

From: [Grace Knight](#)
To: [PlanningAgency](#)
Subject: A Glen Ellen resident's strong request for a scaled-down revision of Permit Sonoma's proposed SDC Specific Plan
Date: Wednesday, October 5, 2022 9:01:06 PM

Dear Board of Supervisors,

It is not possible for me to attend the special Sonoma County Planning Commission Zoom meeting on 10/6 at 1:00, but I would like to request a revision of Permit Sonoma's proposed SDC Specific Plan. The vast scale of the proposed new housing units and new development, resulting in an overwhelming increase in population in this area would cause irreparable damage to the priceless extensive wildlife corridor, endangered species and current residents of Glen Ellen and the surrounding area.

It is essential that we protect, preserve and, if possible, extend the priceless Sonoma Valley Wildlife Corridor which has long been recognized as a vital east-west connector that allows wildlife to move between large areas of wildlands on either side of the valley floor in an area spanning the north bay area. It is vital to carefully preserve this corridor not only for the endangered species within it but also for the population of top predators, mountain lions vital to maintaining an ecologically diverse animal population.

I am alarmed to discover that some of the possibilities for the SDC open space listed by Permit Sonoma included Farm retail sales, farm stands, wholesale nurseries, timberland conversions, agricultural processing and tasting rooms. To permit wineries and tasting rooms involves habitat destruction, new construction and increased traffic. Many of the items listed would involve habitat destruction and increased traffic. These obviously would very negatively impact wildlife and result in irreparable damage to the wildlife corridor..

A massive increase in housing and population in our rural, wooded Glen Ellen area, which is considered a fire-prone area, is unthinkable. The huge increase in population itself would make it more likely for a fire to occur and the resultant panic and congestion of people trying to escape would endanger everyone in the area. My husband and I live in Glen Ellen and close to the SDC property. This year we had difficulty getting insurance because we are considered to live in a very fire-prone area. In 2017, we had to evacuate our home and were unable to return for two weeks. The fire truck came up our road and simply announced we needed to get out immediately. The highways were very congested and people trying to get out of the area quickly were frightened and extremely frustrated. Luckily, most people were able to get to safety that time. My husband and I went to an evacuation center and were not able to return to our property for two weeks. We were lucky that our home was not burned.

I urge you to direct Permit Sonoma to greatly revise their plan so we are able to have a strongly scaled down project that truly protects our valuable wildlife corridor and provides reasonable growth that is safe and proportional for our area.

Respectfully,
Grace Knight

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From: [Will Shonbrun](#)
To: [PlanningAgency](#)
Subject: Planning Commission zoom meeting 10/6
Date: Wednesday, October 5, 2022 3:15:30 PM

Planning Commission Meeting 10/6

As per Permit Sonoma's Specific Plan/DEIR:

1. Determine why the (700+) acres open space, undeveloped area has never been officially legally designated as held in perpetuity for preservation/conservation? The State has not done this and is insisting that the property be sold in its entirety. The State has also included in its purview that final decisions as per land-use will be made at the discretion of DGS, "in the best interests of the state."
2. How can 1000 housing units equaling anywhere from 2500 to 3000 residents, all with cars, all needing commercial services, live in compatibility with wildlands and wildlife. How will the established wildlife corridor not be impacted by a virtual new town of people?
3. What exactly does "missing middle housing" mean in terms of prices of actual houses?
4. What are these "900 jobs" being created? Jobs doing what exactly? What is the pay scale and who is paying it?
5. What specifically are the "commercial uses" referred to? Hotels, wineries, vineyards, resorts?
6. What are the sources for water for the 1000 houses and their residents?
7. Is the County's fire evacuation plan realistically viable for an addition- al 2500 or so people, in light of the 2017 fires where it took up to 2 to 2 1/2 hours to exit the Valley?

Will Shonbrun, Boyes Springs

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From: [Joe Votek](#)
To: [PlanningAgency](#)
Subject: SDC
Date: Wednesday, October 5, 2022 11:17:42 PM

EXTERNAL

I would like to voice my support of the SDC redevelopment plan presented by the Glen Ellen Historical Society. The plans being pushed by Permit Sonoma are an insult to the people of Sonoma Valley & will do irreparable harm to a very special place.

Joe Votek
PO Box 998
Glen Ellen, CA 95442
chjoe@sonic.net

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From: [Katie Christ](#)
To: [PlanningAgency](#)
Subject: SDC Input for Planning Commission Meeting 10/6/22
Date: Wednesday, October 5, 2022 5:21:17 PM



To the Sonoma County Planning Commission:

As a resident and concerned community member of Glen Ellen, I am deeply concerned by the lack of incorporation of community input in the entire planning process around the purported 'community-driven planning process' for the future of the Sonoma Developmental Center. Not only have I and other Glen Ellen residents clearly and repeatedly made preferences and concerns known, so have all official community groups representing surrounding municipalities that will be impacted by the future of the SDC, namely: North Valley MAC, Springs MAC, Sonoma Valley CAC and the City of Sonoma. The Sonoma Land Trust, Sonoma Ecology Center, and other local organizations have also weighed in and we are all in consensus on multiple fronts; yet the County and consulting firm it hired, Dyatt & Bhatia, continue to ignore input from us who live and work in the Sonoma Valley. In brief, we have been presented with 3 proposed plans that do not represent what we, the Glen Ellen community and the also implicated and impacted greater Sonoma Valley, have carefully and repeatedly articulated that we want the future of the SDC to consist of.

Core Campus Concerns

1) The Planning Department continues to ignore the reality that the boundaries of the SDC are bordered by the community of Glen Ellen. This has been at issue and discussed at every meeting with the County and consulting firm for the past 3+ years. This is a fact and is borne out not only through the County's own parcel map designations, but also the Federal agency of the US Postal Service which delivers to those properties at addresses specified as Glen Ellen. Perhaps most importantly, residents self-identify Glen Ellen as their home.

2) No one wants a resort. Not Glen Ellen and not the greater Sonoma Valley. A resort does not create meaningful and well-paying jobs except for a few managers out of the hundreds of employees required to run it. A resort is inherently a massive polluter (with numerous delivery trucks in and out daily, high amounts of air conditioning HFCs emissions, etc.) and a resource hog consuming massive amounts of electricity and, most importantly, massive and wasteful amounts of water. A resort is perhaps the most water intensive business that could be developed on the site. In a valley that is rapidly evolving from a state of persistent drought to outright desertification where wells are already beginning to go dry, a resort is in direct conflict with not only

stated goals around water conservation but the ability to continue to sustain the communities and agricultural operations that currently exist.

3) Well paying jobs. Related to the above, to afford the average asking rent of \$1,934 a month in Sonoma County, renters need to earn at least \$37.19 per hour, which is more than twice the living wage in Sonoma County. According to the Portrait of Sonoma, median individual earnings for 2021 was \$40,531, which breaks down to \$3,377 in median income per month. Typically, housing should be 30% of a person's income, but here in Sonoma County the average monthly rental amount ends up costing more than 50% of the median individual income. A resort is far from the answer. A business that has a forward looking vision. A business that does not operate 24/7. An environmental/climate crisis institute would potentially be an example of a business that is worthy of this incredible and important piece of property.

4) A reasonable amount of housing. According to the Specific Plan and other associated documents, the following are required criteria of the future development of the SDC:

- a) 'The Specific Plan must be compatible in scale with the surrounding community and consistent with State, County and community goals'
- b) '...fit the character and values of the site and surrounding area, as well as benefit local communities and residents.'
- c) 'reuse of the SDC site should be compatible with its low-density context'

It is my understanding that maintaining community character is a performance standard and there is an official metric for quantifying this. Glen Ellen's rural character is a fundamental — and quantifiable— quality of our community. According to 2020 US Census data, Glen Ellen falls within the Rural density standard of under 385 units/square mile.

Under all 3 alternatives proposed by the County, housing density would nearly or squarely double existing density of units/square mile, radically shifting a Rural community to Urban. Please see below for calculations:

Alternative A: 990 new units + 776 existing = 1766 = 641/square mile

Alternative B: 1190 new units + 776 existing = 1966 = 714/square mile

Alternative C: 1290 new units + 776 existing = 2066 = 751/square mile

Under the existing criteria, which is still in use, the cut off for defining a Rural population is 2500. In this case, we could add 474 people or 182 units and still retain a Rural status. Being generous, the Eldridge CDP could absorb 1187 people and remain nominally rural, which would be 455 housing units, less than half of the lowest number of units proposed by the County. This number of housing units was proposed by the community.

5) Most or all affordable housing and housing for the disabled. The community has consistently stated that it wants more, if not all, truly affordable housing and housing for the disabled. Our community is diminishing with market rate

housing that is primarily serving as second and even third homes that remain vacant most of the time. Young residents, raised here in the Sonoma Valley, are unable to afford to stay and raise families here. Our school enrollment is diminishing to the point that schools are on the verge of closing. Sonoma Valley Hospital reports that in the last year, another 10% of its workforce has begun commuting from outside the area so that only 30% of its workforce now lives in the area.

6) Move Dunbar school to the campus. In an effort to reduce VMT and enable children to walk and ride bikes to school, moving the school to the SDC campus would truly serve local families.

Wildland Preservation Concerns

1) We, the community, want the wild lands protected along with all of the creatures that inhabit it. We humans depend on a healthy ecosystem for our own existence. By continuing to degrade our ecosystem, we are degrading our own health. While financial feasibility is important, aiming to maximize the financial bottom line should not be the sole goal of the disposition of the property.

2) The specific plan allows for several agricultural uses, including vineyards, commercial agricultural ventures, fenced animal farming, tasting rooms and timber activities on the land outside the core campus area. This does not constitute preservation and protection of wild land and wildlife, and should not be permitted.

DEIR Concerns

1) The Draft EIR is impressive in length but seems to lack substance. It is a document filled with often illogical, nonsensical and unsubstantiated 'data'. One glaringly obvious example is the allegation that by exponentially increasing the current number of residents in Glen Ellen — excluding the future Sonoma Valley residents at Elnoka and the residents and resort at the Kenwood Ranch — any impact of the proposed development of the site would result in 'minimal impact'. This is contrary to common sense and any meaningful analysis of impacts is missing entirely from the DEIR.

Looking to one example, one only needs to speak with residents of Glen Ellen, Kenwood, Oakmont and the Sonoma Valley who have evacuated, at night — some multiple times— about the hours stuck in traffic attempting to flee encroaching wildfire on a two-lane highway. I would remind the Planning Commission that in 2017, in the middle of the night, Glen Ellen experienced encroaching wild fires from 3 sides. The DEIR does not offer an analysis of increased population and the impact of egress in the case of wildfire.

Another example would be the impact of construction on wildlife. All of us who have done construction ourselves and/or experienced the massive reconstruction of our community over the past 5 years in the wake of wildfire can attest to the tremendous impact on wildlife — migration patterns change, access to food and water sources change and are reduced, etc.

The DEIR needs to provide development analyses such as the impacts on wild life, water consumption, egress from fire and how these address the community's concerns.

2) The DEIR does not contain any meaningful mechanisms or language that can be interpreted to hold the future developer accountable for complying with land use specifications and/or violations. This leaves the immediate community of Glen Ellen and the greater Sonoma Valley community at the mercy of the whims of the developer.

3) It is my understanding that California's CEQA and environmental impact reports were created and instituted to protect and conserve nature, conserve precious groundwater, reduce auto use in miles traveled, and address the critical infrastructure needed to evacuate when wildfire threatens. The Specific Plans being proposed by the County and the DEIR currently fall far short.

It is my experience that Glen Ellen is a community of intelligent, thoughtful, compassionate, conscientious, accomplished individuals and creative, forward-looking thinkers. We have taken the community input promise by the County to heart and worked hard to engage in what has turned out to be a marathon of meetings and processes. We are a community that has engaged fully and respectfully but has been largely ignored in this process that has turned out to be what I can only characterize as community input 'theater'.

I respectfully implore the Planning Commission to read, listen to and incorporate the community input (of which there are copious amounts), and direct Permit Sonoma to scale back the proposed plan to one that is reasonable and sustainable.

Thank you -
Katie Christ
Glen Ellen Resident

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P.O. Box 565
Glen Ellen, CA 95442
October 5, 2022

Sonoma County Planning Commissioners
Attention: SCD Proposed Development

To Whom It May Concern:

I was born at home here in Glen Ellen and grew up in the hills surrounding the Sonoma Developmental Center, rehearsing for theater productions in its old halls. I have since gone on to travel the world as a wilderness guide, and I currently work for a local nonprofit in environmental conservation. I'm now in my early 30s, and I hope to make Glen Ellen my homeplace for always. With this long vision in mind, I am writing to urge you to pursue the public trust option which the Glen Ellen Historic society has proposed for the future of the Sonoma Developmental Center.

This is my home. I have spent all of my adult career moving through beautiful wild places and deepening my understanding of ecological connections—enough to recognize that Eldridge is an extravagantly special place, yet also an exceptionally fragile one, as we look ahead to deepening droughts and bigger wildfire risks.

Just last year, by executive order, the State of California committed to protecting 30% of its remaining wild spaces, in the name of climate mediation and biodiversity protection. The eastern slope of Sonoma Mountain—home to corridors that currently protect this biodiversity, yet are imperiled by wildfires—could become a *solution* for some of the problems the state is seeking to address, rather than a disastrous complication created by introducing high density housing or further agricultural/winery/tourism pressures to a place already strained by drought and recent wildfire. Acting too quickly on this hastily crafted proposal would mean that we take irreversibly damaging action before decision makers like yourself have the time to think carefully and act purposefully to determine a plan that makes sense from all perspectives—from state-level priorities regarding climate, to the rural local community, and to the land itself.

The time ahead will present opportunities to prioritize climate resiliency and conservation. This is a call to press pause on making decisions about the SDC and instead to allow a public trust to approach the issue with a careful pace and a long view for those of us—like myself—who will be inheritors and stewards of this land for a long time to come. Please consider the proposal for a public trust with an engaged mind and an open heart.

Sincerely,

Hannah Hindley

P.O. Box 565
Glen Ellen, CA 95442
October 5, 2022

Sonoma County Planning Commissioners
Attention: SCD Proposed Development

To Whom It May Concern:

As a longtime concerned resident of 35 years in Glen Ellen, I urge the Commissioners to consider the many grave and troublesome concerns that abound in the Sonoma Permit development proposal for the Sonoma Developmental Center property.

It is vitally important to guarantee the future conservation of the 700+ acres of open space. These must be protected from *all* development going forward—including any proposed agricultural or commercial use. Scientific research underscores that wildlife corridors be inviolate—and this includes the interface with the already developed campus. Wildlife—both animal and botanical—must be afforded freedom of passage in the face of increasing and unpredictable climate change. Agriculture and its attendant industries (wineries, visitor events) and the addition of thousands of new residents (noise, traffic, pets, light pollution, water resources, fire hazard) are incompatible with wildness and conservation. This is a prime territory of mountain lions, our apex predator.

I question the wisdom of any development that proposes the tear down of existing structures and replacement with new construction. Prevailing architectural wisdom now favors renovation—in the interest of carbon release. The environmental cost of tear down and rebuild is far costlier in the long term. This is also true of adding roads—placing an unbearable burden on the already crowded narrow roads in this part of the valley—restricting safe evacuation in this hugely fire prone area of Sonoma Mountain. Increased motor traffic from 1000 homes would create havoc in this small community. The outcomes of the high density proposals would be catastrophic.

In regard to the acute statewide housing shortage, the proposed development is skewed toward market housing—and there are far better sites to develop within the county, with high density infrastructure accessible to mass transit and the 101 corridor for commuting to jobs, schools, services, and shopping. Low income and special needs housing must be paramount at the SDC site.

I champion the public trust option which the Glen Ellen Historic society has proposed. The local community deserves to have a primary voice in what happens here. SDC deserves a place of recognition that honors the thousands of clients served here. This site of great historic, cultural, and environmental significance offers an opportunity for conservation, preservation, and a sustainable visionary design for the next 100 years.

Respectfully,
Diana Hindley

From: [Diana Hindley](#)
To: [PlanningAgency](#)
Subject: SDC proposal
Date: Wednesday, October 5, 2022 2:58:22 PM
Attachments: [SDC Planning commission letter Oct 5, 2022.docx](#)

P.O. Box 565
Glen Ellen, CA 95442
October 5, 2022

Sonoma County Planning Commissioners
Attention: SCD Proposed Development

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Respectfully,
Diana Hindley

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From: [Hannah Hindley](#)
To: [PlanningAgency](#)
Subject: SDC Proposal
Date: Wednesday, October 5, 2022 2:41:30 PM
Attachments: [SDC Letter Hannah Hindley.docx](#)

Please see attached comments for the upcoming meeting. Thank you!

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Hannah Hindley
WRITER, NATURALIST, GUIDE
707 206 2073

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From: [Sharon Church](#)
To: [PlanningAgency](#)
Cc: [Susan Gorin](#); [Kate Eagles](#); [Arthur Dawson](#); [Alice Horowitz](#); [Nick Brown](#)
Subject: SDC Specific Plan Comments for October 6 Meeting
Date: Wednesday, October 5, 2022 3:58:14 PM

Thank you to all who arranged, conducted and attended the tour of the SDC Campus last Thursday. I hope you noticed the rural location and access to the site via two-lane roads. Unlike Petaluma, Rohnert Park, Santa Rosa, Windsor and Healdsburg, Highway 101 is many miles away from the Sonoma Valley. The level of development proposed for the site is simply too much for this location and is not safe, environmentally sound or appropriate. I ask that you take the time to do justice to the site, our community, our County, our State, our environment and future generations by directing Permit Sonoma to immediately work on a reduced project with specific objectives and protections—no more noncommittal words like “should”. A Specific Plan should be SPECIFIC!

Please consider:

--[if !supportLists]-->• <!--[endif]-->**EVACUATIONS.** Was there consideration of the *cumulative* impacts of all development (including those not yet built) impacting Highway 12 from Santa Rosa to Sonoma and Arnold Drive, including special events?

Claims that adding up to 1,000 housing units (2,400 residents) with an estimated 2 vehicles per household plus 940 jobs in the commercial area (and special events which will provide surges of increased vehicles) would not impact our ability to evacuate during the next emergency are irresponsible. The “models” used defy common sense, ignore the already burdened two lane roads (Highway 12 and Arnold Drive), paint a rosy picture of available public transportation and are clearly a transparent attempt to move past this life or death matter. A Highway 12 connector would only serve to send people toward the fire and/or an already congested Highway 12 in a futile circle which could make evacuation even worse. A connector also removes an obstacle to growth in protected areas which would further exacerbate our ability to evacuate during a wildfire. ***Note that the Elnoka Senior Community project on Highway 12 in Santa Rosa was recently reduced by 60% (from 676 units to 272 units) to address concerns raised by the community and to address potential traffic impacts.***

Additionally, using the resident population of the SDC to justify the proposed residential population of the new development is apples and oranges. The SDC residents did not generate vehicle trips and were cared for in place by the employees, who worked in shifts.

--[if !supportLists]-->• <!--[endif]-->**CLIMATE CHANGE.** Figure 2.3-1 of Specific Plan (Fire Constraints) is inaccurate. It does not reflect the fire damage along Sonoma Creek to the nursery on Trestle Glen or the loss of a home and other structures along Burbank Drive in the 2017 Nuns Fire.

CalFire is updating the Fire Hazard Severity Zones Maps for the first time since 2007. The new maps are to be released before the end of the year. Have these been taken into consideration? Climate change is here and affecting us now, with forecasts to get much worse. This must be addressed!

Risk Factor now indicates that properties near Sonoma Creek have a MAJOR risk of flooding which is in **direct conflict** to the Statement in Section 2.3 of the draft Specific Plan and the 100-year flood plain in Figure 5.3-1 titled “Maximum Heights” that “all 100 year and 500-year floods can be accommodated within the banks of Sonoma Creek without additional flooding”. What recent analysis has been performed on flood risk or is Permit Sonoma using old data? Has Risk Factor been utilized in the studies? The area where we concluded Thursday’s meeting has a significant risk of flooding as weather patterns change—how is this being addressed in the Specific Plan?

--[if !supportLists]-->• <!--[endif]-->**PARKING.** How will you ensure that our Glen Ellen neighborhood on the South side of the SDC will not have to support parking for those seeking free parking not available at the campus?

Parking policy 3-27 in the draft Specific Plan says there will be NO free parking within the campus. Further, the plan is to provide less parking than would typically be required, to encourage biking and walking. What a disaster for the Glen Ellen neighborhood to the South! People will park and store vehicles along Martin, Lorna, Cecelia, Burbank, Sonoma Glen Circle and Marty due to lack of parking spaces and to avoid charges. In addition, the concept of shared parking between residential and commercial uses is not realistic in practice. This will clearly burden an existing neighborhood to allow for overdevelopment and profit for the developer while pretending there are fewer vehicles. Unacceptable! Parking policy 3-34 discusses developing a special event parking management plan to accommodate *surges* in parking demand. **Special event surges will only exacerbate the lack of capacity on our roads to evacuate safely during an emergency.**

--[if !supportLists]-->• <!--[endif]-->**OPEN SPACE/LAND USE.** Table 4-3 of the Draft Specific Plan identifies potential uses in the Open Space which do not match up with our understanding of Open Space. Wineries, tasting rooms, (could that include marijuana farms as well?), farm retail sales, etc. are all incompatible with Open Space and would definitely negatively impact wildlife. An area of five or fewer acres of organic food agriculture in a specific area at the southern end of the east open space could be studied as a possibility to determine if impacts are minimal. Table 4-3 needs to be rewritten to remove all

activities other than the possibility of a small organic food growth area as mentioned above.

Does the Specific Plan comply with the current General Plan? It seems the answer is NO. What happened to city-centered and transit-oriented development? There is minimal transit here and Permit Sonoma is recommending urban development in a rural area. Pretending the people who live there will work there is a unrealistic and deceptive.

--[if !supportLists]-->• <!--[endif]-->**TIME.** If time is of the essence, why did Permit Sonoma push forward a plan they knew the community did not support? Why the maximum? Why the disregard to our safety and to the environment? This Specific Plan is egregious and as Planning Commissioners, I encourage you to take the time to get this right.

In addition, rather than being a victim of the State's artificial timeline, it seems Sonoma County has some power in terms of the Specific Plan. Without a Specific Plan, how could a buyer determine a price to pay for the property? How would the State be able to punitively move forward without a County-approved Specific Plan? I would appreciate it if you could answer these two time-related questions during the meeting on October 6.

I participated in the outreach over the years, believing the County was listening to the Community and that the County would embrace a reasonable plan that the Community could support. Instead, Permit Sonoma is pushing for the maximum and knowingly driving an incompatible plan. The overbuilt plan fails to provide the amount of affordable housing we would support. I ask that you direct Permit Sonoma to work with the community, scale back the development, increase the affordable housing, protect the wildlife corridor and scenic beauty, adequately and honestly address the climate and environmental challenges, and restore our faith in our County government.

Thank you.

Sharon Church

Proud 30-year resident of Glen Ellen

15241 Marty Drive

Glen Ellen, CA 95442

707-287-5299

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From: [Deb Pool](#)
To: [PlanningAgency](#)
Cc: [Susan Gorin](#)
Subject: What we need in the SDC Specific Plan
Date: Wednesday, October 5, 2022 4:14:55 PM

Dear Planning Commissioners,

My name is Deb McElroy Pool, and I have been a resident of Glen Ellen for 47 years. The Sonoma Developmental Center property is 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.

For the last 5 years there have been so many letters submitted from the community and organizations who care about the future of Sonoma Valley, in hopes of creating an important, impactful outcome for the Sonoma Developmental Center in Eldridge. Unfortunately, this information has not reached the Planning Commission or Permit Sonoma. We are now directed to “let you know what we want”, so here we go, *again*.

We need:

-As reflected in the Historic Preservation Alternative (which I support), a substantially scaled-down plan for residential and commercial uses. (450 homes, mostly or entirely affordable)
This will keep the area semi-rural and reduce adverse impacts such as wildfire, evacuation, drought, traffic, land use, protecting night sky, and making sure the wildlife corridor is not critically impacted.

-We need to prohibit these permitted activities in the Preserved Open Space as listed in Draft Specific Plan Table 4-3.

No:

- * Agricultural Crop Production and Cultivation
- * Agricultural Processing
- * Animal Keeping: Confined Farm Animals
- * Animal Keeping: Farm Animals
- * Farm Retail Sales
- * Farm Stands
- * Indoor Crop Cultivation
- * Mushroom Farming
- * Nursery, Wholesale
- * Timberland Conversions, Minor
- * Tasting Rooms

-We need affordable housing, low income, workforce housing, senior housing, and housing for individuals with developmental disabilities for residents **who presently reside in Sonoma Valley**. Making sure that the new development fits with adjacent communities of Glen and Eldridge.

-We need to protect our natural resources, the open space, Sonoma Creek, the riparian corridor, the wetlands for recharge, the wildlife corridor and all the species that reside there.

-We need to include in the cost of redevelopment the expense of carbon. The price per square foot to build new, should have the cost of demolition added in, so that when you compare repurposing verses new construction, you have included ALL the costs.

-We need to remember and point out that Permit Sonoma's new site plan has been justified by comparing apples to oranges. The previous community at SDC was INSTITUTIONAL, the residents did not drive vehicles, the employees work was in three shifts, and there was no commercial uses. This new plan is 1,000 homes, commercial use and a proposed hotel. There is nothing similar in this comparison.

-We need to minimize fencing and lighting throughout the entire property, prioritizing and supporting the wildlife corridor.

- We need to **listen** to and **utilize the experts** who have sent in detailed, informative, constructive input, (e.g. but not limited to) Vicki Hill, Environmental Land Use Planner; Eamon O'Brian, Sonoma Land Trust; Johanna Patri, Professional Planner; Center for Biodiversity; Meg Beeler, Sonoma Mountain Preservation and Teri Shore, Environmentalist.

-We need to consider all the accumulative projects that are in the works in Sonoma Valley, Graywood Ranch, Kenwood and Elnoka, in Santa Rosa for example. Collectively this means more traffic, people to evacuate, more natural resources used, more impact on wildlife, the night skies.

And finally, we need to support Commissioner Carr's request (Planning Commissioners Meeting 9/15/22) for additional time to get this right. He stated that in order for the Planning Commission to do their job well, they would need additional time to go page by page. To date, this may be one of the largest projects proposed in unincorporated Sonoma County and it deserves and warrants mindful consideration.

Sincerely,

Deb McElroy Pool
13588 Railroad Avenue
Glen Ellen, CA

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