

From: [Arielle Kubu-Jones](#)
To: [Brian Oh](#)
Subject: FW: Revised EIR still opposed
Date: Friday, October 28, 2022 3:53:04 PM

Sharing as public comment to you

-----Original Message-----

From: Vivien Hoyt <vivienhoyt@vom.com>
Sent: Wednesday, October 26, 2022 3:17 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; Sonoma Action <scca@conservationaction.org>
Cc: Emily Charrier <Emily.Charrier@sonomanews.com>; chase.hunter@sonomanews.com; Alice Horowitz <eldridgeforall@gmail.com>; letters@sonomasun.com
Subject: Revised EIR still opposed

EXTERNAL

Dear Supervisor Gorin,

I'm still strongly opposed to the revised EIR report produced by the planning commission. It's far too many homes, too many jobs, it's an environmental disaster for wildlife and neighboring families. The scariest part is the serious fire danger when we all need to evacuate. Our roads and water supply cannot sustain that many people and cars. We're already in a water shortage and using Fern lake for water would negatively impact all the wildlife in the area. I understand that during the 2017 fires, VOM water was nearly out of water.

We do need affordable housing in Sonoma County but it should be built in areas near the train, freeway and major public transport and build tall apartments buildings. This is how Europe deals with their population growth. It's ludicrous to build an entire city in this pristine environment. I encourage you to drive Arnold Drive or Sonoma Highway during commute times and you'll see how congested the roads already are.

Thank you for your careful consideration and rejecting this outlandish proposal tomorrow.

Best regards,

Vivien Hoyt
Voter, taxpayer, homeowner
Glen Ellen

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SONOMA COUNTY

HOSPITALITY ASSOCIATION

Dear Planning Commission,

The Sonoma County Hospitality Association (SCHA) supports increasing the supply and availability of affordable and workforce housing across Sonoma County. Workforce housing is needed not just in the denser more urban areas, but in places around the County where people work, such as Sonoma Valley, where many hospitality and winery jobs are located.

Much of the creativity and entrepreneurial enterprises that define Sonoma County's economic vitality are located throughout Sonoma County and are not concentrated solely in our urban communities. Creation of more affordable workforce housing throughout the County is essential to current and future small businesses' ability to recruit talent and support the idea of local sustainability by keeping ownership and workforce local.

SCHA represents the diverse business segments that make up the hospitality and tourism industry in Sonoma County including restaurants, hotels, bed and breakfasts, vacation rentals, retailers, wineries, recreation providers transportation providers, attractions and more. The overwhelming majority of hospitality businesses are small, locally owned, and locally operated businesses, for whom increased housing is vital to the current and future generations of employees and employers.

The hospitality industry employs 1 in 9 workers in Sonoma County. There is currently a short fall of 25,000 plus housing units to provide adequate, affordable, and safe housing for all residents of Sonoma County. Forecasts suggest that a total of 58,000 additional new housing units are needed across the County by 2030, to insure a sustainable economic future of the County and provide housing for all.

Affordable, safe, and adequate housing is needed for workers ranging from chefs and servers, to lodging managers, front desk staff and housekeepers, to vineyard workers, winemakers and tasting room staff. The lack of diversity of housing and affordable housing limits the ability of employers to recruit talent to fill entry level, specialty jobs, professional and senior leadership positions.

Sonoma County Hospitality Association supports policies, land use strategies, streamlined permitting, reduced costs and funding that will result in an increased supply of a diversity of housing units to meet the needs of different segments of the population. We encourage the Sonoma County Planning Commission to seriously consider the Sonoma Development Center Specific Plan to develop the Campus at Sonoma County Development Center, including plans to increase the supply of affordable housing and housing for the middle-income workforce members, including many workers employed in the hospitality industry.

Sincerely,

The Sonoma County Hospitality Association Board of Directors

Liza Graves, Board Chair and Beautiful Places

Joe Bartolomei, Farmhouse Inn

Jennifer Buffo, Pure Luxury

Rene Byck, Paradise Ridge Winery

Aphrodite Caserta, Safari West

Al Lerma, Agave, El Gallo Negro, and Mitote Food Park

Kirk Lok, Lok Group of Companies

Eric Markson, Chair Emeritus, non-voting member

Mark Mathewson, Jackson Family Wines

Terry Stark, Stark Reality Restaurants

Dustin Valette, The Mathison, Valette and Valette Wines

Larry Willis, The Gables Inn

From: [Brad Calkins SCHA](#)
To: [Greg Carr](#); [Jacquelynn Ocana](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Larry Reed](#)
Cc: [PlanningAgency](#)
Subject: Sonoma Development Center Specific Plan
Date: Thursday, October 27, 2022 8:24:29 AM
Attachments: [SCHA Support Letter.pdf](#)

Please see our attached letter of support for today's agenda item.

--

Sonoma County Hospitality Association

PO Box 6181

Santa Rosa, CA 95406

707-478-7878

<https://www.sonomacountyhospitality.org/>

SonomaCountyHospitality@gmail.com

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From: [Greg Carr](#)
To: [Scott Orr](#); [Brian Oh](#)
Subject: Fw: SDC discussion today
Date: Friday, October 28, 2022 10:39:47 AM

fyi

From: Greg Carr <Greg.Carr@sonoma-county.org>
Sent: Friday, October 28, 2022 10:39 AM
To: Deborah Eppstein <deppstein@gmail.com>
Subject: Re: SDC discussion today

thx. i will be forwarding your comment to the staff

greg

From: Deborah Eppstein <deppstein@gmail.com>
Sent: Thursday, October 27, 2022 10:18 PM
To: Greg Carr <Greg.Carr@sonoma-county.org>
Subject: SDC discussion today

EXTERNAL

Greg, I very much appreciated your thoughtful and logical comments today on the SDC proposals. Although I missed about 1.5 hrs of discussion near the end, I gather that you would support reduced development and with a higher proportion of affordable housing of whatever final housing number is established.

As I have written, what is essential to any development proposal - even the historical preservation proposal - is to have a proper evacuation analysis! I can't fathom how others (with the exception of you and Eric) don't understand the paramount importance and CEQA requirement for this. The analysis done in the EIR was incredibly lacking - in number of additional vehicles (only 609 as best I could decipher from the Kittelson spread sheet, whereas the Permit Sonoma preferred plan would actually add at least 3000 new vehicles), in baseline traffic (already crowded on highway 12 in non-emergency life, becoming a virtual parking lot in recent evacuations, including the 2020 Glass Fire), and in stating only ~1 min increase in evacuation time due to 1000 new homes, 940 new employees plus hotel guests.

The FEIR completely ignored addressing the many public comments on this major CEQA deficiency.

Could the Planning Commission require that a proper evacuation study be done to support any proposal, with expert consultants? As mentioned in my letters, Dr. Tom Cova has a strong track record that has proven to support CEQA requirements and would be excellent.

Again, thank you for your significant work and research on this critical proposal. Please let me know if I can be of assistance.

Best,
Debby

Deborah Eppstein
801-556-5004
Sent from my iPhone

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From: [Denise Lacampagne](#)
To: [PlanningAgency](#)
Subject: Sonoma Developmental Center Final Draft
Date: Thursday, October 27, 2022 1:39:30 PM

Dear Planning Commission,

I found the changes to the final draft of the DIER for SDC to be negligible and once again not address many of the significant issues and input that the Glen Ellen Community and Advocates have brought to your attention.

- 1) direct staff to revise the EIR
- 2) recommend the environmentally superior Historic Preservation Alternative for adoption by the Board of Supervisors

Thank you,
Denise Lacampagne

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From: [Donna Brethauer](#)
To: [PlanningAgency](#)
Subject: SDC
Date: Thursday, October 27, 2022 1:11:28 PM

EXTERNAL

I oppose the current proposal. I have seen no data to support the idea that it is the only financially feasible plan. There is no mitigation of water or fire safety/evacuation concerns which should be prime in any proposal. The hard issues always suffer. You have one chance to make a sound decision for the future of this region and current residents/property owners. No to 1000 homes!

D Brethauer
Adine Ct
Glen Ellen

Sent from my iPhone

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From: [jennyb](#)
To: [PlanningAgency](#)
Subject: Planning Commission meeting, Oct. 27, Sonoma Developmental Center
Date: Thursday, October 27, 2022 12:32:16 PM

EXTERNAL

To: Sonoma County Planning Commission

Dear Planning Commissioners

I am very concerned about the inadequate FEIR and the size and scale of the Specific Plan for the Sonoma Developmental Center.

I urge you to direct staff to revise the EIR and to recommend the Historic Preservation Alternative, which is environmentally superior, for adoption by the Board of Supervisors.

The SDC is a precious resource for all the residents of Sonoma County and beyond.

Sincerely,

Jenny Blaker

8166 Arthur St

Cotati, CA 94931

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From: [Joanna Felder](#)
To: [PlanningAgency](#)
Cc: eldridgeforall@gmail.com
Subject: SDC EIR
Date: Thursday, October 27, 2022 10:59:53 AM

EXTERNAL

I heartily recommend that we adopt the plan suggested by the Historical Preservation group as it keeps the integrity of the land, the open space and the needs of wildlife first and foremost.

The existing EIR draft does not adequately preserve the needs of wildlife and the community, water conditions and traffic/evacuation necessities for the community. It is an inferior report and faulty plan.

Joanna Felder
170 Rancho Bonita Way
2 miles from SDC

Joanna Felder

Sent from my iPhone

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From: [Joe Votek](#)
To: [PlanningAgency](#)
Subject: SDC future
Date: Thursday, October 27, 2022 11:36:29 AM

EXTERNAL

I would like to voice my support for the Historic Preservation Alternative plan for the redevelopment of the SDC property. The EIR that has been submitted is flawed on many levels and should be revised to recognize the hazards of plopping down a dense population in the current rural environment. The tone deaf attitude of Permit Sonoma, while not surprising, demonstrates a disconnect between public servants & the people they have been hired to serve. Let's hope that attitude has not percolated up to the Sonoma County Board of Supervisors.

Thank you for your consideration.

Joe Votek
Glen Ellen, CA

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From: [Josette Brose-Eichar](#)
To: [PlanningAgency](#)
Subject: EIR for SDC
Date: Thursday, October 27, 2022 11:16:35 AM

As I will not be able to attend today's meeting I would like you to know the following:

This EIR, while making some improvements is still not a viable EIR. It still sentences the Sonoma Valley to environmental degradation. 1000 housing units, a large hotel, 900 jobs must be changed.

Sonoma Valley Citizens Advisory Commission (SVCAC) letter says it best. Please read this letter and know that what they say mirrors what we as residents of the Sonoma Valley want for SDC.

Josette Brose-Eichar

David Eichar

1110 Loma Court

Boyes Hot Springs

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From: [Kathe Hodgson](#)
To: [PlanningAgency](#)
Subject: SDC
Date: Thursday, October 27, 2022 11:48:21 AM

EXTERNAL

I have written several times but just want you all to consider carefully our water situation. The water table is already going down and will continue with this many people living and working here. I live in the valley of Glen Ellen where we are on city water. We have had to cut our water every year and this year another 20%. Several of our plants and trees are dying because of this restriction. You can see at SDC that many of the lovely trees are dying because there is not enough groundwater. Please be certain of the riparian rights and what water usage will be required and make a wide decision for the future.

Sadly I cannot attend the meeting today.

Kathe Hodgson
1010 Horn Glen Ellen

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From: [Nancy Ryan](#)
To: [PlanningAgency](#)
Subject: SDC
Date: Thursday, October 27, 2022 12:52:59 PM

EXTERNAL

Dear Planning Commission,
Regarding the Sonoma Developmental Center: please revise EIR.

Please please seriously consider the Historic Preservation Alternative.

How could 1000 homes possibly work out well? What will happen to the reservoirs. Drain them? Chain link and barb wire? What about the wildlife?

That property is a jewel in our county, our state. It would be a tragedy to destroy it with houses, traffic, people.

Please think this through. You are planners after all.

Nancy Ryan
Glen Ellen CA
707 738-5426
Ryan@vom.com

Sent from my iPhone

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From: [Richard Schindler](#)
To: [PlanningAgency](#)
Cc: [Richard Schindler](#)
Subject: today's meeting 10/27 - comments from a long time glen ellen resident - SDC Final EIR and Specific Plan -
Date: Thursday, October 27, 2022 11:41:14 AM

good morning

I am unable to attend the zoom meeting today.

However, I am discouraged and very saddened at the proposed development plan now about to be presented for your approval.

I believe this approach failed to take seriously the communities valid attempts at voicing questions and comments. I believe your choice is to ask staff

to adopt a better and environmentally superior alternative –maybe adopting some of the approaches in “historic preservation alternative “ which was adopted unanimously last night by the Sonoma Valley Citizens Advisory Committee = SVCAC.

Your decision today is difficult, long ranging and lots of good faith effort has been attempted by Permit Sonoma and the SV community. To me, sadly the community has been mostly ignored

I believe your commitment to finding the best choice environmentally superior development of CDC makes sense and instruct staff to try again and revise this EIR before approved and move to Board of

Supervisors. Today's Specific Plan seems to ignore or down play the valid concerns of our community and moves this property to development without enough guidelines for the developer or the community.

I understand that the SDC property will be developed with the next few years but this SDC final EIR should not be approved today. Make this plan work better for everyone..

Please act in the best public interest so this development makes sense in our community and our state.

Respectfully yours,
Richard A. Schindler
Schindler & Meyer, P.C.

Direct Line-415-421-0856

richard.schindler@schindlerlaw.com

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From: [Stevi Hanson](#)
To: [PlanningAgency](#)
Subject: SDC - plan
Date: Thursday, October 27, 2022 11:41:59 AM

EXTERNAL

As a resident of Glen Ellen, I'm extremely concerned about the plans that have been presented. Too many houses, too much traffic, and not enough water. I am mostly concerned about the impact on the wildlife corridor. Please come up with an environmentally friendly option that won't stress out the environment for people, and animals. Repurpose some of the historical buildings already there! Some of them are beautiful.

Sincerely,

Stevi Hanson
1800 Trinity Rd.
Glen Ellen, CA 95442

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From: [Tiare Welch](#)
To: [PlanningAgency](#)
Subject: Concerning SDC meeting today.
Date: Thursday, October 27, 2022 12:23:39 PM



I am not able to attend, but need to participate thru this letter-

Please follow the Historic Preservation Alternative (HPA) for any future development at the SDC-

This property is too important to put money first.

We must preserve this Unique Ecosystem of Sonoma Valley!

I have lived here 45 years and love this valley. We need to be an example of community that values a healthy future not commercial disregard.

Please voice this into the meeting.

Thank-you much, be

Tiare Welch

707-480-5483

144 Malet St.

Sonoma , CA.

Right Here..Right Now

<">

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From: [VIRGINIA BERTELSEN](#)
To: [PlanningAgency](#)
Subject: Urgent request
Date: Thursday, October 27, 2022 11:07:03 AM

I live in Sonoma and am extremely concerned about the future of SDC

I would request the Planning Commissioners to:

- 1) direct staff to revise the EIR
- 2) recommend the environmentally superior Historic Preservation Alternative for adoption by the Board of Supervisors

Thank you Virginia Bertelsen

Sent from my iPhone

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From: [Beth Hadley](#)
To: [PlanningAgency](#)
Subject: SDC Special District support
Date: Friday, October 28, 2022 10:29:47 AM
Attachments: [SVD SDC Letter Dunn Oct 2022.pdf](#)

Dear Mr. Dunn: Attached below is a letter on behalf of the Sonoma Valley Democratic Club in support of creating a publicly owned Special District for Sonoma Developmental Center. We will also be sending a hard copy and hope you will give our input serious consideration.

Regards,
Beth Hadley
President, Sonoma Valley Democrats

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From: [Bonnie Brown](#)
To: [Greg Carr](#); [Jacquelynne Ocana](#); [Eric Koenigshofer](#); [Shaun McCaffery](#); lawrence.reed@sonoma-county.org
Cc: [Brian Oh](#)
Subject: Agriculture and Demolition at SDC
Date: Friday, October 28, 2022 5:30:02 PM

Dear Commissioners,

With appreciation for your attention to the eastern open space at yesterday's meeting, we'd like to contribute some background for your concerns and questions:

The Agrihood area in the campus as shown in the Specific Plan was added by staff because of many requests from the public for some continuation of the historic agriculture at SDC. The open space was not included at that stage of the planning. The Agrihood is a quaint garden demonstration patch and absolutely not an option for any form of agriculture.. The area is too small to grow much food in. Growing food crops is not compatible with housing nearby (soil and compost movement, dust, smell, truck movement, after hours work, irrigation leaks, attracting wildlife to the crops, etc.).

The land designated as a buffer along Railroad is hilly and not suitable for agriculture.

Part of the *SDC Campus Project* proposal has been to create some area of historic agricultural land to be dedicated to **organic food crops to provide food for the community and beyond (as it historical did for nearly 100 years), provide jobs and education for the public, and supply a farmers market in the campus area.** Beekeeping is a plus. CAFF (Community Alliance for Family Farmers), Paul Wirtz (Paul's Produce), a Sonoma Valley farmer, and members of *SDC Campus Project* have walked the land in the most southeastern area of the open space to assess it.

It was agreed that roughly five acres south of the old soccer field would be needed to be a viable produce garden, and that the land there is level and arable. This would not be near the wetlands, or Hill Creek. It will be under the umbrella of a non-profit, not a business. **The mission is to provide food security, jobs creation, community health and education, and equity for people.** Land is so expensive that people do not have the wealth to buy land for agriculture. This public land provides that opportunity.

We have met with Ag + Open Space and Misty saw no conflict with small agriculture in their mission. Regional Parks has incorporated small areas of agriculture in their parks, and Sonoma Land Trust is not opposed to limited agriculture in open space. We do trust Ag + Open Space to protect the eastern open space and transfer the land to Regional Parks, thus providing funding for the open space.

Regarding the buildings to be demolished on the east side of the campus:

We would so appreciate for all of you, or any that wish to, do a one-hour tour with two of us of one of the residential buildings that our group has proposed to adaptively reuse for lower income co-housing. They are already built for ADA use, with a few adjustments for new

regulations. No one is addressing the need for a large segment of our population that cannot access typical affordable housing. These buildings provide that housing.

Both county staff and Department of Developmental Services (707/938-6000) can grant you permission for entry to one of the buildings with two of our group. Please let us know if you have difficulty getting approval.

Will you please request to see the inside of one of these buildings before you agree to have them demolished, as the Specific Plan requires?

r

With Appreciation,

Bonnie Brown, Chair

Jerry Bernhaut
Ann Wray
Norm Wray
Tom Conlon

sdccampusproject@gmail.com
707/721-6927

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From: [Scott Orr](#)
To: [PlanningAgency](#)
Subject: FW: SDC
Date: Monday, October 31, 2022 8:27:35 AM

From: Greg Carr <Greg.Carr@sonoma-county.org>
Sent: Saturday, October 29, 2022 11:56 AM
To: Scott Orr <Scott.Orr@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>
Subject: Fw: SDC

fyi

From: Andrew & Stephanie <the3divitas@comcast.net>
Sent: Saturday, October 29, 2022 11:28 AM
To: Larry Reed <Larry.Reed@sonoma-county.org>; Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>; Jacquelynne Ocana <Jacquelynne.Ocana@sonoma-county.org>; Shaun McCaffery <Shaun.McCaffery@sonoma-county.org>; Greg Carr <Greg.Carr@sonoma-county.org>
Subject: SDC

To our Planning Commissioners:

Larry Reed
Eric Koenigshofer
Jacquelynne Ocana
Shaun McCaffrey
Greg Carr

As a fifth generation Sonoman, I am emailing you to give my opinion on the SDC Final EIR and Specific Plan. Ideally, nothing would be done with the site, allowing locals to use the ball field for recreation sports and and the public to access hiking trails and ponds. Exceptions could be made to allow the main areas to be rented out on occasion for big events and weddings.

However, I know that is not a feasible option. As a compromise, I suggest the Commission to redesign a smaller, simpler Specific Plan similar to that which Commissioner Carr has suggested.

Thank you for your service to our county,

Stephanie Gitti Di Vita

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From: [Scott Orr](#)
To: [PlanningAgency](#)
Subject: FW: SDC Plan
Date: Monday, October 31, 2022 8:28:00 AM

From: Greg Carr <Greg.Carr@sonoma-county.org>
Sent: Sunday, October 30, 2022 9:04 AM
To: Scott Orr <Scott.Orr@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>
Subject: Fw: SDC Plan

fyi

From: Andrew Divita <divitaandson@comcast.net>
Sent: Saturday, October 29, 2022 8:29 PM
To: Larry Reed <Larry.Reed@sonoma-county.org>; Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>; Jacquelynne Ocana <Jacquelynne.Ocana@sonoma-county.org>; Shaun McCaffery <Shaun.McCaffery@sonoma-county.org>; Greg Carr <Greg.Carr@sonoma-county.org>
Subject: SDC Plan

To the County Planning Commissioners,

Living in Sonoma for 45 years, and having played men's slow pitch at the SDC baseball field for years, I am concerned about over development of the Sonoma Development Center. My opinion is that the least amount of development should be done, enabling the use of the beautiful lands for our local residents. The Men's Softball League does not exist now, due to lack of playing space. We would like to see that field back in use as well as the grounds, lakes, fields and entire property be available for locals to walk, hike, fish and enjoy nature.

That said, I am a realist and know that development is going to occur. I support the vote of the SVAC regarding the SDC Final EIR and Specific Plan. I urge the commission to redesign a more specific, smaller plan, in line with what Commissioner Greg Carr has suggested.

Best,

Andrew Di Vita

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From: gadfly@sonic.net
To: [Brian Oh](#)
Subject: housing for people with developmental disabilities
Date: Saturday, October 29, 2022 8:13:08 AM

Hi Brian,

If the Planning Commission and you need further clarification on the various types of housing needed in Sonoma County for people with disabilities or families living with a child with developmental disabilities, the North Bay Regional Center staff, who previously spoke at at least one of the public meetings, could clarify for you the current needs of their clients for housing.

A staff person from Disability Services & Legal Center (DSLCL) in Santa Rosa, also spoke at one of the public hearings.

The State licenses group homes in the community.

One of my former co-workers at SDC mentioned to me yesterday that she knows at least two local families who built accessible homes for their adult children with disabilities. Not every family is wealthy or can afford to build a new home for their adult child.

Also, my former employer, Protection and Advocacy, Inc. (now called Disability Rights California), has spoken out about the need for accessible, affordable housing for individuals with disabilities. They have an office in Sacramento.

I will let you know if the National Trust requests a full proposal for my Letter of Intent to nominate SDC as one of "America's 11 Most Endangered Places."

Sincerely,

Sherry Smith
(707) 480-8191

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From: [Greg Carr](#)
To: [Scott Orr](#); [Brian Oh](#)
Subject: Fw: SDC Specific Plan and Final EIR
Date: Monday, October 31, 2022 3:19:02 PM

From: April Starke <aprilmv@aol.com>
Sent: Sunday, October 30, 2022 2:31 PM
To: Larry Reed <Larry.Reed@sonoma-county.org>; Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>; Jacquelynne Ocana <Jacquelynne.Ocana@sonoma-county.org>; Shaun McCaffery <Shaun.McCaffery@sonoma-county.org>; Greg Carr <Greg.Carr@sonoma-county.org>
Subject: SDC Specific Plan and Final EIR

Sonoma County Planning Commissioners,

Please consider the SVCAC vote to **reject** the SDC Specific Plan and the FINAL EIR.

I agree with this REJECT vote. The plan is to big to be accommodated.

For example in my neighborhood: The traffic on Hwy 12 thru the Springs is now grid locked from 2:30 pm on to nearly 6PM.

This grid lock will only get worse as building commences on the hotel on Verano near the corner of Hwy. 12.

With grid lock how can residents escape a fire.

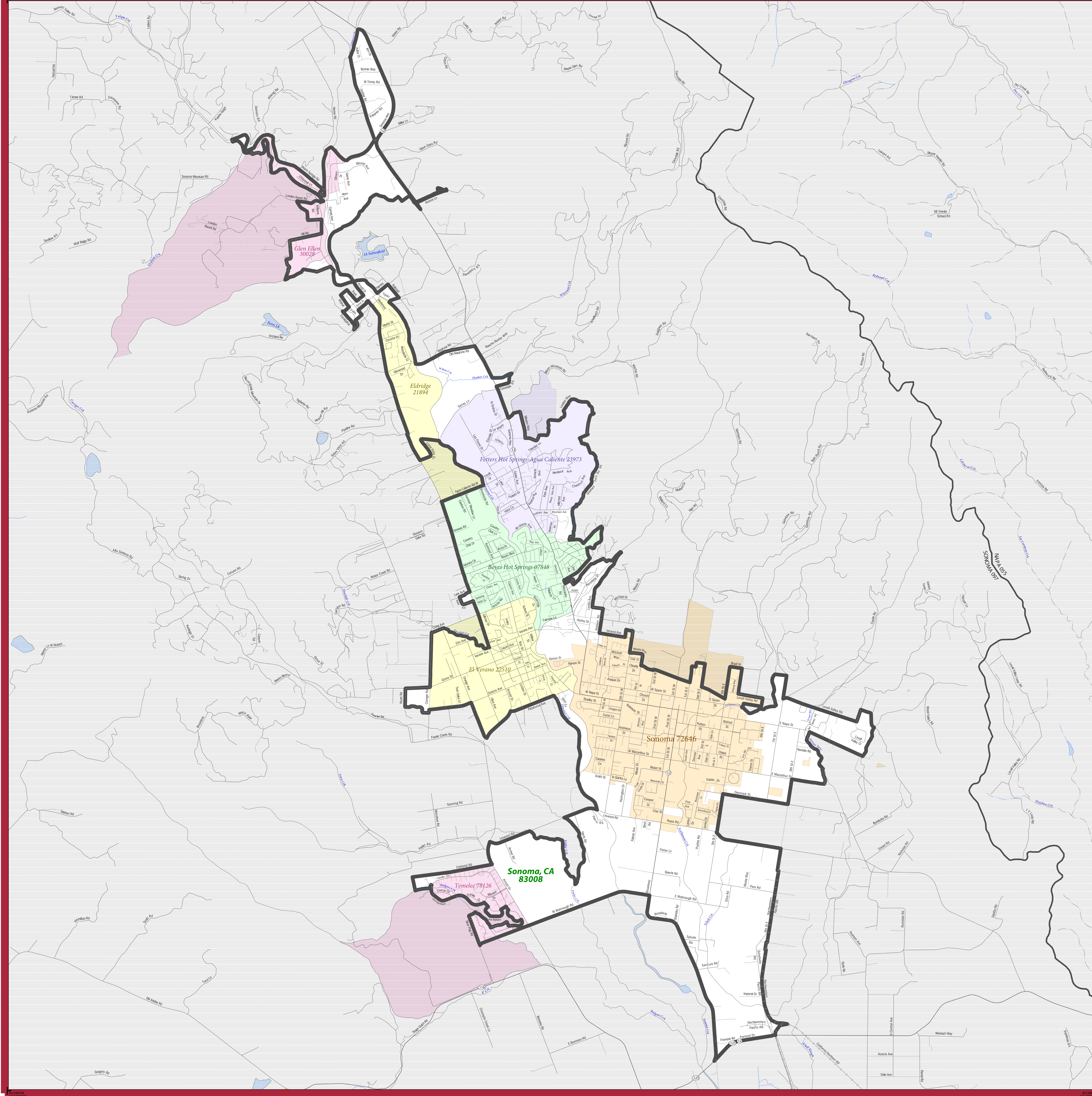
Thank you in advance for building a smaller, simpler plan that is livable.

Regards,
April Starke
18693 Lomita Avenue
Sonoma, CA 95476

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2010 CENSUS - URBAN CLUSTER REFERENCE MAP: Sonoma, CA



LEGEND	
SYMBOL DESCRIPTION	LABEL STYLE
International	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	Dover, DE 24580
Urban Cluster	Toole, VT 88057
State (or statistically equivalent entity)	NEW YORK 36
County (or statistically equivalent entity)	ERIE 029
Minor Civil Division (MCD) ^{1,2}	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ³	Davis 18100
Census Designated Place (CDP) ³	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate		Water Body	
U.S. Highway		Military	
State Highway		Outside Subject Area	
Other Road			
Railroad			
Perennial Stream			
Intermittent Stream			

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A "*" following an MCD name denotes a false MCD. A "*" following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

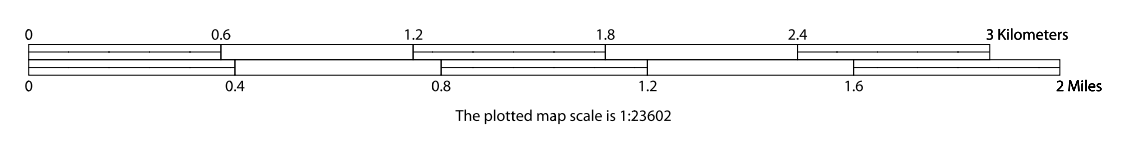
SUBJECT AREA COUNTIES ON MAP SHEET
06097 Sonoma

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAI/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

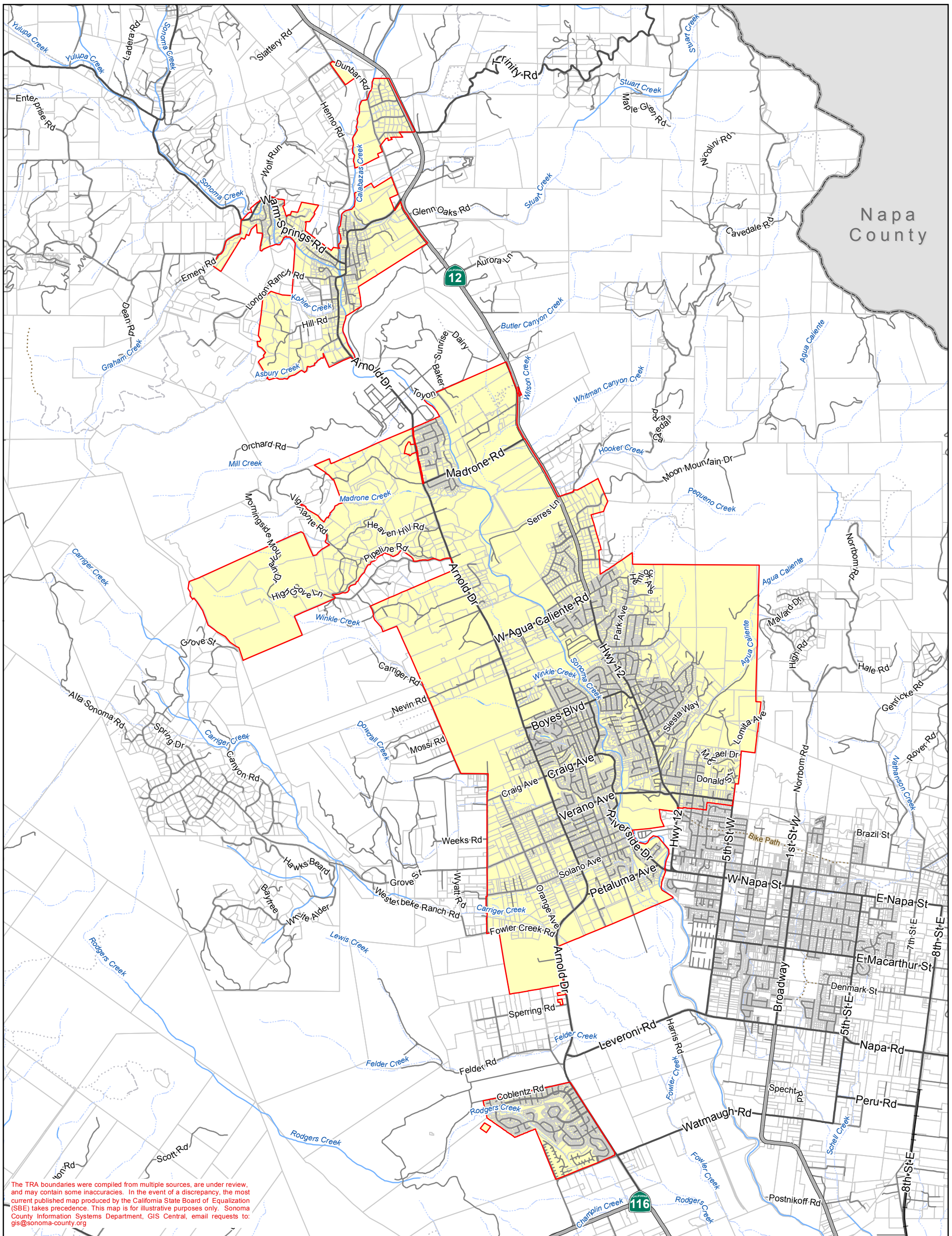


PARENT SHEET 1
Total Sheets: 1
Index Sheets: 0
Parent Sheets: 1

UC NAME: Sonoma, CA
UC CODE: 83008
ENTITY TYPE: Urban Cluster (UC)
ST: California (06)



C O U N T Y O F S O N O M A



The TRA boundaries were compiled from multiple sources, are under review, and may contain some inaccuracies. In the event of a discrepancy, the most current published map produced by the California State Board of Equalization (SBE) takes precedence. This map is for illustrative purposes only. Sonoma County Information Systems Department, GIS Central, email requests to: gis@sonoma-county.org

Valley of the Moon County Water District

0 1,500 3,000 Feet

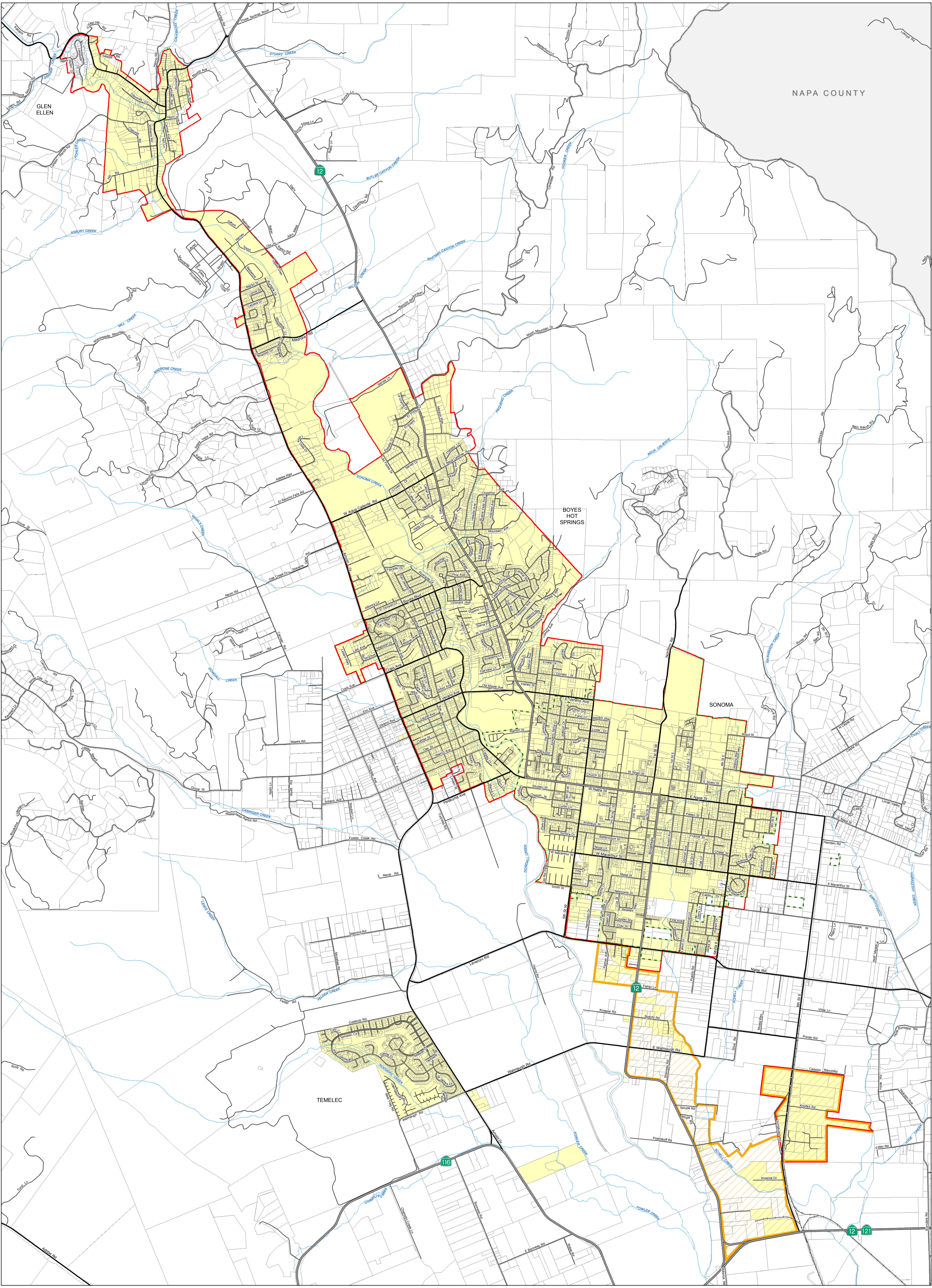
Approved by LAFCO on November 2, 2011

	Valley of the Moon Water District		Primary Rd
	Sphere of Influence		Secondary Rd
	County of Sonoma GIS Parcel		Interchange
	Freeway		Access Rd
	Highway		Private Rd
	Railway (Track)		Path
			Perennial Stream
			Intermittent Stream

DATE: 10/09/2013



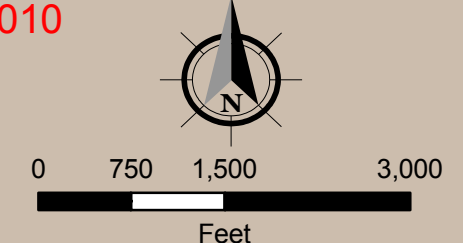
- Author: LAFCO
- Projection & Coordinate System Tics: California State Plane Coordinate System, Zone II, NAD 83, US survey feet, Lambert Conformal Conic. Some data have been reprojected from other coordinate systems and may not reflect actual ground positions.
- Document Source and Date: \\sc-gis\sql\data\GIS Projects\LAFCO\2013\13VlyMoonWtrDist.mxd
- Data Source: Sonoma County Information Systems Department GIS Central, SBE 12-13 Assessment Year, Sonoma County Assessor, LAFCO



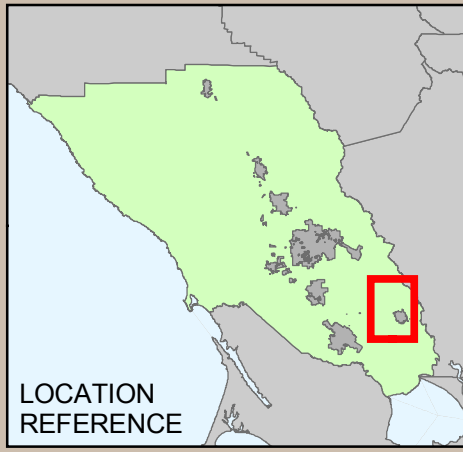
SONOMA VALLEY COUNTY SANITATION DISTRICT

Approved February 3, 2010

Map Produced by: County of Sonoma ISD - GIS Central
2615 Paulin Dr, Santa Rosa CA 95403
707.565.3819 or gis@sonoma-county.org
Map Creation Date: 01/15/2008 Map Revision Date: 01/22/2010
Map Revision Date: 01/29/2008
Map Revision Date: 09/02/2009



- City of Sonoma
- 2020 Sonoma Valley USB
- Proposed SOI Southern Zone
- Sonoma Valley County Sanitation District
- County of Sonoma GIS Parcels
- State Highway
- Major Road
- Street
- Tracks
- RIVER
- CREEK



Author:
County of Sonoma Local Agency Formation Commission

Projection and Coordinate System Tics:
California State Plane Coordinate System, Zone II, NAD 83, US survey feet, Lambert Conformal Conic.

Document Source and Date:
Some data have been re-projected from other coordinate systems and may not reflect actual ground positions.
lsc-gis\q\data\gis_projects\lafc\sonsanitation2009\SoCoValleyCtySD2.mxd

Source:
Sonoma County GIS Central, Sonoma County Public Safety Consortium, PRMD, LAFCO, SBE (49-2009-DistrictWithTRAs.pdf)

This map is provided as a visual display of County information. Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The positional accuracy of the data is approximate and not intended to represent map accuracy from a published record of survey.

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From: [Fred Allebach](#)
To: [BOS](#); [PlanningAgency](#)
Subject: Public comment on SDC Specific Plan, Sonoma Valley
Date: Sunday, October 30, 2022 7:17:56 AM
Attachments: [Sonoma urban cluster copy.pdf](#)
[VOMWD copy.pdf](#)
[Sonoma Valley County Sanitation District Approved SOI Feb 2010 copy.pdf](#)

Fred Allebach

10/28/22

Public comment on SDC Specific Plan

I'm writing to encourage members of the County Planning Commission and the Board of Supervisors to support the Eldridge, SDC Specific Plan's preferred alternative of 1000 housing units. The BOS will have to weigh stilted and conflicting claims about SDC but one fact stands clear: in a housing crisis where overall lack of supply is a critical issue, building many more units is a cure the BOS has already called for.

Given the County's post-fire need for more housing, 1000 units at SDC is appropriate. 25% will be deed-restricted and with additional [missing middle](#) and [affordable-by-design](#) units we are looking at approximately 500 units at below market rate prices. This is a good deal, one congruent with AFFH, Affirmatively Furthering Fair Housing state law.

SDC is in an *urban* service area (USA), one of approximately 12 in the County where development is supposed to go. This is not sprawl into rural Greenfields. The SDC core is a Brownfield development site where future County RHNA (Regional Housing Needs Assessment units) must go. Sonoma Valley needs to take its fair share of County housing.

There is not plenty of room elsewhere in Sonoma Valley. The City of Sonoma is not going to take one housing unit extra because of strong NIMBY influence on local decision making and a regressive, low density-protectionist City Development Code and Housing Element. *Elsewhere* is a magical-thinking California city that NIMBYs love but does not exist.

The Springs area of Sonoma Valley is already highly dense and poor, not fair to put all unincorporated infill on the least wealthy folks. Consider the housing needs of the 5000+ essential workers in the Springs who make less than \$50,000 a year who might like a new deed-restricted home or rental in a nice location. Look at what low-density character protectionism does to housing prices here!

Sonoma Valley can't keep building walls around the wealthiest, most benefit-rich areas in the world. The SDC site is surrounded by TCAC (Tax Credit Allocation Committee) *highest* resource

opportunity areas. Fire risk and future development impacts in Sonoma Valley need to be balanced by ensuring that highest TCAC areas get their fair share of AFFH and density, not a Green get out of jail free card.

There is more than plenty of green space and green protection in the SDC Plan. The Greens have already gotten a lot, they don't need the moon and heaven too.

I urge the BOS to resist pressure to keep Sonoma Valley as a fantasy island for rich white people who want no density in their backyards. Hold out for the 1000 units. The higher the number of units, the more that will be affordable.

It's time to counteract well-versed CEQA-stalling tactics to foil about all housing development. Call on Rob Bonta to fast track expected SDC CEQA lawsuits. Sonoma Valley needs room at the inn for the actual, high percentage of affordable housing that will be built here from the SDC Specific Plan. Otherwise, the Sleepy Hollow Stasis will continue and Sonoma Valley housing and land costs will go beyond the stratosphere.

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From: [David Eichar](#)
To: [PlanningAgency](#)
Subject: SDC EIR and Specific Plan - Nov 3rd meeting
Date: Monday, October 31, 2022 2:53:51 PM

EXTERNAL

Planning Commissioners;
There was some conversation at the last meeting concerning the SDC regarding whether the market rate housing would be priced less for sale or rent if there were 1,000 housing units built versus 450 housing units. The demand is so great in California, especially the greater San Francisco Bay Area, that building 1,000 housing units, or even 10,000 housing units in Sonoma County will not bring down the price. Yes, Sonoma County needs housing, but it must be built where it makes the most sense from an environmental standpoint, along the Highway 101 corridor, not in Sonoma Valley.

From a UCLA magazine article "Local governments may succeed in creating a few units here and there, but they barely dent the overall problem in a state that some analysts say needs 2 million more units."

https://urldefense.com/v3/__https://newsroom.ucla.edu/magazine/california-housing-crisis-solutions_!!JLa0CrXIHAf!Ve10JZXN0HE_pj6qmsDWS4-pLNbbHHJJBZ6TR_xSzX1KIBEdS6ziddkhni95VEPwRcqJaCN8NquRZzACiZ8eYPrbiTGMSS

So, please, choose the environmentally superior Historic Preservation Alternative (450 housing units), which the both Sonoma Valley Citizens Advisory Commission and the Sonoma City Council unanimously voted to recommend.

"(T)he City supports the environmentally superior alternative analyzed in the DEIR - the 'Historic Preservation Alternative'."

[https://urldefense.com/v3/__https://sonomacity.civicweb.net/document/57179/Accept*20and*20Direct*20Staff*20to*20Transmit*20a*20Letter*20to.pdf?handle=7BA5742B5F51455DA6D764064CDF299F__;JSUJSUJSU!!JLa0CrXIHAf!Ve10JZXN0HE_pj6qmsDWS4-pLNbbHHJJBZ6TR_xSzX1KIBEdS6ziddkhni95VEPwRcqJaCN8NquRZzACiZ8eYPhMsbhHp\\$](https://urldefense.com/v3/__https://sonomacity.civicweb.net/document/57179/Accept*20and*20Direct*20Staff*20to*20Transmit*20a*20Letter*20to.pdf?handle=7BA5742B5F51455DA6D764064CDF299F__;JSUJSUJSU!!JLa0CrXIHAf!Ve10JZXN0HE_pj6qmsDWS4-pLNbbHHJJBZ6TR_xSzX1KIBEdS6ziddkhni95VEPwRcqJaCN8NquRZzACiZ8eYPhMsbhHp$)

Regards,
David Eichar
Boyes Hot Springs

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From: [Josette Brose-Eichar](#)
To: [PlanningAgency](#)
Cc: [BOS](#)
Subject: SDC
Date: Monday, October 31, 2022 2:42:05 PM

EXTERNAL

Dear Planning Commissioners,

My husband David and I took turns watching the October 27 meeting. For most of the meeting we were feeling positive that the voices of the Sonoma Valley community were being heard. When I watched the end of the meeting that positive feeling was gone. I watched as only 2 commissioners took what we said seriously. I watched as everyone else used catch phrases and demonstrated that we the residents of this valley are being totally ignored.

I am sending this e-mail in the hopes that you will read it before the November 3 meeting and make an honest attempt to understand how serious this is. I am aware that this meeting is considered a continuation of the October 27 meeting and therefore more public comment will not be heard. What you are proposing will destroy a wild area, environmentally degrade our valley, while doing nothing to provide housing for those that need it most.

First let me ask what the term "flexibility" actually means. This term was used to justify why there must be 1000 housing units. Please explain in detail what this actually means when the meeting is continued on November 3. What benefit is there to building 1000 housing units in a rural area? This is not an urban center with high wage jobs. The demand is for affordable housing for those that already work in the valley. Please explain the total financial and environmental reasons for why this creates so called "flexibility".

And also please define in financial terms what "missing middle" means. Please state the actual salaries and actual home and rent prices that these housing units will accommodate. Please see my column in the Sun that lays out why the term "missing middle" is meaningless as it is being thrown around today.

[https://urldefense.com/v3/_https://sonomasun.com/2022/10/01/the-missing-middle/_:!!JLa0CrXIHA!V-lhYb5lpIwXB4Eabz5YkxjyvLBufvt6W0AUiGfsI2FyOLPTAaws2HFt8-aZdbBOhxTOXPn32OtyioMddSt-zT6Tq6bmRVCL2uA\\$](https://urldefense.com/v3/_https://sonomasun.com/2022/10/01/the-missing-middle/_:!!JLa0CrXIHA!V-lhYb5lpIwXB4Eabz5YkxjyvLBufvt6W0AUiGfsI2FyOLPTAaws2HFt8-aZdbBOhxTOXPn32OtyioMddSt-zT6Tq6bmRVCL2uA$)

My husband also laid out the financial details as follows:

From the SDC Specific Plan:

"Missing Middle Income households make between 121 percent and 160 percent of Sonoma County AMI,

- too much to qualify for Affordable Housing , but not enough to buy a median priced home. Missing middle housing will make

up 50 percent of the total market rate housing at the site. These homes

will be accessible for Sonoma County's middle income

workforce, such as teachers and firefighters, to help keep these professionals from being priced out of Sonoma Valley"

Sonoma County AMI, Effective June 15, 2022

Persons in Household Median Income (100% Area Median Income) Moderate Income (120% Area Median Income) Calculated 160%

1 \$78,950 \$94,750 \$126,320

2 \$90,250 \$108,300 \$144,400

3 \$101,500 \$121,800 \$162,400

4 \$112,800 \$135,350 \$180,480

5 \$121,800 \$146,200 \$194,880

6 \$130,850 \$157,000 \$209,360

source: <https://sonomacounty.ca.gov/incomelimits>

"The average income of Sonoma County firefighters is \$111,000, the average income of Sonoma Valley teachers is approximately \$83,671, and the average pay for registered nurse salaries in Sonoma County is \$78,574. . ." (from an Index Tribune piece)

Teachers' and nurses' average salaries are below 120% AMI. Therefore, they would not be able to afford the "missing middle" housing. Firefighters' salaries only support buying 1 or 2 person housing, (e.g. studio or 1 bedroom). The county needs to be realistic and admit that many of this "missing middle" housing will become 2nd homes for out of town buyers.

Someone brought up vacation rentals, as if this mattered. It does not, as all you have to do is declare an exclusion zone for SDC. You should be focusing on the simple fact that many of these so called "missing middle" homes will go to second home buyers. If you were to simply observe what is happening in the Springs area of our valley you would see that a large percentage of market rate homes go to second home buyers. My neighborhood is full of them. These are generally cash buyers, so they easily beat out any locals using a mortgage to buy a home. These homes sit vacant most of the time.

And last the term "affordable by design". This is another meaning less term, to build some thing at a lower price you must build smaller units. This leaves out most families and does not meet the real needs of those looking for housing in the valley.

We fully support the environmentally superior alternative, as it preserves this rural area and provides actual affordable housing to those that need it.

And why on earth do we need another luxury resort that will require hundreds of new low wage workers with nowhere to live? There is no way

you can guarantee housing for them at SDC, unless you throw in several hundred more housing units for them only.

Sincerely,

Josette Brose-Eichar
1110 Loma Court
Boyes Hot Springs

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Sonoma Valley Democrats



Post Office Box 1311
Sonoma, CA, 95476
October 27.2022

Supervisor Susan Gorin
575 Administration Drive
Room 100 A
Santa Rosa, CA 95403

Dear Supervisor Gorin:

At the Sonoma Valley Democrats virtual October General Meeting, the statement below was endorsed by a majority of members present. As you know, the people of Sonoma Valley are deeply concerned about plans for the Sonoma Developmental Center site. Our club members believe that an independent special district is the right approach to protect and wisely manage the site for the future.

The Sonoma Valley Democratic Club supports a proposal for the Sonoma Developmental Center for a special district that keeps the land in public hands in perpetuity and provides a mechanism for long term local community control in the Sonoma Valley.

We hope you will strongly consider our concerns when making decisions about Sonoma Developmental Center. That land has been owned by the people of California for over 100 years. If it is sold to a private developer, it will be gone forever!

Sincerely Yours,

Beth Hadley
President, Sonoma Valley Democrats

From: [Teri Shore](#)
To: [PlanningAgency](#); [Brian Oh](#); [Greg Carr](#); [Eric Koenigshofer](#); [Larry Reed](#); [Jacquelynne Ocana](#); [Shaun McCaffery](#)
Cc: [Susan Gorin](#)
Subject: SDC Specific Plan - Public Comment - Nov. 3 Special Meeting
Date: Monday, October 31, 2022 10:39:32 AM
Attachments: [PlanningCommission.docx](#)
[SVD SDC Letter Gorin Oct 2022.pdf](#)

October 31, 2022

To: Sonoma County Planning Commission

Fr: Teri Shore, Environmentalist, 515 Hopkins St., Sonoma, CA 95476

Re: SDC Specific Plan, PC Special Meeting, Nov. 3, 2022

Please consider the following revisions to the SDC Specific Plan and comments.

1. The Sonoma Valley Democrats recently voted to urge the county and state to keep the SDC property in public hands through a Community Special District or Trust. See attached.

Please add language to the Specific Plan that states that maintaining the SDC lands in public community control through a Community Special District or Trust be considered a priority by the county and state for implementation of the SDC Specific Plan.

The Specific Plan contains significant statements about intentions, vision, and considerations that are not necessarily requirements. Such a statement about public ownership as an alternative to private ownership would be consistent with the Specific Plan and the wishes of the community and the intention of state legislation.

2. Please add Open Space protection language to the Specific Plan as suggested by Commissioners Greg Carr and Eric Koenigshofer that provides specificity and clarity to the intentions and promises of county and state officials that the open space will be parkland and transferred to county or state parks or other public or nonprofit organizations; and that the Sonoma County Agricultural Preservation and Open Space District may hold the land in a conservation easement until that is done.

Right now, we have only “promises” and “intentions” in county and state documents to protect the open space. If that protection is so certain, there is no reason not to incorporate specific language about how that could, should or shall happen to close the door on private ownership of the open space by a developer.

3. The number of housing units slated for SDC are completely arbitrary other than the focus on possible developer profits. The state has not mandated maximum build out; and the county is meeting its state housing allocations without SDC. As Commissioner Carr pointed out, no other Specific Plan in the county “ensures” developer profits.

Instead, the Commissioners should listen to the experts in the community who have proposed 450 or less units.

Comment: It is very hard to fathom how certain Commissioners along with staff and county counsel, not to mention consultants, seem to be putting their personal preferences, beliefs and political alliances above all. At times it seemed that the discussion was a battle of the wills between individuals trying to get the upper hand.

The public comment seems to be totally dismissed by all but two commissioners – and the two that have the most expertise in land use, General Plans, Specific Plans and the history of policy in Sonoma County. Please put aside your personal biases and instead revise the Specific Plan to align with the land and community; and allow us to get behind it instead of continuing the adversarial approach which seems to be for no good reason. More than 1,200 commenters can't all be wrong.

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From: [Vivien Hoyt](#)
To: [PlanningAgency](#); [BOS](#); [Susan Gorin](#)
Subject: SDC
Date: Monday, October 31, 2022 3:49:24 PM

Dear Board of Supervisors,

I am in support of the Historic Preservation Alternative for SDC which is a superior, environmentally friendly package. I strongly reject the other plan by the Planning Commission. Thank you for voting the way your constituents want, protecting the environment, minimizing fire danger, saving water and helping our wildlife thrive. Our planet is in serious peril so it's time to rethink housing and big development for a greener, sustainable future for us all. Thank you for your careful consideration.

Best regards,

Vivien Hoyt
Climate Change Activist, Taxpayer, Voter, Homeowner,
Glen Ellen

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From: [Bonnie Brown](#)
To: [Greg Carr](#); [Jacquelynn Ocana](#); [Eric Koenigshofer](#); [Shaun McCaffery](#); lawrence.reed@sonoma-county.org
Cc: [Brian Oh](#)
Subject: SDC EIR-Two Unavoidable Impacts
Date: Sunday, October 30, 2022 3:42:02 PM

Dear Commissioners,

Below is copy from the Specific Plan EIR that describes the two impacts that the EIR has verified as significant and unavoidable, with no mitigation possible under the staff's Specific Plan. Both and more of these issues are not an issue in the Historic Preservation Alternative.

The copy in red is my highlight. I hope that you read these items fully.

The amount of development proposed in the Specific Plan will adversely impact all citizens in the town of Sonoma and all through Sonoma Valley, and destroy the character, history, and environment of this land at SDC. Let's have a village instead of a town and house people in a responsible way.

Sonoma Valley is a rural, agricultural community off the 101 corridor and transit. We do not have the capacity for this Specific Plan.

Thank you,
Bonnie Brown
Sonoma Valley

ES 2.2 VMT

This EIR conservatively assumes that VMT reduction due to implementation of these strategies would be inadequate to reduce residential VMT per capita and induced VMT to less-than significant levels, resulting in **significant and unavoidable impacts, with no other feasible mitigation measures available.**

These impacts would also be cumulatively considerable.

ES.2.1 Cultural, Historic, and Tribal Resources

Development under the Proposed Plan would potentially entail the demolition of at least 13 percent of historically contributing resources that were originally documented as part

of the Sonoma State Home Historic District (SSHHD), which has been determined eligible for listing in the California Register of Historical Resources (CRHR) and qualifies as a historical resource under CEQA. Further, new construction under the Proposed Plan has the potential to disconnect the remaining contributing resources in the Core Campus from those in the Community Separator and Regional Parks lands to the east and west, disrupting the SSHHD's overall integrity to the point that it would no longer be eligible for listing in the National Register of Historic Places, CRHR, or as a California Historic Landmark. This impact, in addition to demolition of the aforementioned resources would result in a substantial adverse change to the significance of the historic district such that the significance of the historic district would be materially impaired pursuant to Section 15064.5. Implementation of proposed goals 2-I and 2-J and policies 4-20 through 4-32 as well as the Standard Conditions of Approval (LU1 through LU-6) would partially compensate for the impact associated with demolition of historically contributing resources and physical alteration of the historic district to the maximum extent practicable; however, because these measures would not be enough to avoid or reduce the impact completely, **the Proposed Plan's impact would remain significant and unavoidable.**

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Subject: RE: East-West Connector Road
Date: Tuesday, November 1, 2022 11:48:20 AM

From: Bonnie Brown <bonniebrown42020@gmail.com>
Sent: Friday, October 28, 2022 12:25 AM
To: Greg Carr <Greg.Carr@sonoma-county.org>
Subject: East-West Connector Road

Dear Commissioner Carr,

Thank you for your input at today's meeting. I believe that I heard you are in favor of the east-west connector road in the eastern open space.

A road through open space destroys the value of the environment. Run off of oil, noise, and rapid traffic is not conducive to enjoying nature or the safety of wildlife. A road such as this would be of no use, and actually dangerous, during an evacuation. Traffic on both Hwy.12 and Arnold Drive were reduced to a slow crawl during the 2017 and 2020 evacuations. Anyone trying to move from one of those roads to another would not be going anywhere, and most likely stuck in place.

A road leading into State Hwy. 12 from SDC would necessitate a stop light on Hwy. 12, and there is a stop light now just a short distance to the south on Hwy. 12 at Madrone Road. There is an existing wide east-west connector road from Hwy.12 to Arnold Drive three blocks south of SDC: Madrone Road.

CalTrans wrote a letter in response to the Specific Plan that such a new road may be counter to the State policy of GHG emissions reduction. As stated in the March 23, 2022, letter from the California Department of Transportation in response to the Specific Plan DEIR:

"Please note that Caltrans 'State Route (SR)-12West Transportation Concept Report (TCR) does not call for additional capacity improvements in this area as the Route along with Arnold Drive should already provide sufficient capacity for vehicular throughput. Hence, a new potential route to connect Arnold Drive to SR-12 should be examined further as it may not be consistent with the State's goals for GHG reductions. The SR-12TCR recommends strategies that align with the NOP's proposal for bicycle and pedestrian connections in the area and should be prioritized over creating a route that increases vehicular throughput."

I hope that you may reconsider support for the connector road.

Sincerely,
Bonnie Brown
Sonoma, CA

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From: [David Eichar](#)
To: [PlanningAgency](#)
Subject: SDC EIR and Specific Plan - Nov 3rd meeting, continued
Date: Tuesday, November 1, 2022 11:31:04 AM

EXTERNAL

Planning Commissioners;
As previously mentioned, the Sonoma City Council and the Sonoma Valley Citizens Advisory Commission have officially and unanimously supported the Historic Preservation Alternative, which is deemed as environmental superior in the EIR.

Note that the North Sonoma Valley Municipal Advisory Council also unanimously supports the Historic Preservation Alternative.

"(W)e remain committed to the Sonoma Valley community's consistent input calling for both affordable housing and a lower density plan alternative. A plan closer to the Historic Preservation Alternative – determined as "environmentally preferred" in the DEIR analysis – successfully meets the project objectives and the established Guiding Principles for this project and should be given strong consideration."

<https://sonomacounty.ca.gov/Main%20County%20Site/Administrative%20Support%20%26%20Fiscal%20Services/BoS/BCCs/Documents/NSV%20Municipal%20Advisory%20Council/October%202022/NSV-MAC-Minutes-Draft-9-21-22.pdf>

So please listen to the citizens and the representatives in the valley and to the right thing, choose the environmentally superior Historic Preservation Alternative (450 housing units).

Regards,
David Eichar
Boyes Hot Springs

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From: [Valerie Pistole](#)
To: [PlanningAgency](#)
Subject: Fwd: Comments regarding the SDC
Date: Tuesday, November 1, 2022 8:27:53 AM

To the Planning Commission:

Please consider the following concerns regarding the plans for SDC:

- **The plan is too ambitious. It tried to solve too many competing problems in one location. As tempting as that may appear, the plan is very likely to fail because of its over reach.**
-
- **Although the plan tries to mitigate its impact within its boundaries, it is the surrounding area that will be adversely affected with no mitigation measures.**
-
- **Rushing to move this forward is ill-advised. The State is pushing its agenda with an artificial deadline. Do whatever is possible to take the time to create a reasonable plan.**
-
- **Consider less housing, and less job creation. Even 1000 homes will not solve the housing issue for our valley.**
-
- **There is no guarantee that local people will be the purchasers of these homes and the employees of these new jobs. More new people will move to the valley and permanently change the character of Glen Ellen. There is also no guarantee that those new valley residents will work locally. They will most likely commute out of our area, to the jobs that they established before they purchased the 'affordable' homes.**
-
- **Take the time to consider the study to completion of the establishment of a Climate Center before finalizing the number of homes and jobs slated for the area.**

--

Valerie Pistole Walter
465 Moon Mtn. Road
Sonoma, CA 95476

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From: [Fred Allebach](#)
To: [BOS](#); [PlanningAgency](#)
Subject: Public comment on SDC Specific Plan, Sonoma Valley
Date: Sunday, October 30, 2022 7:17:33 AM
Attachments: [Sonoma urban cluster copy.pdf](#)
[VOMWD copy.pdf](#)
[Sonoma Valley County Sanitation District Approved SOI Feb 2010 copy.pdf](#)

Fred Allebach

10/28/22

Public comment on SDC Specific Plan

I'm writing to encourage members of the County Planning Commission and the Board of Supervisors to support the Eldridge, SDC Specific Plan's preferred alternative of 1000 housing units. The BOS will have to weigh stilted and conflicting claims about SDC but one fact stands clear: in a housing crisis where overall lack of supply is a critical issue, building many more units is a cure the BOS has already called for.

Given the County's post-fire need for more housing, 1000 units at SDC is appropriate. 25% will be deed-restricted and with additional [missing middle](#) and [affordable-by-design](#) units we are looking at approximately 500 units at below market rate prices. This is a good deal, one congruent with AFFH, Affirmatively Furthering Fair Housing state law.

SDC is in an *urban* service area (USA), one of approximately 12 in the County where development is supposed to go. This is not sprawl into rural Greenfields. The SDC core is a Brownfield development site where future County RHNA (Regional Housing Needs Assessment units) must go. Sonoma Valley needs to take its fair share of County housing.

There is not plenty of room elsewhere in Sonoma Valley. The City of Sonoma is not going to take one housing unit extra because of strong NIMBY influence on local decision making and a regressive, low density-protectionist City Development Code and Housing Element. *Elsewhere* is a magical-thinking California city that NIMBYs love but does not exist.

The Springs area of Sonoma Valley is already highly dense and poor, not fair to put all unincorporated infill on the least wealthy folks. Consider the housing needs of the 5000+ essential workers in the Springs who make less than \$50,000 a year who might like a new deed-restricted home or rental in a nice location. Look at what low-density character protectionism does to housing prices here!

Sonoma Valley can't keep building walls around the wealthiest, most benefit-rich areas in the world. The SDC site is surrounded by TCAC (Tax Credit Allocation Committee) *highest* resource

opportunity areas. Fire risk and future development impacts in Sonoma Valley need to be balanced by ensuring that highest TCAC areas get their fair share of AFFH and density, not a Green get out of jail free card.

There is more than plenty of green space and green protection in the SDC Plan. The Greens have already gotten a lot, they don't need the moon and heaven too.

I urge the BOS to resist pressure to keep Sonoma Valley as a fantasy island for rich white people who want no density in their backyards. Hold out for the 1000 units. The higher the number of units, the more that will be affordable.

It's time to counteract well-versed CEQA-stalling tactics to foil about all housing development. Call on Rob Bonta to fast track expected SDC CEQA lawsuits. Sonoma Valley needs room at the inn for the actual, high percentage of affordable housing that will be built here from the SDC Specific Plan. Otherwise, the Sleepy Hollow Stasis will continue and Sonoma Valley housing and land costs will go beyond the stratosphere.

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No. 1 The Plaza
Sonoma, California 95476-6618
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



Aswan, Arab Republic of Egypt
Chambolle-Musigny, France
Greve In Chianti, Italy
Kaniv, Ukraine
Patzcuaro, Mexico
Penglai, China
Tokaj, Hungary

November 2, 2022

Brian Oh
Comprehensive Planning Manager
Permit Sonoma
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Comments to the Sonoma County Planning Commission regarding the Specific Plan and Final Environmental Impact report (FEIR) for the Sonoma Developmental Center (SDC)

Thank you for the opportunity to comment on the Specific Plan and its related Final Environmental Impact Report for the Sonoma Developmental Center, both dated August, 2022.

On behalf of the City of Sonoma, we provide the following comments as you provide consider providing recommendations to the County Board of Supervisors regarding the Specific Plan document and Final Environmental Impact report (FEIR):

Comments on the Specific Plan:

- 1) The City of Sonoma continues to support a robust affordable housing plan for the project and a supportive non-housing development program. The non-residential component of the project should include institutional, office, research and development, and other creative uses focused on sustainability and climate solutions-focused enterprises, non-profit organizations, and businesses. Small-commercial uses—such as restaurants, cafés, and small retail uses—to support neighborhood needs and walkable lifestyles are also supported by the City.
- 2) The City of Sonoma supports visitor and community-serving uses such as meeting and event facilities (conference center, etc.) **but does not support** a hotel use or Hospitality Overlay Zone as this type of use does not provide living wage jobs and increases the Valley's dependence on low wage workers who have little potential for finding housing which in turn exacerbates traffic impacts. The City of Sonoma supports economic generators in the project that provide a better base for employment and that can provide a service to our local area and to California. (i.e., provide quality jobs and serve the people of Sonoma Valley and California.)
- 3) The City of Sonoma supports public and community uses, such as a museum honoring the legacy of the site and Sonoma's Native People, community center or gathering and recreational spaces, emergency command center, fire station, educational uses, and social support services. As such, the City supports the environmentally superior alternative analyzed in the DEIR - the "Historic Preservation Alternative." This should be the project approved in the Specific Plan by the Board

of Supervisors as it achieves a “higher level of historic preservation with a focus on adaptively reusing existing buildings to the maximum extent and limiting development to within the current footprint of the SDC facility (Core Campus)”. Further, the Historic Preservation Alternative incorporates existing sustainable features of the Proposed Plan and does not include a new connection to Highway 12. Adoption of the Historic Preservation Alternative “could result in a slightly lower VMT per capita than the Proposed Plan, thereby modestly reducing the significant VMT impact. Without the new roadway and associated lane miles, there would be no potential for induced travel and VMT associated with increases in roadway capacity. As a result, the significant impact associated with induced VMT would be eliminated. The Historic Preservation Alternative would lessen VMT impacts by eliminating the potential for induced travel and may also modestly reduce the projected residential VMT per capita”.

- 4) Consistency with the General Plan? In the Alternative Report, dated November 2021, the analysis evaluated six “key” roadway segments to determine LOS impacts of the proposed alternatives. None of the segments studied evaluated impacts through the City of Sonoma on Hwy 12. The closest segments are No’s 2 and 6. The City agrees with the finding that all three alternatives will contribute to regional traffic congestion on Hwy 12 (including but not limited to “delay”) through the Springs and on Arnold Drive through Verano (see page 63 of the Alternatives Report). Further, segment No. 2 (under any of the three alternatives) will worsen the current LOS of E to LOS F – which unfortunately is the County standard

Comments on the FEIR:

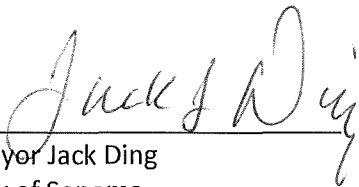
- 5) Based on the requirements of CEQA, the analysis of transportation impacts in the DEIR must be limited to the analysis of Vehicle Miles Travelled (VMT) in and around the project site (which is in and of itself a “**Significant and Unavoidable impact**” based on the Proposed Project). Level of Service (LOS) is no longer the test to analyze traffic impacts. At this juncture, the City of Sonoma is unable to know how any chosen project will impact our community. This is because there is no “street segment” or “intersection” analysis for the City to review in the DEIR (for the reasons previously explained) as there was in the “Alternatives Report”, dated November, 2021. And even with such analysis provided in the Alternatives Report, the nearest segment analysis to the City limits along Highway 12 was from Boyes Boulevard to Verano Avenue, which currently operates at LOS E and will worsen to LOS F with any project developed at the SDC. The Alternatives Report states the following on page 64:

“The segment of SR 12 between Boyes Boulevard and Verano Avenue, however, currently operates poorly in the LOS E range and would be expected to fall to the LOS F range with all three alternatives. This roadway segment passes through the Springs communities, serving as their main street, and has high levels of pedestrian and bicycle activity as well as vehicular movements to and from side streets. Neither Caltrans nor the County of Sonoma intend to widen the corridor to increase auto capacity and are instead focusing efforts on shifting more auto travel to non-auto modes including walking, biking, and transit.”

The County of Sonoma must understand that regardless of the development scenario chosen for development of the SDC, that the City of Sonoma will be impacted especially by transportation impacts due to the proposed (and new) non-residential uses. But to what extent, we have not been informed in the Specific Plan or the EIR. In light of this, the City respectfully requests that

the County Planning Commission recommend that the County Board of Supervisors approve the environmentally superior alternative identified in the EIR_ and also eliminate the hotel overlay zone in the Specific Plan as presently constituted.

Regards,



Mayer Jack Ding
City of Sonoma

cc: Via email only -

City of Sonoma City Council:

Vice-Mayor Kelso Barnett
Madolyn Agrimonti
Robert Felder
Sandra Lowe

Board of Supervisors:

Supervisor Susan Gorin (1)
Supervisor David Rabbitt (2)
Supervisor Chris Coursey (3)
Supervisor James Gore (4)
Supervisor Lynda Hopkins (5)

Interim City Manager, City of Sonoma: Susan Casey
Sonoma County Administrative Officer: Sheryl Bratton

From: [Brian Oh](#)
To: [Tasha Levitt](#)
Subject: FW: Form Submission - Leave a Comment! - DRAFT EIR SDC
Date: Wednesday, November 2, 2022 1:49:22 PM

One more please

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, November 2, 2022 1:42 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - DRAFT EIR SDC



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Sent via form submission from [Sonoma Developmental Center Specific Plan](#)

Name: Daniel Bell

Email: dan.martin.bell@gmail.com

Subject: DRAFT EIR SDC

Message: The DRAFT EIR appears to adequately evaluate the potential impacts and necessary mitigation measures associated with the proposed project. Clearly, the initial development of the project will not occur for many, many years given the contentious and litigious nature of California residents. In the mean time, I hope the campus (especially the eastern area closer to Highway 12) could be opened to hikers and bikers. It would be a pleasant and safe place to walk and ride. It would be a shame to continue to cordon off this area for such a long time.

Does this submission look like spam? [Report it here.](#)

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From: [Judith Hoaglund](#)
To: [PlanningAgency](#)
Subject: SDC Specific Plan
Date: Wednesday, November 2, 2022 11:28:47 AM

Dear Reader,

I would like to submit comments about the SDC Specific Plan.

I urge the planning agency to deeply consider the importance of keeping these lands in the hands of the public, as part of a state, or regional park. As our population continues to grow, open space will become an ever-increasing requirement for the good mental and physical health of citizens of this county. Once destroyed by “development” however well intentioned, it will be lost to us forever.

At the very least, those of us who live in this beautiful area deserve a respected and considered voice in what happens to the land we inhabit. Community needs to be represented in the process. It is not a governmental decision based on the input of a few. Money to fill the county coffers should be the last thing considered.

There is no hurry to decide the fate of this property. All the planning, proposals, ideas and considerations must be open and on the table for everyone to have a chance to comment on them before an irrevocable decision is made. Additionally, the land should be researched by ecologists, native plant specialists, naturalists, etc. (not county employees) who have the ability to tell us what environmental/natural treasures might exist there that are, at present, unknown and unacknowledged.

There are other more appropriate properties in the county for development, infill and population planning. The precious natural resources of this unique property should be preserved for the public in perpetuity.

Thank you for considering my comments.

Sincerely,
Judith Hoaglund
1553 Laguna Rd.
Santa Rosa, CA 95401

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TCE

ENGINEERING

Thomas C Ells, RCE 40656
MS Tax, MS Fin, MS Acc
ED, Galen's Gardens/SHS

Investment Securities § Stocks* § Agency* & Municipal Bonds**
Real Estate Consulting § Property Management

154 Butterfly Ln, #232 Santa Rosa, CA 95407 Phn 707-508-8011 thomasells40@gmail.com

Formerly NASD Series 7 & 63 Registered Rep, & Series 66 Financial Advisor.
Securities Not Available

Sonoma County Planning Commission
2550 Ventura Ave
Santa Rosa, CA 95403

Dear Planning Commissioners, and To Whom This May Concern;

11/02/22

Re: Recent Meeting, 10/27/22, SDC-SP, Commissioners recommended increasing Bldg Demolition & "Urbanization" of SDC, Glen Ellen & Eldridge;

There was a round of exchanges by the Planning Commissioners last meeting, 10/27/22, regarding the SDC Specific Plan (SDC-SP) wherein Commissioners requested staff to change their Proposed Alternative to increase the wildlife corridor by demolishing more existing buildings than were recommended by Permit Sonoma staff. Staff have not addressed cumulative impacts of demolition in the EIR as required.

Cumulative Impacts in the EIR begin after completion of all construction, and is discussed in the context of ongoing solid waste disposal from the site, at 6.6tons/day, into the future identified as not significant.

Site (Project) production of waste must be analyzed, mitigated, and cumulative impacts of continuation, adjacent, and similar projects must be included in the EIR-SP analysis, in their totality, not merely subsequent to the construction project's completion. In this light, it has come to our knowledge that waste includes the 40% Embodied CO2 from before delivery of construction materials & 80 yrs for energy break-even (AIA Embodied CO2 analysis, conference 10/20/22). In this case, according to Permit Sonoma's Proposed Project Alternative, there were ~161,000 tons of direct waste from demolition of 1.2M sf of buildings, resulting in an additional 108,000 tons of waste produced before the original materials arrived, ie, total waste from the original construction of 269,000 tons of waste with the associated proxy to CO2 increased. In addition, there will be the production of waste before the new construction materials reach the site to replace the 1.2M sf that was demolished, ~108,000 tons, for a Grand Total of 377,000 tons of waste before the SDC EIR-SP begins calculation or discussion of cumulative impacts or waste.

It appeared from the discussion, that the additional buildings proposed for demolition were Goddard, Wagner, Dunbar, & Wright (where Wagner, Dunbar & Wright were considered contributing Historical Resources), which would be ~44,000sf (@ 135 tons/1000sf) = ~6000 tons of waste and associated CO2. Pre-Embodied waste would increase this number, as would reconstruction, ~4000 tons each, for a new Grand Total = ~391,000 tons of undisclosed and unaccumulated waste & 80 yrs for energy breakeven.

It has been noted that completion of the SDC Project, as Proposed, would create an "Urban Area" which would spill over into the existing communities of Glen Ellen and Eldridge, causing them to be considered "Urbanized Areas" as well. The "Urbanized" designation allows them to be CEQA Exempt for Residential conversions up to 6 units, and for commercial developments up to 10,000sf on commercially zoned property. The smaller you confine SDC's development footprint, the more "Urbanized" it becomes.

Thomas C. Ells, RCE 40656

From: [Thomas Ells](#)
To: [PlanningAgency](#)
Subject: SDC EIR-SP Comments to last meeting Commission recommending Increased Demolition & "Urbanization"
Date: Wednesday, November 2, 2022 4:05:28 PM
Attachments: [Letter to Sonoma Co Planning re Commission"s Increased recommendation for demolition.doc](#)

Dear Planning Commissioners, and Too Whom This May Concern;
Please see attached comments about increased Demolition & "Urbanization".
Thomas C. Ells RCE 40656

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From: [Brian Oh](#)
To: [Tasha Levitt](#)
Subject: FW: Comments for Planning Commissioners - please distribute ASAP. SDC Specific Plan & EIR Clarifications of Misconceptions
Date: Wednesday, November 2, 2022 1:59:29 PM

fyi

From: Vicki Hill <vicki_hill@comcast.net>
Sent: Wednesday, November 2, 2022 1:58 PM
To: Brian Oh <Brian.Oh@sonoma-county.org>
Subject: Fwd: Comments for Planning Commissioners - please distribute ASAP. SDC Specific Plan & EIR Clarifications of Misconceptions



Sent from my iPhone

Begin forwarded message:

From: Vicki Hill <vicki_hill@comcast.net>
Date: November 2, 2022 at 2:48:12 PM MDT
To: PlanningAgency@sonoma-county.org
Subject: Comments for Planning Commissioners - please distribute ASAP. SDC Specific Plan & EIR Clarifications of Misconceptions

Dear Planning Commissioners,

Thanks so much for taking the time needed to deliberate and modify the proposed Specific Plan. It is my understanding that comments on the EIR are allowed up until approval of the plan. Please review the following information that is directly relevant to your consideration of both the EIR and plan. This email clarifies several troubling misconceptions that were expressed at the last Planning Commission meeting.

1. As pointed out in many comments on the EIR from CEQA specialists and technical experts, it is not true that “impacts are almost the same” between the proposed plan and the Historic Preservation Alternative (HPA). The EIR attempts to minimize the differences, but even common sense indicates that there are substantial differences between the HPA and the proposed plan. The HPA, being much smaller in scale will absolutely reduce impacts proportionately across the board, especially in wildlife protection, traffic, and historic resources protection. I urge you to read the Sonoma Land Trust comments, as well as my comments, on the EIR.

2. The semi-rural village setting continues to be ignored. There has been no discussion of the permanent and significant loss of community and semi-rural character that will result from the proposed plan. The plan more than doubles the village size and the aggregate effects are in direct conflict with maintenance of this historic part of Sonoma Valley. The County has prided itself in helping rural communities stay rural and maintain the important characteristics that come with being rural or semi-rural. The proposed plan would drastically undermine these efforts. The community is willing to shoulder a large amount of needed housing reflected in the HPA. The valley should not be required to bear the disproportionate burden of a large scale commercial development and a 1000 new homes, a major percentage of countywide housing for the next 10 years, on a site outside of urban growth boundaries, and not in a transit or Highway 101 corridor.
3. The referenced economic studies were not peer-reviewed and the assumptions used in the studies were subject to much criticism from the public and developers alike. Further investigation into economic feasibility is warranted.
4. If indeed the proposed plan is approved, it must be accompanied by project phasing and performance standards. Since there are so many unknowns at this conceptual plan stage, there must be some guarantees in place to ensure impacts are not worse than forecast in the EIR.

Thank you,
Vicki A. Hill
Land Use Planner & CEQA Specialist

Sent from my iPhone

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From: [Vicki Hill](#)
To: [PlanningAgency](#)
Subject: Comments for Planning Commissioners - please distribute ASAP. SDC Specific Plan & EIR Clarifications of Misconceptions
Date: Wednesday, November 2, 2022 1:48:57 PM

Dear Planning Commissioners,

Thanks so much for taking the time needed to deliberate and modify the proposed Specific Plan. It is my understanding that comments on the EIR are allowed up until approval of the plan. Please review the following information that is directly relevant to your consideration of both the EIR and plan.

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2. The semi-rural village setting continues to be ignored. There has been no discussion of the permanent and significant loss of community and semi-rural character that will result from the proposed plan. The plan more than doubles the village size and the aggregate effects are in direct conflict with maintenance of this historic part of Sonoma Valley. The County has prided itself in helping rural communities stay rural and maintain the important characteristics that come with being rural or semi-rural. The proposed plan would drastically undermine these efforts. The community is willing to shoulder a large amount of needed housing reflected in the HPA. The valley should not be required to bear the disproportionate burden of a large scale commercial development and a 1000 new homes, a major percentage of countywide housing for the next 10 years, on a site outside of urban growth boundaries, and not in a transit or Highway 101 corridor.
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4. If indeed the proposed plan is approved, it must be accompanied by project phasing and performance standards. Since there are so many unknowns at this conceptual plan stage, there must be some guarantees in place to ensure impacts are not worse than forecast in the EIR.

Thank you,
Vicki A. Hill
Land Use Planner & CEQA Specialist

Sent from my iPhone

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SONOMA VALLEY CITIZENS ADVISORY COMMISSION

Minutes of the Virtual Meeting

Note these minutes are in draft form until they are approved at the 11.30.22 SVCAC meeting

October 26, 2022

Meeting Video Link: _____

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 Minutes)

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 Plant 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 of Minutes)

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

DRAFT

Hannah Whitman

Sent: Deborah Eppstein <deppstein@gmail.com>
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 you 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



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



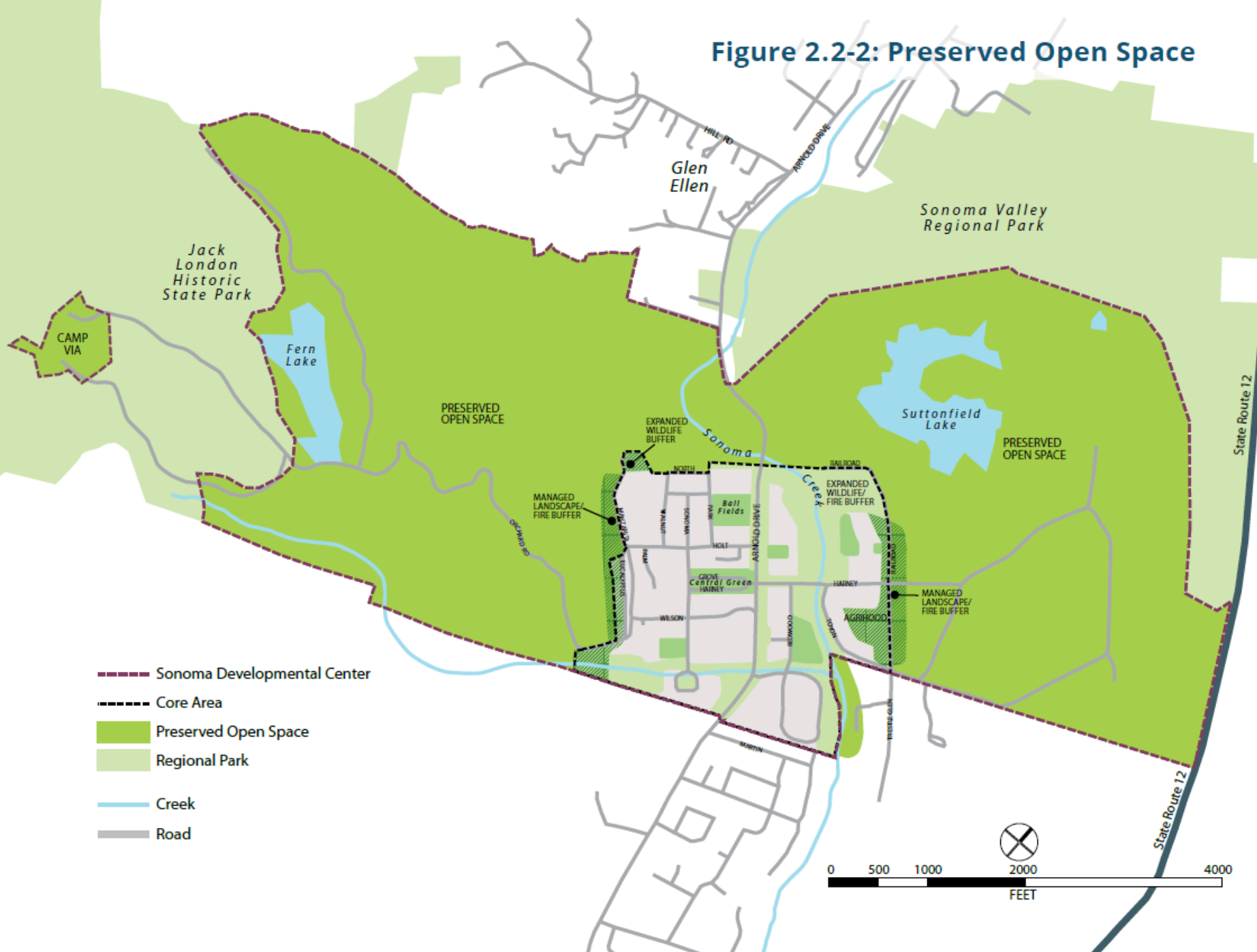
Final Environmental Impact Report

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

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



- Sonoma Developmental Center
- Core Area
- Preserved Open Space
- Regional Park
- Creek
- Road

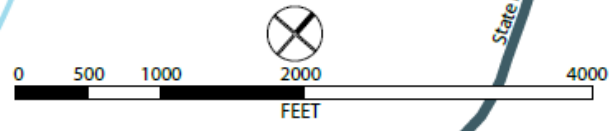
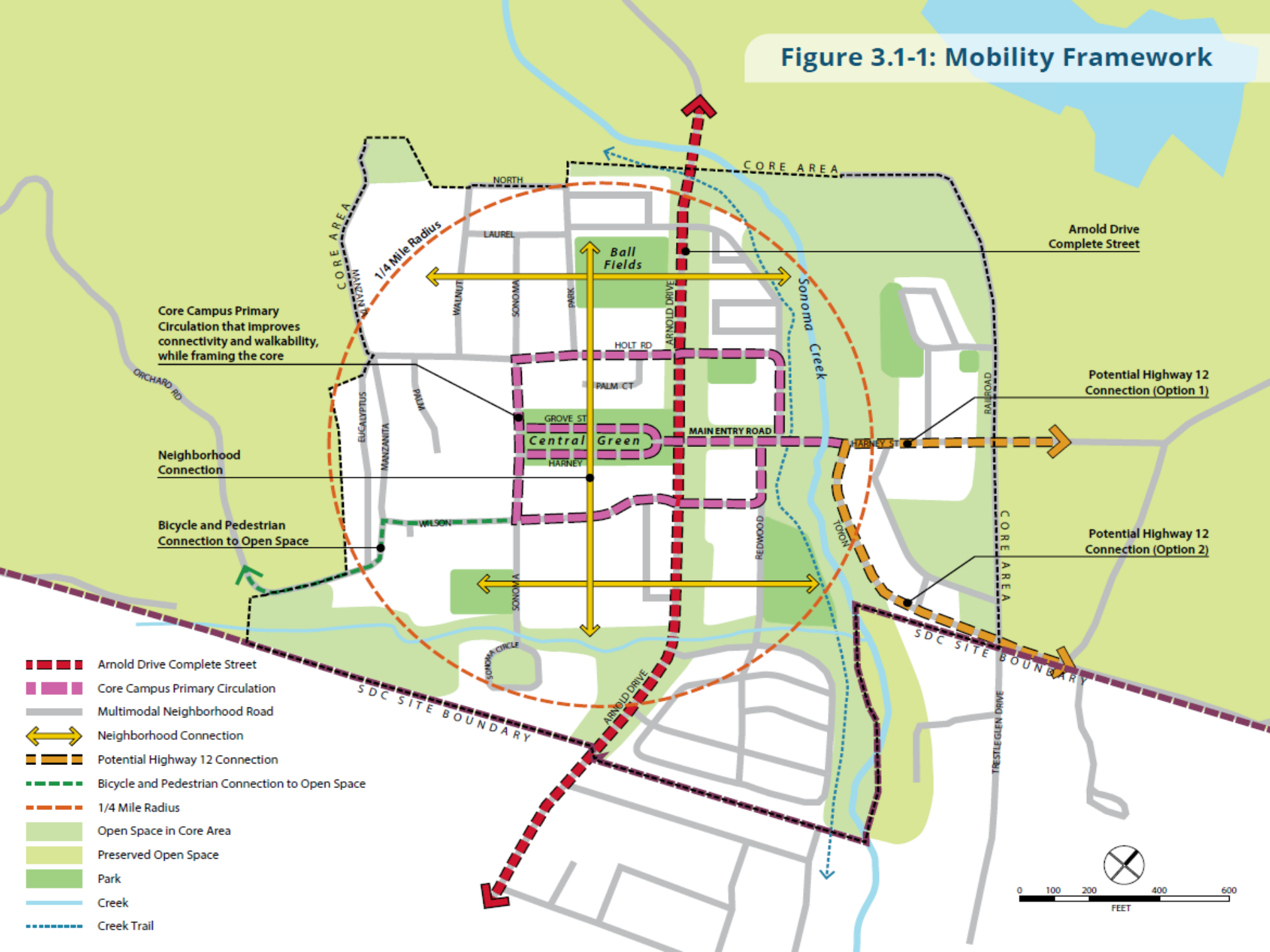


Figure 3.1-1: Mobility Framework



Core Campus Primary Circulation that improves connectivity and walkability, while framing the core

Neighborhood Connection

Bicycle and Pedestrian Connection to Open Space

Arnold Drive Complete Street

Potential Highway 12 Connection (Option 1)

Potential Highway 12 Connection (Option 2)













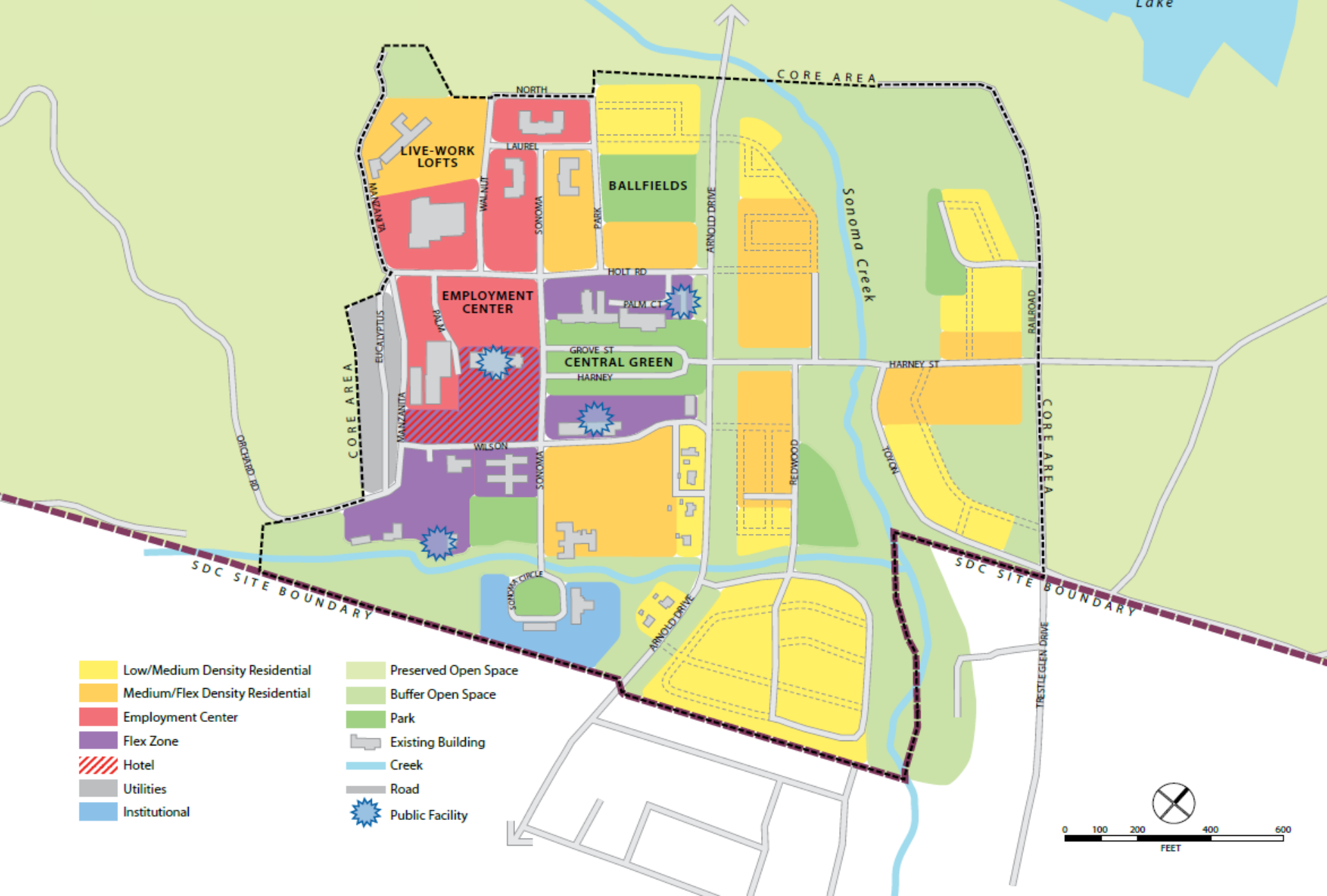
-  Arnold Drive Complete Street
-  Core Campus Primary Circulation
-  Multimodal Neighborhood Road
-  Neighborhood Connection
-  Potential Highway 12 Connection
-  Bicycle and Pedestrian Connection to Open Space
-  1/4 Mile Radius
-  Open Space in Core Area
-  Preserved Open Space
-  Park
-  Creek
-  Creek Trail



Figure 4.1-2: Land Use
Suttonfield Lake



- Low/Medium Density Residential
- Medium/Flex Density Residential
- Employment Center
- Flex Zone
- Hotel
- Utilities
- Institutional

- Preserved Open Space
- Buffer Open Space
- Park
- Existing Building
- Creek
- Road
- Public Facility

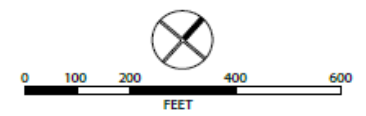
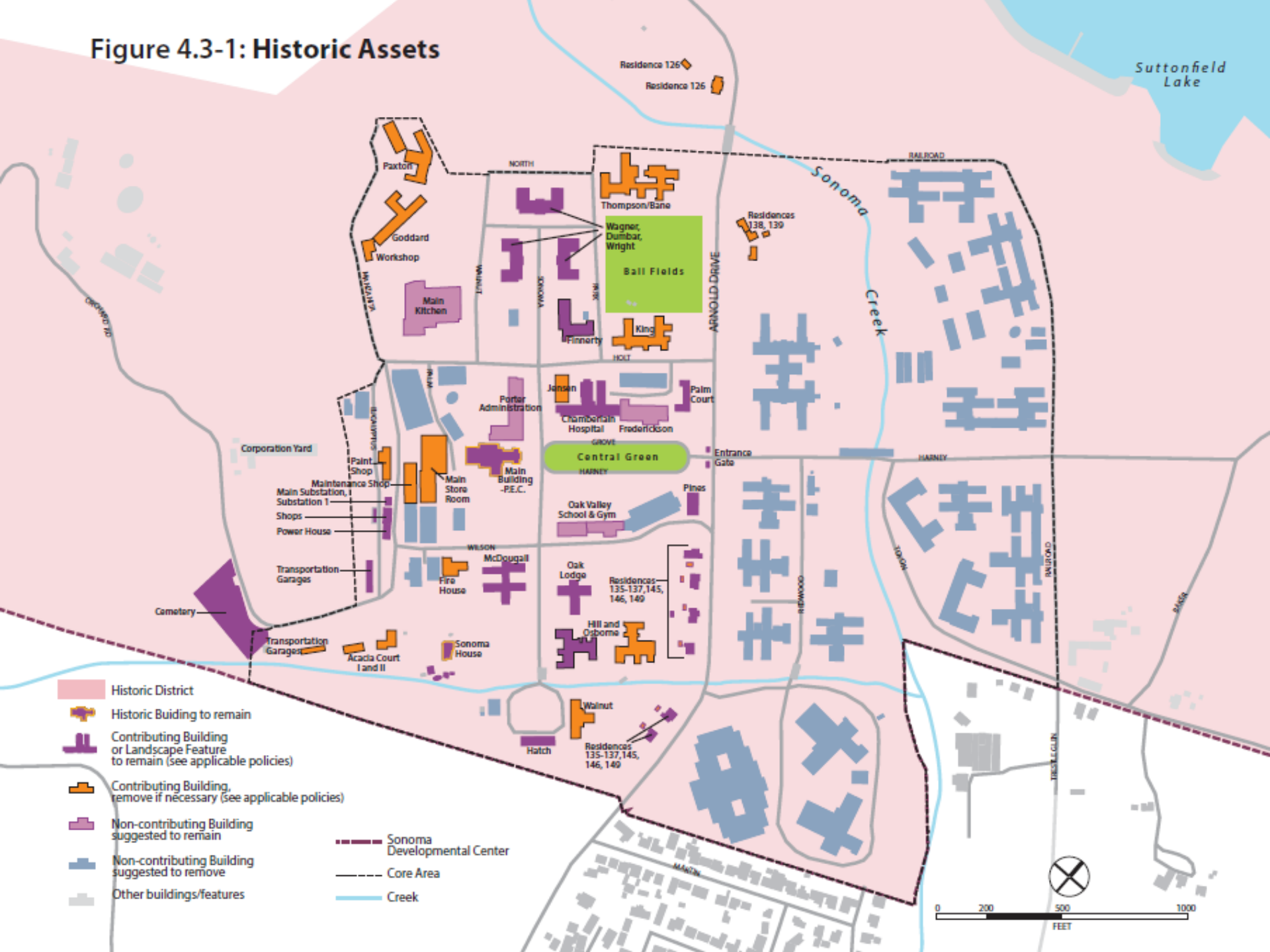


Figure 4.3-1: Historic Assets





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		