea Ranch, the rural Annapolis area east to the boundary of the Geyserville Fire Protection District, and territory south and including Annapolis Road and Stewart's Point/Skaggs Springs Road ("the Affected Territory").

1.3 As part of the Application, the Applicant included a plan for services within the Affected Territory ("the Plan for Services"). The Application and the Plan for Services were submitted to the Executive Officer pursuant to the Cortese-Knox-Hertzberg Act.

1.4 The Executive Officer accepted the Application for filing and issued a certificate of filing on November 3, 2015. Following issuance of the certificate of filing, the Executive Officer set the Proposal for consideration by the Commission and provided noticed thereof as provided in the Cortese-Knox-Hertzberg Act.

1.5 The Executive Officer analyzed the Proposal and determined that the Commission would act as the lead agency for purposes of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines in its consideration of the Proposal. The Executive Officer further determined that the Proposal is exempt from CEQA under State CEQA Guidelines Section 15320 (Changes in Organization of Local Agencies) and Section 15061(b)(3) (General Rule Exemption).

1.6 The Executive Officer reviewed the Proposal and written comments received thereon and prepared a report analyzing the Proposal and recommending its approval ("the Executive Officer's Report"). Upon completion, the Executive Officer furnished copies of the Executive Officer's Report to all persons entitled to copies under the Cortese-Knox-Hertzberg Act.

1.7 The Commission conducted a public hearing on the Proposal on December 9, 2015. At the hearing, the Commission heard and received all relevant oral and written testimony and evidence presented or filed and considered the Executive Officer's Report and the Proposal. All interested persons were given the opportunity to hear and be heard. At the conclusion of public testimony, the Commission discussed the Proposal and the environmental effects of the Proposal and voted to approve the Proposal, as set forth herein.

1.8 The Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission regarding the Proposal.

2. CEQA Compliance

2.1 The Commission concurs with the Executive Officer and finds that the Commission is the lead agency in its consideration of the Proposal pursuant to CEQA.

2.2 The Commission finds and determines that the Proposal is exempt from CEQA under State CEQA Guidelines Section 15320 (Changes in Organization of Local Agencies) and Section 15061(b)(3) (General Rule Exemption). The facts and circumstances supporting the Commission's conclusion are as follows:

(a) State CEQA Guidelines Section 15320 exempts from the provisions of CEQA changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised.

(b) The Proposal details that establish the Proposal's eligibility for exemption under State CEQA Guidelines Section 15320 are as follows:

(1) The Proposal is within the language of and analogous to the illustrative examples identified in Section 15320.

(2) The Proposal consists of formation of the North Sonoma Coast Fire Protection District in a geographical area in which fire protection and emergency services are currently provided by and powers are exercised by CSA 40.

(3) Under the authority of CSA 40, the Sea Ranch Volunteer Fire Department, Inc. and the Annapolis Volunteer Fire Company provide fire protection and emergency services to the Affected Territory. The same level of fire protection and emergency services is anticipated under the jurisdiction of the proposed District.

(4) The Proposal would not result in any direct physical changes to the environment and would not result in other changes, including fire service response times or funding, such that any significant indirect environmental impacts would occur.

(c) The Proposal details that establish the Proposal's eligibility for exemption under State CEQA Guidelines Section 15061(b)(3) are as follows:

(1) Section 15061(b)(3) states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

(2) As set forth above, the Proposal involves no change in existing use, in that the proposed District would assume the responsibilities and provision of fire and emergency services now offered under CSA 40.

2.3 The Commission has considered the potential environmental effects of the Proposal prior to reaching its decision on the Proposal. The Commission finds that, in doing so, it has fully discharged its responsibilities under CEQA for the Proposal.

3. Cortese-Knox-Hertzberg Act Compliance

3.1 The Commission makes the following findings and determinations with respect to the Proposal:

(a) There is a present and future need for fire protection services in the rural communities of The Sea Ranch, Stewart's Point, and Annapolis, located in the remote northwestern area of Sonoma County.

(b) The stated reasons for the Proposal are to provide a more efficient system of providing fire and emergency services to the region; provide direct representation of residents via a locally-elected board of directors; achieve financial autonomy from CSA 40; and ensure efficient use of locally-generated revenues.

(c) No change is anticipated in the current level of fire and emergency services to be provided by the proposed District.

(d) Existing agencies cannot feasibly provide the needed services in a more efficient and accountable manner than the proposed District. The Commission further finds that reorganization with other local agencies providing related services is not feasible.

3.2 The Commission has reviewed and concurs with the Plan for Services submitted for the Proposal.

3.3 The Commission finds that the Affected Territory is inhabited, as defined in Government Code section 56046.

3.4 The Commission has the authority and responsibility to determine the amount of property tax to be exchanged by the affected local agency.

3.5 The Commission makes the following determinations with respect to establishing a sphere of influence for the District.

(a) The present and planned land uses in the area, including agricultural and open space lands: The territory of the proposed district is primarily zoned by the County of Sonoma as Resources and Rural Development. Other designated land uses include agricultural, open space, public lands, and rural residential. No change in land use designations is proposed.

(b) The present and probable need for public facilities and services in the area: The proposed District boundary/sphere of influence covers an area of approximately 110,000 acres, located in the generally remote northwest corner of Sonoma County. Fire protection services are provided by volunteer fire agencies and, under contract, the California Department of Forestry and Fire Protection ("CalFire"). No changes are projected in provision of services.

(c) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: The capacity of public facilities and adequacy of fire protection and emergency services now provided under CSA 40 meets the needs of the communities served. The only projected change is the transfer of responsibility to a new, independent fire protection district; services provided by volunteer fire agencies and CalFire are not projected to change.

(d) The existence of any social or economic communities of interest in the area: The territory of the proposed District does not include any disadvantaged unincorporated communities under the definitions included in the Cortese-Knox-Hertzberg Act. No social or economic communities of interest in the area have been identified. The affected territory is located in a remote area of Sonoma County, and the desire of the affected communities is to assure efficient and sustainable provision of fire and emergency services.

3.6 Based on the foregoing findings and determinations and the record of these proceedings, the Commission finds and determines that the Proposal is consistent with the intent of the Cortese-Knox-Hertzberg Act and the purpose of the Commission, as expressed in Government Code sections 56001 and 56301. The Commission further finds, therefore, that it is appropriate to approve the Proposal, subject to the terms and conditions specified herein.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, the Commission hereby finds, determines, declares, resolves, and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Proposal is exempt from provisions of CEQA, under Sections 15320 and 15061(b)(3) of the State CEQA Guidelines.

3. The Proposal is approved, subject to the following terms and conditions:

(a) The name of the district shall be the North Sonoma Coast Fire Protection District.

(b) The North Sonoma Coast Fire Protection District shall be organized, exist, and operate under the provisions of the Fire Protection District Law of 1987 (Title 13 commencing with Section 13800 of the Government Code) and shall be authorized to exercise its powers for the purposes of fire protection services as defined in Section 53971.4 of the Government Code.

(c) The North Sonoma Coast Fire Protection District shall be governed by a five-member board of directors, all of whom shall be registered voters residing within the boundaries of the District and all of whom shall be elected at large, with the exception of the initial board. The initial board of directors shall be appointed by the Board of Supervisors. The initial board of directors shall meet as soon as practicable after appointment and classify themselves by lot into two classes, one class consisting of two directors and one class consisting of three directors. The terms of office of the class having the greater number shall be four years and the terms of office of the class having the lesser number shall be two years. All elections shall be held pursuant to the Uniform District Election Law, Part 4 (commencing with section 10500) of Division 10 of the Elections Code. Except for the initial board of directors, the term of office of directors shall be four years or until their successors are elected and qualified.

(d) The Commission determines the appropriate amount of property tax to be exchanged by the affected local agency; this is identified in the Tax Exchange Agreement ("Agreement") approved by the Sea Ranch Volunteer Fire Department, Inc.

and the County of Sonoma. The Agreement additionally stipulates the transfer of vehicles, equipment, and facilities from CSA 40 to the District.

(e)) The effective date for the Proposal shall be April 1, 2016. A certificate of completion for the Proposal shall not be filed until all charges assessed and fees due to the Commission have been paid and all materials required by the Executive Officer for final processing of the Application have been submitted.

4. The sphere of influence of the District shall be coterminous with the boundary of the District.

5. The Proposal is assigned the following short-form designation: Reorganization No. 2015-09 (Sea Ranch Volunteer Fire Department, Inc.)

6. The Commission shall initiate and conduct protest proceedings for the Proposal in compliance with this resolution and the provisions of the Cortese-Knox-Hertzberg Act.

7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by law.

8. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 9th day of December 2015 and ordered adopted by the following vote:

Commissioners:

Ayes	6	Barrett, Giordano, Stafford, Herzberg, Gorin and Carrillo
Noes	0	
Abstain	0	

WHEREUPON, the Chair declared the foregoing resolution adopted and

SO ORDERED

BY:



Mark Bramfitt, Executive Officer

The within instrument is a true and correct copy of the original on file in this office.

ATTEST Dec 9, 2015

BY: Cynthia D.
Clerk

Resolution No. 2652

**575 Administration Drive
Santa Rosa, CA 95403**

February 3, 2016

**Resolution of the Local Agency Formation Commission of the County of Sonoma,
Finding Insufficient Protest and Confirming and Ordering Without An Election
Reorganization No. 2015-09 (Sea Ranch Volunteer Fire Department, Inc.) Involving
Formation of the North Sonoma Coast Fire Protection District and Detachment of
Territory from County Service Area No. 40 Fire Services (File No. 2015-09)**

RESOLVED, that the Local Agency Formation Commission of the County of Sonoma ("the Commission") hereby finds and determines as follows:

1. Procedural History

1.1 The Sea Ranch Volunteer Fire Department, Inc. filed with the Executive Officer of the Commission ("Executive Officer") a petition proposing a reorganization of territory consisting of formation of the North Sonoma Coast Fire Protection District and detachment from County Service Area No. 40 (Fire Services) ("collectively "the Proposal"), generally located in northwestern Sonoma County, along State Highway 1 north of Timber Cove, south of the Mendocino County line and including The Sea Ranch, the rural Annapolis area east to the boundary of the Geyserville Fire Protection District, and territory south and including Annapolis Road and Stewart's Point/Skaggs Springs Road ("the Affected Territory").

1.2 At its meeting on December 9, 2015, the Commission considered the Proposal. The Commission conducted the required proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 (commencing with Section 56000) of Title 5 of the Government Code ("the Cortese-Knox-Hertzberg Act"), determined to approve the Proposal, and adopted Resolution No. 2650, a copy of which is attached hereto as Appendix "A" and incorporated herein by this reference. Resolution No. 2650 directed that the Commission undertake protest proceedings for the Proposal in compliance with Resolution No. 2650 and the Cortese-Knox-Hertzberg Act.

1.3 The Commission conducted a duly-noticed protest hearing on the Proposal on February 3, 2016. At the hearing, the Commission heard and received all relevant oral and written protests, objections, and evidence presented or filed on the Proposal. All interested persons were given the opportunity to hear and be heard. At the conclusion of public testimony, the Commission closed the hearing, determined the value of written protests filed against the Proposal and not withdrawn prior to the

conclusion of the hearing, and voted to order the Proposal without an election, as set forth herein.

1.4 The Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the Proposal.

2. CEQA Compliance

2.1 Acting as the lead agency for the Proposal, pursuant to the California Environmental Quality Act ("CEQA"), the Commission, as part of Resolution No. 2650, found and determined that the Proposal was exempt from CEQA under the State CEQA Guidelines Section 15320 (Changes in Organization of Local Agencies) and Section 15061(b)(3) (General Rule Exemption) prior to reaching its decision on the Proposal.

2.2 The Commission finds that it has fully discharged its responsibilities under CEQA for the Proposal by its actions in Resolution No. 2650.

3. Cortese-Knox-Hertzberg Act Compliance

3.1 The actions herein on the Proposal are being taken pursuant to the Cortese-Knox-Hertzberg Act.

3.2 The Proposal consists of a reorganization involving formation of the North Sonoma Coast Fire Protection District and detachment of territory from County Service Area No. 40 (Fire Services). The Affected Territory is generally located in northwestern Sonoma County, along State Highway 1 north of Timber Cove.

3.3 The exterior boundaries of the Affected Territory included in the Proposal are described in Resolution No. 2650.

3.4 The terms and conditions upon the Proposal shall be the terms and conditions specified in Resolution No. 2650.

3.5 The reason for the reorganization is to provide a more efficient system of providing fire and emergency services to the northwest area of the County.

3.6 The short-form designation for the Proposal is: "Reorganization No. 2015-09 (Sea Ranch Volunteer Fire Department, Inc.)."

3.7 The value of written protests filed and not withdrawn is insufficient to terminate the proceedings or order the reorganization subject to confirmation by the registered voters residing within the Affected Territory. Further, the petition initiating the reorganization involving formation of the North Sonoma Coast Fire Protection District was signed by more than 51 percent of the registered voters residing within the Affected Territory. In such case, Section 13823.5 of the Health and Safety Code and Sections

56100(b) and 57007 of the Cortese-Knox-Hertzberg Act direct that the Commission order the Proposal without an election.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, the Commission hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The petition initiating the reorganization involving formation of the North Sonoma Coast Fire Protection District was signed by more than 51 percent of the registered voters residing within the Affected Territory. The value of written protests filed and not withdrawn is insufficient to terminate proceedings or order the reorganization subject to confirmation by registered voters residing within the Affected Territory. Pursuant to state law, the Proposal is ordered without an election.

3. Subject to receipt of all charges assessed and fees due to the Commission and the State Board of Equalization, the Executive Officer is directed to prepare and execute a certificate of completion for the Proposal and to record a certified copy thereof with the Sonoma County Recorder.

4. The Executive Officer is directed to mail certified copies of this resolution as provided by law.

5. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 3rd day of February 2016 and ordered adopted by the following vote:

Commissioners:

Ayes: 7 Giordano, Landman, Loveless, Kapolchok, Stafford, Gorin and Carrillo

Noes: 0

Abstain: 0

WHEREUPON, the Chair declared the foregoing resolution adopted and

SO ORDERED

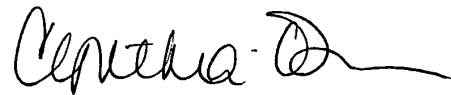
BY:



Mark Bramfitt, Executive Officer

The within instrument is a true and correct copy of the original on file in this office.

ATTEST Feb 3, 2016

BY: 

Clerk

CURTIS & ASSOCIATES

SURVEYING – ENGINEERING

805 HEALDSBURG AVENUE
HEALDSBURG, CALIFORNIA 95448
707-433-4808 FAX 707-433-9918

July 28, 2015

2015-062

North Sonoma Coast

Fire Protection District Annexation

EXHIBIT "A"

Being all the Lands within the following description as existing on July 28, 2015 and being more particularly described as follows:

Beginning at the common section corner to Section 12, 13, Township 11 North, Range 13 West, M.D.M. and Section 7, 8, Township 11 North, Range 12 West, M.D.M., said point being on the common line between the County of Sonoma and the County of Mendocino, said point being marked by a 3-1/4" aluminum disk on a 3/4" reinforcing rod, delineated as Point Number 54 and shown on that Record of Survey filed in Book 384 of Maps, Pages 29 through 31, Sonoma County Records; thence easterly along the common line between the County of Sonoma and the County of Mendocino to the common section corner of Sections 8, 9, 16, 17, Township 11 North, Range 12 West, M.D.M.; thence leaving the common line between the County of Sonoma and the County of Mendocino in a southerly direction along the common section line to the common section corner of Sections 19, 20, 29, 30, Township 10 North, Range 12 West, M.D.M.; thence easterly along common section line to the common section corner to Sections 21, 22, 27, 28, Township 10 North, Range 12 West, M.D.M.; thence southerly along the common section line to the common section corner to Sections 27, 28, 33, 34, Township 10 North, Range 12 West, M.D.M.; thence easterly along the common section line to the common section corner of Sections 25, 26, 35, 36, Township 10 North, Range 12 West, M.D.M.; thence in a southerly direction along the common section line to the common section corner of Sections 35, 36, Township 10 North, Range 12 West, M.D.M. and Sections 1, 2, Township 9 North Range 12 West, M.D.M.; thence easterly along the township line of Township 10 North, Range 12 West, M.D.M. and Township 9 North, Range 12 West, M.D.M. to the common section corner of Section 36, Township 10 North, Range 12 West, M.D.M., Section corner 31, Township 10 North, Range 11 West, M.D.M., Section corner 1, Township 9 North, Range 12 West, M.D.M., Section corner 6, Township 9 North, Range 11 West, M.D.M.; thence southerly along the common section line to the common section corner of Sections 13, 24, Township 9 North, Range 12 West, M.D.M. and Sections 18, 19, Township 9 North, Range 11 West, M.D.M.; thence westerly along the common section line to the common section corner to Sections 17, 18, 19, 20, Township 9 North, Range 12 West, M.D.M.; thence northerly along the common section line to the common section corner to Sections 7, 8, 17, 18, Township 9 North, Range 12 West, M.D.M.; thence westerly along the common section line to the quarter corner of Sections 7, 18, Township 9 North, Range 12 West, M.D.M. as shown on that Parcel Map MNS08-0022 filed in Book 752 of Maps, Pages 18 through 21, Sonoma County Records; thence southerly as shown on said Parcel Map MNS08-0022 to the common quarter of Sections 18, 19, Township 9 North, Range 12 West, M.D.M.; thence westerly along the common section line of Section 18, 19, Township 9

North, Range 12 West, M.D.M. to the intersection of King Ridge Road, County of Sonoma, State of California; thence along the aforementioned King Ridge Road in a northwesterly direction to the common section line of Section 13, Township 9 North, Range 13 West, M.D.M. and Section 18, Township 9 North, Range 12 West, M.D.M. as shown on said Parcel Map MNS08-0022; thence north along the aforementioned section line to the common quarter corner of Section 13, Township 9 North, Range 13 West, M.D.M. and Section 18, Township 9 North, Range 12 West, M.D.M. as shown on said Parcel Map MNS 08-0022; thence in a easterly and northerly direction along the westerly line of Parcel 1 as shown on said Parcel Map MNS08-0022 to the common section line of Section 7, 18, Township 9 North Range 12 West, M.D.M.; thence westerly along the common section line to the common section corner of Sections 8, 9, 16, 17, Township 9 North, Range 13 West, M.D.M.; thence southerly along the common section line to the northwest corner of the southwest quarter of the northwest quarter of Section 21, Township 9 North, Range 13 West, M.D.M.; thence easterly to the northeast corner of the southwest quarter of the northwest quarter of Section 21, Township 9 North, Range 13 West, M.D.M.; thence southerly to the southeast corner of the southwest quarter of the northwest quarter of Section 21, Township 9 North, Range 13 West, M.D.M.; thence easterly along the center of said Section 21 to the common quarter corner of Sections 21, 22, Township 9 North, Range 13 West, M.D.M.; thence southerly along the common section line to the common section corner to Sections 21, 22, 28, 27, Township 9 North, Range 13 West, M.D.M.; thence westerly along the common section line to the southeast corner of the southwest quarter of the southwest quarter of Section 21, Township 9 North, Range 13 West, M.D.M.; thence northerly to the northeast corner of the southwest quarter of the southwest quarter of Section 21, Township 9 North, Range 13 West, M.D.M.; thence in a northwesterly direction along the west line of the Lands of Richardson Ranch LLC, a California Limited Liability Company as described in Tract Eight, Document Number 2012-132880 of Official Records, Sonoma County Records to the southwest corner of Lot 1, Section 18, Township 9 North, Range 13 West, M.D.M.; thence southerly along the common section line of Section 13, Township 9 North, Range 14 West, M.D.M. and Section 18, Township 9 North, Range 13 West, M.D.M. to a point on the east line of the German Rancho; thence in a southeasterly direction to the northeast corner of the Lands of William A. Richardson et al as described in that Boundary Line Agreement recorded under Document Number 2007-100786 of Official Records, Sonoma County Records; thence in a southwesterly direction along said Boundary Line Agreement to the Mean High Tide of the Pacific Ocean; thence in a northwesterly direction along the Mean High Tide of the Pacific Ocean to the Sonoma County and Mendocino County Line; thence in a easterly direction along the common line between the County of Sonoma and the County of Mendocino to the Point of Beginning.

This description was prepared by me under the provisions of Section 8726 of the Business and Professions Code.



Brian A Curtis
 Brian Alan Curtis, PLS 8485

