

**Geyserville Planning Committee
Minutes of the Meeting
Geyserville Fire Department
Tuesday, October 25, 2022, 7:00 PM**

Meeting called to order

- President Paul Connors, 7:00 p.m.

Present

- President Paul Connors
- Vice President Marshall Kilduff
- Past President Daisy Damskey
- Treasurer Steve Sachs (Phone)
- Secretary Jo Diaz

Minutes of the June 28, 2022, Meeting

- President Paul Connors review of the September 26, 2022 Meeting
- Motion for approval by Paul Connors
- Approved
 - Marshall Kilduff
 - Daisy Damskey
 - Steve Sachs

Financial Report by Daisy Damskey

- Balance at this time is the same as the last meeting: \$1870.83 in the Geyserville Community Foundation Fund
- Also \$53 .00 still exists in the checking account
- Total of \$1923.83 balance for revenues

President Paul Connors called for new business from community members

- There was no new business to be mentioned by community members

President Paul Connors called on Daisy Damskey for the idea of a meeting in December to further address housing elements.

- Perhaps the first week of December was discussed.
- Still no interest due to the upcoming holidays.

GUEST SPEAKERS

- 1) **President Paul Connors introduced Bryce Jones, landowner and parcels in Geyserville.**
- 2) **President Paul Connors next introduced Adriane Garayalde, Coordinator of the Russian River Confluence**

Addendum: President Paul Connors to Eric Gage, Comprehensive Planning, County of Sonoma

Bryce Jones began by discussing the amount of housing for the next eight years. According to Bryce, we need to set and meet goals.

- There are six parcels, with a total of 11.58 combined acres.
 - Bryce owns four of them.
 - Two are other landowners, who want to expand, but also want some element of their families to still maintaining some land for their own future, family growth.
- Jones brought handouts called “Zoning Project,” which he went over with large maps.
- Bryce Jones was present in Chambers, with Sonoma County planning, regarding Permit Sonoma. Their needs are for a first rush, from those ready for generation housing, because those with no plan make it more difficult for the Supervisors. The Supervisors are pushing for Santa Rosa based housing.
- Geyserville will be in the first rush, but only if we are ready.
 - Daisy Damskey mentioned that a resource survey has been completed as a plan.
- They are looking for partners for 3,800 units, and a committee to meet their needs:
 - Public parks, although want safety issues to be solved.
 - Public bathrooms.
 - Generation housing.
 - Independent from wildfires.
 - Housing should be:
 - Quality housing for Professional, it increases public health.
 - Value Housing for those paying rent, people serving the community. These are a high priority for state funding.
 - Low-income housing for those just getting by
 - Close to medical facilities is a concern, because it increases risks.
 - Bigger concern:
 - Rohnert Park, Santa Rosa, Cotati, and Geyserville
 - For Geyserville, there’s not enough housing here. This is a major opportunity, if we are prepared, we can possibly be persuasive. Fire problems might also be an issue, but we also have our fire department.
 - Healdsburg may possibly be too deep into their own extensive developments right now, possible advantage.
- Daisy has written to Gore’s office. “Can we get integrated housing for market value and low income? Develop today and do the rest to take low income where there is no market value?”
- A lot of time was then given to residents of Sonoma County to discuss personal issues at their meeting. This didn’t allow any time for the Geyserville Planning committee.
- It's up to the committee to decide if they want to share information with the public or not, Bryce shares information with anyone who wants it or shows an interest in the subject. The county has had all of our discussion on a public calendar, and has been open and transparent throughout the process, so we can research more.

Zoning and urban service extension - Bryce Jones

This proposal is about beginning discussions with Permit Sonoma about the potential for a zoning change and urban service boundary extension. I am seeking the endorsement and support of the GPC for the County to look at the potential of zoning and service changes to help meet the needs and desires of Geyserville.

Our goal is to work in partnership with the County, community, and the GPC to identify needs within Geyserville and Sonoma County and how best my parcels and others can meet these needs. I'm committed to providing a project that is both energy and resource efficient. One that potentially creates jobs, housing and improves the lives of residents and the experiences of our visitors. We are firmly committed to healthy practices and lifestyles for people and nature.

Now for the parcel details. We are discussing 6 parcels in total, owned by 3 different groups. These parcels are adjacent to the current urban service boundary and are located along Geyserville avenue at the southern entrance too Geyserville and next to the Highway 101 entrance and exit. They are next to the major internet, gas and power lines. We are also on a Sonoma County bus line and the future SMART Train line with its bicycle and pedestrian path that will be part of the larger Great redwood Trail. This provides multiple modes of transportation for residents and visitors. Together we can build a better, brighter more sustainable future for Geyserville!

- Total area 11.58 acres
- APN 140-070-029, 3.2 acres, \$983,802
- APN 140-070-030, 3.2 acres, \$110,706
- APN 140-070-033, 0.88 acres, \$79,218
- APN 140-070-034, 1.32 acres, \$116,188
- APN 140-070-035, 0.41 acres, \$36,967
- APN 140-070-025, 2.57 acres, \$147,876
- Current Zoning for all 6 parcels is LIA-20

How Can Geyserville Flood During This Drought? - Adriane Garayalde

Adriane Garayalde, Coordinator of the Russian River Confluence, discussed how Geyserville can still flood during our recent 71 percent drought. She gave a presentation on drainage issues in the town of Geyserville, and how it relates to the Russian River. Having a week's worth of rain, our downtown has the potential to flood. This renders the bridge impassable for days at a time. This has the potential to happen annually and can leave anyone east of the river stranded. Adrian explained the reasons for this have to do with underground drainage pipes throughout the downtown areas, and all of the pipes which lead from placement areas that lead to the river.

Adriane began working on this issue for the past couple of years, as part of her responsibilities of her committee work, along with other agencies that need to work together in order to eventually resolve this issue.

She also gave an update of Russian River erosion issues, specifically along River Road at the Munselle property. Quick action is needed regarding the 90-degree turn on the road. Accelerated erosion could result in millions of dollars to create a detour.

She also had a slide presentation regarding:

- The purpose of her study
- Watershed overview/limits study
- History of study and changes
- FEMA versus drainage
- Data collection
- Key hydraulic features
- Engineering methods
- Modeling Results
- Recommendations
- Identity compacity constraints
- Identity operations and maintenance issues
- Analyze system performance
- Recommend improvements and alternatives
- Devise maintenance plan
- Estimate future costs

Data collection has been done by Schaff & Wheeler Consulting Engineers regarding culverts, storm drain inlets, manholes, storm drainpipes, outlets, swales, ditches, and gutters.

President Paul Connors letter 11.07.22

Eric Gage, Comprehensive Planning, County of Sonoma

Hello Eric,

Bryce Jones presented to the Geyserville Planning Committee on October 25 his proposal for continuing discussions with PRMD regarding zoning changes and urban service extension. This is for six land parcels along Geyserville Avenue at the southern entrance to Geyserville. His proposal for zoning changes and service extension was stated to be for moderate to affordable housing projects and could include federally regulated farm worker housing units. After a detailed presentation and much discussion, the GPC voted to look favorably on his continuing discussions with PRMD. However, there are several conditions that Mr Jones, himself, raised.

1. Mr Jones is the owner of 3 (APN 140-070-025, APN 140-070-035, APN-140-070-034) of the 6 parcels under discussion. He stated that he was unable at this time to provide any documentation or have any of the owners in attendance of the remaining 3 parcels (140-070-029, 140-070-030, 140-070-033) to confirm that they are in fact in favor of his proposal. He stated that he would be able to provide confirmation to the GPC in the near future. There was no indication that there had been any detailed discussions with the other property owners which leaves the GPC in somewhat of a quandary as to their intentions. Their favorable participation is essential to ongoing discussions for zoning changes and urban services extension.
2. Mr. Jones also stated that several of the properties are located in a flood plain, raising the issue that these parcels may not be sites where structures can be built upon.
3. Mr. Jones also stated that the "Sculpture Garden", one of the parcels he owns, could be encroached upon or eliminated. This "Sculpture Garden" has become an iconic feature of Geyserville, a gateway to our community, attracting visitors from across the North Bay. This area has evolved into a nexus for our town, hosting community events and annual activities supported by several civic organizations.

The GPC recognizes that Mr. Jones has every right to use his property as he sees fit, however elimination of the "Sculpture Garden" could result in community pushback on future projects proposed at this site.

Resolution of these conditions would go a long way to facilitating the ongoing discussions with PRMD on proposed zoning changes and an urban service extension.

The Geyserville Planning Committee is on record as being overwhelmingly pro housing and has been for the past five years. The GPC has formed a recent and ongoing alliance with Gen H Housing, the featured guest speaker at our meeting last month. The GPC has taken the lead on the housing initiative in our community and considers this to be one of our signature issues.

Paul Connors
President
Geyserville Planning Committee