

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION, NORTH SONOMA VALLEY MUNICIPAL
ADVISORY COUNCIL and SPRINGS MUNICIPAL ADVISORY COUNCIL
Minutes of Joint Virtual Meeting
November 17, 2021**

Julie Burns, interpreter, explained access to Spanish language option
Karina Garcia will also make periodic announcements re Spanish translation

1. Call to Order 6:33pm

Pledge of Allegiance

Chair Freeman: Roll Call

Roll Call Springs MAC: Vice Chair Willett

Present: Goldman, Lombard, Reyes, Perot, Iturri

Absent: Alcaraz, Reyes

Roll Call North Sonoma Valley MAC: Vice Chair Handron

Present: Dawson, Cooper, Oldroyd, Doss, Nardo-Morgan, Eagles, Newhouser

Roll Call SVCAC: Secretary Spaulding

Present: Pulvirenti, Kokkonen, Truesdale, Vella, Brown, Dickey

County Alternate: Mullen

Emeritus: Bramfitt

Ex-Officio: Carr

Excused: Felder, Barnett

Absent: Curley, Kiser, Cornwall

Present: First District Director for Supervisor Gorin, Arielle Kubu-Jones

Chair Freeman: All panelists please remain on mute unless speaking to avoid feedback. Chat and Q&A turned off to avoid violation of Brown Act & any Public Comments made outside of Public Comment time. Requested all comments be kept brief.

2. Public Comment (Items not on agenda)

Karina welcomed callers in Spanish

None.

Public Comment closed.

3. SDC/Sonoma Developmental Center Draft Alternatives Report

Presentation by: Dyett & Bhatia, Permit Sonoma Staff

Site Address: 15000 Arnold Drive, Eldridge

Project Description: Permit Sonoma, Sonoma County's Permit and Resource Management Department, has released three draft land-use alternatives to guide the redevelopment of the 945-acre Sonoma Developmental Center. Plans call for between 990 to 1,290 units of housing,

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 700 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. **Alternative A: “Conserve and Enhance”** preserves the most historic buildings while creating low-density housing and the second most jobs of any proposal. **Alternative B: “Core and Community”** creates the most housing units in a walkable mixed-use neighborhood, with community uses, restaurants, and retail uses. **Alternative C: “Renew”** creates a regional innovation hub bringing the most jobs of any proposal, neighborhood agriculture, and housing units to support these uses.

(@10:40) Permit Sonoma Presentation: Brian Oh, Helen Pierson, Rajeev Bhatia

Brian Oh, Comprehensive Planning Manager, Permit Sonoma

Grateful to be presenting before all Councils for this once in a generation opportunity to redevelop the SDC w/ long range planning impacts, in particular in the Sonoma Valley.

Acknowledged participants from Saturday Workshop; this presentation a shorter version. Will provide context to published draft released at beginning of November.

Accepting input/comments though Nov 28th.

Power Point Presentation/Timeline

Schedule Overview in 3 year process/Chart

Alternatives released w/ intent to receive feedback, inform a dialog w/ community. Final

Alternative may be a combination of 3 Alternatives, depending on all comments received.

Draft Alternative to BoS: January 2022

Finalize Preferred Alternative: Feb 2022

Publish Draft Environmental Impact Report (DEIR) & Draft Specific Plan: June 2022

Adoption: August 2022

Purpose of Alternatives:

- Carry out vision & guiding principles
- Present range of possibilities & understand impacts
- Enable informed community dialogue

Map of Region for context

Glen Ellen/North; Springs & City of Sonoma/South = Sonoma Valley area

4 slides to identify **site assets & sample of constraints** to be considered

Historic buildings to west of Arnold Dr. Not an infill project; there are community assets.

Constraints: Vegetation & Open Space. Wildlife Corridor/Wildland Urban Interface. Fire Hazard, potential trauma.

Redevelopment Constraints:

State Legislature

- Permanent protection of open space surrounding the core; protection of Eldridge

Cemetery

- Housing: affordable & developmentally disabled
- Economically feasible; maximize third-party purchaser interest
- County/state agreement to complete planning & disposition process by end of 2022 (w/ no assurances beyond this agreement) State owns the property. Agreement first of its kind. County advocated for multiple planning effort. Will ultimately be in hands of State for marketing & sale of Site.

Financial

- Infrastructure cost analysis shows min \$70M
- Historic preservation cost, varying levels, key community interest. \$17-30M just for Main Building (West) rehab. Building currently closed due for safety.

Community Context

- Sonoma Valley
- Environmental impacts

Community Outreach To-Date

State & Community led planning efforts that predated planning process; consultant work & tech analysis to leverage state investment in properties

Due to pandemic, much done via virtual

Additional speaker Irving Huerta unable to attend tonight; had partnered w/ Supervisor Gorin, Karina Garcia & staff to provide in-person community workshop in Spanish Nov 16. Need identified in Fall, brought on consensus building institute, developed outreach plan to improve efforts coordinating w/ local schools, Latinex community, & community south of SDC. Report available on website detailing steps.

Virtual Community kick off Webinars (4)

Virtual Community kick off Survey

Key informant interviews

Community conversations

Community workshop Nov 20

BoS workshop Jan 21

Charla Comunitaria

Community workshop, Nov 21

Planning Advisory Team (PAT)

Vision/Slide

Vision Statement & Values identified & affirmed at BoS Workshop Jan 2021

The former Sonoma Developmental Center is reinvigorated as a vibrant and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented core provides a diverse array of housing choices, and serves as a magnet of innovation, research, education, and visitation. The surrounding open spaces flourish as natural habitats and as agricultural and recreational land linked to regional parks and open space systems. Development builds on the site's rich historic legacy while meeting contemporary needs, emphasizing resiliency and sustainable building practices. Civic uses, community gathering places, and events attract visitors from Glen Ellen, Eldridge,

and the broader Sonoma region, making the center a hub of community life in Sonoma Valley.

Guiding Principles (10)

DRAFT GUIDING PRINCIPLES

These Guiding Principles support the overall vision for the SDC and will be reflected in the goals, policies, and implementation measures of the Specific Plan. **1. Promote a Vibrant, Mixed-Use Community.** Promote a diverse and integrated mix of residential development and employment uses, including research, education, office, retail, and small businesses, to promote optimal development patterns and site revitalization, and provide economic opportunities for Sonoma Valley communities. **2. Emphasize a Cohesive Sense of Place and Walkability.** Establish a cohesive visual landscape with consistent streetscapes and improved sidewalks within the district. Locate land uses and enhance the existing street network to encourage development of a walkable and pedestrian-friendly environment with gathering spaces, diverse activities, and connections within and to surrounding communities and regional trail systems. Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge. **3. Integrate Development with Open Space Conservation.** Promote a sustainable, climate-resilient community surrounded by preserved open space and parkland that protects natural resources, fosters environmental stewardship, and maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site. Support the responsible use of open space as a recreation resource for the community. **4. Balance Redevelopment with Existing Land Uses.** Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents. **5. Promote Sustainability and Resiliency.** Promote sustainable development practices in building and landscape design. Plan infrastructure efficiently and sustainably, conserving water and creating opportunities for water reuse and recharge. Proactively plan for community safety in natural disasters, especially ensuring that emergency plans and egress routes are in place with adequate capacity, and landscapes and buildings are designed with fire defenses. **6. Support Housing Development and Provide a Variety of Housing Types.** Promote housing to address Sonoma County's pressing housing needs and the State's key development objectives for the site. Support a range of housing opportunities, including affordable housing, workforce housing, mid-income housing, housing for individuals with developmental disabilities, senior housing, and market rate housing. **7. Balance Development with Historic Resource Conservation.** Preserve and adaptively reuse the Main Building and the Sonoma House, conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles. **8. Promote Multi-Modal Mobility.** Promote car-free circulation within the site and promote transportation connections between the SDC site and the larger Sonoma Valley and Bay Area, including through transit access, safe sidewalks and crossings, and regional bicycle routes. Ensure that new development takes into consideration resultant traffic and levels of transportation activity from when SDC was operational. **9. Ensure Long-Term Fiscal Sustainability.** Ensure that the proposed plan is financially feasible and sustainable, as financial feasibility is essential to the long-term success of the project. Ensure that the proposed plan supports funding for necessary infrastructure improvements and historic preservation while supporting the Sonoma Valley community's needs and galvanizing regional economic growth. **10. Embrace Diversity.** Accommodate the needs of people of diverse backgrounds, interests, and income levels, creating an inclusive, accessible, inviting, and safe place that preserves SDC's legacy of care and creates opportunities for marginalized communities. *To learn more about the project, visit our website at www.sdcspecificplan.*

- **Noted #9: Ensure Long-Term Fiscal Sustainability:** Plan needs to be financially feasible & economically sound following State Mandate and w/ Planning processes.

A Legacy of Care SDC; mindful of historic, cultural preservation priority
Was key jobs creator in Sonoma Valley; 1,900 jobs at its peak; 3,700 clients

Features common to all Alternatives/Map slide

E.g. Open space preservation; above & beyond; adding on to existing
Connectivity to greater Sonoma Valley; preserving corridors
Fire Hazards; mitigations
Wetlands restored

(@27:35) Helen Pierson

Conceptual Land Use Diagrams & Models representing approx. building locations & areas

Alternative A: Conserve & Enhance

Historic destination & hub for new residential developments in Sonoma Valley
Majority of historic contributing buildings west of Arnold Dr. are preserved
Main lawn is a Community Hub w/ variety of uses, including community center
South of main lawn, space for potential institutional use
East, new residential development & mid-sized resort
SE connected to historical Ag lands

Examples of Development Precedents, consistent w/ development in area:

Old Elm Village, Petaluma; Village Walk, Cotati; Chauvet Bldg., Glen Ellen
Below 3 stories outside of main lawn area; some existing tall bldgs.
Setbacks maintained on both sides of Arnold Dr.; roadway improved as tree-lined pedestrian & bicycle parkway
Existing creek setback preserved; new recreational spaces added on both sides
Wildlife buffer in NE corner of site expanded
Site connected across Arnold Dr.; Café on East, complimenting Community Hub at Main Lawn
A gathering space & community center for residents, visitors, professionals

Alternative B: Core and Community

Retains important historic buildings on west side; in filled w/ mix of uses to create vibrant & walkable core area
Development concentrated within ¼ mile distance; enhanced pedestrian connections
Gym, Community Center, restaurant, small retail to create community hub
Main building imagined as a historic hotel
New roadway connection between Arnold & Hwy 12 to alleviate traffic on Arnold

Highest density tapering off to edges to integrate w/ open spaces & adjacent single family neighborhood

Existing creek setback expanded & existing wildlife corridor in NE
A managed landscape operation introduced along eastern edge
Existing open space preserved; roadways reimagined for bicycle, pedestrian boulevard

Alternative C: Renew

Reimagines SDC campus as innovative regional hub, emphasis on resiliency, & preserving key historic resources on site

NW portion reimagined as innovation hub/center for R&D; main building reimagined as Community Center; hotel occupies historic Sonoma House

SE corner reimagined Agrihood w/ community farming & historic uses; existing creek setbacks expanded; existing wildlife corridor in NE nearly doubled

300' managed wildfire buffer added to eastern edges of site

Expanded setback along Arnold Dr. preserves rural look/feel of site

Roadway improved for bikes & pedestrians

Commercial & Community uses along main lawn create a community hub for residents & visitors; mixed use development east of Arnold provides spaces for cafes, community resources, gathering areas.

All Alternatives preserve two historic landmarks & key historic buildings; extent of preservation varies among 3 Alternatives

A 372,000 sf (preserve nearly all contributing bldgs.)

B 242,000 sf and C 181,000 sf (preserve less, reuse more, less expensive to adapt)

Alternatives Comparison

Building Area - remains fairly consistent w/ current

Housing/jobs - varies among 3 Alternatives

Open space in core (acres) & relationship to surrounding natural landscape – varies

All include 25% Income Restricted affordable housing; exceeds county Inclusionary Housing requirements

Alternative B provides most housing units; Alternative C provides most jobs, innovation hub for R&D

All 3 Alternatives expand open space on core campus

Alternative C adding most affected area to wildlife & creek corridors

(@34:57) Rajeev Bhatia

Transportation Impacts GRAPHIC, historic peak for context

Traffic not on site expected to be where it was at historic peak; all Alternatives will have similar level of traffic, projected to flow smoothly

Expected increase on Arnold Dr. south of site

Some increases due to regional traffic passing through area

Connection between Hwy 12 & Arnold will help relieve Glen Ellen traffic; Alternative A slightly better than B & C; congestion on Hwy 12

Traffic levels of service (LOS) information under CA Quality Act local agencies can no longer use LOS in their EIR, starting last year under new state law. Instead looking at Vehicle Miles Travelled (VMT)

All Alternatives comparable in terms of Vehicle Miles Travelled per resident

Alternative C causes smallest increase to delays in Sonoma Valley; most # of jobs compared to

housing units

All Alternatives can expect 20% of new trips generated to be non-auto (captured within the site)

Factors Affecting Feasibility

Significant infrastructure, partial (\$70M) & Main Bldg. restoration costs (\$17 to \$30M)

Market values strong for residential & hotel uses; generate net positive value to subsidize other uses. Market for R&D office not as strong.

End users or public agencies must fund \$27 to \$40 million of historic bldg. restoration costs

Net Value of Alternatives Graph

Assessment of revenues derived. Alternative A & B barely pencil out.

Affordable housing expected to be provided at 35% overall housing, higher than county requirement. Need more funds for land use planning or additional funds beyond what site can generate.

Project website shows 5 pages of questions submitted from workshop.

Q – e.g. why not have less housing? A = high cost of historic & infrastructure preservation, plus affordable housing requirements. Graph shows problems.

State mandated certain drivers: preservation of open space beyond campus; financial feasibility; housing. Hotels & residential are positive uses that will pay for costs.

(@41:55) Brian Oh

Summarized outreach: Week of discussions; Saturday virtual workshop w/ 275 attendees; Town Hall; tonight's meeting

Strongly encouraged community discussion/submission of comments on Alternatives; will address all comments

Due by November 28, 2021

BoS meeting January 2022

Draft Specific Plan/draft EIR early summer 2022

FAQs on project website

Chair Freeman requested best contact info from Brian for community comments

sdcspecifplan.com

All questions, comments on Website go to inbox

Plus the Survey, closing on November 23

Chair Freeman invited North Sonoma Valley MAC for questions.

(@46:32) Chair Dawson, NSVMAC serves as community voice to county govt. The North Valley is the community that will be most impacted by the SDC project. Welcomed public; clarified speakers can identify which of three Alternatives they prefer, as well as requesting Other, or 4th Alternative. SDC on ancestral lands of coastal Miwok. Also home to salmon, mountain lions, redwood, hawks, & myriad of other life forms. Has been in the middle of & embraced by the Glen Ellen community 150 years, including notables such as Dave Bouverie, Otto & Ann Teller, George & Phyllis Elman, Jack London, Redwood Thompson, Christie Vreeland, many other caring residents. Knew it was a precious gift & passed it on. Hopes we are worthy of all the land

has given & will give if treated w/ love & respect. Acknowledged deep connection former SDC staff, clients & families have w/ site. Impacts on the SDC property will impact the region. Acknowledged ongoing efforts of community beginning in 2015, as well as county staff & consultants to date. Quoted from 2019 request for proposal for consultant services to prepare a Specific Plan & EIR for SDC. Goals for consultant (Dyett & Bhatia) to meet: "A Specific Plan is needed to represent the community's vision & facilitate the site's redevelopment. The developed articulated through the Specific Plan must be compatible in scale w/ surrounding community, consistent w/ state, county & community goals."

With those goals, would expect community to be somewhat supportive of Alternatives. But response as reported in *Kenwood Press*, Nov 15th: "The proposals submitted by the consultant & Sonoma County planning professionals has stirred growing dismay among housing development experts and conservationists, angered local members of Planning Advisory Group, terrified neighbors w/ visions of a sprawling new city rising on the SDC campus." Chair Dawson has spoken to 200+ people & feels *KP* assessment is accurate, & has heard no support for any Alternatives. Inquired - how did this go so far off track? What is County able & willing to do to restore public trust in this Specific Plan process?

Brian Oh, acknowledged essential need of community support to planning process. County checking for truth & authenticity & have seen articles; spends most of his time speaking w/ constituents & hearing concerns. Ultimately need to have a balance. Community context is absolutely important; recognize this is a once in a life time opportunity to have local planning discussion to help inform state of property's future use. Tonight's meeting w/ all consultants a step in right direction.

Chair Dawson, ok, however community's impression is they have not been heard, after speaking for 6-7 years. Plan says community is not heard, acknowledged or respected. County efforts not perceived as responsive.

Councilmember Handron, Vision Statement is clear that a primary goal is to promote affordable housing. Plan identifies several housing types: affordable, work force, market rate, inclusionary. Please define.

Rajeev, Inclusionary = county provides on site, is restrictive, need to meet county requirements for income levels to occupy; income limits vary by size of household i.e. low or very low income. Workforce = housing for those who make more but can't afford general prevailing regional market prices which are high. Financial analysis assumes requirement of minimum of 25% by developer; could be additional funding state but not guaranteed. Gov. Newsome recently launched an Auxiliary Housing Fund of \$1.6 B. There is Cap & Trade funding for affordable housing. Cannot impose burden on site developers, but there is space for all these types of housing. Need to provide variety of housing for people to qualify & apply.

Councilmember Handron, only saw Market Rate & Inclusionary options in Report. Are Work Force & Affordable options listed under title of Inclusionary? **Rajeev**, yes, Inclusionary is Affordable; they assume a certain portion of all will be Affordable, not just multi-family. Will range from small lots i.e. 1,000 sq. ft. lot, to semi-detached i.e. 2 units touching, townhomes, & multi family. All would have affordability dimensions. Remaining would be Work Force that is non income-restrictive.

Councilmember Handron, [Report] Tables indicate that market priced homes contribute to

financial feasibility of project. In what other ways does cost of Inclusionary Housing offset Plan, & how can number of market rate houses be reduced & still maintain financial feasibility? **Rajeev**, would need to generate revenue from within the project to optimize land uses. The Office or R&D uses not promising generators. BoS requested planners meet a level of jobs at site that is half of before, & also plan for future. Two revenue producers are: Market Rate Housing & a good demand for a hotel which could generate up to \$18M positive revenue. Reduce level of Office & R&D; some buildings not good for housing. Use less existing buildings, focus efforts on key buildings, increase Market Rate Housing or hotel uses. Then also look at revenue beyond the site. Seek/use a variety of funding sources from state & federal, for future. **Brian Oh**, actively seeking funding at all levels, state to regional. It is a frequent & common concern - community wants 50% of housing stock to be affordable; but there must be financial grounding. Will be informing the state how to move forward w/ disposition of their property. Which Alternative is financially feasible? Understands comments re increasing affordable housing, decreasing density, etc. but financial feasibility is as important.

Councilmember Cooper, is there another Specific Plan in unincorporated Sonoma County for comparison, now or previous? **Brian Oh**, no.

Councilmember Cooper, what is ratio of cars to housing units & where is parking in Plan? **Rajeev**, used Sonoma County Transportation Authority model for inquiry. Higher # cars for single family & townhomes than multi-family or senior. Site currently has allot of service parking. Looked at other ways to enhance parking. Additional data/info available in Plan re parking. Adequate parking for all uses.

Councilmember Cooper, Plan shows parking? **Rajeev**, yes. Shows number of streets. Also new streets will be put in w/ parking. Parking uses can be shared, e.g. office uses daytime, residential in evening.

Councilmember Cooper, how have long range growth/future developments aspects been addressed? **Rajeev**, this plan will take approx. 10+ years. Mindful of & will be looking at cumulative impacts: transportation analysis, air quality, greenhouse gases, EIR, etc.

Councilmember Norda-Morgan, appreciated Brian's comment that the historic & cultural legacy of SDC is a priority. However, concerned that he is saying the only way to finance is through housing, which appears quite dense, or will be offset by developers. Has County explored other alternatives, i.e. private philanthropy, grants, federal Infrastructure Bill, adaptive re-use as alternative to affordable housing? What degree does funding need to be identified up front to help restore historic buildings, how to support groups seeking funding for historic restoration & re-use.

Brian, acknowledged a proposal submitted by the Glen Ellen Historical Society. County wants to be open to creative new ways to fund, however are tied to schedule & agreement w/ state. Regarding e.g. Infrastructure Bill, county is researching that option not just for this project. Welcome all possibilities.

Rajeev, added that on p 75 in Report more tools listed for process, e.g. establishment of a Committee Facilities District, property taxes, TOT for hotel that could be applied to infrastructure or historic preservation, federal tax credits for historic preservation.

Councilmember Norda-Morgan, noted this is a community driven project. As such, community

supports affordable housing & job security; however the community does not support housing jobs & economic growth being stacked against preserving history. There is also urgency re climate change & health of natural world. County states 3 Alternatives both consider & protect wildlife corridor; in one Alternative corridor space is being added. These facts don't seem to add up. A CA State Mandate 2015 protecting wildlife corridor- “. . . at SDC, will require preventing further development.” County proposing over a thousand homes plus a resort. High density of homes & businesses brings multiple problems that severely affect wildlife corridor & surrounding community. Including increased traffic, artificial lighting, removal of native plants, invasive species from home/business landscaping, pesticides, construction/debris runoff, arrival domestic pets. The wildlife corridor is not just about habitat connectivity, it's heart of valley, a legacy for clean air & water. Ecological systems already stressed close to breaking point. If last few wild places in Sonoma Valley are compromised, scales will be tipped to bigger eco system collapse. County has not considered impact of close to 4,000 people w/ cars, traffic, pets, carbon emission, climate change. Why has county chosen high density housing that affects wildlife corridor & future health & wellbeing of a small rural community?

Rajeev, noted her important concerns & pointed out that the proposed developments are similar to what is out there now. Not proposing an overall development area that is much higher, but is actually lower in square footage than currently exists. Many existing buildings are single story, especially on east side. New buildings will occupy a smaller footprint. Many existing are closer to the creek, they are working to keep new ones further setback from creek/wildlife corridor. There were 3,200 residents before & significant number of jobs. Day time population will not be dramatically higher from previous. County charged to balance wild life preservation & is a deep concern; also must prioritize housing/affordable needs. Financial feasibility another priority. Re concerns for greenhouse gases, emissions – will look at totality of accumulative impact & do analysis. Need to look at deeper scale of how buildings are designed, relation to wildlife, conservation, lighting issues, requirements for buildings near the corridor. There will be a series of processes to accomplish these policy decisions.

Brian, added this is a multi-step process to accomplish the policies. Hear the community's concerns & will be working to include in Specific Plan process.

Councilmember Doss, deferred to Councilmember Oldroyd's housing questions.

Councilmember Oldroyd, re environmental/CEQA review for certain projects, including housing developments, on p6 in Report. What kind of planned exemptions are made available, if being considered? **Rajeev**, yes, there are exemptions available under state law for housing. Will do full EIR for housing & all development on site; w/ potential exemption of mineral resources, not doing mining. That process will be launched soon; noticed to public soon for comments.

Councilmember Oldroyd, re detail of high density development – what kind of bonus available for this? **Rajeev**, yes, state allows density bonuses for affordable housing, etc. on top of a base development. Haven't written those policies yet, but very important observation that will be addressed.

Councilmember Doss, re emergency preparation, traffic. In Alternative B, see creation of an additional vehicle connection from SDC to Hwy 12. Is this new connection limited to Alt B or

included in others? **Rajeev**, yes, could be in B & C. Also potential to use some existing private roads. Not aware of discussion w/ Cal Trans or other private parties but could happen. Other alignments could be considered. **Brian Oh**, re connection to Hwy 12, there is potential for some mixing/matching in 3 Alternatives. Asked if this is identified as a community interest i.e. need to be included in preferred Alternative? If yes, then county will discuss options. **Councilmember Doss**, concern is re fire evacuation, to exit valley, to Hwy 12. Unsure of Alternatives' appeal to community. For him, this connectivity item is important & should be included in all 3 Alternatives or Other. Also, Re Alternative C - who decides which innovative companies will be chosen to locate in new buildings? **Brian**, this question has been identified as an important community concern/need. Education leaders expressed interest. Site could be possible pathway/solution for youth to professional careers. Currently no firm or track that fits need. **Councilmember Doss**, on Board of Kenwood Fire District, has there been discussion w/ Cal Fire re this project? **Brian**, not w/ Cal Fire, but working internally w/ local Chief, open to feedback. **Councilmember Doss**, Chief Akre, w/ Sonoma Fire District? **Brian**, yes.

Councilmember Eagles, questions re traffic. Re Chart on p 64 in Report for Level of Service (LoS) for valley roadways. Understands LoS not used in EIR. But assuming there will be congestion intensity & LoS scores range from A to F; e.g. Hwy 12 between Boyes & Verano & side streets have LoS C/D to F for all 3 Alternatives. According to Report, F described as frequent disruption. Why is this not a cautionary barometer? *[video glitch here, next sentence from live Minutes]* With this traffic volume, intensity, scores & measured areas of Boyes, Arnold, Verano, Petaluma, w/ scores D to F, & all Alternatives higher density than can be handled - what does F score mean? **Rajeev**, he is not the traffic expert, but 3 Alternatives look at a variety of housing & job mixes. Hwy 12 from Boyes to Verano section all perform similar - all F, w/ LoS - E. County standard is LoS - F; represents accumulation of all the different factors that contribute to that segment's congestion. Report p 64 standard for Item 2 is LoS - F for that segment. Represents cumulative nature of traffic impacts. That segment not just handling traffic from SDC, many other sources, i.e. up & down Hwy 12, regardless of SDC. Traffic a complicated equation. Many locations congested in county. Regardless of location there will be a level of impact. County priority to look at cumulative impact on a regional scale; will look at all areas to reduce congestion when possible.

Brian, working w/ Transportation & Public Works Dept., are identifying ways, places & solutions for traffic safety. This has been identified as important concern to community. **Councilmember Eagles**, believes sections she mentioned are D & F so would all worsen under all 3 Alternatives in Springs & Arnold. Also, question Re number of assumed trips in report. Using aging base line data. SDC is not strictly relevant to future of site, in terms of nature of operation. Has been in wind down & closure mode recent years. Requested clarification/transparency relating to assumptions of base line data per # of trips, & assumptions behind how many trips or people per household, & commercial trips. Not much info in report on assumptions for goods & service trucks, recreational trips, hotels, guests, etc. Can whole valley infrastructure support this level of development? **Rajeev**, re assumptions - following model/results provided by county standard metrics for trip making. Re other question: do they have the base line traffic from SDC correct since it's closed now? There is a misperception he wants to correct. Only reason to present existing base line info is to allow a historical perspective. But when traffic is run they

are not reflecting the base line conditions of 10 years ago, that is separate for context, unrelated. County model is done separately. Won't change future traffic being represented for the site. There was interest in knowing the figures from the past so they provided them.

Councilmember Newhouser, summarized that the primary issue is community's trauma resulting from floods, fires that raised awareness of limited resources & risks to increased or unwise development. Traffic conditions will worsen, public safety/disaster risks increase. As standards change, how will traffic levels be viewed? Greatest community risk is ability to evacuate in disaster. During 2017 & 2019 fires the evacuation routes were cut off, traffic snarled, people put at risk. What should max peak load be to maintain public safety in a crisis? What infrastructure improvements will need to be made to keep SDC redevelopment impacts below that threshold?

Brian, this question at top of list considering all the constraints for planning efforts especially w/ this site, Sonoma Valley & recent history. Will confer w/ consultants on it for impact report. Working w/ County Dept. of Emergency Mgmt. re recent efforts for the best evacuation plans, all across the county. Does not have technical answer. **Rajeev**, added that Appendix G of CEQA Guidelines added *wildfire risk* to list for EIR. Starting in 2019 required to address for EIR. Evacuation conditions, wildfire risk, mitigation measures, will be looked at. **Councilmember Newhouser**, as mentioned the standard is F. Is that standard acceptable w/ climate induced disaster environment of 21st century? Also issue of flooding, '05-06 major floods, also recent atmospheric river w/ 9" rain in GE in 24 hours. Further hardening of the landscape w/ SDC residential development will contribute to flooding. What will be done to mitigate storm water runoff from new & remodel development at SDC? Have stream channel widening & flood plain re-establishment been considered to alleviate flooding? **Rajeev**, clarified that traffic LoS numbers refer to peak hour conditions - AM or PM, worst time. Not prevailing conditions throughout day. Re flooding conditions - have reviewed within SDC site. Doing multiple things: expanding Creekside buffers; identifying areas for better storm water filtering; looking at development of open space, very mindful of concerns re flooding. **Councilmember Newhouser**, this wasn't shown specifically in Plan, appreciates their reassurance. Concern is similar to traffic issue – can expect larger, heavier rainfall in shorter periods due to climate change; standards for rainwater retention are too low. Experiencing significant damage now in geography of creeks. Need to revise standards upwards to allow for more capture for longer period of time.

Chair Freeman clarified meeting process.

(@ 1:42:15) Springs MAC

Chair Maite Iturri, acknowledged public, interpreters & county staff.

Read Springs MAC Vision Statement: *The Springs Municipal Advisory Council represents the people of the Springs in Sonoma Valley as the voice of the community to elected representatives. SMAC is committed to engage with all community members in meaningful and inclusive ways to promote the health and wellbeing of the Springs.*

Vice Chair Willett, Alternative C has best balance of jobs & housing, also most profitable due to potential to add more contributing buildings. Re Alternative B, adaptive re-use for offices or

non-residential use provides better use per county analysis. Potential for Hwy 12 connection in Alt B, encouraged county to consider this, model in theoretical w/ Cal Trans. Sonoma creek divides w/ series of bridges, some old & need replacement. Another bridge would help traffic situation in valley w/ flexibility as well as emergency evacuation.

Councilmember Lombard, several questions/comments: 1. Why isn't wildlife corridor area to go dark at night? This is essential. 2. This planning process has not considered surrounding communities enough. 3. Wants to see more discussion on transit. Inadequate county transit; this is an opportunity to plan a community that would include transit. 4. Why does housing have to support the historic building restoration? State of CA was a bad landlord, they let property fall into disrepair. Needs to be pointed out, this was their negligence, they should provide more funding. 5. A fire house was historically there, should include that for high number of proposed houses. GE Fire Dept. volunteer. **Rajeev**, will be a fire station on campus. **Councilmember Lombard cont.**, 6. Why predetermine business types that will be considered? E.g. gym, hairdresser, café, restaurants. Businesses that evolve organically reflect community's needs. 7. Will residents of valley get preference at living there in Work Force housing? Many people who work here can't live here – firefighters, nurses, teachers. Bring them back w/ this housing. Would also reduce environmental impact of work trips. 8. Will there be a provision to prohibit 2nd homes & vacation rentals?

Why not turn process on head – stand in future & look back at what is created now – be able to say we wanted this for valley & community & this vision was installed in plan.

Councilmember Goldman, 1. Re Survey - Alt A and B, show no support, Alt C 21%, OTHER has 71%. How did Report miss community concerns? 2. Re affordable housing; can't be designated for certain segment of population, must be open to entire county. That doesn't solve affordable housing in valley. 3. Has anyone looked at Presidio development to compare? 4. Brain stated there are no similar projects to compare in Sonoma County. What about other locations, states, where populations has increased 400%. Census Report 2019 states 794 people in Glen Ellen. If you add 2-3 thousand new people into community, that's a 400% increase. How can county say there won't be substantial impacts?

Councilmember Perot, offered a different viewpoint as a younger person. State of CA Report on housing, less than 80,000 housing starts a year from 2008-18. Between 1954 – 1989 over 200,000 housing starts a year. Development used to be ok, but something changed. Why aren't we looking at more housing here w/ this once in a lifetime opportunity? Housing costs have seriously affected those near her.

Rajeev, yes, wildlife corridors will be going dark. Yes, looking at transit improvements. No, businesses not being predetermined; want wide spectrum, future will bring change, must allow businesses to flourish. Re Survey % - that was a quick poll in workshop; Survey results are not closed out; still encouraging people to take it. Re Points about affordable housing & federal restrictions - in agreement. Re request for more housing - initial Alternative was twice the number. Based on advisory team feedback, numbers came down. Trying to balance variety of interests. Gathering info from variety of sources, e.g. workshops. Yes, have looked at Presidio, different in terms of ownership - Federal Govt. had funding; in SF, different from Son County.

Brian, yes, have looked at Presidio & Buck Institute.

Commented that the county dialog w/ community will be ongoing, but there are trade-offs, multiple priorities that oftentimes conflict e.g. need for variety of housing. Have presented three Alternatives, will look at feedback re support for Other Alternative.

Re question of more housing – in addition to environmental constraints, Market Study on website shows demand/need in Sonoma Valley. No perfect one Alternative.

Rajeev, out of 3 Alternatives, re the housing numbers expressed from Market demands analysis, there is more demand than what is accommodated in Alternatives.

Chair Iturri, re equity & space for vulnerable populations - does not see this included in any of the Alternatives. Requested review from this perspective.

Chair Freeman invited Karina to announce access to Spanish language option.

SVCAC

(@2:06:01) Commissioner Brown, re number of households in Glen Ellen – did a count & got total of 754 dwellings. In reading proposals, Alt A offers minimum # of new houses at 990. Hard to imagine how 990 houses would have minimal impact on traffic on Arnold, Glen Ellen, Hwy 12, to Sonoma. Asked for additional discussion on how doubling population & traffic has no significant impact, including ability to evacuate in case of fire. Recognized need for a proposal to fund development of SDC, as directed by county that will keep control from being reclaimed by state, which could make autonomous decisions re future uses. Feels there is a threat as seen in website FAQs that a choice must be made from 3 weak Alternatives, or there will be a Sun Microsystems corporate takeover like in Agnew. Why are Specific Plan & Alternatives being proposed only for purpose to fund project? Statements that County has limitations in face of State's mandate seem specious. Negotiations between governmental entities can always carry on. Can more time be allowed? **Brian**, at this point in analysis, did not mean to say there is no significant traffic impact; will be better assessed after EIR. Today's presentation is an initial study. Re suggestion of threat - no intention of that, stating a fact that within the partnership/agreement w/ state they are communicating regularly, next week will be check in. Are looking to extend timeline, but have staff challenges, there are costs involved. Want to move forward w/ a good solid plan. **Rajeev**, added that there is a greater population around campus. The Eldridge census does not include village of Glen Ellen. Eldridge has population of 1,500 people. Was 1,200 at last census count. There were 3,700 clients at SDC, an active place, w/ 1900 jobs. Mindful of Commissioner Brown's concerns. Noted it was a vital & vibrant community.

Commissioner Truesdale, is it possible to extend time for public comment beyond Nov 28th? And, if this is a \$500,000,000 project, how is it financed – state, privately? **Brian**, it is a month from publishing of initial report. Adding time would make problems in terms of their delivering for the BoS workshop. **Rajeev**, and yes, it is a \$500M project, is state's intent will transfer to either one or several mass developers. State could sell land, retain ownership & do long term leasing, 99 year leases. Have been eager to dispose of property; paying \$10 million a year just to maintain. Keep telling the county they want to dispose of it sooner than later. **Brian**, encouraged Commissioner to contact him w/ more detailed public comment.

Commissioner Kokkonen, how well will the final Alternative, once chosen/shaped from the original 3 and/or the Other, represent the submitted comments? **Brian**, after receipt of all public comments on Nov 28th will take hard look at preferred Alternative. Best components of 3 & other ideas. **Commissioner Kokkonen**, Alt C has more votes from Survey standpoint. Re funding for Innovation Centers & hub, Alt C more speculative. What if those funding sources don't materialize? Could it take longer? Would there be default to more commercial development? **Rajeev**, correct observation. The advisory team includes developers who say easy thing to do is build more housing & hotels. Alt C may not exist. BoS wants job opportunities/incubation for valley. It is a speculative process, depends on how policies are written. Will a certain amount of housing be conditioned upon development of a certain square footage or a selection of users? Will keep working for best outcome. **Commissioner Kokkonen**, did any of the planning process consider upgrades required re water, sewer, other utilities, areas external to Eldridge? Are those part of budgeting process? Would developer be accountable for funding to valley? **Rajeev**, these issues have been considered, see Appendix in Report. Water treatment plant not required on site but recommended. Would be helpful in case of emergency, earthquake or damage to aqueduct. Will be hooked up to water system. Are seriously looking at all those components in the area.

Commissioner Mullen, requested clarification on whether property would transfer from state to developer or to county? Also, if/when an Alternative is picked, will entire project still go through normal permit process, plus new Public Comment, Commission review, before construction begins? And, will the chosen contractor keep property in order during ten years of building? **Rajeev**, Specific Plan would follow county permit process, but more a matter of implementing approval, rather than making changes. Re site ownership, state would control regulatory nature of potential uses. County may not have input re site uses. Depends on how state disposes of property. State doesn't have to abide by local zoning regulations. Part of Gov. Newsome's recent Executive Order re CA housing crisis, those state agencies are being directed to move along. This partnership is unique; only time state has formed this kind of partnership w/ local county agency to create a Plan. State is watching, not showing their cards. **Brian**, added that state process is typical of property disposition, Dept. of General Services are property owners. There is discussion re control of open space, starting process for Request for Proposal from now to next calendar year in disposition process. County not part of that process. **Commissioner Mullen**, did state give county certain boxes to work in, from the beginning? **Brian**, yes, and county has worked to deliver within the parameters, and hope their public presentations have communicated that.

Commissioner Pulvirenti, clarification re disposition process. County not involved in disposition process? **Brian**, correct.

Commissioner Vella, further clarification re disposition process. After the Alternative is chosen, State puts out an RFP, developer bids, all goes forward. Is developer constrained by Plan they have bought? Can developer go to county for permits and make changes? **Rajeev**, if state sells to a developer then Specific Plan will come into play, will have to comply, but changes could go through w/ Request for Plan Amendment to the BoS. Decision will be discretionary.

Commissioner Vella, power is w/ BoS, not Planning Commission? **Rajeev**, could go to SVCAC, then Planning Commission, but ultimately the BoS. **Commissioner Vella**, clarifying that the developer is only buying developable project footprint, not entire 900+ acres. **Rajeev**, a complex subject. Water pipes run in Open Space area, reason the state can't dispose of Open Space lands. That issue must be settled; who will be responsible to maintain pipes, fire trails, etc. Will need overall plan first. **Commissioner Vella**, developer not in charge of Open Space. **Rajeev**, depends on how Plan is written, they could be in charge, but couldn't suddenly build housing in that area.

Vice Chair Dickey, comment on historic use of SDC which peaked 40-50 years ago, when people lived & commuted locally. Much has changed, including traffic patterns & density. Using the comparison is disingenuous. Question re informal PAT proposal circulated, i.e. for 500 homes as foundation for financial feasibility. That is half the number of homes that all 3 Alternatives propose. Has county seen this proposal? What is your reaction? **Rajeev**, yes, seen proposal, has been presented & discussed, seen the drawings, but not aware of any financial feasibility study. **Brian**, there are a number of informal proposals which have been reviewed extensively. Director Wicks' Planning Advisory Team is involved; county in discussion w/ them on regular basis. Grateful for their expert advice. **Rajeev**, many of those ideas are reflected in Alternatives. **Commissioner Dickey**, except for scale, which is a big difference. Question re commercial space. A Market Study performed indicated little demand for commercial real estate development, but great deal of emphasis placed in Plans. Why contradiction between data from Market Study & proposals? **Rajeev**, commercial small spaces, like stores, dry cleaners, etc. are typically small quantity in proposal, to provide services to population. But the bigger number R&D uses are more difficult uses to accomplish in valley, market place is in other places. Would be public policy objective to achieve to support jobs, incubation uses, innovation, entrepreneurship. But developers don't want to do it. This Plan needs to generate revenue to accomplish things that are desirable from community perspective. Need to balance the two. **Commissioner Dickey**, depends which part of community you live. He is in Glen Ellen. There are 65 acres for sale on Hwy 101 between Windsor & Santa Rosa, would be a better location for this type of development; rather than a rural place w/o infrastructure to support it.

Re subject of adaptive reuse. Proposal focused on historical landmark bldg. on west side of campus. Other buildings on eastern side; info he's seen shows structural engineers' analysis is supportive of adaptive reuse. Especially since local construction costs have doubled in last three years. Seems like this would be attractive option, but has been rejected entirely by team. **Rajeev**, State Historic Preservation Office (SHPO), produced a letter of elimination on what qualifies as historic property; and there is a cutoff date period. There are 2 actual historic buildings on campus, Sonoma House & Main Bldg. Others contributory but not historic. Would need to maintain a preponderance of buildings to maintain an overall district character. Previous analysis done by WRT, buildings not originally designed for traditional housing. Redesign easier to make offices. Question is whether to spend more dollars to retrofit a not historic building, w/ possible end result unmarketable. Specific Plan could permit a developer to retain more if they can make it work financially, but not mandate that. **Commissioner Dickey**, so adaptive re-use e.g. of one story building would be based on projection of what consumer

wants to live in, i.e. residences, not commercial uses. **Rajeev**, could work for co-housing, might be feasible w/ limited services. Any building after 1949 not historic according to SHPO. Main buildings have useful life, but are not historic. **Brian**, in virtual walk through on website, w/ Advisory Team, saw trade off of west side preservation vs need for developing site. How to maximize preservation of historic character & meet other objectives w/ state? Comments ask for repurposing on east side. **Commissioner Dickey**, it is a role in financial feasibility; nature of discussion from beginning but not given due as way to make a lower density project more financially feasible. New construction vs reutilization aka adaptive re-use should be more heavily considered, especially if it reduces density. **Rajeev**, suggested a look at Appendix, Financial Analysis; they went through every building for cost of adaptive re-use vs new. Look at cost comparison of various uses. Certain Office & other R&D could be reused & cost less than build a new, but difficult for residential uses.

Secretary Spaulding, inquired when county will engage in phasing plan for build out; feels community would be more accepting of certain project ideas & development if they understood timeline. Community has expressed objections to a hotel, but reality is hotel is needed. Another concern is traffic; more buildings mean more impact on traffic. Community will accommodate evolving change, but it is hard to accept now. Knowing how phasing will be done may help to bring community along. **Rajeev**, it will take a long time, perhaps 10-15 years. Just removing buildings is slow; could be asbestos. Phasing will also depend on developer's strategies. Infrastructure first, the easy part. And the hotel should be a small boutique hotel, 20 rooms. If Main Bldg. were chosen to be renovated as a hotel, that would be a long process.

Chair Freeman invited Karina to announce end of translation at 9:30pm.

Chair Freeman invited Ex-Officio Carr & Emeritus Bramfitt to comment. Will wait.

Chair Freeman, commented that there is greater than 50% female participation on Commissions; shows community's diversity. Added Charmian London & her contribution to Glen Ellen area to list of civic minded, historic people. Inquired if county had looked at SOMA VILLAGE, Rohnert Park Village, high density intensive use in small area? **Rajeev**, on south side, yes, has seen plans, visited & did research.

Chair Freeman called for Public to line up for Comment.

Five minute break. At 9:30pm

Ground Rules: 90 seconds to state question or point. Avoid repetition. Use respectful language. Can submit longer comment to county on website to Arielle. arielle.kubu-jones@sonoma-county.org

(@3:03:23) Stephanie Picard Bowen, Generation Housing, advocate for more diverse & more affordable housing. Important to leverage this opportunity; none of the proposed Alternatives make a meaningful dent in housing crisis; may exacerbate the low wage jobs to affordable housing ratio. All 3 Alternatives fail to meet affordable ratios required by RHNA. Sonoma County has 2.7 low wage jobs per affordable housing unit; City of Sonoma has 5.5 low wage

jobs per affordable units. Instead of improving situation these Alternatives will exacerbate the problem. Market Rate housing not only way to make project sustainable. Recent McKinney Study confirms affordable housing projects can significantly buoy local incomes & local tax revenue. This is a one-time opportunity to really plan a community; housing policy not only created racial & income segregation, but maintains it. Planning for anything less than a fully integrated community is simply repeating shameful past wrongs. With the awareness we have now, of the deep & generational inequities created by housing policies, mostly by our communities of color, failure to leverage this opportunity to address these inequities would fortify structural racism & classism. Respectfully ask county to return w/ Alternatives that better address our affordable housing and equity needs.

Nicolas Ray Johnson, 3rd generation Glen Ellen, son of Vietnam Vet, would like to see SDC developed into a rehab facility, for wounded veterans, for those who gave all to community & country. Yes, we need housing in CA, first address veterans' needs. Proposed rehabilitation; a place where they can recoup their lives in a stable manner.

Judy Talogaun, indigenous environmental network, CA Native, long time Sonoma Valley resident, grandmother w/ kids in local schools. Speaking tonight for Sonoma Valley Collaborative representing 30 organizations in Valley, to bring equitable quality of life for everyone, healthy environment. Been paying attention to SDC project as once-in-a-generation opportunity. Want a plan that benefits people who live here.

Wanda Smith, why wasn't a creative Alternative considered that would create significant income but not increase impractical residential density & traffic during peak hours, & other environmental issues. E.g. a university, international boarding school, performing arts, academic, sports institute and center. An Incubation/Innovation center & R&D tried in Rohnert Park, not financially successful.

Tracy Salcido, Glen Ellen resident. 3 mandates written into legislation, driving SDC Specific Planning process: Preservation of Open Space in Wildlife Corridor; affordable housing; insuring redevelopment is economically feasible. These 3 mandates have proven to be in direct conflict w/ each other. Been forced to make uncomfortable choices, to prioritize in ways that create conflict. In 3 Alternatives developed by county, choice has been made to put economic feasibility first. Redevelopment is so painfully dense in all 3 Proposals because incoming developer has to mitigate infrastructure mess left by state of CA. Infrastructure money forthcoming from feds. Upgrades should be paid for by state, should retain ownership of property while 4th Alternative is generated. SDC at its best was a place where people lived lightly on the land. People checked their ambitions & ignored their pocketbooks. It is by nature & human design beautiful, quiet, healing. Asked county planners & consultants to generate a 4th Alternative that approaches redevelopment by replicating that light touch. Placing as its priorities both the state sites natural values, housing needs of all valley people, to give us all a real choice. Will help w/ work any way she can.

George Psaledakis, three words for everyone – housing, housing, housing. Work Force,

Inclusionary, Market Rate, multi family, apartments, mixed use over commercial business space, single family housing. He is a YIMBY & NIMBY, no 3 story townhouse row in his back yard. Like to maintain his skyline that he bought into w/ property. A proper thoughtful way to sequence housing through campus to emulate neighborhood of GE, where he lives on Martin St. which has been renamed by google as Eldridge, a misnomer. Preserve & enhance riparian corridors to estuaries. Fire protection; personally involved w/ fighting 2017 fires. Mitigation beyond landscaping.

Bonnie Brown, Alternatives make it necessary for site to be development driven, i.e. a certain density must be planned for people to have good amount of affordable housing, lower density, features that benefit the public on this public land. Re financing - by identifying different funding streams, affordable housing by such as Mid Pen, Burbank & SAHA, all do great projects. All rely on 6-8 different sources of funding, e.g. banks, private investors, government funds, philanthropy. Time tested concrete plans for getting affordable housing. WRT Report said infrastructure costs about \$100M. Read further in Report see that half of that for replacing old steam plant & underground delivery system which no one would do. New technology of electric heat pumps which supply heating & cooling can work for individual buildings on site. Cost is much lower than indicated. Been proven that adaptive reuse is not more expensive than new construction.

Lisa Gaye Thompson, wants a 4th Plan, that reflects unique nature of SDC property, special character of valley, & responds to urgency to be better that's called for in these times. Need a bold vision that centers values of region, while also meeting mandates. These plans don't meet these basic requirements. Have an opportunity to create a visionary development inspire other projects around world. Mix of sorely needed affordable housing, jobs, while foremost respecting & nestling itself into existing open space, & providing and enhanced wildlife corridor. Not enough to keep wildlife corridors existing boundaries, or simply give them some extra padding. Why not enhance significantly while we have opportunity; so much rides on it. Adding many thousands of people & cars in this area will be too many. Wants to see fewer housing units than called for in 3 plans. More affordable, few if any single family homes, housing for seniors, developmentally disabled. The residential areas in these plans look like suburbs that could be dropped anywhere in the world. Let's come up w/ a plan that's right for here.

Tom Conlon, lives north of Sonoma City limits. Has sympathy for project team; will anyone acknowledge Sonoma County doesn't do redevelopment well? Exhibit One is Chanate Hospital debacle. But this project is heading off rails. Concerned that D&B is still trying to defend this Plan when it is so out of compliance w/ existing General Plan. Specifically Policies LU20FF & LU20GG which call for priority public uses on site. That is why state was forced to negotiate w/ county to create Specific Planning Process. This Planning process must comply w/ General Plan. Added that no one would visit a hotel where neighbors are so against it as to make experience unpleasant. Very concerned; does not see this team pulling project together. Hope it can change in next couple weeks & longer if necessary.

Herbst Foundation, Bruce Hart, commented that times have changed since state conditions

were set. Urge county & team to take a leadership stand, prioritize guiding principles based on current conditions, whether availability of water, wildfire. Thanked Mr. Ho for presentation. Input to gut check if it reflects the community; if it did there wouldn't be so much adversity. One area of community frustration is number of high priority community items being deferred to EIR process instead of dealing w/ them now.

Nick Brown, wanted to endorse a great product from planning process, to help create good will for a great product. None of the Alternatives come close, they are terrible. Reduce scale and density. Want housing for vulnerable communities, disabled neighbors, real affordable housing, a multi-generational community. Can do all these on a much smaller scale. Redirect energies of planning teams to start pursuing more creative funding streams. State funding. Arguably, the state created many of these infrastructure problems, by letting campus decay. Federal, state, and county funding, can start to pursue private philanthropic money. Not to help a master developer's bottom line, but to help community reduce scale & density of construction. Scale goes to almost all problematic issues in these proposals. Please listen to community. Need more public meetings & a 4th Alternative. Go to Eldridgeforall.com for community ideas.

Meg Beeler, lives little south of Eldridge, been involved in process for 8 years. Re housing density & scale. Have an opportunity for sustainability & vision, not meeting opportunity. Just finished w/ COP26 where government leaders from all over the world couldn't address climate change. Limitations of old ways of doing things are replicated in this process. Re density: last year while Sonoma UGB renewed, a study done. Sonoma could develop up to 1,300 housing units, in Springs 700, or 2, 0000 over next 20. Don't need these Glen Ellen units.

Nancy Kirwan, of Sonoma Mountain Preservation, supports other comments. 1. What research data development did group rely on for defining where wildlife corridor is? Is not just north of campus, it is also in campus. Dr. Martin provided letter & maps that shows mountain lions traverse campus on regular basis. Not only will wildlife corridor be impacted by demolition & construction, noise, traffic, people, buildings, fences, pets - it may be stopped. During a ten year process can't expect wildlife corridor to continue. 2. Re hotels, have allot in Sonoma Valley. They can't find enough workers. Hotel will bring profit to owners & county in taxes, but not to workers who won't be able to live in community where they are working.

Bean Anderson, focus on one issue: 2017 & Glass fires, moved very fast down Sonoma Valley, at times faster than firefighters. Took hours to evacuate. Lost home in 2017 along w/ many others in Glen Ellen & many SDC buildings were lost. Adding 4,000 more residents, plus hundreds of workers, hotel, will cause gridlock during next evacuation as thousands try to flee down a single southbound lane on Arnold Dr. And others will merge onto Arnold south of SDC. It's a disaster waiting to happen. Totally in favor of a 4th Alternative that does not worsen problem of fire evacuation. Who and how did county consult for fire mitigation? Sees no evidence.

Lance Morgan, 30+ years in GE, 15 year employer small non-profit, struggled to keep people employed in GE, or been able to house interns. Supports low income housing. However, CA

Gov. Newsome issued a year ago an Executive Order stating his commitment for state agencies comprehensive climate solution targeting 30% of nature protection by 2030. Directed to develop nature based solutions, to sequester carbon, wildlife habitat, benefit all Californians, especially those who live in disadvantaged communities. This property is one that would address these concerns. Need to hear more about how state of CA is working to address these priorities, i.e. wildlife corridor, expanded habitat, needs for climate mitigation.

Claire A, lives in BHS, good ideas exchanged, would like to see more time in this phase of project, go back to state & request extra time due to Covid.

Steven Lee, re water resources. Have Planners made determination that there are ample water resources on existing site, for all the development Alternatives? Without further tapping limited water aqueduct resources of VoM water District. Is the project in balance w/ existing water resources? Without Sonoma Creek water diversions SDC did in past. Also, re sewage, are there resources for all these additional flushes?

Sharon Church, lives in GE. Local 1960s activism stopped nuclear power plant in Bodega Bay 2 miles west of San Andreas Fault. Thank goodness. In 1990s an airport proposed to be built on Hwy 37. Supervisor Mike Kern believed bay side was better for wetlands habitat. That's happening now, no airport built. Thank goodness. In 2000s Graton Rancheria proposed a casino on ecological jewel, gateway to Sonoma Valley. Local residents rallied w/ Cows not Casinos campaign. Resident & land use organizations prevailed and saved the land. Thank goodness. In 2021 Sonoma County residents, land use, & ecology organizations rejected 3 proposed SDC redevelopment Alternatives & created a community driven 4th alternative to protect the wildlife corridor, character & safety of Sonoma Valley, ecological health of North Bay. This Alternative became a model for visionary planning in era of climate change. Thank goodness.

Larry Davis, initiating a small study group to research different proposals, to come up w/ a feasibility study. His approach is to say we have a problem of big difference between money and quality of life. Proposals seem to say we have to give up quality of life to somehow generate for feasible finances. There is a way to balance this, reconsider whole thing; all proposals need work, need county's help. Go to Eldridgeforall.org to collaborate w/ group working diligently to come up w/ cost & quality of life factors for wildlife and valley people.

Jim Price, re process, being zoomed through, worst tool for this important issue. Stunts process, prevents community connection. One public meeting yesterday for Latinex community, thank you, but need to expand and need more community involvement. Re \$114,000M bill from state - analogous to private industry creating a Superfund. Responsibility lies w/ party who created it, the State of CA. Need other Alternatives. Applauded Sonoma Land Trust, & eldridgeforall.org. Need to work together.

Nancy Padian, GE, recognizing universal agreement to housing & development, recommends honing vision & principles to two; then form cornerstone of project. Build on existing natural systems, open space, wildlife corridors & historical cultural & social legacies. These principles

should be defined w/ specific, dynamic, measureable component parts that can be transparently assessed ongoing basis, from inception, construction to finished project. Which means we should define them now.

Leland Gee, Alternatives A, B, C portray common planning fallacy essentially offering best case scenarios by minimizing & ignoring many environmental impacts to community. Need 4th Alternative that truly reflects values of local communities of GE & Eldridge & preserves the cultural & rural attributes along w/ sound ecological stewardship. If any future uses should be implemented on SDC site, limit housing to humanitarian purposes such as housing for at risk youth, or other needed health & human services primarily in best interests of local area.

Laurie Pile, rejects all 3 Alternatives. Propose altruistic re-visioning of SDC that is faithful to legacy of care given there. A plan that would work for all not just wealthy. Given the strong emotional outcries from community & amount of wealth in valley, an Alternative financial support is needed to create a workable plan. Capitalistic model on which we have been operating no longer works for majority of people. Minimum wage workers can't afford to live in areas of for-profit growth. Without support, the enterprises & workers who depend on them will collapse. Need to re-envision economic engine into a model that works for benefit of all. SDC a perfect starting point for Sonoma County to lead way into a new world view based on an altruistic vision. Non-profits of area have conducted study & done research on site. Need to acknowledge site limitations & possibilities based on scientific, social & economic research. Calls on wealthy to support a not for profit Alternative for SDC. If we the people can purchase property from state as-is, can create a place imagined by the people, for the people. This is a cause worthy of support; you can make a difference, not only in surrounding community but in world at large.

Charlie Estudillo, Arnold Dr., concerned about number of housing starts on all plans. Our kids, grandkids can't afford to live here. Due to VRBO, vacation rentals, Pacaso, people w/ second homes at end of Railroad. One third are people w/ second homes who live in SF & Silicon Valley. Won't solve housing problem if these proposed houses go to second homes or rentals. Need to restrict these homes from being sold as second homes or rental. Should have a first time home buyer program for younger folks, reserve some for valley residents.

John McCaull, Land Acquisition Director for Sonoma Land Trust, draft Alternatives assume state of CA must pass on entire \$100M infrastructure demolition & clean-up cost to SDC & eventual buyer. This assumption is that there is no additional investment or support from the state & is driving redevelopment proposals that are not related to the actual environmental & site constraints for property. Support a 4th Alternative. Instead of trying to solve \$100M cost infrastructure problem by squeezing as many houses, hotel rooms, commercial uses on property as possible. Propose & share w/ county & community is a different approach, to set environmental performance standards, designed to support not only state goals for climate change, biodiversity protection, water & energy conservation but also county goals in the General Plan, & specific goals for Sonoma Valley wildlife corridor. Instead of unrealistic standards for number of houses, let's start w/ performance standards that meet environmental

goals & mandates. Will file written detailed comments.

Alice Horowitz, GE resident for many years. After listening to so many speakers tonight, may look back at Nov 1st – the day the Alternatives dropped – as the day the bear was poked, the hornet’s nest was kicked, the dragon was roused, choose your metaphor. People at meeting tonight are being very polite. On the ground this community is outraged over high density housing proposed for Alternatives on less than 200 acres in the heart of Sonoma Valley & in the middle of the wildlife corridor. This is insane. As a community have been resolute & intend to save space, which encompasses SDC open space, campus, wildlife corridor, surrounding neighborhoods & businesses, Village of Glen Ellen, & entire Valley from north to south. We are going to save all that is cherished about living in this beautiful valley from over-development w/ little regard to negative consequences, impacts on surrounding communities & wildlife corridor. Encouraged this community will come together & create a well-balanced, 4th low impact Alternative of which we can all be proud.

Helyna Derickson, lifelong resident of GE, works in Eldridge, volunteer firefighter at former GE Fire Dept. Acknowledged all great public comments. Specifically concerned about evacuation for wildfire. We remember Oct 2017 memories of gridlock all the way to Sonoma. Almost ran out of gas. Can’t imagine this situation w/ population increase these Alternatives would bring. Need more time & thought for a 4th option.

Jill Dawson, longtime GE resident, lived on both sides of SDC. South of SDC has never been called Eldridge. SDC is in heart of town & is loved. Have taken care of it and will continue. Concerned that proposals will adversely impact wildlife habitat & corridor, too great of a strain on so many local resources, including traffic. Wants a development plan that meets community’s vision of working in partnership w/ wildlife. Also to meet housing needs for a variety of population, including elderly, special needs. Think outside the box. Supports a community driven 4th Alternative w/ bolder, kinder visionary development.

Derek, 8 year Sonoma resident, echoes growing consensus that is forming; opposes 3 Alternatives. In housing & climate crisis, they don’t meet moment. County offering more of the same of private development & policies that created crisis in first place. It’s frustrating & offensive to hear economic feasibility evoked by outside consulting firm. What isn’t economically feasible is living in Sonoma. Wants a 4th option that prioritizes w/ broad community consensus for equitable affordable housing, expansion of open spaces, minimal development.

Larry Olson, expressed admiration for participants on long meeting. This is a complex project w/ thorough, complex plans. Now short window to comment & evaluate. Much dissatisfaction w/ many aspects of plans. Broad support for developing 4th Alternative. Timeline proposed needs to be adjusted. Immediate deadlines for comments needs to be extended. Deadline for evaluating & selecting eventual plan needs to be extended. Will allow for a good 4th alternative w/ community input & support to be developed.

Cristina Boston, lives in GE, re proposed road to Hwy 12 from SDC. Heard some support in comments but concern for wildlife habitat fragmentation, direct loss of habitat, reduction of effective usable habitat near roadways, direct mortality on roads, increased noise & visual disturbance. There is a relatively uninterrupted stretch of rural land from Madrone up to Arnold connects w/ Hwy 12. This would bisect that in a major way. Please consider wildlife impacts from road. Also, less density, more community involvement in an affordable 4th Alternative.

Fred Allebach, agrees w/ Stephanie of Generation Housing. Would like consultants & Permit Sonoma to look at innovative variety of affordable housing. Suggested 500 units, 75% affordable, 20% above moderate, 20% moderate, 20% low, 20% very low, 20% extremely low. Housing essential workers in Sonoma Valley is displacement mitigation. Many neighbors on this project that are south going into Springs, need housing.

Teresa Murphy, 47 year resident of GE. Henry Ford stated most important history is history we make today. Sonoma County is in a position to make history by allowing a 4th Alternative plan. Need for fluid & expanded area for wildlife, reduce housing density to assure safe evacuation, compatibility w/ GE, preservation of 125 year SDC history. Partial funding to D&B be returned due to 3 Plans lack of compatibility w/ surrounding community as originally touted by consultants as desired outcome. Also previous discussion re multiple revenue sources for housing could be applied to alternative uses. 4th Alternative is a must.

Bruce Goldstein, 25 year resident of Glen Ellen. The elected leadership in State Senate, Assembly & BoS, in presiding over public meetings for SDC involving many hundreds of people, stated commitment to community-driven process. What came out at Dunbar, Hannah Boys Center, is scale of density needs to be consistent w/ surrounding community, protection of wildlife corridor, & affordable housing. We have heard this commitment tonight & at GE Community Forum, so if leadership maintains that commitment to community-driven process, then these 3 Alternatives are essentially dead on arrival. Permit Sonoma, Brian needs to serve BoS & present lower density Alternative. Now. County said a delay puts us in jeopardy. Sees it as usurping authority & ability of Board to work w/ state to address fiscal feasibility issue. It was political leadership that led Presidio to economic feasibility, got money from Feds. Need same opportunity to pursue joint interests w/ state.

Vicki Hill, land use planner, GE resident, agrees w/ comments re large size of Alternatives & associated impacts. Yes, need affordable housing, and yes to go on this site, but density, scale & numbers would sacrifice entire property, community & Valley. Need 4th Alternative w/ lower density, repeatedly requested. Agreed this has not been a community-driven process. Tonight's comments, workshop responses rejected 3 Alternatives. Re massive amount of commercial space for Alt C. No basis for it, Market Study did not identify that. Idea of Innovation Center is noble but there is no identified tenant. This is not an urban area. Must be a way to both save the planet & Sonoma Valley. Yes, state needs to step up & help w/ funding. Agrees w/ John McCaull's approach for a 4th Alt.

Will Bucklin, Old Hill Ranch, shares ¾ mile border w/ SDC, from Hwy 12 to across Butler Creek, up to soccer fields, further. Concerned about many aspects of Alternatives; focus on protection of portion of Sonoma Valley that abuts his property. Calls it Mini Sonoma Valley, former farm & dairy. This section of land precious to his family & community. On east side, protected from Hwy 12 by length of steep hills from Cal Fire Station; dog park to south end of property border. On west side, by series of hills that run to east of main campus. This place is in a time warp, can feel like you are transported back in time. Sky dark at night, replete w/ wildlife, including pair of golden eagles. Has read Alternatives, disappointed in level of development & lack of imagination to create something different, appears to be business as usual. Most concerned about Alt B & road through campus. Supports a 4th Alt.

Pat Carlin, lives close to SDC, long time GE resident. County been at meetings over years w/ GE groups, but proposals are unacceptable. Disagrees w/ all proposals, it's a developers dream. Agrees w/ John McCall's comments. You don't live here; don't know what's going on in this community. You need to start over.

Lucie Levine, 4th Alternative absolutely necessary, the key word is sustainability, but only kind being talked about is financial. Housing could be cooperative, w/ community kitchens, group homes could be used in different ways w/o expensive rebuilding. Plenty of water on site, was a sustainable community for 100 years, growing own food. Ag needs to be much more emphasized. Need housing, yes, for Vets, need support for retraining. Buildings could be used for this kind of community.

Brit, has faith in spirit of solidarity in local community. Vets home a great idea, a great need there. Could be stewards of land. Need to look at this more. Use the force!

Ellie Insley, long term GE resident, supports 4th Alt. If county could join this community, would find a powerful, intelligent, supportive & compassionate group. Not NIMBYs, want to team up, be heard, understood, be seen as viable partner. Once county turns towards them, the momentum can move powerfully to an agreeable 4th Alternative; will work within community & financially. Please pay attention to community, have allot to offer.

Poppy D, re jobs - job creations discussed in proposals. Jobs will be created during building phase over many years & in new community through services offered there. However, we don't have job shortage. Tradesmen from out of the area will be needed for a large scale development. Employers struggle to staff their businesses. More jobs not always answer in every situation. Also there is no hotel shortage. Would face same challenge as other locations, i.e. low paying hotel jobs for people who cannot compete in Valley housing market. 3 GE lodges, Gage House, Olea, Jack London Lodge, combined have a total of 60 rooms; by comparison Best Western in Sonoma sits on 1 ½ acres, 40,000 sq. ft. has 82 rooms. Proposed lodge is 75-91,000 sq. ft. w/ 100-130 rooms. Understands revenue is needed to make project work. How many Market Rate homes in same area as proposed hotel? What is overall economic benefit? Other funding streams to support lower density e.g. 75% affordable homes.

Richard Dale, Exec Dir of Sonoma Ecology Center & member of PAT. Will send in comprehensive comments; main question is how will community be able to approach a 4th Alternative, how to bring into process so it is heard?

Chair Freeman, invited Brian, Rajeev & Helen to reply.

(@4:12:08) Brian, acknowledged feedback & emotion. Recognized in particular many GE residents' clear response/perspective. Final comment: moving forward w/ presented timeline; if there's a change they will announce.

Chair Freeman called for all Commissioners' final comments.

(@4:13:45) Chair Dawson, North Valley Sonoma MAC, agrees w/ most comments. Financial a critical piece. Need more creative funding streams explored. Community is an incredible brain trust that hasn't been tapped; can help develop, county please reach out. Supports 4th Alternative. Requested Planning team extend time on process. Shouldn't rush something that will change future of Valley for next century.

Councilmember Newhouser, there is much support for a 4th Alternative, also need to appreciate county staff & consultants hard work to find a workable plan that would pass three state requirements. Cautionary tale is if don't go w/ an economically feasible plan, could be taken out of community hands & state could go w/ private contractor/master developer. Need to tread carefully & assure county & state remain as allies going forward.

Councilmember Norda-Morgan, acknowledged community for persevering, & for elegant, well thought out & passionate comments. Clear a 4th Alternative is needed.

Springs MAC, Chair Iturri

Councilmember Goldman, clear that community wants 4th Alt; county team needs to explore & return w/ proposal for community.

Councilmember Lombard, clear community wants innovative/creative solution.

SVCAC

Ex Officio Carr, a suggestion re affordable housing i.e. to meet housing needs rather than housing wants. Market Rate housing is wants not a need. Governor's Executive Order asking state agencies to be aggressive pursuing affordable housing. Here is a State Agency w/ available land. Problem for non-profit to build affordable housing is often no land. Let's pursue that & get 100% affordable housing on site as part of overall development. If land is provided for a non-profit builder, & have county pre-development funding or state, there is chance for nonprofit to get tax credits & units like Fethers Hot Springs or recent Paul's Field proposal. Start talking about higher %.

Additional point: State of CA is now requiring Sonoma County to produce certain # of housing units, for next housing element cycle, approx. 3,000 county-wide. They want 58% affordable, below market housing. How can we say 25% based on private sector construction will be sufficient to meet Son County's needs? Encouraged Planning team to look further for avenue to work w/ State & non-profit builders to earmark sites to meet 58% or 100%. If you got 100% from non-profits could add some Market Rate housing in and around commercial. That is a

viable, financially feasible way to pursue this aspect. Will wait for reconfiguration from staff to comment further.

Emeritus Bramfitt, would like community to understand the deal that is going on, i.e. the community is dealing with county over planning for site. Without a financially feasible arrangement, state will impose something county/community will have much less control over. Understands anger at consultants, Sonoma, county. How about a rich developer in the equation advocating for what they want? This is time to think about what is financially feasible. Community has to stand up & argue around those parameters. It is difficult but this happens all the time. Seize this moment w/ only two parties for a solution, instead of w/ a voracious third party. Heard stuff today that was ludicrous. Doesn't pencil in or make sense. Hopefully can come to an understanding. A private developer doesn't care about wildlife corridors. Need to keep that third party out of equation; work together for solution.

Commissioner Brown, disappointed in answers from county to many question. Appreciates necessity for financially viable option; need to find solution from Alternatives w/ outside finesse. Concerned that people of GE get access to next steps of process by PRMD.

Vice Chair Dickey, thanked everyone who participated. Comment: SDC is an environmental & historic treasure. Like time itself, once spent - or in this case developed, will never have opportunity to gain it back. This development of Plans for the SDC has caused him to proceed through 3 stages of political related mourning - disappointment, frustration & finally outrage. Nature of outrage is simple - is this the best future we can envision for this treasure? Can't believe that it is. Has to believe w/ all mindfulness represented in this meeting alone, can come up w/ better option.

Secretary Spaulding, has a different perspective. Don't think we can come up w/ anything wildly better, perhaps marginally. Greater emphasis on defining, protecting & codifying the wildlife corridor; unclear from 3 plans where they are, probably much larger than shown on plans. It has to be affordable, not an option. The reality is it's a rock and hard place; Community wants a bunch of things, can't afford or get them. Repeated emphasis on phasing; if new alternative funding can be obtained over time, more things can be done over time. First thing to be done ASAP is get the revenue stream underway. Then possible to be open for what comes next; perhaps some of Wish List Items could be included. Phasing needs to be more of a public relations vehicle; help to encourage community to be less angry.

Chair Freeman, thanked all participants.

4. Adjourned 11:05

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Supervisor Susan Gorin
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County of Sonoma
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Santa Rosa, CA 95403
707.565.2241

arielle.kubu-jones@sonoma-county.org
<https://www.sdcspecificplan.com/documents>



update

11.22-11.17.21 Joint

Master of Public Comment document

You Tube Video of Nov 17 2021 Special Joint meeting

<https://www.youtube.com/watch?v=hfzcMG4DutQ>

County: www.sonoma-county.org select Boards and Commissions | **City:** www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

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-A1, 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:

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

County of Sonoma

Sonoma Developmental Center Specific Plan



Alternatives Presentation
November 17, 2021

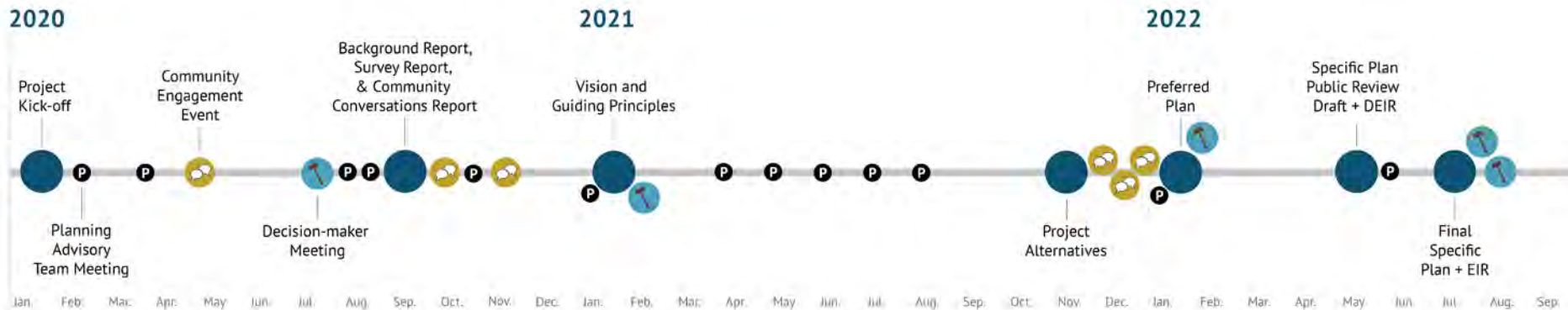


Agenda

- Schedule Overview
- Presentation
 - Project Background
 - Alternatives + Implications
- Closing/Next Steps

Project Timeline

SDC Specific Plan Timeline

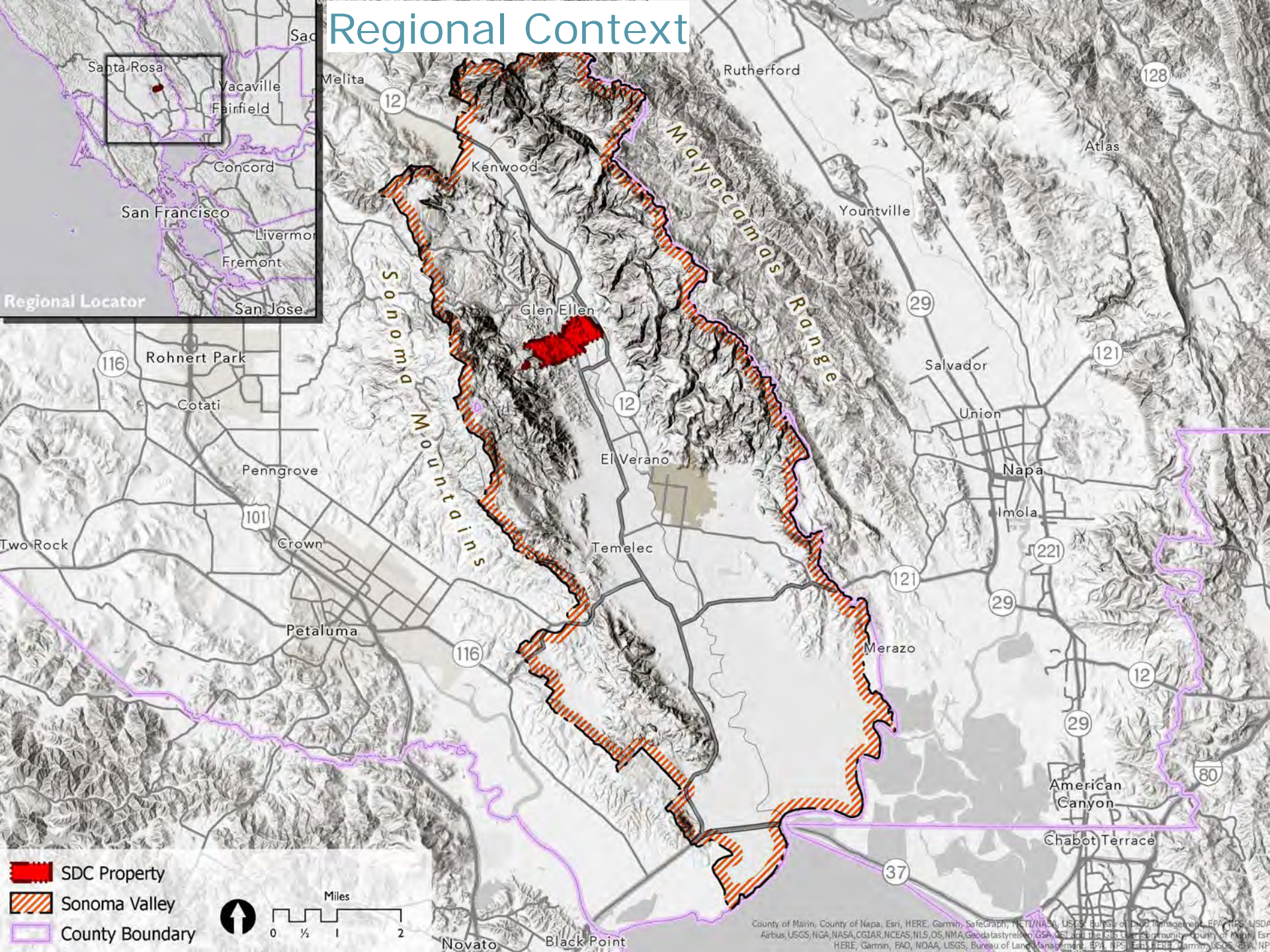


- Present a Draft Preferred Alternative to Board of Supervisors: January 2022
- Finalize Preferred Alternative: February 2022
- Publish DEIR, Draft Specific Plan: June 2022
- Adoption: August 2022

Purpose of Alternatives

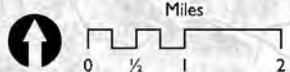
- Carry out the Vision and Guiding Principles
- Present a range of possibilities and understand their implications
- Enable informed community dialogue

Regional Context



Regional Locator

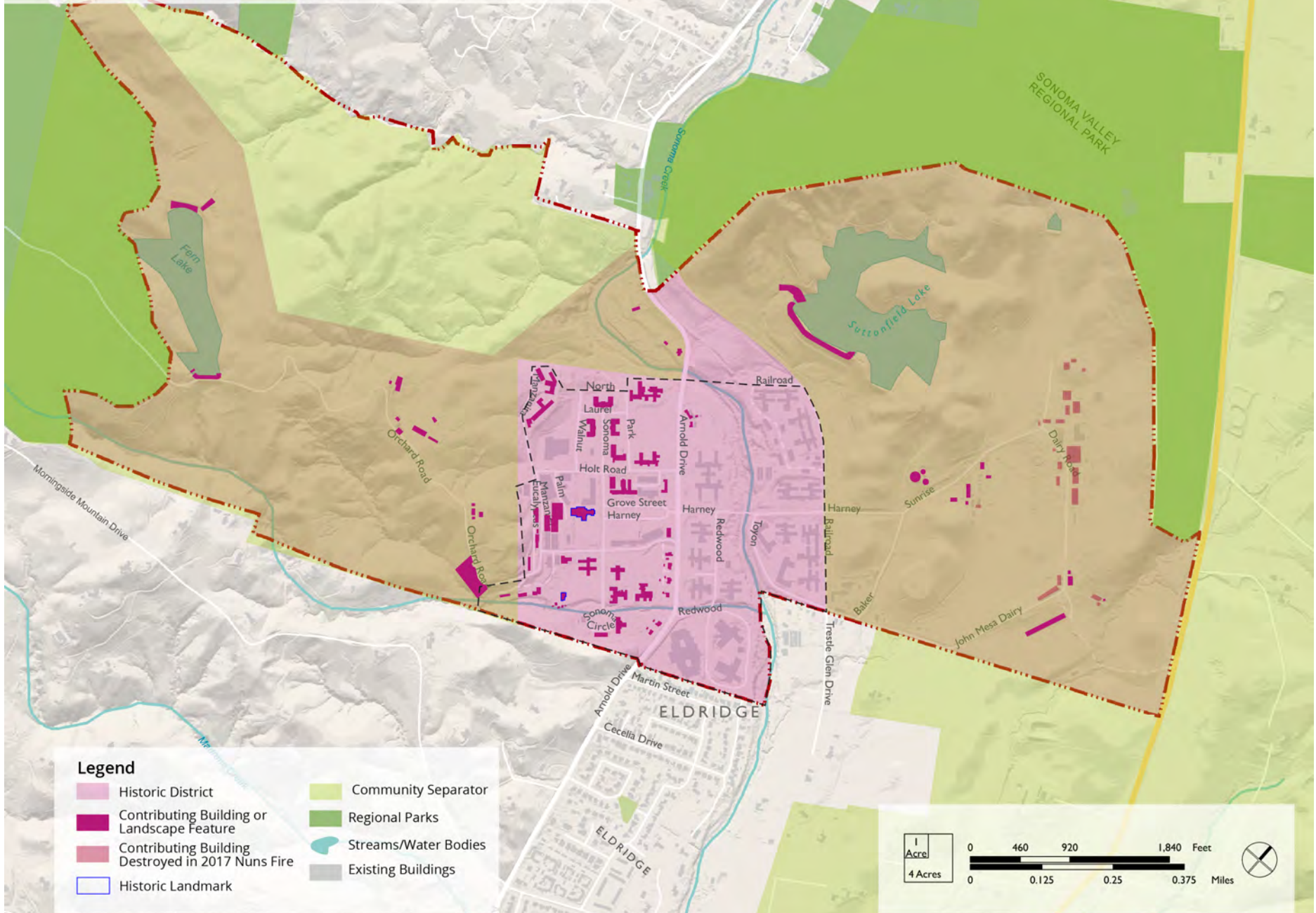
- SDC Property
- Sonoma Valley
- County Boundary



County of Marin, County of Napa, Esri, HERE, Garmin, SafeGraph, HERE/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastore, GSA, OSL and The GIS User Community, County of Marin, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USGS, HERE, Garmin, USGS, EPA, NPS

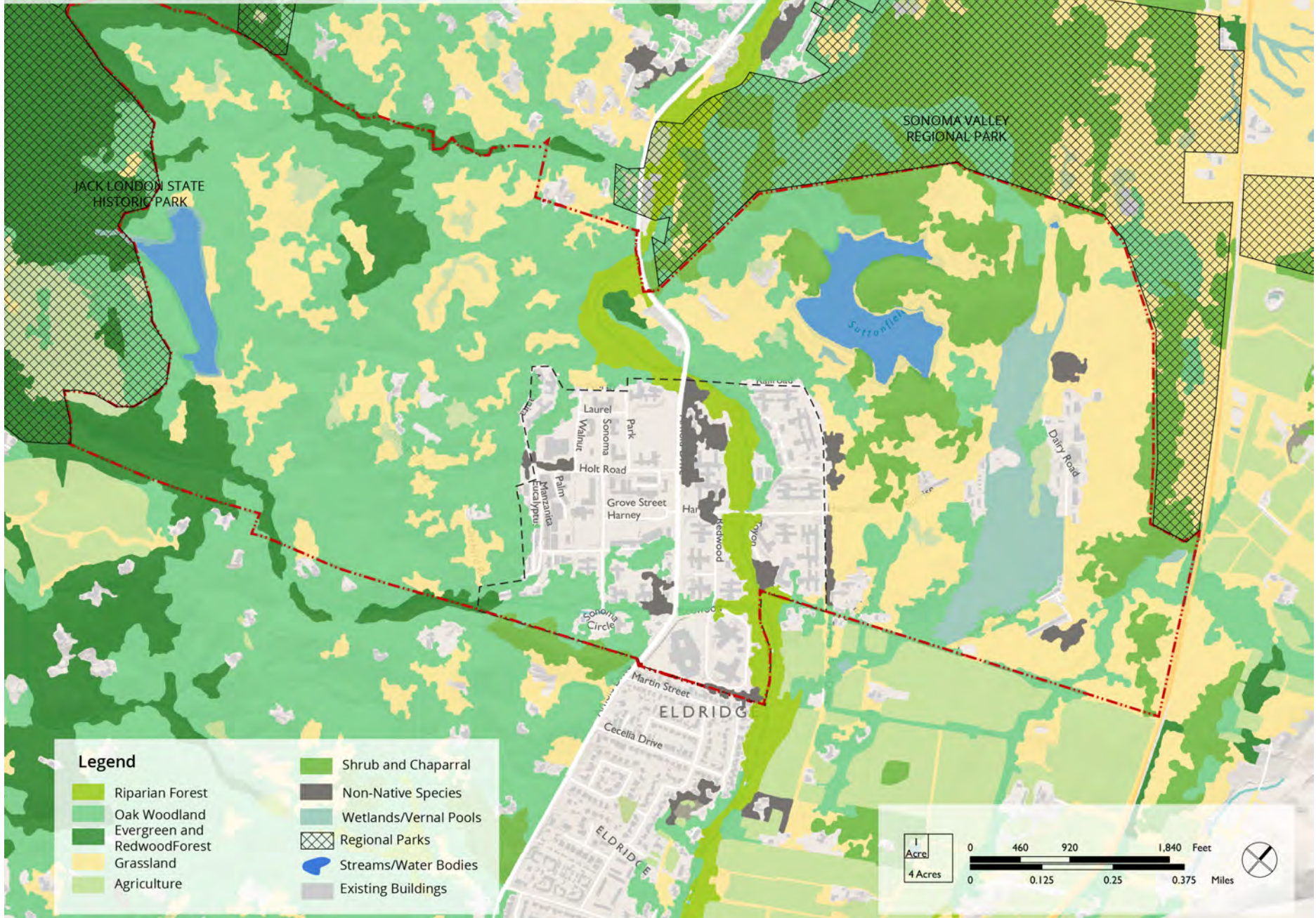
SONOMA DEVELOPMENTAL CENTER

SITE ASSETS AND CONSTRAINTS - COMMUNITY

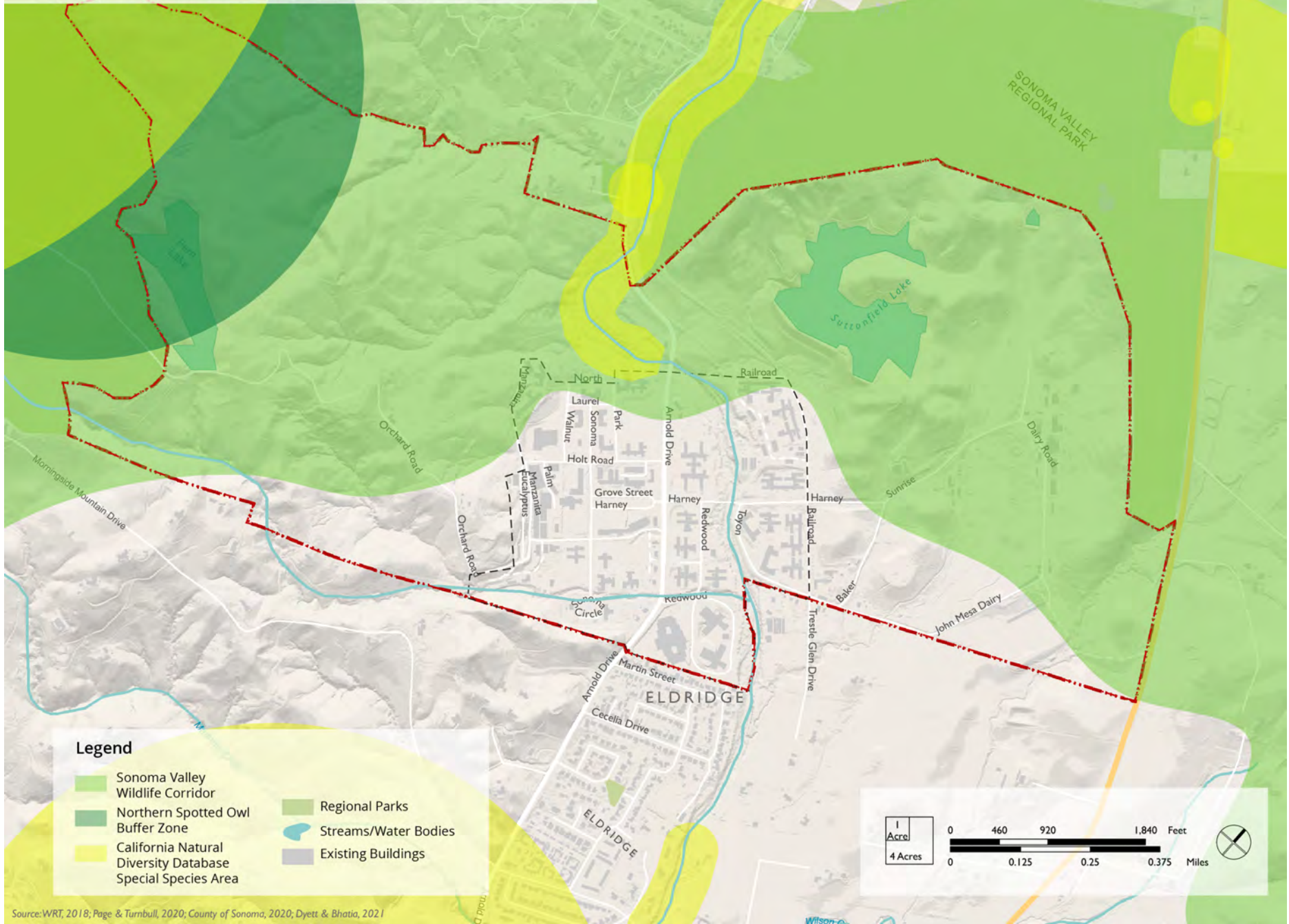


SONOMA DEVELOPMENTAL CENTER

SITE ASSETS AND CONSTRAINTS - VEGETATION AND OPEN SPACE

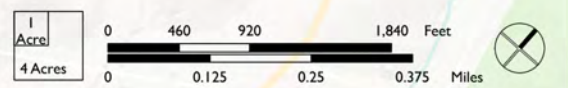


SONOMA DEVELOPMENTAL CENTER SITE ASSETS AND CONSTRAINTS - WILDLIFE



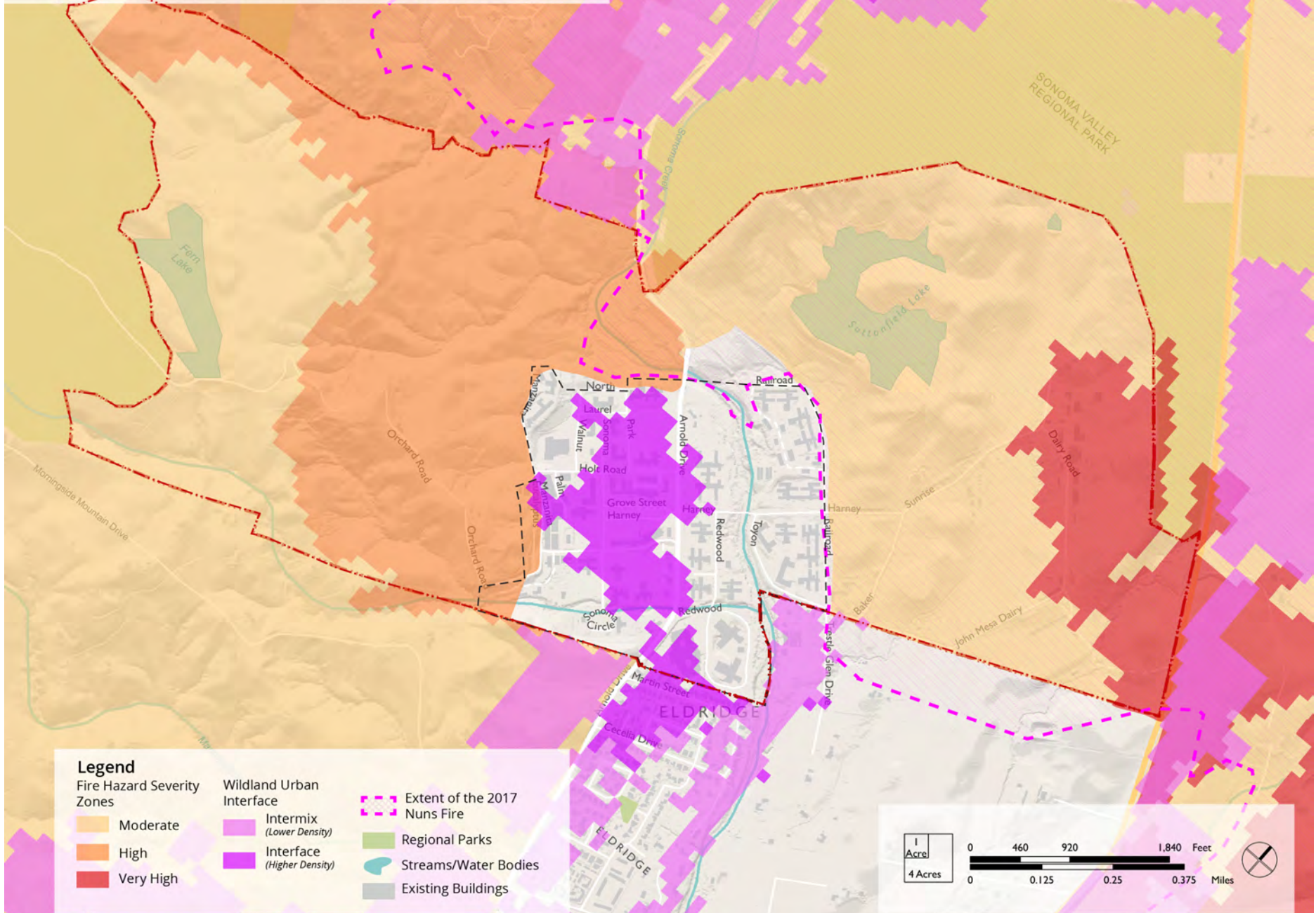
Legend

- Sonoma Valley Wildlife Corridor
- Northern Spotted Owl Buffer Zone
- California Natural Diversity Database Special Species Area
- Regional Parks
- Streams/Water Bodies
- Existing Buildings



SONOMA DEVELOPMENTAL CENTER

SITE ASSETS AND CONSTRAINTS - FIRE HAZARD



Legend

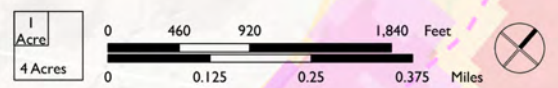
Fire Hazard Severity Zones

- Moderate
- High
- Very High

Wildland Urban Interface

- Intermix (Lower Density)
- Interface (Higher Density)

- Extent of the 2017 Nuns Fire
- Regional Parks
- Streams/Water Bodies
- Existing Buildings



Redevelopment Constraints

State Legislature

- Permanent protection of open space surrounding the core; protection of Eldridge Cemetery
- Housing, including affordable and for people with developmental disabilities
- Economically feasible; maximize third-party purchaser interest
- County/state agreement to complete planning and disposition process by end of 2022 (with no assurances beyond this agreement)

Financial

- Infrastructure cost (\$70M)
- Historic preservation cost (\$17-30M for Main Building rehab)

Community Context

- Sonoma Valley
- Environmental impacts

Community Outreach To-Date

- Virtual Community Kick-off Webinars (4 total)
- Virtual Community Kick-off Survey
- Virtual Walking Tour
- Key Informant Interviews
- Community Conversations
- Community Workshop #1
- Charla Comunitaria
- Planning Advisory Team (PAT) meetings (12 so far)



PLAN ESPECÍFICO PARA SONOMA DEVELOPMENTAL CENTER

Sonoma Developmental Center (SDC, según sus siglas en inglés) es una institución nacionalmente reconocida en el centro de Sonoma Valley. Esta propiedad de 945 acres incluye un campus histórico grande, tierra agrícola al este, amplios espacios abiertos y recursos ecológicos. El SDC brindó servicios a personas con discapacidades de desarrollo durante más de 120 años; tiene raíces profundas en el valle (/historia-del-sitio) y ha sido reconocido como un lugar de sanación y comunidad. En su apogeo, el SDC fue el empleador más grande del condado. En el año 2018, el estado de California oficialmente cerró la instalación y reubicó a los clientes a instalaciones comunitarias más pequeñas. El sitio es

GRABACIÓN Y EL INFORME DEL TALLER COMUNITARIO N°1
Esta reunión se llevó a cabo en Zoom el 14/11/20.
[VER AQUÍ \(REUNIONES\)](#)

Vision

The former Sonoma Developmental Center is reinvigorated as a **vibrant and sustainable community** in the heart of Sonoma Valley. A **mixed-use, pedestrian-oriented core** provides a diverse array of **housing choices**, and serves as a magnet of **innovation, research, education, and visitation**. The surrounding open spaces flourish as **natural habitats** and as **agricultural and recreational land** linked to regional parks and open space systems. Development builds on the site's **rich historic legacy while meeting contemporary needs**, emphasizing **resiliency** and sustainable building practices. **Civic uses, community gathering places, and events** attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the center **a hub of community life in Sonoma Valley**.

Guiding Principles

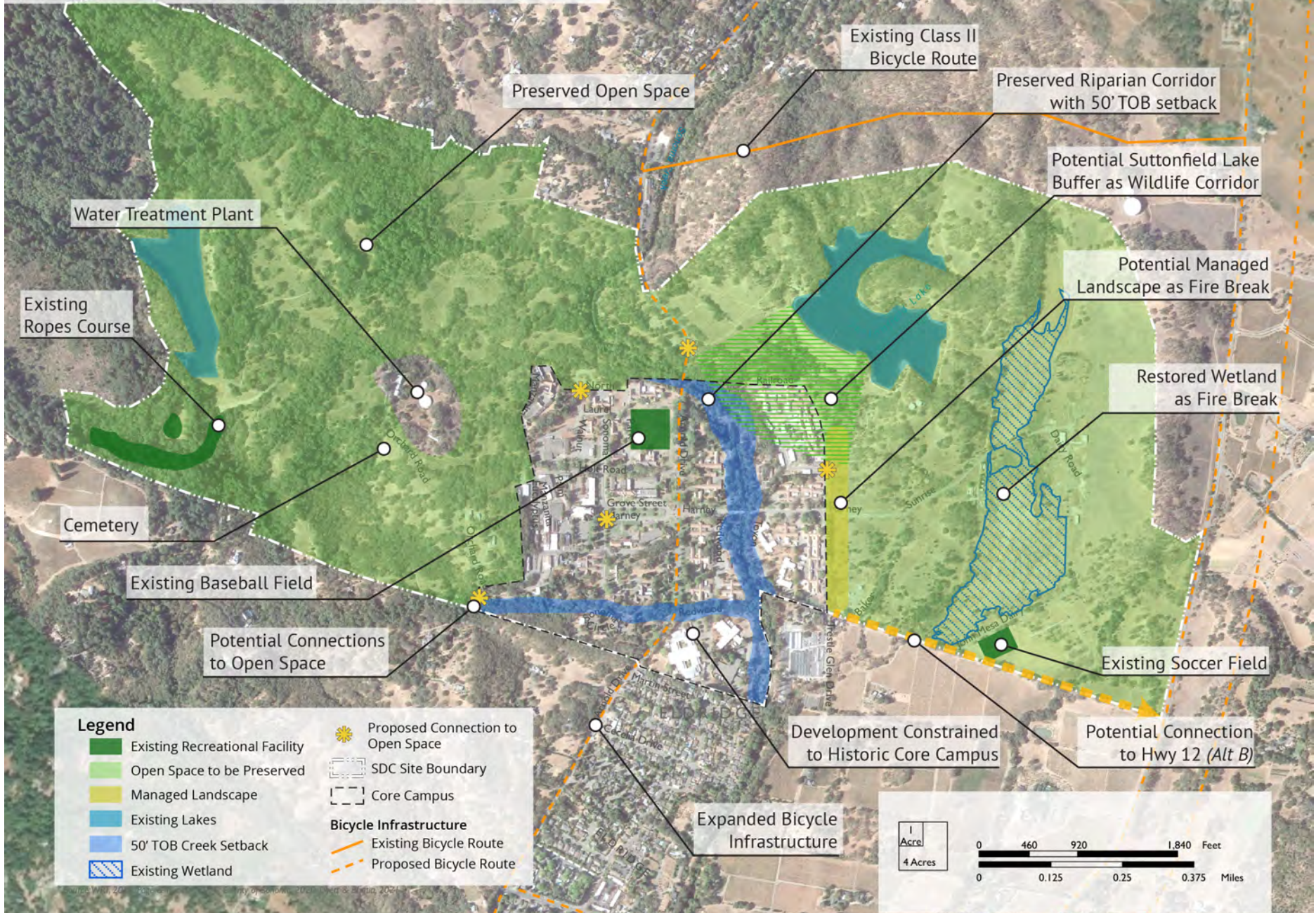
1. Promote a Vibrant, Mixed-Use Community
2. Emphasize a Cohesive Sense of Place and Walkability
3. Integrate Development with Open Space Conservation
4. Balance Redevelopment with Existing Land Uses
5. Promote Sustainability and Resiliency
6. Support Housing Development and Provide a Variety of Housing Types
7. Balance Development with Historic Resource Conservation
8. Promote Multi-Modal Mobility
9. Ensure Long-Term Fiscal Sustainability
10. Embrace Diversity

A Legacy of Care

- Key job creator in Sonoma Valley
- 1,900 jobs at its peak
- 3,700 Clients



SONOMA DEVELOPMENTAL CENTER FEATURES COMMON TO ALTERNATIVES



Water Treatment Plant

Existing Ropes Course

Cemetery

Existing Baseball Field

Potential Connections to Open Space

Preserved Open Space

Existing Class II Bicycle Route

Preserved Riparian Corridor with 50' TOB setback

Potential Suttonfield Lake Buffer as Wildlife Corridor

Potential Managed Landscape as Fire Break

Restored Wetland as Fire Break

Existing Soccer Field

Development Constrained to Historic Core Campus

Expanded Bicycle Infrastructure

Potential Connection to Hwy 12 (Alt B)

1 Acre
4 Acres

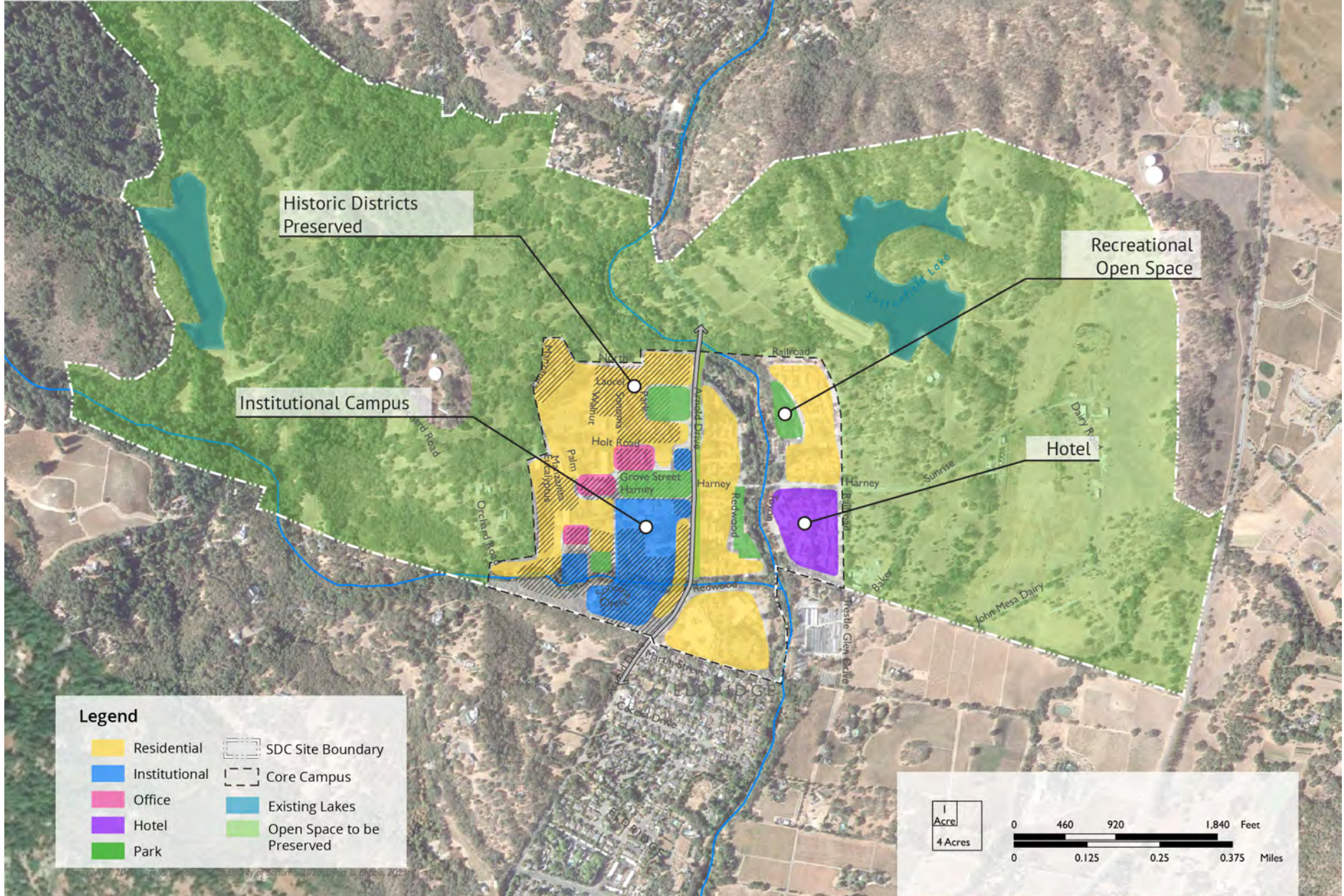
0 460 920 1,840 Feet
0 0.125 0.25 0.375 Miles

Alternatives Overview

- Alternative A: Conserve and Enhance
- Alternative B: Core and Community
- Alternative C: Renew

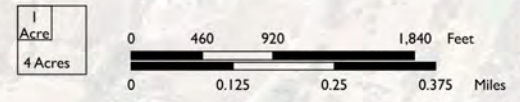
SONOMA DEVELOPMENTAL CENTER ALTERNATIVE A: CONSERVE AND ENHANCE

Figure A-1: Site Overview



Legend

- | | |
|---|--|
| Residential | SDC Site Boundary |
| Institutional | Core Campus |
| Office | Existing Lakes |
| Hotel | Open Space to be Preserved |
| Park | |



Development Precedents



SONOMA DEVELOPMENTAL CENTER ALTERNATIVE A: CONSERVE AND ENHANCE

Figure A-2: Land Use

Historic Buildings
Repurposed for Housing

Community Center

WEST SIDE

A majority of the west side of the site is preserved and a mix of uses occupies infill and historic development.

Historic Districts
Preserved

SUPPORT
SERVICES

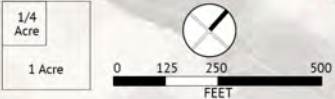
CORE CAMPUS
NORTH

CORE CAMPUS

CORE CAMPUS
SOUTH

SONOMA
HOUSE

Institutional Use



- Mixed Use
- Multi-Family Low
- SF Attached
- SF Semi-Detached
- Hotel
- Office

- Public/Institutional
- Support Services
- Possible New Building
- Existing Building
- Park
- Riparian/Wildlife Buffer

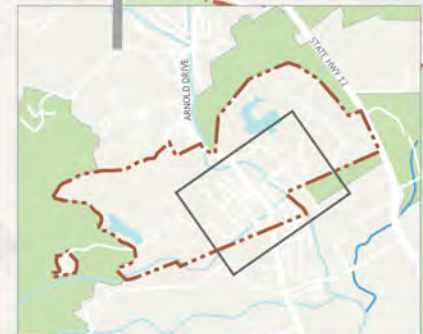
Improve east side of Arnold Drive as densely planted pedestrian- and bicycle-oriented parkway

EAST SIDE

A hub for new residential developments and a new hotel. New housing is surrounded by open space and a thriving creek.

Hotel

Historic housing preserved

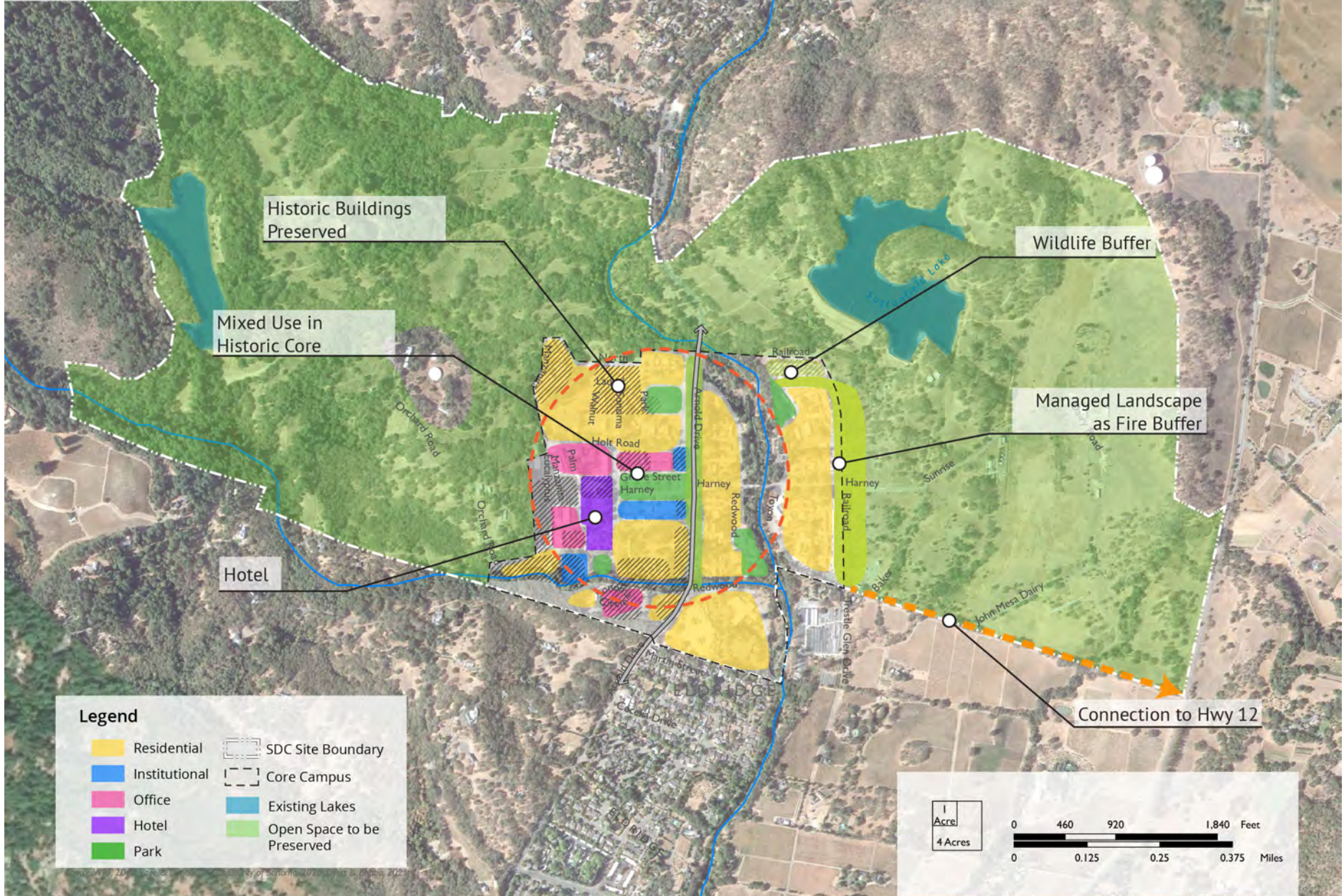


Alternative A: Conserve and Enhance



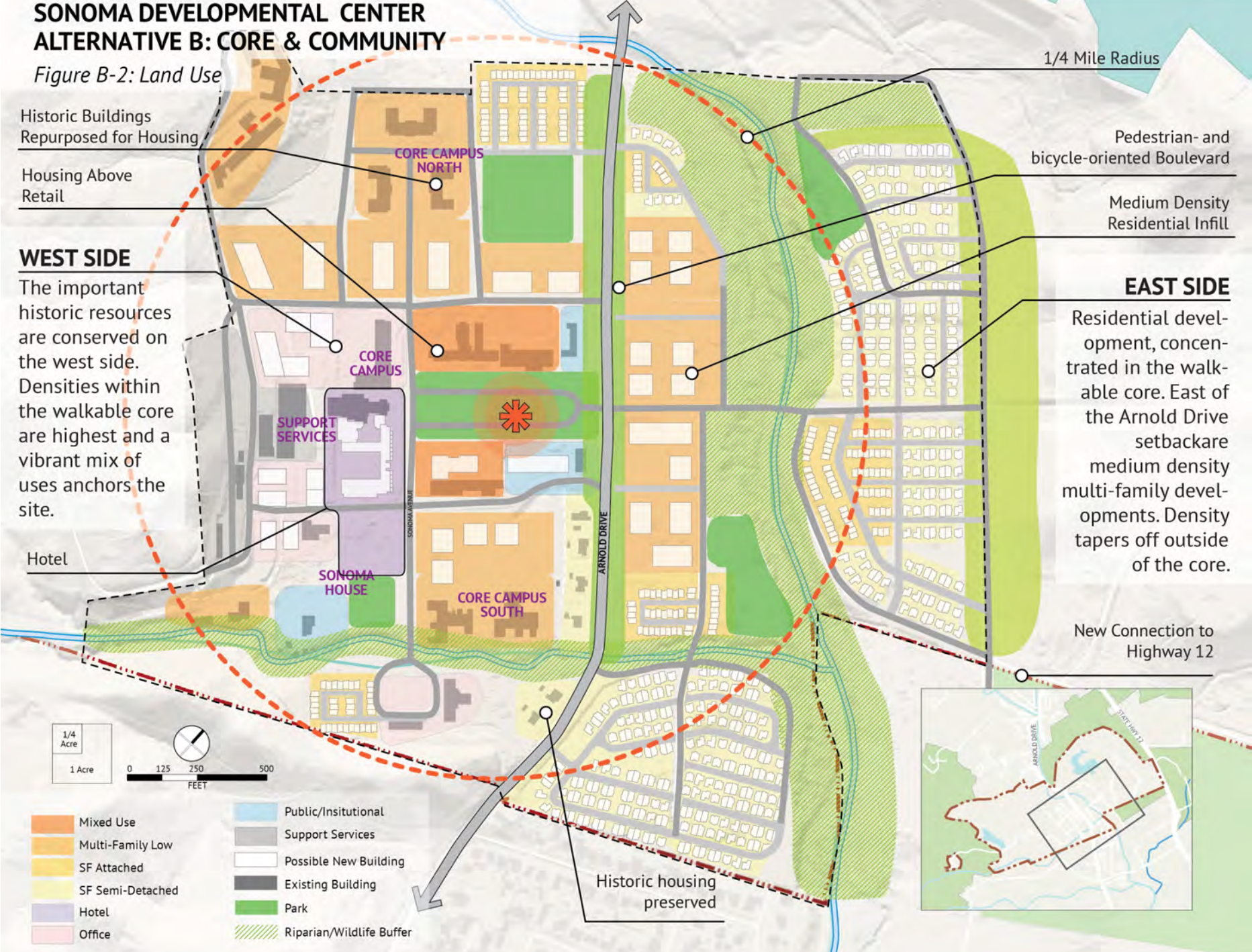
SONOMA DEVELOPMENTAL CENTER ALTERNATIVE B: CORE AND COMMUNITY

Figure B-1: Site Overview



SONOMA DEVELOPMENTAL CENTER ALTERNATIVE B: CORE & COMMUNITY

Figure B-2: Land Use



Historic Buildings
Repurposed for Housing

Housing Above
Retail

WEST SIDE

The important historic resources are conserved on the west side. Densities within the walkable core are highest and a vibrant mix of uses anchors the site.

Hotel

SUPPORT SERVICES

SONOMA HOUSE

CORE CAMPUS NORTH

CORE CAMPUS SOUTH

1/4 Mile Radius

Pedestrian- and
bicycle-oriented Boulevard

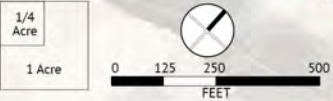
Medium Density
Residential Infill

EAST SIDE

Residential development, concentrated in the walkable core. East of the Arnold Drive setback are medium density multi-family developments. Density tapers off outside of the core.

New Connection to
Highway 12

Historic housing
preserved



- Mixed Use
- Multi-Family Low
- SF Attached
- SF Semi-Detached
- Hotel
- Office

- Public/Institutional
- Support Services
- Possible New Building
- Existing Building
- Park
- Riparian/Wildlife Buffer

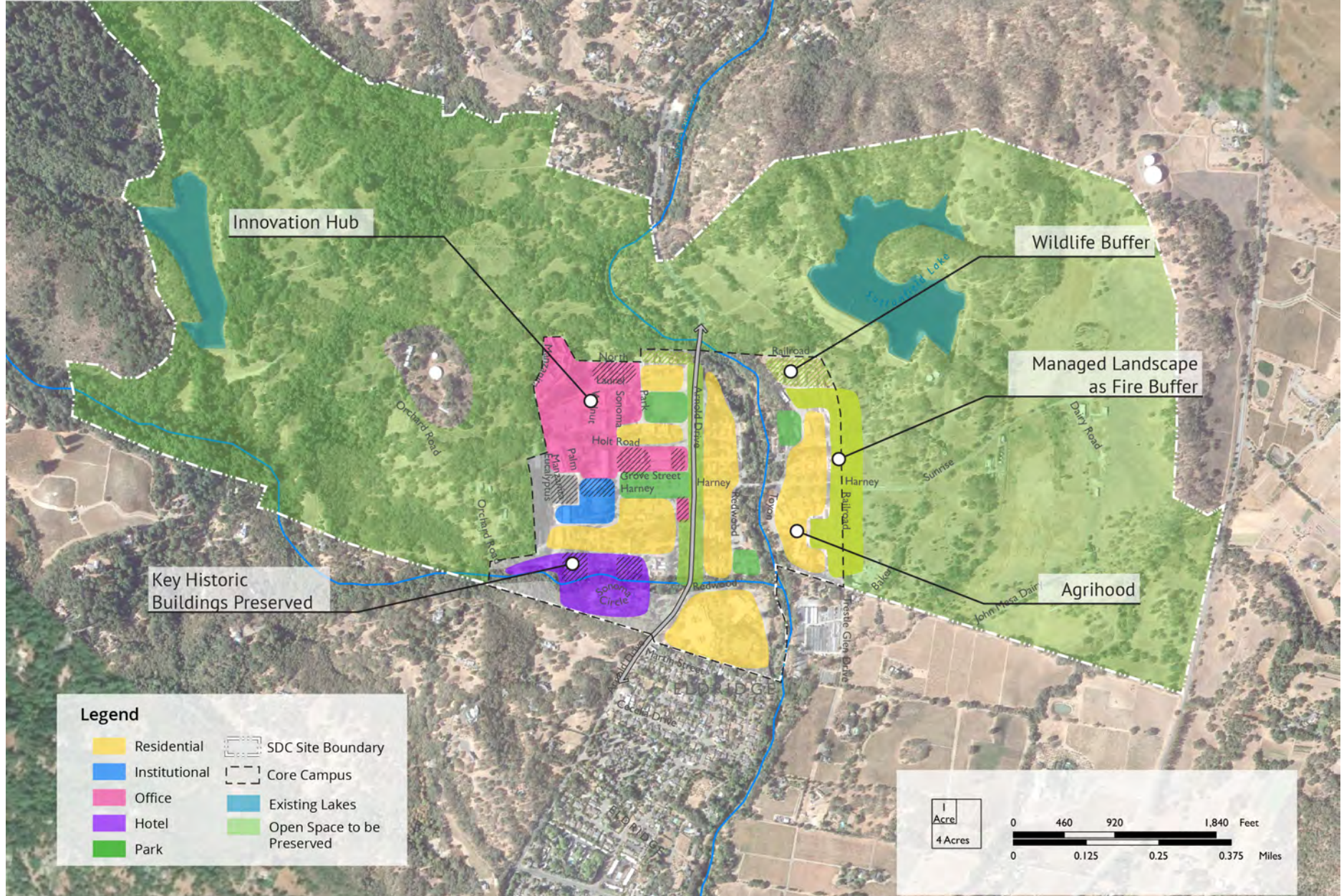


Alternative B: Core and Community



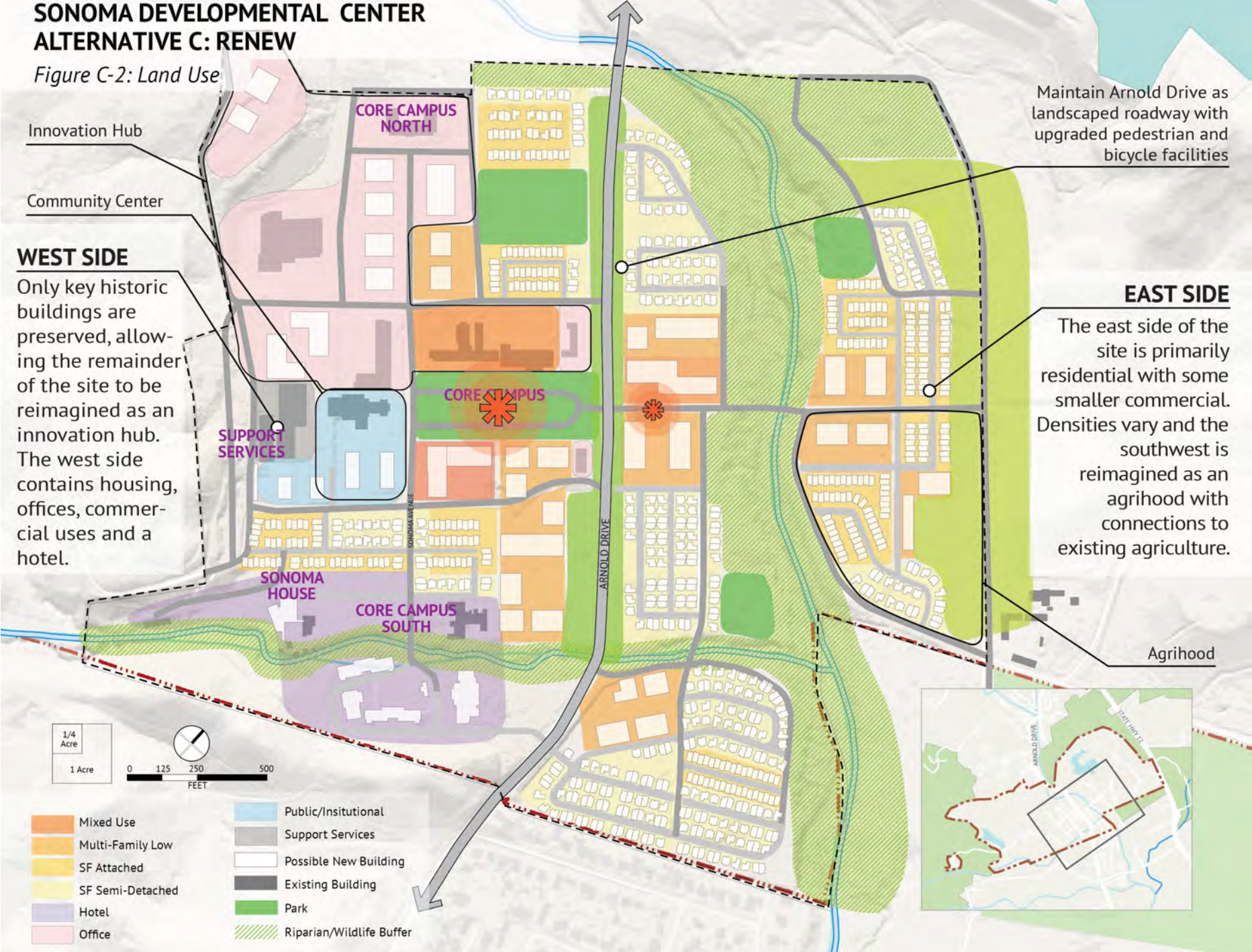
SONOMA DEVELOPMENTAL CENTER ALTERNATIVE C: RENEW

Figure C-1: Site Overview



SONOMA DEVELOPMENTAL CENTER ALTERNATIVE C: RENEW

Figure C-2: Land Use



Maintain Arnold Drive as landscaped roadway with upgraded pedestrian and bicycle facilities

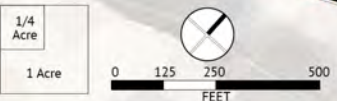
EAST SIDE

The east side of the site is primarily residential with some smaller commercial. Densities vary and the southwest is reimagined as an agrihood with connections to existing agriculture.

Agrihood

WEST SIDE

Only key historic buildings are preserved, allowing the remainder of the site to be reimagined as an innovation hub. The west side contains housing, offices, commercial uses and a hotel.



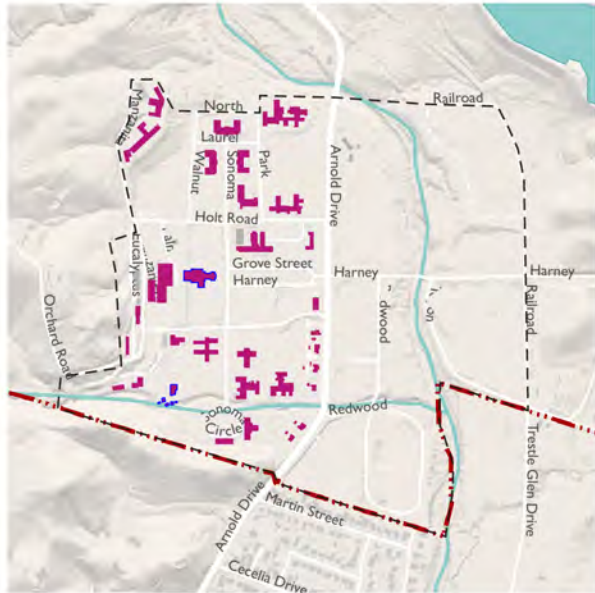
- Mixed Use
- Multi-Family Low
- SF Attached
- SF Semi-Detached
- Hotel
- Office
- Public/Institutional
- Support Services
- Possible New Building
- Existing Building
- Park
- Riparian/Wildlife Buffer

Alternative C: Renew



SONOMA DEVELOPMENTAL CENTER

PROPOSED HISTORIC BUILDINGS RETAINED IN EACH ALTERNATIVE



Alternative A:

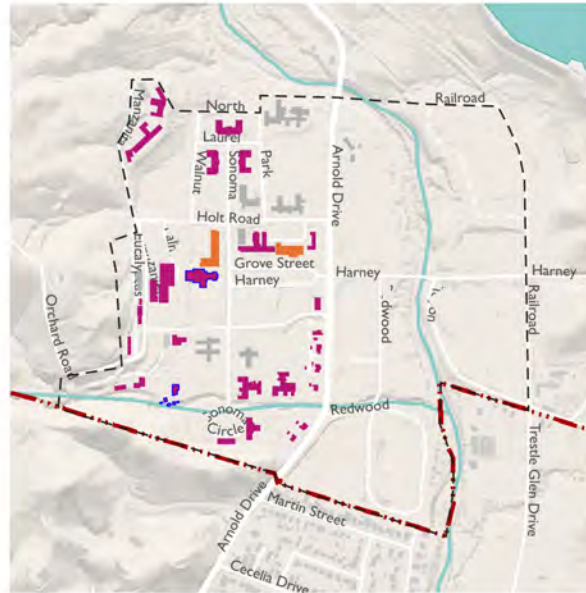
Conserve and Enhance

372,000 sf (Contributing)

0 sf (Non-contributing)

Legend

- Contributing Building Retained
- Contributing Building Removed
- Non-Contributing Building Retained
- Historic Landmark



Alternative B:

Core and Community

242,000 sf (Contributing)

100,000 sf (Non-contributing)

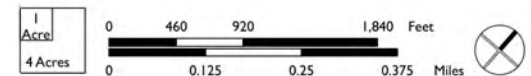


Alternative C:

Renew

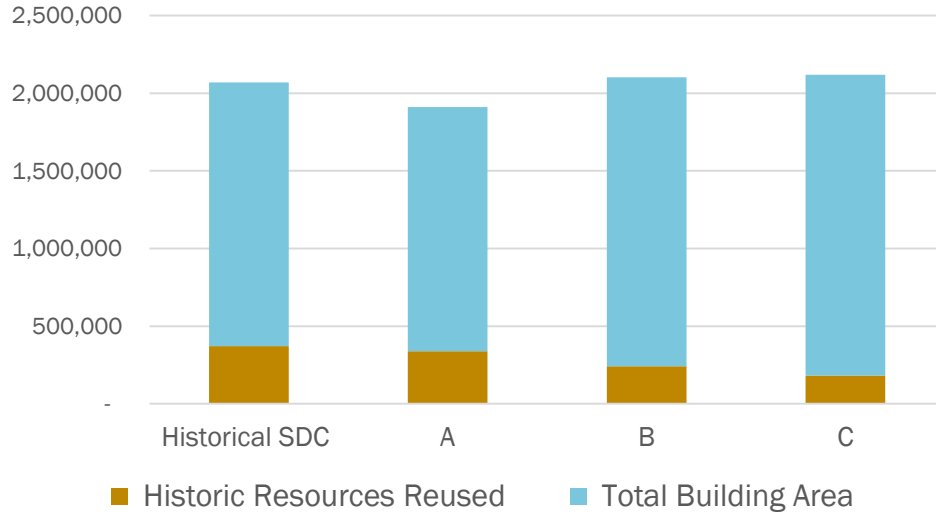
181,000 sf (Contributing)

68,000 sf (Non-contributing)

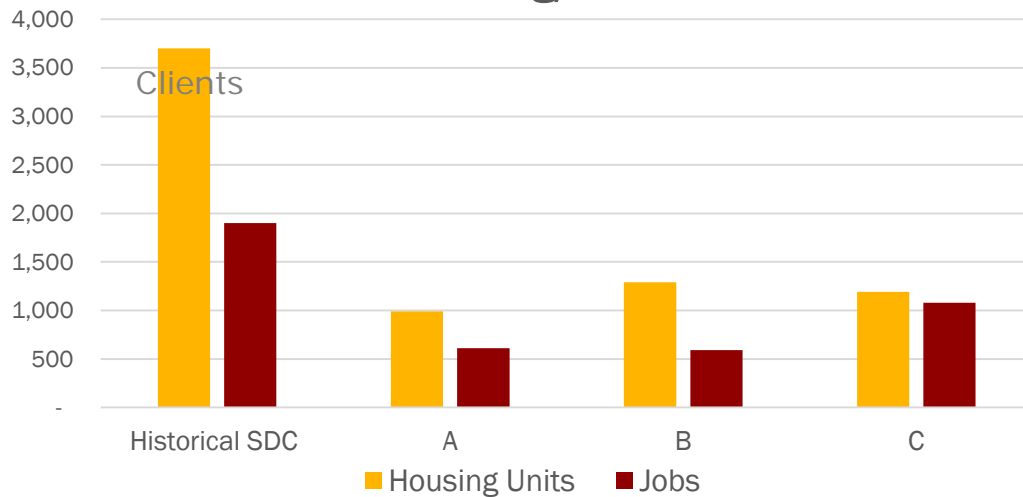


Alternatives Comparison

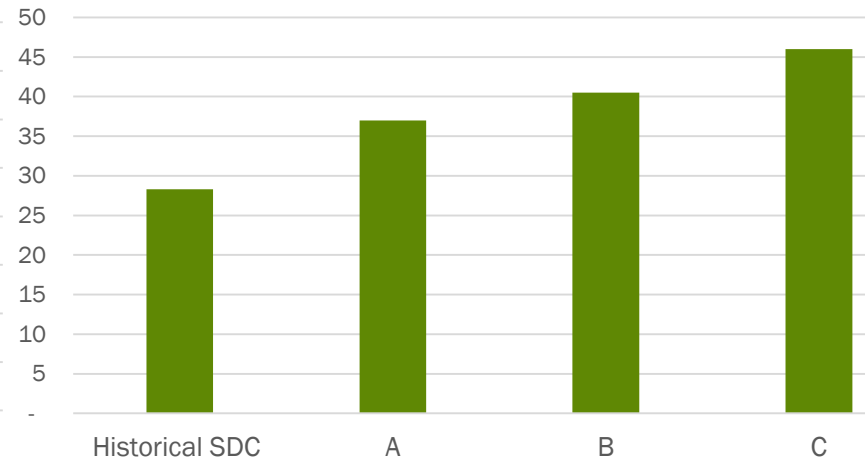
Building Area



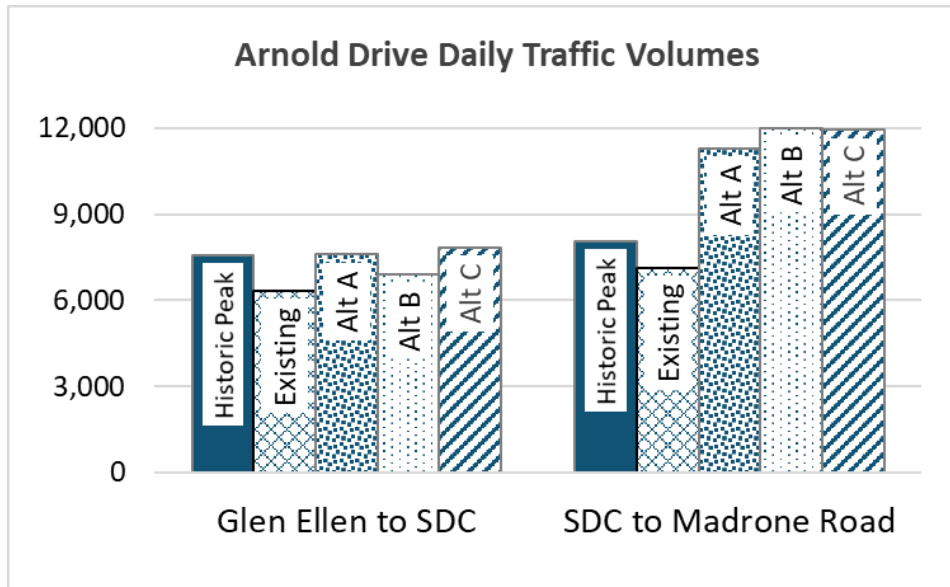
Housing/Jobs



Open Space in Core (acres)



Transportation Impacts



- Traffic volumes on Arnold Drive north of the site would be similar to historic peak
- Increase in volumes to the south
- Connection between Highway 12 and Arnold Drive (part of Alt B) helps relieve Glen Ellen traffic

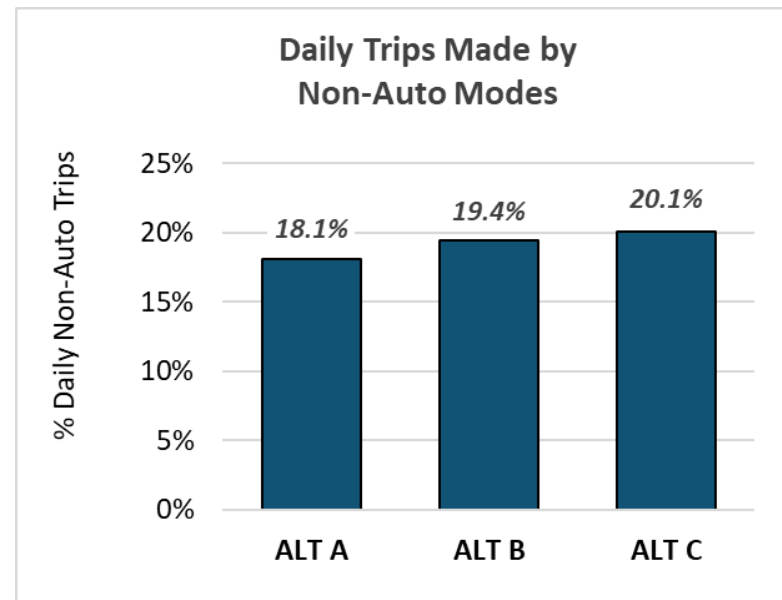
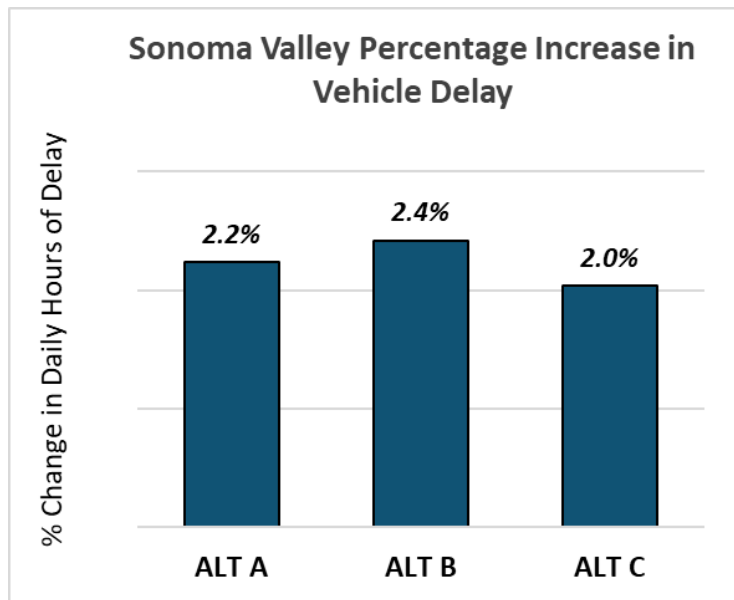
TABLE 4.3-1: PM PEAK HOUR ROADWAY SEGMENT LEVELS OF SERVICE WITH BUILDOUT OF ALTERNATIVES

Segment	Standard	Existing	Alt A	Alt B	Alt C
1. SR 12 - Arnold Dr to Trinity Rd	LOS C	LOS D	LOS D	LOS D	LOS D
2. SR 12 - Boyes Blvd to Verano Ave	LOS F	LOS E	LOS F	LOS F	LOS F
3. Arnold Drive - Glen Ellen to SR 12	LOS C	LOS C	LOS C	LOS C	LOS C
4. Arnold Drive - Glen Ellen to SDC	LOS C	LOS C	LOS D	LOS D	LOS D
5. Arnold Drive - SDC to Madrone Rd	LOS C	LOS D	LOS D	LOS D	LOS D
6. Arnold Drive - W Verano Ave to Petaluma Ave	LOS E	LOS D	LOS E	LOS F	LOS F

Notes: Reported levels of service reflect operation in the direction of travel with the lowest service level
LOS = Level of Service.

- Traffic conditions very similar among Alternatives; Alt A slightly better than B and C
- Congestion on Hwy 12 through the Springs both with and without SDC
- SDC adds to congestion on Arnold between Verano and Petaluma Ave

Transportation Impacts



- Alternatives comparable in terms of Vehicle Miles Traveled per resident
- Alternative C causes the smallest increase to delays in Sonoma Valley
- For all three Alternatives, can expect nearly 20% of the new trips generated to be non-auto (many captured within the site)

Factors Affecting Feasibility

- Significant infrastructure (\$70 mil.) and Main Building restoration costs (\$17 to \$30 mil.)
- Market values are strong for residential and hotel uses; generate net positive value to subsidize other uses
- End users or public agencies must fund \$27 to \$40 million of historic building restoration costs

Net Value of Alternatives



■ Net Value after Land Development Costs

■ Institutional End User Costs

■ Community Facilities Costs

Community Discussion on Alternatives

- Virtual Workshop: November 13th
- Spanish Language Town Hall: November 16th
- Municipal Advisory Committees Meeting: November 17th
- Comments on alternatives due November 28, 2021
- Board of Supervisors Meeting: January 2022
- Draft Specific Plan/Draft EIR Early Summer 2022

FAQs on Alternatives available on the project website!

County of Sonoma

Sonoma Developmental Center Specific Plan



Alternatives Workshop
November 13, 2021



Commonalities and Variations

- Common to all alternatives
 - 700 acres +/- of open space outside the core
 - Existing framework of streets/blocks largely retained
 - Individually significant historic resources (Main Building, Sonoma House) retained
 - Creeks/creek setbacks retained or enhanced
 - Greatest focus for new uses on housing
 - Consideration of factors that influence development
 - Market demand
 - Site capacity
- Varies across alternatives
 - Level of intervention/existing buildings retention
 - Organizational system/location uses and activities
 - Range of uses/densities and intensities

Infrastructure

- The difference in cost of utility piping between alternatives is anticipated to be relatively low
- The costs shown below include estimates for the following site improvements
 - Water transmission mains
 - Water distribution mains
 - Bioretention
 - Stormdrains
 - Sewer Mains
 - Roadway and sidewalk
 - Landscaping and lighting
 - Electrical
 - Grading

	Alternative A	Alternative B	Alternative C
Sum of Public Utility	\$59.9 M	\$62.4 M	\$60.3 M

Breakout Room Discussions

- Objective:
 - Brainstorm on a Preferred Alternative
- State law requirements:
 - Surrounding open space conservation (in all alternatives)
 - Priority for housing
 - Financial feasibility
- Prompts:
 - Is there any one alternative or combination you like most?
 - What does your Preferred Plan look like? What does it include?
- Logistics:
 - When you are prompted by Zoom to join a breakout room, accept the invitation
 - Message Jossie Ivanov with any logistical issues

Alternative A: Conserve and Enhance





Alternative B: Core and Community





Alternative C: Renew





Alternatives Comparison

Alternative	Total Housing Units (Including Affordable)	Affordable Housing (Inclusionary and Additional)	Jobs	Historic Building Area Reused (<i>Total Reused</i>) (s.f.)	Total Building Area (s.f.)	Open Space within Core (acres)
Historical SDC	3,700 (clients)	-	1,900	372,000	1,697,000	28.3
Alternative A: Conserve and Enhance	990	240	610	339,000	1,571,000	37.0
Alternative B: Core and Community	1,290	310	590	242,000 (342,000)	1,860,000	40.5
Alternative C: Renew	1,190	280	1,080	181,000 (249,000)	1,939,000	46.0

Public Comments Received prior to 11.17 meeting

From: [David Storer](#)
To: [Arielle Kubu-Jones](#)
Cc: [Kelso Barnett](#); [Garrett Toy](#); [C. ferguson](#)
Subject: 1.17.21 Special Meeting of the SVCAC/NSVMAC/SMAC: SDC Alternatives Report (Nov, 2021)
Date: Tuesday, November 16, 2021 11:36:19 AM
Attachments: [SDC 10 comments.docx](#)

EXTERNAL

Hi there Arielle:

Thanks for the information regarding the above meeting. Unfortunately, the meeting is scheduled during the time that our City Council will be meeting.

The City of Sonoma appreciates the opportunity to respond to the "Alternatives Report" and has the following brief comments for consideration:

1) Traffic/VMT and circulation/LOS and trip distribution.

- a. All three alternatives will result in VMT greater than the Regional metric of 12.8% - and improvements or programs are unlikely to mitigate impacts within the City to required levels.
- b. Prior analysis has included 6 segments for LOS impacts, none of which are along Hwy. 12 within the City (except for a small segment at Verano). The City requests analysis of the following segments before any selection of an alternative for the Specific Plan:
 - i) Hwy. 12 Verano to Broadway; ii) Arnold from Madrone to Verano; iii) Hwy 12 from Madrone to Boyes; and iv) Verano from Arnold to Hwy 12; and v) Broadway from Napa Street to Napa Road.
- c. Traffic segment No. 2 (Boyes to Verano on Hwy. 12) has a County standard of LOS "F"; it currently operates at LOS E; all three Alternatives worsen the current LOS from E to LOS F. The impacts especially within the City (referenced above) need to be analyzed as segment No. 2 is the closest to the City.

2) Water Supply

- a. The City and Valley of the Moon Water District (VOMWD) rely on aqueduct water supply, supplemented to a small degree by local wells. The SDC surface water supply was considered a potential back-up water supply in Sonoma Valley that could be available to City and VOMWD water customers in an emergency (when aqueduct water may not be available for an extended period of time). The SDC Alternatives Report says very little about water supply because it would be the same for all three alternatives. The report implies that redevelopment of SDC would include upgrades to the water treatment plant and water transmission lines as needed, without including costs for upgrades. An expanded analysis would be helpful to the City in reviewing the alternatives and also the final project description for the Specific Plan that moves forward and its related/corresponding CEQA review.

Attached I have provided some technical comments/edits to assist in the review of the alternatives.

Again, thanks for forwarding...

If you or staff have any questions, please let me know.

regards,

David

David A. Storer, AICP

Director, Planning and Community Services Department

City of Sonoma
1 The Plaza
Sonoma, CA 95476

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Sonoma Development Center Specific Plan Alternatives Report, November 2021 (Nov 7th)

1. "Affordable Housing" provided "goes beyond "County" requirements - **20%; but not for MF.**
2. P.55 – Housing. "Beyond the County requirement. BUT only if include those "Additional Affordables" – 100; 130; 120 units (A, B and C, respectively) What are these and how restricted?
3. Typo on p.55 Table 4-1.2 not Table 3-1. There is no Table 3-1.
4. Numbers in Table 4.1-1: Alternatives overall comparison. Numbers in table do not match: see p.34 for Alt B – jobs total 1240 not 590; jobs for Alt. C are 1070; not 1080 or 950 0 see p.55.
5. Page 67: Three Alts. Provide additional on-street and off-street parking to meet demand but not where.
6. Table 5.1-1: Summary of alternatives development programs: Typo "120w" in Alt C "Bonus Affordable MF – sites but not funded by project.
7. Numbers in this Table for Non-Residential do not match Commercial Alt C. see p45; Alt B hotel, see page 34; p. 34; Alt. C office see p. 455; Alt. A – public see p.23; p.72 – table shows 255,00 R&D and paragraph below states 198,000 sqft
8. Totals of SF need to be consistent throughout; 303,800 (p.23) vs. 325,205 for Alt A; 313,400 (p. 34) vs. 341,721 (p. 45) for Alt B; and 545,000 vs 576,506 for Alt C.
9. Table 3.3-2 (p. 45) should be labelled Alternative "C" not "A".
10. Table 5.1-1 numbers should match numbers in Appendix A - Table A-1, Table B-1 and Table C-1.

From: [David Eichar](#)
To: [Arielle Kubu-Jones](#); [Karina Garcia](#); [Hannah Whitman](#)
Subject: SVCAC and MAC meeting, Nov 17, SDC Alternatives Report
Date: Tuesday, November 16, 2021 4:41:41 PM

EXTERNAL

Commissioners and MAC council members;
Below are my comments about the SDC alternatives.

Alternatives Survey

First, the SDC alternatives survey is flawed. The way the survey is written may introduce bias. Thus, the county may get the answer it wants, rather than the true desires of the public.

The survey for multiple choice questions MUST include the option to choose "none of the above" or "other", otherwise it will result in bias. The survey uses Survey Monkey. Whoever put together the survey obviously did not even read Survey Monkey recommendations on how a survey should be designed.

Regarding multiple choice questions, from Survey Monkey's web site: "For example, adding an 'other' answer option or comment field can solve a common drawback of using a multiple choice question. When you give your respondents a fixed list of answer options, you're forcing them to select only from the options you've provided, which can bias your results."

Despite repeated attempts and e-mails to the county, including Susan Gorin, to get the survey corrected, the web site has not been updated.

During the Nov 13 zoom meeting, they had a survey question about which of the alternatives was preferred by the attendees. The results were (note, the total adds up to greater than 100% because participants could choose more than one answer)

Alternative A: 9%

Alternative B: 6%

Alternative C: 21%

Other: 71%

Reuse of Existing Buildings

Priority should be given to rehabilitating and reusing existing structures. In most cases, the environmental impact is lesser than demolition and new construction.

Open Space

Restoring wetland is good.

SDC core landscape is now mostly open, almost no fencing. I am worried about fencing will block wildlife which may now be traveling through the SDC core. Please give extra weight to the Sonoma Land Trust and Sonoma Ecology Center's comments. They know much more about open space and preservation of wildlife than almost all of the rest of us. The maximum amount of land should be given to the wildlife corridor. No lighting should illuminate the wildlife corridor. The wildlife corridor is the most important issue for me.

Housing

The plan needs a higher percentage of deed restricted affordable housing, plus affordable by design housing, such as apartments and condos. Sonoma Valley needs more multi-family housing, not single family homes being sold as 2nd homes. Communal housing component would also be welcome, as well as housing for the developmentally and physically disabled.

Housing should be more clustered, with a smaller footprint. Fewer single family homes.

I also believe, all alternatives have way too much housing. I worry about evacuations during wildfires. Much of the adjacent regional park was burned in a wildfire. In 2017, we evacuated after 2 days, as the fire was not close the first couple of days, but we were in an advisory evacuation area. We left about 6 pm and were stuck in stop and go traffic on Arnold Drive from Verano to Watmaugh. This part of our drive took us more than an hour.

Commercial Uses

Commercial uses should be restricted to small local serving businesses. Such as hair salons, small grocery store, medical offices, pet food and supplies. Absolutely, no big box stores.

Hotel and Event Center

CEQA EIRs (Environmental Impact Reports) often claim that new hotels do not attract new visitors to an area. This has been challenged successfully in court, but as far as I know for only one case. Not counting new visitors to Sonoma County under estimates VMT (vehicle miles traveled) and GHGs (greenhouse gases). By including a hotel in the project, an EIR that does not take into account the total impact of tourists trips, door to door, may jeopardize the whole process if the EIR is challenged in court.

"In a case contested by River Watch, the court found that Sonoma County's Climate Action Plan violated CEQA due to insufficient information, failed to include effective enforceable standards for the Green House Gas (GHG) emissions, and failed to develop and fully analyze alternatives."

<https://criverwatch.org/2017/07/27/sonoma-countys-climate-action-plan-found-deficient-by-court/>

NO HOTEL!!! I participated in the November 13th Zoom meeting. There was a vast majority consensus that a hotel is not wanted.

Agriculture

Another option which should be considered is to have some agricultural land, just outside the wildlife corridor, near Sonoma Creek. This could be for small organic farming as well as a community garden. This serves multiple purposes:

1. Provide an additional buffer between the wildlife corridor and residences. This additional buffer will reduce the amount of light emitted from the residences onto the wildlife corridor, which could interrupt the movement wildlife.
2. Provide an additional buffer between the creek and residences against flooding.
3. Reduce the devastation that could be caused by a break in the dam at Suttonfield Lake.

Regards,

David Eichar

Boyes Hot Springs

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Public Comments received during/after 11.17 meeting

From: [Bean Anderson](#)
To: [Arielle Kubu-Jones](#)
Subject: Comments for Nov 17th MAC meeting
Date: Wednesday, November 17, 2021 10:37:11 PM

EXTERNAL

Hi Arielle,

Here are my specific comments and questions

Wildlife:

There is a critical wild life corridor that connects large parts of the Sonoma and Marin coast all the way to the Blue Ridge mountains to the east of Lake Berryessa. It has a very narrow pinch point at SDC. All three proposals assume that the current main campus is not part of the corridor, when, in fact, it is an important part of the corridor. All three proposals will effectively wall off the main campus and cut the wildlife corridor in half.

I'm in favor of a fourth alternative that addresses this issue.

My question is: what organizations and experts did you consult with about how to preserve the wildlife corridor.

Fire:

The main campus of the SDC lies in the very high fire danger zone. It has been the policy of Sonoma County to avoid putting new housing in high risk WUI areas. A large percentage of homes in Glen Ellen were destroyed in the 2017 wildfire and large parts of the eastern part of SDC were destroyed. New housing should not be put here.

I'm in favor of a fourth alternative that addresses this issue.

My question is: what fire organizations did you consult with and what data did you use?

Fire Evacuation:

The 2017 wild fire and the more recent glass fire, moved very rapidly down the Sonoma Valley, sometimes moving faster than fire fighters could move. At the time, it took many hours to evacuate. Adding approximately 4000 residents and hundreds more workers and hotel residents will cause grid lock during the next evacuation as thousands try to flee for their lives down a single southbound lane on Arnold drive, and it will only get worse as more thousands of people merge onto Arnold from areas south of SDC.

I'm in favor of a fourth alternative that does not worsen the problem of fire evacuation.

My question is: With respect to evacuation, what fire organizations did you consult with and what data did you use?

Housing and Jobs:

We all agree that Sonoma needs more housing and more jobs. The issues are:

- (1) new housing should be in the form of urban infill where there already are services, utilities, transportation, etc. It should not be in rural areas without fire, police, medical, transportation, etc.
- (2) new housing should not be in a rural fire risk area.
- (3) new housing should not be carved out of open space. It is a loss that hurts everyone and hurts the economy and can never be gotten back.
- (4) The new jobs that will be created in the three plans will not pay enough for those workers to live in the

new housing.

We can do much better. I'm in favor of a fourth alternative that does a much better job of preserving open space, respecting the wishes and needs of the community, and facilitating a small amount of housing that is truly affordable.

Thanks,
Bean

bean_anderson@yahoo.com
415-317-3409

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From: [Sharon Church](#)
To: [Arielle Kubu-Jones](#); [Susan Gorin](#)
Subject: SDC Alternatives - Comments
Date: Wednesday, November 17, 2021 11:10:21 PM

EXTERNAL

Below are my comments from tonight's meeting.

<!--[if !supportLists]-->• <!--[endif]-->In the 1870s, Colonel Armstrong set aside an area for a natural park. In 1917 Sonoma County purchased the property for \$80,000. The State of California opened Armstrong Redwoods State Park in 1936. **THANK GOODNESS.**

<!--[if !supportLists]-->• <!--[endif]-->Local activism in the 1960s stopped the Bodega Bay Nuclear Power Plant from being built two miles west of the San Andreas Fault. **THANK GOODNESS.**

<!--[if !supportLists]-->• <!--[endif]--> In the 1990s, a North Bay International Airport was proposed to be built on Highway 37. Supervisor Mike Kerns believed the bayside area was best suited for restoration of wetlands habitat. No airport was built and the wetlands are being restored. **THANK GOODNESS.**

<!--[if !supportLists]-->• <!--[endif]-->In the early 2000's, Graton Rancheria proposed a casino on an ecological jewel at the gateway to the Sonoma Valley. Local residents rallied with the "Cows Not Casinos" campaign. Residents and land use organizations prevailed and saved the land. **THANK GOODNESS.**

• <!--[endif]-->In 2021, Sonoma County residents, land use and ecology organizations rejected three proposed SDC redevelopment alternatives and created a community-driven fourth alternative to protect the wildlife corridor, character and safety of the Sonoma Valley, and ecological health of the North Bay. This alternative became a model for visionary planning in the era of climate change. **THANK GOODNESS.**

Sharon Church
15241 Marty Drive
Glen Ellen, CA

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From: [Maite Iturri](#)
To: [Karina Garcia](#); [Arielle Kubu-Jones](#)
Subject: Fwd: Options for SDC land use
Date: Wednesday, November 17, 2021 10:04:24 PM

EXTERNAL

----- Forwarded message -----

From: **Craig Madison** <54cmadison@gmail.com>
Date: Wed, Nov 17, 2021 at 12:21 PM
Subject: Options for SDC land use
To: basqueinsonoma@gmail.com <basqueinsonoma@gmail.com>

Hi Maité,

Is it too late for additional folks to be included in future zoom discussions about the SDC land use options. I understand I may not be able to participate because I'm no longer a citizen of California, but I would like to and Jennifer would too.

General Ideas:

County should show some projections on money they will make via property taxes, home sales or leases, and commercial space leases, as ways to offset development costs with out doing a hotel there... which would be a big mistake.

There is no current rule or zoning that new development density must match the density of the surrounding residential areas. The beauty is that the county is open to mixed and alternative zonings. To get at least 50% affordable housing units (and the definition of "affordable" must be changed to allow the working poor, like Jennifer, to qualify as potential buyers. If not this change, then another that sets 2 ranges of affordable housing for the very poor and those like Jennifer whose income isn't enough for food and rent, but which excludes her from consideration for low cost housing), there must be a general understanding that this housing must be denser than single family residential units. The claim that all densities for our valley housing should be one house per quarter acre is not based on logic. The apartments built in Aqua Caliente several years ago could never have been built had this attitude ruled the day. It's simply not fair to insist that higher density housing not be built in our area... because it stems from a NIMBYist mindset that appears to value the guarding of property values above providing housing to financially struggling working families. Anyone who chooses to buy a home with in the SDC redevelopment area knows they will be living in nan area of diverse incomes and density. It's not a surprise to anyone that change in business as usual is essential to create enough housing for those of us who live and work here who are not wealthy. It's only fair. (Side note: the residential quarters with in the existing SDC when it was in use was very high... so a matching to the existing zoning of SDC itself would point to high density residential)

Additionally, a small urban center isn't the solution. If a small village center is constructed within SDC, it should be no bigger than the town center of Glen Ellen. Perhaps a small plaza is constructed, around which the leased "innovative businesses" are set among a few restaurants, and a couple small grocery stores similar to Glen Ellen Village market. This creates a definite center so there is a "there there." It also keeps the denser commercial leased

spaces in one area to preserve the greenbelt area for animal intra-mountain migration. The development of pathways should be viewed as we do the overlook trail. We accept that handicapped users will not be able to access every trail... but we accommodate for this by providing level, paved trails, throughout the new development where this is financially feasible.

The preservation of any of the existing structures at SDC is not financially feasible and should not be a consideration. The structures out there are old and not to code. They have not been adequately seismically retrofitted, and doing so would bust any budget to the point of killing the project. (Side note: what is known about how well the existing sewer, water, storm drain, and electrical plant features of the SDC facilities might be reused? Is the original water supply plumbing free of lead. And is any of the old sewage plumbing to code?) From experience, these structures are a liability and should be bull-dozed to make room for a clean new design that can harken back to former times if this is really necessary.

Anyway... I agree that 75%-100% of the housing out there should be for working families. Public lands dedicated to the common public good should not be turned into McMansion neighborhoods. The wealthy can buy and develop land elsewhere. They have plenty of choices... but working families are being driven out of this valley. Our schools are losing enrollment because of this town's decisions to cater to the rich. Families with children can't afford to live here. To remain a viable, functioning, diverse city... we all need to be flexible and accept imaginative change that benefits all of us ...and doesn't exclude the working poor.

Big love,
Craig

--

[maite](#)

["when the power of love overcomes the love of power the world will know peace"](#)

[mahatma gandhi](#)

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From: [Maite Iturri](#)
To: [Arielle Kubu-Jones](#); [Karina Garcia](#)
Subject: Fwd: SDC Meeting
Date: Thursday, November 18, 2021 9:49:11 AM

EXTERNAL

More public comment. see below.

----- Forwarded message -----

From: **Craig Madison** <54cmadison@gmail.com>
Date: Thu, Nov 18, 2021 at 9:09 AM
Subject: SDC Meeting
To: Maite Iturri <basqueinsonoma@gmail.com>

Hi Maité,

Super interesting to hear the intricacies of whole process. It's obvious that a lot of very smart people have been giving this a lot of thought for a long time. I came away with an enormous appreciation for the work that's gone into these tough decisions.

Jennifer and I came away with the realization that the state is offering Sonoma Valley a unique chance to be involved in the process, given that they could just sell the land to a developer without input if they wished. This option would yield a far worse result by far.

So we well understood the need for a financially self-supporting alternative, that (according to the experts) must include a 100 room boutique hotel to generate income. 71% of the public surveys don't like the hotel... even though it's apparently the only way to raise necessary funds. We were both left wondering what the other income streams are. This was not explained and I hope I'll find it in the FAQ on the SDC Specific Plan website. If you know, I'd appreciate it if you could share. I'm guessing there would be additional money coming from commercial leases, property taxes, and the sale or lease of housing. Is this true? But even with these other "money-spinners," it was made abundantly clear that no alternative financially pencils out without the hotel.

We came away seeing that the public and representative stakeholder groups felt unheard, and that their concerns were not met ...primarily with regarding:

- the inclusion of the ritzy tourism-based hotel
- the amount of affordable housing either being too much or not enough
- the amount of workforce affordable housing
- the inability to designate affordable housing for people who work in Sonoma Valley
- the adverse impacts of the additional housing on our valley traffic and infrastructure

We were left with the feeling that, if the valley stakeholder groups could not reach consensus on an alternative within a set deadline, the state would proceed on its own to sell the SDC property to a developer, who would probably try to recreate a silicon valley industry campus with surrounding, low density, ritzy housing.

Jennifer and I were left wondering what form an acceptable Alternative D would be that addresses the above concerns... and leaves the valley community feeling heard?

Thank you for all your wonderful work... and for the chance to sit in on the discussion and become more educated on the complexities.

Love and aloha,
Craig

--

maite

"when the power of love overcomes the love of power the world will know peace"

mahatma gandhi

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SDC Land Redevelopment Comments and Questions

1. Given the cost infeasibility of historic restoration, the deteriorated state of the existing SDC structures, and the high cost of remodeling obsolete structures (at the end of their useful life spans) into new residential or commercial use... can a new alternative plan D please be considered, which removes the historic building renovation budget? Can calculations be run to verify if the elimination of these projected building renovation costs may allow for omitting the boutique hotel “money-spinner” idea from this new alternative plan D?
2. Where is the location of the proposed new roadway from SDC to Highway 12? How will this new road mitigate traffic on Madrone Road and on Arnold Drive from SDC to Glen Ellen Village?
3. To what extent and costs must the water pipes serving the existing SDC water plant be brought up to current safety codes?
4. Will the added sewage produced by an SDC alternative redevelopment plan be treated on site using a renovated version of the existing SDC sewage treatment plant... or will additional sewage be diverted to existing sewage plant(s) that serve the Sonoma Valley? Can the existing valley sewage plant handle the additional sewage generated by an alternative SDC development plan? What costs would be associated with expanding the existing capacity of this valley sewage plant, and would there be an appreciable cost hike passed through to home and business owners for the expansion of the existing sewage plant?
5. What are the projected costs of renovating the sewage system pipes and/or the existing sewage plant at SDC to accommodate the alternative development?
6. Can an increase in leasable commercial space within an alternative development plan D be enough of a money generator (in combination with eliminating the historic building restoration costs) to offset the need for a hotel ...or is the hotel an absolute necessity for any alternative plan to remain financially sustainable?

Thank you for your consideration,

Craig Madison
54cmadison@gmail.com

From: [Maite Iturri](#)
To: [Karina Garcia](#); [Arielle Kubu-Jones](#)
Subject: Fwd: A few more comments and questions on SDC Alternatives
Date: Thursday, November 18, 2021 2:48:26 PM
Attachments: [SDC-Comments&Questions.docx](#)

EXTERNAL

A bit more...

----- Forwarded message -----

From: **Craig Madison** <54cmadison@gmail.com>
Date: Thu, Nov 18, 2021 at 2:01 PM
Subject: A few more comments and questions on SDC Alternatives
To: Maite Iturri <basqueinsonoma@gmail.com>

Hey Maité,

Here are a few more questions. I can send them in via the SDC Specific Plan Site, if that's better for you.

Wishing your day to be a sweet one,

Craig

--

[maite](#)

["when the power of love overcomes the love of power the world will know peace"](#)

[mahatma gandhi](#)

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From: [Greg Guerrazzi](#)
To: [Arielle Kubu-Jones](#)
Cc: [Greg Guerrazzi](#)
Subject: SDC Alternatives
Date: Wednesday, November 17, 2021 10:09:41 PM

EXTERNAL

Please put these comments in the official record.

I am referring to Arthur Dawson's opening statement at the 11-17-21 meeting regarding the scope of work of the consultants contract, which none of the alternatives adequately address. Therefore, the consultant should not be paid from State and County funds for not meeting contract terms and they should be terminated.

The State needs to be engaged immediately to revise the disposition mandates that are in conflict with each other and take responsibility for the disrepair and environmental issues at the site. The State must extend the timeline and the County must engage a new consultant that will develop creative partnerships with conservation and housing advocates for viable alternatives.

Greg Guerrazzi
(707) 935-1111

Sent from my iPad

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From: [Vicki Handron](#)
To: [Arielle Kubu-Jones](#)
Subject: Comments re the SDC Alternate Site Plans
Date: Wednesday, November 17, 2021 11:42:07 PM

EXTERNAL

Hi Arielle-

I have the following comments after the joint council meeting on November 17, thanks for your assistance in passing them along.

1. Please provide more information regarding parking for each plan. I'm interested in knowing the number of cars anticipated per household type, the number of parking spaces in each plan and the location of the parking lots. I could not find this information in the report and the question was not answered in the meeting.
2. I agree with Councilmember Dickey's comment that the SDC's historical use as justification for the density of the plans is disingenuous at best. Former residents of the SDC are not comparable to future home owners in terms of their impact on the site. This seems painfully obvious to me, but to illustrate - I'm quite sure no former SDC resident was a licensed driver, let alone a car owner. Many residents never ventured outdoors. Glen Ellen and Sonoma Valley have increased significantly in traffic, population and tourism since the SDC had a fully functioning workforce. I can not see any reasonable way that the past use can be used to justify the alternate plans. The attempt to do so demonstrates a complete lack of understanding of the area.
3. I support none of the alternate plans because there is no space for vulnerable populations, the density is too high, and resulting environmental impact too great.

Thanks,

Vicki Handron, Esq.
P.O. Box 1030
Glen Ellen, CA 95442
(707) 287-2975

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From: [Micaela Philpot](#)
To: [Arielle Kubu-Jones](#)
Subject: Alternative Plan D
Date: Wednesday, November 17, 2021 10:09:02 PM

EXTERNAL

I would like to see a plan that agrees with Tracy Salcedo's suggestions. Reduce scale and density of housing. And Nick Brown's suggestions as well.

I am also concerned about this plan going to a few developers who would understandably have a profit as their priority. Can the funding source be more philanthropic?

I am also concerned that the plans thus far do not involve Cal Fire, or cal trans.

I think that SDC creates an opportunity to develop a facility such as a veterans retraining, rehab, facility, school for a physically/medically fragile population. Something like this could provide space for something that is needed but doesn't bring with it a lot of cars and traffic.

Safely evacuating is a must!!!

Thank you for your time, Micaela Philpot

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From: [Deb Pool](#)
To: [Arielle Kubu-Jones](#)
Subject: SDC Comments Supporting a 4th Alternative
Date: Wednesday, November 17, 2021 10:24:26 PM

EXTERNAL

To: Permit Sonoma

The SDC property is first and foremost a natural treasure and an imperative wildlife corridor link in our region.

The wildlife corridor is the foundation of how we should proceed in the redevelopment and transition of the SDC property, looking to science to guide the parameters of where development is located on the property and how we go about doing that.

The three proposed alternatives are about increasing density to make the project pencil out because the State refuses to help fund the site cleanup and the County consultants, with their lack of imagination, aren't looking beyond the standard developer formula.

This type of planning does not incorporate the value of the site's resources and the socio-economic value of having an intact open space and wildlife corridor.

The 3 alternatives released on 11/01/21 raise many concerns and are unacceptable. High density and development are at direct odds with the health of this property.

I support a community-driven fourth alternative.

Deb Pool, Glen Ellen

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From: [David Eichar](#)
To: [Arielle Kubu-Jones](#); [Karina Garcia](#); [Hannah Whitman](#)
Subject: Fwd: SDC Specific Plan - Infrastructure costs
Date: Sunday, November 21, 2021 11:34:24 AM

EXTERNAL

Please forward to the SVCAC, Springs MAC and North Sonoma Valley MAC members.

----- Forwarded Message -----

Subject:SDC Specific Plan - Infrastructure costs

Date:Sun, 21 Nov 2021 11:31:07 -0800

From:David Eichar <eichar@sbcglobal.net>

To:Senator.McGuire@Senate.ca.gov

CC:Susan Gorin <susan.gorin@sonoma-county.org>, SDC Specific Plan
<engage@sdcspecificplan.com>

Senator McGuire;

The residents of Sonoma Valley need the state's help with the future of the Sonoma Development Center (SDC). Any development on the site needs major infrastructure improvements. According to the county, the state expects the infrastructure improvements to be paid for by development of the property. It is not only unfair, but dangerous, to expect Sonoma Valley to bear the brunt of the development.

It has become clear that the best interest and wishes of the Sonoma Valley community are being given only minimal consideration during the process by Sonoma County to develop a Specific Plan for the SDC property. I have participated in three Zoom meetings, two with the county, in regards to the Specific Plan. The county is asking for input regarding three alternatives, which are very similar.

It is clear from the meetings that the consensus of the community is:

- The wildlife corridor is of utmost importance. The wildlife corridor that runs between Sonoma Mountain and the Mayacamas Mountains is extremely important in maintaining the diversity of the wildlife on Sonoma Mountain. If this wildlife corridor is compromised, this could mean the end of several species on Sonoma Mountain.
- Affordable housing is very important. The alternatives all have only 25% affordable housing, which is way too little. The Sonoma Valley needs affordable housing, not market rate housing, which often is bought for 2nd homes.
- All of the alternatives have way too much housing. Most of the community is not against building housing on the property, but the number of housing units offered in the alternatives is way too much. It threatens the wildlife corridor. It threatens the community. Evacuation of the Sonoma Valley is already a problem, as evidenced after the 2017 fires. The fires burned through much of the Sonoma Valley Regional Park, which abuts the SDC property. An number of homes in neighboring Glen Ellen burned to the ground. Doubling of the number of residents in the area, makes a bad situation into a terrible situation.

- All of the alternatives include a hotel and event center. The community is very much against this. Another hotel brings in more low paying hospitality jobs, exacerbating the housing crisis. The community wants local serving businesses and higher paying jobs.

Because of the above, in the November 13th SDC Zoom meeting, 71% of participants voted for "none of the above" when asked which of the three alternatives they preferred. (Note: the online SDC Alternatives survey may be biased, as the first 3 multiple choice questions do not have a "none of the above" option. According to Survey Monkey, this may introduce bias in the results.) Almost all of our preferred changes to the three alternatives are shot down as not be economically feasible.

On the county's web site regarding the SDC Specific Plan, there is a list of frequently asked questions. One question was why can't there be a higher percentage of affordable housing. The answer:

"The County is continuing to look for additional ways to increase the amount of affordable housing on this site. If the rest of the project is more profitable, we can use that to fund affordable housing.

Examples of how we could do that include having a larger hotel, increasing the amount of housing on the site, doing less historic preservation, or a reduction in community facilities. We are looking

at a wide variety of state and federal funds that could be used for this project, but we can't rely on those sources.

"If we propose a financially infeasible project, the State will decide what happens here without local input, just like when they put Sun Microsystems corporate headquarters at the Agnew Developmental Center campus in Santa Clara. "

Much of the cost for infrastructure is because of the current state of the California state owned property. Again from one of the FAQ's answers:

"In the years before its closure, there was a lack of investment in maintenance at Sonoma

Development Center. Now, there are millions of dollars of costs to rehab historic structures and

infrastructure. The sewer and water system need to be fixed or replaced. Buildings are structurally

unstable, have leaking roofs, or would need expensive renovations to be usable. Renovating the

Main Building and fixing the infrastructure are projected to cost as much as \$100 million. "

This is incredible. The state fails to maintain the property and it is the residents of Sonoma Valley who have to suffer.

So, please provide money for infrastructure improvements, possibly from the recently passed federal infrastructure bill.

Regards,
David Eichar

Boyes Hot Springs

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TO: Sonoma Valley Citizens Advisory Commission
North Sonoma Valley Municipal Advisory Council
Springs Municipal Advisory Council

FM: John McCaull, Land Acquisition Director, Sonoma Land Trust

DT: November 18, 2021

RE: Special Meeting: Sonoma Developmental Center Draft Alternatives

Dear Advisory Commission and Council Members:

The Sonoma Land Trust (SLT) appreciates the opportunity to provide public comment at your November 17, 2021 Special Meeting on the recently released draft alternatives for the Sonoma Developmental Center (SDC) Specific Plan. Thank you for holding this important meeting and considering our recommendations and perspective.

In order to develop an alternative that is acceptable to the community and that meets state and county legal requirements, we need to fundamentally change the assumptions and conclusions of how we derive an acceptable level of development on the SDC campus. This memo details why the proposed alternatives are legally deficient, and a set of suggestions for how to develop a new approach that will hopefully yield a better result for SDC, and for the communities of the Sonoma Valley.

1. The future uses of the Sonoma Developmental Center are governed by a state law passed in 2019. Unlike the sale or disposition of other state properties deemed “surplus”, SDC has a unique set of statutory mandates and legislative intent statements that the Specific Plan—and the planning process—must more clearly acknowledge and follow.¹
2. Because the SDC property is owned by the State of California, there is also a public trust obligation to conserve and protect the property—and especially the Sonoma Valley Wildlife Corridor—as an “ecological unit” above and beyond the specific direction provided by the 2019 legislation. Under the public trust doctrine, navigable waters, tidelands and wildlife resources of the state are held in trust for all of the people, and the state acts as the trustee to protect these resources for present and future generations.² This is acknowledged in Guiding Principle #4 in the January 2021 Vision and Guiding Principles for SDC: *“Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources*

¹ See California Government Code Section 14670.10.5

² National Audubon Society v. Superior Court (1983) 33 Cal.3d 419; Center for Biological Diversity v. FPL Group (2008) 166 Cal.App.4th 1349

and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.”

3. The goal of Guiding Principle #3 (from the January 2021 Vision and Guiding Principles) is to *“protect natural resources, foster environmental stewardship, and maintain and enhance the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site.”* The November 2021 SDC Alternatives Report makes various assertions about protection of SDC’s natural environment and the wildlife corridor, but there are no studies, data or analysis of the property’s environmental constraints and values, nor any information about how the County reached their conclusions that the alternatives actually support this Guiding Principle.
4. The alternatives do not meet the contractual standard established in the County’s 2019 “Request for Proposals for Consultant Services to Prepare Specific Plan & Program EIR for the Sonoma Developmental Center Site.” This document sets out the goals for the preparation of Specific Plan *“to represent the community’s vision and facilitate the site’s redevelopment. The development articulated through the Specific Plan must be compatible in scale with the surrounding community, and consistent with State, County, and community goals.”* Both the November 13th workshop and the public meeting on November 17th demonstrated overwhelming opposition to the proposed alternatives, and no consideration of how the scale of proposed development is compatible with the surrounding community.
5. There is an implication in the presentations by the County that the historic use of the SDC property at its peak in the 1960s-70’s is somehow relevant to today. It is not. The uses of the site 40-50 years ago have no bearing on the current conditions or “baseline” of the Sonoma Valley. What matters for the future is the current condition of the property and the surrounding environment, and it is disingenuous to try to justify urban levels of development based on historic uses of the SDC campus that are fundamentally different than what is being proposed in the alternatives.
6. In terms of Alternative C, there is a need to specifically identify the anchor tenant for the proposed “innovation hub” if this is going to be portrayed as economically feasible. The alternatives report explains: *“Market demand estimates were prepared for market rate housing, hospitality, commercial, and industrial uses. The potential to attract a large anchor institution is not reflected in baseline demand estimates, as institutional uses are not “market” driven.”* It appears the analysis assumed the feasibility of Alternative C without knowing whether and when the County will be able would attract an anchor tenant.
7. The draft alternatives produced by Permit Sonoma assume that the State of California must and will pass the entire \$100+ million infrastructure demolition and clean-up costs for the SDC property to an eventual buyer. Citing this cost and liability in their FAQ, the County states that without their housing and hotel numbers *“the project will no longer be financially feasible.”* This assumption of no additional responsibility, investment or support from the state is driving redevelopment proposals that have no relation to the actual environmental and site constraints and the ecological value of the property.
8. The community has called for a “4th alternative” that rejects the underlying economic assertion that high density development is the only way to make SDC “financially feasible.” The suggestion has also been made that it’s up to the local community to design and submit a new

alternative for the Dyett & Bhatia team to bring to the Board of Supervisors. SLT does not support a process to develop a “4th alternative” that perpetuates a land use planning approach that ignores the state’s comprehensive programs to protect clean air, clean water and wildlife habitat and adapt to climate change on land that they own and control.

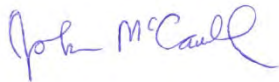
9. Instead of trying to solve the \$100 million infrastructure cost problem by trying to squeeze as many houses, hotel rooms and commercial uses as we can onto the SDC property, Sonoma Land Trust proposes a different approach based on developing a set of performance standards that will assure that the Specific Plan meets the state’s public health, climate, clean energy, wildlife conservation and natural resource protection goals while also reaching the affordable housing targets established in the 2019 statute.
10. SLT recommends that the Board of Supervisors direct Permit Sonoma to develop a new alternative for SDC that will determine the appropriate number, location and density of future housing and other development based on **performance standards** that are designed to support the 2019 governing legislation and the following state environmental mandates and goals that must be applied to the future uses of the site:
 - The AB 32 [Climate Change Scoping Plan](#) to reduce greenhouse gas (GHG) emissions by 40% below 1990 levels by 2030 and to achieve carbon neutrality by mid-century
 - In the transportation and land use planning sectors, the goal of expanding sustainable communities and improving transportation choices that result in [curbing the growth in vehicle miles traveled \(VMT\)](#) by 25% by 2030.
 - The [October 2021 Climate Adaptation Strategy](#) goals to “*strengthen protection for climate vulnerable communities and reduce urgent public health and safety risks posed by climate change*”
 - California’s [water conservation](#) and [energy conservation/efficiency](#) mandates for new communities and construction
 - The [“30x30” Initiative](#) to conserve 30 percent of California’s lands and coastal waters by 2030 including sensitive habitat areas such as the Sonoma Valley Wildlife Corridor
 - The [2015 State Wildlife Action Plan](#) that prescribes actions to conserve wildlife and vital habitat before they become more rare and more costly to protect
 - The [2016 NOAA Fisheries Coastal Multispecies Plan](#) conservation and management measures for steelhead populations in Sonoma Creek on the SDC property
11. For Sonoma Land Trust, our top priority is ensuring that the Specific Plan furthers Guiding Principle #3. Therefore, the alternative chosen as the preferred project for purposes of the Specific Plan and EIR must include and meet the following specific performance standards:
 - Provide specific setbacks from all creeks designed to protect water quality and quantity, instream and riparian habitat and wildlife connectivity
 - Provide a sufficient buffer that reduces the current footprint of the north side of the SDC campus adjacent to Sonoma Creek to allow wildlife to safely travel through the Sonoma Valley Wildlife Corridor (Corridor)
 - Provide a sufficient buffer between SDC building/improvements on the south side of campus to allow wildlife to safely travel through this portion of the Corridor to the open space areas to the east of the campus

- Ensure human activities and improvements at SDC do not impair wildlife's use of the Corridor
- Ensure roads and traffic do not create a danger to wildlife
- Ensure new development does not create new sources of light, glare or noise that would impair wildlife's use of the Corridor
- Ensure new development does not increase the risk of wildfires that would harm the natural and built environments
- Ensure runoff from new impermeable development does not result in erosion or contamination of creeks and riparian areas.

Developing these performance standards will require additional study and resources, and SLT is prepared to assist in that effort related to what the Sonoma Valley Wildlife Corridor and natural environment need to continue to function as a regional habitat linkage for the entire North Bay. We have been studying the Corridor since 2012, and we have several experts under contract (Pathways for Wildlife and Prunuske Chatham Inc.) to help us work with the state, the county and the Dyett & Bhatia consultant team to develop the performance standards mentioned above. We hope that other organizations with issue area expertise (ex. GHG and VMT reductions) can also echo this approach and suggest performance standards to achieve other statewide goals mentioned in Paragraph 10.

Thank you for considering our comments and for holding this important hearing. We will be sharing this analysis and recommendations with the Board of Supervisors with the hope that we can secure a commitment to building actual community support before this matter goes to the Board for consideration.

Sincerely,

A handwritten signature in blue ink that reads "John McCaul". The signature is written in a cursive, flowing style.

Land Acquisition Director

C.C. Sonoma County Board of Supervisors
Tennis Wick, Permit Sonoma