

NOTICE OF AVAILABILITY of a Draft Environmental Impact Report and Notice of Virtual Public Hearing

Project Title: Sonoma Developmental Center Specific Plan

Project Proponent: County of Sonoma

Project Location: Sonoma Developmental Center, 15000 Arnold Drive, Sonoma, CA, as described below

Hearing Date: September 15, 2022

Hearing Time: 1:05pm

Hearing Body: Sonoma County Planning Commission

Hearing Location: Online. Visit <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/> for details.

DEIR Review Period: August 10, 2022 through September 26, 2022

The Sonoma County Permit and Resource Management Department (Permit Sonoma) has prepared a Draft Program Environmental Impact Report (DEIR) for the adoption of the Sonoma Developmental Center (SDC) Specific Plan. The County is the lead agency under the California Environmental Quality Act (CEQA) for the project. The intent of this Notice of Availability (NOA) is to notify interested parties that the DEIR is available for public review and comment.

Project Location: The SDC site is located in the heart of the Sonoma Valley region of southern Sonoma County, about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, near the unincorporated communities of Glen Ellen and Eldridge.

Project Description: The Project includes all SDC 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 Project 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 draft 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.

Potential Environmental Effects of the Project: The DEIR finds that implementation of the project could result in significant and unavoidable impacts related to historic resources and transportation. Impacts in all other areas were found to be less than significant or less than significant with incorporation of mitigation measures. The DEIR provides a detailed project description, an analysis of physical

environmental effects of the project, and an identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts.

Availability of the Draft Program EIR: The DEIR and all documents referenced therein are available for review at this website <https://sdcspecificplan.com>. A physical copy of the DEIR is available at the Sonoma Valley Regional Library, 755 W Napa St, Sonoma, CA 95476 or Permit Sonoma, 2550 Ventura Ave, Santa Rosa, CA 95403. Electronic versions on flash drives or printed copies may be mailed upon request, at cost. To arrange payment and request a flash drive or printed copy of the Draft EIR or any of the documents referenced therein, email engage@sdcspecificplan.com.

Draft EIR Public Review Period:

Please submit written comments by 5:00 p.m. on September 26, 2022:

- Email: engage@sdcspecificplan.com
- Fax: (707) 565-1103
- Mail: Brian Oh - Comprehensive Planning, Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, California 95403

For comments submitted via email, please include “Draft EIR Comments: SDC Specific Plan” in the subject line and the name and physical address of the commenter in the body of the email.

Public Hearing on Draft EIR: The Sonoma County Planning Commission will hold a virtual public hearing on **Thursday, September 15, 2022 at 1:05 p.m.** The purpose of the public hearing is for the Planning Commission and Permit Sonoma staff to receive comments on the adequacy and accuracy of the DEIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing which will be noticed in advance.

In accordance with Executive Orders N-25-20, N-29-20, and N-33-20 the meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone.

Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted one week prior to the hearing date located: <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/>