



North Valley Advisory Council represents people who work outside the city limits.

Susan Gorin is not in attendance.

Mellisa Dowling has resigned but is still available to work with us to get the word out through the Kenwood Press.

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

- Chair Dawson- Present
  - Vice Chair Doss-Present
  - Councilmember Eagles-Present
  - Councilmember Newhouser-Present
  - Councilmember Nardo-Morgan-Present
  - Alternate Councilmember Cooper-Present (excused at 7:40, quorum maintained)
  - Councilmember Dickey-Absent
  - Councilmember Handron- Absent
  - Alternate Councilmember Dowling-Resigned
- 
- Mission statement and description of MAC. Permit Sonoma re-zoning environmental impact review which will impact two properties in Glen Ellen. While the Mac cannot vote on this, I encourage people to comment tonight and also to make public comments tomorrow at the planning commission meeting at 1 pm by zoom, or by email until June 18th.
  - Item five should be renamed Rezoning Sites for Housing Environmental Impact Report Overview instead of the Scattered Housing Rezoning Environmental Impact Review.
  - Name change to North Sonoma Valley MAC June 8th.
  - Minutes: Alyssa Conder
  - Hannah Whitman: Lead Staff for Susan Gorin's office, continue to loop Arielle in.

### 2. Approval of April, 2021 Mac Meeting minutes

- Motion to approve: Kate Eagles:
- Second: Angela Nardo-Morgan:
- Motion Approved: 6-0-2

### 3. Public Comment

(Limited to items not appearing on the agenda)

Tracy: Sonoma Mountain Preservation has guidelines protecting our Mayacama and Taylor mountain ridge-line vistas from bright lights and white houses, etc.

Alice: Concerned about vegetation management between Carmel and the regional park and is reporting that the owner has been responsive and they are meeting to walk the properties on Friday to do the work. Happy with the work and sharing info on defensible space and hardscaping.

Lori: Chair of GE Forums Projects Committee and support dark skies concept and support any initiative that allows our urban skies only to be lit by stars and the moon.

Steven Sorkin: Owner/Developer 13647 Arnold, Brief update of project. Building is fully leased, most of residential residents are in, provided two capital A affordable units. More than half of the tenants work within Glen Ellen. Garden Court Cafe and the Farmer's Mercantile will open shortly. Two more dwelling units have been approved, and will begin construction shortly.

#### Response to Public Comments

Councilmember Eagles: where are the Ridgeline guidelines housed?

Chair Dawson: County Website Taylor/Sonoma/Mayacamas Guidelines Number to find it: 26-90-050  
Encourage any mountain homeowners to take a look at that and make sure you are in compliance.

Arielle Kubu-Jones: Guidelines are available on this page:  
<https://sonomacounty.ca.gov/PRMD/Planning/Planning-Document-Library/>

Councilmember Nardo-Morgan: Are there fines associated with the (ridge-line) guidelines, does it impact roadway under the stars?

Chair Dawson: There are no fines, they are supposed to be implemented when people are building on the mountains.

Arielle Kubu-Jones: Permit Sonoma is coming in July for a more comprehensive presentation that will include the guidelines as well.

#### 4. Supervisor Gorin Update (Arielle Kubu-Jones)

- Not updating Cannabis ordinance and instead will do a full EIR. Community Outreach will be a part of it. In person style meetings that allow more of a dialogue. [Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)
- Tree preservation ordinance workshop- Coming back in October there are piecemeal tree ordinances rules and guidelines, so they are pulling them all together to be looked at.
- Next Tuesday Gorin will not be at the board meeting, though she may try to pop in for a couple of items.
- Pavement preservation tier 2 PGE funding, under grounding will go before the board on Tuesday
- Covid Update- environmental health views restaurants had to pay permit fees but were not allowed to open will be discussed.
- The documents for the last Sonoma County Board meeting and video will be up Thursday, 5/20/2021

#### Response to Arielle Kubu-Jones

Chair Dawson: Is there a way to provide written comments for the tree ordinance?

Arielle Kubu-Jones: The planners are working on it, I will find out if there is an email address to send comments to, meanwhile you can send everything to me and I will make sure they get it.

#### 5. Nina Bellucci | Permit Sonoma Presentation on Draft EIR on rezoning sites for housing.

<http://sonomacounty.ca.gov/PermitSonoma/HousingSites>

- *Chair Dawson:* What commercial land-uses were considered within that zone?
- *Bellucci:* The requirement is 3 acres within a commercial zone within a half mile, specific parcels unknown
- *Councilmember Eagles:* Is the EIR only on the properties on Carquinez and Arnold?
- *Bellucci:* The EIR analyzed potential rezoning for all 59 sites including 2 parcels/one site in Glen Ellen
- *Chair Dawson:* Will there be public comment after permitted?
- *Bellucci:* Bright just means that the use is approved, there will still be room for public review on design. The Design Review Committee makes final decisions.
- *Chair Dawson:* If approved is there a minimum density?
- *Bellucci:* The minimum density is 16 units per acre. It doesn't have to be applied to the entire site. It is already zoned for mixed-use at higher density than the workforce housing confer
- *Vice Chair Doss:* this is apartment zoning? Brief description of work force housing.
- *Bellucci:* A combining zone is a designation that is placed on top of its base zoning. In this case it is zoned commercial, we would add the ability to also develop housing. It could be commercial, it could be housing it could be both
- *Vice Chair Doss:* 16 units?
- *Bellucci:* 16 per half-acre; it's 20 units maximum
- *Vice Chair Doss:* These must be apartments?
- *Bellucci:* Multifamily in code: it's rental housing. Rental housing doesn't allow vacation rentals, regardless of any other vacation rental rules, it cannot be converted to vacation rental.
- *Vice Chair Doss:* What is now commercial now has the potential to be housing
- *Bellucci:* That's right.
- *Councilmember Newhouser:* Affordable can be very low to moderate income. Are there any requirements that would specify which category of low income requirement they would fill?
- *Bellucci:* There is no requirement beyond the County's low income requirement, other than that they must contribute in some way, whether its a fee, units, or in some way.
- *Councilmember Newhouser:* That puts a limitation on approving affordable housing. This is one of the oldest buildings in GE, would there be any requirements to preserve part of the structure as a component in any new development.
- *Bellucci:* the county has a number of incentive programs to encourage developers to include affordable units in their program. It is only bi-rite that they include affordable housing. But there is no specific affordable housing included. The county Landmarks division This property doesn't have any historical zoning, but there are mitigation measures that require We don't already know certain things about those sites, and the age of buildings changes with time. Historic resources is addressed in the EIR and development design review processes generally.
- *Chair Dawson:* In 2016 I spoke to the planning commission and the information is at the county somewhere, there is a lot of information about the building.
- *Bellucci:* Yes these parcels did have development proposal on them but the has been withdrawn and this rezoning does not contemplate demolition or any specific development. That will come when there is design review and all of that info will be requested.
- *Councilmember Newhouser:* Identification of alternate sites, as far as reaching your objective, were there any other sites in this area? Are you looking for alternative sites, would you consider sites outside of the town core?
- *Bellucci:* As far as considering alternative sites, the EIR only studied these 59 There was no opportunity to identify other sites. There is possibility that additional sites may be identified in the next eight years. The general plan prevents urban development outside the boundary for urban development. It might not be right on Arnold.
- *Councilmember Newhouser:* Why now go for a zoning exemption to meet these guidelines, why not wait until we are in the full General Plan update process?

- *Bellucci*: The housing element is part of the General Plan and is required to be updated by 2022. The larger General Plan will not be happening in time. The housing element must be done now.

#### PUBLIC COMMENT EMAIL

Vicky Hill: Land-use planner MPA Land-use planner.

Comments re: EIR Specifically the two properties in GE at Carquinez and Arnold drive.

1. Concerns about scoping process
2. Lack of consideration of previous comments
3. Inappropriateness of including these parcels given other parcels being developed nearby and to be included in the SDC specific plan
4. Inadequate definition of the county's of proposed rezone project for the purposes of SEQUA
5. Serious environmental impact

Requests that the County remove the two GE parcels for these reasons.

Terry Shore: Advocacy Director Greenbelt Alliance:

Review of EIR -Greenbelt Alliance finds significant environmental impacts.

Wildfire risk: Medium density housing proposed is most at risk

EIR clearly states the generation of vehicle miles traveled is in direct conflict with county's plans to reduce driving and focus on climate smart city-centered growth.

Analysis inadequate and study is flawed.

Failure to explain why it needs to go forward given it exceeds population and housing forecasts.

Failure to identify number of affordable units that would result.

Encroaches on Voter approved urban growth boundaries.

Tracy: How can 59 parcels across all of Sonoma county fall under the same EIR? This is a rural area compared to Santa Rosa and Sonoma. Encourages the County to look at the project as it is specific to Glen Ellen and not part of the bigger project.

Jay: Is it possible given that this was adopted that a project could be proposed that would require further focused EIRs? Is this supposed to close any future EIR endeavors?

Alice: There was a prior proposal that has been withdrawn, but there was a lot of public comment against increased density. Is any of that prior public comment to be taken into consideration? Is the housing that is going in at the SDC being factored into the EIR?

Larry: Where do I go to find out what kind of analysis was done to look at what the cost of servicing a high density center in the middle of the rural community and village of GE would be, and what the relative cost of that would be to put the project in the middle of our existing urban areas that have the ability to provide services? I'd like to see the economic studies of what the cost would be. Who did the studies, and where are they?

Response to public comment

Bellucci: It is intended to not require additional environmental review, but if someone comes in with a much larger project it could require another review. Additional rezoning could require additional review.

The EIR is looking at potential impact. This is not a SEQUA issue. No the comments were received on a specific proposal and are not a part of this EIR. This EIR is looking at environmental impact of the rezoning of this property.

Chair Dawson: Is the fact that SDC is adding a bunch of units noted in the EIR?

Bellucci: We don't have enough information on the project at the SDC to get into specifics about the project but the SEQUA does require that we look at impact of all known projects. Whenever it is approved, we may be able to count those sites in our inventory.

Chair Dawson: Do we know the minimum number of units at SDC

Tracy: The state does not specify the number of units. There is no minimum. We've got requirements but there doesn't seem to be any idea how many projects are in the works that could meet the **RENA** requirements.

Chair Dawson: Do local ADUs go toward meeting the RENA numbers.

Bellucci: Permitted ADUs get counted, but it must be built and permitted to be counted.

Bellucci: The utility section of the EIR has a two tiered approach, sites that have services available were analyzed, sites that would need and extension of services are being analyzed. They plan for additional housing units to be built. Project always need to show that they have service to be approved to build.

Public Comment Continued:

Steven: Glen Ellen is one of the highest quality urban services area. There are many services provided.

6. Presentation | Sonoma Valley Sanitation Local Hazard Mitigation Plan

Presenters: Parastou Hooshialsadat, Kent Gylfe, Barry Dugan Cynthia DeLyon and Carlos Diaz

Councilmember Comments:

Chair Dawson: Survey still active?

Barry Dougan: It is no longer active?

Councilmember Eagles: With this kind of hazard mitigation, what kind of input would you be looking for?

Barry Dugan: We would want an indication that the public understands it and what are members of the public interested in looking at?

Kent Gylfe: feedback from the public on our ability to provide reliable sanitation services to them. We identify our greatest risks. We have one treatment plant. If we experienced significant damage we could be unable to properly treat water.

Councilmember Newhouser: The trunk line has significant issues with water seeping into the pipe. Are there plans to reline or replace it? What happens if we enter a mega-draught?

Carlos Diaz: The Water Agency has been actively replacing the trunk main for close to a decade now. We are currently in phase 4C of that effort. There remains 5A and 5B of that plan.

Barry Dugan: A sewer lateral inspection and replacement program is ongoing. Currently our reservations are at an all-time low. Things will keep getting worse until we get rain. The main problem might be the lack of inflow. We are currently asking everyone to reduce their water by 20%. July 1 there is likely to be a mandatory 20% cut in water deliveries.

Kent Gylfe: Right now the draught is not an urgent concern. The trunk main project we are doing will help, but our service includes private laterals. There are other projects we need to do to reduce flow.

Public Comment:

Larry: Do you have a responsibility in the relationship of getting involved with agricultural runoff? Are you monitoring the quality of water?

Carlos Diaz: Sonoma Creek Pathogens TDML identifies in their implementation measures to address to address failing septic within the valley. Agricultural runoff the nutrient TMDL study has been suspended because it is not being identified as a not being needed in Sonoma Creek as it is not impaired with respect to nutrients, but chemicals falls under purview of the Regional Water Quality Control Board.

#### 7. Budget Request Forms, Reports and Announcements from Councilmembers

Arielle Kubu-Jones Presentation of Budget  
Amount requested is less than the amount available.  
Total Requests consideration : \$4800  
Remainder of \$5000 Ongoing expenses: \$3075  
Remainder of Overall Funding Allocation: \$8075

Chair Dawson: Councilmember Handron is working with the Sonoma Valley Community Health Center to get pop-up vaccine clinics in Glen Ellen. Abbots Passage has agreed to host a clinic in their parking lot and waiting to hear back on Jack London Village.

Councilmember Nardo-Morgan: There might only be two clinics because they are only giving one dose shots.

Councilmember Newhouser: Community Wildfire Prevention Plan puts the community in a position to get funding. We submitted a grant to Cal-Fire with Fire Safe Sonoma, Sonoma Ecology Center, Kenwood and Sonoma Valley Fire Districts, Bouverie Preserve, and others are working together. We are requesting funding for printed materials for outreach, about 3600. Now is the time because there is a lot of funding available right now.

Motion to Approve both budget matters not to exceed \$4800

- Motion to approve: Angela Nardo-Morgan
- Second: Kate Eagles
- Motion Approved: 6-0-2

Councilmember Newhouser: Requests a letter of support from the MAC. He will resend the letter to Arielle Kubu-Jones and will make sure it gets put on the agenda for June 2021. We will also draft a policy for letters and use of the logo to make everything easier moving forward.

Councilmember Cooper: Excused from Meeting, quorum maintained.

8. Reports and Announcements from Ad Hocs and Councilmembers.

Councilmember Eagles: Transportation will wait until next month.

Councilmember Nardo-Morgan: Requesting funding for draught signs and Sonoma Water is making the signs and funding signs like the ones she saw in Bolinas. "Water Supply Shortage: Reduce Usage Now"

Arielle Kubu-Jones: SVTHC is Next Wednesday 6:30 pm Vacation Rental Ordinance Update and Winery Event Ad Hoc Guidelines. Maybe put it on the Facebook page to reach the community.

9. Public Comments: None

Consideration of items for Future Agenda:

- Arielle's full report
- Generic Letter and Logo Guidelines
- Firehouse Triangle: Drive-thru Ballot Box

#### 10. Adjourn

- **Motion to Approve:** Eagles
- **Second:** Nardo-Morgan
- **Motion Approved:** 7:59 pm