

SPECIAL MEETING: Sonoma Developmental Center Draft Environmental Impact Report

Joint meeting of the SONOMA VALLEY CITIZENS ADVISORY COMMISSION, NORTH SONOMA VALLEY MUNICIPAL ADVISORY COUNCIL, and SPRINGS MUNICIPAL ADVISORY COUNCIL

August 24, 2022 6:30 p.m.

PLEASE NOTE: In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, this meeting will be held virtually. Members of the public will be recognized at the appropriate time via Zoom's Raise Hand tool.

Join Zoom Conference Meeting

<https://sonomacounty.zoom.us/j/95638540293?pwd=V3lsQTZSaEdONXZjczFGMXI5ZjVPdz09>

Password: 938499

Meeting ID: 956 3854 0293

Dial by your location

+1 (669) 900-9128 US (San Jose)

Contact: Arielle Kubu-Jones, District Director to Supervisor Gorin at Arielle.Kubu-Jones@sonoma-county.org

1. Call to Order, Roll Call

Springs MAC Roll Call
NSV MAC Roll Call
SVCAC Roll Call

2. Public Comment

(Limited to items not appearing on the agenda)

Receive

3. [SDC Draft Environmental Impact Report \(EIR\)](#)

[SDC Draft Specific Plan](#)

Presentation by: Permit Sonoma Staff

Site Address: 15000 Arnold Drive, Eldridge

Receive

Project Description: Permit Sonoma, Sonoma County's Permit and Resource Management Department, has released a draft Environmental Impact Report and draft specific plan to guide the redevelopment of the 945-acre Sonoma Developmental Center. The draft specific plan calls for 1000 units of housing of which 283 would be affordable, creating a walkable community with an emphasis on affordable housing and active transportation to lessen automobile use. Environmental preservation incorporated in the project will protect more than 750 acres of open space between Jack London State Historic Park and Sonoma Valley Regional Park, add a wildlife corridor and preserve Sonoma Creek and its tributaries. Commercial, recreational and civic spaces will be built for use by residents, employees and the greater Sonoma Valley. The draft Environmental Impact Report evaluated 16 key areas of the proposed specific plan, a lower density alternative, a historic preservation alternative, and two alternatives where the County does not adopt a plan and the State leads the development of the site. While the report finds significant and unavoidable impacts in the areas of vehicle miles traveled and historic preservation, the impacts of the draft Specific Plan overall are comparable to alternatives while being more fiscally feasible and providing more housing.

- a. **Springs MAC Councilmember Questions for Planning Team**
- b. **North Sonoma Valley MAC Councilmember Questions for Planning Team**
- c. **SVCAC Commissioner Questions for Planning Team**
- d. **Public Comment**
- e. **Permit Sonoma Staff Response** (if applicable)
- f. **Springs MAC Final Comments**
- g. **North Sonoma Valley MAC Final Comments**

h. **SVCAC Final Comments**

4. Adjourn

Resolution

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours.

A **Receive** item indicates that the item is informational and the Commission will take no action.

A **Resolution** item indicates that the Commission will vote on a recommendation to the decision making body (e.g. Sonoma County Planning Commission, Board of Zoning Adjustments, City of Sonoma Planning Commission).

Consideration of proposed development projects will proceed as follows:

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|---|---------------------------------------|
| 1. Presentation by project applicant | 4. Response by applicant, if required |
| 2. Questions by Commissioners | 5. Comments by Commissioners |
| 3. Questions and comments from the public | 6. Resolution, if indicated |
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