

[00:00:42.610] - Speaker 1

I know you're all having a great time catching up, but we're going to be starting the meeting in a couple of minutes. So if anyone is far away at a tree now is the time to wander over. And if people start walking in direction, you're not paying attention assume that you're invited and follow. I'm Scott Orr, the Deputy Director of Planning. This is a different kind of meeting in that we're not on a Zoom screen and we're in person and we're at a place where we don't normally meet. So I'm sure we'll encounter some technical issues and I'm sure some spots will not have as much shade as we like. And I'm sure all of our hair is going to start wilting, and I hope everyone has sunscreen. Please remember we're all just trying to take information in today, learn about a place and keep it positive. I'm going to turn it over to Chair Reed to open the meeting and again, this isn't something we do all the time so let's, join us in rolling with it as the technology and everything plays out.

[00:00:42.610] - Speaker 2

Welcome, everyone. It is great to see everybody in real life for a change. I'm going to call the meeting to order and open the Special Meeting of the Sonoma County Planning Agency of September 29, 2022 which is on location at the Sonoma Development Center site. As indicated on the agenda, today's meeting is an in-person special meeting and site visit on draft Sonoma Development Center Specific Plan. No actions will be taken today and no hearing will be held. You will be able to ask questions and have comments according to the protocol for that.

[00:01:52.800] - Speaker 1

Scott, do you want to do roll call? Sure, Commissioner Carr? Here. Commissioner Carr is present. Commissioner Cornwall? Commissioner Cornwall is present. Commissioner Gilardi is absent. Commissioner Ocaña? Here. Commissioner Ocaña is present. Commissioner Wiig is absent. Commissioner Deas is absent and Commissioner McCaffery is absent. Commissioner Koenigshofer? Here. Commissioner Koenigshofer is here. And the second District 5 seat is empty. County Counsel Sita is here. Do we have a quorum today based on that roll call? And, most importantly, Chair Reed has shown that he is here.

[00:01:52.800] - Speaker 3

Even with Chair Reed we do not have a quorum today as most of the Planning Agency is sick. However, because we are not holding a public hearing and there will be no votes taken, we can still proceed with the planned site visit and the agenda.

[00:01:53.590] - Speaker 2

Scott, do we have any correspondence?

[00:01:54.790] - Speaker 1

We do not have any new correspondence and no actions from the Board of Supervisors.

[00:01:55.990] - Speaker 2

And any commissioner announcements? I'm seeing none. I'll make a few comments about the protocol for today so hopefully that will clarify a few things. First, it will be audio recorded. We will not have access to the interior of the building, so keep your hats on. So the entire visit will be outdoors. This is a special meeting we will not be taking public comments on matters not on today's agenda. There will be an opportunity for public comment about the site visit at the conclusion of the site visit. Members of the public are asked to hold their comments and questions until the public comment period and to not attempt to speak with one or more commissioners during the tour or site visit. This ensures that all commissioners hear what any individual commissioner hears from a member of the public or public commissioner and that speakers are captured by audio recordings. Similarly, planning agency members are asked to hold their comments until the conclusion of public comment. However, where a planning agency member has a question during the site visit, the member may ask the questions as long as the question and answer is audible to all planning agency members and members of the public attending. As a reminder, conversations between planning agency members or between planning agency members and members of the public where all in attendance cannot hear the conversation in the context of this meeting and site visit as an indication of a side conversation, are not consistent with an open meeting under the Brown Act. With that, I will turn it back to staff. [inaudible 00:06:11] While Brian gets the microphone working. So this is probably going to be the meeting with the most sunglasses and the least ties that we'll have this year. Again, please be cautious of how you're doing the handing out in the sun. We'll try to have as much shade as we can, but please take care of yourself. I'll turn it over to Brian Oh whose the Comprehensive Planning Manager.

[00:06:52.350] - Speaker 1

Can everyone hear me? All right? Well, thank you so much for being here. Thank you, Deputy Director Orr for the introduction. My name is Brian Oh. I'm the Comprehensive Planning Manager and Project Planner lead for the Sonoma Developmental Center specific plan, which is what bringing this group together and just echo these comments about being in person. Much of this process with my involvement has been over zoom and just the smiles seem a little bit wider. Thank you for your time here. We have some of our representatives from the State Department of Developmental Services here as well. So we thank them for their gracious hosting of us today. And I will just direct folks, if you haven't printed out, all the material that is on the agenda, it can be picked up in the box here. So there's a walking tour map as well as a number of different materials for your consideration. Take a look at them. Much of this, or all of this will be done verbally and so we ask again again. Why don't I just wait for people to pick up their packet.

[00:07:33.750] - Speaker 1

All right everybody, you don't need to talk to pick up a packet. We'd like to keep sharing information with you, but please help us keep them in order.

[00:07:33.750] - Speaker 1

Alright, so I am going to start the presentation here so I ask if you are on the map at the end of the packet, we are at location number one. So this is the [inaudible 00:07:34] receiving building and it really is the start of what we call the core campus. Also we should mention our consultants are here as well. Thank you so much for being here and spending your afternoon with us. Ok, so why are we all here? We are wanting to ensure the future and the care of SDC. A number of you that I've met either over phone, or email, in person this morning, have some connection. Whether it's a neighbor where I live that worked here, some of our co-workers that grew up on campus with their parents also as employees here as well as the parent hospital association that has continued the legacy of care for the family members that were cared for on this site for a number of generations.

[00:09:46.270] - Speaker 1

Three years ago, the State and the County of Sonoma embarked on a three-year planning process. The County of Sonoma would be in charge of a local planning process and the State would be in charge of the sale and disposition of the property. And so, that kicked off a number of events in the community and we're here today to release the Draft Specific Plan much of the information is in your packet. It's also been available on our website. But the focus has been very clear. The state and the county is in alignment for maximizing the open space. As so, first and foremost, the point I want to make here, the 700 plus acres outside of the campus will continue to be open space for the public. And all of our documents have reflected that commitment from both the state and the county. One of the other charges in the legislation, is prioritization of housing. So we are in a housing crisis up and down the state. We know that this isn't the location to address and solve all of the housing crisis, but there is a component. Each site has a responsibility and play the role in providing, ensuring healthy and attainable housing for their community members. So we hear a lot about his or her sons and family members that have to leave [inaudible 00:12:11] and unable to relocate back here because of affordability. So that's one of our primary charges. In the plan it's 25% improvement that goes above and beyond any other jurisdiction in the state to ensure that there is an inclusive community here no matter what [inaudible 00:12:10]. So we're looking at 25% improvement we've also heard a lot about how are we making sure that it makes for more affordable housing.

[00:11:09.590] - Speaker 1

have been very clear

[00:16:20.810] - Speaker 1

if there are questions that can be held to the angle, but if there are short sites.

[00:17:37.210] - Speaker 2

We're all in the general area. Yeah.

[00:19:13.760] - Speaker 1

Good. Everyone's awake. Excellent. So we are surrounded here by a set of cottages. And so this is really just the book end of the historic where we started the tour in the discussion was the central course of this campus, served for a number of generations. And so everything within this campus, the focal point, the development, the redevelopment, will be happening within a quarter mile of the central green. And so we're here. This is a nice juxtaposition here. Where we have part of the land use will include non residential. When we look to the west and then to the east here up towards Arnold. Again, a nod to legislation. How are we preserving and maintaining as much of that open space and recreation space? A lot of focus of the housing products around the ball field, so that's something that will be maintained. It will be active park space for this community. And we've been able to walk this grid. This was a sustained and contained community. The amenities here were provided on site for the residents and for the families. And so a lot of the infrastructure is still there when we think about the transportation network.

[00:21:04.270] - Speaker 1

And so there was a bus that circulated throughout this campus to do and if you look towards Arnold Drive, we still see some of the legacy there of the bus stop. And so all of these streets will be redeveloped into safe mobility spaces. So for people walking, people biking, people with accessibility challenges, all of these will have a uniform redesign that will make walking and independently from north really checks off one of the core public spaces, bike lanes. There's a couple pages in your package just to help you kind of imagine and visualize what that's another important point I wanted to make of ours that are being added to our communities. And it's a thing that we absolutely took a look at as part of this. Nevertheless, there are ways for us to really shift those behaviors. And so let me acronym I use today think about like an HOA homeowners association. One of the big policies here that we're looking at is for Transportation Management Association to really have that focus in this campus. And so that's one of the impacts that we looked at in the driving facts and based in success is to manage it, actively manage how people get to and from and within this campus.

[00:23:41.380] - Speaker 1

On top of that, we've worked closely with our local county bicycle coalition and so had the opportunity to bring the director out here and she shorted it herself and just really trying to imagine this place. How do we get from one point to the other, one end of this expansion and creation of protected safe bicycle facilities throughout the campus, as well as for people walking as well, so ensuring that there's adequate space for mobility regardless of how you're being mobile. So I talked a little bit about the centers, the public spaces. A core component of this is how are we for the public? And it's not sort of a privatized

community. So I talked a little bit about the active recreation space. The Ball field essentially has a community, but everything we've also taken a hard look and working with a lot of you that have been doing the hard work. How are we building behind this building? This is a critical piece of the wildlife corridor. There's a lot of discussion, I've heard a lot of concerns about how we're protecting the wildlife corridor and ensuring that there's not just mobility for people, but mobility for our animals that need to get across these two not ranges that are to our left and to our right.

[00:26:03.430] - Speaker 1

Again, a nod to the legislation. How are we maximizing open space? You'll see in the map that we're pulling back where there's developed existing buildings. We're pulling back from that wildlife corridor to make sure that there's some degree of separation between the community and with the wildlife presence. And so I think I will take if there's commissioners that have questions just on the realm and mobility. If you get to the middle of the packet, there's figure 4.31 historic. If you look at the top of the page, almost a little bit out of Star Wars, a little bit just the footprint. But there's either three identical buildings. We have the Wagner, we have done Bar. I go and write and so Wagner here and then we have done Bar. And right behind me and those historic resources that we are critical to maintaining that feel. And we'll talk a little bit more about the historic resources when we get to the next stop. But we feel if we can and we've gone through some studies on how best of maintain and balance preservation of historic buildings, but also maintain all the great things that the community wants to see for this property.

[00:28:06.810] - Speaker 1

And so we've heard a lot of really good comments on which buildings we should be saving. We've gone through an assessment on the condition, and I apologize that we aren't able to go inside the building. Enter at your own risk. Just the state was asking for liability and all that. So some of these, you actually can peek through the window if you're curious. There's a lot of really great photographs and images in all of our reports, and that could give you a sense of what it looks like in the.

[00:28:49.590] - Speaker 2

Past.

[00:29:09.400] - Speaker 1

I guess I could be doing a mobile workshop here as I'm walking, but just so everyone can hear, I'll try and make those comments when we're all stationary, but since we're here and we're talking about it, and we'll get to the main building in a minute here, so if you look on that figure, so figure 3.31, historic assets. We're at the top end. These three buildings here are being proposed to remain. And then if you look towards the central four, you'll also just following this legend. If you look at that magenta pink, it's the contributing building or landscape feature to remove. And so, for example, the Finty building here, just diagonal with the mature trees, that would be one that we would be based on the assessment, the

condition of the building, the potential for reuse, that is one that being proposed to be redeveloped into part of the historic core. There's going to be some design policies or there are design policies in there to ensure that the look and feel of any other redevelopment is similar. It has the same feel as some of these buildings that are being proposed to be remain.

[00:30:40.830] - Speaker 1

And so let's see what else we're looking at here. I guess we can't see much more here, but when we get to the main building, Commissioner, I can point out a few more buildings. Any other commissioner questions? All right, so it's one quarter mile down this way, right in front of the main building. I will see there. All right, so stop number three here. We're going to talk about historic group. We'll continue we will continue the discussion on historic preservation. And let me make sure that folks can access the stairs and also I'll make sure that I'm projecting this way as well. So behind us is the main building. It is the one individual landmark that is recognized at the national level. And there's a lot of history here. Obviously. It leans slightly to the back right? And so there's a rehabilitation component to this. This is one of a number of historic resources and buildings that the county is proposing to preserve as part of the specific plan. It's the iconic, or what's less, of the main PEC building. And so we went through a process, roughly \$30 million in rehabilitation. And so with that, there's been a lot of really great discussion just around what the potential use could be.

[00:32:45.770] - Speaker 1

And so you'll notice on the land use map, this area is designated as sort of a flex space. So how are we maximizing knowing that this project will likely take at a minimum 20 years to really come to fruition and to get the full impact of the plan, it's going to take 20 years. And so we have an implementation plan on how best to phase that based on a number of inputs from the community, just on what's most important. And so part of that will be how are we maximizing the flexibility for these high cost buildings and for them to be successful. So this is one of 21 buildings that make up this core campus or the core center that we're proposing to preserve. And so there was a really great question earlier just about what the look and feel of this corridor will be. And essentially when we think about the setbacks, when we think about the building footprints, what you're seeing here, present day is what you'll see over the next 20 plus years. The same goes for any of the building frontage along the corridor around the central green. This is going to be that place with some design elements for walkability and approachability.

[00:34:39.000] - Speaker 1

You can imagine store frontage, you can imagine a mix of a small number of housing to be built within this core. And then there was a question just about as I make these steps, you should probably earmark or dog ear this 4.31 historic assets figure. We're at the main building, it's the one in blue with the yellow highlight around. And so if you look out to the central green, we have the only active building and presence on the west campus, which is the Porter Administration building. Dedicated and hard working state employees that are ensuring that there is some presence on sites. We have elders, fire present as

well as public safety presence as well throughout this process until the three year agreement and process completes between the county and the state. And so the main building, again, we have a number of the Porter administration building, a number of employees there. And so that is a non contributing built, adaptively reused in the hospital. So this is the Chamberlain hospital. So it's just above if you're looking just north of the central green. So that's the other contributing building or landscape feature to remain. And then we all met at the frederickson receiving center.

[00:36:41.010] - Speaker 1

And so that is one that is not contributing. And so when I say contributing, what I really mean is we have called the Sonoma State Home Historic District. The period of significance for that, my father in lawn, all of this again is in the plan. Just realize that that is my mother in law's birth as well. Okay, so within the Sonoma State Home Historic District we have 75 buildings, historic buildings and structures. So when I say structures, the entrance, the iconic entrance with the stone that you see when you come into campus, that's what we consider one of the historic contributing structures. And so in total, there's 75 on both ends of campus. The majority of those 65 of the 75 are here. And so that's really what went into the development and thought process of how are we understanding that there's a balance of preserving as much of the history and the physical buildings as possible, balancing that with all the other objectives that this legislation and the plan and, frankly, the guiding principles and the community vision that many of you have contributed to developing. And so there's a little bit of information just around the guiding principles and the vision for what the community sees or wants to see for this campus over the next 20 plus years.

[00:38:52.890] - Speaker 1

And so a majority, most, if not all, of the buildings on the east side of campus. And that is where we'll conclude the presentation. And a couple of stops, those are all built posts. And so while they were significant in housing a number of our residents and a number of our families, much of the residential do not have a historic significance. Okay, so let's look this way. This is actually up until the pandemic. This is an indoor basketball court. It was rented out by a local school. And it's a non contributing it's a pretty building. Many of you have been in there. There's pictures in the report. It's a non contributing building to remain. We think that there's an opportunity to historically and adaptively reuse that building. And then just to east, it's not labeled here. It's a facility. And so there's a preschool, or was a preschool there. And so you see that just next. It's in the light blue. It's a non contributing building to remove, being proposed to remove. And then you may see the one cottage when you turned in the Pines building just along Arnold Drive. That's another one that contributing building or landscape feature to remain.

[00:40:53.080] - Speaker 1

I think there's another important thing that we've wanted to maintain, is we hear a lot from the community about wanting to maintain the same feel when you're driving up and down Arnold Drive. A lot of thought went into how best we can preserve that while balancing a number of objectives point out how far to the buildings on the other side in the new development. Thank you, Commissioner. So the question is, will we

essentially maintain the look and feel and the space that we are seeing here in Jossie? Correct me if I'm wrong, but we are proposing to maintain what you're seeing out here to be the front setback of any future redevelopment. In addition to that, we're looking at no more than 250 foot blocks. And so there's been a lot of discussion about permeability, essentially, for the wildlife that are crossing from one end to the other end. Of campus. And so to maintain some of the walkability, some of the on the ground presence, we are proposing that no building with goes beyond 250ft. So there's a really great example of this in many places. But when I think about yachtville in our county over in Napa, they do a really nice job in the downtown where it has that really welcome, feel safe.

[00:43:16.480] - Speaker 1

There's a safety component to it and you're not needing to get across a huge block just to get to where you need to get throughout the campus. That Jim over there. That will be the facade that faces Harney when this is developed in the future. Everyone meet Jossie. She's with Diet and Batea, our consultant.

[00:43:47.570] - Speaker 2

Hi. Thank you. I just want to clarify that for the plan, the building setback line on this side would actually be you can't hear me? Okay. Is that better? Yes. Okay, great. The building setback line over on this side would actually mirror that wall of those buildings. So it would be set in a little bit from the existing.

[00:44:18.980] - Speaker 1

Hello. Historic district buildings that are remain. I think it would be help you clarify the map to, say, proposed to remain. But are there policies that affect how those buildings are maintained and or redeveloped? So the question is, what assurance is there in the plan? Is that better? Okay, so the question is, what components of the plan ensures that figure 4.31 historic assets, the contributing and noncontributing buildings that are being proposed to remain, how do we ensure that that's a real change? And so there is one very specific policy in there, and this will apply to any project that comes through, is the future project proponent, whoever that may be. Thank you. Whoever that may be will have to develop a historic preservation plan. And so what that means is there's the inventory there's, the policies on which buildings should stay, which buildings we can redevelop, and ultimately it's going to be up to the project sponsor, whoever that is, just from our perspective from the county. This is what we feel strongly balances the desire to preserve a number of these historically significant buildings. And I'll get to one more along this corridor at our next stop.

[00:46:20.240] - Speaker 1

How do we balance that with the real financial reality of redeveloping 180 plus acres in this market? So the to be developed historic plan, will that be subject to any public hearings and will it be incorporated into the specific plan as a component of the specific plan? Thank you, Commissioner. Absolutely. So as part of any projects in the middle, it will need to go through just like any other project. And so what we're

standing in is a historic district, by all accounts from the county of Sonoma. So we do have a historic district overlay here. What that means is there would be at least a public hearing that would get us in front of or get someone in front of the Landmarks Commission. And so part of the proposal would need to be vetted, not just at the community level, I would imagine, to start with, but through our various planning bodies for the county. Essenoma well, without speculating, I think what we have is a strong policy on where the county lands on historic preservation of a number of contributing buildings. Part of why there's some non contributing buildings goes to this idea that there needs to be there's sort of this intangible component to a historic district.

[00:48:29.810] - Speaker 1

So, yes, we're proposing to remove a number of the buildings. We're also proposing to save a number of them. But how are we maintaining that look and feel? And it's not just about the number of buildings that we're saving, it's about the presence. So I get that. What I'm trying to get to is more perhaps a procedural question. I think a lot of people are concerned that once the specific plan is adopted that ends any input for the entire projected 20 year horizon during which the development will unfold. I'd like to understand, and I'm sure others would, what, if any, sub parts of the project would trigger further public opportunity to hold forth on the details and components of a particular phase? Thank you, Commissioner. So, like every other project, once the application is submitted, depending on again, I don't want to speculate what piece of this property gets redeveloped, it will go through the necessary entitlement and planning process. And so that will include engagement with the community, engagement with stakeholders such as the Glen Allen Historic Society that has been front and center, really, in wanting to preserve some of the history here in the buildings, and then it'll go through its planning process with the county.

[00:50:11.900] - Speaker 1

One thing I'd like to add is anything that is listed as requires a use permit, that is a public process, same as any existing use permit. So in addition to landmarks, something is listed as requiring a conditional use permit. It's going to go through the same process that current use permits go through, where you're looking at zoning consistency, general plan consistency, specific plan, area plan consistency, and any other local policies that apply. So there's a lot set in place with the current framework of permitting California to make sure that future things that are a more intense use that hasn't been studied are considered through that public process. Any other commissioner questions, comments? All right. I will see everyone at Station four. So we are on Lake Three. So if there is a desire to drive the quarter mile, you are free to hop into your vehicle. The state thank you so much. Has provided us with the van. So it's the white Ford cargo van there. If you would like to hit your ride, please stop on up right to the van. Thank you.

[00:54:07.560] - Speaker 1

Alright, thank you, JJ, for the transportation. And just again, a reminder, if hopefully everyone's well hydrated. We are halfway through. After this stop, we'll have one more stop and then we'll wrap it up back

where we started in front of the Frederickson Building. Okay, so this is the other end. So this is the southern end of campus. And so this is one of the creeks that intersect with Sonoma Creek. And so another critical component to the wildlife habitat that is all encompassing of this campus. And so this is a nice place just to take a look at a number of projects or plan policies. So you can't really see it unless you are cheap acre over there. But behind this along the creek is the one county historic landmark. This is Sonoma House residence one 40, and again being proposed to remain. It's got roughly a \$4 million price tag to it. And so this is another piece that we want to keep. We think it is absolutely part of the fabric of the historic core and it also is somewhat underutilized. Right. So you'll notice on the land use map, there's another opportunity here for public space.

[00:55:58.910] - Speaker 1

And so the stands of redwood in front of Sonoma House that's being proposed as a place for recreation and open space within campus. So let's look southward, another sort of iconically called Sonoma Circle. This was one of the more recent tenants, I believe it was the local junior college that had established a presence at the end of the street. The central Green, again, roughly a quarter mile from the central point of campus, being reimagined to be open space. And so this is a focal point for South Campus. Again, a number of these buildings being preserved, some not. And all of that will make up essentially another core district within this campus. This is Hill, I believe. Actually, we use this as emergency evacuation center in the past. Again, much of it is there's a whole inventory on our website just on the condition of each and every one of these buildings. And all of that went into ultimately what we're proposing to keep, adaptability, use. You may have seen a press release from us over the last few days ago. And so the county of Sonoma, we're fortunate enough to receive a \$250,000 planning grant from the state coastal conservancy.

[00:58:00.800] - Speaker 1

And so there's been a lot of whispering, just a lot of discussion about what could fit. Right. We're establishing a footprint here with the plan, with the Eir. Why don't we explore what one potential reuse could be? And so with that \$250,000, we'll go through a process of studying and putting together a business plan on how to create a climate center for this campus or parts of this campus. And so it's exciting. It's something that will absolutely would follow the plan. There's been questions just about how those two intermix. And so it's the plan first, it's the strength of the policies in that plan and that'll dictate anything that may come here whether it's climate center, parts of the climate center or some other project. Okay, so I will take questions or commissions. Just a quick one. Brian, the Walnut building over here is labeled as remote if necessary. Could you explain what if necessary? So there's one key in the legend and there's a number of policies within the historic preservation. Again, it goes to this balance. How are we balancing wanting to keep the historic field the primary components of the historic district?

[00:59:59.350] - Speaker 1

And so I mentioned at the last stop, the future project proponent would be submitting a historic preservation plan. Part of that plan will be up to set project proponent on what buildings will be. And so when we say if necessary, we went through, and this was through a lot of discussion with groups like the Guano and Historic Society, there's sort of this cheering, okay, we know we can't keep in the event that we can't keep everything, these are the ones that are either at least significant or of inferior quality. Not quality, but condition. That's just all it's pointing to is sort of this hearing of if there are buildings that need to be, these are the ones that we are asking folks to consider. One other thing I'd like to add is from working as a planner, when we see things in the code or in a plan that say if necessary or as necessary, that sparks the question of whenever we're looking at a proposal that says we want to remove this, we need to see a reason why it is being removed, why it's necessary. So there's any number of reasons that could go into it, but it's another check along the way.

[01:01:33.130] - Speaker 1

As Commissioner Konachoker pointed out, with future public processes, use permits all along that road, there's things that we're going to be looking at. Go, oh, this is something we flagged that just to make sure that it got looked at again. So anytime you see something as necessary, just means some ladder is going to be asking a question and saying, prove it. Other questions. Okay, so this concludes the tour of the West Campus. So follow me. And at this point it's been pretty comprehensive. A nice mix of residential and nonresidential proposals. We will walk across Arnold along the main where the stop sign is, and we'll stop just short of Sonoma Creek for our last stop. And again, if you would like a lift, the white van will take you. Thank you,

[01:03:19.450] - Speaker 1

thank you.

[01:04:13.030] - Speaker 1

Thank you for your patience, everyone. I know it's warm. Hope everyone is hanging in there. Okay. Alright, so we're here. You're fine. Can folks on the other side of the road hear me good? All right, so this is the final stop. We are on the east side of campus. So everything here again, built post World War 219 50, outside of the period of significance for the historic district. This is an opportunity and a good way to sort of book on this tour and I think back to the legislature. So how do we maximize open space? How do we prioritize housing, especially for people with developmental disabilities and affordable housing, deed restricted affordable housing. And so part of that project, so the plan proposes over the 20 plus years to redevelop 1000 housing units, 283 of those to be deed restricted affordable housing, which when we look at the studies, the demand for it, the need for it is incredible. We think about the economy here in the Sonoma Valley, and we think about the opportunities for people to stay in the communities that they live. It's a struggle. We hear about this with our neighbors, we hear about this up at the cube in our permit center.

[01:06:11.230] - Speaker 1

It's a reality that we are trying to address here. So 283, so almost 30% of the housing will be for deed restricted income based affordable housing units. There's also what we call missing middle income. So for the firefighter, for the planner, for the teacher, especially our teachers, early on we had a conversation with our Sonoma Valley School District just on their needs. It's not for more campuses, it's to house their teachers, it's to house their classified staff. This is front and center. It's something that is a primary component of this plan. And again, I mentioned it at the start of this tour, this goes above and beyond. So the 25% that equates to the 283. When we think about the different policies that are in the plan, let's talk about Missy middle. So the teachers, they make slightly too much, but their price out if they're trying to compete. I think there's a couple of local realtors here who can attest to this. It's the cash offers that come in, it's the folks that have the 20%. It's a bidding war out there. And so at least a minimum of half of those market rate units here will be designed to accommodate a missing middle income family or a unit.

[01:08:05.110] - Speaker 1

Right. Long gone are the days of the single family house on 7500 land. And so we're looking at no more than 5000 each of those. We're looking at different housing products to bridge that gap. So there's a single family, smaller development, the smaller homes up to the larger multi family homes, and then everything in between, the Duplexes, the three units, smaller sort of cottage style housing. It's something that this county is really familiar with. We have many examples in the city of Petaluma. We have successful projects in fieldsburg all throughout the region. So I don't know what the average thanks for the question. I don't know what the average lot size is. Yeah, absolutely, sure. I just respect if we could hold our comments, so public comments. And so everything that we're looking at here is going to accommodate that's not missing middle. It's the fabric of what makes our community a community. It's the firefighters, it's. The public service. And I think oftentimes there's also a demand if you ask local realtors just about different types, right? It's not just about the family of four. For me, it's a family of five. That's one segment.

[01:10:01.930] - Speaker 1

There are other segments. There's the single person. We're looking at different housing products. That different housing products to meet a number of things that to this point, it's been harder to come by. When we look go pull up Zillow. It's the larger ranch homes with some town homes as well. All right. And so this is a good place to end. This is Sonoma Creek here. And I also wanted to take this opportunity. Let's look east of campus here. And so this is the east eastern component. When we look just to our north, it's the Sonoma Regional Park, Sunfield Lake as well. All of that sort of that goes past the stop sign preserve for open space to the west, past the main building to the connection to Jack London State Park, also will remain open space in perpetuity. And so that just leaves us with the developed campus. And so if you look my final point, if you look behind us or behind many of us, this is the wildlife corridor, pinch point. You may have seen this in some emails and some discussions. The pinch point between the developed campus with Lake Suttonfield and so look at your land use map.

[01:11:48.420] - Speaker 1

What we're proposing is to shrink the developed footprints. We shall not develop. And there will be this not just a bunker for wildlife, but also for wildfires. As many of us know, the fire came very close on campus, and so it came this way. That's, again, another project element that you see throughout the 200 page plan is this idea of being fire resilient. There's a policy in there about building an emergency evacuation center on campus. And so with the increase in population or the return of population on campus, we've been really thoughtful about how to make sure that the health and safety of everyone of this community is insured throughout this plan. If you could just wait until the public on it. Thank you. Okay, so I'm going to turn it over to any commissioner questions. I'm curious to hear your opinion about what area of the campus is the lowest cost to redevelop since a lot of buildings on this side of the campus are to be removed, is that cheaper than trying to repurpose buildings on the west side for the same use? So, great question. Just about cost effectiveness. Again, so this will be a primary corridor.

[01:13:42.860] - Speaker 1

Everything here is being proposed to be housing. Much of that affordable housing, and there's a cost to it. We're talking about the same labor force that is used to build homes. So it's the same pool. And when we look at square footage, class, and there's a really great breakdown of this in our November 2021 report that breaks down each and every one of these buildings for a purpose, whether it's residential, whether it's office, whether it's institutional, and there's a price per square foot on that. And so it depends. I think in general, it is cheaper to redevelop until new, and those are the numbers that we've seen. That's what we're presenting. But again, wanting to balance that with adaptive reuse. I'm curious about traffic on Arnold. Did you guys look around about it all? And secondly, see what happened to the traffic recommendation for a signal at corner one word? So I don't have a representative here from our Public Works department. We walked extensively the campus with our counterparts, and so there's a number of ideas on how do we know that we have the constraint. We're not going to add a lane on Arnold Drive.

[01:15:22.190] - Speaker 1

It's just not possible. Right, so we hear a lot about carrying capacity of this campus. That's one of them. What impact will this have on traffic? And so we did that. There's a report on our website that really goes into detail on the numbers. It is consistent with our general plan that we had adopted back in 2010. And so I think I've also seen some of those ideas about infrastructure, and depending on what need there may be, eventually, I would imagine the infrastructure would complement that. So when we get back to the front, we're going to go to public comments, but everybody's been doing a great job so far, not interrupting, so just keep that going. You've been involved in out the sun for a while, so any other commissioner Kona Chauffeur. All right, Commissioner Kona Chauffeur has asked if we could do public comment here instead of back at the front. And I think there's more shade, so unless there's any step or commission objections, I see smiling commissioners, so it will be here when we get to that point. So any other commissioners listening as a question, or shall we ship into organized public comments?

[01:17:22.400] - Speaker 1

All right, organized means I don't throw the mic down in the middle, and whoever gets to it first, talk. So we do have comment cards because we need to document that it's a public meeting, and this is just part of the process. So, Jerry, I will help. Time. How many minutes are we doing? All right, who is here wishing to make an official public comment as part of the public hearing? As part of the public meeting? Thank you. Okay, Bradley, why don't you help? Hi, everybody. My name is Bradley. I'm going to try to help. We should create a line so that we have some orderly and then people can proceed. But we do also need you to fill out the public comments. So Tasha over here is going to be the start of our line. So if folks could line up behind Tasha, that would be great. We're going to reverse that. We're going to line up this way so we can keep people in the shade. So everybody behind me going this way, we're going to start the line so folks could orderly start a line and make sure you fill out those cards because we do need to keep records for this.

[01:19:28.460] - Speaker 1

If the line can kind of curl into the shade so we can maintain the shade, that'd be great. So when you get to me, please have filled out your comment card. I'm going to keep track of them because we do need to maintain records. Since this is a public meeting, if you need a comment card, please raise your hand and somebody from the county will come and give you a comment card. And then just as a reminder, everybody, it's civil comment. There's going to be a lot of things people disagree about. There's going to be a lot of people things people agree with. We ask that you don't. Boo, hit, clap, yell, any of that just so that we can make sure that we record everything. In addition, we received a question of can people submit written comments? Absolutely. There's a number of different methods to submit. Brian, would you say the best one? Just email me BR Ian oh at Sonomat. And then there's also Planning agency@sonomadescounty.org. So just if the two minutes doesn't feel like enough, because it rarely does, please submit written comments and then we'll pick it up at the next public meeting.

[01:20:52.090] - Speaker 1

Awesome, thank you. Two minutes. Okay, I'll be quick. My name is David Bowling and I live about a hundred yards from here. So this is my backyard. And I wonder why you folks persist in saying that the Nuns Canyon fire line was over there somewhere. Because it came down some of the creek and almost took out my house and burned a house at the bottom of Burbank. So you want to correct that you can find sharp trees straight down creek. A broader question, I didn't see this and I may have missed it in the Eir. What geological USGS and other studies have been done on the seismic safety of Fern Lake and Sutton Field down since I'd like to know what else you can add to our understanding of that. And then just as a reminder for everybody, so just like in a normal planning commission meeting, we're going to go through all the public comments. Since no decision is being made today, it's mostly making the comments we won't be able to get into back and forth and go into detail. Thank you. Please. Our first speaker did a great job. Start with your name or a name.

[01:22:18.340] - Speaker 1

Thank you. I'm Steve Bertlebell, I'm with the Transportation and Land Use Coalition and I'm curious how you intend to bridge the gap between the environmental impact report that says there's no way that you can reduce vehicle miles, travel by 15% and the plan that says we're going to do that. Hi. My name is Chris. I'm a homeowner here in the valley. Therefore taxpayer and also a voter for all elected members who are here. My question is this. It is my understanding, correct me if I'm wrong, but it's my understanding that the water supply that is coming, that is going to be used by the proposed housing units is all going to be from the reservoir up here. Correct me if I'm wrong. So what I want to know is what is the capacity of that reservoir in acre feet? What is its current level? Water is one of the most critical things that we all really take for granted around here. So we need to be thinking about this very carefully as a community. This is tremendously important. We're talking about 1000 homes that are being talked about being put in here. Where is the water going to come from?

[01:23:38.130] - Speaker 1

We need to know this. Thank you for your time. My name is Greg Garazi. Hoping I can get a yes or no answer on the register. Could that possibly be a hotel in the Flex plan? How do I get my answer? Okay, then the answer is yes. I think my second question is just to be clear. We're all following typical rules of public meetings. If there's an answer that you want prior to the next meeting, please email staff and we'll work out for you. My other question is when would the first housing be inhabitable? Thank you. My name is Jerry Barnaut, I'm a local environmental attorney. There is a table of permitted uses in this specific plan, and permitted uses in the open space includes commercial agriculture, agricultural processing, timberland removal and tasting. What that clearly tells us is that it is contemplating that there will be vineyard development in the preserved open space. Wineries ventilation. I don't think members of the public understood that that was what was done on preserving the open space. And one more quick note, page seven of the request for production. There is a map of the subject property, which is the core campus, and there's a note underneath.

[01:25:34.390] - Speaker 1

The boundaries of the core campus are subject to change. That tells us that BGS is contemplating transferring some of the open space for development. So I'm looking forward to this. Economist.

[01:25:59.290] - Speaker 2

Hi, I'm Debbie Epstein. I used to live off Highway Twelve off Los Alamos Road. But we were one of the people who lost our house in the last fire. But I've evacuated three times, and every time Highway Twelve is a parking lot. To say that adding 1000 residences, hotel, commercial, like 3000 people, is going to increase evacuation time by one to five minutes, it's totally absurd, and people don't belong here. This is a wildfire risk area. If we do want to add housing, we should only add a minimal number of affordable housing called the Deep Restricted. And the last question was, is the first housing that is supposed to be developed in this current plan the affordable housing.

[01:27:14.840] - Speaker 1

Hi, my name is Randy Cook. I'm a homeowner and longtime resident of Sonoma Valley. I'm also an environmental compliance specialist. So my questions are twofold. One is you mentioned the assessment of the properties beating to remodel or refurbish it down and rebuilding. My question is have there been any assessment done on the amount and extended hazardous materials, especially asbestos and lead, which are costly to remediate and certainly increase the cost of doing anything to any building? And then the second is what percentage of the 100 million that the state wants to recoup from this project is going to be dedicated to. The third question also would be what if the costs get so high to remediate that the developers fall out or can't complete the project according to the timeline and to the.

[01:28:45.430] - Speaker 2

Petaluma and Hillsburg have access to 101. Right.

[01:29:28.540] - Speaker 1

Thank you. My name is Thomas Els and I'm a civil, environmental engineering and anthropology of all things. And I have a proposal here that I've tried to communicate. This is an alternate proposal, so they are required to analyze this. It's particularly a null project proposal proposal. So in addition, they must analyze an old project. But all of the projects that they must analyze must actually attempt to minimize the environmental damage or environmental impacts. And all of the projects must attempt to accomplish all of the benefits. So all of them, not just one rich. And so none of the projects could have been proceeded about Sonoma itself. There's an ancient word and there's an ancient native word and it comes from the Chinese and from the era Sonoma. So they came here, the wood set. And so that like settlers said, it's the Valley of the Moon. But it's not that's not what Sonoma is from the Chinese, it means master. And Noma is from an Aramaic and it means name. These are the two most important master is Dallas philosopher.

[01:31:46.490] - Speaker 2

Thank you. Thank you for this tour. It's really important town together. My name is Alan Carlos, I've been in Good Ellen for many years. I advocate for a scaled down project, as much as you said, and I noted in the past there was talk of moving Dunbar School to the campus here. And if there are going to be much more walkable livable community, why not make a school so it leaves children through elementary school with hello, my name is Sonia and I'm with Unite here, which is the hotel workers union for Sonoma County. And we're interested in this project in terms of seeing that if there is a hotel and whether or not there's a hotel, this project is done in a way that advances economic and racial equity. It doesn't exacerbate those problems in the Sonoma Valley, which are very much currently problems. And one of the solutions to that that we've been thinking about, that we've worked on in other communities is a community benefits agreement where housing advocates workers rights advocates, environmentalists

can come together and talk to the developer to make sure that the project actually benefits the people that live nearby and that there can be an actual negotiation with the developer.

[01:33:36.750] - Speaker 2

That can't happen now, obviously, because there is no developer chosen and we should advocate as hard as we can in the specific plan stage to make this as good as possible. But the specific plan could include signposts to say that if there is a development agreement, that that development agreement needs to address community benefit issues like high levels of affordable housing, open space protection, wildlife corridor preservation, living wage jobs, things like that, and that that would be legally binding on the developer. I know that there's a lot of concern around how do we know that these things are going to really happen. And putting them community benefits terms into a development agreement could be one way to ensure that we have an opportunity to get real commitments out of the government and out of whoever the developer may be.

[01:34:54.740] - Speaker 2

Okay, now I think you can hear me. Terry Shore, environmentalists. Hi to people who haven't met before. Anyway, I want to thank Commissioners Car and Chronic Hopper for organizing this SEC site tour. It's really important to see this land. I hope the other commissioner tour here will recognize the importance of getting it right and spending time and going out on the open space as well. We don't need to meet an arbitrary deadline for such a treasured piece of property. I would also have questions about how the open space is actually going to be protected, how, when and where. We have a lot of verbal commitments and the intention is there, but there's nothing in the Eir, the specific plan or the state legislation that gives clear direction to anybody to do anything. So we need a lot more specificity there. And I'm also concerned about Table 4.3, which lists a whole number of permitted uses and preserve open space to what Jerry said wine tasting rooms, timber conversions, wholesale nurseries. I'm hearing rumors that there was a typo. If that is a typo, could you please fix it ASAP, because it's ridiculous. So anyway, to be honest, this felt more like a funeral than a site tour because everybody here I think, is very sad about what the county is proposing.

[01:36:21.140] - Speaker 2

And I think the only ones who support it are county electives, state electives, and staff. The community does not. So when you say we're hearing from the community, I don't think that you really are hearing and reflecting the community. Hi, I'm Theresa Murphy and I am part of the Glendale and Historical society. I have been watching and waiting for opportunities to say things over the last ten years regarding this property because I had a couple of concerns about some of the comments today. One of them is three buildings were cited as to be saved, whereas Wallace Robertson Todd, who did the review of all the buildings, deemed them as not favorable. So I was wondering, are there more buildings that is there a discrepancy about what should I was wondering about is there going to be a proposal for zoning change

for this property? Submitted an application to the National Registry for register and within the district, we would like.

[01:37:46.460] - Speaker 1

To have the legacy that has been.

[01:37:51.090] - Speaker 2

Years. And the last thing I was wanted to ask is that there's pockets of pieces of property in the campus. What does flex mean and is there any parameters for flex?

[01:38:13.410] - Speaker 1

Is it buildable?

[01:38:14.190] - Speaker 2

Is it not billable? Is it term? Thank you very much.

[01:38:25.440] - Speaker 1

Hi. My name is Dan Mayhew. Everybody in this valley knows that we're living in an era of severe climate change. And I think it's safe to say that at some point in the future there's going to be a fire over there. It's inevitable. You can't stop it. And if you look at paradise or Boulder, Colorado, and the fires that are started on like red flag days with high winds, high temperatures, embers blowing for miles, once those start, they can't be stopped. Something could flipping over there at that mountain. Something could come down that mountain and be in this it's a crazy place to put this many people in this kind of.

[01:39:18.830] - Speaker 2

Work. Okay, I'm just a growth biker. 45 for anything. I don't understand. Whatever. 700, 800 units of housing. And you call the market rate if one looks at the actual cost of market rate housing, you can't build market rate housing and actually make it for people like teachers and firefighters. I've looked at their salaries. You would have to sell these units for three, \$400,000. I don't see how that can happen as we look at the reality of the real estate market. So I see this as a nonreality. And the second has to do with the hotel workers, which someone pointed out. How can you bring in several hundred hotel workers for a luxury hotel and not guarantee them housing? And they are not going to be the ones that get the affordable housing because they applied for that. So to me, this just seems like.

[01:40:28.810] - Speaker 1

David Iker yeah. To further with Josenta said there was a recent article in the It about the teachers and their salaries, proposed salaries went to get a raise. And you compare that to the AMI that basically they're all under 120% AMI. And this missing middle is supposed to be from 121 to 160. So I don't know how you can say the missing middles for teachers and firefighters if they don't make 120%, make less than what AMI. And second, I've looked through the legislation that there's a link in SEC specific site and either that's not complete because I could not find anywhere the term economic feasibility or anything similar to that. So I was wondering if it's not complete on the site or if there's another document, some place that is not nowhere to be seen, that says that the specific plan has to be economically feasible. So I'm going to look further into that extension. Not going to answer now. I'm going to be sending off email. Matt. Hello. Bob Bayon Local Resident it's always occurred to me that as soon as we start talking about a dollar value for this property, the land is worth more and the state doesn't need the money.

[01:42:06.640] - Speaker 1

And I guess they're the ones that are pushing this. I would like to know who wants to make this much money off this property. Who is it? Who's behind this? We have a general plan in this county, and this is diametrically opposed to everything that's in the general plan about unincorporated areas. And my other question is how in the world are elected to on board with hello, my name is Nick Brown. I'm a member of the permit sonoma Planning Advisory team. Thank you, commissioners. Thank you, Permit Sonoma, but thank you, commissioners, for being here. This is essentially the only in person meeting that's been allowed during this whole multi year process. And we really appreciate having the opportunity to be in person. It shows how important your planning commission is. The fact that we are having this meeting, the one in person meeting. I would ask you to look at the historical preservation alternative. It is the environmentally superior alternative, as is in the plan. It also is superior in mitigating all the other problems that have been identified, like traffic, that the historic preservation alternative will be much better for the traffic impacts. It will be much better for fire impacts.

[01:43:45.020] - Speaker 1

The only problem that has been identified as financial feasibility. I think that's a red herring from the very first meeting. The very first comments I made at the pad is that things need to pencil out. And we understand that the community is very well informed and engaged on that. There have been builder groups in builders. The looked at it and could turn on profits. They found at 387 houses. The other Pat member, Victor Gonzalez, in an elegant let's not be pressured by the timeline. We've been doing this for many years. I don't think that the timeline is really a hard stop. We've been working on this for a long time. We are close to getting this right. If we can modify the historic preservation alternative and bring it in a little bit, it will take care of all the environmental issues as well. Thank you again, commissioners. Does anybody else have a comment card that would like to make public comments seeing? None? All right, so I'm going to turn it over to Chair Reid to help Catholic commissioners to see if there's any commissioners. But I would also like to use this opportunity to say that Brian will confirm for me our next meeting is can you hear me?

[01:45:32.870] - Speaker 1

So we're scheduled for a virtual hearing. Notice will go out obviously this is conducive for site tour, but for a more in depth discussion, we will be and just one more staff comment just for addressing a number of the public comments. So one of the benefits of being here in person is seeing other humans, but it's also we don't have access to our full documents, computers to be able to really, truly accurately and succinctly answer a lot of the questions. So part of what we do is one of the reasons we're recording this is so that we can go back to the public comment, listen to the questions and go, oh, this question is answered in the plan, but we didn't do a good enough job of highlighting it, so we'll call it out. So a lot of the things that were asked today, we hope to bring forward turned over to Cherry to help get immediate answers for some of those questions. And I would have liked, I think, if you get those questions to Scott and the planning staffings and with that Christian Car, you have some comments. Is it possible that the recording of these comments could be put on the website in some fashion?

[01:47:22.200] - Speaker 1

Yes, that is the plan. So I don't know if anybody knows this, but every planning commission meeting that we have on Zoom a few days later after the video is processed in so the plan for today would be to get the audio record. That October 6 meeting that you're planning on, is that a workshop? Maybe. One other thing I'd like to say, just to people that are so interested in this project is because the timeline is short, it's really helpful for the commissioners, and I know Susan would say the same thing for the board to say what it is you want if you have a complaint about a particular policy or land use while you're doing this. But I just think it's very helpful to the commissioners and all the people that are wanting to make the right decision to give some ideas of what you think should be part of the plan. Anyway, thanks a lot and thank you to the staff. Actually, Eric and I did not organize this, we just spoke out about it. And thank you very much for allowing it. It is nice to be in public. I don't know that you'll have an answer to this right now.

[01:48:51.470] - Speaker 1

It would be fine if it's part of the state. I've been trying to figure out what the state, the county, the proposals, the community, me, the procedural question that I haven't been able to resolve. At what point is the state taking action and then the state is out of the equation if you don't know that now, I really would like that mystery unraveled so we can understand that. I think there's a lot of confusion around that and there's also some scuttlebut that the state could intervene at any time and override the county and want to be procedurally part of the game we're playing. So those answers are going to be on a PowerPoint slide in the near future just so that we make sure we get it right. Scott, did you suggest there's a meeting next Thursday? Okay. So get those questions in at the public hearing zoom meeting, presumably. Yes. And I also see that Commissioner Kanye is raising your head.

[01:50:16.690] - Speaker 2

Hi, everyone. I'm sure thank everyone so much for coming out here. I know a couple of hours. It's hot and oh, sorry, it's reverberation. I'm nervous talking to the microphone, so bear with me. But I do think it's

really important to answer a few of the questions that came from the public today. There's a lot that I'd like to hear answers to. I didn't write down every single one of them, but I do appreciate everyone who contributed. So I'm just going to run through them. And if we can't answer them right now because of the lack of access to computers, I totally understand and maybe we can bring that back on Thursday. I am interested in hearing about the seismic safety question. Can we talk about that right now? Is that in a report that perhaps wasn't seen, or could we point that out?

[01:51:16.780] - Speaker 1

So every environmental impact that we are aware of is part of the draft Environmental Impact Report. And so that has been out since August 10. We recently disclosed public comments there. So as part of maybe I'll explain the process here. We get comments on the draft, the adequacy of the Eir, and we will be responding to each and every one of those. And that's our curculian task over the next couple of weeks, every environmental impact that we have considered as part of the Eir.

[01:52:10.330] - Speaker 2

So then my next question, there was a question about whether or not the vehicle miles travel, there was a discrepancy between the Eir and the actual specific plan. Could you clarify that?

[01:52:26.650] - Speaker 1

I don't think the person was specific enough, so I'm not sure exactly what the discrepancy was. But this is the whole point of a draft, right? We want to understand what we may have missed. We want to understand the clean up that is required before we release the final. And so we'll be making our way through. If there's discrepancies between Eir and plan, that's something we would resolve so much.

[01:52:58.380] - Speaker 2

And I assume that probably goes for the capacity of the nearby reservoirs and for the water availability.

[01:53:09.440] - Speaker 1

Of the Eir is our water supply assessment. And so that was done with in coordination with the normal water as well as the retailer. The value of the moonlight edition.

[01:53:23.010] - Speaker 2

I thought this was really interesting timeline. We kind of threw around this idea of it being 20 years before. This is going to be a fully operational plan, but I assume that people are going to be able to live here a lot earlier than that. And so does. The county have an idea once we get a developer on board, do we have an idea how many years it might take before we see some habitability? At least on the east?

[01:53:52.130] - Speaker 1

We are based on the experience of how development has happened both in the county and regionally. That's how we are. If you look in chapter seven of the plan, implementation and financing, it has a 20 year horizon and it assumes certain things to happen within the 20 year. I'm not the project proponent. And so all we're doing is laying out the footprint and evaluating those environmental impacts and if and when a project proposal comes in.

[01:54:36.140] - Speaker 2

Yeah, I think that's going to probably have a lot to do with whether or not we have other environmental disasters and supply chain demand building. Just three more. I very much appreciate your comment about the community benefits agreement. I understand that that could go into a development agreement, but is that something that ran for essentially a requirement?

[01:55:07.760] - Speaker 1

So the county has a mechanism to typically the developer agreement would be between the developer and the community has that project happen. And so we're looking at every option adopting all that. And again, at this point, it's a draft plan. I appreciate the commissioner questions about tell us what's missing. Tell us what you want that the plan hasn't included or hasn't prioritized. That's what we need to do at this point. Just another component to any agreement. You need to know who the players are involved before. So while we're laying a foundation here.

[01:56:09.790] - Speaker 2

Okay, so again, a lot of these questions, I think please send them in written form if you're not going to get back to them at the next meeting. And my last one, could you clarify for us the idea of the potential for the open space in the exhibit? There are the possibilities for agricultural use like vineyards and whatnot whether or not that allows vineyard heating rooms is a different story. But could you just give us a quick understanding of the possibilities of developing the other 600 acres? What would be right outside of the.

[01:56:49.510] - Speaker 1

Urban so I think this is especially related to Free. I remember seeing Terry's email and going and taking a look. When I look at that table, it really draws from what's allowed in our current zoning and similar zones in our current code. So for example, beekeeping isn't allowed use pretty much in every zone. So a lot of these things are carried over as similar zones that already exist within the county that would closely fall into that. And so to the comment of there's things like pacing rooms and ad processing in there, that's definitely something that needs to be discussed. Also just that historically it was agriculture, right? When we look there's still existing facilities there for animal keeping. And so part of maybe there may not be people here that agree with that. Part of the bigger that's why the draft is there. I think that's it for a commissioner, one more commissioner. So if the commission, considering the draft specific plan, wanted

to specifically state that what's allowed and not allowed in the commission could, at this point, constraints part of the plan relative to that site so that it more closely reflected the general public understanding of open space to answer that.

[01:59:08.090] - Speaker 1

Yes. And it would be helpful if kind of going back to a Cars request. If you see something on that table that's a P. As in allowed use by right. Or if you see something that's a C requires a use permit. And you think it should either not be allowed or something that's allowed by right should be a use permit. Those are the types of comments that are extremely efficient in terms of translating a thought or a feeling into an actionable. Did I get your question? Yeah. Okay. I think that's it for commissioner comments. So with that, I just want to say big thanks for Brian and Scott for distilling a very complicated plan to understandable terms. And we'll look forward to more of this discussion when we get to our next meeting next week. Thank you all.

[02:00:20.830] - Speaker 2

Oh, my God.