

**Geyserville Planning Committee
Meeting Minutes**

**Location: Community Room, Northern Sonoma County Fire Station
20975 Geyserville, CA 95441
October 28, 2025, 6:00 p.m.**

1. CALL TO ORDER: 6 p.m.

Committee members present: Benny Allen, Bryce Jones, Jennifer Kettman, Marshall Kilduff, Ana Duran, Steve Sachs, and Stefanie Freele.

2. APPROVAL OF PRIOR MEETING MINUTES: Approved.

3. APPROVAL OF AGENDA: Approved.

4. PUBLIC COMMENT: None.

5. NEW BUSINESS

Proposed Public Utility Facility on 87 Crowell St.

Benny Allen discussed project application No. UPE24-0027 for proposed new well with pump, chemical storage, generator, and 11' security fence. Background was provided, including decommissioning of Potter Valley Project in 2028, incidents of failure of the current two wells, and State mandate for an additional source of water. Permit Sonoma status is "deemed complete for process" as of August 25, 2025. Neighboring property owners will receive notice of a future public hearing. The community is encouraged to continue providing public comment to Permit Sonoma and Benny Allen.

Comments and questions were raised that included: noise of construction and operation, aesthetics, height of 11' fence, effect on property values, suitability of the project on a residential street, overflow parking, safety, and the possible sale of Cal Am Water company. Alternatives were proposed that included relocating the project to another site, such as an easement on vineyard property. Benny is coordinating with Cal Am Water to present the project at a future GPC meeting.

6. OLD BUSINESS

a. Day of the Dead/Día de los Muertos.

Monica Flores thanked the organizers and supporters for the event this Saturday, November 1 from 2 to 6 p.m. Activities will include performers, a mariachi group, tacos, and a free raffle for prize baskets. Monica discussed the cancellation of GCC's Fall Colors event and GPC's offer to host their activities.

b. Latino Engagement Initiative.

Benny Allen discussed coordinating with Latino residents for public comments regarding the proposed housing development and the DOD event. Benny will be hosting an event at his house to recap DOD and organize a group for Latino representation in the GPC.

c. GPC Rebrand.

Benny Allen presented new GPC logo ideas and branding concepts.

d. Housing Application PLP25-0006, current status and next steps.

Benny Allen discussed that the Permit Sonoma application was “deemed complete” for processing on October 15, 2025, and is currently under design and technical review. CEQA review is complete under SB 35 and the 2023 Housing Element. The Geyserville community will have the most influence on colors, some design-related characteristics, and landscaping, and should email the GPC with ideas. The next step will be a public hearing with the Design Review Committee in Santa Rosa. The GPC will notify the community once scheduled.

Bryce Jones discussed his ideas of architectural style alternatives.

7. ADJOURNMENT: 7:33 p.m.