



North Sonoma Valley Municipal Advisory Council
Notice of Meeting and Agenda
January 19, 2022



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/97948208127?pwd=WmlvWTh0VWpvRTdrV3huenE4Qms2Zz09>

Meeting ID: 979 4820 8127

Passcode: 855920

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 5:32

Roll call: Vice Chair Handron

Present: Chair Dawson, Doss, Eagles, Dickey, Nardo-Morgan, Oldroyd, Cooper

Absent: Newhouser

Chair Dawson: Update re letter, it was endorsed by the Sonoma Land Trust, Springs MAC, Sonoma Mountain Preservation, Valley of the Moon Alliance, and the City of Sonoma. The petition that went out has 663 signatures. Councilmember Dickey and I have met with Supervisors Gorin and Rabbit, and we'll be meeting with Supervisor Coursey this Friday. I got response from Rebecca Hermosillo, she said there's possible funding sources for infrastructure (maybe for the wildlife corridor and affordable housing). I encourage people to attend the meeting on Jan 25th.

2. Approval of December 15, 2021 minutes

Councilmember Eagles: Correction in mid-page 19, says I am not optimistic about the letter, but I *am* optimistic.

Councilmember Nardo-Morgan moved to approve December 15th Minutes. Councilmember Eagles Seconded. Motion passed unanimously with the change to Eagles' comment re the letter.

3. Public Comment

(Limited to items not appearing on the agenda)

Alice Horowitz: If interested to prepare in advance for SDC meeting, visit: www.elridgeforall.org, go to "actions you can take" page. You'll find a link that will bring up a PDF for Permit Sonoma Project Framework. That's the doc that will be presented to the Board of Supervisors. There're other supporting docs (Project 5). You can also see talking points and an extensive contact list to write letters, get those in by Fri the 21st. There's also a link for the NSV MAC petition.

Chair Dawson: quick question for Susan, do you know if there's going to be 90 seconds or 2 minutes for public comments at that meeting?

Supervisor Gorin: It will be very short. I'd be surprised if it's more than 90 secs because many of you will be wanting to comment. If sending a letter or email, make it bullet point or 1-2 paragraphs max. There's a lot of repetition in the comments. Keep it brief.

Vicki Hill: I'm a land use planner. I encourage people to attend meeting on the 25th and make comments. The new SDC alternative disregards the vast majority of community input. The problem continues to be the high level of development, 1,000 homes & 1,000 jobs, which is inconsistent with site constraints market and role infrastructure. We all support housing but not at this scale. There's been changes to improve the plan, but numbers remain the same and numbers were overwhelmingly rejected by 99% of the Sonoma Valley. As a member of the PAT, we were not given an opportunity to review the alternative or review the Nov alternatives report. I'm sure the PAT would have not supported these numbers. The developers on the PAT were adamant that the scope did not reflect real world market alternatives. We're asking the county for leadership & compassion to solve this issue by reducing the numbers and working with the community.

Jody Falconer: I am interested in the component for affordable housing, looking at community land trust for housing. I am interested in researching it and finding out about it. It's a great way to do affordable housing, it'd be a perfect match for part of SDC. If anybody else is interested in helping me research: jodyfalconer@vom.com.

Larry Davis: Thank you very much for the work you're doing. I can't believe we're moving against such a regressive backwash of misinformation. I don't know what to do about a government agency that doesn't response to its citizens about these issues. Consider on agenda reeducate the planning department and perhaps other agencies. The report that just dropped is misinforming & misguiding. It needs more attention than what we can give it. It seems to me they are anti-citizen and anti-democratic and acting like authoritarian bureaucracies.

Bonnie Brown: Thank you for the letter to the board of supervisors. On the East side of the campus, the housing is planned to be new construction. Our plan is to re-adaptably use it for affordable housing. It was not considered in this new 4th alternative, which is really disappointing. We're going to resubmit a brief to the board of supervisors. Tom Coughlin presented a comprehensive study about the amount of carbon emissions emitted when buildings are demolished, and new construction is put up. We're going to resubmit that and hopefully someone in the planning department and Permit Sonoma will read that. These buildings are built with cement & tile roofs, which are perfect for the firebreak. We've studied the amt of ppl that can be house per acre. It's very feasible, good for environment, and preserves the history of SDC. When Permit Sonoma keeps pushing the idea that adaptive reuse is much more expensive, they are wrong and it's very frustrating.

Jim Price: I think the letter is reflective of the community. We are a democracy, and we need to let our elected officials know that we are organized, we vote.

Greg Guerrazzi: Thank you for wonderful work on the letter and petition. Supervisor Gorin should step up to constituents, I know that will require great courage, dedication, and determination. I am asking Supervisor Gorin to be the lead, listen to your constituents who have reached out and provided community input.

4. Supervisor Gorin Update

Supervisor Gorin: Thank you Greg, I've been leading the convo w/ the board and Permit Sonoma. I will lavish you and praise you've done exactly what you need to do, which is find your voice and lend your voice. I may disagree with some of your points, but I agree. I disagree with the scale of the development being proposed. Your comments might be helpful. Not focus on no, no, no but what do you want to see? Specifically, the scale that's appropriate for this beautiful location. Your comments could be specifically directed because we're not approving an alternative, we're giving direction and a flavor for what we'd like to see included in the preferred alternative and the beginning of a conversation for EIR. What is it we want to see in the alternatives? I think some comments may be a little more fearful regarding the impacts. Whatever is evaluated will point out some of the challenges w/ potential development and over development

regarding the number of vehicle miles traveled. My concept is you build employment and services and education on the site to house the folks that are in those industries. I wish we had a way to say to the planners and any potential developer, we want preference to everyone in SV for housing. I'm looking for mechanisms on how to be loud and convince the state that they need to contribute to infrastructure and affordable housing. I've talked to affordable housing nonprofit developers, and they said give me the land, I can finance anything. I'll have a lot of specific comments on Tue. I hope your brief comments can help us focus and direct us to a direction of yes about what should be included and evaluated on the campus.

Will be listening carefully and taking the lead in conversation w/ the board. Please limit your gatherings. The transmission rate of COVID is through the roof, everyone who is meeting, whether vaccinated or not will be exposed and potentially transmitting COVID. Employees are struggling both at the county and in our small businesses. It may be less serious than Delta, but our hospitals are still at capacity. Please donate to Food for All, they are desperately short of money. Their case load of delivering food boxes is 4x what is had been previously.

Councilmember Newhouser: Susan, I appreciate your comments and take to hear the need for brevity and for positive comments rather than criticism. You did mention mitigating impacts, you spoke of vehicle miles traveled specifically. The most critical issue is the number of houses and the number of people that will be occupying the site. If you put 3,000-4,000 people that will be living there, those will have non mitigatable impacts from just the sheer number of people occupying the site.

Supervisor Gorin: Mark, I already said I disagree with the recent info from Permit Sonoma. The number of jobs may be concerning, but right now it's illusionary. You're right, I think that analysis will be evaluated in the EIR. That will be part of the real foundation for consideration of what is and can be on the campus.

Councilmember Newhouser: I was speaking on the impacts on the environment and the quality and the wildlife corridor. It's difficult for the community to know what the point of no return is.

Supervisor Gorin: I want to see permeability especially on the E and W direction. I will offer a range; it will include your number Mark and other numbers.

Councilmember Eagles: Supervisor Gorin, you mentioned being as specific as possible. We definitely worked on that. Can you be more specific as to what specifics you're looking for?

Supervisor Gorin: First of all, congratulations on the letter. You did offer very specific comments & points. I will point out to the board members to look at your letter in particular because of the detail, amount of time, and support generated from the community... along with Springs MAC letter and certainly the petition. If other supervisors are like me, they'll look for the letters that are well formulated and that come from well-formulated folks. I'd like to see how you build fire resiliency, what you're recommending without paragraphs. And be specific about how you reflect the character and the term of the site, what kind of guidelines should be considered in the project description to emphasize the architecture and charm of the buildings. And emphasize what buildings can be immediately used for revenue... education, nonprofit hubs. What buildings can be used for x, y, and z.

Gregg Montgomery: Re what Susan Gorin just said. For the last few years, we've been sending info to Permit Sonoma about what we want to see. I worked at SDC for 45 years. There's been 100's of families that have worked there. When talking about legacy of care it's not about preserving a couple of buildings, it's about the stories that go along with the legacy. That's why we need a museum, a library, and a visitor center. Not just having a few old buildings building for

hospitality, no way! You can't do that, it's a historic building. We put out a proposal over a year ago with the landmarks commission, what happened to that? We're sitting on 200 acres of historic district, so what's going on?

Larry Davis: Supervisor Gorin, were you a part of the negotiation for the state legislators' arrangements for this contract?

Supervisor Gorin: No.

Larry Davis: Do you know anybody who was?

Supervisor Gorin: Probably our state legislators... and maybe Director Wick, I'm not sure. And maybe our county council but I was not part of that.

Larry Davis: So, it was county council and Permit Sonoma that arranged for the contract from the county?

Supervisor Gorin: It was the state negotiating the contract.

Larry Davis: Yea but it was a negotiating contract between the state and... correct?

Supervisor Gorin: And our state legislators, I'm sure.

Larry Davis: At the time, there was a coalition together, the Land Trust and the Sonoma Ecology Center. Were they a part of that negotiation?

Supervisor Gorin: No.

Larry Davis: So, nobody from the local Valley was part of those negotiations unless they were at the level of the state legislators?

Supervisor Gorin: No. This is a real estate and land use planning. This is not community planning; this is a negotiating contract w/ the county to lead a planning effort.

Larry Davis: I beg your pardon Supervisor, but the legislation that you passed... that they passed said specific plan means comprehensive planning and zoning document. That's very specific in a comprehensive planning about being relevant...

Supervisor Gorin: Larry, I answered your question. I was not involved.

Larry Davis: We'll let it go for now but I'm trying to figure out who created this contract and who it serves.

Supervisor Gorin: The Department of General Services, at a state level.

Sharon Church: Thank you Susan and MAC members for the time & attention going into this topic. It's clear the community is passionate about it. I'm encouraged to hear Susan say she thinks what is being proposed is too dense. We're watching and are not going away. I support the letter and its recommendations.

5. Sonoma Land Trust

Presentation from John McCaull, Sonoma Land Trust: overview of Land and other Trusts

Topic: Governance and Disposition Options for the SDC

2015 Potrero Group: SDC Site Transformation Study

- Analyzed models representing a broad range of public-private, multi-governmental, and university partnerships available to execute the transformation effort at SDC.
- 2015 announcement of SDC closure

Potrero was commissioned to look at 21 different properties that had gone through similar closure process as the SDC. The report is available on the SDC website.

- Anschutz Health and Wellness Center in Colorado
- The Richardson Center Corporation in Buffalo, NY (State hospital for people w/ mental health issues, was called the hospital for the insane)
- Lowry in Colorado (a military base)
- Hamilton Landing in Marin County (also a military base)
- Fort Vancouver National Site
- Presidio Trust in SF
- The Water Campus
- Jamaica Bay Science and Resilience Institute in NYC

Pathways to Transform SDC

- Scenario 1: University acquisition, straightforward transfer process but less community influence
- Scenario 2: Trust or wholly owned government corporation (what we're facing w/ SDC)
- Scenario 3: Private redevelopment w/ compatible uses

Key Findings

- Engages community, includes critical stakeholders
- Includes significant high-level state and/ or national leadership
- Financial self-sufficiency
- A powerful vision for transformation
- Alternative governance structures

Potrero Group Recommendations

- Create new trust to transform SDC
- Establish advisory body
- Conduct feasibility study

The Richardson Center Corporation (state asylum hospital): was big, stayed vacant for 40 years, closed in the 1960's.

Hotel and historic preservation there. There was a community advisory council. A trust can also be a corporation. Buffalo used citizen community advisory councils, that's a perfect example to how to engage the community.

The Presidio is an example of need for high leadership (state, corporate, and national). Nancy Pelosi had just been elected and got involved. Presidio council was formed w/important leaders of SF.

The Financial Self-sufficiency, in the case of the Lowry community, (it was an air force base in Denver), closed in 1993, almost 2,000 acres of land. The focus was on residential housing and employment. They carefully staged the development to not oversaturate the housing market. They had a proposal for up to 4,500 homes but they've been careful in terms of when and how much to build.

The ultimate governance structure, a great example of that is The Water Campus. The community foundation created a real estate management entity, the commercial properties realty trust and the trust and the community foundation in partnership moved forward on a new way for planning, financing, and development. In this case, it's for coastal protection with a focus on science & research center focused on coastal & climate protection.

There are great examples from all over the country to achieve these key objectives. The Sonoma Land Trust, we're a 501(c)(3) nonprofit, we are not set up to own/manage something as complex as the SDC. There are other housing community models we can look to partner on who would own in and manage affordable housing projects. I think you should invite Dev Goetschius from the Housing Land Trust, I spoke with her, and I think she'd be interested. Private philanthropy to help create a trust? There has to be (by state or county) some recognition that a trust needs to be established. Look for potential partnerships.

Comments/Questions

Councilmember Doss: I'm w/ the Housing Land Trust of Sonoma County. We had our board meeting, discussed partnering. Your recommendation to have Dev Goetschius to give a presentation... we have over 100 homes in Sonoma County, mainly workforce housing. Most of that is in the 101 corridor. We'd like to very much be part of Sonoma Valley. It'll be helpful to look at possibilities to understand what housing land trust does and can do and has the capacity to work hand & glove / the developer. To be clear about cost of housing, it's complicated at first. Until you get a sense of what it means when the land trust owns the land and the homeowner owns the building on the land. It's a very sustainable system, we're having great success in surrounding areas.

Councilmember Oldroyd: The document you mentioned, how can I find it on the internet?

John McCaull: I'll put it in the chat.

Chair Dawson: has community foundation been approached about this, do you think they can play a key role?

John McCaull: I do. The Sonoma Valley Fund and the Todd Trust, which was a fund set up through the Community Foundation has already granted funding to the Land Trust and our partner groups for helping to protect the open space. They made a \$700,000 grant a few years ago, we're holding that money for the day we get the parkland opened up and transferred for public use. As I was doing more research about other sites, they played a key role in bringing in private philanthropy and organizational structure.

Chair Dawson: what do you think about the idea of community land trust to cover ~20% of the site?

John McCaull: When Hamilton announced its closure in 1985, the Federal General Services admin sold it off, they did a public sale and parcels were sold to developers and other interested parties, so it ended up w/ different ownerships. The Coast Guard still owns land up there, there is private housing development. There are scenarios where portions of the campus could be from the state either sold or transferred to. I think it's a matter of financial feasibility, you have to make the case that this entity could (depending on what their charge was), that they could make it pencil out.

Councilmember Dickey: Deep into this process, does that preclude us from moving forward w/ the trust process? As a community while all this goes on, do we pursue setting up a trust that will enable us to get the ground? Do we pursue it anyway?

John McCaull: the effort to get the state to support a trust concept, in other words the state of CA would establish the trust that would become the governing body, it would have its own governing board. The state and board of supervisors could appoint people. That model, which is the Presidio Land Trust Model. The idea that the state is going to facilitate or make that happen, unfortunately I don't think this is likely, they've said they want to sell this property. I don't want to give up on it, it could come from the private sector.

Councilmember Dickey: So, setting up a private nonprofit such as the Sonoma Land Trust would be the model we pursue, that would then enter into a purchase of the property?

John McCaull: It could be nonprofit or profit. What do you want it to do? When you figure out what you want it to do then you set up the corporate structure to do that.

Councilmember Dickey: Well, one of the advantages of a 501(c)(3) is it eliminates the profit motive. The proposal from county is 1,000 homes. If you take roughly 250 out from the affordable housing, the affordable housing percentage, that's ~25%, that leaves 750 market rate homes, at \$700,000 a piece, that's a half a billion dollars in profit. Normally, a developer is going to make 25-30% of their dollars, let's say they make 20% in this case, that's \$100 million bucks in profit. If you're eliminating the profit motive, with \$100 million you can almost build 450 affordable units and be done w/ the density issue. Seems that the profit motive is a driver here, it's driving the density, the affordable housing percentages. It seems that the profit motive is the driver here and it's driving the density, the affordable housing percentages. The model works from that standpoint, reducing the enormous amount of profit that's driving all this would go a long way.

Supervisor Gorin: I loved reviewing the transformation of many institutions. The thought of a trust and nonprofit trust like the Presidio Trust or any other trust is very provocative. Matthew, you're very concerned about the profit motive. There may be people looking at the dollar signs but knowing what I know about the history and building on campus leads me to believe that anybody who sees big bucks in the transformation of their site and the demolition of so many buildings or rehabilitation of buildings... I'm skeptical this site will sell soon, it may sit on the market for a while and the state will have to think of creative ways to move forward. The idea of creating a land trust for part of it or transferring part of it to an institutional user that may be part of the state government is intriguing it may not be the sale of the entire campus. I know affordable housing developers would love to use even a portion. The model of The Presidio may not be the model that would play out, I don't see the state approving this. Many community foundations and land trust working together to figure out \$10 million in costs.

Public Comments

Larry Davis: John, how much time & money did it take you to pull it together?

John McCaull: We were moving fast, took 3-4 months. It wasn't particularly expensive, under \$50,000.

Supervisor Gorin: I will say that working w/ the Potrero group was instrumental in pulling this off and Permit Sonoma hired her to be the communications outreach face of the project moving forward, so it's great we have her continuing presence & knowledge for this site.

Tracy Salcedo: You all know I'm a huge fan of the trust concept. The one thing that I heard as John was speaking was that there are a lot of different projects going on that have happened around the country and they all involved innovative process, right? Something that was specific to the place and site. It's important we are not inhibited by the constraints that are voiced by things like The Presidio when we look at SDC. We can do something innovative. We are now in a specific planning process, if EIR goes forward, how can a land trust be part of another alternative if we have more time? Because it really can be another alternative.

John McCaull: One thing required is to look at alternatives for proposed project. Certainly, the county can look at the idea of a trust. If the specific plan can be the guiding framework, still doesn't cover financing and governance. I don't see it as part of the specific plan.

Bonny Brown: Question for Councilmember Doss, I was really encouraged to hear the housing land trust of Sonoma County is interested in helping with SDC. Do they help with homeownership homes or also purchase land for rental projects?

Councilmember Doss: Primarily in the past we had done for home ownership although we have done a few rentals recently because of changes in the demographics and the needs of Sonoma County but primarily we do home ownership.

Jim Price: Claire and I been huge advocates of a trust as being the only real mechanism to implement the dreams that we have for this site. We should consider time, if we were given another 1-2 years, we can probably put together a trust that would be prepared to purchase the land. We do need more time, I'd like to see Supervisor Gorin's support— more time to consider this issue. Secondly, I'd like to become a part of a group of people to work actively in putting this idea together. I recognize its going to be a lot of work. There's a lot of resources here in Sonoma that would be interested. I'd like to become a volunteer on that.

Chair Dawson: Jody Falconer was on earlier, she's interested in getting together with a group of people to think about all this and try to make it happen, so I think you guys would be a good team. Send me an email, I'll put you guys in touch.

Councilmember Eagles: I just want to thank John again, he helped us see things more clearly.

Nardo-Morgan: Our SDC Ad Hoc has been looking into community trusts, we contacted Common Space Community Land Trust. It's possible they may be able to come to present.

Chair Dawson: I support that.

6. The Ralph M. Brown Act for Municipal Advisory Councils Training

Presentation by Linda Schiltgen, Deputy County Counsel

The basic intent of the Brown Act is common sense of what we all want to see from our government officials (it's transparency & public input).

- Government officials are elected by the people & govern on behalf of the people.
- The public needs to have access to observe, monitor, & evaluate its government officials.
- Important piece of our democracy, to receive thoughts and feedback.

When does the Brown Act apply?

- All meetings of the legislative body of a local agency shall be open & public, and all persons shall be permitted to attend any meeting.

What is a Legislative Body?

- A commission, committee, or other body of a local agency whether permanent or temporary, decision making or advisory.

When does the Brown Act Apply?

- Even when not paid and advisory, the Brown Act applies.

What is a meeting?

- Any congregation of a majority of members of a legislative body at the same time & location to hear, discuss, deliberate or take action on any item within their subject matter jurisdiction; and a majority of members shall not use a series of communications of any kind, directly or through intermediaries, to discuss deliberate or take action.

Serial Meetings

- A majority of members of a legislative body shall not, outside of an open & public meeting, use a series of communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action on any item of business.

Be cautious about email or text chains

- Make sure how many people or on the MAC and what is the majority.

What is not a Serial Meeting

- Individual contacts between Board Members and staff, counsel or others, e.g. staff meeting with a Board Member to answer questions or provide information.
- Staff should not ask and Board Members should not answer questions about concerns or positions of other Board Members.

Also Not a Meeting

- Attendance at social gatherings, public conferences, etc.

Social Media

- Board Members may not engage in discussions, comment, or “like” a fellow Board Member’s FB page or other social media page if it involves the business of the Board.
- A Board Member may communicate on social media to provide info to the public, but only if the Board Members do not discuss business among themselves.

Notice & Posting Agendas

- Agenda must be posted 72 hours in advance (if a special meeting is called by the Board, 24-hour notice must be given). Brief description of items of business. Must be publicly accessible.

Items Not on Agenda

- No discussion or decision on items not on the posted agenda, must have public comment period. Should not engage in discussion not posted on the agenda.

Public Comment Timing– Legal Update

- May adopt a policy to limit public comment on a topic (such as 1 min per speaker).
- New change in law requires at least twice the allotted time when member of the public requires a translator.

Closed Sessions– General Principles

- Narrow exceptions to the open meeting rule. Standard in NOT whether the subject is sensitive, embarrassing or controversial.
- Permitted only where specifically available by statute (e.g., anticipation of litigation, personnel, real estate negotiations, labor negotiations).
- Each closed session exception has detailed requirements.

Brown Act Violations: Civil Action

- Any individual or the District Attorney may file a civil lawsuit for injunctive relief or to void action taken in violation of the Brown Act.

Criminal Penalties

- Each member of a legislative body who attends a meeting of that legislative body where action is taken in violation of the Brown Act and where the member intends to deprive the public of info to which the member knows or has reason to know the public is entitled to, is guilty of a misdemeanor.

Public Records Act

- Ensures public access to info concerning the conduct of the people’s business.
- All of County’s records must be disclosed to the public upon request, unless there is a specific exception.
- Public records include emails, texts, notes kept in the ordinary course of business that pertain to County’s work.
- Best practice: draft written communication carefully and thoughtfully, keep in mind public’s right to view records upon request.

Councilmember Dickey: Are there other MAC's or CAC's in Sonoma County?

Linda Schiltgen: There are 2 in the 4th District and 2 in the 5th District. In addition to yours there is also the Springs MAC. The Board is considering a new MAC I think in early February in Penngrove.

Councilmember Dickey: In the 4th District they're MAC's, correct?

Linda Schiltgen: We try to have uniform bylaws for all of them. They are considered advisory councils in the 4th District and two in the 5th District as well. They've been a helpful way to connect with the community to allow the community to have voice into important matters and help guide our board members in these specific regions because as we all know, Sonoma County is very diverse.

Councilmember Dickey: Contact people for those additional councils are available through a contact in the 4th or 5th District?

Linda Schiltgen: I would reach out to Hannah. Each of the MACs coordinates with the districts staff, I'm sure Hannah can help get you a contact of whoever you want to contact.

Councilmember Newhouser: One slide mentioned info that can be shared if there's no action/discussion to be taken. Would it be possible to share a document from an AdHoc committee to the rest of the council as long as there is no further discussion/action taken on that document?

Linda Schiltgen: If there's info from the AdHoc shared to the full MAC, that should be something that is going to be in the agenda so that the public can have the opportunity to have access to all that info and then out it on the agenda for further discussion and so that the public can have the opportunity to weigh in.

Councilmember Newhouser: Re new social media rules, can a draft document be posted on social media? I think most docs get posted on the County website.

Linda Schiltgen: You can post it on the County's website. I recommend you connect it with the public, they should know. You can communicate that with Hannah. We're in a different time because of COVID under AB361, so when we're not in that time, we can post on our home doors so that the public can come see.

(No public comments).

7. Reports and Announcements from Councilmembers and Ad Hoc

- **SVCAC-** Councilmember Dickey, last meeting we reviewed a project for El Verano for expansion of a multi-family dwelling project. For next meeting we will have a resolution for the SDC letter.
- **Glen Ellen Forum-** Debbie Lammers, in the process of getting necessary steps to proceed w/ Dunbar Board Project. A project taken on w/ the land trust. We'll be running the info through the NSV MAC for your interest. It's a small landscape fix project.
- **Communications Ad Hoc-** Chair Dawson and Vice Chair Handron working on a draft report. Hannah mentioned that must be approved.

Vice Chair Handron: We do have a Facebook page. If anyone is interested, I am happy to share those privileges so that others can freely post info on the Facebook page.

Chair Dawson: I have not yet tried reaching out to the Chronicle but I think I'm going to send the chronicle a copy of the letter and just let them know we had local media on our CC list, let them know what's going on up here.

Councilmember Dickey: We now know that in the 4th and 5th Districts there are two MACs, it's probably worth it to send them a copy of our letter with a little bit of preface. That's why I asked that question to Linda actually. We can get their contact information from Hannah. I think that would be worthwhile, do you guys agree?

Chair Dawson and Vice Chair Handron in agreement.

Hannah: And I can follow-up with you Chair Dawson or Councilmember Dickey.

Councilmember Nardo-Morgan: Arthur, I just want to suggest you might consider contacting The Sacramento Bee because that's a paper that a lot of legislators look at and it's just a really good paper.

Chair Dawson: It was suggested that we contact Chief Akre from Sonoma Valley Fire, so I asked Councilmember Newhouser to do that, and he did. Chief Akre responded and said he's going to look it over and think about what comments we might make on the new plan. There's a lot of communications around the letter.

- **Preparedness Ad Hoc- Newhouser:** something indirectly related w/ to the GE Forum, to enhance that little triangle across from the fire house. The County suggested putting a drive-thru ballot drop box (removing it from the fire house). It's problematic but that's the only location they could find, they didn't think the Regional Park would be a good place if it closes at night. I reached out to a private landowner and the owner expressed interest in allowing a drop box to be placed there, the County is in negotiations/review.

Re emergency prep, the fire safe Sonoma who've we've partnered w/ for funding, we asked for funding for community wildfire protection plan, which is one of the 1st steps to establish a fire safety council or a fire-wise community. Our idea was to form one for Kenwood and one for GE. The Fire Safe Sonoma just notified us they were able to get the funding, we'll be having an introductory meeting with a few leads. This is just initiating. If you haven't seen the email, I forwarded a request to include you and incase we're able to do a separate CWPP for Kenwood. They may lump us together due to funding constraints, but I wanted to make sure you're invited, if you're willing to be a representative for the Kenwood area incase were able to get two separate CWPPs prepared.

Chair Dawson: I have it on my calendar but I'm not sure if I can make it, but I did get a notification through the county of a draft CWPP for the whole county tomorrow at 6, is that what you're talking about?

Councilmember Newhouser: They're drafting one for the whole county, it's probably going to be very broad and I'm very curious because a major incentive from having a CWPP is provide a potential funding stream for getting funds for education outreach, fuels reduction, etc. But it can also provide rate reductions for insurance for participating homeowners. Idk the county wide will provide those incentives/benefits for our area. I'm going to ask about the county-wide one.

- **Traffic and Safety Ad Hoc:** Councilmember Eagles: not much news.
- **Eldridge/SDC Ad Hoc:** Councilmember Dickey, I think we've been over SDC in enough depth tonight, everyone agree? All agreed.

Councilmember Eagles: Arthur, I appreciate you getting that letter out.

Chair Dawson: Expressed appreciation for the letter and the petition, which has close to 700 signatures.

(Jim was unable to connect).

Chair Dawson: Jim, sorry we missed your comment. Please feel free to join the meeting next month.

Hannah: Any comments can be sent to me via email.

8. Consideration of items for future agenda

Councilmember Nardo-Morgan: If it works w/ Common Space Community Land Trust, should we consider inviting them, Arthur?

Chair Dawson: Yes, I would consider that.

Councilmember Dickey: Also, the Housing Land Trust that Daymon is a member of.

Councilmember Doss: I also just recommend going to the website, there's a lot of information about how the housing land trust works— videos, stories: www.housinglandtrust.org.

Vice Chair Handron: I am still interested in hearing a report from the Sonoma County Office of Equity. They have a report coming out in a few weeks, so hearing about that report and how we can better reach all the people in our community would be great.

Chair Dawson: Thank you, good reminder. I would support that.

Councilmember Dickey: The CAC is going to receive a presentation on EIR's from Craig Carr and I'm wondering if the MAC would be interested also? It relates to the SDC and ties to the letter and everything else happening. It would be informational.

Councilmember Doss: Can we join your meeting as a public member and just listen?

Councilmember Dickey: yes, absolutely. For sure.

Councilmember Doss: That's what I would rather do.

Councilmember Doss: When I know when that's going to happen, I'll make sure that the MAC knows of it. That would preclude the necessity for having it in our own MAC meeting unless you wanted it so you could ask more specific questions that wouldn't be covered.

Chair Dawson: The EIR is a really important part of this process and I realize that we're not as closely connected as the CAC. And I'm curious when there's the scoping session that happens right around the EIR.

Councilmember Dickey: yes, there is but the CAC does not participate in it. They will come up with a final EIR report and present it to the CAC. It's a resolution, so I don't know what that means. I think it's important for us to know what the EIR is, what the consequences are, how you evaluate it. It can be complicated.

Councilmember Eagles: It would be a date to be determined?

Councilmember Dickey: It was originally scheduled to be in April, I don't think that's going to happen. It has not been scheduled for presentation.

Chair Dawson: Before the EIR gets underway there's a scoping period? We say what we want to be looked at?

Councilmember Dickey: Yes, there's that and afterwards there's another one. That's important because if you file lawsuit related to EIR, the lawsuit can only address things that were brought up in the scoping sessions, in the sessions that were open to the public. If you have a question or issue it has to be brought up in those public forums.

Chair Dawson: Should we be helping get that info out to the public re scoping for the EIR? I'd like to hear what other people think.

Councilmember Dickey: Yes, it's a pretty good idea Arthur. Just from a transparency standpoint. The more the public participates, the better.

Councilmember Oldroyd: It is very complicated, and these things take months & months. I think we should attend the other meeting to get general info and consider this for the future.

Councilmember Nardo-Morgan: I agree w/Susan, lots of technical info. At least some of us should listen to, to Graig Carr and maybe we can consolidate it and bring it back to the meeting.

Councilmember Dickey: Susan, was my info correct about the scoping sessions and litigation?

Councilmember Oldroyd: It sounded good, but I'd have to check.

Chair Dawson: We can encourage others to attend Craig Carr's presentation for the CAC. Matt, can you let the public know at the MAC meeting what's happening with the scoping and let them know how they can participate? And then we can schedule a presentation with the MAC meeting.

Councilmember Eagles: Can we clarify timing? The scoping is before any work begins, right? And the actual EIR is once they get underway? Is this just general info or more specific to the SDC site?

Councilmember Dickey: Scoping is very specific for EIR preparation, a formal session required by law to have so the public has the opportunity to bring up stuff that needs to be addressed in the EIR. Then another session is done to follow through w/ things that were brought up. Gives the County the opportunity to address those things. It's a long, complex thing. Originally it was going to be heard in April, I don't think it'll be heard until the very earliest, June or July. It's sort of the next step. There's the political step and also the formal step. It stands for Environmental Impact Report.

Chair Dawson: Right, and SEQA is California Environmental Quality Act. So, Matt will keep us informed with what's going on and down the road we'll have an EIR presentation. (Initiates vote to wait to add a presentation from Craig Carr at another time, passed unanimously). Any items for future agenda, whether it's for next month or any point in time?

Public Comments:

Larry Davis: We need to do better education for ourselves. It's sad that the county experts are not in their role of teaching us or being transparent about what they're doing. We need to engage w/ Permit Sonoma in more intensive, direct way—some kind of conversation & mutual education. We need to understand each other's frame of reference better. Right now, we're about to spend time & money in court fighting over things that might be resolved if we got to know each other and talk about each other's frames of references and get rid of some of the distrust & dislike in the community and in the county. I don't understand why Permit Sonoma eviscerated most of the community comments and went on its own. This won't help w/ the EIR, we have to engage those people. I'm asking you to put a discussion of citizen participation with planning in Permit Sonoma.

Chair Dawson: Those are spot on comments that reflect the feelings of a lot of us in this area.

Deborah Nitasaka: I'm a longtime affordable housing advocate and co-founder of Vineyard Worker Services. I would like there to be some consideration as we go forward with thinking about who will be housed on this property eventually. Re farmworkers, I heard no discussion about their need for housing— some of it permanent, some of it seasonal. I also want to repeat, the need to consider some sort of educational use of the campus. Again, I point you to Berea College, it's an outstanding model where kids graduate with degrees in everything from teaching to crafts, and they leave that w/ no student debt because they work on campus. That would provide some of the labor needed to maintain this acreage, so I would implore you to look at their website: www.berea.edu. I feel it's imperative that we think of how to use the property to better prepare people in Sonoma County and throughout the state of CA for better paying jobs than they can find in the County.

Chair Dawson: Thank you Deborah, I like that idea. Maybe there's a way we can combine inviting 1-2 land trusts, as well as a representative of the Latino community, like La Luz or some other organization to really hear of housing and job needs in that community that might be served at SDC.

Councilmember Newhouser: I think Larry makes a good point. It might have been more appropriate to have Brian O from the PRMD to present or at least have a discussion with us because unfortunately it has become this us and them. The only time we do interact is during a workshop or presentation and not really a dialogue. If we don't work well together as a community w/ our representatives, or with the County, the stat will just do an end run around us and so it's kind of a divide & conquer. We should invite the county to have a dialogue about what's going on with the SDC, maybe we can learn what they are thinking and try to find that middle ground.

Chair Dawson: I agree, I wrote that down. We need to work together and reach these divides that have happened. Any other comments or suggestions for future agenda items?

Councilmember Eagles: Motion to adjourn the meeting.

Vice Chair Handron: Seconded.

9. Adjournment 8:06

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

Web Links: <https://sonomacounty.ca.gov/North-Valley-Municipal-Advisory-Council/>