

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

Minutes of the Virtual Meeting

October 26, 2022

Meeting Video Link: <https://youtu.be/PGnanwG8OXg>

1. Call to Order 6:31pm

Chair: Freeman

Roll Call: Secretary Spaulding

Present: Pulvirenti, Dickey, Vella, Kokkonen, Crisler, Rouse, Dambach, Truesdale, Brown

City of Sonoma: Felder, Lowe

Ex-Officio: Bramfitt

Excused Absence: Hermosillo, Iturri, Carr

Recused: Cornwall

Pledge of Allegiance

Present: First District Director for Supervisor Gorin, Arielle Kubu-Jones (Admin/DD)

Chair Freeman - announcements:

Chat and Q&A turned off to avoid violation of Brown Act & any Public Comments made outside of Public Comment time.

2. Approval of Minutes of the Meetings of September 28, 2022

Commissioner Rouse moved to approve Minutes of September 28, 2022. Commissioner Pulvirenti Seconded. Motion passed unanimously.

3. Public Comment limited to 2 minutes (Items not on agenda)

None. Public Comment closed.

4. Sonoma Developmental Center (SDC) Specific Plan and Final EIR

Presentation by: Permit Sonoma Staff

Site Address: 15000 Arnold Drive, Eldridge

Expected to be released Oct 17, the Final Specific Plan and Final EIR will be posted here as soon as they are available: <https://www.sdcspecificplan.com/documents>

Project Description: The Project is a Specific Plan (Plan) that would cover all state-owned Sonoma Developmental Center property, encompassing approximately 945 acres, or about 1.5 square miles, which includes a developed Core Campus covering approximately 180 acres, the surrounding approximately 755 acres of contiguous open space, and the 11-acre, non-contiguous Camp Via grounds within Jack London State Historic Park. The Plan proposes to reduce the existing developed Core Campus for redevelopment of up to 1,000 units of various housing types and 410,000 square feet of non-residential use (170,000 square feet of new non-residential use and 240,000 square feet of adaptive reuse of existing buildings) to accommodate 940 jobs. The Plan proposes design guidelines and development standards, as well as updated zoning designations to implement the Plan. Adoption of the Plan requires

certification of the final EIR, a General Plan Amendment and Zone Change Amendment by the Sonoma County Board of Supervisors.

Expected to be released Oct 17, the Final Specific Plan and Final EIR will be posted here as soon as they are available: <https://www.sdcspecificplan.com/documents>

Brian Oh, Staff Presentation (@00:07:18 on zoom video) Comprehensive Planning Manager, Permit Sonoma, local planning agency for unincorporated Sonoma County of which SDC property is within. This presentation begins the series of Public Hearings for SDC; is Mr. Oh's third consecutive appearance at SVCAC. Acknowledged Commissioners who attended the recent Site Tour.

POWER POINT PRESENTATION (See page 22 in this document)

SVCAC Meeting Purpose 10/26/22

Receive staff presentation on SDC Specific Plan & Final EIR

There is a Resolution to consider SVCAC recommendation to Planning Commission

Will be a meeting tomorrow, 10/27/22 at Planning Commission for him to present

3 Action Items for Planning Commission to consider

1. Conduct a public hearing for SDC Specific Plan Project & FEIR
2. Approve a resolution recommending that the Board of Supervisors (BoS) certify a FEIR for the SDC Specific Plan, & adopt a statement of overriding considerations and findings of fact pursuant to the CEQA (CA Environmental Quality Act)
3. Approve a resolution recommending that the BoS adopt general plan amendments to maps & policies for the Land Use Element and other elements to enable the SDC Specific Plan, adopt the Specific Plan, & approve zoning code & related map changes

Refresher: process began end of 2019

Project Goals

State Legislation

Open space protection

Housing priorities: in particular affordable & for those w/ developmental disabilities

Local planning process

County-led Specific Plan

Economic feasibility

Community Vision & Guiding Principles: developed through community input, Planning Advisory Team (PAT), and BoS Workshop in January 2022

SDC Specific Plan

20-year land use plan

Goals & policies identified, developed through workshops, etc.

Implementation plan, suggested financing mechanisms

Final EIR (received 1,200 comments from public & agencies)

Analysis & disclosure of project impacts to environment (62 different impacts i.e. wildfire, transportation, historic resources, cultural, etc.)

Alternatives, BoS January 2022 Workshop directed analysis of alternatives

Map of SDC property

5 parcels, under ownership of State Dept. of Government Services
South of Glen Ellen
Bisected w/ Arnold Drive
North of Springs & City of Sonoma

Specific Plan Summary

Expansion of existing open space, preservation as public resource
Housing/job balance & diversity of housing & jobs
Priority for affordable housing, housing for individuals w/ development disabilities
Return of SDC as job center within Sonoma Valley
Preservation of historic character of Sonoma State Home Historic District

MAP Site in entirety

SDC, Core area, preserved open space, Regional Park, creek, road
Critical wildlife corridor
Footprint of existing campus reduced to buffer w/ open space
Managed landscape for fire buffer & expanded wildlife habitat, “pinch point”

MAP Mobility

Walking routes from central green
Principle to develop a walkable core
Connect w/ regional transit systems
Provide alternatives to autos e.g. bicycles
East/west connection to Hwy 12, impacts evaluated

MAP Variety of Land Uses

410,000 square feet of non-residential to complement the 1,000 housing units
Number of units that was evaluated is inclusive of any additional existing density bonuses for project proponent to get. Assessment included potential bonuses.
1,000 units, 283 deed restricted for low income families & individuals

MAP Historic District (revised from draft)

Distinguished between buildings recommended to preserve or remove
Most buildings east of Arnold built in 1950s will be removed, not historic

Photographs of restored buildings/adaptively reused from other locations as examples

Also examples of small lot developments in Healdsburg, Petaluma

Revised Specific Plan Policies, based on feedback on draft Specific Plan

Further prioritize affordable housing & for individual w/ developmental disabilities
Revised permitted uses for key areas such as preserved open space, & core campus
Expanded protection of wildlife corridor

Clarifying environmental and permitting actions for future project applicants so as to ensure they will be compelled to demolish those existing buildings to open up the pinch point within wildlife corridor before moving forward w/ new housing. Sonoma County not a developer; discussion around sequencing what the state is doing w/ the disposition of the property, clarify actions of future project applicants on expectations at conclusion of Specific Planning process

Top Environmental Concerns

Water supply

Emergency evacuation, former wildfire area

New Hwy 12 connection, impacts & consequences

Biological habitat, critical wildlife corridor

Historic resources on campus

Vehicle miles traveled (VMT) transportation impacts of potential future residents

FEIR Summary

FEIR = DEIR + Responses to Comment + Changes to DEIR

Chapter 3 changes to DEIR

62 environmental impacts across 16 topics

Staff conclusion: 2 significant & unavoidable impacts

1. Residential - VMT
2. Historic resources

Self-mitigating document, how to have environmental sustainability

Project Alternatives CHART (@00:29:44 zoom video)

Proposals studied by DEIR

SIX PROPOSALS/PLANS

Architectural renderings of future campus w/ design standards from Specific Plan

Small lot housing, connection to historical use

Central Square reimaged as community center for local & greater Sonoma Valley region

Discussion Slide offered to SVCAC

Chair Freeman called for Commissioners' Questions (@00:34:02)

Commissioner Truesdale, re 2,500 pp Report - extensive. Re potential employers for 900 jobs, concerned where they will live? 900 jobs w/ 1,000 units. If not living on site will they take public transportation, or drive & park? Brian, Specific Plan creates footprint. Different types of land use, e.g. institutional, commercial, local, retail, public facilities. Ultimately property purchaser will submit project proposal to county. No specific company type in mind. Specific Plan lays foundation, establish footprint, i.e. institutional use, office space, proposed zoning for hotel. Up to private side to invite end user. Will be diverse mix of jobs. Re housing – recognition of need, trying to balance. Future uses will have parking standards/design standards. Any business will incorporate parking requirements as part of project.

Vice Chair Dickey, if job projections are in or above proposed 900 plus, what are projections for impacts? What if more employees are needed on site, to run companies, maintain hotel? What are projections for impacts on traffic, water, all other ancillary considerations?

Brian, that is part of exercise in EIR, inclusive, formulaic for various uses. Numbers are in Water Supply Assessment. Was applied to VMT & other impacts identified in EIR.

Secretary Spaulding, requested clarification re Plan's final designations of Financial Feasibility (FF), how it was decided. Brian, FF resulted from background documents, consulting team – Keyser, Marston & Assoc., a local economic consulting firm, provided a Feasibility Analysis (FA). Outlined projected demand for certain types of housing, non-residential. Also, work the State had done prior to county involvement, i.e. evaluating existing buildings re cost to adaptively reuse. Original buildings designed for a specific purpose – housing people & hospital use. Want to preserve site history, buildings - that has costs. Took State projections, & FA i.e. numbers presented. Secretary Spaulding, are those numbers in EIR? Brian, Report is a background document on Specific Plan website. Will forward to Arielle [Admin/DD Kubu-Jones].

From Brian Oh, Permit Sonoma. Background report, includes market demand analysis:

<https://www.dropbox.com/s/qzc0v3ibt3v6b8z/SDC%20Specific%20Plan%20Profile%20and%20Background%20Report.pdf?dl=0>

Alternatives report, includes financial analysis:

https://www.dropbox.com/s/uz0eeoikvk08nfl/SDC%20Alternatives%20Report_111021.pdf?dl=0

Commissioner Rouse, requested clarity on term Density Bonus, how does it impact this project? Brian, it is an incentive for building affordable housing, allowed through state or county to build additional units, beyond zoning limits. So 1,000 housing units is inclusive of any Density Bonuses. Commissioner Rouse, so max w/ Bonuses is 1,000 units? Brian, in Specific Plan, Chapter 4 – states “not to exceed base number of 733”. That is inclusive of 550 market rate units plus requirement above & beyond 15/20% that many jurisdictions do, a 20% inclusionary. Developer will have to build 25% of total housing, done in pieces, 25% units must be deed restricted/affordable. 550 market rate plus 183 = 733. On top, 25% inclusionary, there's a chart w/ permutations, depends on units are low, very low, extremely low.

Commissioner Rouse, 550 market rate not part of calculation? Brian, the State Density Bonus, important to establish ceiling, not in document to say it equals 1,000 units, or would go above & beyond. Commissioner Rouse, is the 1,000 real, or take other as real number; would be more than 1,000? Brian, no, it is 1,000. Limit for base number is 733, inclusive of 550 market rate + 183. By providing 25% inclusionary housing requirement, developer can achieve Density Bonus. Will get additional 190 market rate units. There is also a policy, top priority, to maximize housing as deed restricted/affordable. Evaluated within 1,000 units a 100% one hundred units, fully affordable/deed restricted housing development to be built on site. That equals 1,000.

Commissioner Lowe, re inclusion of a hotel, source of many questions re population. If Plan passes w/ this Proposal, does it have to be a hotel, nothing else can replace it? Or can economic portion of Plan be altered to put another business, nonprofit, educational institution instead? Brian, yes. Commissioner Lowe, so approving a concept not a hotel, something that will generate employment? Brian, re proposed zoning, on Permitted Use Table, tying biggest ticket item in cost, i.e. the Main Bldg., would demand severe amount of work. Will be zoned to allow

for a hotel, doesn't have to be one. Other equivalent uses, not many economically equivalent uses, but if can be identified as financially feasible, can allow flex-space, i.e. other uses to fit in footprint. Commissioner Lowe, so a Climate Center or Educational Institute, etc. wouldn't need different zoning? Brian, no.

Commissioner Brown, noted figure of 283 deed restricted units for low income families. Document seems to state that deed restricted applies only to persons w/ developmental disabilities. Brian, will review the policy re eligibility. Commissioner Brown, clarified, document read as "only for people w/ developmental disabilities." Brian, that is incorrect. Deed restricted based on income, an additional policy, identified through Parent Hospital Association, legacy of SDC, i.e. families & clients who lived there, at least 5 deed restricted homes for them. Commissioner Brown, then total number of deed restricted homes is 283? Brian, correct. Commissioner Brown, re travel times for evacuation areas. Was time calculated just to perimeter of evacuation area - not to place of safety? May be additional time required to reach the ultimate evacuation destination, but looks like from one TAZ to another TAZ (Transportation Analysis Zone). Brian, correct, that is how Sonoma County Transportation Authorities Travel Model is built i.e. from one TAZ to another. Commissioner Brown, this goes back to question if evacuation times are realistic. If defined as from one area to beginning of periphery another, might be ok. But does this deal w/ question of leaving SDC & getting to e.g. Verano - you are only talking to the next boundary. Brian, Model calculates evacuation from campus to a place of safety. Commissioner Brown, which could be 2 miles down Arnold Drive, as next TAZ, Transportation Analysis Zone. Brian, there are contiguous TAZs throughout county. Commissioner Brown, re water system. Understands that current treatment plant was shut down 2 ½ years ago; distribution beyond useful life, obsolete. Brian, correct. Commissioner Brown, where does water come from, if not VoM system which supports rest of Sonoma Valley? Brian, water generated on site. Water Supply Assessment completed by VoM Water District, their assessment done in partnership w/ county & local retailer; their assessment states more than adequate water supply for proposed project.

Commissioner Kokkonen, re hotel option & that location. Requested further clarification on "flexibility factor" – if it is mixed use urban setting, could it then be mixed use retail & other applications w/ lower impact than a hotel? Brian, yes, confirmed. Evaluated a mix, grounded in discussions w/ public, identified through Community Vision & Guiding Principles as well as State Legislation. Ultimately no control over who end user/s will be. Specific Plan will control the identified footprint. The Plan will be adopted, then implementation phase of Plan likely take 20 years. Will likely be developed & redeveloped not as one entity, will be multiple developers to approach different land uses. All developers who submit to Permit Sonoma have to go through implementation check list. E.g. ten years from now, all of 410,000 sq. ft. of non-residential have been built. The ceiling reached, could then require additional analysis, entitlements but not open door to additions. Spoke about "equivalents." E.g. hotel – generates X number of VMT, generates water usage per acre, or maybe the Climate Center comes in w/ lower footprint/impact, as long as is a Permitted Use, based on zoning, see the 3 page Permitted Use Table, has potential other than a hotel. Commissioner Kokkonen, so according to your explanation an extreme example - like a mall - would be unlikely to go in. Footprint has restrictions on how much that particular portion can be developed? Brian, correct.

Commissioner Dambach, clarified that residential buildings are outlined to have the affordable housing built at same pace as market value. Re commercial space, can that be built out before residential? Is there provision for equity around building of residential & commercial? Brian, vision is start building from central core; much of commercial/mixed use focused on west side of campus. A clear policy re ceiling - must build x thousand square feet of non-residential prior to housing on east side. Commissioner Dambach, & this is related to long term funding proposal? Brian, yes, and also attributed to vision of walkable place, w/ amenities accessible, not just housing there. Commissioner Dambach, concerned – there is urgency to build housing. Brian, yes, Chapter 7 a hypothetical based on best practices; how a development of this size, developed over 20 years, will be phased. Phasing assumed, not policy based. Proposed policies define incremental growth starting w/ central green space. Current policies are in place re building affordable & market rate; to be financially feasible will have to combine. Build cash flow w/ market rate to build inclusionary & subsidized housing. Don't want market rate to happen then not inclusionary, top priority. Commissioner Rouse, with X comes Y. Brian, yes. Specific policies in place for standards, this is a county code - inclusionary units built w/ same quality materials; also a priority.

Commissioner Felder, re Proposal for 1,000 housing units w/ 500+ market rate. Any restriction on market rate for size, affordability, to limit & provide smaller more affordable? Or can mega-mansions be built to give developers more profit? Brian, SDC will have zero mega or even mansions. Design standards for each lot; wide range - multifamily housing, detached & attached single family. No lot larger than 5,000 sq. ft., additionally setbacks, floor to area ratios to ensure they are built small. More attractive to market ready to “missing middle” income. Families, couples, people priced out of typical market rate, single family homes in Sonoma Valley, but not eligible for deed restricted. All housing will be affordable – deed restricted, others smaller more compact, lot sizes 4-5 thousand sq. ft. lots. Not common in Valley or county. Chair Freeman, is there also height limit? Brian, yes, FAR, plus lot sizes.

Commissioner Rouse, clarified - 5,500 sq. ft., no mega mansions, height limits. Is that a house under 2,000 sq. ft.? Is that an assumption? Brian, yes. Not specific to say what average will be, partly by design. Revised policies include a site specific FAR, & district specific FAR. Will give uniformity throughout campus, to avoid concentration of bigger sq. ft. homes. Other Specific Plans don't have that level of specificity, but county wants limitations. Commissioner Rouse, e.g. if 5500 sq. ft. is max for a home, 2 story home@ 2,000 sq. ft. will take up 25% of lot. Not mixing big & small? Brian, correct.

Commissioner Pulvirenti, requested clarification – has this kind of proposed development ever been done before in Valley? Brian, the Valley offers housing opportunities, but this one unique at this scale for one specific project. Commissioner Pulvirenti, but nothing in Valley like this w/ mixed use i.e. commercial, housing, hotel. Noted community meetings were held, but what about meetings w/ housing developers like Burbank, tours of campus w/ commercial developers to find out what market is. Can this be done in current environment? Brian, not specific tours w/ that intent. Due to separation w/ State, they are in driver's seat for disposition, locally more the planning process. Felt the planning had a good mix for sounding

boards e.g. Planning Advisory Team, local leaders from Glen Ellen, Springs & Sonoma, reps from affordable housing development industry, developers w/ success in regional market rate.

Commissioner Rouse, suggested county consider this idea of input from developers. With X number of homes - at what rate can these be built & sold? Affordable housing great unless not truly affordable. If priced at \$700,000 not truly affordable. Perhaps bring in housing developers re feasibility. How solve that - of utmost importance. Brian, to make an impact on increasing supply for affordable units will take partnership among county, state, private sector, nonprofit. This one site is not cure to our housing challenges. Is a component, a right-sized contribution to larger topic/issue. How to incentivize developers to bring more housing, different housing? Haven't seen it. Where he lives in Petaluma, number of successful small-lot subdivision selling under typical housing price, which is close to one million dollars. Welcomes any suggestions from Commission to make stronger policy & achieve that intent.

Commissioner Dambach, suggested one opportunity for this kind of public/private partnership are Land Trusts. Wasn't that one of the Proposals submitted from Glen Ellen? Any experience w/ this Land Trust option, i.e. property becomes affordable and in perpetuity, managed by Land Trust? Brian, yes, early on in 2 year process, had focused discussions w/ local builders, Housing Trust; these early discussions helped inform current status. Intent of Specific Plan to do several objectives. Nothing that says a Land Trust couldn't work here. Supervisor Gorin has publicly tried to look into this as alternative; yes, absolutely considered by County.

Commissioner Crisler, in exploration of different types of housing, have rental units been considered as part of affordable housing option? Brian, yes, concluding analysis to be submitted looks at demand, which is inexhaustible. Don't have inexhaustible space at site, but could fit. Envision both For-Sale plus rental units. Commissioner Crisler, re lot sizes, height densities, how does that affect e.g. apartment complex that would be three stories high? Possible? Brian, there are max bldg. height limits, relative to total campus area. Would need discretionary action to go over height limits.

Chair Freeman, considering height limit & potential for request to override. What expectations does Brian see in future if/when developments come to SVCAC requesting these resolutions, permits, other? Brian, same as any other land use or entitlement request - future projects would have to follow suit. Chair Freeman, confirmed that SVCAC has process to deal w/ such future requests.

Commissioner Lowe, re height requirements, what about ability to go underground for parking, etc.? Brian, no. Would have to go through entitlement process. Commissioner Lowe, there is underground parking used successfully in city; recommend it. Brian, SDC site has ample on-street parking; inventory of under-utilized curb space on campus. Key transportation policy beyond implementation of Plan is establishment of Transportation Management Association. Goal to reduce VMTs. Efficient use of curb spaces for parking allocation part of that.

Chair Freeman, has observed that the curve on north side, exiting SDC after bridge, is a high speed area. Is also a primary spot as wildlife corridor. Anything in Plan that addresses this speed

trap for wildlife? Brian, yes, there are 2-3 residential cabins on west side of Arnold. Proposal recommends demolish cabins & retain area as critical wildlife habitat. Is also a larger regional discussion led by County Parks Dept., not just for safety but organization of curve because on weekend, popular recreational entry point. There are policies related to working w/ counterparts like parks, but outside campus footprint. Specific Plan focused on core campus. Chair Freeman, how is access point from campus to Hwy 12 being chosen? Why give flexibility through either south edge or center? Requested clarification on process. Brian, proposed project includes a connection. No simple, clear choice. Will likely be additional environmental, part 2, analysis/assessment & building of road. Can't get ahead of that. For purpose of project just idea there will be a connection, not specifically where. Many natural resources within open space on east side, existing fire road close to Hwy 12, couple options. Chair Freeman, re natural resources. Is there a component about native plant usage throughout development? Brian, yes, planting native plants required part of plan.

Chair Freeman called for Public Comment 2:30 minutes

Tom Conlon, struggling to understand how different this Plan looks from hypothetical mixed use Plan for similar sized privately owned piece of land. Understands enabled legislation calls for financial viability, but should consider current property owner spends billions annually to purchase & rehabilitate privately owned property to specifically add net new affordable housing units to supply side of market. New Plan calls for & prioritizes nonresidential development on site, which will add new housing demand. Approximately 900 new jobs. Hotel has relatively low wages & higher demand on affordable housing, which is in short supply. Consider that nature of existing site ownership was taken into account during Specific Planning process, notice how different the site Plan looks since state is owner, land was given for Public use many years ago.

Fred Allebach, re attainable housing aka affordable by design. What % of total will it be? Are they multi-family units, smaller square feet, what makes them attainable? Are price points less than market rate?

Alice Horowitz, when talking about money for developer, also talking about money for county. I.e. more housing & commercial built = more taxes into future county coffers. Up-front fees paid by developers don't cover future road maintenance, etc. Re economy feasibility, who are we talking about? Re Secretary Spaulding's question, Brian's answer not adequate. Is county so enamored of future property taxes, that Historic Preservation Alternative - identified as environmentally superior Alternative, not be considered as viable option? It could pencil out for developer, but not county, since preferred Plan means more tax revenue? Economic feasibility study hasn't really been done. County found money for economic feasibility study for Eldridge Enterprise Proposal, why not real study for Plan?

Teri Shore, urged Commissioners to not approve the resolution directing the Planning Commission to approve the Specific Plan or FEIR or for county to move forward w/ rezoning. If get a chance to finish reading EIR, 1,200 comments, will see thousands of reasons why EIR needs to be significantly revised. Urged SVCAC to urge Planning Commission to send back to staff to revise, fully address comments, scale back as community asked, keep in public hands,

better protect open space. Disappointed that tonight's discussion focused on details of large mega development, no serious discussion on scaling it back, or impacts on open space, wildlife corridor, creek. Appreciated Chair Freeman's comments on wildlife corridor. Need to realize that yes, housing demand is inextinguishable, not put a huge development in middle of rural community, goes against decades of city-centered growth, at local, regional & state level. Plenty of room to build in other places. If building is done here, needs to be scaled back. We are in biodiversity, extinction & climate crisis; this project will exacerbate all of them. Delaying process will not have major consequences, no specifics provided.

Roger Peters, re phasing of project over many years to full build out. If start project, & 10 years in, impacts different & more significant than anticipated - would there be cause for reconsideration of vesting/rights for development? And, re curb space for parking opportunity – each space set up w/ plug for electric vehicles? And, re this size project vs down-scaled project - unclear in DEIR or FEIR, what traffic impacts are for smaller project. Merely a statement that they were significant, but not great detail; seemed to discourage further consideration. Good to have better perspective & understand on scaled-back project traffic impacts.

Sharon Church, Glen Ellen, agreed w/ Teri Shore's astute comments to hold off, scale back. Rushing in w/ false timeline, ignoring environmental, climate crisis. Like doing a 1980's project in San Jose. Makes no sense. 2500 pp in report, probably unread by most people. Take a pause. Do not recommend moving forward.

Nick Brown, re mention by Brian of support of Planning Advisory Team (PAT). Over a year ago, PAT told Permit Sonoma that Plans were way too big for site. Twelve of fourteen PAT members wrote letter to PS that input not being heard, plans going in wrong direction, & that Advisory process of PAT had broken down. Recommended the appropriately scaled Historic Preservation Alternative as preferred Alternative. This Alternative superior in every other way, will immediately mitigate all community's concerns, i.e. emergency evacuation, traffic congestion, negative impacts on wildlife corridor. Sonoma Valley community ready to support a reasonable scaled Historic Preservation Alternative. Excited to have significant levels of housing for vulnerable citizens. Thrilled to have new housing for essential workers, like teachers, firefighters, police officers & trades people. Brian stated that Sonoma County not developer, but Permit Sonoma is creating parameters for developers in the Specific Plan. Recommended inserting baseline of 450 units in Historic Preservation Alternative lists into final Specific Plan. Don't be intimidated by canard of financial viability. Community aware of component, not only driver of discussion. Various developers have studied the site & identified unit numbers of 375, 470 & 600 as units of scale, assured that will profit. This process can be done correctly, Commission recommendation help assure it. Has only been one in-person public meeting whole time at Planning Commission last month. The community cares.

Richard Dale, Sonoma Ecology Center's concerns considered in Specific Plan; pleased w/ removal of buildings in narrow part of wildlife corridor. Want to focus on open space needs. Intensive land use in protected open space, especially on east side not compatible w/ rare species & habitats. Plan needs to exclude uses like nurseries, conversion, animal operations for

most or all protected open space outside core campus. Setbacks in Sonoma Creek in Draft Plan & Hill Creek are 50'. That's used for neighborhoods, not appropriate in sensitive water, dependent on species like Steelhead, beaver, in critical wildlife habitat corridor. So many buildings near creeks will be removed or rebuilt have chance to widen creek setbacks, honor extraordinary natural legacy of site. Remain opposed to permanent connector road through to Hwy 12. Sensitive species in that area, protected Western pond turtles, Pacific Giant salamanders. Could support an unpaved, unlighted road only used in emergencies. Will submit more comments in writing.

Public Comment via Email (see page 17 in this document)

Public Comment Closed.

Chair Freeman invited Brian to address Public Comments. (@1:52:45 on zoom video)

Brian, to Tom re hypothetical footprint for a private developer using similar parameters. County not a private developer. Have received input from Advisory Team, Consulting Firm, feedback; no vision of a non-county led effort. Lead agency made deal w/ state 3 years ago this would not be a private developer led effort. Not in his purview or expertise.

To Fred, re affordable by design & how much. There is a policy, more of a suggested encouragement, w/ flexibility on 20 year buildout. Idea, w/ limitations, all housing projects - For Sale, rental, single family attached, single family detached & multifamily - all will be affordable by design, on top of deed restricted units. Base 733 units, 550 market rate, affordable by design; additional bonus must abide by Specific Plan.

To Alice, re economic feasibility & alternatives, why not closer look at options? This is Staff recommendation. As directed by Board of Supervisors, reviewed range, including community 450 units. Comparison in Draft EIR p 576 shows difference in impacts across Alternatives. Must weigh w/ all other project objectives. Ultimately, Planning Commission may make recommendation for one Alternative, as well as decision by BoS. Will be public hearing w/ Planning Commission, tomorrow (10.27.22) to BoS on Dec 16th. Additional time for Planning Commission to deliver best product/Plan to BoS.

Re Question on property tax. Never been part of conversation.

To Teri, keep it in public hands? County not in charge, not part of disposition, owned by state. State clear from start will complete disposition to project sponsor e.g. public entity, private developer, set of private developers, not county. Re false sense of timeline – according to State Legislation, legally, & BoS will/must complete process within 3 year time frame. It's a fact. Unknown what will happen after, not in state legislation. Must complete county's commitments. Re Alternatives, they are there. Planning Commission & BoS role is to consider all facts. Consider reports, public input from public hearings. May pick one Alternative over another.

To Roger Peters, re unforeseen impacts, influence? At this point, BoS will adopt Specific Plan, certify EIR, will start redevelopment process likely 20 years, will have to follow Plan. Re parking space allocation – is a ratio in Design Standards for EV charging spaces, relating to housing units. Re VMT – perceived lack of info in DEIR across Alternatives. Number of VMT is a significant unavoidable impact across the board. Typically accustomed to twice as many people. State evaluating through CEQA how many miles person is travelling, not number of people. Distance will be relatively the same. Average in Bay Area per person. Run model, plug in 1,000 units, comes in under. Reason it's significant & unavoidable, are within recommended threshold of 15%. Transportation Management Association will come in, i.e. how to fund different programs to reduce VMT in future, future residents?

To Sharon, re the state timeline. Dates set. There is a public process, hearing process w/ Planning Commission, w/ BoS. There are additional opportunities for public engagement/comment through decision makers.

To Nick, offer to have coffee open. Never said there was agreement w/ PAT. Reference was to a number of PAT members who signed letter, not unanimous; PAT provided diverse set of voices & perspectives.

To Richard, re permitted uses. An updated Permitted Use Table in Staff Report for Planning Commission tomorrow, posted & advertised through website 8 days ago. There is a Revision. See Permitted Use Table 4-3 proposing for preserved open space. Zero permitted uses, some conditional uses, through an entitlement process. Focused on county intent, e.g. community garden, food cultivation, animal or bee keeping. Richard's suggestions not proposed for allowable uses in open space. Re creek setbacks, 50' setback, both sides. Difference of opinion on how wide it is. Establishing 50' wide setback expands existing riparian corridor for both creeks & at the pinch point.

Chair Freeman acknowledged Brian's work on project.

Chair Freeman called for Commissioners' Comments (@2:07:45)

Commissioner Rouse, re public's perspectives, real timelines unknown. This is a 20 year timeline. Would like to slow it down; 1,000 units maybe not a good idea. More public comment; will be course corrections. Leave tonight w/ input. Has not read entire EIR 2500pp. Whatever happens w/ Planning Commission & BoS not end result. Process will continue, community options will be considered; feels it is best course of action long term.

Commissioner Lowe, but if this could be regarded as the final opinion, important to repeat City of Sonoma's letter in response to DEIR: *Do not support hotel or hospitality overlay. Of Alternatives, support Historic Preservation Alternative, North Valley MAC. Took exception to transportation impacts; not sufficiently analyzed impacts to Springs & City.* Officially voted & approved by all 5 Sonoma City Councilmembers, submitted.

Vice Chair Dickey, acknowledged everyone's participation/input/concerns over all these years. No malice in comments but discontent. Statement: Residents of Sonoma Valley subjected to

breach of public trust re SDC's process project development. Assured efforts would be inclusive & transparent. Sources were available for public input; PAT, NSVMAC, Springs MAC, Sonoma City Council voiced ideas/concerns & a vision for environmental & community compatibility. Voices clearly ignored as Permit Sonoma pursued proposed Specific Plan in insular vacuum of own offices, referred to process as a "programic EIR." SDC could be a site that reflects *Tomorrowland*; instead merely checking boxes for *Yesterdayville*. Should be an EAR, i.e. Environmental Abuse Report; both natural & social environments abused during process. Suggested Commission vote against this Report, ask Planning Commission & BoS to direct Permit Sonoma to create a Specific Plan that is reflective of commitment to environment & social pact w/ Sonoma Valley.

Secretary Spaulding, acknowledged work by Permit Sonoma. Prepared to make motion. Four concerns to consider in recommendation:

1. The development is too big; scale inappropriate
2. Financial feasibility data is either vague or essentially unavailable
3. Critical issues of impacts on fire safety, traffic, wildlife corridor are unrealistic, unsubstantiated, optimistic
4. Reliance on EIR & expectation that decisions will be made after project is built. Considering antipathy to EIR & project, sees reason to be skeptical future EIRs will include community interest.

Commissioner Felder, agreed w/ Commissioner Lowe's summary for City of Sonoma. Supports Vice Chair Dickey's position. Recommended rejecting Permit Sonoma's Proposal, make rejection known to Planning Commission & BoS.

Commissioner Crisler, acknowledged Permit Sonoma's work. Seconded Secretary Spaulding's concerns. Community clearly wants proposed project scaled back; 1,000 units way too many, less than half more appropriate. Did some map overlays, compared size/space of SDC w/ higher density communities e.g. in Petaluma, RP. 1,000 units allot. Most housing units call for 2 cars = 2,000 cars. Goal of 900 jobs unrealistic in this location. The previous SDC is no longer; think differently, not replacing those jobs. 900 jobs in that location a negative impact; too much density. No guarantee what kinds of businesses will come in to project. What community needs for low income, disabilities & walking environment - are schools, grocery stores, banks, laundromat; consider necessary businesses. Agreed re hotel not a fit there. Would be for tourists, not right place for it. Mr. Oh said could be other business for large historic building, perhaps verbiage vague, change/improve. Environmental impact, yes, but need the connector road between Hwy 12 & Arnold, to mitigate traffic, for safety measure in case of wildfire.

Commissioner Brown, agreed w/ comments, particularly Vice Chair Dickey. She did read all Reports. **Clarified Mission Statement of SVCAC - to convey sense of community.** That is not happening. Chosen figure of 1,000 homes never changed in spite of all community, Commissions' input/analysis. Understands legal requirements, but concerned about Proposal - it's too big. Must be another way to do Commission's job, convey community's concerns w/ specifics to Planning Commission & County; open the door for more discussion.

Chair Freeman, as an environmentalist sees the project as too big. Lived in that community for years, can't see 1,000 homes w/o huge, unforeseen future impacts. In agreement w/ many comments. Recognizes long process, Commission in a position to speak for the community which says – it's too big, too focused on information that wasn't satisfactorily shared. Skeptical re state's offer to listen to community.

Chair Freeman called for a Motion/Resolution. (@2:28:08)

Secretary Spaulding, moved to recommend to both the Planning Commission & BoS that this EIR & the project Proposal described not be approved for following reasons: 1. Wrong scale, too large, 1,000 units too many. 2. The alleged essential nature of the financial feasibility is unsatisfactory, data on figures inadequate, skeptical of veracity. 3. Assessed impacts in EIR seem unreasonable, unclear, optimistic in particular in areas of fire safety evacuation, other traffic, especially impacts on wildlife, mitigations not adequate. 4. Recommend Application be denied. Deny EIR, relies too much on future approval of development. Skeptical of EIR process for current programs, how would specific projects be better? The commission has carefully considered and reflects the concerns of the community.

Chair Freeman called for final Commissioners' Comments

Commissioner Brown, offered amendment to motion to include water among list of areas not satisfied w/ analysis & mitigation to impacts.

Secretary Spaulding, yes, water & wastewater have unrealistic assessments

Commissioner Dambach, inquired - can this Commission also recommend for Historic Preservation Alternative?

Secretary Spaulding, yes, can & should

Chair Freeman, in favor. Inquired if it can be made a separate motion?

Admin/DD Kubu-Jones, yes.

Commissioner Brown seconded Motion.

Vice Chair Dickey, clarification, proceeding w/ 2 Resolutions - one for majority of discussion, and second to support Historic Preservation Model/Alternative?

Chair Freeman, yes.

Chair Freeman called for vote for Motion w/ Five points:

Motion to recommend to both the Planning Commission & BoS that this EIR & the project Proposal described not be approved for following reasons: 1. Wrong scale, too large, 1,000 units too many. 2. The alleged essential nature of the financial feasibility is unsatisfactory, data on figures inadequate, skeptical of veracity. 3. Assessed impacts in EIR seem unreasonable, unclear, optimistic in particular in areas of fire safety evacuation, other traffic, especially impacts on wildlife, mitigations not adequate. 4. Recommend Application be denied. Deny EIR, relies too much on future approval of development. Skeptical of EIR process for current programs, how would specific projects be better? The commission has carefully considered and reflects the concerns of the community. 5. Plus amended to add water & wastewater as areas w/ unsatisfactory analysis.

Vote:

In favor of first Resolution/Motion w/ Five points

All in favor

Aye: Unanimous

Nay: None

Approved.

Vote:

In favor of second Resolution to support Historic Preservation Alternative.

All in favor

Aye: Unanimous

Nay: None

Approved.

5. Reports from MAC Liaisons (@2:36:02)

Springs MAC Liaison excused absence

NSVMAC, Commissioner Dickey, latest meeting on transportation; prioritized roads for Dept. of Transportation re worst conditions, to be placed on priority list. Supervisor Gorin stated before she leaves office the GE Bridge will be resurfaced if she has to do it herself.

6. Consideration of Future Agenda Items

Admin/DD Kubu-Jones:

- Reminder - November meeting changed to Nov 30th due to holiday conflicts.
- Kenwood Ranch Winery. Not able to make Nov 30th. She requested alternate dates, pending; will keep executive team in loop. KRW offering a Nov 12th community meeting for public. Information will be posted & noticed. Optional opportunity to learn about project in that meeting. Still hoping they will present before SVCAC.
- Permit Sonoma re County's Draft Housing Element. Final Draft to be released in early November; asked for joint meeting on 30th for Public Hearing.
- Solar project, still in development.

7. Adjourned 9:11pm

From Brian Oh, Permit Sonoma. Background report, includes market demand analysis:

<https://www.dropbox.com/s/qzc0v3ibt3v6b8z/SDC%20Specific%20Plan%20Profile%20and%20Background%20Report.pdf?dl=0>

Alternatives report, includes financial analysis:

https://www.dropbox.com/s/uz0eeoikvk08nfl/SDC%20Alternatives%20Report_111021.pdf?dl=0

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

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners

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

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions

City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

Hannah Whitman

From: Deborah Eppstein <deppstein@gmail.com>
Sent: Sunday, October 23, 2022 8:06 AM
To: Arielle Kubu-Jones; Hannah Whitman
Cc: Caitlin Cornwall; Greg Carr
Subject: concerns on SDC proposal

EXTERNAL

Dear Arielle and Hannah,

I understand you are on the Citizens Advisory Committee for the Sonoma Development Center proposal. Thank you for working on this important project!

I and many others in the community, including many environmental organizations, have major concerns on the proposal from Permit Sonoma and the EIR prepared to support it. One overriding concern is fire safety and evacuation safety. Highway 12 already gets very clogged during major evacuations in this area. Even with the improvements made by the county on evacuation zones, this area still all evacuates onto Highway 12. In the 2020 Glass Fire it became a virtual parking lot with traffic only inching along. Adding 1000 new homes (thus ~2000 new vehicles), a hotel (with additional vehicles from guests) and over 900 jobs (thus over 900 more vehicles) will only make a bad situation worse, jeopardizing safety of existing residents, new residents and employees and fire fighters. Also, it is well established that people are the cause of ~95% of wildfires. Adding over 3000 new people to this area in Glen Ellen will increase the risk of new ignitions.

The evacuation analysis in the DEIR, which was not modified in the FEIR despite numerous concerns expressed in many letters from the public, is woefully inadequate and inaccurate. The FEIR incredibly states that adding over 3000 new people (and many more as hotel guests) that will almost quadruple the current population of Glen Ellen plus with over 3000 more vehicles, will only increase evacuation times by ~1 min! That is illogical and frankly defies science. In current situations with fast moving, wind driven fires, advance evacuation warning is minimal and does not allow for staged evacuations. We had one hour advance warning in the Glass Fire before fire was on both sides of Los Alamos Rd. The public has repeatedly asked for the evacuation study by Kittleson & Associates that the EIR cites, yet it has not yet been provided. We have now been told it will be provided on October 24- a month after the official public comment period on the DEIR was closed. Why has Permit Sonoma been so reluctant to provide this report, and why was it not originally included as an appendix in the DEIR? But even without seeing this report, we know that this analysis is flawed. What is reported for baseline evacuation times flies in the face of what occurred in real-life evacuations in recent years, as recently as the 2020 Glass Fire.

The EIR is fatally flawed and should be rejected. It has been rushed through without proper review and certainly, with only 3 weeks between close of public comment and release of the FEIR, no time for real consideration of the many in depth comments. A proposal with much smaller build-out, focused primarily on providing affordable housing with no hotel and only added commercial development as needed to support the new residents, should be considered, such as proposed by the Glen Ellen Historical Society. Adding 1000 new homes, a luxury hotel and over 900 jobs as per the Permit Sonoma proposal simply does not belong in such a fire-prone rural setting. People need to be able to evacuate onto larger thoroughfares, such as Highway 101.

Thank you for your consideration of this critical issue.

With best regards,
Deborah

Deborah Eppstein, PhD
801-556-5004
deppstein@gmail.com

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From: [Alice Horowitz](#)
To: [Arielle Kubu-Jones](#)
Subject: Please share with SVCAC
Date: Tuesday, October 25, 2022 8:17:25 AM

EXTERNAL

Good morning Arielle,

Could you please do me a favor and share this email with all members of the SVCAC prior to tomorrow's meeting? I'm having trouble rustling up individual email addresses.

Many thanks and best wishes to you,
Alice Horowitz

.....
Dear SVCAC Commissioners,

Please consider the following I included in the 10/22/22 Eldridge For All newsletter.
Regards,
Alice Horowitz, curator of eldridgeforall.org

Due to its location and surrounding area, there are many valid reasons why the 180-acre SDC redevelopment site cannot handle the level of development (1,000+ housing units and over 400,000 sqf of commercial space) proposed by Permit Sonoma. Sonoma County must build 3,881 affordable housing units in unincorporated areas to satisfy RHNA requirements. But why should this relatively small piece of semi-rural land in the heart of Sonoma Valley and in the middle of the wildlife corridor have to accommodate such a large percentage of what is admittedly a County-wide requirement? Our Sonoma Valley Community has widely called for a SCALED DOWN project, and this is what the Powers That Be must understand - **It's not just that the people of Sonoma Valley want a smaller project – it's what the site needs and can accommodate.** To read environmental land use planner Vicki Hill's letter on this topic, please click on this link and SCROLL DOWN the page:
<https://eldridgeforall.org/sp-%26-deir-talking-points>

Although Permit Sonoma's recently revised SDC Specific Plan does include a handful of improvements to further protect wildlife, introducing thousands more people and cars into the Sonoma Valley Wildlife Corridor (animals move through the entire area, not just the officially designated corridor along the northern boundary), will be highly disruptive and damaging where wildlife is concerned. The scale of the County proposed plan (and the road to Highway 12) will likely overwhelm any mitigations or

“enhancements” proposed in the revised Plan. **Permit Sonoma claims the project will protect 750 acres of open space, but it won't be protected for very long or all that well if 5000 people are continuously onsite. Permit Sonoma should stop trying to justify the plan's size by unfairly comparing it to the previous SDC institutional use. SDC residents did not drive cars, there were no commercial uses generating vehicle trips, and employees were spread over three shifts.**

Adding 1,000+ housing units and 900 on-site jobs will directly translate into more traffic - a lot more. Not only will adding several thousand more cars to the area's already impacted two-lane roads have severe consequences for area residents, the consequences for our wildlife could very well be deadly. An entire newsletter could be dedicated to the issue of impacted evacuation routes, so suffice it to say that exponentially increased traffic could prove deadly for humans too. People need homes, wildlife needs to safely roam, and we all need to evacuate quickly and safely in the event of a natural disaster. **Did Permit Sonoma evacuation studies account for all the new construction going on in other parts of Sonoma Valley?**

WHAT'S THE SOLUTION TO THE SDC CONUNDRUM? The HISTORIC PRESERVATION ALTERNATIVE (HPA) - identified in the EIR as the "ENVIRONMENTALLY SUPERIOR ALTERNATIVE" - offers a clear path to crafting an acceptable compromise for a plan everyone - humans and animals - can live with. Note: Permit Sonoma insists the HPA is not economically feasible. We'd like to know how they can be so sure when no economic feasibility study on the proposed SDC Specific Plan has been done. Someone found the money for Sonoma Water, the County's Water Agency, to prepare an *Economic Impact Analysis of Eldridge Enterprise, Redevelopment of the Sonoma Developmental Center (SDC), Sonoma County, California*; an economic feasibility study on which Permit Sonoma is now building its plan for a Climate Center. **Why, then, can't the County find a way to pay for an economic feasibility study for its own plan?**

- At 450 housing units, the Historic Preservation Alternative would still be authorizing the largest housing project in Sonoma Valley since Oakmont. Permit Sonoma's SDC Specific Plan currently allows for 28% of the proposed 1,000 housing units to be "affordable." Following this same formula, the HPA means less overall affordable housing units. **But who's to say that a community as industrious and caring as our Sonoma Valley Community can't come up with creative solutions to considerably increase that percentage? Not to mention our County and State legislators for whom affordable housing has become an increasingly pressing issue? What a win-win it would be for everyone - humans and animals - if we could settle on a plan with less overall housing but with a significantly higher percentage of that housing going to those who need it most.**
- The HPA does not call for a new road between Highway 12 and Arnold Dr., thus protecting wetlands and wildlife.
- The HPA calls for significant adaptive reuse of existing buildings, thus preserving the cultural integrity of the

property while reducing the impact of carbon emissions resulting from the tear down/re-build of existing sites.

WHAT CAN WE DO? We still have a bit of time to lobby both the Sonoma County Planning Commission and the Board of Supervisors to:

1. direct Permit Sonoma to adopt the Historic Preservation Alternative and SCALE DOWN the proposed SDC Specific Plan
2. direct Permit Sonoma to include performance standards that will guide the phasing of the level and location of development.

On this last point, Permit Sonoma believes performance standards will limit what developers can do and threatens that developers might sue if they don't get to build as many units as originally planned. Hmmm..... Isn't the point of including performance standards to hold developers accountable? And, should developers not be performing to the standards, isn't the point to restrict further development until all problems are corrected? Why does Permit Sonoma consistently appear to care much more about developers making money than about the community and wildlife who have to live with the negative consequences of overdevelopment? Could it be the County is so enamored by the idea of future property taxes from all the new development included in the "preferred plan" rolling in year after year that the HPA, the environmentally superior alternative, is not even considered a viable option?

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Sonoma Developmental Center Specific Plan and FEIR

Brian Oh
Permit Sonoma
Oct 26, 2022

SVCAC Meeting Purpose (10/26)

- Receive staff presentation on SDC Specific Plan and Final EIR
- Consider SVCAC recommendation to Planning Commission

Planning Commission

Meeting Purpose (10/27)

1. *Conduct a public hearing for the Sonoma Developmental Center Specific Plan Project and Final Environmental Impact Report*
2. *Approve a resolution recommending that the Board of Supervisors certify a Final Environmental Impact Report for the Sonoma Developmental Center Specific Plan, and adopt a statement of overriding considerations and findings of fact pursuant to the California Environmental Quality Act (CEQA)*
3. *Approve a resolution recommending that the Board of Supervisors adopt general plan amendments to maps and policies of the Land Use Element and other elements to enable the Sonoma Developmental Center Specific Plan, adopt the Specific Plan, and approve zoning code and map changes*

Project Goals

- State legislation
 - ▣ Open space protection
 - ▣ Housing priorities
 - ▣ Local planning process
 - County-led Specific Plan
 - ▣ Economic feasibility
- Community Vision and Guiding Principles
 - Planning Advisory Team (PAT)

SDC Specific Plan

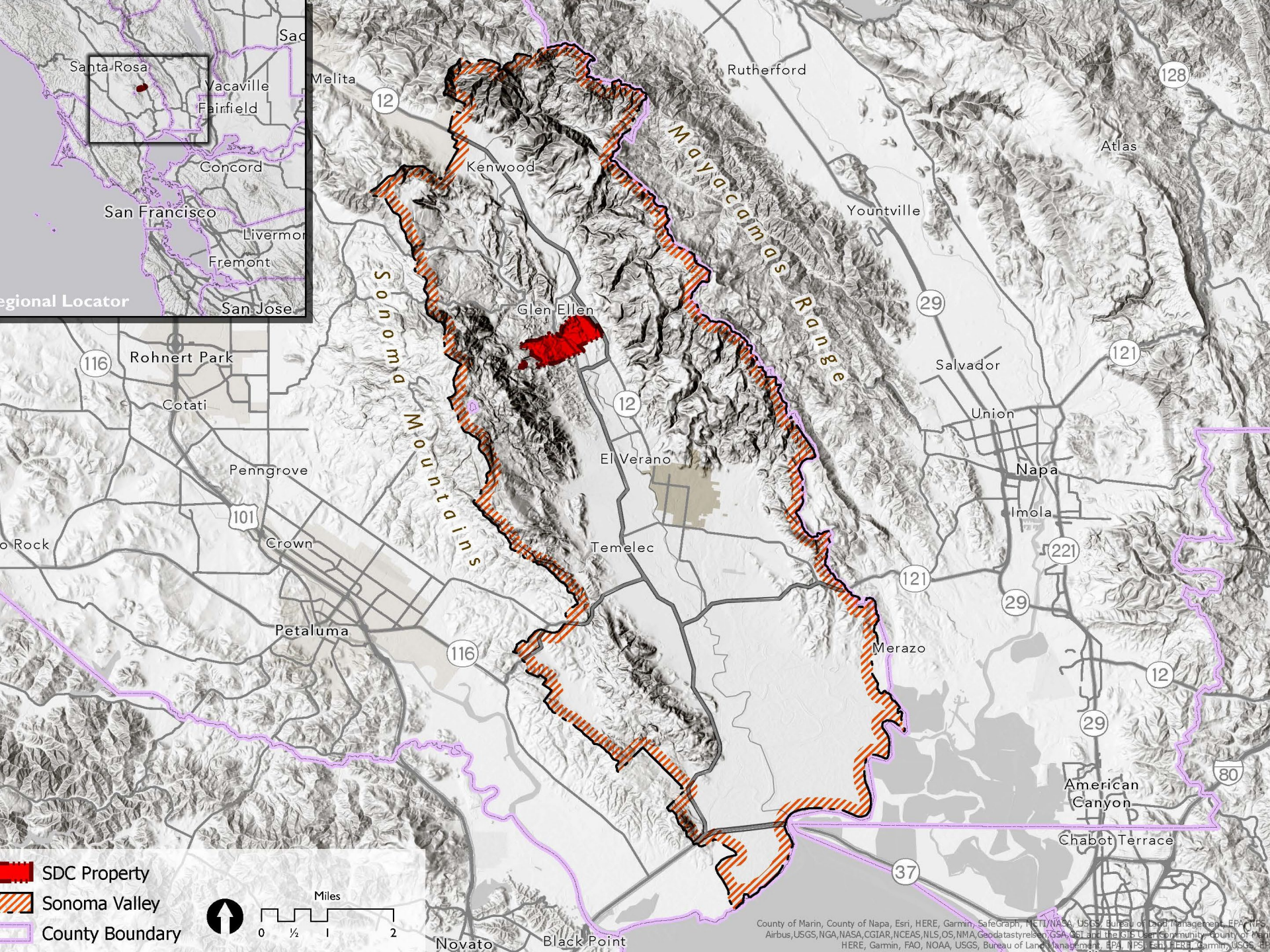
Specific Plan

- ❑ 20-year land use plan
- ❑ Goals and policies
- ❑ Implementation plan

Final Environmental Impact Report

- ❑ Analysis and disclosure of project impacts to environment (wildfire, transportation, historic resources, etc...)
- ❑ Alternatives





Regional Locator

 SDC Property

 Sonoma Valley

 County Boundary



Miles
0 1/2 1 2

County of Marin, County of Napa, Esri, HERE, Garmin, SafeGraph, NCTI/NASA, USGS, Bureau of Land Management, EPA, NPS, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, OSI, and the GIS User Community, County of Marin, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, HERE, Garmin, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, OSI, and the GIS User Community

Specific Plan Summary

- Expansion of open space
- Housing/job balance and diversity
 - ▣ Priority for affordable housing and housing for individuals with developmental disabilities
 - ▣ Return of SDC as a job center
- Preservation of historic character of the Sonoma State Home Historic District

Figure 2.2-2: Preserved Open Space

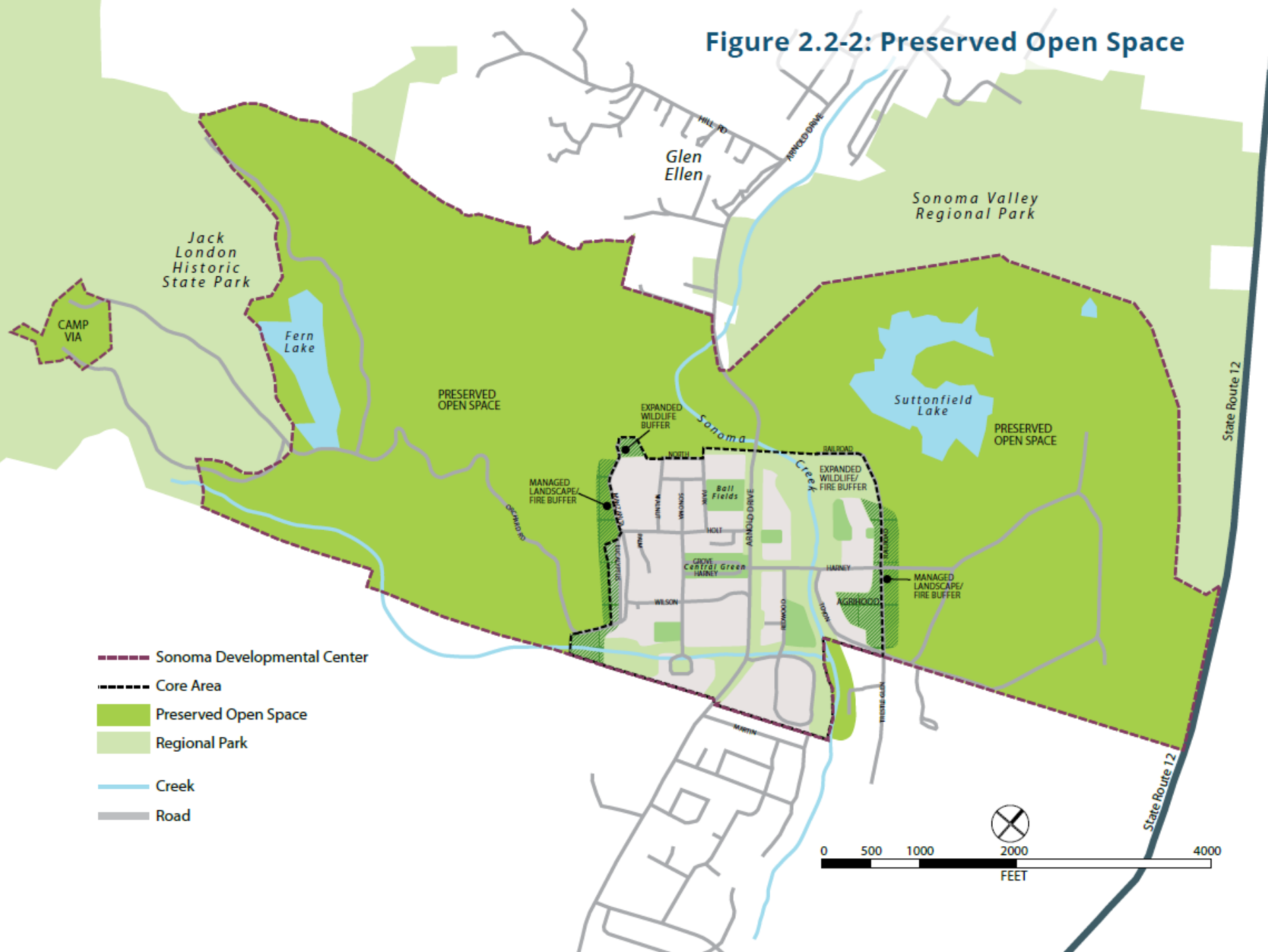


Figure 3.1-1: Mobility Framework

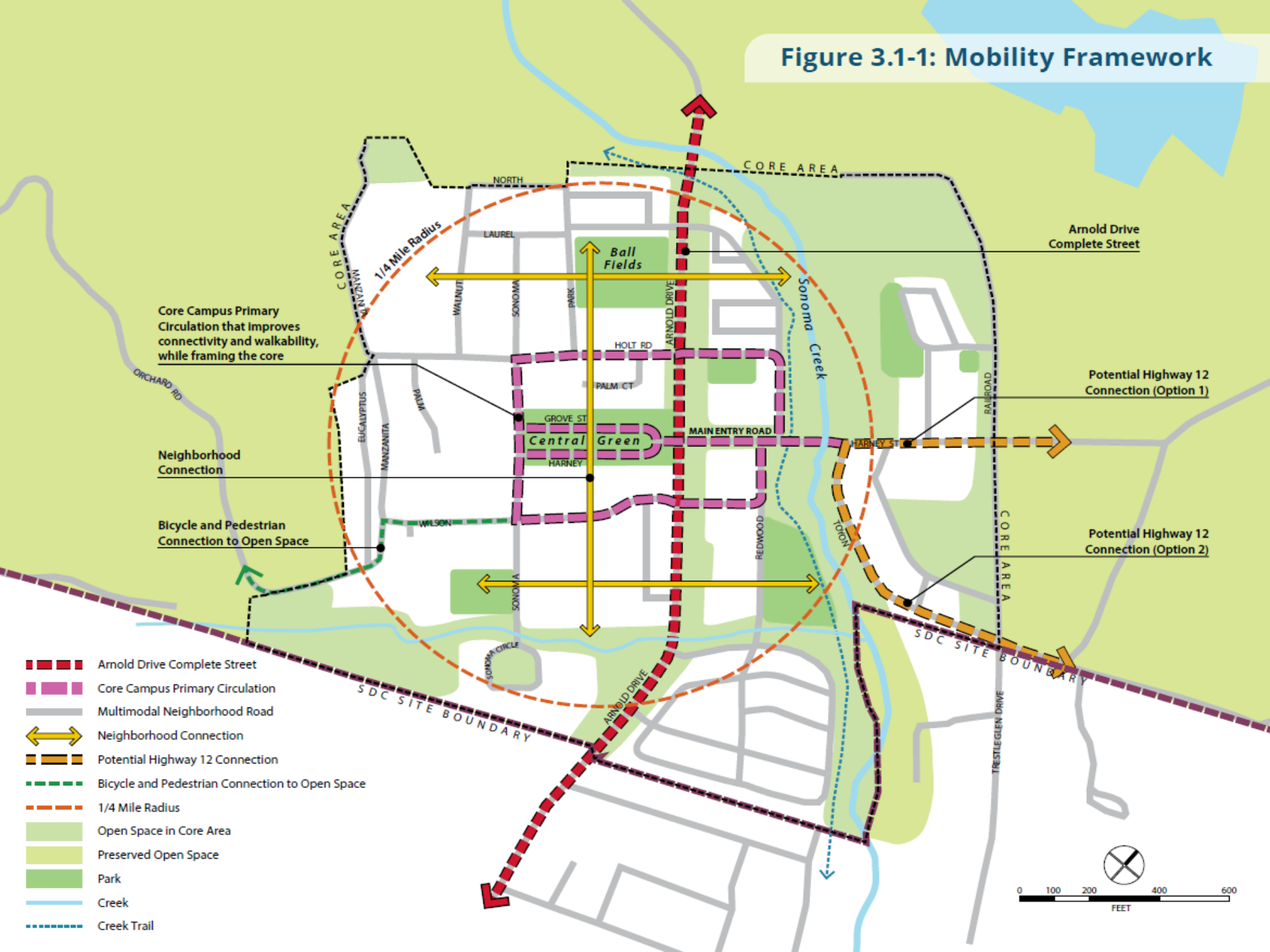


Figure 4.1-2: Land Use

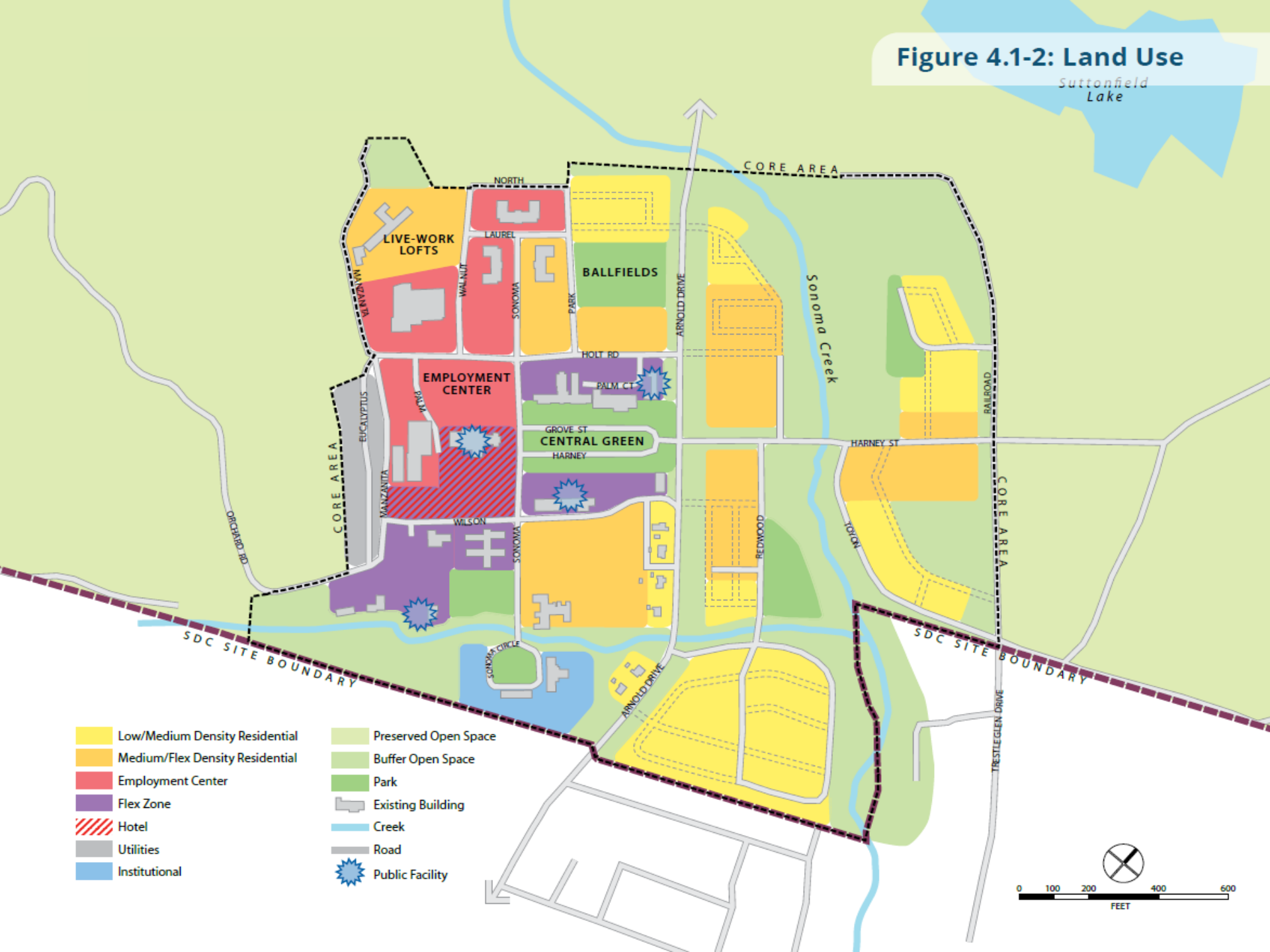
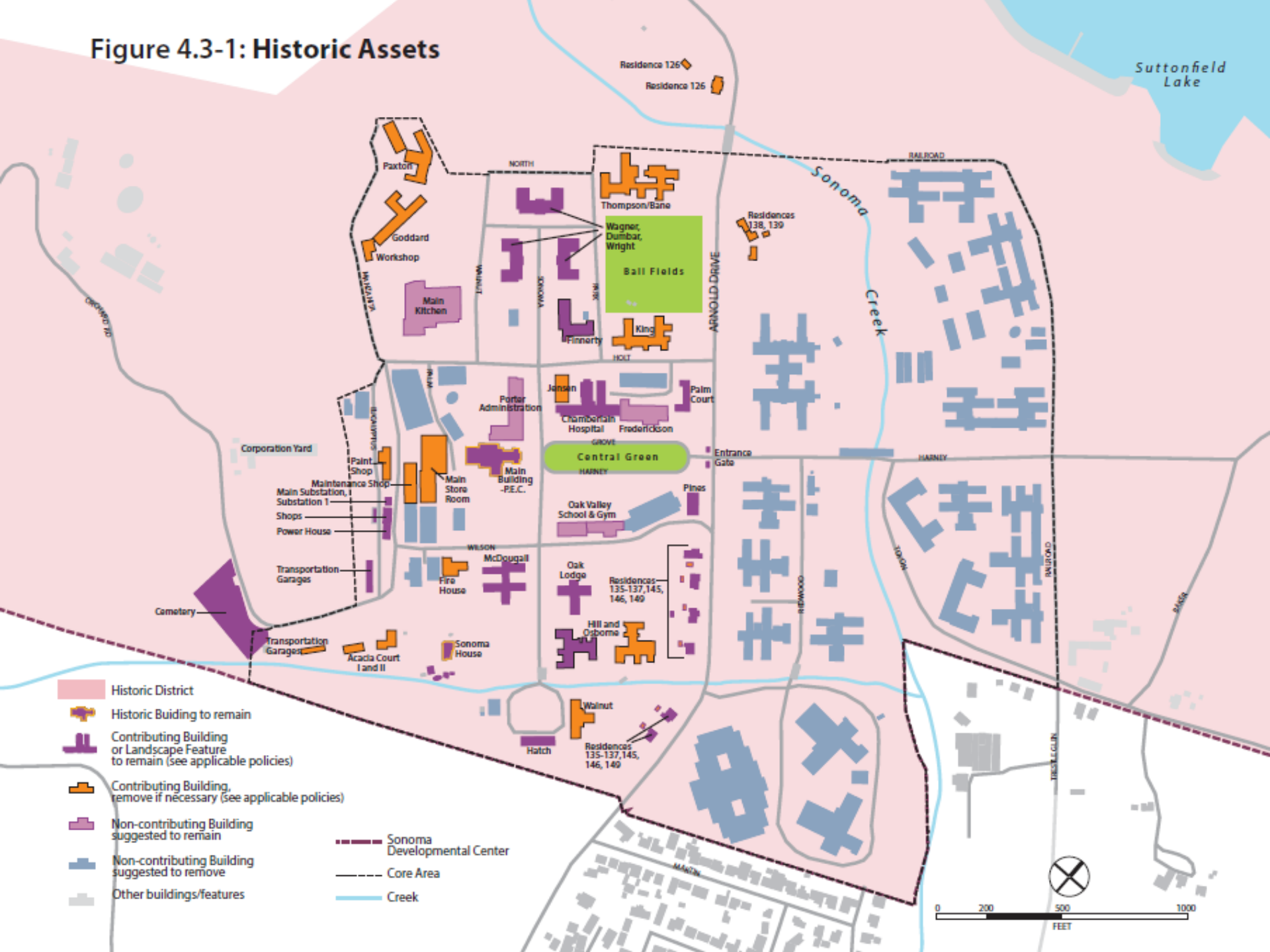


Figure 4.3-1: Historic Assets





Old Elm Village, Petaluma, CA



Hotel Chauvet, Glen Ellen, CA



Image © Craft Development 2022. Photo Credit Kim Carroll, Carroll Creative



Revised Specific Plan policies

- Further prioritize affordable housing and housing for individuals with developmental disabilities
- Revised permitted uses for key areas such as the preserved open space and Core Campus
- Expanded protection of the wildlife corridor
- Clarifying environmental and permitting actions for future project applicants

Top Environmental Concerns

- ❑ Water supply
- ❑ Emergency evacuation
- ❑ New Hwy 12 connection
- ❑ Biological habitat
- ❑ Historic Resources
- ❑ Vehicle Miles Traveled (VMT)



FEIR Summary

- FEIR = DEIR + Responses to Comment + Changes to DEIR
- 62 environmental impacts across 16 topics
- Two significant and unavoidable impacts
 - ▣ Residential - Vehicle Miles Travelled
 - ▣ Historic Resources
- Self-mitigating

Table 3.10-1: Proposed Land Use Summary

Land Use	Acres	Percent
Non-Residential	9.5	1.1%
Commercial	0.9	
Hotel	2.1	
Office	4.4	
Public	0.7	
Institutional	0.9	
Utility	0.5	
Residential	28.9	3.3%
Single-Family Detached	11.4	
Single-Family Attached	6.0	
Multi-Family	11.5	
Open Space	846.5	95.7%
Active Open Space (parks, paseos)	12.1	
Buffer Zones (riparian corridors, fire breaks, wildlife corridors)	42.6	
Other Open Space (landscaped areas)	41.8	
Preserved Open Space	750	
Total	884.9	100%

Notes:

1. Acreage is approximate and does not include transportation/roads/ROW.
2. Percentages have been rounded to the nearest tenth.

Source: Dyett & Bhatia, 2022.

Project Alternatives

Proposals Studied by the DEIR				
Plan/Alternative	Population	Housing (units)	Jobs	New road connecting Arnold Dr and SR 12
Proposed Plan	2,400	1,000	940	Local road connection
No Project: Low Development Alternative	1,800	750	700	Emergency access connection only
No Project: High Development Alternative	3,000	1,250	940	Local road connection
Reduced Development Alternative	1,800	750	600	Emergency access connection only
Historic Preservation Alternative*	1,080	450	600	No

*Environmentally Superior Alternative

View of a paseo in the Agrihood.



View of the Central Green, looking towards the Main Building.



Discussion

Topic	SVCAC recommendations	Straw vote
Big picture, concepts		
1. Vision, guiding principles, and project context		
2. Open space, resources and hazards		
3. Mobility and access		
4. Land use		
5. Community design		
6. Public facilities, services and infrastructure		
7. Implementation, financing		
Appendix A. Conditions of approval		