

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
Zoom Meeting
Video Available Send request to MarkWestCAC@gmail.com

A) Call to Order: Chair Fies called to order, the regular meeting of Mark West Citizens Advisory Council at 6:00 pm.

1. Roll Call

Members present: Chair Karen Fies, Willie Lamberson, Brad Sherwood, Heidi Would, Stephanie Bisordi

Others present: Jen Mendoza, Field Representative Representing Supervisor James Gore, 4th District, County of Sonoma; Aggie Maggio, Secretary, Mark West Citizens Advisory Council (MWCAC)

2. Approval of Minutes

On a motion by Lamberson, second by Would, the minutes of the regular MWCAC meeting, January 12, 2022, were approved. The motion carried on a voice vote. (5-0)

B) Presentations: Action Items

Procedure: 1. Presentation 2. Questions by council members 3. Questions/comments from the public

1. Airport Larkfield Wikiup Sewer Presentation - Lynne Rosselli, Sonoma Water, Airport Larkfield Wikiup (ALW) Sanitation Division.

This is an overview of the current process for ALW. The fiscal year is from July 1 to June 30. They are currently preparing draft budgets and rates that will be in effect July 1. They will be sending out Prop 218 notices toward the end of March, along with a newsletter with all the information about all department activities, including infrastructure improvements, water use efficiency and conservation measures.

The budget includes \$200,000 in capital improvements (electrical, communication upgrades, air radar, recycled water pipeline and wild fire vegetation removal). Also, the biggest ticket item is sludge removal, which costs \$600,000 to \$1 million and is done every three to five years. They try to spread the cost out over several years, to smooth the rates out.

Expenditures are estimated about \$6 million for the sanitation zone and have a little over 4,000 single family dwellings and a little over 2,100 parcels. The rate increases have been about 5% over the past 10 years. Moving into a troubled period, struggling to get resources and materials, increased costs for capital expenditures and deferred maintenance due to the Covid pandemic; so expect higher rate increases. The draft budget (not final) is looking like an 8.5% rate increase, about \$5.00 monthly, per single family dwelling.

Website is <https://www.sonomawater.org/alwsz>

Council Question

Any rate increases due to public increase in water conservation? Response: On the sanitation side of the department, rates are not affected by the drought or water conservation. However, for a water supplier, wholesale water costs are affected. The water rates are fixed and calculated on cost, not water use.

2. Installation of Art in New Sidewalk - Mark West Springs Rd.– Kristin Madsen, Creative Sonoma; Peter Hassen and Ene Osterass-Constable, Artists from Wowhaus (seeking public ideas)

Kristin: Background: Creative Sonoma is a County agency, created seven years ago, designed to support creative community and infuse art into the community. They have been working with Transportation and Public Works (TPW) and General Services, for a few years, to improve areas and bring art to the communities.

Ene and Peter: They were contacted to work with this project. Having observed the site, the artists want to listen/learn from all the community, including the school children.

Q1. What are qualities that characterize the community, are of value or want to foster within the community?

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Responses

- Will never forget the first day back to school after the fire; the way the whole community rallied together, (including County departments and first responders) participating in bringing the children back to school. This section of the roadway is symbolic of the travesty of the fire. It represents resilience, compassion, strength and rebirth.
- A fervent issue was no sidewalks. Students walked in the ditches. Now walking to school will be equitable for all the kids in the community. This project will illuminate what it means to be part of the Mark West (MW) community.
- It's all about change, growth, resilience, love, community spirit, recognition of loss: neighbors, trees, homes, etc. Change!
- It should be welcoming. It represents all of Sonoma County.
- Anything to make it more peaceful and slow the traffic
- An unbelievable show of community
- Maybe another parade celebrating completion

Community Input from Chat

- Trees and shrubs on both sides of road? Response: Amanda Bouillercce, TPW- Remove and replant some. New landscaping - Not decided yet.
- It's inclusive, blending of new families and extended families staying to live here.
- Would like to foster peaceful and quiet. Think... slowing traffic and quieting noise.
- Would love to see representation of original inhabitants and Mexican communities.
- We exemplify a PHOENIX.
- What kinds of art projects are being contemplated? Response: We will process all information gathered and will then form some plans to contemplate.
- Would like cultural uplifting art pertaining to this area, not meaningless art.

Peter Hassen shared his email and encourages people to think on all this and contact him. peter@peterhassen.com.

Q2. Which of those do you feel are the most significant, to foster fire safety awareness in the community?

Responses

- Community working together
- Inclusiveness of everyone, those burned out, not burned out, and new community members
- Lessons learned: effective landscapes - location in relation to houses, types of plants, materials
- Built fences to provide privacy; brought people together when they all worked together building them.
- Unity is part of the community. (commUNITY)

Peter Hassen: Please email me with thoughts or words at Peter@peterhassen.com

Kristin Madsen: Managing expectations. They will have to work within the sidewalk budget.

Amanda Bouillercce, TPW, Customer Service and Grants Program Manager:

She will find answers to questions. They are expecting construction to start in the fall. She said please feel free to email her. amanda.bouillercce@sonoma-county.org

Note: B) 3 & 4 are continued after C) 1 & 2 ~ courtesy to guest presenters

C) Presentations of Referrals from Permit Sonoma: ACTION ITEM

Consideration of proposed projects will proceed as follows: 1. Presentation by project applicant 2. Questions by Councilmembers 3. Questions and comments from the public 4. Response by applicant, if required 5. Comments by Council members 6. Resolution, ACTION, if indicated.

1. LLA21-0056 (1058 & 1064 Wikiup Dr., Santa Rosa) Completeness Referral, Lot Line Adjustment between two parcels of 1.0 acres and 0.28 acres in size resulting in two parcels of 0.82 acres and 0.46 acres in size.
 - No representative of the project was invited to present to the Council; a private project on private property.

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
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Council Discussion

- This referral should have had a representative of the applicant present to speak to the Council so as to assure the Council members fully understand the project and any challenges it may present, even to the property owners. Council Member Lamberson did drive to the property and noted it is a steep site. Looks like they are wanting to enlarge the building envelope of two buildings. It does not affect the community and it appears (by the documents referred here) that the applicants are going through the proper procedures.

On a motion by Lamberson, second by Would, the Council voted to recommended approval, without conditions of the (application LLA21-0056 1058 & 1064 Wikiup Dr., Santa Rosa). The motion carried on a voice vote. (5-0)

2. PLP22-0001, 4614 Old Redwood Hwy. Santa Rosa - Paul Ugenti, Director of Development, Tandem Real Estate, JJP Redwood LLC and Jenny Kenyon, Property Owner

Jenny Kenyon:

- Kenyon's intention was to rebuild the preschool that burned in the Tubbs fire. Learning that it was not feasible, she moved the school to Fulton Rd.
- There is a community of parents, educators and others, in our local workforce, that are leaving because they cannot afford to stay here. She wants to build affordable workforce housing and bring value to the community.

Value to the community: Paul Ugenti: He is guiding Jenny through the whole process.

- Goals:
 - o Have as much affordable housing as possible, while staying economically feasible
 - o Promote public transportation and cycling
 - o Create a sense of community by providing a private lounge, with fire pits and barbeques
- Project: Redwood West Residences
- Design: Timeless farm house style
 - o Three stories
 - o 45 residential units (8 studios, 21 one-bedroom and 16 two-bedrooms units)
 - o Private garage parking for residents, 6 spaces for visitors
 - o First floor is parking second and third are residents, some with lofts.
 - o Approximately 30% of the building is at 40 feet. The rest is 35 feet.
- Location: One parcel off corner of Old Redwood Hwy. (ORH) and MW Springs Rd.
 - o Plan to mitigate proximity to single family homes and ORH through landscaping and placing the building as far north and west as possible (about 35 feet from the south and 48 feet from the east property lines).
 - o Possibly planting trees to grow to 25 feet between the building and the homes and some to grow to 40+ feet to the west and northeast
- Value to the community:
 - o Proximity to public transportation
 - o Ability to bike to work
 - o Access to the 101corridor

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
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Council Comments/Questions The following comments were repeated by several councilmembers.

- See the value of workforce housing
- It is super big, in terms of the Larkfield area.
- Appreciate the vision/concept and commitment to the community.
- It makes sense to have workforce housing in this location.
- Design element is beautiful.
- Great opportunity
- Concern is the traffic and parking. Not sure 51 parking spaces will accommodate that.
- One car family is not common.
- Where will the overflow parking go? Response: Can only control what goes on the property. This is an issue that comes with this project and don't see a way around it. Hoping to attract individuals who can and want to work in the area and/or willing to use ride sharing type transportation.
- Concerned about neighbors who will have to deal with parking in front of their homes.

Additional Council Comments/Questions

- Visitor parking? Response: Up front and in the back. Goal: one stall per unit and six guest spaces.
- How are studios, one and two bedrooms situated? Response: Have to have a cross section, with smaller units mixed in with larger units. Details still have to be formalized. Committed to 40% and to have a cross section of unit sizes available for that.
- Advertising affordability? Response: Through local organizations (firefighters, cops, teachers, etc.)
- Concern: Follow through with availability to 40% income owners? Response: Anything can be made a condition of approval (statement of action).
- 40-foot allowable with affordable housing? Response: Workforce housing brings in R3 and 40 feet.
- Concern: Viewing from the apartments into the single-family homes.
- Expect that many families will look into having only one car.
- Egression to ORH is scary. Know that you have to have certain density to make it feasible. What would be the lowest number of units to make it feasible? What would the rent be for the majority of units? Trees? Where would children play? Responses: Back patios. Working with a positive expectation that things are changing. Many will still work from home.

Write-in Chat

- Way too tall and dominating. It was not ok for Carlton.
- How will property be managed and by whom? Will some be market rate? Response: Jenny and Paul are developing the property. Some will be market rate, 60%. Not yet know who the property manager will be.
- Mixed use retail space on first floor? Response: No.
- Is project funded yet. Response: Construction; No. Funded to the current development stage.
- Total units? Response: 45 on one acre.
- What about traffic for safe egress and ingress?
- How many units will be adaptable/accessible, and will this number exceed the minimum requirements? Response: They are not at that stage yet. All are designed to be adaptable.
- There will probably be upwards of 75 cars.
- Roundabout would slow traffic.
- Like the owner being from the community.
- Any way to qualify future tenants to help mitigate the number of cars? Response: Not sure of legality.
- Maybe a dedicated public transportation stop.
- There will be other parking issues coming in this community. Many traffic issues can be improved upon.

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
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Community Comments/Questions/Suggestions

- Suggestions - smart shuttle, small vans or busses rotating to the airport. Have traffic calming, like Windsor.
- Anyone can see up on ORH, near apartments. People are parking on the streets.
- Beautiful design, a little taller that the community would like.
- We do need to densify our communities.
- Great idea. There is potential for a future park and a bridge to cross a creek.
- Once we get a sidewalk in the students can actually walk to Riebli Elementary School.

On a motion by Lamberson, second by Sherwood, the Council voted to recommend support of the concept of work force housing, and approval of the project description, PLP22-0001, 4614 Old Redwood Hwy. Santa Rosa, as is presented on this date, given what is known at this point, with concerns, as discussed and will be noted in response to the County.

Council Discussion

- Maintain same affordability.
- Parking needs to be addressed.
- Council approves concept of project and looks forward to future presentations.
- Keep the 40% affordable.
- Communicate that Transportation and Public Works present to the Council on this project.

The motion carried on a roll call vote. (5-0)

- Chair Fies: Yes
- Vice Chair Sherwood: Yes
- Councilmember Lamberson: Yes
- Councilmember Bisordi: Yes
- Councilmember Would: Yes

B) Presentations: ACTION ITEMS (Continued)

3. Presentation: Water Conservation, rain barrels, turf rebates, other conservation devices – Cal American Water - Presentation postponed to March.

4. MWCAC Blue Book Presentation: Findings/Proposed Changes – Chair Karen Fies and Jen Mendoza. Chair Fies shared her red-lined version of proposed changes. Many prefer the Council to keep the name as a CAC. Legally it is a MAC, because it can address a variety of issues. CACs can only address one specific thing.

- In terms of branding our community it's clear that we are Mark West, however we are also Fulton. How about Mark West Area MAC? It includes all.
- This is a multi-phase, multi-month process and will, eventually go before the Board of Supervisors
- Most editing was about the name change, some about the boundary. Some name corrections, etc.
- Not all changes will be done at once. These changes, will be looked at as separate subjects over time.

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
Zoom Meeting
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Jen Mendoza: The Council has been talking about the expanding the scope of the future MAC.

- The boundaries are now described as the Cal Am Water District.
- It is wise to keep it in some already existing boundary lines.
- The Council needs to examine boundaries because many issues come up that are outside the Cal Am boundaries.
 - o There are clear demarcations in the north and south (Windsor/Santa Rosa) and airport area. Not so clear up Mark West Rd. where there are common issues, such as fire and water. The question is; where should it begin and end. Could use the actual district boundary on the east side. On the west side, such as Fulton, boundaries will be hard to figure out.
 - o If there is the ability for the BOS to reroute funding, they do so along those lines. So, if you are looking at something like a tax exchange or some other way to bring money back into the area for the broader management, those lines need to be in place.
 - o The Council is part of a lighting district. Fees are paid on the property taxes and they pay PG&E to provide the lights. Maybe broader boundaries would open up possible changes, such as getting some of that money back to be self-managed.

Jen will be gathering many maps. All will be presented for discussion.

Council Discussion/Suggestions (input and starting points only, no decision making immediately):

- Grandfather Fulton in, as it is.
- Cal Am existing for the west boundary
- Slusser Rd.
- Franz Valley to the east (It is the 4th District boundary line.)
- Fulton kids are in the Mark West School District. Use the school district boundaries
- Cal Am Franchise Fees pay for the Neighborhood Improvement Fund: If the boundaries expand those fees would remain in the Cal Am Water area.
- Possibly expand the council members to seven vs. five. Three would be at large-appointees by the Supervisor
- Possible changes to the council member term limits. Discussion for the future.
- Looking at the NIFP application in the future. Discussion for the future
- Many changes are just terminology or correcting CAC to MAC.

Discussing the name change now is because of the discussions about boundary changes. It is logical to make sure the name is legally correct now, as individual changes to the Blue Book are very involved and time consuming.

- Discussion to be continued in March.

Public Comments/Questions/Suggestions

- Map for the Mark West Rd. sidewalk? Response: On MWCAC Facebook home page. It goes to Riebli Elementary School.
- "Proposed Edits to the Blue Book." are posted on the MWCAC page on the County of Sonoma Website.
- Discussions: term limits/name change - March, NIFP (funding program) - April, boundaries - April or May.
- Need to add language to make sure Council members live within the boundary.

D) Council Member Announcements/Information/Discussions/Disclosures: Information only, unless stated

1. Council decided to continue with a Zoom meeting for March.

E) Subcommittee Reports & Discussions: ACTION ITEM

1. Neighborhood Improvement Funding Program (NIFP) Subcommittee (Fies/Sherwood) **None**
2. Rebuild/Fire Mitigation Subcommittee (Sherwood/Fies)

North Coast Resource Partnership is funding technical assistance grants for projects in forest and fire capacity. Chair Fies reached out to TPW, the Council's fiscal agent, to see if they would be the legal entity if the decision is made to apply for a proposal. TPW responded positively.

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
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The subcommittee and Jen Mendoza have been discussing the possibility of requesting funding for Mark West Creek for bank erosion and fuel load reduction.

Jen Mendoza: She has been active in coordinating meetings with the Resource Conservation District (RCD). The bank erosion is going to require tough regulatory and funding conditions that cause an organization to sponsor it.

Chair Fies is willing to help write the proposal, working with TPW, to request technical assistance monies to help pay for the RCD to look at bank erosion and fuel mitigation issues within the Mark West Creek, especially the lower part in the Mark West area. If successful, it can contribute to what Mendoza and others are doing. Is there interest in the Council submitting such a proposal?

Council Discussion

- There's been a lot of work on this already. The RCD needs funding for staff time. So much has already been done. We also need to talk about a sewer line for the people on Londonberry. Response: Jen Mendoza - That discussion is started.
- Can the graveyard on Faught Rd, be part of the proposal? Response: Chair Fies - Not at this time. It is outside the jurisdiction. It's an argument for expanding the boundary.

On a motion by Lamberson, second by Would, the Council voted to approve writing and submitting a proposal for funds for the Mark West Creek. The motion carried on a voice vote. (5-0)

3. Community Services District (CSD) Subcommittee (Sherwood/Lamberson)
Leaning towards a non-profit. A CSD would be a heavy lift. Lamberson is gathering names of people who are interested. Can remove this subcommittee from future agendas. Lamberson will report to the Council from time to time.

4. Wikiup Open Space (Lamberson/Would)
They met with Jessica Martini-Lamb, Environmental Resource Manager for Sonoma Water and the project manager for the Mark West Creek Educational Preserve. It is a work in progress. They are talking about a water educational program, access to the stream for fish release programs, water conservation curriculums, stream maintenance, minimal site modifications, gravel walking trails, public informat kiosks, stream/bank grading as needed for stream access, public education, water use efficiency information, ground water management. a water efficient community garden. No designated dog park is planned. All this would be after acquisition by the Sonoma Water and is more than six months to a year out. There are several more steps and processes to go through.

5. Sonoma County General Plan for Mark West Area (Lamberson)
In touch with Brian Oh, Comprehensive Planner at Permit Sonoma. No workshops are planned right now, beyond a intro scoping meeting at the BOS, which is scheduled for April. They expect high-level discussion with the Board before staff starts any outreach. Possibly towards the summer.

Heidi Would will join the General Plan Subcommittee. Lori Barber, Pete Lescure and others are on the Ad Hoc committee.

F) Public Comments on Non-Agenda Items:

1. Email from Carol Eber, Mark West Cemetery. Waiting on responses from the Adventist Academy. It is a county issue not a state regulated cemetery. Will need to work with the Board of Supervisors.

G) Pending Items: Updates when available

1. Utilities & Water, Margaret DiGenova: **None**
2. "HAWK" light in front of Larkfield Shopping Center: Still in the works. **None**

MARK WEST CITIZENS ADVISORY COUNCIL
Minutes, FEBRUARY 9, 2022, 6:00 pm
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H) **Correspondence:** Information Only **None**

I) **Future Agenda Items:** Potential projects and/or suggestions for future MWCAC meetings

1. Possibility of an update on the COPE program in Wikiup (TBD).
2. Possible speaker on home hardening and vegetation management (TBD)
3. Possible community clean up? Maybe in partnership with the Chamber. (TBD)
4. List of unmet needs projects for Larkfield/Mark West/Wikiup (Presentation: Sherwood/Lamberson) (TBD)
5. Water Conservation Presentation (March)
6. Conversation Continue-Blue Book: term limits and name change (March)
7. Conversation Continue-Blue Book: NIFP (April)
8. Conversation Continue-Blue Book: CAC boundaries (April/May)

J) **Adjournment:** ACTION ITEM

There being no other business to discuss, on a motion by Would, seconded by Lamberson, the meeting was adjourned at 8:52 pm.

Approved Date:

Chair

MWCAC MEETINGS: 6:00 PM—SECOND WEDNESDAY OF THE MONTH
Hybrid Meetings until further notice

Mark West School District Office, The Learning Center, 305 Mark West Springs Road, Santa Rosa
(NOTE: Location or time may change due to anticipated greater community participation.)

Be sure to check the MWCAC website for meeting agenda, location & time

sonomacounty.ca.gov/Mark-West-Citizens-Advisory-Council

<https://markwestcac.org>

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