

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 Special Virtual Meeting
October 24, 2022**

1. Call to Order 6:30

Roll Call: Vice Chair Perot

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

Absent: None

Present: Juan Morales, translator

Chair Iturri acknowledged MAC support staff.

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

None. Closed.

3. Springs Community Plaza Ad Hoc Creation

Discussion and creation of Springs Community Plaza Ad Hoc to attend upcoming public meetings and report back to the council. Ad Hoc to represent council views on a community plaza.

Two November Community & Developer Meeting/Listening Session Dates:

- 1. Tuesday Nov 15 at Flowery School, in English at 6pm**
- 2. Thursday Nov 17 at Flowery School, in Spanish at 6pm**

Karina - Note: there will be a third meeting w/ DTBD in early 2023. This will be a presentation by developers w/ 3 suggested Proposals resulting from all community input. If no proposals are acceptable, will continue to engage for further input to move forward. Third meeting will be English & Spanish

Purpose of new Ad Hoc: Dual - 1. Who will represent MAC? 2. What is statement on Plaza?

QUESTIONS:

Q. Will meeting in Spanish be translated to English or a synopsis in English? Opinions may differ.

Karina - A facilitator has been hired, for both language services.

Q. Heard potential conflicting information. Are Mattson's the developers, or did Supervisor Gorin state they could be taken off plaza project development if community objected?

Karina - Mattson's are current owner of property & developers, working w/ county in good-intentioned negotiations, inviting community input.

Q. Understands the county owns parking spaces, not purchased w/ Post Office property.

Believes the county is giving them to developers as part of deal. In trade for development?

Karina - May be a land swap, unconfirmed, if Mattsons develop a community plaza; but plans in negotiations, this current phase for community input.

Chair Iturri called for 3 Ad Hoc volunteers. Response: Vice Chair Perot, Councilmember Hardeman, Councilmember Lombard. Chair Iturri called for motion. Vice Chair Perot made a Motion for MAC Councilmembers Perot, Hardeman, Lombard to be Ad Hoc representatives for MAC. Councilmember Alcaraz seconded. Vote. All in favor. Approved.

SUGGESTION: A bilingual rep should attend Spanish meeting for better comprehension.

Discussion: agreed.

Karina - Recommended that one rep step off, other join; amend the Motion.

Councilmember Lombard offered to step off Ad Hoc, Councilmember Alcaraz will join, confirmed attendance at 17th hopefully both. Councilmember Hardeman confirmed 15th, not 17th if no English translation.

Chair Iturri called for an amended Motion. Vice Chair Perot amended the Motion to Councilmembers Perot, Hardeman, Alcaraz as Ad Hoc reps to meetings. Councilmember Alcaraz seconded. Vote. All in favor. Approved.

OBSERVATIONS/CONCERNS:

- Diverse perspectives on project
- Situation & future are unclear
- Mattsons poor track record as developers
- Two separate meetings cause challenges
- Logistics of project: e.g. Hwy 12 is a main exit, impact of construction in low income residential neighborhoods & small homes, firm reliable timeline needed in view of developer's poor track record, impacts on roads, high powered gas lines, extensive digging, Indian burials, water, etc.
- Traffic. Pedestrian/schoolchildren safety along Hwy 12 will impact both sites. Construction delays. Power imbalance between community & developers. If completed, how welcome will community feel under Mattson's ownership? Won't own property, land use not up to MAC.
- Emergency evacuation needs
- Bus Stop. School bus stop on Hwy 12
- Crosswalks will need new signage, bilingual, day & night visibility
- Who will be final owners of property? The Mattsons? Will they maintain it? Was there an unsolicited county proposal to give them the land?
- Need to do Outreach re meetings. Invitations, canvassing.

CLARIFICATIONS:

Karina

- All 3 Ad Hoc reps do not need to attend both meetings, but encouraged; will present at MAC meeting
- Meeting on Nov 17th in-Spanish better for monolingual community

- Anyone from MAC and/or Public can attend the meetings
- If any additional MAC members attend, they would not provide notes, would violate quorum limitations w/ Ad Hoc
- County hasn't published/noticed meetings yet. Will be flyers soon. This Friday (10/28/22) Supervisor Gorin, Mattsons & County meeting. Details to follow.

OPPORTUNITIES:

- Express input to developers. Nearby residents especially need to be at meetings to voice opinions. Notify them.
- MAC Ad Hoc reps can have strong impact at meetings. Also to listen, bring back community input for further discussion
- Research & possibly make use of previous Plaza Vision/Plan from Ross Architects
- This Plan/Project will happen anyway/go forward. Be proactive & get input from Spring's community now at these meetings. Understands concerns, but better to use the funding & money, get/do what community wants. Plan is still developing. Use MAC to help w/ process into next phase.
- Similarities to Santa Rosa Roseland community development "Mitote" which is now a success. County can advocate for community. Plaza will provide space for economic development, e.g. small vendors, taco trucks, churros, etc.
- Have county funding. Don't need Mattson money for a Plaza. Could be used differently
- Mattsons clearly want community input

ALTERNATE PLAN:

- **Councilmember Lombard: The chosen site for plaza is not appropriate.** Too small now for a gathering, community has outgrown it. Location has too many disruptions, traffic noise, etc. Current Project Plans for underground parking, podium on top, food truck space, attract small businesses nearby, gas station, etc. are not feasible. Find another site or 3-4 smaller local sites. Suggested separating Plaza Plan from developer & use promised/available county funding to build plaza elsewhere. Mattsons could finish their other plans. Springs MAC & community in a power imbalance situation struggling to negotiate. Mattsons have bought 80 Valley properties; have poor record of delayed completions. County, Planning Dept. have more power. Springs community the least power. Plaza won't end up being for Spring's people, including herself, will be for wealthy tourists. Drawings show small space for 20-30 people, not 100. Will be right next to Post Office building, owned by Mattsons. How will Cal Trans respond w/ so many questions re underground garage, etc.?

SUGGESTION:

- **Chair Iturri: MAC write a LETTER** after meetings in support of community, to developers, county? Include important questions.
Karina - Agreed. Can provide Public Comment & write letter & submit. Will need to add item to MAC November 9th Agenda, assign Ad Hoc to write Letter, approve at following

meeting. A letter written after Nov 15/17 meetings would go to December MAC Agenda to finalize.

Q: After Listening Sessions/meetings, another draft letter of response w/highlights, concerns/questions, full overview. Perhaps to be presented at third meeting in 2023?

Karina - No, clarified, January 2023 meeting presenting 3 proposals. Too late for another letter.

Q: But after 2023 meeting w/ proposals, could still make recommendations, add Amendment to Letter?

Karina - Yes.

SUGGESTED POINTS/QUESTIONS for STATEMENT

Plaza should be primarily for the community's benefit, & community economic development

Plaza should be for families. Family needs are high priority

How developers will mitigate construction impacts on neighborhoods

Accountability/Firm Timeline/Guarantees

Protect nearby residents during construction

Create welcoming design for Spring's community residents

Emergency evacuation plans

Address the power imbalance re final decisions

Cal Tran's areas of control

Crosswalk safety, need new signage, bilingual, day & night visibility

MAC reps be good listeners as well as presenting questions/statement for further discussion

Chair Iturri called for Public Comment 2 minutes

MacBook Pro, no comment. **Closed.**

MEETINGS/Hearing Sessions

Ad Hoc meet prior and after

Unknown how listening sessions/meeting/s will be run. Could use Post Its for questions?

Clarify: MAC just observing or making a Statement or a list of questions?

Questions are more collaborative, represent concerns

Write questions to be used as Talking Points

Statement also suggested

Ad Hoc Statement to be approved at November MAC meeting. To be read/used at Nov 15 & 17 Meetings.

Chair Iturri called for motion. Vice Chair Perot made a Motion to formalize concerns to be conveyed at two meetings as Springs MAC representatives and used as talking points. Impact of construction, traffic, Hwy 12, accountability, firm timeline. Who will feel welcome, evacuation concerns, power imbalance of decision makers, family focus area, Cal Trans included, school & bus stops, pedestrian safety especially on Vallejo, Boyes, Central, bilingual signs visible day/night, listen to community feedback, protect nearby residents during construction, schoolchildren. Other asks: trees/shade, chairs, benches, kids climbing

structure, small stage for events, bathroom, enclosed/attractive safety fencing/structure, ADA accessible environment.

Councilmember Hardeman seconded. Vote. All in favor. Approved.

4. Adjourned 7:44

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.

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

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