

Sonoma Valley Groundwater Sustainability Agency

Special Board Meeting

Regular Meeting Minutes

Date: November 18, 2019

Time: 4:00 p.m.

Location: Valley of the Moon Water District, Board Room

19039 Bay Street, Sonoma, CA 95476

www.sonomavalleygroundwater.org

1. Call to Order and Roll Call

Chairwoman Susan Gorin called the meeting to order. **Directors Susan Gorin, Rachel Hundley, Ron Prushko, Vicki Mulas and Mike Sangiacomo** were present. **David Rabbitt** (arrival 5:00pm).

2. Public comment on matters not listed on the agenda but within the subject matter jurisdiction of the Board

Minona Heaviland, Sonoma Ecology Center (SEC), reported on a grant-funded survey/needs assessment that SEC is doing with Daily Acts on water quality/supply/assessment, including The Springs area. She wants to make sure the GSA knows about this, because it may want to work with SEC on grants or programs.

Board Comments/Questions

Director Gorin: Love working with SEC. How can we be of help?

Response Heaviland: In spring 2020, the SEC will start to identify projects that may meet needs.

Director Gorin: Suggest that SEC talk to The Springs Advisory Council, which meets monthly.

Director Prushko: On the sanitary sewer overflows – he doesn't know who keeps records but there are overflows near the charter school.

Director Gorin: Suggested that SEC reach out to Sonoma Valley County Sanitation District for records, they have this information.

Response Heaviland: They reached out to the Regional Water Board, but there may be additional projects.

Director Prushko: Asked if the new project will affect the sewer water. Curious as to when the county will resolve the problem, as overflows shouldn't end up in the creek.

Response Heaviland: Part of the process is to identify problems and needs.

3. Consent Calendar

- a. Approve Minutes of September 23, 2019
- b. Approve Year-to-Date Financial Report
- c. Approve Year-to-Date Member Agency Contributions

No public comment.

Director Sangiacomo moved to approve the consent calendar as presented, **Director Mulas** seconded. Motion passed unanimously, 6-0-0.

4. Directors/Subcommittee Report

None.

5. Advisory Committee Report

None.

6. Action Items

- a. **Contracts:** Authorize the following contracts:

- a. Three-year contract extension with Sonoma Water for administrative services

Ann DuBay described the Administrative contract extension for three years from November 1, 2019 through June 30, 2022 for a not-to-exceed amount of \$325,000.

No public comment, no questions.

Director Mulas moved to approve the contract extension as proposed, **Director Hundley** seconded. Motion passed unanimously 6-0-0.

- b. Three-year contract extension with Tim Parker Consulting for Advisory Committee facilitation services

Ann DuBay described that Tim Parker has served as the facilitator for Sonoma Valley for the past two years. A three-year contract extension with Parker Groundwater for facilitation services from November 1, 2019 through June 30, 2022 for a not-to-exceed amount of \$90,100 was proposed.

Board Comments/Questions

Director Rabbitt – Is the facilitator basically serving as the administrator of the Advisory Committee right now? When will facilitation skills come into play?

Response – To-date, yes, the facilitator is serving more as an administrator of the committee, but we are starting to get into the tough questions and he will definitely be facilitating in 2020. Most of the facilitator’s services are covered by the Proposition 1 grant funding.

Director Rabbitt moved to approve the contract extension as proposed, **Director Hundley** seconded. Motion passed unanimously 6-0-0.

7. Information items

a. **Sonoma Valley Planning Issues:** Overview and discussion of The Springs Specific Plan and the Sonoma Developmental Center planning process

Milan Nevejda, Deputy Director of Planning, Permit Sonoma provided an update on Sonoma Valley planning issues. General Plans have long lives (20-30 years). Specific plans are area plans for smaller geographic areas, and sit between the General Plan and zoning code, they are subservient to the General Plan. Specific Plans get into details, and reflect how areas are changing/evolving. Transparency, environmental review, design, technical analyses, land use policy, etc., are key. The County is working on three specific plans: The Springs and Airport will be moving forward in the second quarter of 2020; they are about to launch the Sonoma Developmental Center Specific Plan.

The Springs: Currently is low density residential with limited capacity for growth; amenities weren't thought out. The draft plan for The Springs: New zoning is mixed use (this is the first time it's used in the county) including associated amenities. The big message is the corridor is developing and we need to manage traffic and find opportunities for housing. This is an open planning process. The California Environmental Quality Act (CEQA) is happening currently. Fundamental questions are density, wildfire risks, and water provision. Water supply is one component. The bigger concern is transmission (getting the water supply to where it's needed.) The community can still comment on the Plan.

The SDC: The California Department of General Services is interested in making this a speedy process but effective. Have a three-year commitment for a Specific Plan and then work with the state on development of proposals, agreement, etc. The state has a mandate to look at affordable housing; the site was a campus, so it should be a campus moving forward with mixed use. About 700 acres are in conservation; so we are dealing with the core campus and not getting into open space.

Comments/Questions

Question: Given the conditions of buildings at SDC, will they come down?

Response Nevejda: There will be some preservation work but most buildings will come down. It needs to be compatible with the community. There will be several phases. The bulk of the project is in visioning. It has been pushed back about a month and a half but will be starting quickly in January. Public engagement will be late spring. It needs to be wrapped up in 2022. You can look at the Request for Proposal for scope, which includes detailed information on water. And we will have a planning advisory team with technical expertise that will provide feedback to staff. There will also be a TAC (technical advisory committee) that will be subject-area based to look at water, etc. We want to keep the wildlife corridor open. There are two lakes on the property and 140 buildings within a 200-acre campus. The buildings are old and degraded. Some provide enough cachet to be repurposed.

Question: Why is Camp B not part of it?

Response Nevejda: It's formally state land. It's an island. We need to determine a process. All of the buildings are interconnected (water, heat, sanitation). So, that's why state shut the whole thing down; re-use for site needs to make this connected.

Director Prushko: Valley of the Moon Water District has an intertie for emergency water. Who made the decision to shut this down?

Response Jay Jasperse: The decision was made by the Department of General Services. A significant amount of investment is needed to keep infrastructure going. There will need to be development to pay for it. The utilities' model may be entirely different in the future. The big question is what will make this property viable? It's debatable whether the old model will work.

Question Alan Gardner: Given the potential contamination, will the state provide clean-up funds?

Response Nevejda: Analogy to a home sale. It's a negotiation. Goal is to create an environment that makes future development viable. If set up for a Hail Mary, there will be a lot of negotiations.

Director Mulas: Are dairy well and soccer well in good condition?

Response Jasperse: They were pretty productive, but casings, etc., are very old.

Director Prushko: 200 acres is big. Could it be divided?

Response Nevejda: Yes, definitely, it is part of the discussion.

b. Sonoma Valley Water Resiliency: Presentation and discussion of current and future water supply in Sonoma Valley

Alan Gardner, General Manager, Valley of the Moon Water District; Colleen (Fergy) Ferguson, Public Works Director, City of Sonoma; and Jay Jasperse, Chief Engineer and Director of Groundwater Management, Sonoma Water, made a joint presentation on water resiliency in the Sonoma Valley. Alan Gardner said there are 3,700 acre feet of water that can be accessed through VOMWD, and roughly 27,000 people with 2,000 connections. There are many connections on advanced meters and revenue has increased. VOMWD has five tanks that store about 12M gallons, which meets one day of service needs. They have an aggressive conservation plan and are currently using only about 2,700 AFY. 60% of customers are single-family homes; 18% are multifamily homes. There are a lot of low-income people. If aqueduct goes down, they will be without drinking water, sanitation, and fire water.

To make the system more resilient they have examined five wells and one has a problem. So, there is a need for 400 GPM for drinking water, etc. They are working with Ernst and Wood to possibly develop wells: One on a current tank site on a hill; one in the valley; and private wells with surplus water. They need one on the eastern hills at a tank site; can't lose emergency fire flow. Longer-term, need a tank at top of eastern hills.

Would like the county to help Valley of the Moon Water District with access to dollars for tanks and wells. This would allow them to respond to an emergency and handle a specific plan.

Board Comments/Questions

Director Gorin: They need wells; have you had this conversation with Sonoma Water, TAC, and Permit Sonoma?

Response: We have talked to Permit Sonoma. The Springs' plan did not reflect the Valley of the Moon Water District comments. Things have changed since 2015; there must be a tank on the eastern hills to provide pressure. They need 600 GPM with The Springs, this caveat must be included in the plan.

Director Gorin: Where are the proposed wells?

Response Gardner: Outside the basin. We understand the problem of the basin. But the first priority is to replace emergency water. Chestnut Tank is outside the basin; there is currently have one well inside the basin. Going to clean it and get a clean test. This well is rested 4 months a year. To the extent possible, will stay out of the GSA.

Director Gorin: How does this help or hinder some of the groundwater declines? Does the Board need to discuss?

Director Sangiacomo: Existing wells?

Response Gardner: They provide 500 GPM total, but one across the street has been damaged by new private wells that created sanding issues. Aquifer has been good as long as was rested. The combining of the two aquifers has created issues.

Director Sangiacomo: Would you drill a well and not use it but for emergencies?

Response Gardner: Yes, but the five wells right now are having trouble. We are mindful of problems; grew up with saltwater intrusion. Will try to avoid, but first duty is for customers.

Director Mulas: At what point do we determine that we may have to limit development because our infrastructure won't meet demand? Do you envision a moratorium down the road?

Response Gardner: Not planning on it as long as can meet demand. We are more concerned about short-term emergency needs.

Colleen Ferguson spoke about a moratorium on water connections outside city limits. 96% of water comes from aqueduct. City well provides 4%. They are working toward advanced metering, have generators for back up, and really appreciate daily water contractors' calls during emergencies.

Board Comments/Questions

Director Gorin: Where are the Sonoma wells?

Response Ferguson: The recent power shutdown is to the northern fringe of the city, and this is where the wells are and the Emergency Operations Center.

Current wells can provide water for two weeks with maximum conservation – this is part of the regional water supply resiliency. Our plan is to drill a new well within 5-10 years.

Director Prushko: Sonoma has two weeks of water supply in an emergency?

Response Ferguson: This is an estimate based on analysis by the consulting firm GHD (based on low water usage).

Director Sangiacomo: Why a new well?

Response Ferguson: Current wells aren't as productive, so yields will drop and we will need a new replacement well.

Jay Jasperse discussed water supply resiliency efforts. A regional resiliency study is being done in collaboration with water contractors to get a better understanding of the complex system. Looking at all water sources from Lake Mendocino to Sausalito, including infrastructure. Evaluating resiliency to stress tests (earthquakes and extreme droughts) to identify vulnerabilities and new ways of operating. What are new ways that we can work? Projects needed? Jasperse then discussed seismic vulnerabilities. They have completed several projects and there are more in the pipeline. They will be talking to contractors about supplementing FEMA-funded projects. There is current work on seismic retrofit for the Sonoma Booster Pump; one dedicated generator and one portable generator. The project will also include a second dedicated generator.

Board Comments/Questions

Director Gorin: Are funds available for additional projects?

Response: Need to have Local Hazard Mitigation Plan and update them every five years. Will be updating ours to have drought mitigation projects.

Director Gorin: Milan Nevejda's, Springs specific plans, showed roads going to hills; the area has burned in the past. Valley of the Moon Water District has legitimate concern re fire and water pressure in that area.

Response Gardner: There is no effective fire flow in this area. A tank is important for the plan.

Director Rabbitt: Wells along the aqueduct and SGMA; could wells be available on standby and get a pass from SGMA?

Response Jasperse: We need to look into this more; can't imagine that SGMA would stand in the way of this. Could combine groundwater models with infrastructure vulnerabilities.

8. Legal Counsel, Plan Manager and Administrator Report

Ann DuBay mentioned the Administrator report is included in the package. Jay Jasperse told the group that the Prop 68 grant was submitted. DWR is drilling five shallow wells in Sonoma Valley along the creek.

Board Comments/Questions

Director Rabbit: Should we be drilling deeper wells while doing this?

Response Jasperse: No, because it is a different kind of drill rig.

9. Adjournment

The meeting adjourned at 6:34 pm. The next meeting will take place on January 27 at 4:00pm. Happy Thanksgiving!