



June 16, 2022

DRAFT FOR REVIEW (6/13/22)

California Senator Mike McGuire (California Senator Bill Dodd)

State Capitol

1021 O Street, Suite 8620 (Bill Dodd is Suite 6620)

Sacramento, CA 95814

Via email: senator.mcguire@senate.ca.gov

Dear Senator McGuire (Dodd),

On behalf of the North Sonoma Valley Municipal Advisory Council (NSV MAC) and the Sonoma Valley communities that it represents, I respectfully request that your office convene a Town Hall community meeting as soon as possible to discuss the Sonoma Development Center (SDC) development process.

The state of California's Department of General Services has issued a Request for Proposal (RFP) with responses due by July 15, however no SDC Specific Plan has been adopted by Sonoma County, nor has the draft Environmental Impact Report been published. With the state's RFP process moving ahead, the community is uncertain and concerned about process expectations and transparency, specifically:

- The 750+ acres of SDC open space are not included in the campus footprint acreage (180 acres) specified under the RFP. The SDC open space is adjacent to the Sonoma Valley Regional Park on the east and to Jack London State Historic Park on the west. Its transfer to these respective entities has been assumed and hoped for and is promised in the statute authorizing the specific planning process now underway, but no timing or plan for transfer has been confirmed or announced.

We would like to discuss how we might work with our state representatives to facilitate an immediate transfer of the SDC open space acreage to the adjacent parks, keeping it fully accessible to the public. This transfer would be a tangible process outcome and address a top community priority. It would build considerable goodwill as we proceed with this process.

- The interaction between the state's RFP and Sonoma County's Specific Plan is unclear. One example: the NSV MAC and broader Sonoma Valley communities have been consistent in their support of affordable housing at the SDC, however the range cited in the RFP of up to 1,000 residential units remains considerably higher than the 450 to 800 units recommended by local stakeholders and Supervisor Susan Gorin to county planners for appropriate housing density at this site. We do not know yet the number of housing units the Specific Plan will recommend.

We would like to discuss how the state's anticipated entry into a purchase agreement with a developer will interface with the county's unfinished specific planning process as the disposition moves ahead, and how the community can help ensure its recommendations are part of the final disposition and redevelopment of the campus.

There has been extensive and consistent community input on the SDC site planning process over the last 5+ years, including recent letters reflecting community input from the NSV MAC, the Springs MAC and the Sonoma City Council. We are at an important juncture in this process and feel it's the right time to



take this conversation to an in-person Town Hall community meeting. We hope you'll agree, and I will reach out to your office to discuss further.

Sincerely,

Arthur Dawson, Chair
North Sonoma Valley MAC

cc: S. Gorin, Board of Sups, Permit Sonoma, legislative aides, local media