



North Sonoma Valley Municipal Advisory Council
Notice of Meeting and Agenda
February 15, 2023



PLEASE NOTE: In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the North Sonoma Valley Municipal Advisory Council meeting will be held virtually.

Join Zoom Conference Meeting:

<https://sonomacounty.zoom.us/j/92671658009?pwd=ZEV4Z3hMU3dNM2sxaC93dTZURjJMUT09>

Meeting ID: 926 7165 8009

Passcode: 578842

Join by Phone: 1 (669) 900-9128

5:30 p.m.

Contact: Hannah Whitman, Board Aide for Supervisor Susan Gorin – hannah.whitman@sonoma-county.org

1. Call to Order, Pledge of Allegiance, Roll Call

Call to Order: 5:30pm

Roll Call: Vice Chair Dawson

**Present: Councilmember Oldroyd, Councilmember Galindo, Councilmember Newhouser, Councilmember Morgan
Councilmember Dickey, Chair Eagles,**

Absent: Councilmember Handron

Land Acknowledgement: We acknowledge that the citizens and community served by the NSV MAC, occupy the unseeded ancestral lands of the Coast Miwok, closely related to neighboring indigenous peoples: Pomo, Wapo, and others. Asking forgiveness for past transgressions they and their ancestors experienced, we humbly invite them to join us in person or in spirit as we give gratitude for their ongoing stewardship of this place since time in memorial. Recognizing how much we benefit from their continuing presence as culture keepers and teachers, we commit ourselves to building positive and lasting relationships with our local indigenous community and to honor all the diverse peoples in our region.

2. Approval of January 18, 2023 minutes

Vice Chair Dawson moved to approve.

Councilmember Nard-Morgan Seconded.

January 18, 2023 minutes are unanimously approved.

3. Public Comment

Tracy Salcedo, Glen Ellen resident. Gave heads up that two organizations have joined forces to file suit against county of sonoma with regard to EIR for the SDC specific plan. The two organizations are Sonoma Community Advocates for Livable Environment and Sonoma County Tomorrow. You can learn more about the organizations and the lawsuit by visiting scaledownsd.org or sonomacountytomorrow.org

We are asking that the county take another look at the EIR and consider scaling back the development based on baseline information that is inadequate. One of the things you all know is that there is an environmentally superior alternative that's part of the county's own EIR. We'd like them to take another look at making sure that the redevelopment reflects

real life- real time information and hopefully that will result in making sure we all stay safe in the next wildfire.

4. Supervisor Gorin Update

Supervisor Gorin, thanked presenters and team. We really need affordable housing and we really need affordable housing for all ages, so I think they have listened to me certainly and really looked at the needs of the community in the proposal they're making. They need to consider neighboring services. I like that they have potentially included a child care center. I'm not sure whether you heard the presentation by 4Cs or whether it's coming forward but we have a significant deficit of child care and Sonoma Valley, especially in the springs so we need to look at all opportunities for providing Child Care throughout Sonoma Valley. This may be a good opportunity to give people a quality child care place center for their children. Celeste Winters also talked about the need to consider housing to attract families. The district is losing population- considering Dunbar's possible closure. It's appropriate to question the scale. More project details to come- great to hear comments and thoughts from the community. You can't just put 200 units in certain areas- need to consider other factors. The Hanna project is included as a pipeline project for housing. SDC is not owned by a developer, yet or ever. It's not ready to be counted towards housing numbers. This is owned by an entity/organization. They are close to submitting a project that may be having units on the ground by the time housing elements timeline has elapsed. What is a fair share? Where can we put units to house families and our professionals? Evacuation, water, and creeks need to be considered. Encourage you to think thoughtfully. If not here, where?

Chair Dawson, shared an article on toxic tourism.

Supervisor Gorin, we're about to start the general plan update for comprehensive planning- to discuss what are the needs in the community? We should have had an adopted housing element by the end of February- not happening. Plan update will take 4-5 years. Previously it took 8-9 years. It's an opportunity to think thoughtfully about comprehensive planning.

We've allocated funding and announced the formation of a fire memorial taskforce, honoring those who suffered through the fires over the last few years. If you go onto creativesonom.org/public-art-program you can apply to serve on the taskforce to help develop the memorial.

Chair Eagles, I know you mentioned that SDC is not a pipeline project, but the housing element does not keep pace with affordable workforce housing because of some of the calculations that are done. I just put that challenge on there because it disturbs me a bit on the 7 year cycle. Looking at ways to squeeze more workforce housing. We need better tools.

Councilmember Newhouser, how to increase affordable housing and keep our environment liveable? The challenge is we have plenty of housing, it's just not affordable. How can we make existing housing affordable? We don't really have that in place.

Councilmember Galindo, what triggers a lot of negativity in me is when they talk about affordable housing. There's no such thing as affordable housing in this community, unless you're in section 8. I don't think we will ever have enough housing if we don't prioritize our local people first. Local workers can barely make it and afford it.

Public Comment:

Debra, reiterated matching folks with vouchers with appropriate housing. I support what Hanna is doing in terms of housing. I do not support further development on that property. The training center, I would point you to SDC that already has structures appropriate for technical education and training. Point to 2021 infrastructure bill to make that a reality and to Kathy Goodacer, CEO of Technical Education Foundation in Santa Rosa. We need to do better for folks who live here.

Alice, I'm really ignorant about so many of the regulations and things and maybe it's just a completely naive idea but is there a way to require or could that be a goal to require certain size businesses wineries and vineyards to provide on site housing for the workers?

5. Arnold Drive: Bike Lanes

Cindy Rader, announced an upcoming community zoom meeting next month in the evening. Details are not confirmed yet. The project is to do some widening to allow space for bike lanes.

Jeremy Schmal, the project is proposing to construct class two bike lanes, 5 foot bike lanes adjacent to the existing roadway from country club drive to Madrone Road, about a 2 mile stretch of road and south of that is already a widened portion.

Design:

- The project preserves 12' vehicular lanes and adds 5' bike lanes and 2' shoulders/ buffer to fixed objects.
- Some improvements and impacts include:
 - road widening
 - culvert extensions
 - roadside storm drainage improvements
 - signage/stripping.

Next Steps:

- Public engagement and outreach: community meeting, March 2023 via zoom
- Environmental Review Process
- Arnold Drive Bike Lane Project Website: coming soon on Sonoma Public Infrastructure "Projects in Planning" website. Website: <https://tinurl.com/4ckpmdx6>

Questions

Councilmember Newhosuer, wanted to confirm miles: 2 miles.

Second question: could you describe any identified environmental impacts and if so what would your mitigation be, onsite or offsite? Which side of the road is it on?

Cindy Rader, We're not there yet. Waiting until Spring.

Jeremy Schmal, both sides of the road. We're exploring avenues to keep trees, whether it be small retaining walls or things of that nature. We don't want to remove trees that are healthy and viable. We don't have an exact number, but there will be some that have to be removed.

Chair Eagles, can you put this in a bit of context? You mentioned the community meeting and mentioned you haven't gone through the sequel process. Can you give us a sense of where we are with this and what you're looking for in the community meeting?

Cindy Rader, We have a pretty good idea of where winding has to occur. What we wanted to do was work with utilities first- find out if there's any right of way we need to take, what we have to do with trees, so when we go into the community meeting we can share what we've looked at and what the impacts will be. We won't have done the sequa because we have to do some delineation in the spring and studies will go from there. Onsite work hasn't started yet. Jermeys working a lot now, solving issues with drainage/ditches etc.

Councilmember Dickey, curious about an estimated timeline for this? Have you started the process for any annexation for private property that is required?

Cindy Rader, No, we have not started that process (taking away right of way). We would like to be in construction 2024, it could be 2025. Unsure about construction time period.

Councilmember Nardo-Morgan, How were you funded? County/ Caltrans? Have you all seen what's happening with Healdsburg with the bike lanes? I think they just received a multi millionaire grant.

Cindy Rader, I'm not sure where the funds are coming from. The grant process was started by someone else who isn't with us. The project was handed down. MTC is more of a regulatory body than a granting agency.

Jeremy Schmal, I think it was the OBAG 3 cycle. Those applications went in about two years ago, at least. There's a 2-3 year lag on that funding. It would be challenging to pursue that funding down the road.

Vice Chair Dawson, Curious to know if the traffic circle off Agua Caliente Road offers any kind of specific challenge or requires a special approach?

Jeremy Schmal, It's actually not. Thankfully when they designed/built that, if you notice that both ends have bicycle ramps. We're ending our bike lane into those ramps. They thankfully set it up nicely for us.

Chair Eagles, will you potentially need to raise funds for this? Are funds already allocated for this?

Cindy Rader, there's quite a bit of funds that are already allocated.

6. 810 West Agua Caliente Road, Sonoma: Potential Development

Leslie Antonelli Peterson, I hope by now most people have heard that Hannah Center is embarking on a new strategic plan that will make a great impact in the lives of the people that we serve, and also allow us to be a greater force to the Sonoma Community. With that, our legacy residential programs will be expanding to provide some transitional housing for foster youth, ages 18-24. We are also repositioning our existing private Catholic High School to serve public high school students with emotional differences, mostly the ways we've done that in the past. We're becoming a non-public school, which is just fundable as we try to diversify our funding streams. We are creating a mental health hub that will be open to anyone in the community. Additionally, we know there is a need for vocational training opportunities for our kids and people in the community. We are also hoping to provide a much needed trauma informed preschool program and that brings us to the 60 acres.

Michael Woods, Hannah has been considering possible uses for the 60 acre site east of Arnold Drive and north of west of Agua Caliente, since at least 2004. During 2022, we met with over 45 different community leaders, stakeholders, nonprofits, and public agencies to talk about objectives for this site and community needs that we might be able to help address in some way. We heard there was a need for affordable housing. Hannah would like to have housing for staff. We've heard a need for senior living facilities, preserving land, mentoring job opportunities, preschool/childcare facilities, and vocational training. We're underway right now with a site planning process. We're working to include components that I mentioned early, as well as a small component of neighborhoods serving commercial and a hotel to serve those visiting friends and family residing in the senior facility, visitors to Hannah, and visitors to the valley. We'd like to use much of the 20 acres as we can for creek setbacks, bike paths, and hiking paths. Connected with neighbors by sending letters and setting up 1-1 meetings to discuss the process and hear concerns. Those concerns included traffic, water supply, fire resilience, sewer capacity, noise, neighborhood compatibility. We anticipate filing an application with the county in mid 2023 (June). That filing will start the county's review process. We think once the EIR is on the street, we'll be ready for public review by 2024.

Questions:

Vice Chair Dawson, Thanked presenters. First question: what's the approximate proportion of market rate to the other types of housing on this site?

Micheal Woods, we don't know. We are trying to achieve the highest percentage that we can for affordability at multiple levels of income.

Vice Chair Dawson, How big is the plan for the hotel?

Michael Woods, We don't know yet. Again, subject to the site planning process.

Councilmember Dickey, thanked the presenters. Curious about the timing of the announcement. I'm wondering if there was conversation between county planning staff and your own internal deliberations as to when you were going to make this announcement?

Micheal Woods, We've been in and out of county staff offices many times. No, there wasn't any decision to withhold public information about this project based on SDC. It's taken us time to work through what kind of project we want to present.

Councilmember Dickey, given the number of residents that may occupy this space, is there any consideration for a medical clinic or market, given the size you're proposing?

Michael Woods, Yes, we've talked about the possibility of a market of some sort and possible need for a primary care physician's practice in order to support the senior living community. Hannah actually has a medical clinic on this existing campus. We're actively in discussions of what that may look like.

Councilmember Dickey, third question regarding the long term lease. I have some vague knowledge. If you can control the property that underlies your development, like privately, such as your proposing, you have the capacity for controlling who might occupy those spaces, so they become more available for more local teachers, vineyard/restaurant workers, etc. I'm wondering if that's part of the consideration for you? You're going to have to staff this facility and is that part of the deliberation that you have private control over it, where you can make the decision of who will be occupying the affordable housing units?

Michael Woods, great question. We have thought about that and have considered the potential for private ownership of the underlying land as playing into that possibility. As you mentioned, there are housing act implications for providing a preference in renting to local folks or to particular types of workers. However, we engaged a very good law firm in San Francisco who does this kind of work about how you go about establishing a preference program. It is possible, but also challenging. It takes a lot of background and demographic studies to support it. We also considered providing options-options to local agencies with a certain amount of units to a particular local entity, whether it's healthcare, school district, etc.

Councilmember Dickey, I think it's interesting, you know, having reviewed some of the basis of your project proposal that the possibility of being able to assign affordable housing to local residents is kind of an undervalued benefit to our local community. Thanks very much for your presentation.

Councilmember Nardo-Morgan, thanked the presenters. HBC has been such a supportive part of our community. Leslie you probably don't remember me, but I remember you. I worked for several years for Audubon Canyon Ranch and when our beautiful Gilman Hall burned to the ground we came to you and asked if we could use HBC for our lectures and you so graciously let us do that for free and we will always be grateful, so thank you. My question: Leslie, you brought up that you will continue the high school as a non-public high school. What does that mean? Charter, private, catholic?

Leslie, a school can accept students that are referred to by the public school system. The reason that we have to change the way our school is looked at is because we cannot receive funding from the public school system as a Catholic School because there's that church and state separation. We've been providing education for free and it's just not a sustainable model for us long term and so we explored and we realized that we're really going to be serving the same types of kids that we were serving but those students will be referred by other schools. We're going to stay focused on what we've always focused on as kids that way we'll be able to receive as a non-public school will be able to receive the funding from the public school system. HBC is affiliated with the diocese, but we are solely owned by the Hanna Center. We are identifying ourselves as Hanna Center to help girls go through transitional housing.

Councilmember Newhouser, I'm a little concerned about the timing, but I think that a lot of this is more about the impacts of a large development and what is currently a community separator or green belt. I guess the most basic question is if you want to develop a lot of these facilities, why not do it within the scope of the current building parameters and build more densely, and preserve more open space? Why not save the land and build more densely?

Micheal, Part of the consideration is availability. There's licensing considerations. Issues with compatibility of uses on campus. Part of our objective in the site is to have a diversified long term revenue source for Hanna's nonprofit activities in the community. There's no space on campus to do that. We are considering using a vacant portion for a vocational training center.

Councilmember Newhouser, Would Hanna consider selling the land you currently control to an open space district or some other land trust and developing these public facilities at SDC?

Micheal, Hannah would be operating the child care and nursery school so the same preschool would be the same kind of consideration. The housing that we're looking for for Hanna staff we'd like to be immediately to reduce vehicle miles travel you know so there are synergies between the uses that we're proposing. I don't think there is support at Hanna for selling the land. I don't think it's likely selling the land would meet the needs we're trying to propose.

Councilmember Newhouser, sounds like the main motivation is for long term revenues and maintaining a stable economic income for Hanna Center?

Micheal, Objectives include child care, preschool services that are needed in a community, providing affordable and workforce housing that's very much needed close to the community, providing vocational training center that provides job opportunities with the trade unions for graduates of that program. Diversifying revenue sources is one reason but not the only purpose.

Chair Eagles, Can you tell me the vision again? Is it adjacent to st. Leos on Agua Caliente?

Micheal, Yes.

Councilmember Galindo, Do you have an idea of how many low income housing apartments or duplexes are going to be built ?

Micheal, no, we are expecting to apply for a significant number of units. No specific number yet.

Chair Dawson, does retaining the land save money?

Micheal, yes it does. One of the lots will be market rate homes (8-10 acres). We envision selling that parcel to a developer and use that to pay for horizontal infrastructure.

Public Comment:

Alice, Good evening and thank you everybody. I was listening into the Springs MAC meeting the other night where the Hanna discussion was going on and before the meeting went to break, a lot of public people were speaking up and who are very upset about the project, particularly with traffic and she said well if not in places like Hanna or the SDC, then where? It just made me think like wow are people really seeing this as an all or nothing proposition because I think that and I know that there has been a lot of opposition to the Hannah project you know, it's not all or nothing. I think a lot of people are very supportive of the idea of housing, particularly affordable housing- to what degree and then the cumulative impacts up and down the valley and that's where it would be so important. I know a lot of people have been asking for this can we get a big picture view of all the different developments and the cumulative impacts from SDC to Hannah to projects in the springs because it seems like we're we're missing that big picture and looking at projects as if they stand alone and in a bubble so that's more of a comment directed to our County government.

Barry, speaking in opposition to the Proposal because of the scope and scale is inappropriate for the infrastructure in terms of as many as 668 units plus a hotel. Hotel is a 24/7 operation with employees, as well as many other functions. Personally, I would support a housing development on this site that was reasonable in consideration to the rural community around it. What is going to happen if we have a wildfire and we have to evacuate? Get it to the right scale.

Jim Price, With regards to this project and the SDC we're involved with the lawsuit right now where the sequel for the SDC is being challenged and I don't even think that we had considered that there would be another 600 residents down the road. There seems to be a lack of overall planning here that I think really needs to be addressed by the county and permit sonoma. The fact that this was not brought up earlier, during the SDC process is troubling.

Councilmember Nehouser, agreed with public commenters. It's not an overall plan for our community. Need to consider cumulative impacts.

Vice Chair Dawson, agreed. We need an overall planning process.

7. North Sonoma Valley MAC 2022 Annual Report (continued from 1.18.23)

Councilmember Nardo Morgan moved to approve.

Councilmember Diceky seconded.

Annual report is unanimously approved.

8. Reports and Announcements from Councilmembers and Ad Hoc

Councilmember Oldroyd, transportation committee. Parking was very much under control on Saturday. Other comment from the neighborhood expressing tribulation on the upcoming 4th of July. In previous years, they've parked portable potties outside his house. He wants to know if they can be placed near the park instead.

Vice Chair Dawson, not many updates. Want to push along the bike lane.

Councilmember Nehouser, signage ad hoc. We would like to present some ideas to the MAC to talk about next steps. Requested item for future agenda to talk about our participation with the objectives that the MAC feels comfortable with.

Chair Eagles, announcement: meeting in person in March. Let's get the word out. Will be deciding on a meeting site soon.

9. Consideration of items for future agenda

Chair Eagles, reach out if you have any considerations for future agenda items.

10. Adjourned: 7:45pm

Materials related to an item on this Agenda submitted to the North Valley 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-A, Santa Rosa, CA, during normal business hours.

Note: Consideration of agenda items will proceed as follows:

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

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