

## Geyserville Planning Committee Meeting Minutes

**Location: Community Room, Northern Sonoma County Fire Station  
20975 Geyserville Avenue, Geyserville, CA 95441  
January 27, 2026, 6:00 p.m.**

**1. CALL TO ORDER: 6:02 p.m.**

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

**2. APPROVAL OF PRIOR MEETING MINUTES: Approved**

**3. APPROVAL OF AGENDA: Approved**

**4. PUBLIC COMMENT**

Laura Equitz, Día de los Muertos (DDM) committee member, stated that the DDM committee, parents, and teachers from the school district will be meeting to gather feedback from the 2025 event and draft an official budget report for the 2025 event and an expected budget for the 2026 event. A translator will be present at this meeting to ensure inclusivity. Laura also mentioned that she has DDM decorations and equipment in storage.

Adriane Garayalde with Sonoma County Public Infrastructure stated the requirements have been met to form an Alexander Valley Water District. Applications are being sought to form a board of directors. Interested applicants may contact the GPC at [president@geyservilleplanningcommittee.com](mailto:president@geyservilleplanningcommittee.com) and requests will be forwarded to Adriane.

**5. NEW BUSINESS**

**a. February GPC Meeting Date Change: Approved.**

The next GPC meeting will be changed to Monday, February 23, 2026.

**b. Geyserville Together #2 Event.**

Benny Allen discussed this event held on January 26, 2026. All Geyserville organizations, including the Geyserville Chamber of Commerce, Community Foundation, Sculpture Garden, Planning Committee, Odd Fellows, Christian Church, Grange(Oriental Community Hall), Unified School District, Historical Society, Alexander Valley Municipal Advisory Council, and Northern Sonoma County Fire Protection District, were present. This year, Corazon Healdsburg and La Familia Sana were included.

All organizations discussed their respective objectives as well as past and future activities and events. Benny represented the GPC and discussed the current big issues Geyserville is

facing, including the new hotel casino, proposed housing development, and the proposed well on Crowell.

Benny clarified that the GPC is the only organization in Geyserville elected by residents to represent their interests. Unlike other organizations, the GPC may communicate freely with the Dry Creek Rancheria Tribe and has recently done so, voicing concerns of Geyserville residents and requesting a presentation of the new Cesar's Republic casino plan.

Benny discussed the Memorandum of Understanding executed in 1982 between the GPC and Board of Supervisors, Sonoma County provides that the County recognizes GPC is an effective voice in decision-making and County departments (e.g., Permit Sonoma) and County officials will work with the GPC on land use planning matters.

Benny clarified that GPC Articles of Association provides its purpose is to advance common civic purposes of the community and is not limited to land matters, which is a common misconception.

Benny stated that while he may be the President and face of the GPC, all members work together as a group and vote on all GPC matters. The GPC is made up of a diverse group of Geyserville residents, and when there are conflicting views on a matter, all members discuss the issues and arrive at a consensus to avoid promoting the priorities of select residents. The GPC looks forward to working with other organizations for the benefit of the Geyserville community.

**c. Flooding on Crowell and Rimmel Streets.**

Adriane Garayalde discussed the County's recent activity clearing out blocked detention basins that caused flooding recently. Adriane said that a long-term solution to address future flooding may be tied to Plaza Park and SMART planning.

**d. Speed Humps on Walden Street.**

Benny discussed that despite approval in 2014, speed humps were not installed and the approval process needs to start over. Benny is working with the County's Deputy Director of Engineering and Maintenance and discussed the County's new policy and procedure of installing speed humps on Walden Street and possibly other nearby streets. Temporary speed humps may be installed for a traffic study.

**6. OLD BUSINESS**

**a. GPC Financial Report.**

Steve Sachs discussed that the first element of the GPC budget is the general funding used for communication, such as maintaining the website, social media and direct email. *The GPC receives no funds from Sonoma County*, and this general budget is always very tight. Steve stated that the second element of the GPC budget is dedicated to Día de los Muertos funds, which is solvent. DDM funds are generated by its dedicated committee fundraising activities and targeted donations.

**b. Old Post Office on Highway 128.**

Marshall Kilduff discussed that the owner has plans for a food retail operation, such as a restaurant or high-end deli.

**c. Well Application UPE24-0027.**

Benny received an update from Charlie Wolfe, Principal Engineer, Cal Am Water, stating the company is working with several landowners and evaluating other potential well sites. He emphasized that Cal Am Water is considering the community as we evaluate each site.

**d. Housing Application PLP25-0006.**

Benny was informed that the Developer will apply the California Density Bonus Law and include 20% onsite low-income housing units in Geyserville in exchange for County concessions for inconsistencies with applicable County plans and codes in its current application. A revised application will be submitted by the Developer, and if approved by Permit Sonoma, the application will be reviewed by the Design Review Committee. It is important that Geyserville residents offer their vision of roof styles, paint, and landscaping to the GPC and in person at the Design Review Committee public hearing, when scheduled. These are the only areas where residents can have the strongest input. The GPC will immediately inform the community of any updates regarding the status of this application and next steps.

**7. ADJOURNMENT: 7:10 p.m.**