

The Springs Municipal Advisory Council represents the people of the Springs in Sonoma Valley as the voice of the community to elected representatives. SMAC is committed to engage with all community members in meaningful and inclusive ways to promote the health and wellbeing of the Springs.

**Springs Municipal Advisory Council
Minutes of the Virtual Meeting
February 8, 2023**

1. Call to Order & Roll Call 6:30

Roll Call: Vice Chair Perot

Present: Iturri, Lombard, Reyes, Hardeman, Winders, Alcaraz, Reyes

Absent: None

Chair Iturri: Encouraged Council participation. Acknowledged MAC's support team.

Introduced: Zaira Enriquez, County Admin Aide to Supervisor Gorin

Spanish interpretation provided.

Present: Javier Morrone, Gilberto Martin del Campo

2. Approval of Minutes of January 11, 2023 meeting

Councilmember Winders moved to approve Minutes of January 11, 2023. Councilmember Alcaraz seconded. Motion passed unanimously.

3. Special Guest Opening Remarks: Youth Voice (for future agenda)

4. Public Comment (Limited to items not appearing on the agenda) 2 minutes

Andrea Rodriguez, w/ Sonoma Water, also managing Sonoma County Sanitation District; current theme - "Why clog pipes?" Reminder to not put anything biodegradable down into sewer systems. Super Bowl weekend approaching; reminder that fats, oils and greases should be canned & trashed, or put into compost system. This helps take care of our sewer pipes. Questions - Sonomawater.org online.

Avram Goldman, re Plaza, a suggestion is circulating that plaza funding originally \$2M, now down to \$1.8M or lower - that this funding should now go to Larson Park. These are two different issues. Springs' community has wanted central gathering place in heart of Springs next to Post Office, now a public parking space. Unclear why after 6 years, the Plan/proposal created by Springs MAC w/ an Ad Hoc Committee, was derailed by Supervisor Gorin in order to do another potential plan w/ Mattson. Requested MAC continue to support a plaza in designated spot from 2014 Plan. No need to delay project now; Mattson is out of the picture. Requested a central place/location. Larson Park is not central; half of Springs residents don't know where Larson Park is. Requested MAC support community in creating central plaza ASAP.

Josette Brose-Eichar, hopes that MAC has read emails & links to docs she sent recently. There is misinformation floating around about scrapping Mattson/County deal for the Springs Plaza. Don't lose sight of plan to create a community space & begin working together on it now. Do not tie it to Springs Specific Plan (SSP). Should be independent of SSP due to issues w/ Donald St neighborhood, claiming to not be part of Springs. Started a Survey to gather data on what the community is thinking now/present day, not relying on surveys & opinions from years ago. Trying to translate into Spanish ASAP. Seeing trends in Survey, & disparities what people think a plaza is or should be. Requested MAC hold community meeting soon. Evident from Nov 15th 2022 meeting, most people did not want the Mattson Plan, but do want community plaza. Requested that MAC hold further discussion on plaza, put on next meeting agenda, get started, work together.

Marty Bennet, 30 year Valley resident, retired SRJC instructor, w/ Union, Unite Here Local 2. Representing hotel, restaurant, gaming & food service workers in North Bay. Sponsoring a vigil for justice, this Thurs, Feb 9, 5:30-6:30pm, on sidewalk in front of Fairmont Sonoma Mission Inn, 100 Boyes Blvd. Fairmont workers organizing to join Union. Expect National Labor Relations Board to set a date for an election in next months to determine representation. Purpose of vigil, demonstrate broad community support for workers in the union & demand employer abide by law, respect workers' rights, & remain neutral as law requires. Workers want living wages, affordable health care, improved working conditions. Owners of SMI in Brookfield Asset Mgmt. Company also owns two Fairmont hotels in SF which are unionized. Wages & benefits there substantially higher than BHS. Most of 250 SMI workers live in Sonoma Valley. If they join union here will provide greater economic security for workers and families, improved health outcomes for workers' families, make housing more affordable to them & yield greater educational achievement for children of workers. Invited all to join vigil.

Public Comment Closed

5. Community Event Announcements

Councilmember Lombard: Sonoma Valley Hospital, clinic event for Covid & flu shots. Tues Feb 21st 5-7pm in Main Lobby.

Councilmember Reyes, Sonoma Valley Health Center is hosting vaccine clinic at Hospital, flu shots, regular & high dose. The Bus no longer available anywhere in county. Testing in Rohnert Park. Roseland Clinic closing at end of month. Sonoma Health Center only vaccine clinic in county open to public. Wed 5-7pm; pop up clinics at Vintage House Feb 17th, 10-12, looking for other pop up sites till May.

Councilmember Hardeman, Summer Camp Registration for Boys & Girls Club opens April 1st. Will be further announcements.

Edward Roe, General Mgr., Fairmont SMI, 4.5 years. Noted SMI is an employer of choice in area, and are supportive of local community e.g. Boys & Girls Club, El Verano School, Charter Schools, organizations, nonprofits. Announcing a new position - Leadership Community Liaison Manager, bilingual, local, advocate for SMI, assist colleagues w/ community organizations. Invited applicants from community.

6. Chair Iturri Update

- MAC returning to in-person meeting/setting, likely hybrid, March, possibly at School District Office
- SVCAC report: 2 meetings in January. First- proposal for Stage Gulch Rd Custom Crush facility. Second - proposal for Kenwood Winery Ranch, Applicant did not present. SVCAC submitted many questions to Applicant w/ request to reply by Feb 10th re water, evacuation, etc. Waiting for reply.
- Material & Deadlines to be presented at a meeting please get to Karina by 4th of month for Council review. Important.
- Heard from many people in community re need for a plaza meeting, but also re other Springs issues e.g. traffic, food insecurity, rents. MAC members researching meeting locations. Perhaps mid-spring for meeting. Would be in collaboration w/county. Could be outside of MAC w/community partners. Will be an information-gathering opportunity, then provide info to county. Want accessible space; meeting will be bilingual, similar meetings done at El Verano School, a community forum. Planning stages.
- Appointment renewals: Maite & Iris in March 2023, Jesus & Hannah in July 2023. Maite & Supervisor Gorin will be meeting w/ re-appointees.
- Executive Team terms coming up: Chair & Vice Chair, in April. Nominations. May include new positions of Secretary & Treasurer as Executive Team.

Chair Iturri called for Council Comments.

Councilmember Hardeman, offered to provide space for community forum meeting at Boys & Girls Club. Concerns expressed re parking due to construction.

Chair Iturri called for Public Comment

Avram Goldman, responded to Maite's comment re focus of meeting. Yes, there are various important topics but Plaza is a separate issue. Long history of planning. Delayed six years. This is a MAC issue, discussed there. Referred to SIT letter from Josette - don't wait for Springs Specific Plan, waiting for that for 7 years. Far too much time has been wasted. It was promised, funds are there. Need to move forward.

Edward Roe, offered to hold community events at Fairmont SMI. Parking available.

Josette Brose-Eichar, agreed w/ Avram's comments; requested plaza meeting much sooner. Has surveyed all of parking in Springs for all buildings, will forward spreadsheet to MAC. Parking is significant issue for plaza. Survey info will be helpful. Also has ideas re employee parking, i.e. businesses could possibly share, some have more.

(Survey & Public Comment submitted via email, see also in supplemental file)



From: Josette Brose-Eichar Sent: Thursday, February 9, 2023 8:40 AM To: Karina Garcia; Susan Gorin Subject: Springs Merchant Parking Attachments: Springs businesses.docx

Hi Karina and Supervisor Gorin, Karina can you please forward this to the Springs MAC. I have done my best to sum up below what I have observed in regards to parking for merchants along Highway 12 in the Springs. I may have missed some businesses, but I tried my best to find and list them all. I am attaching a list of merchants, with location and what I observed as available parking. Thank you and sincerely, Josette Brose-Eichar

February 9, 2023

Dear Supervisor Gorin and Springs MAC Members,

Last night at the Springs MAC meeting I spoke about parking for Springs Businesses, along Highway 12. I did an informal study, where I just walked the area and noted the parking each business had. I also noted that some businesses have ample parking, and it was not full. I know the idea of sharing, seems difficult, but if we are truly a community, then I believe we can work together to do what is best for our entire community and not just do what is most advantageous to us as individuals or for our own businesses.

While out for dinner at Glen Ellen Star, we saw that the Garden Café across the street lets Glen Ellen Star's dinners use their parking lot, as they are not open in the evening. It may be that they have a monetary agreement, but in any case it works well. Maybe this is something a parking district could facilitate, if some business owners feel there should be monetary compensation for sharing parking.

I noted that many businesses may have enough parking for their customers, but not for employees. So in doing sharing for employees, maybe stickers could be used, so that businesses can agree to numbers and be able to confirm that it is just employees parked in the surplus spaces.

Also of note is the issue of residential parking. Having lived in the Springs for over 20 years, I have had lots of time on my neighborhood walks to observe residential parking. In parts of the Springs built earliest, and closer to Highway 12, the houses are older and have much less on property parking than newer homes farther away from Highway 12. Many properties have lots of cars. Some homes have 4, 5 and even 6 vehicles. Our rental property closer to Highway 12,

built in 1951 has a narrow driveway that only one very small car can fit in. There are two wide spaces off the road in front for additional parking. Our own home farther up the hill has space for three vehicles, on the property. Due to the history of the Springs and the fact that much of it was built as a resort area of cottages, served by a train, I do not think the county can really take on the issue of residential parking, and should concentrate on parking for merchants at this time.

Sometimes we think only in terms of profit when it comes to development. I believe there are ways we can get things done without spending lots of money and not always looking for personal monetary gain in every development plan or idea.

I also want to note that in reality, an underground garage at the Post Office site would have provided very little extra parking. With ramps to enter and leave there would have been only a very small amount of parking created. In fact it would have been less than there is now.

Even though I run two small businesses and feel working with Wake Up Sonoma is important right now, I truly want to work with this MAC to engage this community on creating a plaza or gathering space and getting something done on the issue of parking for merchants and their employees.

Sincerely, Josette Brose-Eichar 1110 Loma Court Boyes Hot Spring

Mario Castillo, Springs resident, re plaza, very disappointed in MAC's representation of community w/ Mattson. Residents/ Spanish speaking community left out of opportunities to advocate for themselves. Always individuals w/ own interests & agendas. Lack of effort to truly integrate, engage the Latinx community. Need a true engagement to make sure people's voices are at table. MAC can make this happen. Excited about SMI workers organizing to represent their rights & in terms of better working conditions. At a crossroads for Latinx community to represent themselves, manifest the kind of future they want for the Springs.

Public Comment Closed.

7. Supervisor Susan Gorin Update

- Re Mario's comment on authentic community outreach - in agreement that community members & business owners need to be heard, especially re the community plaza.
- Re Avram's comments, totally disagrees, county never had a plan for the plaza. That's why it wasn't brought forward. Wanted to bring forward at appropriate time before SSP. But does agree it's way past time for Springs Specific Plan; disappointed w/ delay.
- Opportunity: do we want a community plaza at central location or other? Heard conversation at meetings to divert funding to Larson Park perhaps for plaza. Spoke w/ Maite & Josette. Sup Gorin noted her successful grassroots experiences in Santa Rosa, e.g. the Prince Memorial Greenway, the South East Greenway & other projects started w/

grassroots; not from top down. Hopes there are groups & individuals who can discuss & find agreement on community plaza – where & for what – need to confirm suggestions.

- Need to do outreach to business community re need for parking. Michael Ross, architect, provided sketch for two-level plaza and parking; perhaps community can review. Noted that Post Office, Barber Shop, Wine Country Tires, Adirondack Chairs, all need more parking, want plaza parking. This problem is a holdover from Hwy 12 widening that eliminated number of legal parking spaces. County leasing space from Parsons Hardware for parking, never full, customers from el Molino Central directed there. In SSP, asking whether to consider replacing parking on hwy12 again? Shift the lanes back & forth around parking? Need to put this conversation in context /w SSP. Also in SSP a suggestion for a Parking District to create/maintain more parking.
- Need to ask: 1. Do we want a community plaza? What will it be? How will it function? 2. How will businesses be supported & developed along corridor? They need employee & customer parking. Vacant buildings still empty e.g. Churchmouse. Business opportunities being obstructed due to parking problems.
- Encouraged MAC to create community meetings w/ extensive outreach among diverse communities. County not going to move to divert funds until central plaza location is finally rejected. There is a funding gap at Larson Park, Sup Gorin working to fill it. May involve a community campaign. Hope to send bid out this year for renovations at Larson Park. Not waiting for Plaza decision from community - working on a parallel track. Suggested to Maite perhaps have an executive committee meet to discuss format, translation, facilitation for meeting. Agreed w/ previous comments, re topic of a plaza meeting enough for one conversation. Could be additional meeting/s for other issues. Recommended MAC offer some members/rep for meeting. Awkward to hold MAC meeting w/ community meeting, but possible. Not on tonight's agenda, think about options for March Agenda. Excited about community groups coming together. Need authentic extensive outreach into business & diverse community for feedback on plaza.
- Thanked Andrea Rodriguez, w/ Sonoma Water. Led District One tour of Water Collection Facilities & water education meeting at Russian River. Not enough Sonoma Valley schoolchildren able to access education re water supply system. Contemplating how to create program for Valley children on water supply. Repeated important message from Andrea – don't flush biodegradable materials down the toilet; plugs up sewer system. There are capacity issues in Sonoma Valley trunk lines, planning on replacement on trunk lines to improve. Important to ensure water collection & sewer pumping system/supply is resilient.
- Tuesday BoS meeting, Strategic Plan (SP), more info in her next Newsletter, re various upcoming expenditures to support Five Pillars of County SP. First meeting for new CAO Maria Christina Rivera, born/raised in Mexico, bilingual, long time county employee, will bring her authentic voice to work w/ Sonoma Valley.

Chair Iturri called for Council Comments

Councilmember Winders, grateful to hear of renovation funds for Larson Park, & it being a separate plan. Understands slow wheels of bureaucracy, not a quick fix. Requested moving forward w/ one item – a functioning bathroom. “Temporary” Porta-Potty bathrooms have been there 2 years. As a daily Park user, feels there is a sanitation/health issue. Small children can’t use it easily, have to touch unsanitary parts. Not clean or safe restroom for limited mobility people. Requested Supervisor Gorin/County repair bathroom sooner.

Supervisor Gorin, county close to getting all renovation funding for Larson Park. Is a challenge to phase anything because other things need repair e.g. soccer field, tennis courts need to move, softball field, etc. Bathroom is going to be moved to another end of park. Difficult to fix on piecemeal basis. Understands concerns about cleanliness; perhaps more regular maintenance & cleaning service could happen. Councilmember Winders, can’t fix the one bathroom that was there? Supervisor Gorin, no, will be scrapped & relocated. Councilmember Winders, then requested a larger Porta-Potty w/ better handwashing, sized better for children & those w/ mobility issues. Supervisor Gorin, suggested MAC get Burt Whitaker & Steve Eric to present Larson Park Master Plan. Will carry request forward.

Councilmember Reyes, inquired re Senior & Disability Survey Area on Aging is doing. Important topic. Heard that four years ago only 2% responses from Sonoma; in total out of 4,000 responses, only 40 county-wide Spanish speaking.

Supervisor Gorin, her District Newsletter included links to AAA Survey, bilingual. Please forward widely, encourage participation. One of her areas, was appointed to county-wide committee, “Aging Together.” Will meet w/ Paul Dunaway, plus 3 county reps AAA, has filled last vacancy. There are Sonoma Valley reps. Offered to send Survey Newsletter to anyone who wants it.

Vice Chair Perot, asked for more info re mention of bringing back parking on Hwy 12 in SSP. Supervisor Gorin, is a suggestion in SSP. Concerned for potential disruption to bike lanes, & traffic would have to weave. Draft SSP is available, Permit Sonoma website, review 100pps & EIR. Project moving forward; encouraged SSP review.

Vice Chair Perot, re mention of a Parking District?

Supervisor Gorin, cities have created special Parking Districts (PD). Property owners pay in, funding could be used to lease land for parking, maintain lots, charge for parking; Springs maybe not big enough. Santa Rosa has a large PD. Parking garage in Springs too expensive to build & maintain, not appropriate - thus the Mattson suggestion, but moving on from that. Difficult to manufacture parking spaces w/ so many challenges.

Thanked MAC for being voice of the community, doing good work.

Chair Iturri called for Public Comment

Avram Goldman, clarified, MAC reps spent a year preparing a Plaza Plan, & presented it. Also presented 2014 Plan. Were ready to move forward then, didn't allocate funds; also discussed PD four years ago. Recommended speeding up project timelines; frustrating to wait. Offered to assist in any way.

Sean Fischer, West Agua Caliente resident, has long list of questions, need to meet w/ Supervisor Gorin, re Hanna announcement/proposal. Been conflicting responses from county; told no proposal submitted yet so County has no position. **Karina** paused caller & reminded him Hanna topic is on Agenda later & to call back then.

Mario Castillo, can he use Supervisor Gorin's tickets to Sweetheart Party event at Boys & Girls Club? Supervisor Gorin, sorry, they were donated back for resale.

Josette Brose-Eichar, suggested forwarding her parking survey info to MAC & Sup Gorin? Could be a way to accommodate employee parking w/ business community collaboration/sharing. Observations some have allot not utilized, yes, walking distances between. Possible solution to facilitate more parking w/o costing anything.

Public Comment Closed.

Supervisor Gorin replied:

To Sean - please contact her re Hanna Project.

To Josette – re shared parking, have tried this before, didn't work. Welcomes more attempts. Everything an option re parking.

To Avram - please forward earlier Plaza Plan to her.

8. Arnold Drive: Bike Lanes

Receive brief presentation from Cindy Rader, Sonoma County Public Infrastructure, and Jeremy Schmal, GHD, on bike lanes planned for Arnold Drive and upcoming community meeting. Cindy Rader, Senior Engineer at county, managing Arnold Dr bike lane expansion.



Arnold Drive
Presentation Springs

Cindy Rader

Announced: Community zoom meeting in March, DTD, evening. Will be a web page for project.

Power Point Slides

Jeremy Schmal, brief overview, elements have changed from previous iterations.

Current proposal 2 mile long corridor between Country Club Dr on south & Madrone Rd on north, place where road changes from narrow 2 lanes/no shoulders heading south to wider section.

Design.

- Project preserves 12' vehicular lanes & adds 5' bike lanes & 2' shoulders & 3' buffer
- Some improvements: road widening, culvert extensions, roadside storm drainage improvements, signage/stripping
- Next steps, public engagement & outreach meeting on zoom.
- Coming soon on Sonoma Public Infrastructure "Projects in Planning" website. Check back at <https://tinyurl.com/4ckpmdx6>

Chair Iturri called for Council Comments

Supervisor Gorin, thanked presenters, been pushing for over 10 years for this project. Invited questions & community outreach how to create safety on Arnold Dr for cyclists. SDC development will impact; must create safe multi-modal transportation. Requires Right of Way acquisition, tree removal, could be community opposition. Project was stopped by previous Supervisor Valerie Brown; invited support to get across finish line.

Councilmember Alcaraz, to Cindy, requested more clarification re widening of lanes or narrowing of car lanes. Cindy, not narrowing lanes, will be standard 12' vehicle lanes.

Vice Chair Perot, is this fully funded, ready to go? Supervisor Gorin, thumbs up.

Chair Iturri, inquired re rest of Arnold Drive? Supervisor Gorin, Arnold Drive wide enough for bike lanes in other sections. Was widened over a decade ago, needs to be swept of eucalyptus tree debris. Recology sweeping lanes. Half mile sections of roundabout so narrow, those are the ones being widened.

Chair Iturri called for Public Comment 2 minutes

None. Closed.

9. 810 West Agua Caliente Road, Sonoma: Potential Development (@1:06:33 on zoom)

Receive brief presentation from Hanna Center on current activities and potential development of its 60-acre property at 810 West Agua Caliente Road, Sonoma

Michael Woods, Leslie Antonelli Petersen

Leslie Petersen, (some of this section audio garbled, unclear) today's presentation is to inform community about Hanna's desire to increase its community impact & be a larger resource for Sonoma Valley residents. Plans include a Community Mental Health Hub, non-public school, Special Ed Services to county, vocational & CTE training embedded in school curriculum currently; will be available for post-graduation. Transitional housing. Also a pre-school program. All these programs are for benefit of community & for Hanna to diversify income. Hanna originally purchased 60 acres in 1947. Part of same lot of inner campus. Hanna has one lot 150 acres - 90 on west of Arnold, 60 on east. Also owns lot St Leos is on, donated to build that Parish.

Michael Woods, Hanna considering development plans since 2004; more recently further studies done. 2022 met w/ 45 stakeholders e.g. community leaders, organizations, public agencies in Valley for ideas, to discuss needs for all. No revenues go from Hanna to Catholic Church or New York Diocese nor do revenues go to Hanna from Diocese. It is an independent organization. All programs mentioned are within existing scope of general activities on main campus, except child care & pre-school, which has been expressed as a high need. Also except for vocational training center. Have heard of need for affordable & mixed-income workforce

housing. Wants to provide housing for own staff east of Arnold Drive, could walk to work instead of commuting. Would like to provide market rate housing. Heard of considerable need for more senior living facilities. Statistics from Health Care District, that 65/older group expected to grow by 10% in next 5 years; all other groups remaining the same or decreasing in population. Want to preserve 20 acres in undeveloped space. Also provide job opportunities for Hanna clientele & community.

Slideshow - Project Site



Site Overview
20230126.pdf

North East corner could be used for Vocational Training Center. Child care & pre-school would be on principle 60 acre site, east of Arnold. In a Site Planning process, evaluating what product types & unit counts are appropriate, in preparation to file application. Early stage. Plan is to retain ownership of vast majority of Hanna site, develop property on long term land leases, improvements would return to Hanna, i.e. will be a long term management interest through appropriate firms contracted to maintain improvements in good condition. Also considering affordable, workforce, market rate housing, Senior Living, possibly a hotel for visitors to Hanna & various housing, Valley in general. Possibly include hiking, biking paths in preserved Open Space. Possibly include a small component serving commercial community component, toward roundabout. Providing community outreach early. January 2023 sent out 60 letters to closest neighbors for one-on-one personal meetings. 25 meetings done w/ him & CEO Cameron, Leslie, VP of Finance & other reps. Also sent out 500 letters three weeks ago to residents in area, re meeting/s held at Hanna, live translation provided. Also briefly presented to SVCAC recently. 150 people attended two community meetings. Key concerns identified by community are also Hanna's - e.g. traffic, water supply, fire resiliency, fire evacuation routes, noise, sewer capacity, neighborhood character & compatibility, density, etc. Working w/ architectural & landscape architect firms, potential development partners for different components of product types, through intensive Site Planning Process. Will use plan to prepare application; start of long process. Hope to file w/ county in June 2023. Will ask county prepare full EIR; one year process to complete Draft EIR for public review. To be followed by series of county public hearings. Invited public comments & questions.

Chair Iturri called for Council Comments

Councilmember Winders, what % will be for affordable & workforce housing? Appreciates it is included; important. Can't listen to all NIMBYs. Michael, still in planning stages. Looking for highest % possible consistent w/ project economics & land availability. Want to maximize. Councilmember Winders, looking at consolidating schools due to significant decreasing enrollment. Families living doubled/tripled up in 2 bdrm apartments, not healthy for school children or families. Without additional affordable housing will become a town w/o children, w/o a workforce, unable to recognize neighbors. Interested in non-public school item: there is a need. What population will be served?

Councilmember Lombard, re appropriate senior housing, yes, there is a need. Seen NextDoor comments, will be a 7-11 & Starbucks already approved at Hanna? Would like to see local business. Also, in looking at the map, Sonoma Creek at eastern edge, assumes wildlife surveys will be done, a large open space, mostly grassland, wildlife hunting. Michael, no 7-11 or Starbucks happening; prefer small boutique market. Re biology: Army Corps of Engineers approved wetlands delineation, identified 3.3 acres on site to preserve & enhance. Full biological assessment on site, w/ initial study on Sonoma Creek & others; will be submitted to county for EIR after application process.

Councilmember Alcaraz, understands this is controversial topic, but the project feels like oxygen, since there is uncertainty w/ SDC. This new opportunity for affordable housing is great. Appreciates all Public Comments, but hopes public concerns can be resolved in a reasonable time.

Vice Chair Perot, number of units? Michael, not determined yet. In County Draft Housing Element published in December, this site identified as pipeline pre-application project for possibly 668 housing units. Unsure if number is correct; appreciate county's estimate. Need to do Site Planning Process to figure out what fits. Vice Chair Perot, if Housing Element isn't certified will they do a Builder's Remedy Project? Michael, premature question.

Chair Iturri called for Public Comment

Trevor Bach, works for company on Mayor Island, builds affordable housing. 400 workforce. Would like to make connection w/ project manager. Is environmental health & safety specialist, training manager, outreach programs, mental health awareness for company. Can make units affordable for investors. Is a manufacturing facility, units shipped 80% complete. Lives in Sonoma on Arnold Drive. Invited tour of their factory/facilities; architects & owners in-house.

Michael Woods, Sonoma, google him for contact. Trevor, name of business - Factory OS on Mayor Island.

Sean Fischer, alarmed by unanimous Kumbaya for project. Congratulated SF public relations firm handling spin on this project. Primary reason this is happening is because Hanna wants money. They bury the lead, that is the reality. Several years ago looked at developing luxury homes, now cloaking it in affordable housing & seniors to push project through. To Supervisor Gorin, have heard marketing campaign about Hanna suburb from Hanna people, need to hear from county. According to Executive Summary, 11,500 vacant units in unincorporated Sonoma County. Curious why need to add more SDC & now this project. Requested clarification, the county says there's no proposal, but 14 projects have been planned, approved or proposed and Hanna is one of them. Has many more questions; need to address misinformation, how Housing Element works.

Josette Brose Eichar, attended Feb 5th Hanna meeting. Aside from all concerns mentioned, also concerned re affordable housing; this project & others have to pivot to new approach. Only way is to create a Trust or other legal structure to guarantee that housing goes to the workers who need it at an affordable price. State mandates cannot do that. These project developers can do

that; have to innovate. Recommended looking at other organizations & municipalities e.g. Daly City School District did it for their teachers. Also, re 20 acres open space. Suggested making it open to all Valley residents as park. Also, comment re fire - her nearby neighbors in BHS had homeowners insurance policies cancelled due to high fire danger. Fire is a concern w/ development, how to insure property?

Avram Goldman, summarized for perspective: 750 units approved at SDC; will take years but will go through. Now at Hanna another 668 units. Total of 1,418 units. Add 2.5 people per unit equals 3,545 people in a small radius, on two, 2-lane country roads. Inappropriate for this infrastructure. Insanity. Question to Supervisor Gorin & BoS - the Housing Element Reports there are 1,253 units that are either in construction, permitted or planned in county. Sonoma Valley has over 50% of those total units. Small part of county, why all these units being crammed into Valley? Suggested looking at the areas out on 8th St East that are open, w/ major roads. Consider changing zoning there instead. There are too many concerns for this project. This is about Hanna's needs.

Victor Hipkiss, lives across street from 60 acre site. Second generation. Thanked Michael for link; reviewed Draft Housing Element. Found Hanna listed as Pipeline Project on Table 8; PP is defined as "residential developments approved and permitted but not yet built." "Can be credited towards county for RHNA for Sixth Cycle Housing Element, provided it can be demonstrated that units can be built by end of Sixth cycle." Basically, project being presented isn't planned yet, but County already put in as Pipeline Project. Noted it is 668 units, i.e. 59% of Pipeline Projects. This does not make sense, & raises red flags for BoS to make sure their Planning Dept. doing due diligence to make sure things can be built to meet requirement. Looks like they're using property that hasn't yet met requirements, just to meet numbers so County can say – they have enough housing to meet our requirement during this planning period.

Barry Hanson, bought Craftsman home on 1.5 acre on Agua Caliente Road in 2016, in rural area. No sign of urban stores, urban style buildings, or over 1 acre. Large nearby pasture w/ single home an attraction for them. Is it time to destroy this rural area w/ large development, 100s of housing units, retail, hotel? No; he objects. His close neighbors on south side are organizing, joined by owners of 14 properties, south of pasture. Springs' citizens & many in Valley horrified by the development parameters published by Hanna. They are committed to fight to protect neighborhood, their emergency evacuation egress routes, existing rural feel of the land from Madrone Road to Boyes Blvd. Hanna has created a substantial liability for itself due to past & future settlements awarded to young victims; in need of recreating its image and new revenue streams. Recommended they find other ways to improve cash flow, monetize their property w/o destroying what the neighbors love.

Cathy Wade Shepard, former Chair of SVCAC, Springs activist for 35 years. Quoted philosopher Pogo – *the only easy answers are the wrong ones*. We have lots of issues & haven't improved over 48+ years she has been here. Have to keep working together & dialog. To Avram, would like to see 8th St east built up, but no water or sewer. To Josette, yes, need workforce housing. To Barry, feels for loss of rural feeling. World is changing, have to adjust. Biggest thing

happening to Sonoma Valley is people using properties as 2nd homes, leaving inadequate housing for residents. Has created a great divide; doesn't know how to resolve it. Need to keep talking to each other & bringing opinions forward.

Mario Castillo, long time Springs resident, was also at Hanna Sunday meeting. Saw many concerned people, but who were only concerned about their personal interests. Re Comment on available homes – if investigated, would find out families are leaving. There is a decrease in student enrollment. Workers travelling from out of town to clean houses of people who are complaining tonight about losing their comfort. The environment is being damaged by these gas emissions from those workers travelling in. Becoming a Disneyland for retired people w/ several homes. People are being selfish, don't want to share. But they want housecleaners to drive in & they want caregivers to come in & care for them in their old age.

Chair Iturri called for Council Comments.

Supervisor Gorin, appreciated all Public Comments. Been in discussion w/ Hanna project developer over years re what *might* happen on site; encouraged by extensive early Outreach. To those on Agua Caliente Road, has worked w/ them re speed & volume of traffic problems, difficult & frustrating, little improvement accomplished. She predicted there would be challenges w/ this project. Noted this is just the beginning of process. Looks forward to Application to Permit Sonoma; will then be referred to SVCAC for discussion, & to this MAC or both MACs included for comments, then to BZA, and eventually BoS. Will be a long process, perhaps a year. Has questions about Housing Element specifically related to this location. SDC is not included in Housing Element, not counted in numbers of housing units. She argued & appealed to ABAG to reduce the burden for housing in unincorporated areas of county. They rejected Appeal. So must approve Housing Element w/ opportunities for creating 3,800 housing units. Makes no sense, believe in city-centered growth, but SDC & Hanna not in urban area. Agreed there is no option to move housing to 8th St E due to lack of infrastructure. This Hanna site does have utilities, is on transit line/circulator bus that will eventually go to SDC. Already in discussion w/ Hanna re donating land for multi-use path along Arnold Drive or the bike lanes on either side, plus path along two corners of property. County looking at trip generation; noted project will include as many affordable units as possible, plus small neighborhood center, a market. Interested in all Comments; hopes Hanna is listening & will revise accordingly. To Avram - please contact her for chat.

Chair Iturri, as a Valley educator, watched her school go from 500 to 300 students, families leaving, people commuting in to work in businesses; but agrees we need to work together. Question, if not at these locations being discussed, then where will we find places for people to live? As Celeste has said, we are becoming a community w/o children, less diverse. Concerned that our future not looking like a community of families w/ gathering spaces - becoming siloed.

BREAK Five Minutes 8:23pm

10. Community Child Care Council of Sonoma County (4Cs) (@1:50:10)

Receive presentation from Community Child Care Council of Sonoma County (4Cs) on 4Cs and the 4Cs Sonoma Valley ECE project

Melanie Dodson, Executive Director 4Cs

Presentation on their Project in Valley, which is in alignment w/ important topics discussed tonight i.e. housing, safe bike lanes, keeping families in valley – **and what do families need to remain in Valley? Child Care.**

This includes early learning, pre-school, opportunities for families to go to work, safe spaces for children. 4Cs is Sonoma County’s childcare resource & referral agency, funded by CA State, in operation for 50 years. Recently funded Sonoma Out Valley ECE [Early Childhood Education] Foundation, to focus attention & agency’s resources specifically to Sonoma Valley.

Will show Video w/ data on Valley as a day care desert.

4Cs is a multi-service agency. Run 12 State-funded preschools. Help all families of all income levels, get connected to childcare for their children, birth to age 13. Offer subsidized child care through State of CA for eligible families. 500 being enrolled now; focus on good spread of families geographically across county/community.

Childcare needed across county, especially since Covid. Agency lost significant number of slots - almost 50%, trying to rebuild. Need caregivers so parents can be employed & have safe places for kids, i.e. center based, licensed family childcare.

Recent Study in Valley showed need. There is one Staff member dedicated to Sonoma Valley. Working to provide licensed family childcare, training folks to become providers in community. Folks who are already home, probably caring for kids, building businesses. Also talking to community partners how to leverage affordable housing projects, building in childcare, early learning programs, so there will be more slots, there are not enough now. Infant toddler care & school age programs are biggest need in valley. Working w/ school district. Need community leaders to join, recognize the need/issue, look at facilities, share ideas.

Power Point (@1:54:06 on zoom video)

All income levels challenged to find childcare, especially infants & toddlers

Sonoma County Community Profiles Study 2019 showed Fetters Springs listed as a high risk priority area in county; only 1% of need for subsidized infant/toddler care been met in Sonoma Valley (was a voucher acquired to pay for infant care outside of Springs) & 0% in highest need area (Springs). Info from listening sessions say need great for more full day programs, flexible hours for working families, & more infant/toddler care.

Of subsidized care for preschoolers only 26% of slots were full day (6+ hours)

Parents need full day, full year, full time.

Waiting List Data: April 2021 children on wait list: 73% infants & toddlers, 14% preschoolers, 13% school age

Juan Fresse (@1:58:29) Sonoma Valley Early Care & Education Partnership Director



Juan Fresse shared
SVLaunchVideo with y

This program started operation 8 months ago. Grateful to community partners: La Luz, Hanna Center. Focus: to train more people to do family care, add slots at centers. “Childcare desert” is specifically for infant/toddlers. There are slots for preschool, but Sonoma Valley parents are picky about what centers they will use. Some centers have closed, others in demand. 2 centers

in Sonoma w/ wait lists, others not. Only one center for infant/toddler care, full, w/ wait list. Only other option in Valley is Family Care.

Recently did training at La Luz, 20 people in Family Care. Small percentage working towards licensing. Can be challenges: e.g. landlord issues, facilities. Need to educate community in general to the benefits of increased childcare options. State recently made a big push, 4Cs promoting website for referrals for childcare. In last quarter of 2022 - 25 individuals searching for infant care in Sonoma Valley. Traffic on website from zero to 355 searches, including preschool.

Data for January 2023 to today (Feb 8) - 27 searches for infant/toddler care; will probably increase. Today, traffic at 267 hits on website. Childcare an important part of solution, along w/ housing, to maintain families as part of community. Family Care options have opened recently in Springs, not everyone wants that option. Emphasized educating community, especially landlords.

Chair Iturri called for Council Questions

Councilmember Lombard, 2 questions: are vouchers readily available to pay for care? And, what about the need for those who run Family Care facilities to be able to schedule breaks, vacation. Could also have illness or crisis in own family.

Melanie, re vouchers - from State of CA Dept. of Social Services have become much more available. 20 or 10 years ago, even just pre-fires, community did not understand high value of vouchers that family could take to any caregiver of their choice. 4c's seen 40% growth in served. 2022 enrolled 500 new children. 2023 - 500 more. Essential workers couldn't work, state expanded voucher numbers. There are very strict regulations about serving lowest income first, plus other categorical eligibility. Community understanding better the problem if essential workers (nurses, doctors, firefighters, markets), have no childcare w/ schools closed, & big center childcare closing, so state has hugely expanded voucher program. She sees this continuing, improving licensed Family Childcare as wonderful option.

Re Licensed Family Childcare – yes, a wonderful option & it is a business so employees need vacations. 4Cs teach them to do contracts, scheduling, operate a business. Need to share info, understand parameters of business & make plans. Vouchers helpful; clarify vacation is part of Family Childcare business model. Better to take breaks & stay healthy.

Cost of childcare: Infant/toddler, a month \$1100-1500. Lower than mortgages & rents, but rivals. Childcare vouchers cover majority.

Councilmember Winders, encouraged about training for Licensed Family Day Care. Received 4Cs vouchers for her children, now adults. Successful. Inquired if program also provides meals? Stipends? **Melanie**, yes, Licensed Family Childcare providers can choose to participate in Child Adult Food Program, run through 4Cs as sponsor, similar to elementary school lunch. Councilmember Winders, appreciates this news, as food insecurity can be significant issue.

Councilmember Hardeman, grateful to 4Cs, Boys & Girls Club long-time partner in past.

Councilmember Reyes, acknowledged presenters & valley foundations, key partners for Back to School Health Fair. Preschool education vital in children's development for literacy levels & at all developmental stages. Hopes possible Hanna site option may succeed. Need to stabilize families w/ housing issues, keep them in valley. Working together is the key to success.

Melanie, also, employer-supported childcare important; will be a benefit. 4Cs working on that too.

Chair Iturri called for Public Comment. None. Closed.

11. Ad hoc and Community Projects Updates (@2:14:05)

Council Reports, Announcements, and updates The Springs Municipal Advisory Council represents the people of the Springs in Sonoma Valley as the voice of the community to elected representatives. SMAC is committed to engage with all community members in meaningful and inclusive ways to promote the health and wellbeing of the Springs.

Chair Iturri

Community Voice, December event completed. Nothing new planned.

Bike Rack, Art Escape ready. Need help moving rack. Request from community. Jesus offered to help coordinate.

Springs Community Plaza, Hannah, Joe, Jesus. Need to organize a discussion

Road Paving, closed/no updates. Data submitted to county.

E Waste Event, no report.

MAC Logo, Joe, Celeste, Maite met. Celeste: Logo needs to represent Springs community. High resolution png or pdf, black/white and color. English/Spanish. MAC will pick 4 finalists, then out to community to vote for one finalist; limit to one vote. Offer prize of \$400 - request from MAC budget tonight. Then move forward w/ promotion & submissions.

Karina, this Agenda Item Receive Only, can't vote on Budget Request now.

Chair Iturri, put on next Agenda? Karina, yes, designate someone to submit Budget Request Form. Chair Iturri, is it ok to advertise contest, not prize? Karina, yes. Celeste, can promo say "Prize to be Announced"? Karina, need to check w/ County Counsel on that question.

Celeste: noted change - April 30th submission deadline, pending hearing back from county legal/Counsel re prize offer. Will then move forward w/ promo & submissions.

Councilmember Hardeman, also connect w/ Creative Bridges, nonprofit in valley w/ various valley artists & art organizations.

Chair Iturri, hoping for local artists' participation & capture Springs character.

Councilmember Lombard, could do this w/ a 5 minute meeting.

Councilmember Reyes, what is voting process for winner? Councilmember Hardeman, public, a google form link, QR links, take survey on-line from phone or pc. Councilmember Winders, MAC pick 4 finalists that meet requirements. Then community picks one final.

Community Gathering, Celeste, suggested in June for better weather, school out June 8th, consider the following 2 weekends, also need Larson Park use to schedule.

Chair Iturri, consider other conflicting events? How to check? Can a vote be taken for date?

Karina, recommended adding this item to next Agenda/March, or Special Meeting. Can't vote tonight. Once decided on date, other organizations can hopefully take note.

Possible dates: Sat 6/10 or Sun 6/11. Or Sat 6/17 or Sun 6/18. Celeste will check on Larson.

Councilmember Alcaraz, 6/18 is Father's Day. Could combine w/ teen celebration?

Councilmember Hardeman, 6/10 Graduation weekend.

Picnic, Karina, budget approved from previous meeting.

Holiday Fence Lighting, Alcaraz & Perot. Karina, opportunity to thank those involved.
Power Point.



Springs Winter
Decorations .pdf

Jesus/Karina December 8, 2022, Gratitude to Collaborators: Art Escape, Alma Bastress, Elizabeth Feroze, K S Mattson for live power cable, Enrique from Wine Country Tires for electric power. For future, next year light up the tree on the corner!

Facebook Page, is operational, no update

12. Budget Update

Informational budget update from District 1 Staff. Council direction on reporting & record keeping.



SMAC Invoices
2022-2023 Budget up

Karina, Power Point Spread Sheet. Up to January 11, 2023, current Total Available \$3,068.75

13. Consideration of Future Agenda Items

Share ongoing list of future agenda items and note others of interest.

Chair Iturri -

March: CalTrans, (TPW) Public infrastructure (**switched to April**), and Son County Transit/bus service.

Karina, noted that Supervisor Gorin in conversation w/ CalTrans & PI, creating Ad Hoc for further investigation (due to recent death in crosswalk), requested to meet 2x w/ county before meeting w/ MAC. **CalTrans & PI may not be prepared to provide update/report in March, may wait till April for MAC.**

Chair Iturri, then possibly switch items, i.e. bring Larson Park & Public Spaces into March?

Karina, yes, will switch items.

April: Larson Park; Public Spaces w/ Steve Earhart, Bert Whitaker (**switched to March**); Regional Park (Larson Park bathroom); John Hennelly SV Hospital; Chief Akre

May: Economic Growth & Housing; Emergency Preparedness Week

Councilmember Reyes: suggestion for May - Sonoma County CO AD, group behind volunteer group for Emerg Prep.

14. Adjourned 9:14pm



FW_Springs
MAC.pdf

Susan Gorin's website for zoom video

https://www.youtube.com/playlist?list=PLOdzlO4_wVVegcBB5907iZTimplqLGhJ

Contact: Karina Garcia, Field Representative to Supervisor Susan Gorin –
Karina.Garcia@sonoma-county.org

Materials related to an item on this Agenda submitted to the Springs Municipal Advisory Council after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-A1, Santa Rosa, CA, during normal business hours. You may also find them on the Springs MAC website at <https://sonomacounty.ca.gov/springs-mac>

Note: Consideration of items will proceed as follows:

1. Presentation by proponent
 2. Questions by Commissioners
 3. Questions and comments from the public
 4. Response by proponent, if required
 5. Comments by Commissioners
 6. Resolution, if indicated
-

Web Links: County of Sonoma: www.sonoma-county.org select Boards and Commission

For accessibility assistance with this document, please contact the Board of Supervisors at (707) 565-2241, Fax at (707) 565-3778, TDD at (707) 565-2241 or through the California Relay Service (by dialing 711). Para obtener ayuda con la accesibilidad de este documento, por favor, póngase en contacto con la Junta de Supervisores al (707) 565-2241, Fax al (707) 565-3778, TDD al (707) 565-2241 o a través del Servicio de Retransmisión de California (marcando al 711).