



ALTERNATIVES SURVEY REPORT

December 14, 2021

Sonoma Developmental Center Alternatives Survey Report

December 14, 2021

Prepared for

The County of Sonoma

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1 Executive Summary

An online survey was conducted on the SDC Specific Plan alternatives. The survey was heavily publicized through news and social media and the 6,000+ project mailing list, and a total of 720 participants took the survey.

Participant demographics skewed heavily toward being older and more Caucasian than in Sonoma County as a whole (48% 65+ compared to 19% for County population as a whole, about 10% non-Caucasian compared to 37% for the County) . The Survey Report provides overall responses, but also “normalized” responses and differences between different demographic groups where there are significant differences.

- **Open Space.** Survey respondents, regardless of demographic, are strongly in favor of alternatives that show more open space and greater setbacks along the creeks within the Core. Thus, Alternative C was favored by nearly 47% of respondents.
- **Housing.** Older, Caucasian respondents prefer the alternative (A) that has the fewest number of units/proportion of multi-family units, while a majority of younger respondents, regardless of race, as well as non-Caucasian respondents prefer the alternative (B), which has the highest number of housing units/largest proportion of multi-family units.
- **Jobs.** Preferences for jobs/employment opportunities were distributed across the alternatives, with greater support for alternatives A and B, which have fewer jobs than C.
- **Land Use Preferences.** Open space, followed by affordable housing and historic preservation were the top priorities for survey takers, with jobs and market-rate housing being lesser priorities.
- **Overall Alternative Preference.** About half of the respondents chose “other”, either by itself or in combination with another alternative. However, differences were less pronounced when normalized for age, with a majority of respondents picking one of the alternatives rather than other. Alternative C—which has the largest creek and wildlife setbacks an



middle number of housing units—found the most favor (favored by 41%) with those 35 years and younger.

Out of the 720 survey-takers, 501 added additional comments. Many respondents expressed a desire for lower levels of development overall, but other commenters wanted to see more housing on the site than the alternatives proposed, and many comments referenced the need in the area for both income-restricted affordable housing and workforce housing. Other themes that emerged from the comments were support for well-paying jobs at the site, a split between those who supported and opposed some type of hotel, and a desire for community and commercial spaces on the site such as performing arts venues, museums, restaurants, bars, and small locally-owned shops.

2 Introduction

This report summarizes findings from survey conducted as part of the community outreach on the Alternatives Report released November 1, 2021. The feedback gathered through the survey, in combination with the other community outreach around the alternatives, will inform the preparation of a Preferred Alternative, and ultimately the final Specific Plan. The survey was conducted online and was available to everyone from November 10, 2021 to November 23, 2021 through the project website.

The rest of this chapter provides the context for the SDC Specific Plan and demographics of survey respondents. Chapter 2 summarizes findings of the survey. Detailed responses to the questions, including all responses to the open-ended questions, are provided in the Appendix.

2.1 Specific Plan Context

Specific Plan Planning Context

Established in 1891 in the heart of the Sonoma Valley, the Sonoma Developmental Center (SDC) encompasses a total area of 945 acres, with more than 700 acres of undeveloped open space surrounding an approximately 200-acre historical developed campus. The SDC is the oldest facility in California created specifically to serve the needs of individuals with disabilities, but in 2018, the State of California officially closed the facility and relocated clients to smaller, community-based care facilities.

The Specific Plan planning process began in early 2020. and is anticipated to be completed in 2023, along with an Environmental Impact Report. For more background on the SDC site, please reference the [Profile & Background Report](#) and other materials on the [project website](#).

Purpose and Description of Alternatives Phase

The three concepts presented in the Alternatives Report explore different ways in which the SDC site could be reimaged and redeveloped and analyze the

implications of these variations. The three schemes allow the project team to gather community feedback on a range of aspects of site development, and to determine which aspects of site redevelopment have the highest priority.

Purpose and Description of Alternatives Survey

The Alternatives Survey was designed as a means to gather feedback on the Alternatives Report from a wide audience. The survey was publicized on the project website and through a series of emails sent out to the over 5,000 people signed up to the information list. The survey was available to everyone from November 10, 2021 to November 23, 2021, and received 720 responses. It was also available in Spanish, but the Spanish translation only received two responses, indicating that in-person outreach with the Spanish-speaking community may be a more effective tactic for gathering feedback.

The survey was not a scientific survey, and therefore the conclusions and findings are not based on standards typically followed in a scientific survey, and instead are meant to serve as an important reference for County staff and decision-makers in formulating a Preferred Plan.

Survey participants were asked to rank alternatives on several themes including housing type and density, type and number of jobs provided, and amount of open space. Respondents were also asked to rank the importance of a number of land uses on the site including market-rate housing, affordable housing, open space, and jobs. Lastly, respondents were asked which alternative(s) most aligned with their vision for the site, and were given an opportunity to provide additional comments to supplement their responses.

2.2 Survey Respondent Demographics

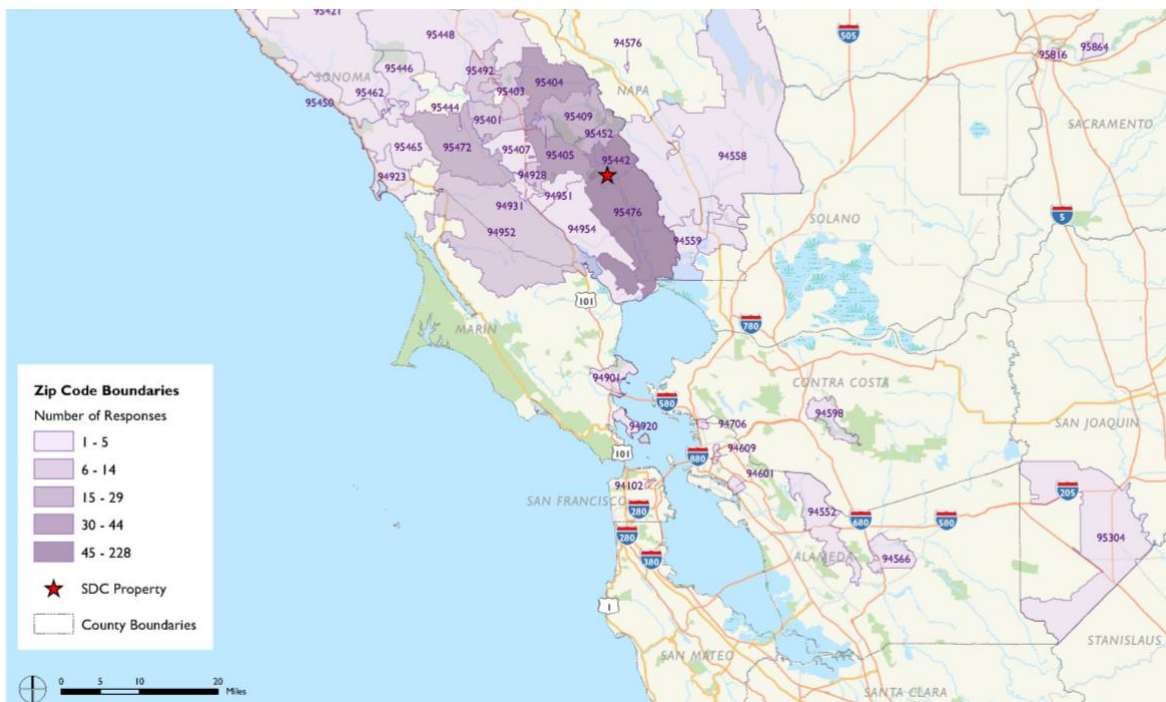
The survey received a total of 720 responses. As an optional component of the survey respondents were asked to specify their zip code, gender, age, ethnicity, primary language spoken at home, and annual household income.

Zip Code

The greatest proportion of respondents (32 percent) live in the 95476 zip code, which includes the City of Sonoma and surroundings, including some portions within half mile of SDC, while the next highest proportion (31 percent) of respondents live in the 95442 zip code, which includes Glen Ellen and Eldridge. Other highly represented zip codes included 95404, 95409, 95405 and 95472 in Sonoma County. Figure 1.2-1 shows the spatial distribution of zip codes



Figure 2.2-1: Responses by Zip Code

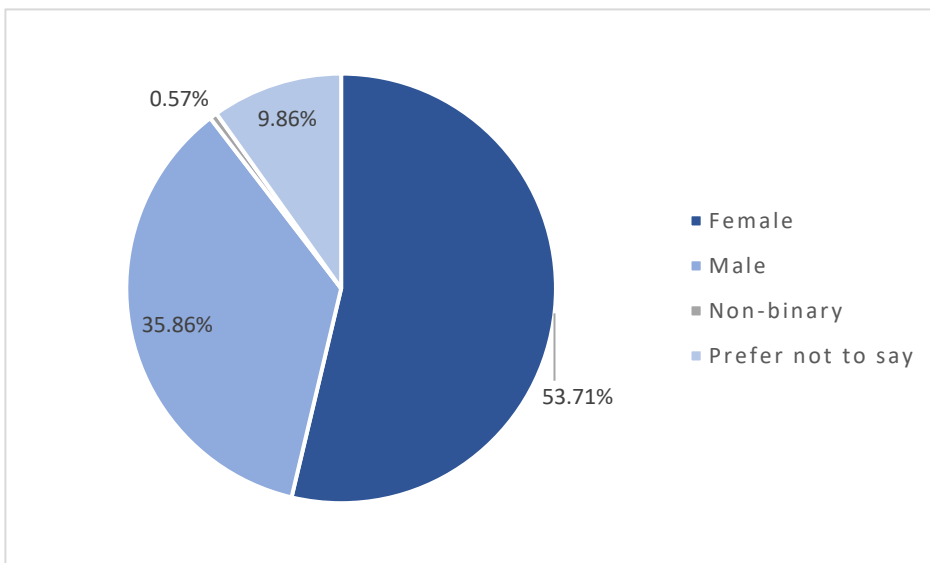


represented in the survey responses.

Gender

Females made up a slight majority of respondents at nearly 54 percent. Males comprised nearly 36 percent of respondents, and non-binary individuals represented 0.57 percent of respondents. Nearly ten percent preferred not to specify a gender identity. (Figure 1.2-2) In Sonoma County, females comprise 51 percent of the population (American Community Survey, 2019).

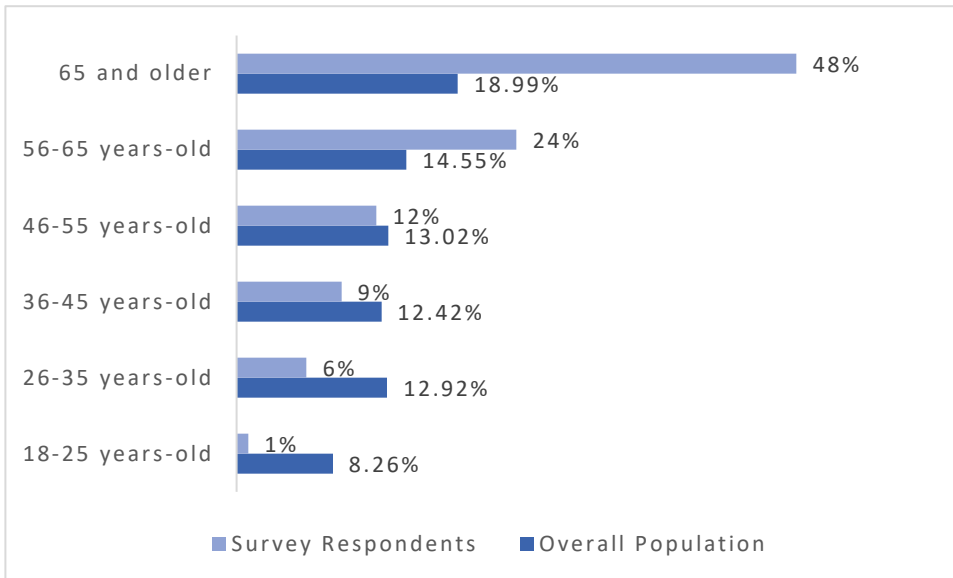
Figure 2.2-2: Percentage of Respondents by Gender Identity



Age

As shown in Figure 1.2-3, nearly half of respondents (48 percent) were older than 65, and nearly one-quarter (24 percent) were 56 to 65 years old. Only seven percent of respondents were 35 years old or younger. The survey respondent demographic sample differs from that of Sonoma County as whole because of self-selection bias. The 18 to 35 cohort is heavily underrepresented in survey takers; individuals between 35 and 64 are slightly overrepresented and those older than 65 are notably over-represented.

Figure 2.2-3: Survey Respondent Age versus Overall Sonoma County Population Age (2019)

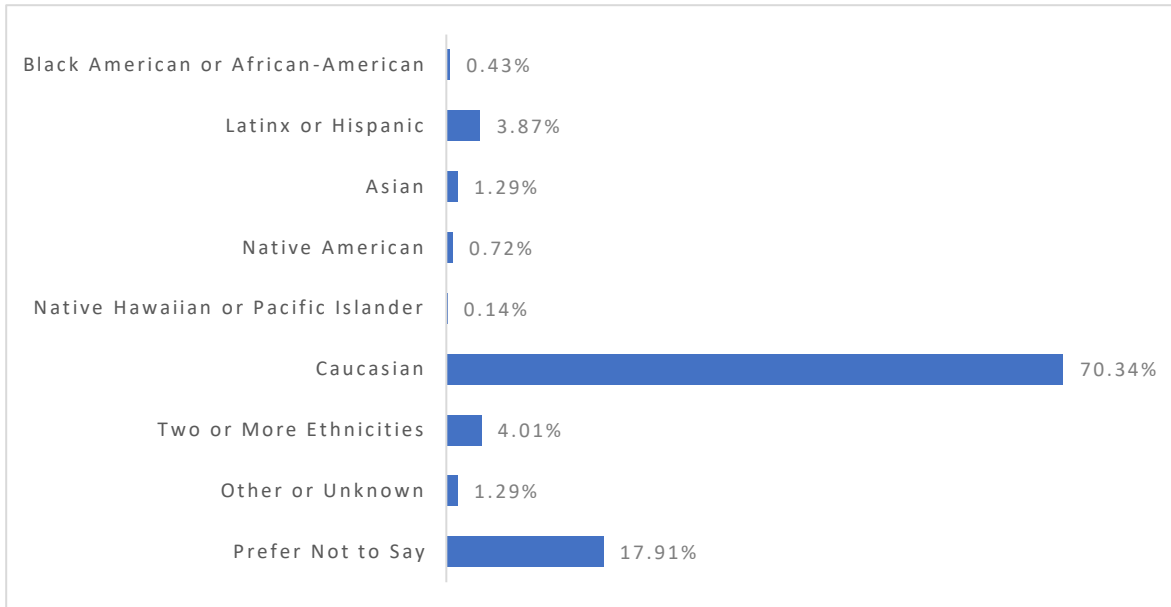


Source: ACS 2019 (5-Year Estimates)

Ethnicity

Over 70 percent of respondents identified as Caucasian (Figure 1.2-4). Four percent identified as two or more ethnicities and nearly four percent identified as Latinx or Hispanic. All other ethnicities each comprised one percent or fewer of the responses. Compared to Sonoma County as a whole, Caucasians are overrepresented in survey responses and Latinx and Hispanics are greatly underrepresented. In Sonoma County, the White, non-Hispanic/Latinx, population is 62.9 percent, and the Hispanic or Latinx population is 27.3 percent (American Community Survey, 2019).

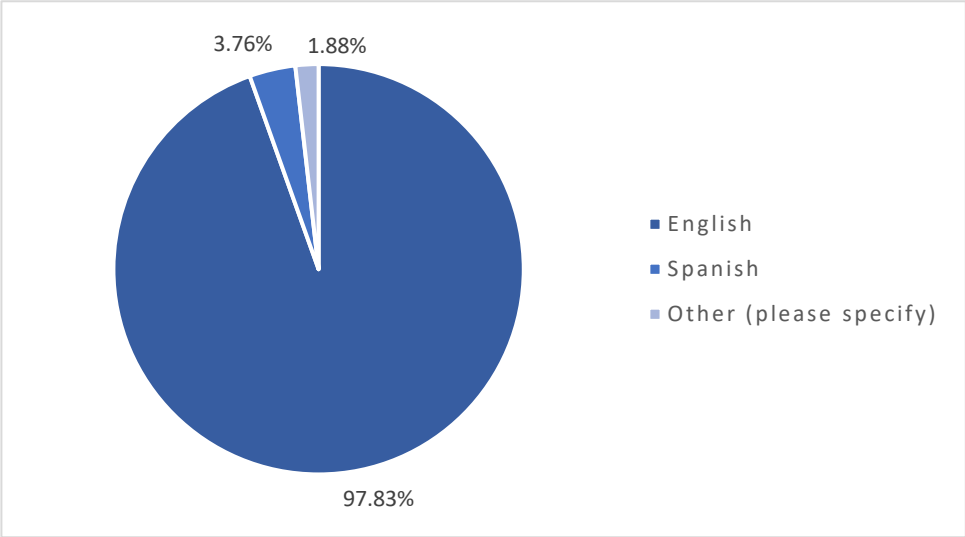
Figure 2.2-4: Percentage of Respondents by Ethnicity



Languages Spoken at Home

Respondents were asked to specify which languages are primarily spoken at home. As shown in Figure 1.2-5, nearly 98 percent indicated that English is the primary language spoken at home, followed by Spanish at nearly four percent. Almost two percent reported other languages as the primary language. In Sonoma County, 25.6 percent of the population reported speaking a language other than English at home (American Community Survey, 2019), which indicates that English-speaking individuals are overrepresented in the survey.

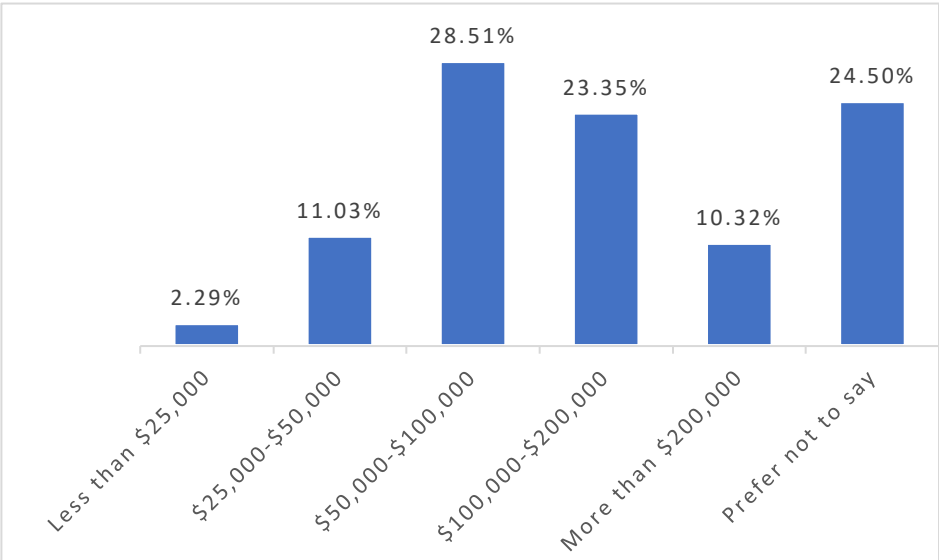
Figure 2.2-5: Percentage of Respondents by Primary Language Spoken at Home



Annual Household Income

More than half of survey respondents (62 percent) were members of households earning more than \$50,000 annually, and a little more than 13 percent earn less than \$50,000 annually (Figure 1.2-6). Nearly one-quarter preferred not to share annual household income. Median household income for Sonoma Valley in 2019 was \$81,018 (American Community Survey, 2019).

Figure 2.2-6: Percentage of Respondents by Annual Household Income



3 Survey Results

Highlights of the survey are discussed and summarized below. The full set of responses to open-ended questions is included in the Appendix.

3.1 Analysis of Survey Responses

Survey participants were asked questions about their preferences for the SDC site alternatives. All questions were available to all respondents. Most questions provided multiple choice options related to the three alternatives, and the final question provided a space where respondents could write in comments. Open-ended responses were synthesized and summarized to reveal broader patterns of responses.

The percentages below refer to the number of responses for that particular question, noting that some participants skipped certain questions. Some questions allowed participants to check multiple topics as priorities, and in some instances, respondents did not fully answer a question; thus, totals may not add up or may add to more than 100 percent. Multiple choice options are shown in the descending order that they were presented to survey participants.

As respondents to this survey overwhelming identified as Caucasian (over 70 percent) and older than 55 years old (72 percent), responses were also explored across demographic groups that were underrepresented in survey responses, including those who are 35 and younger, and those who identify as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities.

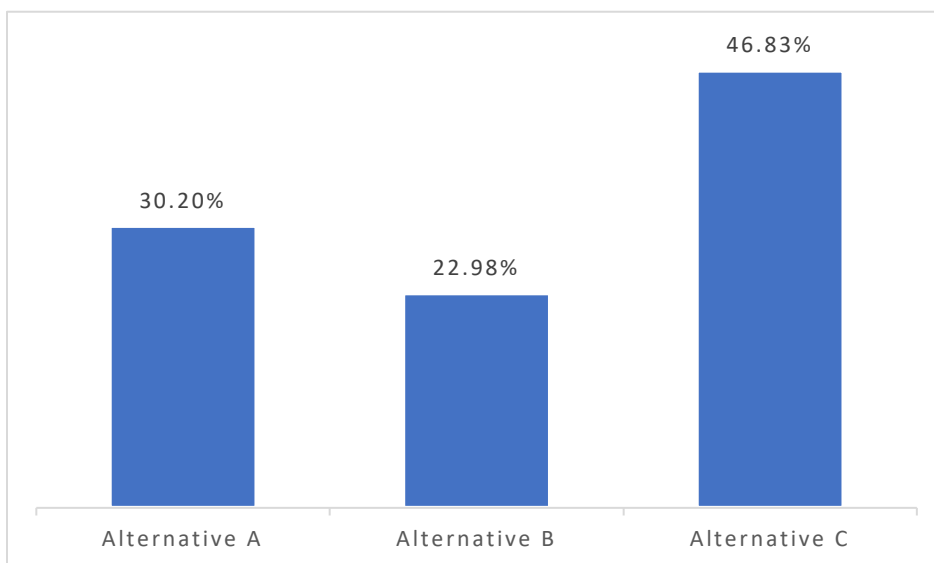
Question 1: Preservation of Open Space

All the alternatives protect 750 acres of open space, protect Sonoma creek, and create wildlife corridors. Each also provides additional open space. Which mix of recreation/open space in the core campus is the best fit?

- A. Alternative A: **8.0 acres of recreational space**, including sports fields and trails/paths, and **29 acres of buffer open space**, including creek setbacks
- B. Alternative B: **5.5 acres of recreational space**, including sports fields and trails/paths, and **35 acres of buffer open space**, including creek setbacks and additional fire and wildlife buffers
- C. Alternative C: **5.0 acres of recreational space**, including sports fields and trails/paths, and **41 acres of buffer open space**, including expanded creek setbacks and expanded fire and wildlife buffers

Across all respondents, a preference for Alternative C represented nearly 47 percent of the votes, followed by Alternative A at 30 percent, and Alternative B at nearly 23 percent (Figure 2.1-1). Out of 720 survey respondents, only 457 answered this question (63 percent response rate).

Figure 3.1-1: Open Space Preservation Preference across All Respondents



When responses to this question are limited to the younger demographic only, there is similarly a preference for Alternative C. When responses are limited only to those who identify as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities, the preference for Alternative C persists. It should be noted that while Alternative C has greater overall open space within the campus, it has less recreational open space than the other alternatives.

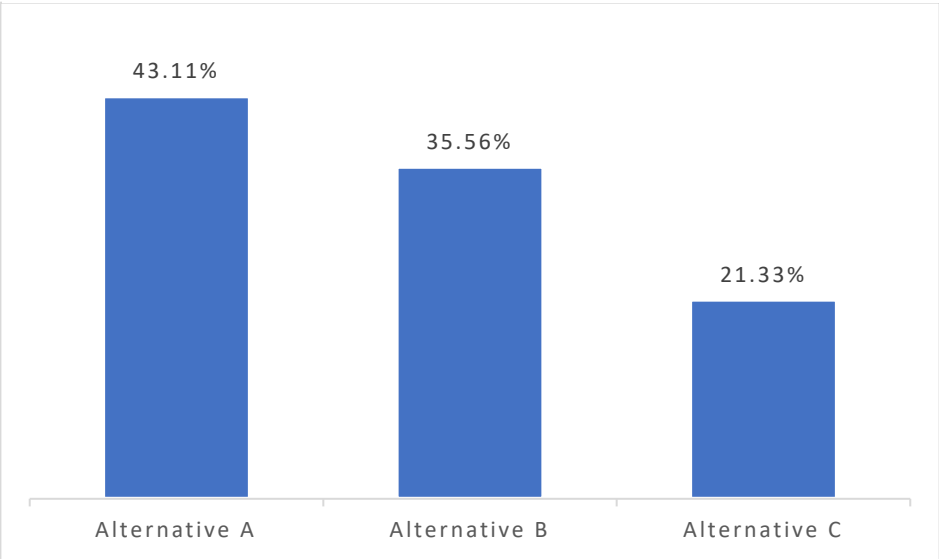
Question 2: Housing Preference

All alternatives contain a mix of single-family homes and multi-family housing and 25% affordable housing. Would you prefer denser housing (more apartments and affordable housing with smaller units) so more people can live at SDC or more single-family homes?

- A. Alternative A: 990 Total Housing Units, with 70% single-family homes and 30% multi-family units
- B. Alternative B: 1,290 Total Housing Units, with 50% single-family homes and 50% multi-family units
- C. Alternative C: 1,190 Total Housing Units, with 60% single-family homes and 40% multi-family units

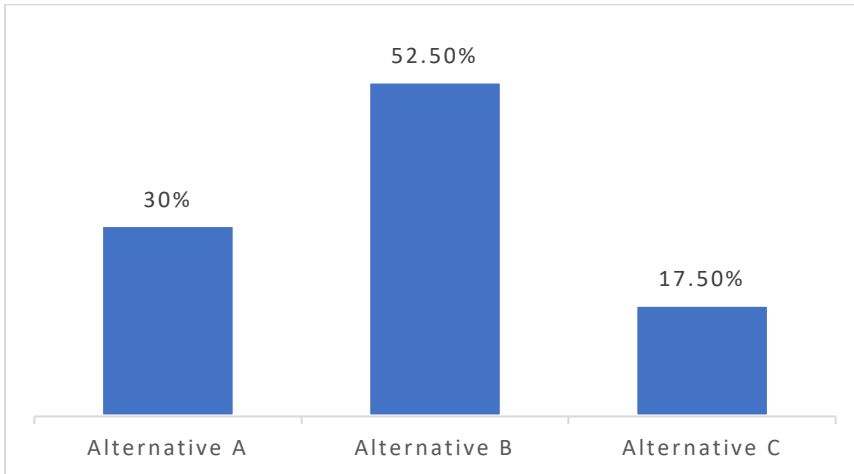
Across all respondents, preference was in the following order – Alternative A (43 percent), Alternative B (36 percent), and Alternative C (21 percent), as shown in Figure 2.1-2. Alternative A had both the fewest number of housing units and greatest proportion of single-family homes. About 63 percent of survey participants responded to this question.

Figure 3.1-2: Housing Preference across All Respondents



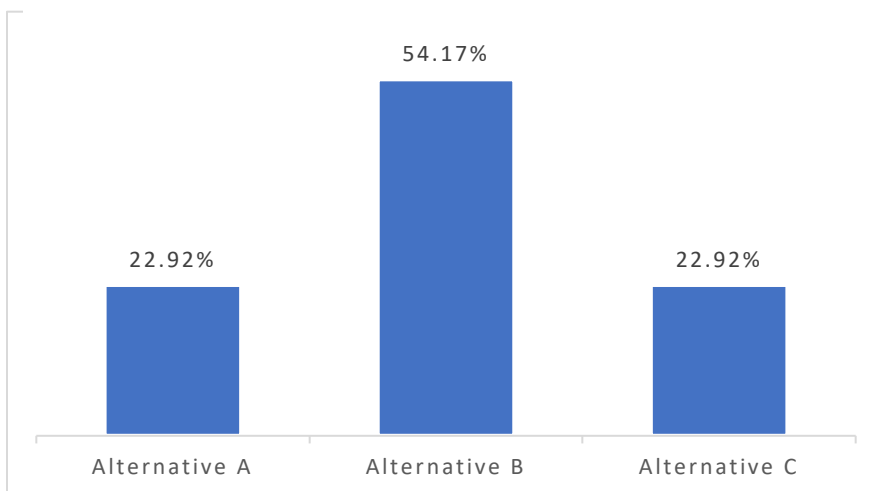
When looking at the 35-and-younger demographic, a different trend emerges with more than half preferring Alternative B, which maximizes housing through more units and the fewest proportion single-family homes. (Figure 2.1-3)

Figure 3.1-3: Housing Preference across Respondents 35 and Younger



Finally, when examining preferences across only those who identify as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities, a similar preference as the 35-and-under cohort emerges, with 54 percent favoring Alternative B. (Figure 2.1-4).

Figure 3.1-4: Housing Preference across Respondents identifying as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities



Thus, older, Caucasian respondents prefer the alternative that has the fewest number of units/proportion of multi-family units, while younger respondents, regardless of race, as well as non-Caucasian respondents prefer an alternative with the highest number of housing units/largest proportion of multi-family units.

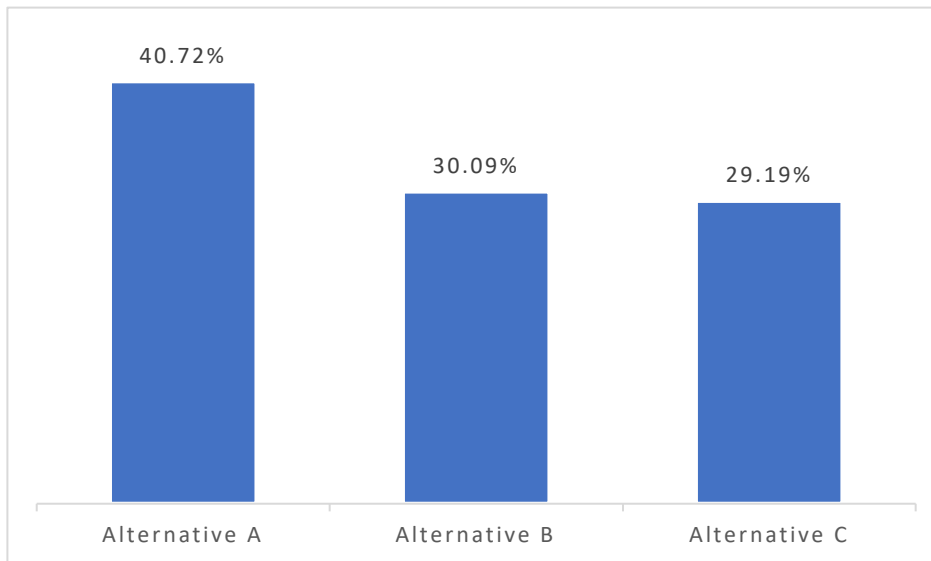
Question 3: Preference for Job Opportunities

SDC had 1,900 jobs at its peak. What kind and number of jobs do you most support at the SDC site?

- A. Alternative A: 610 jobs, including educational/institutional jobs and some commercial, hotel and support jobs
- B. Alternative B: 590 jobs, including a mix of office, research and development, and some commercial, hotel and support jobs
- C. Alternative C: 1,080 jobs, including “Innovation Hub”/research and development jobs, and some commercial, hotel, and support jobs

All alternatives would provide job opportunities, including commercial, hotel and support jobs. The main difference is in number of jobs and other job categories included. Both Alternative A and Alternative B provide far fewer jobs than Alternative C, but they vary in job categories offered, with Alternative A including educational/institutional jobs in the mix, while Alternative B would include office, research and development jobs. Alternative C would provide substantially more jobs than A or B and would include “Innovation Hub” research and development jobs. Across all respondents, there was a preference for Alternative A, which provides a modest number of jobs that skew towards educational/institutional over research and development (Figure 2.1-5). Response rate to question three was comparable to the first two questions at 61 percent responding.

Figure 3.1-5: Job Opportunity Preference across All Respondents



Results limited to respondents 35 and younger were nearly identical in distribution as those for all respondents. Among respondents identifying as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities, a preference was less pronounced, with Alternative B having the most votes, but not by a great majority. In this group, each alternative received a comparable number of votes. Across all groups, Alternative C received the fewest votes.

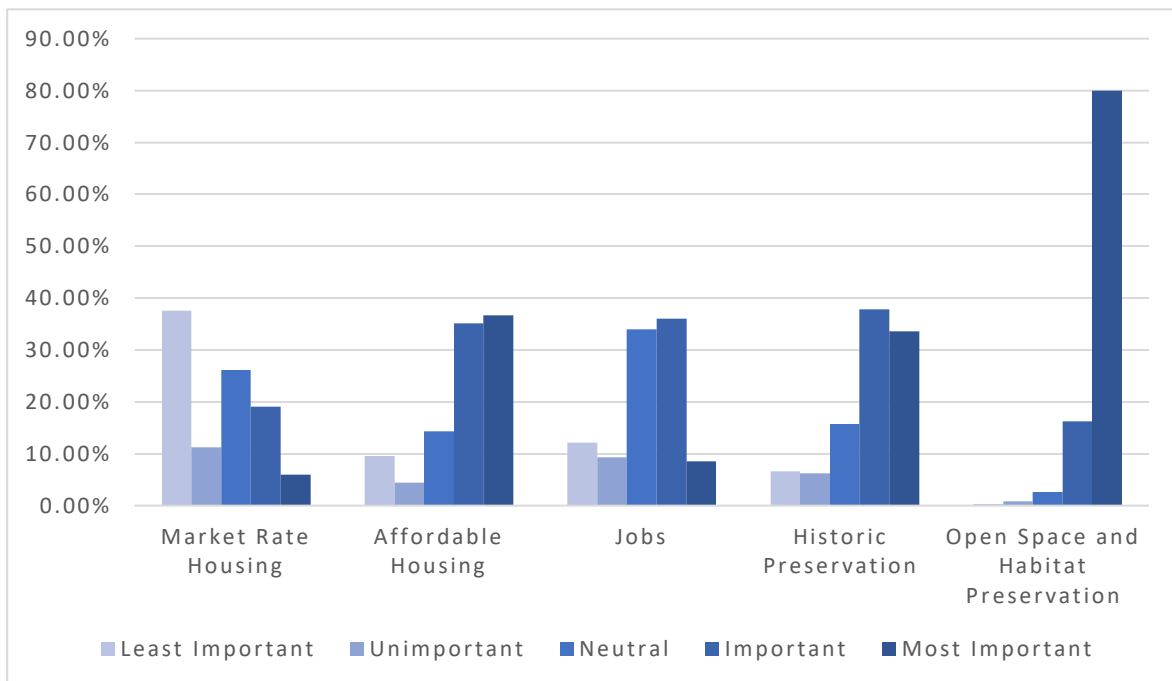
Question 4: Preference for Land Uses/Key Topics

Question 4 asked respondents to rank the following on a scale from least important to most important to include at the SDC site:

- Market rate housing
- Affordable housing
- Jobs
- Historic preservation
- Open space and habitat preservation

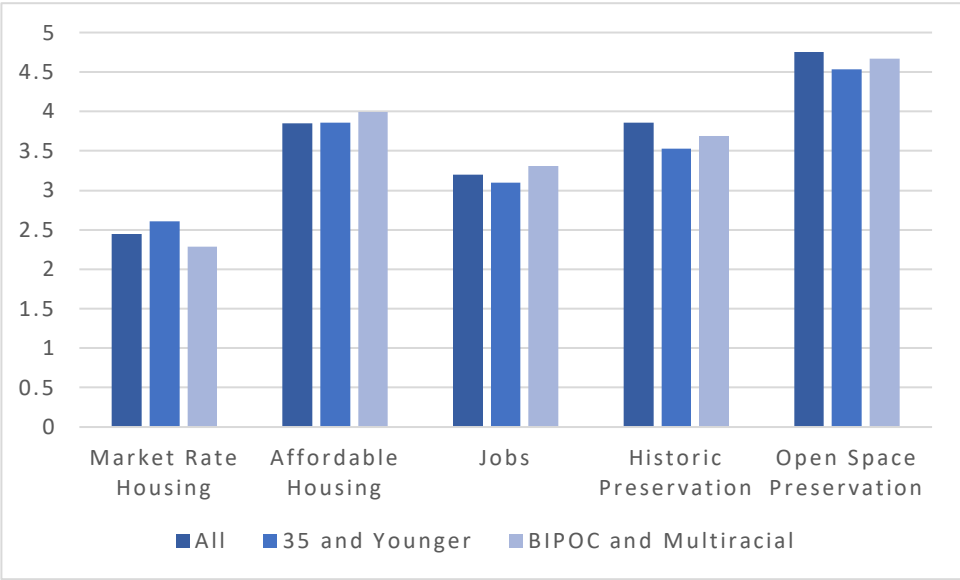
Across all respondents, open space preservation was considered of greatest importance (Figure 2.1-6). Historic Preservation, jobs, and affordable housing were all considered important by a majority, although less overwhelmingly than open space and habitat preservation. Preference for market-rate housing was mixed, with slightly more respondents rating it as less important than those who view it as important. This question had a high response rate of 95 percent.

Figure 3.1-6: Rank Order of Land Use at Site across All Respondents



When results were normalized to match age distribution in the county, similar priorities emerged, with open space preservation considered most important, and market-rate housing considered least important. The same first and last ranking emerged from respondents identifying as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities. Finer differences in the groups' rankings can be examined by comparing weighted averages, with higher values indicating greater importance. Figure 2.1-7 shows that rankings were ultimately very similar across groups. Of the three land uses that fell in the middle of the ranking, affordable housing had a slight advantage in importance when considering all three groups' rankings.

Figure 3.1-7: Rank Order as Weighted Averages across Groups

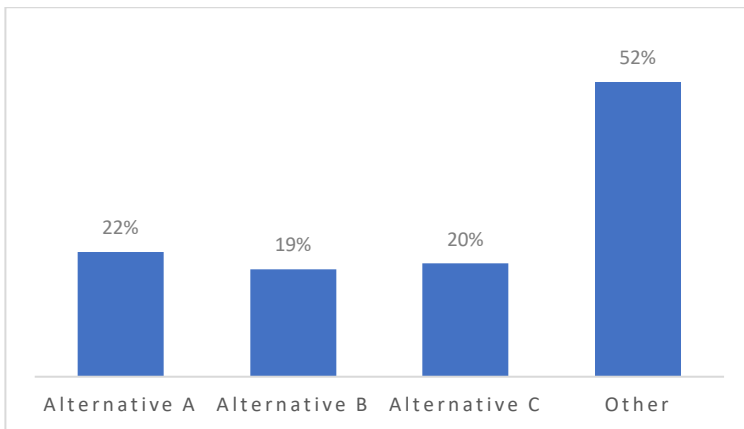


Question 5: Overall Alternatives Preference

Question 5 asked respondents to select an alternative or combination of alternatives that they most favored overall. Responses were limited to two selections. This question also included an ‘other’ option and provided space for respondents to elaborate on their choices.

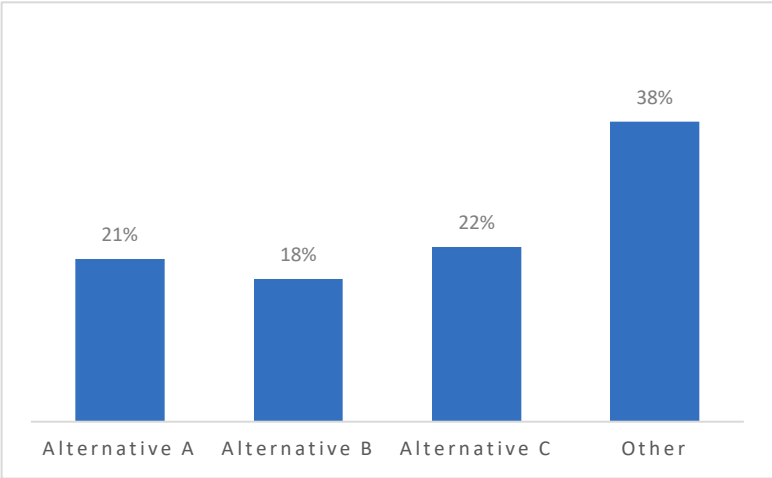
Of the three options, Alternative A received the most support with 22 percent of the respondents selecting it as one of their responses. (Figure 2.1-8) About half of respondents selected an ‘Other’ option, either alone or in combination with another alternative. Seven percent of respondents selected a combination of two alternatives, and 6 percent selected a combination of one alternative and ‘Other’.

Figure 3.1-8: Overall Alternatives Preference across all Respondents



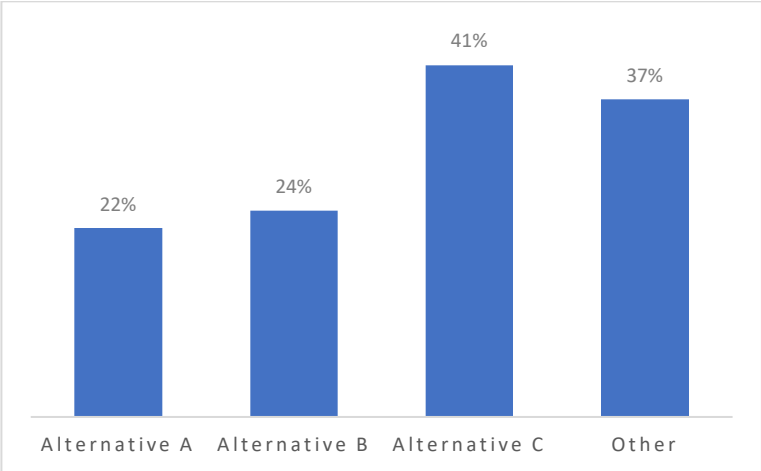
The overall demographics of the survey skewed much older than the county demographics overall, and when results are normalized to match the distribution of age in the county, a stronger preference for Alternative C emerges. (Figure 2.1-9)

Figure 3.1-9: Age Normalized Alternatives Preference across All Respondents



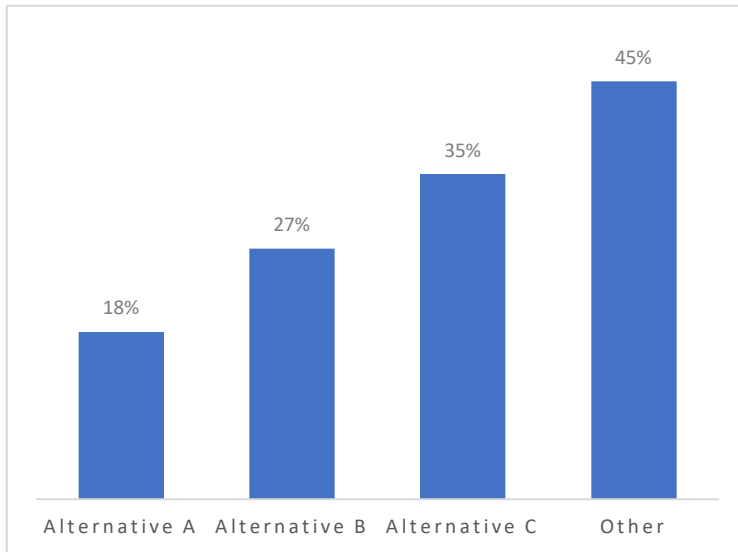
When the responses of people under the age of 35 are isolated, the preference for Alternative C becomes even more pronounced. The majority of respondents under the age of 35 selected Alternative C, followed by 'Other', Alternative B and Alternative A. (Figure 2.1-10)

Figure 3.1-10: Alternatives Preference across Respondents 35 and Younger



Among respondents identifying as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more ethnicities, Alternative C also received the most support out of the three alternatives, although the ‘Other’ option received more support overall. (Figure 2.1-11)

Figure 3.1-111: Alternatives Preference across Respondents identifying as Black American or African-American, Asian, Native Hawaiian or Pacific Islander, Latinx or Hispanic, Native American, or two or more



ethnicities

Question 5 Written Comments

Out of the 720 survey-takers, 501 added additional comments in the space provided by Question 5. The comments provided a wide variety of viewpoints on the future of the SDC site.

Many respondents expressed a desire for lower levels of development overall, citing traffic concerns, water supply (perceived) limitation, and ability to evacuate as reasons for keeping development down. Conversely, some commenters hoped to see even more housing on the site than the alternatives proposed, and many comments referenced the need in the area for both income-restricted affordable housing and workforce housing. Of comments

that discussed housing types on the site, the majority wanted to reduce the overall development footprint by reducing single-family housing, and many wanted to see a diverse mix of housing types with space for individuals with developmental disabilities, unhoused residents, and veterans.

About one-third of commenters mentioned the proposed hotel. Of commenters who mentioned a hotel, about half were in support of a small bed and breakfast style inn or a hotel housed in one of the historic buildings, while the other half were opposed to any kind of hotel. Many of those opposed to a hotel cited the need for living-wage jobs in the area. Many respondents also raised concerns about the proliferation of vacation rentals in the area.

Other themes that emerged from the comments were support for well-paying jobs at the site, and a desire for community and commercial spaces on the site such as performing arts venues, museums, restaurants, bars, and small locally-owned shops.

4 Next Steps

The Board of Supervisors will consider a project description that Permit Sonoma staff will be recommending at the upcoming Board of Supervisors meeting in January 2022. After the meeting, staff will refine a project description and evaluate it as part of the Environmental Impact Report. A draft EIR is expected to be released in June 2022. Concurrently, the County planning team will be working with the community to prioritize a number of these goals into policies and programs for the draft Specific Plan.

Appendix: Q5 Additional Comments

Below are the unedited comment responses to Question 5. Each individual comment is separated by a line break.

Open Space and Habitat Preservation should be a major priority. One major concern for all the proposed plans is the infrastructure in the area, specifically Arnold Drive, and the ability to manage the traffic associated with the plan.

I prefer a mix of the ideas offered in all 3 alternatives, including 1) Preserving as much of the historic structures as possible as in Alt A. 2) The hotel location in Alt A with its purpose connected to Agrihood of Alt C. Alternatively, I would prefer the hotel in the historic main campus historic Admin Bldg as in Alt B. 3) The Community Center either in the main campus historic Admin Bldg as in Alt C or located in the historic Sonoma House, currently not proposed in any alternative. Important that the Sonoma House should remain a public use building, not within a hotel complex!

Walkable and mixed use are great. Concern with B is the # of housing units overall ,À that's a lot of additional traffic for Arnold Drive to handle and a big increase that risks destabilizing Glen Ellen's village character.

Take the expanded buffer space of C, and combine it with reduced housing (as compared to the others) as a possible alternative

Preserving the historic elements is very important on a place which has been in Sonoma for years. It's valuable for future generations to know and understand what happened at this facility and also very important to keep the natural wildlife able to live. Too much housing here would change the traffic and small town feel of Glen Ellen, but a mix of housing and shops with the historic elements would be beautiful.

I think that all alternatives have some merits, but A & B feature large housing tract developments which seems counter-intuitive given wildfire hazards and traffic/roadway infrastructure issues. Less new housing and more repurposed seems more viable and should be affordable/multi-family. And keeping the east side more open for conservation and ag would offer recreation as well as

defensible space. Bringing too many workers into the site via a big research park also creates issues for traffic as how many could/would live in the development? I would also advocate for slow or phased development to see how things work in reality instead of building out fast and ending up with untenable traffic/congestion and a potential WUI wildfire hazard.

In an ideal world, would love to see institutional/educational uses, which would preserve the open campus feel of the property, along with housing and infrastructure to support that use.

I would love to see the least amount of homes, traffic and the best wildlife protection possible. I have owned a home within 1 mile of SDC for 30 years and believe that adding many densely arranged new homes is detrimental to this area in so many ways.

Set backs from Sonoma Creek MUST be 100 feet, not 50 feet. I hate that a there will be a hotel with people coming and going with no regard for water conservation or pollution. I am totally opposed to a hotel.

Plan A has the least amount homes. We do need more homes but is there truly enough resources (water) to accommodate the projected housing and hotel numbers? Suggestion of More single family and affordable housing especially for those that work with the Sonoma community (teachers) than multiple unit (like apartments). More housing for the disabled since much infrastructure is already existing. Thankful to have much land protected as open space. Traffic will be much greater and with the projected number of housing, was there any thought about evacuation routes in case of emergency?

All alternatives have too much density overall - especially in housing. Alternative A with a reduction in density may be a place to "start" but none of the alternatives provided are acceptable. A needs to include a community center and hotel location in B or C. less dense housing is essential and a feasible option with a lot less density overall needs to be presented!

Include some type of mental health service, as the facility use to.

As a Glen Ellen resident, I don't feel that ANY proposal that increases population density mid-valley should be considered without including some level of emergency healthcare in the plan, whether an urgent care center or a small hospital. Glen Ellen has an aging community, with no nearby access to healthcare. 20+ minutes to Sonoma Valley Hospital, 30+ minutes to any facilities in Santa Rosa or Rohnert Park or Petaluma. We need something for the community mid-valley.

I prefer an alternative that devotes the majority of space for use by and for the community. What's important to me: land and historical building conservation, community hiking/biking/walking trails, community services, office space for community services +/- non-profits, affordable housing (greater than 25%). I do not support commercial interests from outside of the area being provided opportunities that directly compete and put local businesses at an unfair advantage.

A hotel seems like a random addition to these plans, except as a facile vehicle to justify a jobs number. The addition of more commercial space would add jobs, better support the dramatic increase in area housing all of these plans represent and likely offer better paying options than a hotel.

Wish to maintain/provide adult softball field within the sports complex area

Alternative A, with tiny % of housing proposal. Thirty living units tops. The proposed densities manifest the secondary problems: congestion, egress, infrastructure, wildlife. No, no, no.

More open space, recreational space, historical preservation

We need more time and public input, to determine a more practical blend of uses for the campus. We need larger setbacks from the creek for wildlife, considering water quality, as well as less lighting along the corridor. No hotel needed.

Infrastructure, traffic, water, congestion and community use open areas are all top priority to me. I worked at SDC for over 30 years, know the entire campus well. All buildings need huge significant upgrades, currently none are usable



as they stand. I'm glad Sonoma County is taking it over vs the State. Keep up the good work.

Important priorities: - Affordable, multi-family housing (I like what Susan Gorin favors) - Wildlife corridor - Historical preservation, especially a traditional museum plus at least one former residence devoted to explaining to the public what it was like to live and work at the SDC - Preservation of the main building as an iconic reminder of the history of the SDC OK to have: - Hotel, as long as it "fits in" with the other remaining buildings I am against the following: - Alternative C, with its innovation hub - Too many organized recreational areas, with the exception of a small playground near the residences

The 3 proposals would add too much density to the rural atmosphere of Glen Ellen, potentially doubling the population! The Arnold Dr corridor would not be developed for the amount of traffic 900 to 1200 housing units plus the commercial property would create. Mixed use commercial and housing is a plus, just not as many as suggested, perhaps 500 housing units. Preservation of the historic buildings is also a plus. Creation of a public museum honoring the past residents of California, mental and disabled residential institutions would be good. Preserving the wildlife and environmental corridors, and creating fire defensible space is also a must.

I think all three proposals include far too much emphasis on adding population and thus traffic to the exit corridor to the east. My main concern is fire evacuation safety for Glen Ellen, Kenwood, Oakmont, and surrounding areas. In recent fire evacuations, the roads have not been able to handle the emergency traffic. These proposals only result in adding traffic to the route, so I am not happy with any of them.

900 houses in Glen Ellen? This goes against the character of the town, the reason people come to visit Glen Ellen, and the reason we all moved here. Make it a park. Sell some large lots off as estates to preserve the rural feel and wildlife habitat. ABSOLUTELY NO to 900 packed-in houses! NO to spots of green that won't be maintained. NO TO TURNING GLEN ELLEN INTO A TOURIST TRAP LIKE SONOMA. These plans don't reflect the will of the people who live in Glen Ellen.

Would really like to see less total housing units in general. The impact to traffic will be horrible. Preference for housing to people already working in the area and not allow people to buy up properties as 'second homes' or vacation homes. Want public access to trails and open space to be maintained.

Please save this scared piece of Sonoma county and leave it alone Allow for open space and preserving the buildings and history

Keep housing to a minimum. Preserve old buildings. Nothing over 2 stories and try to match architecture. 1 high end resort that is agriculture inspired and makes smallest visual impact on property. Think Aman or Sixth Senses groups.

I moved to the Rancho Madrone area in July, just down the street from SDC. Granted, I've only lived here while SDC has been closed, but what I love about this area is the quietness and the natural beauty here. SDC is a gorgeous campus. I'm excited about it getting a new life. I very much hope it's one that preserves the historic buildings and the gorgeous grounds and trees, and maintains and enhances our critically important wildlife habitat. My main concerns with any project are traffic, population density (particularly in regards to wildfire concerns and sufficient safety and evacuation infrastructure), growth beyond what our natural resources can reasonably support (WATER!), and a project that would drastically change the look and the feel of this truly unique and special asset of ours.

Preserving the existing buildings sets a precedent for the importance of maintaining the character of the town and not encouraging areas to look like a strip mall development or something clearly recently built and plopped down in the area, no matter what green space is there.

I believe the option to preserve historic buildings is well suited to our area and town and that wildlife corridor preservation is of the utmost importance. I

strongly feel, though, that 900 houses are far too many - this proposed density is devastating in terms of character, wildlife, and resources. I believe this density will destroy the quality of life in Glen Ellen and surrounding areas and that this plan needs to be scaled back. Generic housing and commercial units, including a large generic hotel, stamped out in mass have no appeal or place in this area - I feel that essentially, they would be its end. While there are some positives, I feel the current proposals are not representative or in keeping with the character of the area or why people chose to make this place their home or vacation destination.

Traffic! Major issue!!! Keep it simple please

With this concentration of housing in a small area shouldn't a fire station be added as the main roadway for emergency vehicles is already rated "F" by County?

We must preserve this jewel as much as possible!

Community garden space is important!

Any option needs a road ,Äúcut through ,Äú to Highway 12. Also, prefer A as it suggests a phased approach - developing the west portion at a later date

without adequate infrastructure, meaningful industry can't be located here. The last thing the area needs is more restaurants, wineries or boutique hotels.

My main concern is NOT to turn the SDC into a crowded city like dirty place. Alternative C seem to me could cause traffic gridlock on Arnold drive unless some major up grades are done to the roads. An additional road to Hwy. 12 would help with the Inevitable traffic increase

I truly feel that the preservation of this property - open space- and historic buildings are the most important aspect. I would prefer to see Non-profits- art studios, and underserved community have access to this property. No hotels- or for profit businesses.

Less people in and out on a daily basis the better. Arnold and other roads cannot handle so many drivers coming in and out each day. Almost every one

living here will be commuting to a job some where else each day. At least 2 cars per household per day.

Dog friendly Was expressed by many during public forums and has not been mentioned in the report. Water supply Security for the sonoma Valley needs to be part of any alternative chosen. The two reservoirs and treatment plan should be transferred to the water agencies as soon as possible so they can be interconnected and part of a regional master plan for water security.

Beautiful area and not the place for high density housing. Recreational activities would be great for the surrounding neighborhoods.

Services should also be provided nearby: groceries, coffee shop, restaurant; lots for housing look so small and crammed together. How are you going to know if the buyer/tenant is truly in need of affordable housing? Sometimes, people get in there and just stay forever but aren't really needy. Make housing that also works for seniors so that they don't feel like they have to hang on to their current houses which might be too big and might more suit a small family. It's hard to find a place to shift to for seniors that frees up houses. Save the most important historic buildings; don't try to save them all as they are run down.

We don't need another hotel. Remove the hotel.

Create neighborhoods that include a mix of high-end housing and market value housing with the required affordable housing units. The neighborhood in Sonoma on San Lorenzo court is a good example of how to accomplish this. People like their independence so won't give up their cars to bike or use public transportation. That's a dream of others and not reality. If you want to create neighborhoods you will need to have an elementary in walking distance from housing not on Dunbar Road. Keep the housing off Arnold Drive frontage

Alternative A with housing numbers slashed to 250 residential units only.

We are in high fire zone. We already have serious evaluation issues during 2017 fire with current population. Adding more population to the area is death trap during fire season

You need a true alternative, that of no new housing or jobs. Work to restore as open space

Even this is too intense a development for this area, traffic, utilities and the rural character of this area are poorly considered on all three proposals.

The jobs created are temporary Significant but not long lasting There is no mention of costs- infrastructure water road electricity Also no mention of displacement of existing business All alternatives come with a flawed premise-creating an entire community in a rural community is a benefit You are better off using the Presidio as a model

Don't like any of them.

Sonoma State Hospital and it's Historic Buildings need a chance to remain as a historic reminder of our past when we built buildings that were actually aesthetically beautiful to see and not just functional, as an example reference, Loma Linda Medical Center has just completed a new State of the Art Medical Center and it is very functional but not aesthetically beautiful to look at for the Billion Dollar Plus they have spent on it!

Historic preservation. Nelson Treatment Center is the ideal site for a historic museum

I assume that all of the alternatives will require during the permitting process appropriate traffic controls.

Less people than originally worked there. Need to have infrastructure including water and sewer be self contained. No more traffic on Arnold Drive. Increase traffic needs to be directed to Highway 12. Low cost housing needs to be placed downtown where there are services available.

Senior Housing with Senior Care Facilities. There has been no mention of that segment of society incorporated into the discussion, although I would consider

it a priority. I chose Alternative A, also because it includes a Hotel, ideal for family visiting their seniors at the facility. Make it senior focused, it's a perfect approach!

I think housing should blend in with what exists to the South in Glen Ellen and Agua Caliente. I would like to see a museum honoring the past residents. Perhaps part of the existing buildings could be used as a small residential center for the developmental disabled?

Not sure of any of them.

Plan should fit with existing Glen Ellen.

It is an historic property since it became the „Home for the Feeble Minded,“ in the 1800, but prior to that and to this date it is a corridor for our native mammals to maintain their existence in this narrowing world. Less is better in regards to development. Capitalism must step aside for survival of life as we know it in such a treasured area

The valley is so crowded already and SDC is a welcome open-space. If housing is required I would like to see as few as possible retaining most of the open-space. What houses there are should be single homes emphasizing work-force housing. We MOST need housing for the middle income worker: teachers, police force and fire workers, etc. I'm also very worried about how all that housing will affect the Arnold Dr. corridor.

All alternatives should include consideration of its respective impacts on traffic and water usage

Create jobs and opportunities to support housing, both market rate and low-income. The Presidio has become self sufficient and self sustaining due to good planning and balance.

It is difficult from this short summary to understand if there will be any community services provided. When the developmental center closed, it destroyed the safety net for a lot of disabled folks and folks who want to recover



from drug addictions. The re-envisioned developmental center should preserve some of it's original mission by incorporating support and rehab services for disabled folks and addicted folks.

Sonoma Land Trust has worked for years!! We need to listen to them!!!

plans need to address protection of wildlife corridors and open space.

More affordable housing and less market rate. Please county planning, don't mess this project up!

Currently there is no sewage or water facilities and the current buildings are filled with asbestos it's not clear how to pay for any of these plans. I would have liked to see these factors presented in the alternatives. Pie in the sky is one thing but how to make something work is another

The concept of single family housing so tightly designed is crazy and relatively expensive. It would be much better to design 2-3 story buildings with balconies. Would give people more "fresh air". People with jobs need to be closer to better transportation. So they will live near 101. Only Bus 30 and no road direct to 12? loosely suggested as part of B, but no follow up. Love the way the animals will race around Sonoma Creek. Will be cute to see them play with children! Unfortunately I find the plan very bad. I have worked with leading architects on master plans. The housing is a disaster. Sonoma town is limiting housing to within its borders, yet you now demand that the county shall house 4,000 people in ag and wild life land.

Need workforce housing for police, fire, and immigrant communities that work in Sonoma Valley.

I'd love to see open space and wildlife corridors bolstered. they all look the same in the three alternatives... additionally, how is increased traffic on Arnold going to be dealt with and how will the safety of residents be ensured during the threat of wildfire?

Family friendly development is so important. Include a childcare center required to be completed at the developers cost with extensive outdoor space. Include parks and recreations areas for children.

B and C are the best because they have the most housing.

The most important thing is to provide affordable housing and decent paying jobs while incorporating hiking trails and bike paths. Market rate housing should be left to developers and should not even factor in as a consideration in the plan. We don't need any more of those houses in Sonoma.

Wildlife buffers/open space most important Take advantage of this opportunity for those things - may not happen again and wildlife buffers a must for this property

The SDC area is prime habitat for wildlife and it's natural beauty must be protected. Preservation would also allow for appropriate hiking outdoor camping for people.

This historic opportunity is a once in a life time! Helping Sonoma a place for worker bees is more important than the trend to an old well off old peoples ghetto! And I am 76. We must have young people who work with family and local ties.

The land would make a lovely university campus.

Move the housing off of Arnold as shown in alt B and C. It will become its own downtown feel and place housing a block east and west. I like the hotel location in C, but not the placement of all the housing on C. Arnold would be curb to

curb with residential street parking. Ugly. Also. Are you including vehicle charging station for residential street parking. The counties estimate of 1.5 vehicles per household is a joke and planning for failure.

Alternative B with an "innovation hub." I don't support a bunch of low-wage jobs just to say we're creating jobs.

Strengthen the east west wildlife corridor by saving the Sonoma Circle area as part of the Core Campus. A hotel should be part of the historical Administration Building as shown on Alt. B plan.

It should always include "low income housing" and/or "section 8 housing" and/or a % of units to put "unhoused persons" to be totally inclusive. I'd like to see a portion allotted to this.

This is the MOST special site in California. Why doesn't the Planning reflect this touching site? Innovate, Live/work units, multiple units above retail (reduces vehicles), co-housing, better mix of housing costs (high & low) w/ path to ownership for most, don't turn back to magical creek, public access!

Three issues, #1, you need to add "None of the above" to each of the questions on the survey. #2, There needs to be a portion of the campus dedicated to developmentally challenged individuals in the surrounding communities. #3 There needs to be a portion of the campus dedicated to military veterans rehab issues of all sorts.

Create an artist center for part of it that would include low cost/subsidized artist housing and an arts like center to go with it. Could be a bit draw of people to something unique like that! It could have other kinds of housing as well as commercial space in addition.

A hotel is not appropriate yet is included in every alternative. This property is a treasure. It shouldn't be exploited for commercial profit by a hotel. Housing is essential for so many people in Sonoma County. Take out the hotel and replace it with housing or open space.

We need more housing than is shown in any of these alternatives. Based on the meeting on the 17th, it sounds like none of the plans pencil out financially, and the initial plans from the consultants had twice as much housing. It sounds like a small number of very vocal neighbors are having their voices heard more than the voices of the vast majority of Sonoma Valley, who are in desperate need of housing. These people who need housing don't have time to come to meetings and write letters, they're at the first or second job. This is a once in a generation chance to do something about our housing crisis, and I implore the powers that be to not let neighbors - who already have their own homes - pull the ladder up after them. They don't own this land, the state does. Help people who need it, not people who fake outrage about the environment when it benefits their cause.

The most important need in Sonoma County is housing. We need housing that is unsuitable for people that don't live here. We need housing that serves the people that live here.

Please consider excluding the hotel component and adding more housing

The hotel is unnecessary and does not fit with the character of the Eldridge/Glen Ellen community.

Still believe we need a trade school or other job training oriented educational institution

Alternative B: 1,290 Total Housing Units, with 50% single-family homes and 50% multi-family units

Surprised how much single family homes are in the mix. Seems like that would take up more space. Seems like denser housing would preserve more open space.

I'd like to say that I'm happy with ALL the proposals. Creating housing is very important and all of them do that. I hate that some in the community are calling for you to scrap all the plans. IMHO... any one of them would be terrific, y'all have done a great job.



Please incorporate the following into the selected plan: -Cut the amount of housing units to a maximum of 500 -Move Dunbar Elementary School to the SDC campus -Include public retail, hospitality, recreation, large community center, gym, and swim center -Include a small hotel -widen the wildlife corridor at the North of the campus -Set creek setbacks to at least 100 ft. -Avoid high density development east of Sonoma Creek -minimizeon street parking -protect dark skies -Make 50% of housing affordable (by design), with a small percentage of workforce housing. -Maximize preservation of historic buildings -Create a museum that includes local history, natural history, technology, art, and innovation

Would be great if there were a food market as part of the plan to serve all the housing units. I support the greatest possible use of the historic buildings and keeping the feel of the campus on the west side.

We need housing, period. Of course I'd like to see more jobs, and the sight will offer some jobs. With the density implied, some open space for recreation is needed, and historic & habitat preservation can be part of that.

Let,Â keep the area as wild and park-like as we can for all people and for future generations.

Does there have to be a hotel or could it instead have smaller guest houses, bed and breakfast style? I prefer the idea of a buffer between the developments and Highway 12.

Please do not consider a hotel.

Don,Â let this property become McMansion s for wealthy. It should serve all the community while keeping its bucolic nature

We must use this project for the greatest benefit to low and very low income people. This group is all too often stuck at the bottom of the totem pole and ignored. We must not allow that to happen again!

We MUST have a mass transit plan for evacuations when they are necessary.

None of the alternatives address traffic impacts to Arnold Drive. However, still prefer a higher percentage of multi-family units. Single family housing is a luxury, not a necessity.

This area served the poor and most vulnerable. That is it's history and that should be its future.

Any hotel should be small. Attracting tourism should not be a major goal of this development.

There should be an elementary school campus in the mix of building on the West side-- otherwise families won't want to live there because they'd all have to drive their children to the nearest school somewhere else! Foster a real neighborhood by including at least elementary, maybe even a K-8, and a couple of daycares.

This is a very historic piece of our county and needs to be honored.

More multi-family rental housing, especially smaller units such as 0 and 1 bedroom units, should be provided. Some single family homes should have attached second dwelling units.

The emphasis of redeveloping the SDC grounds should be on historic preservation, affordable housing and open space. This land should not be an opportunity for capitalists to get rich on creating a business/shopping center, etc. and making a fortune. I have had doubts about the plans that some contractors, developers and investors had about developing this property when (or before?) the plans first surfaced. And I wondered if their plans were the main reason SDC was closed, since there was and is still a need to take care of the severely handicapped residents. Are the patients who were displaced getting the same quality of care that they did at SDC? Perhaps there should be a follow-up on these past residents who were sent to other smaller facilities.

Only concern is traffic on Hwy 12 and Arnold Drive. Prefer housing and development that favors local walkable environment.



1. Develop so that the community is as self-contained as possible - to include shopping, medical, etc. 2. Provide access to reliable transportation. 3. Provide for adequate parking.

very good job of trying to figure all this out..I worked at sec as a psychiatric technician and want to make sure that the main brick historic building is preserved. It is a remarkable beautiful building.

Land grant to the SRJC would give housing and job opportunities!

No Hotel

Alternative must include egress/fire route from the east side of the plan to highway 12.

- This rural property that serves as a community separator and greenbelt, as well as a wildfire safety buffer between communities should not be allowed to accommodate 25% of the entire County's affordable housing requirement. The land has greater value as open space with modest development and all other housing requirements for the County should go in existing urban areas where transportation, water, sewer and other service infrastructure is available. - Reduce the total # of homes to 349. Increase affordable housing to 80%, with 20 % of each affordability class. The State, County and regional cities with affordable housing deficits should subsidize. - State should cover cost to remediate/ remove decaying infrastructure and remove this unreasonable externalized cost from the development feasibility equation. - Put the open space (wildlife corridor and creek setbacks into conservation easements managed by a land trust or open space district with a plan to fund ongoing maintenance and restoration from public and private sources. - 100' setbacks from top of bank should be maintained for Sonoma Creek and 50' set back from all other creeks. The deeply incised mainstem needs to be recontoured and laid back for needed bank stabilization and to accommodate restoration and flood conveyance. Therefore, setbacks should be measured from planned top of bank, not the current one. Trails, parks, roads and stormwater management structures should not be developed in stream setbacks, even if allowed under current zoning guidelines. All of these incursions into the riparian corridor

reduce vegetative cover, increase impermeability, and negatively impact the viability of fish and wildlife habitat. e.g.: All of the planned parks along Sonoma Creek in all three alternatives are either within the recommended setback and the parks on the east side of the creek in alternatives A and B are located in an area planned for off channel stream restoration and flood attenuation. All alternatives as planned and built will permanently eliminate opportunities to increase flood attenuation for both upstream and downstream urban areas. - The best use of this public property should be prioritized to mitigate the cumulative impacts of development such as flooding, groundwater depletion, loss of ag and open space, fire hazards, fish and wildlife habitat decline, and not contribute to those issues it cannot mitigate, such as traffic and public safety.

Begin with Alternative C, but for residential flip the mix to 60% multifamily and 40% SF, and increase the deed-restricted inclusionary affordable component to no less than 30% inclusionary combining ELI, VLI, and LI multifamily rental.

-Ideally a 4th alternative would have a higher ratio of affordable housing; increased housing density (more units/area) but with fewer total units to lessen the impact on traffic, improve safety during disasters and allow for expanded wildlife corridor and creek setback. The size and scope of the development must be within the capacity of the roads, the greater community and the environmental integrity of the area. **When the historic population of SDC is cited as 3700, it fails to recognize that most if not all residents were not independently mobile and thus lived more lightly at SDC than future residents who will have a greater impact on traffic, etc. with their activities.** -Could the state be appealed to fund the infrastructure repairs (perhaps from its surplus), which resulted partly from its neglect? -Public transportation improvements are sorely needed, even without SDC development, considering that bicycling is not safe to/from SDC on Arnold Dr. and Hwy 12. Usage of buses would be increased if their frequency were greater. -It is of vital importance that planning addresses the needs of vulnerable populations (homeless, mentally ill, disabled, seniors, very low income, etc.) for housing and services. Safeguards and enforcement should be implemented to prevent second homes and vacation rentals. -I am aware of the multiple conditions and constraints imposed on this project, as well as community sentiments. I am grateful for your good efforts



and attempts to seek input from the community. I'm hopeful that this process, while unable to please everybody and involves compromises, will continue in good faith. -I hope that the input of Sonoma Ecology Center and Sonoma Land Trust, highly respected organizations, will be strongly considered and integrated into the final plan.

Please work with the FOOTPRINT of the existing buildings so mature trees and landscaping can survive this massive development!! PLEASE leave a lot of trails for hiking and dog walking for our local community who truly appreciated our green spaces. If SDC completely developed, nature appreciation and quiet is destroyed. If all the people moving in have cars, how will the already congested Arnold Drive possibly handle the huge increase of traffic?

These alternatives do not provide enough variety. Here are the priorities I would like to see honored: 1. Protect the very important wildlife corridor that crosses SDC 2. Have more affordable housing options, with easy access to open space, recreation, and walking and bike paths 3. Forget hotels. Go with innovative businesses/services that will diversify our economy and provide good paying jobs.

Funding of this operation seems so 20th Century. Please look into Marc Lore's plan to build a city in the desert - it seems pie in the sky but I like his focus on community endowment (with the State of California maintaining ownership at least for the development phase) then people eventually purchasing property as the land becomes more valuable...lots of good ideas about bike paths, self driving cars, etc. Also please see the NYT today Wed Nov 17 and the idea of building Net Zero homes.

C is a start but it has way too much housing. Water is increasingly a critical issue in Sonoma Valley. And having lost our home in 2017 to the wildfire I am concerned about roads leading out of the valley to the south.

Support the SONOMA LAND TRUST's position: SDC plan must protect wildlife corridor !! =====

Housing for the homeless, either here, or elsewhere should be a top priority!

The number of units proposed is too high/too dense. A hotel will provide low income jobs and was never included in state mandates. The open space portion of the projects is way too small and the current wildlife corridors have not been honored. Water and traffic impacts have not been assessed. Low income housing has to accommodate more than 2.7 people and provide additional parking. Office and business use needs to be explained and the hotel eliminated.

Combination with emphasis on preservation of open space, wildlife corridors, least amount of traffic

We have enough deer. We need more housing.

Any plan must include a connection through the East side to Hwy12.

I think some elements from alternative B added to alternative C would make for the best solution. Specifically the restaurant, retail, community use around the main lawn. There is a stage to the south of the main lawn now that would be great reinvent for the new community to use.

NO HOTEL The road to Hwy 12 should not be on the property line. Where is the connection to the trails on State Parks lands to the west and Sonoma County to the east? You are just showing a core bubble of development that does not relate to surrounding areas. Discuss the traffic implications of these proposals - especially a hotel. That is not needed. None of these alternatives are viable, and this survey is set up to rank options that are not reasonable.

Historic Preservation is important for the truly unique and valuable historic buildings at the site (main bldg and Sonoma House). However, I do not believe the majority of the buildings fit into that category. Market rate housing is only important to ensure the economic viability of the redevelopment. My biggest question is regarding the potential institutional tenants. Who is responsible for

identifying, recruiting , and developing the potential institutional use at the site? That process should be started as soon as possible to ensure that component of these alternatives is viable. Otherwise, I see that component being left up to developer's discretion and ultimately removed from the plan later in the design process.

The wildlife and preservation of the area should be a top priority rather than low-income housing project that may potentially harm the environment.

There are still many individuals with intellectual disabilities that would be served by SDC that are being warehoused in other counties far from their families. The system and all three alternatives have failed them.

I would like to see a 4th alternative that satisfies the requests from community input.

Interested in forward thinking jobs/industries that work with with on-site housing. We,Äôre optimally located for mix of tech/agriculture/drought/fire explorations. Also, would like to see more exploration of how this project can lead to more comprehensive upgrade to circulation and mobility - all modes, including some kind of a local/regional shuttle program. Thanks and keep up the great work!

Less housing. At least keep it not visible from road and make it match historical architecture style

While none of the alternatives are extremely forward-looking, alternative C provides an opportunity to diversify Sonoma Valley's economic prospects instead of doubling down on tourism and wine. It also is the most forward looking of the three depending on how the innovation hub is intended to operate and which stakeholders are involved.

I really like alt C better than most because it appears to provide room for the wildlife corridor. This is an important part of our ecosystem.

Prefer Alt C generally. Emphasis on Education, Community, Recreation and Agriculture. Agriculture MUST be Organic, Food not Grapes and connected to educational PURPOSES. Our Wildlife animal friends need to be remembered, WILDLIFE CORRIDORS- NO FENCING.

Maximize capability of the land to act as a wildlife corridor. Jobs and housing (l.e. development) are of lesser importance.

I feel it is very important to preserve and expand wildlife corridors and protection. I also favor dense housing for smaller environmental impact.

Would like to see Education and trade skills here.

affordable housing and skilled jobs are the most important uses. Preserving buildings that facilitated racial and economic discriminatory practices is not key to learning our lessons and doing better for our future generations.

Core uses should serve a balance of public needs and the needs of the on-site future residents. Housing should be affordable. High-end housing and lodging should be avoided. The Sonoma Valley Wildlife Corridor should be protected well. East of Sonoma Creek, the Wildlife Buffer and Fire Buffer shown in Alternatives B and C should definitely be included in a preferred alternative.

I voted for C because it is the most economically feasible and it offers expanded creek setbacks and the most buffering. Even so, I would like the development on the north side to be pulled back, toward the center of the campus, in order to expand the Wildlife Corridor at the "pinch point." I refer you to figure 2.1-3: "Site Assets and Constraints--Wildlife", which shows that the corridor extends into areas which all three plans intend to develop.



We have a Village concept on paper which can provide definitive sustainable ideas such as; golf carts to alleviate traffic, media center, wellness center, supporting bike paths walking trails etc. All electric buildings throughout, with solar We would be happy to share this concept.

except more single family residences, less multi-family units, and add in the additional road to connect to Highway 12. Less people, more avenues of escape

The hospitality aspect should be watched very closely and scaled to fit the height and density of the surrounding communities.

I believe it is critical to provide very low income housing units affordable to @30% of average income families and individuals. This is a commitment the Governor and the Legislature have made in order to promote equity in our State. AS citizens we need to do our part with this public land.

CRUCIAL TO CONSERVE HABITAT! Low income housing. Green jobs.

NO HOTELS. NO HOTELS. Truly affordable attractive housing, possibly tiny houses. NO HOTELS.

The original alternatives and bits and pieces that were good but none fully worked Alt A preservation, Alt B housing numbers ALT C jobs. Considered combining the three alternatives and another alternative(a 4th) should be considered. another is need were affordable least least 50% but close to 100% (for affordable units) and accessible(for who use a wheelchair ,scooter, walker or have limited mobility) is more of a priority. Strongly consider having commercial use buildings zoned for mixed use (residential and commercial) to reduce density and create a mix of single and multi family homes which there should be a even mix of.

Really would like to see something the preserves more of the property. These buildings were fit for human habitation only a few years ago. Why flatten nearly everything and make it an expensive nightmare for years to come? The trees are beautiful, the buildings have so much character. I think these plans have too much development included. There should be more emphasis on safe biking,

community center/arts facilities, and places for people to actually gather. People also tend to forget that this was a huge facility with tons of travel to and from. There will be traffic regardless of the result. At least that means people are utilizing the space.

None of these alternatives are appropriate for this site. Far too many people/housing. Historical & wildlife preservation throughout the entire site are the most important aspects to focus on. We must think about climate change & preserving natural space, not building & introducing more people on it. This is not the space to solve our over population housing.

As a Sonoma native born and raised, Glen Ellen has always been a special place to me because of its rural beauty and peace it offered when I needed to escape the busy-ness that Sonoma has become. This is why many years later I decided I wanted to ground my roots here 3 houses later. With all due respect, the three options presented do not preserve that essence and offer a highly dense alternative that accommodates housing, tourism, and traffic - a new "Sonoma." Arnold Drive cannot handle that much congestion as it already gets congested with the status quo, let alone 990 new households, a hotel and all the people that the new development would attract. Infill and government quotas too often drive development decisions that will change the whole town forever. Let's not decide to pack in as much housing as possible because open space became available. Let's look at why Glen Ellen is so special and not exploit this area. As an alternative, let's look at preserving and restoring as many existing structures on site and utilize those existing stock for new housing instead. That way the master plan would still offer new housing and preserve the area of its unique characteristics.

We are unable to select on any of this due to the way the process was developed to begin with. It lacks equity centered efforts and lack of cultural responsiveness. There is deep intentional work that be done in order to create a beautiful space that honors our earth and creates environments for communities who are often left behind. Voicing the needs of house owners

around this area who are so far removed from the true barriers that our bipoc communities face is obvious.

I would like to see much more open space than any of these options provide.

Historic preservation should not be even close to a factor of an institution that has a history of forced sterilization of women and lobotomies as standard practice. Affordable housing is the number one primary concern of Sonoma County residents and elected officials. It should have been the number one issue addressed with this once in a lifetime unique opportunity to rectify historic institutional wrongs. Consider evidence based practices in your next go around - affordable housing can be profitable, with evidence showing that income generation increases with affordable housing developments. We need to be open to new ideas, new barometers of success and trying hard things if we are ever going to build our way out of this crisis. Operating business as usual, or only trying things that we've tried already is absolutely setting ourselves up for failure.

I have lived in Glen Ellen my whole life. I love my little town, but unfortunately I have watched it begin to become a city of air b&bs and expensive weekend homes for the wealthy. Our local school can barely fill its classrooms anymore because families can no longer afford to live here. I myself am on the verge of being priced out. I urge you to take our town back and welcome families and community back in. People who will actually live here everyday and not just on weekends and participate in their community. I was very put off by the hotel addition on these options as I'm sure many others are. Please consider what will do the most good for our Glen Ellen families and wildlife. They have called this place home long before all the vacation houses took over. I also urge you to please be mindful of fire evacuations on the roads and take that into consideration during your planning.

Why is the focus on adding jobs/money for the hospitality industry without thinking about where those folks will live? There will be no housing available for the wages that hotels pay and this is totally unfair. If the admin building becomes a hotel, you can guarantee there will be little to no access to it. Why are so many buildings being flat out demolished and not even adjusted? A

community center is what this area desperately needs for folks of ALL ages and not just for the growing 55+.

I am in support of more information and time. I like some aspects of the listed alternatives but they need more work.

All of these alternatives include far too large of a population increase. Looking at less than HALF of what these alternatives suggest, might be more sustainable for the site and the surround community. This is not just an infrastructure issue this is a direct SAFETY concern regarding evacuations from fires and other natural disasters that have occurred repeatedly in the past few years. Using existing building locations and not changing the current footprint of the site would be essential to allowing the best chance of continuing a safe wildlife corridor throughout the site (It really is throughout, not just in a man made designated path). Historical preservation and look of the site are important to the esthetic appeal. Refurbishing of existing buildings could be a more climate friendly way of taking on this project, which should be a critical planet preserving component of projects occurring in our society from this point forward. Please be open to having more communication with the community and considering a 4th alternative!

I recognize the need for affordable and market rate housing. I would still like an option with more preservation of the wildlife corridor. I don't see the need for a hotel there. I believe you can do better to create a space that addresses the needs of the wildlife and those in need of housing.

We do not need a hotel, we need more affordable housing. Including affordable home buying.

No hotel, more affordable housing, more open space

A, B, and C are all terrible plans. Very unimpressed with the options. A different plan would utilize existing historical structures and create more of a destination for locals and visitors to enjoy for recreation and arts. This would have an event center, park like campus, recreation center. There can be a hotel for visitors to the on site educational centers. It should not however be a large brand name hotel for rich out of town wine country visitors. This should not be a place for

offices. This should not be a place for business. This should be a mostly green space. There is space here to have some multi family town home and condo buildings, mainly for employees. This should not become a neighborhood and should not have single family homes. None of the homes should be permitted to be used for second or vacation homes. They should only be for full time residents and local working people. There should be an environmental education center. There should be an art and music venue. There should be a museum and visitor center. There should be an agricultural education center. There should be staff housing for these venues. Most of this space should not have buildings. All the options are mostly built upon. A good option would be mostly green space. And most of the buildings would be open for public education and recreation and enjoyment.

No hotel or housing beyond existing historical units. Glen Ellen cannot carry 990 additional homes within the Arnold drive corridor.

We're seeking a 4th Alternative Plan. The plans offered for the future of the Sonoma Developmental Center campus do not sufficiently protect wildlife and water, would produce unacceptable impacts to the site and its surroundings, do not produce enough affordable housing which is desperately needed in this county, and lack an interest-based, multi-benefit approach to resolving the issues and opportunities that come together at the site

Today is the last day to fill out the SDC Specific Plan Survey! We encourage you to use your voice to advocate for housing that is affordable for people who live and work in Sonoma Valley. Here are suggestions on to do this: Question #2: Alternative B (the highest # of multi-family units) Question #3: Alternative B (the lowest # of jobs) Question #4: Mark "affordable housing" as Most Important Question #5: Mark "other" and add this statement to the comment box: ,Üí The three alternatives are not responsive to community input. They are not meaningfully different from each other. We ask you to come back with three real alternatives that benefit our community, our kids, our future. This is public land and should benefit the public. ,ÜíWe want to see much deeper levels of affordability in the housing. We want an integrated neighborhood where local households of all sizes with regular jobs can afford to live fulltime. ,ÜíWe want the SDC,Äôs natural resources and the wildlife corridor better protected. ,ÜíWe

want to see zoning that allows for jobs and educational and training programs that diversify the local economy, but at a scale that small relative to the amount of affordable housing on site. ,ÜÍA plan that benefits people who live here, our kids, our future. This is public land and should benefit the public. Additionally, and historic context or approach to preservation must include the history of eugenics on the site. Disability and Indigenous advocates have repeatedly made this request and it is an affront to disregard or erase the complex history of the site that disproportionally impacted them and also women.

Build a plan with another attempt to get Sonoma State on board; up to 600 housing units, most of which are affordable. No second/vacation homes allowed. Include the community center, a theater, sports parks, office/retail. Why is tech/R&D needed when companies are leaving California in general? Make the hotel "truly" boutique offering up to 30 rooms with 10 luxury bungalows dispersed throughout the grounds to make it feel residential. 80-100 rooms is NOT boutique as stated by Bhatia in the MAC meeting last week.

I am concerned that these plans include too many single family homes that will be dependent on automobiles for transportation around town and to and from neighboring towns. And that they don't protect wildlife corridors sufficiently. Please build something bike- and pedestrian- and public-transport- centered, as they have done in Davis.

Do not need a hotel. Really need to look at traffic on this road from increased housing and jobs at SDC. I don't think our road infrastructure will support these three alternative plans. Need affordable housing in the form of single family homes. I like the Sonoma Ecology Center's plan. I live in Glen Ellen and am very concerned about any of these these three alternates being rolled out.

These 3 alternatives lack creativity and do not take into consideration the realities of 2021. I propose going back to the state and asking them to re-evaluate. Since they wrote that legislation climate change has dramatically changed our world. There is no scenario where putting that high of density housing in high wildfire prone Glen Ellen is a good idea. And I dismiss the argument that when SDC was at full capacity the Glen Ellen infrastructure could handle it, I argue Glen Ellen is NOTHING like it was back then and it's not even

a comparable scenario. I've also seen the science of the importance of this wildlife corridor, one of the handful remaining in California. The state has acknowledged the urgency in protecting this corridor. I don't think any of these plans will pass any EIR (in either fire safety or wildlife corridor preservation) and thus you are wasting your time perusing any of these alternatives. I reject all these alternatives and insists it's time to get creative and come up with a 4th alternative that takes into consideration both the current 2021 realities and the voice of the people.

The density of housing in all 3 alternatives poses threats to the community of Sonoma Valley. From wildfires and limited evacuation routes, increasing the threat of climate change, increased tourism from a proposed resort to destruction of the wildlife corridor.

None of these consider recreational trails and only consider housing sites. I think housing should occur here, but there should also be an opportunity for bicycle, horse riding, hiking, open space.

The presentation of all three alternatives in this survey wasn't very clear. I would like to see an overlay of what exists now. A table or overlay of all of the similarities of each of these presentations. A rating on each of the values/guidelines of what these options were trying to achieve (based on the prior work with the community) and how well each of these is able to achieve that value/guideline. I do not have enough information to make a clear vote/recommendation. And I feel that this survey gives the public just enough of a say that they feel like they weighed in - but it is just a tokenization of public approval.

I would like to see another option with less dense possibilities. The increase in population and cars/traffic is detrimental to the rural atmosphere and infrastructure including roads, bridges, wildlife corridor, water, sewer and safety. Mixed use seems a better option for housing and usability. Good start but needs more investigation and thought for this special and specific site. There is no other like it.

They all suck. SDC WAS for the developmentally delayed and all these „Äú alternatives,Äù cater to the rich. And do not tell me affordable housing will not cater to the rich. It is a joke. The site should be used for something beneficial, like helping out the homeless. Shame on you.

All three alternatives fail to adequately respond to the needs and inputs of the community. I urge the consultants to explore a fourth alternative.

Decrease overall housing below A but keep higher percentage of multi family housing and affordable to the highest possible degree. Like „Äúagrihood,Äù concept but decrease number of overall jobs. No hotel! Are ya kidding me? Last thing needed around here. Open space and recreation use of tantamount importance.

Would make a great University with a focus on agriculture.

Please consider wildlife corridors--none of these options offer the once-in-a-lifetime opportunity to help wildlife move between the Mayacamas Mountains and Jack London/North Sonoma Mountain. Critical habitat for our faunal populations as well as people. Please go back to the drawing board and give wildlife a chance. These alternatives are far too dense with housing tracts. SDC is a jewel--please preserve its open feeling.

C is my favorite, but with lots of changes: Remove single family housing from east of the creek and north of Harney. Concentrate any single family housing into denser units south of Harney and west of the river. Remove the front yard. Small back yards, <1000sqft. Take all the "front yard" space and make space for neighborhood gardens. Communal landscape fenced from wildlife. Most street scape native. Multifamily concentrated around the "plaza" on Harney/Core Campus, and along Arnold as positioned, west of creek. Agrihood may find better soil where north core campus is located. Also, this would make the agrihood closer to multifamily surrounding core campus. 500 ft buffer on north perimeter for wildlife corridor. Improved safe crossing for wildlife at bridge. No single family housing in the north end, by the field, or in that north corner, just east of Arnold. Open space there. Habitat and recreation fields only. River setback 200' from bank. Make the long avenue a plaza. Mixed

use. Space for a market, food, and some maker space. Oaks on Arnold need to be replaced with native oaks adapted to this environment. The existing ones are high maintenance and scare me with the amount of poorly attached limbs crawling with mistletoe.

No housing !!!!!

If housing will only be where there are existing buildings, that's one thing. If any NEW housing is to take up land, it should be TINY HOMES. This is truly 'Affordable'. Affordable for service workers, teachers, hospital staff, etc. Generally, Sonoma's idea of 'Affordable' has NOT been. Let's take a look at what other countries/communities have done with the TINY HOMES model.

Arnold Drive and Hwy 12 cannot handle the amount of traffic any of these proposals would create! Arnold is already a busy main roadway with little room to add the bike path going in soon. How can it handle another entire residential & business community? It's also unrealistic to suggest wildlife corridors are preserved with the amount of people, housing and business activity any of these will bring.

I am not anti-affordable housing or jobs. I just don't think EVERY town can absorb thousands more people and traffic. Glen Ellen is already congested particularly during horrifying fire evacuations. After experiencing this, along with total loss, and rebuilding here, every Spring through late Fall I am planning an early exit with every breeze. My family's biggest fear is 'not getting out'. Every Glen Ellenite I know feels the same. We are scared and tired, but are staying because we love our small, resilient town. With all of that said, it is ridiculous to consider lumping thousands of residents into the bullseye of any escape routes. Irresponsible and short sighted. Money-blind. Boring a highway between Arnold Dr. and Highway 12 is a murderous idea to animal lovers, and made only by developers in any scenario. Glen Ellen village is quaint, beautiful, historic and beloved for those things. However, we are inundated with vacation rentals, filled with a loud, partying, unknown population of tourists. The rentals are not even remotely accounted for, nor are their temporary tenants respectful of their surroundings or fire dangers. Why would we add to this? I would like to

see a more transient work plan with people coming and going for work, as did SDC for decades. Opportunities for work, learning, sport and hiking. A winery would even be better than the above plans- with a requisite for supporting and respecting the surrounding land, wildlife and creeks-as it is agricultural, true to our roots, while creating many jobs. The historic area could include a bookstore, cafe, a few shops. Revamp existing buildings for a COMMUNITY center, satellite schooling, research, indoor sports, veteran support with some live-work areas. Retain/refurbish or relocate/connect a softball and soccer field. A driving range. All of these things create jobs while connecting and supporting community. It is only a 10 or 15 minute commute from Sonoma, Kenwood, Boyes, Rincon Valley, Bennet Valley. Thirty minutes from Santa Rosa. Wouldn't it be nice if this beautiful jewel, in the middle of our little old fire-weary town, with it's fire-weary and displaced wildlife, could be respected and preserved. Let it continue to be a respite for locals and tourists alike. Let it have quietude in the evenings for wildlife, as it has only ever known.

Need to read report, not sure what 'innovation' and 'agrihood' mean. I love wild Maxwell park, there are already a lot of playing fields around, but I cannot take my disabled brother to any park, including Maxwell, and would like to see people walking around in the evening to discourage gangs loitering. Nowhere to go to window shop or stroll now that plaza is crowded and all winebars.

Alternative C is a good starting point in terms of East Side configuration with the exception that the housing density and # is much too high. There need to be a bigger setback from the east side of the creek. I am very concerned with the idea of trails along the creek and ensuing trampling and erosion of the banks that will occur from people and their pets. Keep the creek corridor as a dark, quiet safe avenue of passage for wildlife. People have a lot of other trails nearby. I think a connection to Hwy 12 is a very bad idea from a habitat fragmentation/wildlife perspective. I do not want to see a new hotel on the east side immediately adjacent to protected areas. Historic buildings should be repurposed as hotel. Perhaps also consider a hostel for lower income travelers to the area or those on biking tours. I will be submitting a more detailed set of comments. I am less concerned with number of people working at the site than I am the impact of the numbers of homes proposed in every alternative. I like

the concept of the denser affordable housing in alt C just not in the numbers proposed in any of the alternatives.

Bring back a space for developmentally challenged adults by providing a place to work and live.

A blend of B and C. We need to maybe come up with more options.

Less housing! More open space for wildlife. Less traffic. Need to escape fires faster so less housing is essential. Move housing away from current residents on South side.

None are acceptable- all have too much development. There should be a box for other on the first 3 questions. Otherwise, the survey is biased. We need an alternative that suits the site and Sonoma Valley, not a new city! Cut the numbers of Alternative A by half. Delete the large commercial area, especially in Alternative C - that,Ãs not required by the State and there,Ãs no demand. Must ask for a time extension to work with the community, find other funding, and seek a reduced density alternative.

None of the plans are viable, too many residents for roads and wildfires.

Fourth alternative: Preserve the wildlife corridor. We need more preservation, and too much density of houses is unsafe for traffic and fire concerns.

I'm disappointed to see a hotel in all three plans. Service industry employees are very hard to come by for existing hotels and restaurants, and while the affordable housing would help, it's also discouraging to see a hotel when vacation rental owners have been demonized for the last few years for taking up properties that could otherwise be used (not really) for affordable housing and to generate a feeling of a permanent community. Adding another hotel while vacation rental owners are constantly targeted (many of us who need to rent our properties to make ends meet) seems very unfair, since a hotel will not add affordable housing or a sense of permanent community.

None of the proposal are acceptable. Go back to the drawing board and stop pandering to the rich.

All of the three alternatives are proposing huge population increases without any regard to their impacts on the environment, infrastructure, traffic or the wildlife corridor.

TOO MANY HOUSING UNITS. ALTERNATIVES A, B and C ARE NOT ACCEPTABLE. ***Housing units are too close to the wetlands and wildlife corridor. A wider boundary is needed. Years of demo, toxic waste and rebuilding will impact wildlife/creek. ***Consider what the evacuation routes are. It has been necessary to evacuate this whole area, including the SDC when it was populated. The bridges, Arnold Drive, Highway 12, and Madrone Road are one lane roads. *** 2017 fire hazard boundaries are incorrect. The fire came down to Burbank and Martin Street in Glen Ellen. Fire burnt a home down and traveled along several backyards. ***Consider 3 apartment buildings like those along Highway 12 near Rancho Vista Mobile Home park for seniors, disabled and workforce labor. If oversight and services available consider 4th unit for homeless while transitioning into permanent housing. ***Possibly some of current dorms can be made into temporary housing for people in training programs, Conservation Corp, Fire/Police Academy, JC, Red Cross training/evacuation center, sports/performing art camp /retreats etc. ***Biking in this area is primarily a weekend/tourist leisure activity. Current roads do not make walking or biking a viable means of taking care of the business of living in this area. This area is dependent on the use of automobiles. Public transportation is not user friendly. ***Incorporate Single Family low income homes designated to attract and retain essential personnel such as teachers. This neighborhood should not be larger in number than single family dwellings in comparable adjoining neighborhood between SDC grounds and Madrone Rd.

A blending of these three alternatives but with greater and more strategic creek setbacks and less total housing which blends in better with the existing community; continuation of Martin St. neighborhood aesthetic between creek and Arnold from south border to Harney, plus on opposite side of Arnold south of Hill/Mill creek including additional street connection to Arnold. Focus on MIDDLE class housing for long time Sonoma Valley residents. Multi family and commerce around central hub. Community center at Main building. Innovation

hub as in Alternative C. Housing/development increases require additional connection to Hwy 12 following existing road connections, to lessen traffic increases on Arnold. Commercial uses (similar to 8th St East) on east side of creek along with developed Regional Park access point at north end of Railroad where footprint is retracted to give corridor more room. Community aquatic center over there as well. If large hotel to occur then located per Alternative A. Sonoma House is a B&B. Better recreation amenities in addition to preservation of ball field. Better consideration of Ag uses in old farm areas but giving adequate space for wetland restoration and better water resource planning in open space areas. Satellite sewage treatment facility at Junior Farm site. Must expand Harney bridge. No new pedestrian or other crossings through creek corridor. University campus remains best reuse of site/property, however.

The project should skew more heavily toward affordable and workforce housing. Don't see how the hotel makes any sense. Some retail, such as small grocery for local residents, and nonprofit office space. Need to accommodate wildlife zone as well.

I will be providing expanded comments via email. Of the alternatives, 'C' comes closest to what I'd like to see. Mainly I say that due to the expanded wildlife buffer on the northeast corner and I'm very fond of the innovation hub (I had always hoped this would become a college or business campus or convention center). We are in desperate need of actual affordable housing for the people who would like to stay/work/live in this valley. It is critical that we harden our resolve against the conversion of these proposed single family homes into vacation rentals - we've watched both the springs and Glen Ellen succumb to more and more vacation rental conversions at the expense of long term renters. Those folks have been driven out of the valley. We need a place where our first responders, our school district employees, our chefs, our contractors, etc... can afford to live. But all of this must be done with the concurrent development of improved infrastructure: roads, public transportation, sewer system (we need a sewage treatment plant on this end of the valley- could service Kenwood as well as we know that eventually some of Kenwood will likely tie in to the valley sewage system), water system, etc....

Please create an alternative with less dense housing, 500 units max. A hotel is fine if it can reduce the density of housing

Not in favor of any of the A-B-C options, or in another luxury hotel -- we have enough. I would support something related to health care or education, that creates good local jobs.

Concerned about open space and housing density. Wrong place for housing!!!!

This property should not be sold to a private entity. It was bought by the public and should be owned in perpetuity by the public. Californians pay high taxes and should be able to have nice things.

There needs to be an alternative #4 that protects the natural systems, wildlife corridor, creek setbacks, dark sky requirements and address the impact of traffic and people on those systems.

All the alternatives provide for much too much housing. The area can't support that much housing. The traffic would be horrible. I shudder to think of trying to escape down Arnold Road in a fire emergency if there were 1,000 more housing units in the corridor. There needs to be a solution that cuts the housing requirement down to a manageable number of units.

All three options are BAD. Each option represents only a slight variation emphasizing the theme of densely concentrated affordable housing and jobs creation. The impact of this developmental explosion on the surrounding communities of Glen Ellen and Eldridge would be absolutely catastrophic. The only bright spot is that all three options are economically unviable and would never come to fruition with a private developer. Phew.

None of the above

Way too many housing units proposed in all of the alternatives. There should not be more than 50-100. This is a rural area not the suburbs! Preserving open space, historic buildings and offering the fields for recreation are key.

The alternatives are disappointing and don't reflect community feedback so far. First and foremost, this is public land and should benefit the broadest possible

public good. This does not mean luxury housing and hotels. It does mean expanding beyond the status quo the wildlife corridor which is the only place in the valley fauna can cross from the Mayacamas to the Sonoma Mountain range. It also means any housing should be predominantly affordable, not market-rate or luxury. Finally, it's important to memorialize SDC's history and acknowledge its past as a center of the eugenics movement. Without such historic preservation, we risk forgetting and repeating brutal mistakes.

None of these plans work for the community.

The alternatives are not meaningfully different from each other and are not responsive to community input. None of them is acceptable. No one wants a resort hotel. No one wants this much single family housing or market rate housing.

As a long time resident of Sonoma Valley, business owner, community leader in the nonprofit space, former farmer, None of these options make sense with any large amount of housing or hotel development. Glen Ellen is a rural town there is not a large workforce needed there nor development as one of the last remaining refuges for wildlife in the Valley

Increase the open space and reduce the housing even less than 910 units. Wildlife needs space to survive. Please convert this land to a state park as an extension to Jack London State Park. There will be plenty of contributions to keep it as a nature park vs. a subdivision. This will be valued not only Glen Ellen/Eldridge but the greater Sonoma County and Tourist. The proposed alternatives will not support the laborer out in the vineyards so let's just benefit the greater Latin community and make it a park so the Latin community can enjoy the nature and picnic area when they have a Sunday off with their family. There is so much talk about equity. Here is an example so you can have equity by allowing the Latinx community enjoy it as a state park without limitation to be in lower income housing and not able to afford to purchase items proposed and retail shops or stay over at the proposed hotel. I did not answer the 1st few questions because I disagreed with the proposals of all three alternatives. This survey should have included another option to allow individuals to voice their option.

critical wildlife corridor critical that folks who move in understand wildlife/clean environment needs, water preservation and recovery. critical fire buffers. east and west only hotel, not resort. space for young, young adult education/support, the elderly, disabled folks and caregivers/teachers/mentors. Mixed Ag. Not grapes. Not marijuana. Mixed Ag. **what's so great about Glen Ellen, is the mix of people. The employers and workers all live here together, (The lady of the house and the housekeeper).**
Q. what was meant on the call about "return for investors"? My gut alarms went off on that statement. Of course a return, with a focus on service, is my hope. Thanks! p.s. I need a little house with a big garden for single spinster that costs less than 1/3 salary of 70000/yr. Thanks! LizBrand@yahoo.com

I'm not a fan of any of these, neither is my first responder mate. Either way there will be TOO many people in the area at one time. The thought of evacuation (hello Oakmont!), the amount of cars, trash, and disruption of wildlife corridor, astounds us with these above choices. Leave as much open space as possible. No HOTEL, rather do small cottage rentals. Jobs & any housing should be minimal.

Not enough open space/wildlife corridor acreage in any of the proposed plans. Affordable housing should be 50%. Not in favor of a hotel, unless it low-key and residence style (so that it's an alternative to VRBO/AirBNB). Would love to see commercial space set aside to support a car-free community like grocery, drugstore, healthcare offices, etc. and an elementary school.

Regrettably, none of the three alternatives is in any way original, inspiring or for that matter acceptable. They are merely three slightly different versions of a cut-and paste exercise using tired, outdated, unimaginative elements of urban land use and development. All three will create a dense grid of roads and car congestion providing circulation to car-centric housing, offices, a hotel and businesses. There is need for much more mix-used development that does not give primacy to the automobile. A significant share of the housing could be for a new class of housing, for people willing to forgo cars entirely. A transport hub for this new „village“ is sorely needed as is clustered parking „preferably underground. Where is the amphitheater, the aquatic center, the community orchard and farm, the car-free circulation routes? The very planning process

for this redevelopment needs to be rethought. I would argue that the very elements used in the SDC cut-and-paste exercise are much too conventional, pass/c by current ecological sensibilities and worthy community-wide planning and design charrette led by visionary planners, humanists, ecologists, artists, foresters, and young people. I want a real democratic process, not a bogus vote for three unimaginative visions.

More affordable housing. Where,Âs the public transportation requirements?

You know full well these are not the only alternatives, only the ones you wish to present. The plans are as flawed as this survey.

I prefer the fewest amount of housing units. The most amount of open space. A larger wildlife corridor and 100 ft set back from creek. Please see Sonoma Ecology comments.

Like everyone, I "wish" we could maximize environmental and housing/jobs, which is impossible at the same time. Within realm of the possible, a hub is great IF (if) an anchor can be identified that fits a sustainability mission, brings some on-site job/training opportunities (e.g., leading edge LEED installation certification) AND in time for developer consideration. My fear is that right now it's just a castle in the air. As much as practical, emphasize Creek setback/corridor, and fire buffer on east flank. Hwy 12 connector is probably needed (while hated) to spread traffic and offer evac safety valve.

I believe the lack of viable routes to be taken in case of a emergency evacuations needs to be addressed before any more homes are built. 1 way in and 1 way out on Arnold Dr shouldn't be the only way to get out. I was part of helping people evacuate from SDC along with trying to evacuate from my own home, There is not enough access to and from Eldridge.

I prefer an alternative version that prioritizes the wildlife corridor, stream protection, and affordable housing. A hotel may create revenue for the owners, but creates low paying, service industry jobs. The people that work there will not be able to afford to live in the area.

A, B, & C plans offer housing density that are completely incompatible with preserving the wildlife corridor and conservation values. Why wouldn't we choose a 4th alternative with 500 net zero homes that would promote Governor Newsom's 30 x 30 executive order to protect 30% of our lands & water instead of choosing a plan unsuitable for humans or wildlife.

Traffic is a big concern and preserving as much wild open space as possible. Zero need for a hotel. Jobs unimportant. Keeping people and pathways away from the creek so wildlife can access critical habitat is very important.

All of the proposed plans are cookie-cutter dense, unimaginative, and ill suited to the needs of the surrounding communities. This survey, as well, is biased toward those plans. We will need an extension of the timeline and a community sourced proposal/plan that serves the surrounding communities and does NOT create a dense island of unsustainable out-of-touch development in the center of Sonoma Valley. The plan should be based on science, the preservation of the wildlife corridor, and a community that fits in with the surrounding areas.

Whatever is done, it's most important to preserve and protect the maximum amount of native habitat, open space, and wildlife corridor. If we lose that, we can't get it back!

All 3 proposals will negatively affect the current community and contribute to road gridlock, inadequate egress during emergencies and over-development and increased strain on our limited water resources, the wildlife corridor will be severely impacted by all 3 options: sadly all 3 proposals seem like 1970 cookie cutter urban sprawl development

This housing density of all of these options are WAY TOO MUCH. The impact on our vital wildlife corridor, on Glen Ellen, and on the rest of the valley is an unfair and unrealistic expectation. There are so many impact concerns- wildlife, traffic, disaster response, traffic, water needs, traffic. Our roads can't handle this. The character of our sweet little town is at stake. DOUBLING our population is just not reasonable. We are all in favor of more housing, especially low income, work force, special needs & the elderly. It came up at every single brainstorming session by the community, as did the need to protect the wildlife corridor, and

the desire to preserve the open spaces/add them to existing parks. These plans terrify me. It is like a new town is being put in the middle of my dear town. We are open to some growth, but this is is TOO MUCH.

The most critical need in our community is affordable housing. How can we bring in new low-wage jobs (hotel, etc.) without recognizing that without housing, people will drive from other counties to fill those jobs. Every plan offered is short-sighted and needs to increase housing density and affordability.

Affordable housing is key. Should also have a Edu site of some sort.

MONE OF THE ABOVE

No more Hotels!! More affordable housing! The most important thing to me is that no more wildlife habitat is disturbed - our Sonoma Country wildlife needs to have free undisturbed routes all through our county, & this is one of the last open spaces that facilities that for multiple local species .

None of the alternatives provided are good options. These options should be completed redesigned to increase open space and habitat preservation as well as decrease any type of commercial activities. Under no circumstances should a hotel be in any of the proposals.

I prefer to see a plan that combines most of the buildings on the west side of campus into mixed uses, commercial, business and residential. The Sonoma House and accompanying structures could be converted to a bed and breakfast type of low key lodging. The expansion of the riparian corridors along the creeks is important and to accomplish it, demolish the buildings or wings that encroach the setbacks. Housing on the East side in the Nelson building area should be the same scale as Martin Street, single story structures. Housing in general should be constructed of non combustible materials to provide an extra level of protection from wild fires. A variety of residential types would be agreeable including artist lofts in the laundry building for instance, townhouses along Arnold Drive to incorporate as much of the existing single story buildings if feasible from a design perspective.

Lots of acreage for nature open space and recreation needs to be first consideration, there is no parcel of land like this--so please don't pack it with retail, hotels, etc.--there is plenty of commercial shopping just a few miles away. Also density of housing needs to be reduced. Roads in this area simply can't handle the volume--especially since we've gone through the fire scares.

Options A, B & C are plans for developers, not realistic plans that would fit in for the surrounding community that already lives here. We need a lot more time to study impact of any development in or near wildlife corridor. Running a new thoroughfare through the corridor is not acceptable! These animals were here before any of us, we are treading in their sacred land, and we need to respect that first and foremost! Waaay too many homes in all 3 options. We don't need more tourists or huge a hotel, we need to support the existing community. We need a community center, opportunities for vocational & occupational training and education, shared work space, a non-vehicle community, with underground utilities. Our school district must have input, as well as Sonoma Land Trust, Sonoma Ecology Center. Any building should be 100% sustainable. Ban vehicle usage. Provide for Essential Worker & First Responders, previous residents, seniors, affordable housing can be determined by existing community income, because only the rich would be able to afford to live here. The community no longer can support new families with small children. We no longer have boy or girl scouts. Dunbar enrollment is down. The State of California as owner of this facility, allowed the infrastructure to continue to crumble and collapse, so why are they not held accountable for the massive repairs/reconstruction of replacing the infrastructure? Why must we bear the burden of that, which only drives up the cost of housing, impacts the community? We certainly hope you slow down and really consider the implications rushing to sell to a developer would mean. We held a meeting at Dunbar school years ago through the Glen Ellen Forum and came up with our initial concerns and recommendations. Truly none of them appear in these 3 options. You totally missed the community's input on this first/initial proposal. We are floored by the options provided. You can do better. You must do better.

Want 4th Alternative that is created with more input from Sonoma Land Trust. Need a plan that keeps the open space and wildlife corridor and has more setbacks from the creeks. Need a plan that serves needs of the aging in Sonoma County. (This guarantees jobs!)

None of the plans are acceptable. Evacuation in the face of the next fire a tragedy waiting to happen. Traffic in a daily basis already way too congested on hwy 12 and ruining Arnold Dr very worrisome for residents. There are not enough schools, not enough water to support any of these plans. Disrupting the wildlife for several years disastrous for them.

SDC is at a critical regional wildlife corridor juncture which should be recognized and the Specific Plan needs to accommodate. Plan needs to reflect a strong core, a locus, (a there-there) to identify as a somewhat special and welcoming self-contained sustainable community.

Least amount of housing as possible. What housing there is make it affordable to median income working people. NO connecting road through to hwy 12 - leave that land back there free of traffic etc. That area where the pastures used to be is a wildlife haven. Bisecting it with a road would be a crime.

after the public has called for a 4th and more alternatives, it seems tone deaf to keep putting the same alternatives forward, a nimble team should have been able to generate a few more options by now, this makes Permit Sonoma look unresponsive and determined to ram one of three alternatives through no matter what anybody says

Veterans home would Provide lots of jobs and is definitely needed. Perhaps able to use more buildings. Some vets die before they are able to get into vets home near family.

No hotel. Use existing buildings. Housing should be geared towards teachers firemen policemen essentially middle income people. Townhouses should be discreet and blend in with the scenery. Minimal fencing to allow for wildlife movement. Jobs should be geared towards research and ecological businesses. Roads must allow for escape routes in fire. 500 maximum units to minimize

traffic. Have a plan for providing sewer and water to new houses that won't further tax Sonoma valley of the moon water

None of the alternatives meets the goals set out in the RFP: "A Specific Plan is needed to represent the community's vision and facilitate the site's redevelopment. The development articulated through the Specific Plan must be compatible in scale with the surrounding community, and consistent with State, County, and community goals." I support the Sonoma Land Trust's approach for developing 'performance standards' that the project must meet before planning the housing and infrastructure on the site. The scale of all three Alternatives does not meet the community's vision nor is it compatible with the surrounding community. The community review of the Alternatives was severely truncated--these were scheduled to have been out 6 months ago. Coming out now gives us only a month. Everything is being rushed. The only goals the Alternatives seem to meet is housing (not even mostly affordable) and financial feasibility. No alternative financing models are considered in the report. I have many more comments which I will be submitting by letter.

Would like to see a trade/liberal arts college. Create a high end housing development with proceeds from the sale to fund all other areas.

I am really hoping the site will be used as a satellite college campus for either Sonoma State or SRJC. We need this in our Valley. To require local kids to commute 45-50 minutes for easy access to college is not acceptable.

Combination -- would like to see a community process with interest-based facilitation. People are reacting to information at a distance, not creating it themselves.

A community driven 4th alternative that is more focused on energy and water efficiency, (solar), NO absolutely NO road bisecting this property (ie as in option B) and more respect to the rural quality of this town. What you are offering is urban sprawl. This could be an inspired example of green building, energy and water efficient and beautiful. What you currently have is cookie cutter. Please listen to your community.

Single family homes are not an efficient use of the land. Hire a creative architect to imagine and develop a community of dwellings that break new ground for efficient, well designed, ecological and self sustaining dwellings. We do not have the luxury of more „Oakmont,“ type developments. Single family dwellings are not an option. Egress is critical for the urban wildlife interface. Arnold drive is insufficient as an escape route. Adding to the density of this area may endanger many lives when the next fires hit our community. These master plans lack any future foresight into the challenges we face in the next 50 years. They are predictable, unimaginative and are dated even before public comment. Good money was spent gathering very pedestrian conceptual plans. This is a once in a lifetime opportunity to thoughtfully and carefully transform a community. I suggest you look toward the San Francisco Presidio for guidance and consult with their planners

900 housing units is still way to dense for this location especially with no talk of infrastructure improvements. Arnold drive is way too small to handle all this traffic especially if a fire comes through. Also where is the water coming from? Sonoma county cannot fix all of its problems it has ignored for years in one fell swoop on this property. The three choices are essentially the same choice. When does reality come into play? I say each of these alternatives should be rejected and there should be one based in reality proposed

I don't support ANY of the three "choices" for the SDC. Clearly you don't live here. Airdropping 900 new cars--or is it really 1.5 cars per household for a total of 1,350 cars into this single lane in and out with no school, a tiny market is going to destroy the area. You cannot compare new built homes density and traffic patterns with 60 years ago three shift worker traffic flows. This is not a choice, it's an unmitigated disaster!!! Land Use "experts" = corporate builders lackeys.

Lower density alternative with smaller footprint that better protects the wildlife corridor.

Less housing. We will lose our privacy on Martin St. with all the houses looking down into our lots. Wildlife needs more room to cross area. Maybe a couple of underground tunnels if the animals can find it. Less fencing so wildlife can freely

wander. Less density of human population. Hiking WITH dogs should remain available.

PLEASE listen to the local residents and come up w/ a 4th alternative!! More buffer space, fewer homes w/ higher ratio twds affordable housing. Ensure attention to SOLAR energy, water conservation for all landscaping and in the CCR's for all houses, NO/VERY LIMITED FENCING which hurts the wildlife.

This is an unfair, unscientific and manipulative survey that does not allow people to make real choices that aren't hemmed in by pre-determined alternatives that barely differ in substance or purpose, and packaged questions that can be manipulated to infer or claim public support for alternatives where this is none. We need a real range of alternatives.

This is not a survey but a push poll. Shame on you!

Zone for the biggest possibility. Put high paying jobs and housing on the same site. Housing needs to welcome low, middle and high income earners. Building what is most needed first. Add amenities not available in Glen Ellen: daycare, medical clinic and fitness center.

All of these have too much housing and activity that will significantly impact the wildlife corridor. We need another alternative.

Affordable housing is absolutely key in this project, in order to help our community -- particularly after recent fires. A healthy wildlife corridor should be the next priority. Historical consideration should always be taken into account on historic sites. Thank you for considering our input. Sincerely, Kimberly Hughes

I do not support the high densities of either housing or commercial space in any of the alternatives - that's why those questions are left blank. There should be an "other" box for questions 1 through 3. Without that, the survey results are skewed.

A B or C do not adequately maintain or enhance the wildlife corridor, nor do they address the already horrible traffic in a fire evacuation, nor the impact



adding a small city during a drought where we already have insufficient water. We need something different for this precious special land.

All 3 draft alternatives are Dead On Arrival for failing to comport to the General Plan (LU-20ff and LU-20gg), SDC plan enabling legislation, and extensive community input (as captured by WRT report, etc.). Financial analysis is unreasonably restricted, as if this was just a conventional private development. Privatization and parcelization of this unique public resource is unacceptable when affordable housing access remains so limited in CA. SDC Plan must prioritize PUBLIC uses.

All three of the „options,“ would completely change the character of the town in an extremely negative way. To drop a section of Rohnert Park in the middle of a small hamlet is a completely absurd idea. I have yet to meet anyone that thinks any of these plans are a good idea. The fact that the Supervisors would even consider these plans shows an extreme level of tone deafness. It took 150 years for Glen Ellen to get to 1000 homes and now the plan is to double the number of homes in a few years? Not no but hell no.

We can do better than this. "Market rate" housing means locals will be shut out, and many will be purchased by investors or as second homes. The housing is too close to the creek, which is an important wildlife corridor. I see nothing particularly innovative or community focused about these plans--no so-called "enhancement." I appreciate the historic preservation aspect, but I say it's time to go back to the drawing board and reconsider in terms of wildlife and community service. Affordable housing? Homeless housing? Seasonal workforce housing? Satellite campus (JC or Sonoma State) focusing on fire science, climate science, sustainable agriculture? Maker space? Vocational training? Low or no cost childcare or preschool? Arts campus? My experience with communities that put tourism or growth first is that they drive out locals. We need to meet the moment and address what we've learned from a global pandemic and climate change. These proposals don't reflect the times and they certainly don't do justice to this exceptional piece of land.

All the alternatives have too many houses, too much commercial development, and insufficient setback and accommodation of the wildlife corridor. 300-400 affordable housing units only, a museum, and more open space is what I prefer.

500 or less single family homes 90% market rate + community center, preserve only the oldest historic builds on west side of Arnold, no hotel and access from hwy 12 to reduce traffic on Arnold drive. Maximize open space

Far more vertical design, proposed development footprint should be cut by 75% and integrated with the historical buildings. Pedestrian access to Sonoma and Santa Rosa is an absolute requirement. There should be a requirement for carbon sequestration for all new buildings in the project. A plaza approach should be considered to promote community. Please address how each group the development addresses is served by the plan, please include the elderly and the inclusion plan for them. This could be a model for innovation but the current proposals are not there. Please refer to other similar projects as models for the new proposal. Fourplexes and Tiny Home communities should be considered. There is very little time given to reply with a well-thought-out alternative. Planners have had a long time to come up with three scenarios that are basically all the same with little innovation in approach.

No hotel! And drop job generation and commercial development as a components. Instead: Focus on affordable housing balanced with minimizing traffic impacts and maximizing fire evacuation safety. Maximize wildlife corridor and open space.

All three schemes have their merits. I live on Martin Street and our back yard abuts the Nelson property. I would like to see housing built in that area but not have to look at a two story or three story townhouse 5,Ã from our back wall. I would like to see single family single story houses directly behind our property and see the gradual sequence of density happen as the development moves northerly. Our line of sight to the skyline is important to maintain. Traffic flow through Arnold Drive and the main artery serving the campus could be served by a round-about at Harney Street and Arnold Drive. Eliminate the stop sign at Traxler, perhaps make Traxler a one way in only from Arnold Drive or close it and create a pedestrian crossing to follow Mill Creek pathway east to west. Have

all residential traffic on the east side use the secondary street and feed from Harney thru the round about. All development needs to include an access from Highway 12 to alleviate density use on Arnold Drive and be used as a second means of escape for evacuations. An emphasis needs to be required to use only electric vehicles in the core campus area. This will promote an environmentally compassionate development as a role model for future developments. Medium density housing on Arnold Drive east side I support. All housing east of Sonoma Creek should be required to be built of non-combustible materials to act as a fire break. Mixed use housing in reclaimed buildings in the Core I am in favor of. I think a Hotel on the east side is a great idea as long as it is the type of eco-friendly construction and emphasize the local amenities for hospitality. I don't see a conference center type of facility but one that can accommodate up to 100 - 150 guests for events. My name is George Psaledakis AIA. 965 Martin Street, Glen Ellen and I am a 'YIMBY' Yes In My Back Yard believer. Our county is in desperate need of affordable housing. We are all suffering from escalating costs of living as an indirect result of not supporting responsible housing. Please feel free to reach out to me if so desired 707-321-8663

Why are you allowing developers to ruin our community I guess the financial re-election support goes a long way I protest this entire idea Leave the place a public park Don't put illegals in these buildings They are destroying Sonoma The wineries own the Board Everyone knows it We will stop this development Traffic on Arnold will be a mess You will suffer a backlash if you push this We will stop you

None of these alternatives protect the wildlife corridor at the north end of the SDC. Back to the drawing board.

Here you go, forcing us into limited choices based on three UNACCEPTABLE alternatives. This survey is a joke and it's long past time that you listen to the Sonoma Valley residents. STOP the false choices. We need a new truly Community driven alternative with much less density. Thank you .

I'm still working on mixing and matching, trying to figure a way to have a solid wildlife corridor and fund max affordable housing (AH) without hotel and too

much single family market rate homes. I don't buy the Glen Ellen NIMBY approach nor the Land Trust alarmism, though they have points, they should not dominate the process when local demographics show a Plantation economy with the serfs in the Springs and the wealthy in Glen Ellen and Sonoma Mountain; these essential workers need AH badly, and not only from the county inclusionary ordinance, which will likely end up as all 80% and 120% AMI units. If AH is really a state priority, 25% in all alternatives is not a priority level aspiration. Basically I don't want to be forced to take a hotel and market rate SFH just to get middling AH numbers. The state should just give the land to the county, then a lot of costs are done and the infrastructure can be fixed by financing from less blatant capitalistic enterprises.

I would like to see a different proposal with more emphasis on open space, recreation, wildfire buffers and wildlife corridors. Do we need to have a hotel in all the plans? What about traffic impacts or energy independence?

This is a ridiculous survey! You have have a "none of the above" answer for questions 1-3. What a colossal waste of time, energy, and money.

I must admit that after years of discussion and thought about what to do with this land, the three alternatives are very disappointing and show very innovation and thought. Might be time to bring in some new consultants and start again.

All 3 options are horrible; preserving the last wildlife bridge between Napa and the coast seems like a distant afterthought: none of the 3 options seem to account for the new reality that the area is a high risk fire zone with only 1 major egress road and we are a Mega-drought State. All 3 plans appear to cater to developers with minimal consideration of how this massive development will negatively impact the current residents of the community.

More affordable housing in duplexes , apartments, 4 plexus, and single family layouts with play grounds for children. Classrooms for K-8, with garden spaces, fields for soccer , baseball, track, a gymnasium, basket ball courts, etc.. New water delivery system with new filtration. Studios for crafts, stores, yoga, and trades education. Health clinic with 24 hour staff. Fire station. Bicycle path on

former railroad bed to Glenn Ellen/ Santa Rosa. Geotechnical study of dams for 2 reservoirs. Plan for future dairy for goats, sheep, and cows for milk and cheese production. Consider a Santa Rosa J.C. satellite education centre.

Love the bucolic drive there,Ä¶you can,Äôt cut those trees- total character of SDC!

Unfortunately, the currently-presented alternatives do not represent a plan suitable for this unique site. A traditional land use planning approach simply does not adequately address the issues here. The Sonoma Land Trust is a highly respected, well-funded organization with many resources. Seeking their assistance in planning this development would likely ensure a high degree of confidence and support from residents of Sonoma Valley and Sonoma County.

Push back on the State for the cost of rehab for the historic site- they neglected it. Also push back on State to extend the decision making time due to Covid. A wildlife corridor is the first priority to protect, all other development must accommodate this. Low income housing is high priority. No "market rate" housing. How about a small college? Low density! Low impact. The site has very limited access roads. No more hotels! No shopping malls. Get a new consultant. The public has not been included in a meaningful way, due to pre-selected forced choices.

low cost housing increased. no need for historical preservation (prohibitive costs) less housing to keep traffic down ,úîÔ]èpossible small hotel in ,Äò sonoma house,Äô open spaces and wildlife corridors priority

Having learned of this project only hours ago. I am too shocked to absorb the size, scope and invasiveness of these proposals. I have visited Glen Ellen frequently over the last fifty two years and regard it and its surroundings unique in their beauty and peacefulness. The developmental center was a place for the care and rehabilitation for those who could not take care of themselves and was an apt use of this special location. My initial response to the proposed alternatives is that at least a fourth alternative is necessary especially one that is designed by the people who already live and work there. The driving force of funding and the rush to finalize the project need serious scrutiny. I urge an

extension of the time for public input of at least 60 days so that more people can be made aware of this project and have adequate time for input.

The Environment, and preserving the last terrestrial Wildlife Corridor in this valley come last, instead of near the top. The SDC property is incredibly unique -- it is our LAST CHANCE to get it right, we will not get a second chance to correct mistakes. The three alternative, A,B and C represent a very narrow range of development and open space densities, tied closer to maximizing economic returns over preserving nature, historical and community values for this and the next generations. The study needs a re-boot that leads to more balanced and imaginative planning scenarios with rich opportunities, creative insight and less concern directed at the profit margin. Now you know why I did not complete or rank questions 1-3.

We have not had sufficient time to give feedback. The state should give the County more time. This artificial deadline makes the public feel the process is unfair and behind closed doors. Please give us ore time!

I feel that all the plans are seriously lacking in housing, jobs, training and more for the cognitively disabled community. The intention of this property when it was given to the state was to support this community. I also feel this plan says nothing about the Native Americans community that had this land originally and need to be part of any plan. Lastly affordable housing and I mean real affordable housing especially for the disability community.

Wildlife corridor needs to be expanded, with much wider setback from the creek. Housing needs to be much less dense. Where are the environmental impact studies? Traffic studies for ingress and egress (especially for emergency evacuations) Water resources are limited in this area. How will so many additional housing units be impacted by water and sewage requirements? NO HOTEL!!!! We do not need another hotel in this location.

fewer housing units, no more than 500 traffic generated by more housing units is unsupportable

The old SDC campus offers us a very rare opportunity to incorporate into its development: A MASTER PLANNED COMMUNITY FOR HOMELESS FOLKS. Such



a community already exists in Austin, Texas. It is a success! Health and other services are available. Residents are trained to maintain the grounds and facilities. Other skills are taught. Importantly, a sense of community exists among the residents that supports an individual's healing from difficult life circumstances. COMMUNITY FIRST! VILLAGE: "A 51-acre master planned community that provides affordable, PERMANENT housing [RV & Micro-homes] and a supportive community for men and women coming out of chronic homelessness... This transformative residential program exists to love and serve our neighbors who have been living on the streets, while also empowering the surrounding community into a lifestyle of service with the homeless." An excellent 4-min. Video: <https://www.youtube.com/watch?v=Db8NHiCyGTw&t=2s> WEBSITE: <https://mlf.org/community-first/>

Contact and hire Sim Van Der Ryn, Architect, Author and former Professor of Architecture at UC Berkeley to get the SDC on the right path for our future... Alternatives A, B, and C fail to meet a higher mission for the future of the land use and space in light of the urgency of climate change. . Catering to large scale Developers is not what we want. Catering to hotels, hospitality and market housing is NOT what is needed for the community of Sonoma Valley and surrounding cities. Creating high tech campuses does not meet the challenges we are facing in Sonoma Valley. A,B,C options are a lack of planning for Global Climate Change and how this land can contribute to a better future-A,B,C fail miserably. A,B,C options actually "contribute" to the climate damage being done with such density and overuse of resources. It fails to look beyond "development" as an end goal. The end goal needs an integrative plan for 50-75 years ahead. Work with Sim Van Der Ryn for a better consulting group that can create a comprehensive land use for housing needs and that has a "deeper commitment to the environmental problems we humans are facing, the land/water/soil issues, the wildlife encroachment issues, and wildfire threat. Don't be afraid to use the science based knowledge of local environmental science based groups, including Dr. Quinton Martins with the Living with Lions Project. The integration of providing land space for our apex predator is critical to maintaining the stability of our living environment for humans and all species of plants, animals, insects, etc. Affordable housing for the working families

(firefighters, nurses, physical therapists, dental assistants (etc.) teachers, restaurant workers, automotive technicians in our communities is critically important to the future of this Sonoma Valley. Improving the protection of the environment for fighting climate change is critical. Working hand in hand with these issues does not mean it works against the fiscal realities. You need to look for the opportunity that embraces the realities our local workers face and what our children will face. Do not sell out to making as much money on as small space that a patch of dirt will allow. Sincerely, Letta Hlavachek

Neither of the 3 alternatives is satisfactory to those of us who live in the Glen Ellen community.

A mix of features from the alternatives combines into a new plan - least amount of jobs and housing most open space preserved - traffic is a critical issue, especially evacuation in a disaster. I believe our public official vastly overstate our ability to evacuate in a fire, not to mention the difficulties of too much traffic - witness conditions on HWay 12 so badly deteriorating in the last 10years.

Housing is WAY TOO DENSE in all plans for the existing roads to handle. TRAFFIC STUDIES should be the very first consideration in determining how many, and what type, of housing the site will accomodate. WAY TOO DENSE in all present alternatives. TRAFFIC would be a nightmare.

I think an historic boulevard area could be created west of Arnold Drive, ending with the Administration Building. On either side of the boulevard could be retail, restaurant, small office at street level with residential apartments or condos above. Make use of the existing baseball and soccer fields, swimming pool, and school for community activities.

I think the density in each proposal is ridiculous and the area will be very hard pressed to support this population influx. Traffic, schools, services (grocery stores, restaurants, gas stations) all of which seemed to be at max capacity now will be jammed. The whole project should be public use with minimal housing and definitely no hotel.

Need a 4 th proposal.

I see a huge concern with the traffic these proposals will create. Please go back to the drawing board. I,Ãd love to see preservation of the buildings & additional wildlife corridors.

A cultural campus with innovation hub, specified housing alternatives including communal housing ideas. Educator, artist, workers, R&D center, sculpture park, performing arts center.

There remains questions and concerns with each of the alternatives that the planners should address: *traffic planning and public transportation; *adequate facilities for future residents such as water, electricity, and sewer to include solar and underground PGE lines; *realistic costs that mirror the high costs of housing vs the great need in this valley to provide affordable housing; *representation of the latino community in real ways; *identifying how people will move in and out of this part of the valley and the real impacts on the town of Glen Ellen. For example, downtown glen ellen is a good example of poor planning for both residential and commercial parking and use; *commerical use of property, specifically we do not need a hotel; *access of wildlife to corridors which insure their safety and sustainability; *sufficient open space for community members to access and enjoy. *Concerns regarding the preservation of historic buildings, costs and utility measured against what will benefit the community the most at this time and in the future. *I am unclear as to what jobs will be created...if you mean hospitality for the hotel or the developers those seem short sided. *It seems that communities need to be able to support diverse groups of members. Glen Ellen is a perfect example of a community that was once affordable for families to live and participate in the schools. That is no longer true. Glen Ellen is now a haven for second home owners who do not contribute to the community or the schools. How do we attract and support middle and lower middle income families to live and work in this community. This is an opportunity to pursue what is truly needed in this community and to build upon the incredible resources that sonoma valley has to offer. Recent public meetings seem to concur that there has not been sufficient input from this community. There is a great deal of frustration as to whose best interests are at stake here. This community is not looking to put more dollars into the hands of developers if there are alternatives with

outcomes that will better reflect and represent the needs and interests of community members. None of the alternatives as presented are acceptable.

All of these alternative plans have too much of everything except open space and wild animal habitat. And, no hotel of any type is needed in this area. There are plenty of other hotels and vacation rentals in this area. Over half of Glen Ellen is vacation rentals and second homes. Finally, how the heck do any of these plans address the enormous increase in traffic that they will create. This is what happens when career politicians and their hired lackeys get control of the steering wheel. Off the cliff we go!

"Delay Supervisorial vote and put aside the rigid timeline (3 years for consultants, less than a month for community to respond) so that a 4th alternative can be crafted that includes the following: ,ÄÇ Far more specific definition of the important wildlife corridor, stream protection, and development that minimizes impact. For details, see the Sonoma Land Trust letter to you. ,ÄÇ Higher proportion of housing that is affordable (workforce, low income) and available to developmentally disabled, as called out in original legislation. Aim for 75% not 25 %. ,ÄÇ Development of good-paying jobs, not minimum-wage hotel employment. ,ÄÇ A plan that responds to community requests over the last five years and takes into account the surrounding rural community. Alternative C for example, with nearly 12,000 people/square mile is roughly equivalent to the density of Miami. It has triple the density of Santa Rosa and 16x the current density of Glen Ellen/Eldridge. This, as you apparently have not noticed, is a rural area, not appropriate for urban infill. ,ÄÇ Protecting the wildlife corridor, not putting a hotel right next to the creeks as in alts A & C (ignoring minimum setbacks to protect salmon and other wildlife) and lighting up the area as if it,Äôs an urban city. I have been involved in this project from the beginning (8 years or more). I am appalled at consultant's egregious bypassing of community input, surrounding community character, other legislative priorities, and total focus on economic feasibility. This is business as usual at a time when bold, climate-aware action is needed.

"

Low cost housing. More buffer around wildlife corridor. Small or no hotel.

None of the above. We don't need another hotel in the valley. We need affordable housing but not at this site. The negative impact on traffic, water and other infrastructure would be devastating. Who will profit from your alternatives? It certainly won't be valley residents.

I don't feel the public is being listened too. Until our roads and infrastructure is able to handle this, we need to slow down, upkeep the existing and take a much broader look at how this impacts this area, ESPECIALLY in and out of this Valley. There is still just one road each way and 37 and Victory Station at the other end are furthering the need for more broad based road and wildlife management. This is not being taken into consideration enough in any of these plans.

What happened to making it a park? Open space for wild life and people to hike and ride horses?

A mix of A and B would be best, in my opinion. As my individual choices above indicate, I like the idea of lower density housing, but also jobs in the research and development area...even more jobs than Option B suggests.

Need to start from scratch, 500 housing units max, way more corridor protection. Traffic connector to 12, w roundabout in SDC and stop -lit 2 lane roundabout where connector meets 12. Connector should have wildlife underpass or overpass.

I think there should be access to Highway 12 for any plan, to help with fire evacuations. Not safe otherwise. I also think that there is too much housing for this area. Even with just 1000 units we could have 4000 more in the valley. The traffic is already bad and the water table has already gone down. We cannot have so many more using this limited resource. I also would like to see educational opportunities for job training. Perhaps a vocational school.

" I have several concerns about the proposals for SDC. My primary concern is that the density of the housing proposed for SDC in all the alternatives is excessive and has been used as a way to make SDC financially viable. But I would like to argue that SDC has performed a function from its inception that has never been financially viable while it served the needs of the whole of California's developmentally challenged population. That is, while SDC

provided jobs for thousands over the decades, its residents came from all over California and not only the local community. In my mind this spirit of SDC being a community resource serving the needs of the state at large, rather than simply being regarded as an historical local artifact, is of paramount concern and needs to be given primary consideration going forth. Another concern stems from my training as a Geographer at the University of California at Los Angeles, in which the development of individual urban projects was seen to routinely overlook the infrastructure that would support those projects and in the end prove detrimental to the quality of life for all in the community. In the case of SDC, I am concerned that access to and from the proposed development in times of wildfire crises, such as those that have plagued Sonoma Valley the past four years, puts not only those living at SDC at risk but also the community at large. Sonoma Mountain above SDC has not had a fire in years and in this era of global warming it is overgrown and is in grave danger of combusting. Arnold Drive and Highway 12 are the only evacuation routes. And since one lane of each route must be kept open for emergency vehicles during a crisis, that means there are only two lanes out of danger, "two way. Having been personally caught up in the ensuing traffic-jams that lasted for hours, and having lost much of my property to fire I know firsthand how harrowing and dangerous and long-lasting this situation is. But perhaps my greatest criticism is that the planners, the state, and the county, hemmed in by what I think is an unreasonable edict to make SDC financially viable, were unable to seize this opportunity to do something really valuable at a time when our country, our planet, is crying out for creative solutions to our problems. Yes, of course, housing has to be a component of SDC's future plans, as does jobs. But the three alternatives offered so far look backward when what is needed is to look forward. With this in mind I would like to propose again (I brought this up at a planning meeting and to our supervisor) that SDC become Sonoma's Sustainable Development Center. A place where our future can be purchased by the many in perpetuity rather than by a few, many of whom will probably use those homes as second homes or vacation rentals in any case. Planning for the future, why couldn't SDC become an innovative hub for micro-grid and alternative energy development? Its existing buildings that once housed humans could house batteries instead. The electrical and fire suppression infrastructures are intact. Jobs and enough houses to house the employees

could be built, but not anywhere near the number now proposed. And why couldn't the area to the south and east of the Junior Farm, which has been pasture for decades and is degraded, house a solar farm to charge the batteries stored in the old residences that are now unfit for human habitation? And why couldn't some of that solar energy be used to pump water from Suttonfield Lake up to Fern Lake, since it is already plumbed, which Fern could then release into a generating station as needed? In short, I would like to submit that the planners go back to the drawing board, this time without being hamstrung by the requirement that SDC pays its own way. It has been a community open to all who needed it since its beginning and it should be held in the public trust going forward."

I don't see the absolute necessity of another hotel. Why is there no plan based on a different economic model?

I am against all of these proposals. In summary the County of Sonoma let the people of Sonoma down by NOT allowing for a Trust to be established to oversee the development of the SDC. Regardless of alternative once the SDC is in the private hands of developers, they will seek variances to any of these plans and engage the County in litigation to get their way. IF the County can do no better than these plans then the STATE should take position and make this a State issue. We have good state representatives. Without a trust owning and overseeing development, ANY plan that sells the SDC to private interest is doomed to failure. Look what happen to Jill Ravish when she tried to stand up to developer interests. Get some courage, create a Land Trust and do this project right. -- Jim Price, the Springs. Retired Property Owner and Taxpayer.

Alternatives A, B and C all are too dense. Total housing should be 35% market rate housing, 65% affordable, with genuine affordability for Sonoma Valley work force. Increase creek setbacks. No hotel - serves out of Valley, mostly low-paying jobs. See Sonoma Ecology Center "Vision" for investigative educational hub.

In my opinion, there needs to be concern for safety, water and traffic. All three proposed plans will increase the population of Glen Ellen by more than double our current population. Although the impact is stated in terms of numbers, it

does not fully address the conditions we are currently living with (drought, fires, limited emergency services, power outages) and how this effects our quality of life.

"I'd like to begin with the elements of the plan that I support. I agree with the concept of maintaining and expanding the opens spaces and wildlife corridor. It is a resource that cannot be recovered if it is destroyed. I also like the concept of having a substantial proportion of any new housing development devoted to low-income residents. However, I am skeptical about the three alternatives presented to the community from several perspectives. First, I doubt whether it is possible to make the project economically feasible while meeting the other constraints applied to the property. The construction costs appear to be understated, particularly if the State insists on their traditional method of bidding the contract. Second, the costs of remediation are assumed to be borne by the developer, making the project far less attractive. Why is the State not responsible for remediating the damage it created, just as it would hold a private party accountable? ' Third, the density proposed is likely to change the nature of our community. Glen Ellen is a small village with a rural character. We cannot accomodate thousands of new residents without major implications on traffic and the essence of life here. I do support low-income housing as a part of a much more modest development that could accomodate live-work and co-living arrangements. I am dismayed and surprised that some of the existing structures cannot be inexpensively repurposed for co-living/ communal living. I suggest the team re-look at the actual costs of new build vs. repurpose, using current construction costs. I fear that if any of these alternatives are accepted, or approved with only minor changes that the County and our taxpayers will be accepting a huge financial burden that belongs more properly to the State. Chuck Levine Chair of Advisory Committee to Jack London Park Partners (JLPP) Board member JLPP SCORE Mentor I am an historic restoration specialist and was asked to sit in with the citizen committee seeking to retrofit the Main Building at SDC about ten years ago. At that time the estimated fee to make the building safe and habitable was between 10-16 million dollars. This was just for retrofitting. However, many of the other buildings could be made usable with far less cost than leveling and new construction. I also feel the community response demonstrates that a FOURTH alternative is needed. The public



comment and collaboration process has been curtailed to comply with a timeline that apparently assumed one of the three plans (or some combination of them), would be acceptable to the community. Please extend the timeline. We reject these three plans. Elisa Stancil Levine author, Jack London State Historic Park Historic Restoration Specialist Special Projects volunteer at Jack London Creative Sonoma Advisory Board alumni 16 year resident of Glen Ellen"

None of these alternatives make any sense in keeping with the character of a very special place. Even the lowest density proposed would be a disaster for the Sonoma Valley.

These are three versions of the same unacceptable plan, all of which are too dense in housing for the area, too dense for wildfire mitigation and/or evacuation, too dense for water provision which relies heavily on drawing off local creeks which are severely impacted by drought and climate change. Managed landscape is a nice idea although most of the adjacent private hillside managed landscape was destroyed in 2017. The amount of time for local input, which was somewhat ignored for three years, to be compressed to a matter of weeks is inexcusable.

New development on the site needs to protect the site,Ãs wild spaces, especially its significant wildlife corridor. Prefer an economic engine, at the right scale for the sustainability of the wildlife corridor, the land, and the community with limited housing. Do not want a hotel that draws tourists and cars.

None of the alternatives are acceptable. The failures of this planning process are fatal, particularly the failure to provide funds and a process to accommodate the horrific traffic impacts any of these options will have. Additionally, none of these alternatives include an analysis of SB 9's likely increase in residential densities these proposals implicate. Reject all alternatives and start over.

This is not a survey. This is a push poll. A form of negative advertising that misleads the public. For instance just asking about jobs is a waste of time without proving job training facilities. And housing that can be purchased by

anyone from anywhere will not help our Valley only make it more congested. And you forgot to ask if traffic is a concern, or emergency evacuations. And just throwing out open space as a factor ignores the unique character of this particular open space, the only wildlife corridor between the coastal area and inland valleys in this part of the state. This poll is a sham.

#1 affordable (low rent housing) for essential employees who Lack adequate income to work and live here. I prefer that the existing buildings be renovated and Finally, no hotel and non affordable housing

#NAME?

I am in favor of a 4th Option. Alternative 4 should: 1) Protect the Wildlife Corridor - the current foot print of the building allows many permeable avenues for the wildlife to traverse the property, the proposed plan of a fifty-foot corridor will strangle that flow. 2) Historical Resources - must preserve one of the main principles of the original founders of SDC. It was to be a refuge for individuals with special needs. I don't see any proposed avenues to do so. 3) Fire and Emergency Preparedness - there are only two directions to escape from this property; one heading north to tributaries of Hwy. 12 north and Warm Springs Road, south Arnold drive with connections to Hwy. 12 south. The single lane roads could not support the influx of cars trying to escape during previous fires. Traffic has increased greatly on all those escape routes since 2019. With the addition of a new hotel starting up in Kenwood plus other project proposed for that area, the thought of an additional 2,000 cars generated from the SDC site alone is scary to comprehend. 4) Housing and Scale - The density/footprint of the proposed plans will greatly hinder the flow of the wildlife through the property. Plus the proposed development of the south east corner of the property near Arnold and Martin streets, the area where the Nelson Core building is now is a wetland area. Development will impact the homes south and disrupt wetland benefits such as: Erosion Control, Flood Abatement, Habitat Enhancement, Water Supply/Quality, Recreation, Partnership, Education. 5) Traffic and Transportation - At SDCs closure there were 2,000 employees employed, coming and going over three shifts in a 24 hour period. At the height of the center's capacity to serve individuals with special needs, the support staff was 6,000 individuals (1980s), again over three shifts in a 24 hour

period. We have a chance to honor the legacy of the original founders of the Center, restore Historical buildings, provide a museum on its primary purpose, preserve its intrinsic beauty while providing a unique setting for educational, recreational, natural preserve to protect the ecology and and still be harmonious with the surrounding town of Glen Ellen and it effected neighbors. This chance won,Äôt come again once the decision is made.

The community and the environment requires far less density in the developed area, and far more open space/parkland/historic preservation, than is provided by any of the three alternatives. A fourth alternative should be developed and the comment period should be extended.

Listen to the residents of Sonoma Valley

Please work together with local groups to bring a 4th option with considerably less development. The current offerings are way out of scale with the surrounding area and will negatively affect Glen Ellen and Sonoma Valley, overwhelming current infrastructure. Eliminate the unneeded hotel element. This site is rare. The current options are ,Äúcookie cutter,Äù over development. We can do better and be proud of a unique development that fits the community,scale and land.

Too densely populated. I want to see more attention paid to the local community, the environment, and the wildlife, that families and children are considered, and that vision and sustainability are prioritized over profit.

100 additional housing units would have a significant impact on a town such as Glen Ellen where there is only one gas station, one grocery store, one bar, zero medical services, zero police services and only three roads in and out. Did I miss the mention of sewage? These three plans are way too much density.

This survey is just another attempt of shoving these plans down our throat. Non of these plans are acceptable. You are trying to railroad this community. It's Not going happen. We demand a fourth alternative

Do community land trusts. 60% and below AMI. Wild life corridor. No carbon electricity production and distribution. At least house the working homeless now.

How can the CDC become an example of innovative ideas that look to the future without adding to the issues we deal with in these very challenging time and are getting worse? Make it a "Presidio North"! Smaller, but possible, with a lot of smart minds.

Each of the 3 alternatives is so seriously flawed & unrealistic as to be out of the question entirely. The best option for the SDC campus is for use, primarily, as an educational campus. I have said previously, and am preparing to submit a detailed proposal. We have a great need to prepare our kids for the future and to house them while they are obtaining a post-secondary education> Berea College is a model facility - educating people without bankrupting them. Preparing people for the work of today and the future. I have no faith that Permit Sonoma will manage this project any better than you have any other life-changing project. Still, I'm doing all I can to improve the quality of life for all, not just the industries denying their employees and living wage or a way forward.

You need to combine the best of each alternative; should not be an either/or. Should be closer to 50% affordable housing. There should be NO hotels. Hotels provide high-end traffic, low-paying jobs. Historic preservation and repurposing is a must. It provides the fabric of the community. I see nothing re public transportation either throughout the community or into other urban areas. A Hospice Facility such as in Grand Junction, Colorado would be welcomed. How do the questions below enhance the planning process?

I truly am disgusted with even considering a hotel and market based housing. The plan proposed by Sonoma Ecology Center was much closer to getting low income and middle income families into homes. I hate the word affordable because it is based on median price; everything in the entire area is overpriced. We can't continue to pretend that serving the rich and corporate development companies has any benefit to the community.



A 4th option with less housing/businesses and minimal wildlife impact is most important. It's number one for our community

Follow community wishes and consensus

I think the planners have done a very good job addressing the priorities within the given constraints. My vote would be to maximize housing and would include demolition/replacement of all but the few historic landmark buildings on the site. Financial viability is going to be paramount (see Presidio as a similar challenge). In this regard I am not sure an "innovation hub" is a successful concept for rural Sonoma. Unless there is an anchor tenant in the wings. My one concern overall is for neighborhood traffic and emergency planning. (I am not a resident of the immediate neighborhood but do use the open space for hiking.).

No hotel please

NO HOTEL. Less housing, 500 total units. No market rate housing. All affordable housing and specify the income levels, 5% extremely low, 5%, very low, etc. Additional buffer space for the wildlife corridor, 70 acres. Expecting development to pay for the state's "lack of investment in maintenance at Sonoma Development Center", making the residents of Glen Ellen and the Valley suffer the consequences of over development is unconscionable. The county and state should put \$50 million to \$70 million into the infrastructure costs from the federal infrastructure bill just signed by Biden. This SDC alternatives survey is flawed. The way the survey is written may introduce bias. Thus, the county may get the answer it wants, rather than the true desires of the public. The survey for multiple choice questions MUST include the option to choose "none of the above" or "other", otherwise it will result in bias. The survey uses Survey Monkey. Whoever put together the survey obviously did not even read Survey Monkey recommendations on how a survey should be designed. Regarding multiple choice questions, from Survey Monkey's web site: "For example, adding an 'other' answer option or comment field can solve a common drawback of using a multiple choice question. When you give your respondents a fixed list of answer options, you're forcing them to select only from the options you've provided, which can bias your results." Despite

repeated attempts and e-mails to the county, including Susan Gorin, to get the survey corrected, the web site has not been updated. During the Nov 13 zoom meeting, they had a survey question about which of the alternatives was preferred by the attendees. The results were (note, the total adds up to greater than 100% because participants could choose more than one answer) Alternative A: 9% Alternative B: 6% Alternative C: 21% Other: 71% The results of the first 3 questions of this survey CANNOT be used.

Thank you for the opportunity to comment on the Strategic Plan. I, a resident of Glen Ellen, about 1.5 miles from SDC. I want to echo comments stated by many, but articulated very well by Tracy Salcedo in a guest editorial published in the November 15th edition of the Kenwood Press (Focus on the SDC: Small Bites). In summary, the open space preservation is there already and needs to stay, so it's a matter of how to smartly add housing. The 3 proposed alternatives for the residential portion of the development are far too large to retain the wildlife corridor and also allow Glen Ellen to retain its character. The 3 alternatives do not differ all that much from each other in total units. My suggestion would be about 300 multi-family units, which adds approximately 1000 residents to Glen Ellen, more than Wikipedia states as the current population (784). Redevelopment of the SDC can help alleviate some of the County's affordable housing shortage, but shouldn't be expected to provide all of it. One additional comment is concerning the multi-modal component of the development, in particular bicycle access. I currently cycle on average twice a week on Arnold Drive within and south of the SDC. What is being proposed is fine (tweaking existing trails), but won't correct current safety shortcomings for cycling near the Center. Between downtown Glen Ellen and south to Sonoma through SDC, shared space for autos and bikes is inconsistent on Arnold Drive. It is fine in some areas and non-existent in others. More residents will result in more auto and truck traffic. These safety issues will be more pronounced and definitely need to be addressed. Specifically, striping the roadway with a white line and space for bikes disappears on Arnold between Madrone and the Altamira Middle school in two areas, squeezing cyclists into traffic, fighting for space with all types of vehicles. Try riding this sometime and you'll soon find out how impatient and unsafe drivers can be in these areas. If the planners and the County are serious about multi-modal

transport to and from SDC, these problem areas need addressing. The same is true on Highway 12. Breakdown lanes with space for cyclists are very inconsistent from Kenwood to Sonoma and traffic on Hwy 12 is even faster, making cycling an unsafe mode of transport. But I suggest the developers deal with Arnold Drive near the SDC first. Again, the cycling paths and infrastructure in the plan are not enough to make it truly a multi-modal redevelopment. But with a little expansion on Arnold Drive south of Madrone, this goal could be realized.

It is important to determine the least amount of income needed to sustain the property without losing money and use that as a base. The wildlife corridor is fragile and so vital. Population density, buildings, lights, noise, traffic and fencing are all very detrimental to its survival. The proposed plan is massively out of scale with the population and development of the surrounding area. It also would greatly hinder safe fire evacuation in our area which is having more and worse fires.

TOO MUCH housing density! Get rid of single family residences and repurpose some existing buildings for workforce housing and low income housing. This in turn will help traffic concerns. We need a 4th alternative. Also, preserve more historic buildings/areas and MAKE SURE this is all done AROUND the wildlife corridor

The plan needs to be scaled back, the ones presented are way too dense for our rural area and the communities they will impact. Current roads, water and sewer will not support such huge numbers. More time is needed to find an alternative that works. I speak as a 41 year neighbor, retired SDC employee and active walker/hiker of the property.

I am trying to comprehend how and where all the water will be coming from for this massive development. Also, the two lane road, Arnold Drive, cannot handle the current traffic, how will it be able to handle 1000 additional cars, or more according to your survey. Evacuation during the fires was almost impossible, cars were trapped in huge traffic jams. I don't think you have found the correct use of this beautiful land. DEFINITELY, NO HOTEL. That would be a crime. NO

NEW roads, especially one punched thru to Hwy 12. Come on, can't we think of the future and how it will affect our children and their children.

The Glen Ellen community needs to be directly involved in these decisions.

Let's stop putting human expansion and economic growth ahead of the environment and the other creatures with whom we share it. Any development should be confined to the immediate vicinity of current structures. Any housing should be multiple-unit and affordable. Leave the current open land, which is critical wildlife habitat and corridor, as untouched as possible.

The less redevelopment the better. Dedicate more land to the already existing wildlife corridors as well as to the surrounding recreational spaces for we humans. At the center, clustered around several historic buildings, place an educational center depicting the the lives of former residents based on the ever evolving sentiments our society has held for the less than abled. Example of this type of model already exist in the historical sites developed for the internment camps used during WWII. We should not disregard the significance this institution has played in the development of more freedom and possibilities for those not as fortunate as we.

None of these is a good option. I chose the least objectionable when not allowed to choose "none of the above". More land & protection for the wildlife corridor & buffer is critical. A hotel is a lousy idea. More affordable (and less market rate) housing is needed, ditto more better paying jobs. Traffic and evacuation are major concerns as is water use. An EIR should have been done earlier, against all 3 proposals. The focus of the alternatives appears to be what would most appeal to market rate developers, not surprising given who the County chose as consultants. Community concerns were not listened to though you said they were. Why weren't some potential institutions approached as part of this process? There's nothing creative about these proposals, which is a waste of such a huge opportunity.

Alternative D - "Simple & Sustainable" Preserve the 2 historic buildings; maintain open space, habitat & wildlife corridor; restore only buildings with the best infrastructure for affordable housing



A fourth alternative is needed! One that melds open space with affordable housing & green jobs - and with car-free areas! There should be NO ROAD transecting the Open Space to the south!! Also, no hotel! You need input from the Sonoma Land Trust & Sonoma Ecology Center to better protect wild lands. There should be research on possible grants from Federal Govt. to preserve open space!

All of the alternatives strongly impact traffic and land overuse in the entire Sonoma Valley community. With the State confinement's, I can see the impossible task and wonder about the possibility of going back to the State renegotiate.

What this space needs is a HOSTEL for all ages. Nowhere in the Sonoma Valley is this kind of affordable temporary housing available. A HOSTEL would allow people to enjoy and participate in SDC-centered activities, enterprises, and open space. We do NOT need another "market-priced" hotel or more "market-priced" housing. A HOSTEL would attract national as well as international visitors who are interested in visiting both this historic site and the VOM as well.

Alternative C but without the hotel.

First, what are our plans for accessing and using the water resources on SDC property? This resource is vital to the survival of Sonoma Valley residents. Next, incorporate the knowledge Sonoma Ecology Center and Sonoma Land Trust offer regarding the future uses of SDC land.

Please refer to comment letter, me, from David Woltering, dated November 17, 2021, to the SDC Planning Team/Permit Sonoma. Thank you for this opportunity to comment! Best regards, David Woltering

Growth of residential areas would effectively cause further housing price inflation. Buyers from other higher income areas will compete against local buyers, resulting in more dollars chasing a fixed supply of housing in a "resort" area. Traffic and fire safety also haven't been adequately considered in any of the three alternatives, which could have catastrophic consequences if not addressed appropriately. WE NEED A FOURTH OPTION!!!!

I find all three alternatives unacceptable. They all, at least, double the population of Glen Ellen without addressing the effect that would have on infrastructure, especially transportation.

Too dense; too much traffic; minimize historic preservation because cannot afford that. Need better wildlife corridor. Reduce scope of development

This area cannot support so much housing, we certainly do not need additional hotels/restaurants etc and should be protected as a park/open space. Evacuation in a wildfire would be terrifying on Highway 12 and the congestion on that road would be potentially disastrous and could easily be deadly. This valley is prone to wildfires and we know that with global warming there will be more. Just because there is water available there does not mean we should add hundreds of homes and jobs, we are constantly being told to save water, how can it possibly be justified to add many homes and commercial entities?

SDC ,Äi A Fantasy Future Based on A Falsehood In mathematics, to create a problem that has no solution you need to begin with a statement that is always false. By dictating that future use of SDC must both be acceptable to the community and be financially self-sufficient, the state --- in the guise of enabling and respecting local control --- has doomed this process. On this site, in this community, those two conditions are mutually exclusive. It is no different than insisting that $2 + 2 = 5$. That statement is always false. The illogical justifications put forth by the planners, in support of the current proposals, make perfect sense when you consider that it is impossible to justify a false statement with logic. The dismay and disbelief welling up in the community makes perfect sense. We are being asked to state preferences, and ultimately to accept, farcical alternatives based on flawed reasoning. The planners are not at fault. The community is not at fault. It is the false premise at the heart of this process that is the problem. Unless the state is willing to accept some ongoing responsibility for this public resource, and to set realistic expectations for its future use, we will spin our wheels trying to prove that $2 + 2 = 5$. Unless the state is willing to start again, and to base the process on a premise that is NOT false --- what we will be left with, rather than a solution, is an abomination.

Ed Davis

Wildlife corridors are very important. The number of single family homes should be small as they are environmentally bad for land use and the climate. The idea of an innovation center and a hotel will bring too much traffic.

None of the three are acceptable. No hotel Housing for a total of 500 people . Solar roofs . Install numerous Water catchment tanks throughout the project Collect rain water and redirect run off using swales and berms Community garden Community center

Ideally no development at all, or much less housing, much more open space, no hotel. Respect for the history of the facility and its beautiful buildings. Perhaps divide into smaller areas that could be reasonably handled by individual buyers. The current single family houses sold on an individual basis. Please think of those of us who live nearby and are enjoying the property as it is, or was.

A fourth alternative that takes into consideration the wishes of the community must be developed. An urban solution is not what is needed in this pristine, rural campus. There are other methods of funding besides market rate housing and hotels/resorts, such as trusts, private fundraising, grants, government programs, etc.

Much more preservation of open space, historic buildings and natural habitat. New alternatives should be proposed.

None of these "Alternatives" is satisfactory or appropriate, given constraints on access, safety for evacuation, traffic, water/sewage resources. The history of 1900 jobs derives from a time when there were far fewer wineries, events, traffic, tourism, less housing density, more water resources, and less awareness of wildfire danger than is true today. There should be no more than 500 units of housing, if that. The 3 options are a Hobson's Choice, no choice at all, just 3 versions of the same misguided and clueless approach to the issue and a denial of all the critical constraints that no one has yet addressed.

NO hotel, no high end vacation homes. Higher density with multi floors rather than sprawl that will contribute to higher infrastructure costs. Open up the wildlife corridors and remove some existing buildings to accommodate that. Include multi-modal transit planned into the site- walk, bike, bus on site grocery

store!!! NO HOTEL again- that will not provide good paying jobs and we need to diversify from tourism This survey is biased since there is no way to indicate that none of these options (which are all the same virtually) are preferred. POOR and lazy job.

All 3 proposals put way too many people in the area, far too many automobiles for the roads. In the 25 years I have been here there have several if not more droughts with the price of water climbing constantly. Increasing the population of the valley by 20% seems irresponsible. Along with the increased liability because of fire, what are you thinking

No hotel. Not appropriate. Doesn't help existing residents of Glen Ellen. Housing should be vertical if it creates more open space/setbacks/buffer space. parking should be underground or hidden from view as much as possible. minimize cars, maximize walking and biking. Look at Europe for models.

An alternative that will require 50 percent of all housing to be extremely low income and low income housing, the wildlife corridor, recreational space and buffer space. It should preserve and put to use historical buildings.

This site is not appropriate for 1,000 plus housing units because it adds too much traffic to an already busy road. It will create an impossible situation for an evacuation plan which could cost lives in a rapid conflagration. Secondly it will disturb wildlife pathways. This is against state environmental mandates. I would ask if you decided to do 1,000 plus development in the Oakmont area you would have screams from residents as they need with a small homeless installation. Some housing can be done but not at those numbers. Has anyone ever considered spending time approaching the Bill Gates or Warren Buffett foundations to explore a world class research development with a housing component focusing on climate change, water sustainability, famine elimination etc. None of the alternatives have community support as witnessed by the public meeting and the meeting with the volunteer boards. I would ask the star for an extension to create a plan that those who are most impacted by the project. Otherwise I am sure the community will mount a strong opposition with any means necessary. You need community support for this to go forward or the state will take over with everyone losing.

Alternative C with NO Hotel.

Traffic mitigation will be better if the least amount of retail business opportunities are available. Open space, recreation and historic significance should be in balance and will, thus, benefit the natural beauty of the Valley of the Moon and its surroundings. Maybe I am being naive but we all know that 'affordable housing' is an oxymoron when big money comes in and purchases the units. Please tell me I am wrong on this point. We do NOT need a hotel on the premises it will only grow more and more businesses that are attached or associated with the hotel. We need more walking areas and an 18 hole disc golf course. Both of these are very impact recreational activities. Many volunteers too.

None of the above. Very little housing, NO hotel(s), Attract educational institutions of all kinds, e.g., K-6, Middle-High School, JC, University levels, foundations, think tanks, research labs, environmental centers - it's a campus! Keep it as a campus!

Housing belongs in the city. Only incorporated cities have the services needed for higher density housing! You just moved Roseland into Santa Rosa, why do you want to create the next problem area??

Alternative A,B, and D ? do not protect the natural systems, creek setbacks, wildlife corridor, dark sky requirements or address the impact of traffic and people on those systems. Why do we need a hotel?

Preserve ALL of the SDC property. As long as there are people standing in the rain with a sign asking for help, this entire facility should be reserved for them. The state of California should keep it.

Given impact of COVID 19 the state should extend planning time to the end of 2022. Planners should explore value of wildlife corridor to surrounding counties and entities.

A plan that preserves wildlife & wildlife corridors is of utmost importance to the health of Sonoma county. Of housing what is affordable is very important.

I believe the focus needs to be on preserving the wild lands, the wildlife corridor. We do need affordable housing, but not in the wild land interface. The new road, going east toward Hwy 12? East is where the fires come from. And no communication with CalTrans??? We have again paid way too much money to consultants who's only interest is in making that big consulting fee.

Overall housing density is at least twice as large as is safe for this small area with very limited egress. I suggest at most 500 dwelling units with large open-area fire-breaks. The hotel primarily offers low wage jobs, and does NOT meet the needs of County residents. It should be removed. An extensive emergency evacuation simulation should be run, before any design is settled upon.

Housing for locals only. No Hotel Rehab current dwellings. Minimize traffic (daily trips) Protect woods from overnight camping, fire safety.

I have significant concerns with each proposal and, therefore, found it very difficult to state my preference on each question. None of the proposals, in my opinion, adds to or preserves the uniqueness and ambiance of the Glen Ellen and SDC area. A hotel is a huge concern that I have (size, traffic, environmental impact, need, etc. I would much prefer to see small business, educational facilities and/or a small health related facility, community center, and walkable paths with more open space. All housing proposals are well over what this community could sustain adequately. Each would add significantly to traffic concerns and, obviously, compounding difficulties leaving the Glen Ellen area in case of wildfires. I have followed closely the evolution of ideas. None of these proposals capture some of the possible components offered that would allow for self-sufficiency yet maintain the need for community that is such a huge part of the Glen Ellen area.

This survey squeezes those who are taking it into YOUR box of alternatives. Each alternative is not much different from the another, they are Bad, really bad, and really, really bad! The alternatives are economically driven, the Glen Ellen input has been checked off and ignored, and the lack of creativity is stunning. Also ignored is the present...climate change, which includes fire & drought, and housing that is going mostly to outsiders as second homes and vacation rentals. There have been opportunities to make a better plan & now with time

restraints, it is being jammed through. I strongly support a community-driven forth plan, and the County & paid consultants need to figure this out WITH US. Together this is possible, and has always been. We must work together, and we must do this now. Thank you

A future focused model for sustainable communities, Please! No warehouse type housing density and every body will have on site jobs to create, build and maintain the community, a community working together, creating & managing it's needs, i.e. : food, water, waste, energy, primary school, health care, building, maintenance, co-housing options, sweat equity, co-op grocery, co-op hotel-spa-wholistic hospitality, forest and woodlands guardianship, it is TIME NOW for human greed to be stepped down and for us to be actively contributing to a harmonious co-existence of all earthly beings and forms. Onward, humanity! A future of giving, not grasping .

The density of development is too large for the area. I agree with homes, but affordable (which needs to be redefined) for those working in the area. The wildlife corridor is not well defined and appears to inadequate for the realistic needs. It appears that the input from community and Sonoma Land Trust, Sonoma Ecology have not been heard/incorporated into any plan. Let's look at a blend of the ideas in the three proposals and look to the actual needs of the community rather than big business ideas. A small boutique hotel would be in keeping with the area.

Your 3 options and this survey are extremely limited-you should list all the possible features as options and have us prioritize them. None of the three options are innovative or ideal and all have BIG challenges with the reality of funding and successful execution.

Historical and Wildlife preservation is my most important concern. The SDC campus needs a museum that has accurate history told which includes atrocities hidden in the past (medical research and abuses). Included in this museum should be Native American history, General Vallejo,Ãs family roll in destroying Native culture and lives. Wildlife corridors that allow wildlife to be free unafraid they will be spotted by humans and then report, shot, and/or moved to other locations.

Various proponents prioritize housing, employment, open space, or other preferences, and will continue to do so. Compromise is essential, however. I wouldn't have done it the same, either; but I appreciate the study work and find that any of the alternatives is acceptable.

Less housing and jobs and more environmental. Highway 12 is already way too crowded

No more catering to the wealthy, please. We don't have to make more, sell stuff and services here. Let's leave it for the wild life and for people to enjoy the wildlife. What is presented seems tailor made by developers to make \$\$\$\$\$\$\$\$ and not for our community. Maybe some TRULY low cost housing. Keep the action of cars and stuff off this land. Why not? just tell me why not keep it wild???????

None of the three alternatives. I will submit additional comments via email.

All 3 alternatives are completely unacceptable and do not reflect the community input. The magnitude and density of development only benefits developers, not the community of Sonoma Valley. Please read "Focus on the SDC: Small Bites" by Tracy Salcedo in the November 15, 2021 edition of the Kenwood Press to understand my priorities and those of the majority of local residents and the community. These 3 alternatives have it all wrong! We don't need a hotel, retail, market-rate housing nor the numbers of homes proposed in these alternatives. Preserving the wildlife corridor is the utmost top priority. Susan Gorin has shown no leadership in this issue and should be recalled. The county needs to listen to the local community and stop prioritizing profits over community needs.

We believe the best approach is to turn the property over to Sonoma Land Trust, Sonoma Ag and Open Space, the Sonoma County Regional Park District and maybe even the State Park system. These agencies have considerable expertise and experience in protecting open space and historically significant properties. The current process seems rushed and if any of the alternatives is implemented any damage done by them may be irreversible. Furthermore, we believe the restoration of historic structures and construction of new



buildings should only be pursued if these agencies agree such actions are appropriate.

Preserve the character of the campus by keeping as many of the buildings that speak to the original style and charm architecturally as possible. Lowest possible density of residences. Work force housing. Rehab existing buildings as much as possible. If a hotel is a must, locate well out on the east side.

The three plans are not consistent with our area. There are far too many houses proposed. Too much activity, building, lights, homes would affect the wildlife. We don't want a hotel on the site. ANY PLAN THAT IS IMPLEMENTED MUST HAVE ANOTHER ACCESS ROAD TO HWY 12. The fires of 2017 and 2020 are cautionary. The roads were congested as people fled their homes. Adding 900-1200 homes to the site would be irresponsible and dangerous.

A combination of the three, per my responses above.

Glen Ellen is a rural hamlet and through years of activism and hard work, we developed a town plan to foster managed development. The county adopted part of it in the General Plan, with our help. Eldridge is between a traditional neighborhood south of it, and hills, parks, creeks and historic areas on the north side. A new alternative is needed. The density proposed is not consistent with our history or capacity. A manageable development plan is needed.

Need a 4th "dream" plan that includes no more than 500 residential low-income housing units. Adding around 1,000 to Glen Ellen's population of about 3,000 seems more fitting to the integrity of what is already here. Market-rate housing right now seems to be predominantly purchased by wealthier outsiders who are using the home as a second vacation place. Evidence is seen at the local Dunbar School where enrollment has plummeted.

Maximize open space, limit housing to combat traffic. Like 500 units, mixed affordability. How about a county facility on site, or a museum, tech school, environmental facility? VERY concerned about traffic and evacuation ability. Would like to see a main road cut through to Highway 12 included in the plan.

Could this site house a medical facility such as was there before in addition. Glen Ellen needs a hardware store.

I walk the SDC daily. Animals don't know corridors, they move about as needed. None of the plans really address the need to protect wild life and natural resources adequately. I am also of the opinion that the proposed population density is too much for a small rural community to absorb. Yeah and let's talk traffic congestion.....I'd like other alternatives. None of these work for me.

1. No hotel, this area should not be a tourist site. 2. Would prefer a higher percentage of affordable housing than any of these alternatives provide. 3. Density of housing needs to be less to mitigate traffic concerns in the whole Valley, but particularly in Glen Ellen.

Less housing. No hotel. Widen wildlife corridor. Keep in mind increased traffic especially during evacuation times. Traffic is bad already. This will have a huge impact to area! Give us mote time to create alternate plans.

1) Preserve and restore the main building to be used as a community center for locals 2) Protect the cemetery 3) Tear everything else down and return it to open space

All of the alternatives contain too many houses and a hotel is totally unacceptable. Keep this area undeveloped as the residents of Glen Ellen want. A huge development is not what is needed here. Keep Sonoma Valley the beautiful place we all treasure. Keep Sonoma Valley safe for wildlife.

All development plans going forward in Sonoma and elsewhere need to be in a framework of carbon neutral or better. There is too much housing proposed given the site location with lack of services and limited transit routes. With out these, and given the huge benefit of the site as a wildlife corridor, a 4th alternative needs to be developed and discussions/research on funding options should be pursued immediately. The State needs to pay for environmental clean up; this will lighten the push for housing to fund the project. The historical agriculture program at the site should be featured once again for sustainability of the project site and beyond. A climate change hub for research and testing possible solutions could also feature net zero energy housing for workers. The

community should feature no cars in the core area, with limited vehicles (electric) on the periphery for trips elsewhere.

I am deeply concerned about impact on the currently existing wildlife corridor and believe that preservation of this is the highest priority. I think that needs to be written into the plan FIRST, so that it is not lost. None of these plans does that. I do not believe this project should move forward without setting safeguards in place to preserve this corridor as it is essential for wildlife in our county, the Bay Area, and even the entire western US. I believe beneficial development with jobs and housing is compatible with this objective, but must not displace this corridor.

I would support less housing perhaps 500-600 dwellings

Absolutely no hotel. Maybe a hostler would be good

1. Housing is too dense and not enough affordable housing is available.
2. Transportation is not considered adequately; emergency evacuation routes must be provided more than currently
3. Wildlife corridor should be expanded and protected from increased population in area

No housing. Don't stick a new city in the middle of Sonoma Valley. Protect open space.

None of these options are acceptable as stated. They all assume an infrastructure that can accommodate the recommendations. Too much traffic and not enough consideration of a complex that is mainly educational, therapeutic, cultural, and recreational - the main services that Sonoma Valley residents want.

Far too much emphasis on tourism (why do we need a hotel here?). The wildlife corridor cannot be taken back if it's impacted to the degree outlined in the 3 proposals.

I understand the need for financial feasibility, but wonder about the logistic feasibility of the variations and am deeply concerned about the impact of residential density upon the region, particularly the infrastructure, traffic

patterns, and the environment and ecology. I personally would like to see that vision and sustainability is prioritized over profit.

NO HOUSING, THIS SHOULD BE A STATE PARK, WITH COLLEGE CLASSES AND PUBLIC ACCESS LIKE THE SRJC PARK. NATURE TRAINING, DEFINITELY WILDLIFE CORRIDER AND HIKES. NO HOUSING!!!! OVERNIGHT STAYS. SHOULD BE MORE LIKE THE PRESIDIO IN SF.

All the plans sound fine, Our elected representatives are in a better position than I to make the decision. HOWEVER, in all these decisions don't forget the importance of the Wildlife Corridor, as detailed by Eamon O'Byrne in a Close to Home article in the PD yesterday.

The 3 proposals are unacceptable. Overbuilt! No regard for the community, the environment, wildfire safety and evacuations. Need a community driven 4th alternative. Need to get out of the 1980s one-size-fits-anywhere development mindset and face the reality of today.

Maximum preservation and minimum housing. No hotel.

I would support whichever alternative has the LEAST negative impact on the plants, animals and other wildlife in the area. I would support whichever alternative preserves the most green space.

I favor the least amount of housing that can be stomached. Housing should be concentrated on the 101 corridor. Restoration of some of the architectural & historical significant structures is expensive and should be minimized. Demolition of some structures makes sense but costs for dealing with lead, asbestos, and other hazards are not easy to project without a detailed study by a specialty firm. There are a limited number of structures that can be useful moving forward because of age and compliance issues. The County should consider emulating some parts of the transformation of the old Ft Baker facility. The NPS learned some hard lessons during the process and a lot of that knowledge is applicable to the SDC. The NPS engaged with some private partners in order to fund some of the work with good results. The State & County do not have the expertise or resources to tackle the job without making some deals with the private sector.



I support Sonoma Ecology Center's vision for SDC.

Please consider alternatives that will be beneficial to the Sonoma community as a whole. Also, this property was closed a few years ago, and patients moved to another facility. There must have been good reasons to do so, so what has changed in just a few years. why should it work now. And why use such a property for that use in the first place? I would think that a medical facility would be better situated in a smaller area with staffing and patients in a closer facility.

All alternatives include way too much housing and the hotel. The State is moving forward with an ambitious "30/30" plan for protecting open space and capturing carbon in soil and plants. The State also will have a budget surplus again next year and the SDC would be an ideal place for a 30/30 model project. The requirement for so much revenue generation should be removed, all alternatives rejected and value placed on the "ecosystem services" that this unique property can provide.

There needs to be three or four sites for community homes for IDD as a set aside The population that we anticipate will need these homes need space not provided in the existing alternatives

MAXIMIZE: (a) non-ag high-paying research, tech, & education jobs to diversify Valley economy, (b) open space (c) high-density affordable housing (d) add a WATER RESERVOIR to serve water demand caused by the additional housing/population & which could also be used for community recreation and (e) mental health/social services center for County residents. MINIMIZE: commercial development, including tourism/hospitality ,Ã and NO GODDAMN WATER-SUCKING GOLF COURSE!

Plan that show how the wildlife corridor will be protected. First I understood up to 400 houses would be planned. Now it looks like "Greed" took over to make millions on all these houses. A plan that looks like it would fit in this area. Not one that looks like a big city. Need to start over. Vision right now is how much money can be made & not looking at protecting a treasure.

There is no need to convert this beautiful historic area to commercial use, keep it wild and natural, Bottom line: Alternatives A, B and C are pandering to developers!!!

Need more buffers and commercial activities to create jobs there to be able to live and work in the area.

Would rather have seen a Veteran's Home or business park.

I have no preference among the 3. HOWEVER, none of the alternatives really capably addresses the issue of wildlife passage (as distinct from space for wildlife to live and feed). The Alternatives Report failed to include a map of the existing "wildlife corridor". In addition, it fails to include any recommendations for improving the existing corridor (which may or may not provide for ideal passage of wildlife, particularly, apex predators). All of the alternatives are likely to increase traffic on Arnold Drive (certainly beyond its present volume). I would like to see consideration given to one or more wildlife underpasses on Arnold to reduce the loss of wildlife caused by collisions with automobiles.

This questionnaire is biased toward not entertaining a 4th or 5th alternative. It is clear that the local community's needs have not been taken into consideration. What appears to be driving this study is developers' needs. It has a very clear bias that has many community members, including myself, wondering how it got this way. Additionally, we need a MUCH LONGER comment period to have meaningful input. This seems to be rammed down. Ask the state for an extension. There is way too much at stake. All of the 3 alternatives are proposing HUGE population increases without any regard to their impacts on the environment, infrastructure, traffic, the wildlife corridor. Speaking of the wildlife corridor, this needs to be greatly expanded and larger buffers between it and any development. I have heard the SRJC is not open to having a satellite campus at the SDC, but I think some political pressure needs to be put upon the SRJC to change their minds. The benefits to the LOCAL community would be great and this could provide leverage for people to move from low-paying jobs to skilled ones that pay much better. This could also provide some income to the county. Hotel/Resorts. Do we really need more of these!! How did these end up in all 3 alternatives?! Sounds like the hospitality

industry had a lot of pull on this. This stinks! All these do is benefit the wealthy hotel owners and tourists, not the local community. If anything they have adverse impacts on the local community other than some businesses. Quality of life and environmental protection should be driving forces for this project, not adding money to the wealthy. Most of the hospitality jobs are low paying besides. It is my understanding that many of the local community stakeholders input has been totally ignored. This really has the appearance of a rammed job. What are the state's requirements pertaining to how much the local community has a say in this project? There is very little evidence that this has happened. The consultant has produced a glossy document with very little substance and a clear bias which is not in the local community's interest. This is a very unimaginative product. Again, too much is at stake to let this go as is. Please take the time to allow real community input.

I heartily oppose the amount of dense housing development proposed. All three proposals are unacceptable and do not address the vital and foremost importance of protecting the wildlife corridor and the riparian environment. Drought, fire, narrow and already congested rural roads all align to severely limit development in this sensitive area. ALL housing proposed needs to be affordable and aligned with the protection of the natural resources on which we all depend. Please revisit the planning process!!

Have a strong preference for affordable ACCESSIBLE housing, preservation of a few key historic buildings that form a museum/educational center, accessible community gardens and playground(s).

NO housing, wildlife corridor, some restoration for community uses, rehab water and sewer system for entire valley, new Dunbar School, perhaps new concept elementary/jr high, restoration for non-profit use (i.e., SEC). Lowest cost use. State liable for cleanup of their mess; abandoned buildings, lead, asbestos, carbon, and waste, toxics at farm.

The most crying need of Sonoma County (and within it Sonoma Valley) is housing affordable for the people who live and work here now, moderate-, low-, very-low, and extremely low-income. Building market-rate housing when the market rate in Sonoma Valley is more than most residents can afford is a

socially, politically, and economically bad idea. And another lodge, resort, hotel complex will just run down the neighborhood. I live in Santa Rosa, but go to church in Sonoma.

The three alternatives shown are not visionary, they are 1980's development plans that do not address the OPPORTUNITY that the SEC/GORIN Eldridge plan addresses. Further, Covid and wildfire delayed the finalization of these three plans you offer, as though they are the main plans, but none are fundamentally different than the plan rejected by the community at the HANNA meeting a couple years ago. I am disappointed and feel manipulated and request the COMMUNITY be given the grace of TIME that the planners were given. An extension to consider the worthwhile aspects of the various "private" plans is NEEDED!

None of the alternatives are acceptable. This is not an appropriate location for additional housing. It is not located close to rail transit. Bicycle commuting is unsafe and impractical. Additional housing will create a traffic nightmare. There is insufficient water to support additional homes or apartments. Additional homes and their attendant noise and activity will diminish the usefulness of the wildlife corridor,

Please look at the Fourth Alternative generated by the community that reflects the priorities, concerns and realities of the local residents and Sonoma Valley as a whole. 100' setbacks from the creek, permeable development to allow for the wildlife corridor as it exists in reality. Gauging what is affordable housing based on median income of the work force in Sonoma constituting 50-75% affordable, Not the median income of the households. Halving the number of houses proposed and even that is a stretch. Do not stuff a whole new town into an unincorporated area with few services and limited access that will cause traffic jams that affect the entire Valley. Reduce demolition to not add to carbon load. Look to the long term benefits to the community rather than the immediate financial return. Housing for the elderly, housing for those in long term care, co-housing to reduce expenses, deed restrictions to protect affordable housing from being shifted to the standard market. The community needs things like childcare facilities, training academies for upgrading skills of local workers, research and archival museum, and a community center. How

could you not focus on climate change (gray water systems, solar mini-grids, heat pumps, repurposing, and more? Educational institution and high speed wifi, and more active recreational opportunities tennis, basketball, skateboarding, pickle ball, and a gym would all be appreciated. Jobs for locals that pay enough so that they can live in the community rather than jobs for outsiders to come live in the new houses.

I would choose C except it brings in the most people to work there. C preserves the largest Open Space corridor, which I like. More staff usually means more cars, which generally don't improve the environment. If innovation might mean affordable housing with priority for staff, to minimize commuting, that would be ideal.

Our community will be presenting one. These three are all awful.

The plans offered for the future of the Sonoma Developmental Center campus do not sufficiently protect wildlife and water, would produce unacceptable impacts to the site and its surroundings, do not produce enough affordable housing which is desperately needed in this county, and lack an interest-based, multi-benefit approach to resolving the issues and opportunities that come together at the site. Additionally, what the heck is the 'innovation hub'??? Sounds like someone is playing buzzword bingo without fleshing out specifics.

The plans offered for the future of the Sonoma Developmental Center campus do not sufficiently protect wildlife and water, would produce unacceptable impacts to the site and its surroundings, do not produce enough affordable housing which is desperately needed in this county, and lack an interest-based, multi-benefit approach to resolving the issues and opportunities that come together at the site.

These bare no resemblance to anything compatible with the local community. Shockingly poor work.

The county needs to listen to the community and review the many past meetings on this topic, then go back to the drawing board. A better plan is possible, it just takes effort and willpower. Thank you.

Mirror scale of housing with SDC south property line/Martin St to Madrone neighborhood, Pedestrian connection to Burbank Ave to New neighborhood on SDC south side, Agrihood housing, Eco Recreation oriented Hotel on West ok if public access maintained fluid through outdoor spaces of new facility for existing biking/hiking access points to open space wildlands. Connect vehicular traffic circulation from Harney to Hwy 12

goof spaced use oand traffic issues not addressed Droought and fire issues not adequately addressed Hotel not a good choice for commercial usage

There MUST be a fourth alternative that considers income streams other than just developer-driven: government, grants, foundations. 75% affordable, 500 housing units, agriculture/food hub, adaptive reuse, creative thinking !!! The public was told we had until 11/28 to respond. Why is this cut off 5 days early???

I reject all 3 of your alternatives, A,B,C !!!

The current requirement from the State that the developer foot the bill for remediation of the existing structures and infrastructure, requires a development plan that is incompatible with this area of Sonoma County. That requirement drives the need for dense housing, a smaller wildlife corridor which in turn, strain resources in the area. Traffic will be worsened in the entire Sonoma Valley; water resources already under stain will be further stressed; emergency evacuation will be much more difficult; sewer resources are lacking etc. We need the Board of Supervisors to push back on the State to get the State to take on more of the building remediation and land preparation. The current alternatives also continue the trend of putting the construction, tourism, hospitality and real estate industry's needs over those of the residents of Sonoma Valley. It is time to stop monetizing Sonoma County for these industries. We need an alternatives that fits into the surroundings, has housing for our residents, not for out-of-town vacation homes and we don't need another hotel

The alternatives have too much housing density, which will destroy the wildlife corridor and the historic rural village of community as well as bring gridlock to sonoma valley

Thank you for this opportunity to provide further input: I personally see no need for a hotel- we have an abundance of them in the area. Should this become part of the plan for revenue purposes, it should be isolated by fencing and have a separate motor entrance as in Option C. Affordable housing is quite an issue locally. The cost of housing units locally is generally fee simple with no deeded restrictions on short term rentals- VRBO, AirB&B, etc. As income property, these homes in Wine Country are in demand with a limited supply- conditions which are promoting speculation and spiraling prices. When sold to income investors, these units are taken out of the housing stock for locals. Thus all proposed housing units should be deed restricted solely to the owner or their family occupancy- no short or long term rentals. This would eliminate speculation in these units and promote their use as local housing stock. One way to hold down purchase prices would be sell these units as leaseholds with the land title held by a public nonprofit trust. We are losing candidates for local public employment- public safety, teachers, municipal workers- this might abate the housing situation for them. I think this plan should include a community garden with individual spaces assigned with ownership. Community gardens build a sense of community for their participants- they share their experiences, build trust, and develop friendships while gardening. The local concern for plant and animal is palpable in the various media in our area. Efforts must be made to establish an adequate wildlife corridor through the SEC property assuring wildlife movement to and from the adjacent wildlife protected areas. This is an outstanding opportunity to provide an example of community planned without regard to matters of race, ethnicity, and income status... it could be textbook. Lastly, I consider your questions about race, ethnicity, gender and income status to be irrelevant to this questionnaire. Instead of parsing statistics, any submitter's arguments should stand on their own merit and relevance.

Way too much housing. The roads and other infrastructure cannot handle this. Too many traffic jams already in the county. Prepare to be tied up in litigation for a decade.

These plans are all terrible. Can't believe after all the work and time involved this is what Permit Sonoma offers? Shameful and unacceptable

All these plans stink

Minimal market rate residences. Multi-family housing. Expanded research center, focused on climate change, wildlife preservation, innovation toward climate mitigation and adaptation. A grand idea to influence how the Vision Guiding Principles are implemented. These proposal are so ordinary for an extraordinary site, history, and contemporary moment. how all the specific visions statement

No hotel, don't see the need or that it is appropriate Important to give details for wildlife preservation corridor Retain all open space on acreage behind the old hospital building Minimize traffic impact on town of Glen Ellen

No to all three alternatives, though "A" best of bad bunch. Priority should be on conserving recreational land use. Growth in terms of housing & business opps is no longer tenable, given the urgent need to combat climate change & cope with drought. (Local employers should increase wages instead of relying on gov to provide affordable housing...which is thrown in to market-rate housing proposals only as a sop anyway...Let the wealthy who dine out, shop for luxuries etc pay increased prices instead of expecting tax-payers to in effect subsidize for-profit businesses.) Certainly NO HOTEL...enough tourism already!!! Existing buildings should be used to house a satellite of SRJC.

It is not true that all of the alternatives ,Äücreate wildlife corridors.,Äü What you need to do, first and foremost, is protect the existing Sonoma Valley Wildlife Corridor and then plan from there.

The the context of global climate change and the incidental wildlife and biodiversity eradication that results from habitat disruption and destruction through human development projects, *none* of the alternatives do a sufficient job of prioritizing the the responsibility to shift our priorities toward improving ecological resilience above all else. Ecological resilience needn't be mutually exclusive with with development, but to take it seriously, we need to do better than this. Additionally, nowhere in the materials linked on this page do I see any reference to the preferences of the local Tribes...or even that they were asked. But who knows, that could be because the link to the full set

of project materials leads to a Drop Box page that says they have been deleted. Not great, that. My preference is to maximize habitat corridors and contiguous conservation zones areas. Minimize how both many people will be resident, and how many people will have to drive to access the area. To summarize: prioritize environmental responsibility (by conserving contiguous habitat) over revenue, please.

Make it a park so the entire community can enjoy the space.

No hotels. But more houses with yards or outdoor space, similar to the surrounding neighborhoods

None of the alternatives are anything I'd want to see. This entire thing is wrong headed and will compound existing issues in the community, valley and county. Has any one done any analysis on the increased water needs? The entire county is at risk for inadequate water. What about traffic and congestion during the probable evacuations due to fire, quake or flood. This is just not going to work unless some reasonable thinking is applied and relegates the short term economic issues to the low priority they MUST be.

The housing in all three alternatives is too dense. This valley can not support the number of residents proposed in any of the alternatives.

I,Âd like to see SDC become an equestrian center, a college campus or educational center of some kind. The roads will not support more housing or jobs. Traffic will be a nightmare.

I did not vote for any of the options because none of them fit what the community needs and has been asking for in multiple meetings over the past few years. The community, where I have lived for over 16 years, is asking for is:

- conservation of the open space and wildlife corridor. The Sonoma Ecology Center, experts in understanding what land needs to be set aside to accomplish this, has specific areas based on decades of research. LISTEN TO THEM. Please do not just draw lines that look good for potential developers. This property is too critical to the ecological health of this valley.
- more below AMI-priced housing. The % of market-rate and ,Â affordable housing need to be flipped. We need at least 75% of the housing (apts/houses/rented/owned) to be

affordable to the people who work and live here. The affordability cannot be based on market rate AMI as that includes many of the wealthy who do not work here. We need housing that our teachers, firefighters, and others earning middle income wages while working here can afford. - whatever the amount of housing that is added needs to blend into the local community. 900 units dwarfs the local community. It is too much. - local infrastructure needs to be developed in parallel time with the property to incorporate hundreds of new units, water, sewage, transportation. For instance, Hwy 12 needs to be widened towards Santa Rosa. Otherwise this development will be the nail on the coffin to isolate the people and wealth south of Eldridge from the rest of Sonoma County. It currently takes 45min-1 hr to reach the businesses and services in Santa Rosa from the City of Sonoma. You add 500+ more housing units to Eldridge and all that spending wealth in Sonoma Valley will go towards Napa and Marin (Novato) as it is so much closer (20-30 min vs 1 hr+). This new community will also further increase the use of the back door to Santa Rosa: Bennet Valley Rd, one of the more dangerous roads in the county for accidents.

None of these are good options.

I would like to see open space. Nature is important. The amount of housing is excessive. Leaving Nature benefits everyone. That's why people come here. Global warming is real what happened to creative solutions? A hospital, Global warming science conference center, we don't need an ugly housing Levitt town in the middle of a beautiful spot. Where is the water coming from? What developer has bankrolled this idea? Take paradise and putting a parking lot? Why the quick deadline? What about the community being involved? Three million spent and this is the result? Shame on you!

All of these are terrible. Why cannot most of this be used for playing fields? There is a real need for them in this county. You can build housing on a hillside. You cannot build a playing field on a hillside. If the county keeps most of the land then no developer should have a problem whatever they develop penciling out.

Do nothing. Leave it as it is or give cheap rentals to the farm workers and use the rent to keep up the property.

It seems like all of the alternatives bring too many people into the area. Too much congestion

All alternatives have too much housing. It will impact the environment, water, sewer, power, traffic on a daily basis and in particular in the event of an emergency it will be a glut to get out of the area.

These alternatives are all too high density that do not reflect the site constraints. There needs to be a 4th lower density development provided that more accurately considers wildlife corridor impacts, marketability, traffic generation, and community impact and input. What is the minimum size housing development that is economically feasible and contributes to the county's affordable housing goals.

They are all bad alternatives. Variations of the same thing. They all lack enough set back for the wildlife corridor and are too dense. 990 housing units would overwhelm Glen Ellen. These alternatives will likely result in years of litigation. You didn't listen to the community at all.

Not one of these alternatives is acceptable. None of the above. I'd like to see a fourth alternative that fits the community.

These 3 alternatives are really not truly different, they are 3 options of the same proposal, namely to build homes there. There should be an option to keep as is and an option to turn all into open space with appropriate uses.

I see an unbelievable traffic nightmare. What a wasted opportunity!

None of the above. We need larger wildlife buffers than C which has the largest and much less density of housing/commercial space than any of them.

None of the alternatives meet the conditions of the state legislation nor do they meet the community needs or incorporate years of community input. The survey is flawed as it asks people to choose from one of three nearly identical

sprawl-proposals that will conflict with local, regionals and state climate, resource protection and equity goals. Start over.

None, all have far too much. Proposal would fundamentally change the small town and impact the wildlife corridor.

I can't choose any of the plans. I think there is too much housing and I don't like the idea of a hotel. For whatever housing is in the final plan 30% should be affordable, 30% should be for people who work in the service sector: teachers, health and safety personnel and finally 40% other. The housing should be for full time residents NOT vacation rentals or 2nd home.

None of the above. Bad survey too. No alternatives? These are the three and that's it. Looks like developer produced not community. Bad joke.

I'm another person who doesn't like any of those alternatives. Waaay too much development in this historic and sensitive area. The traffic alone would totally disrupt the character of our beautiful valley and the town of Glen Ellen Can't we convert this to a campus of some sort and allow much less dense housing. No hotels please!!!!

None of the three. All are too dense and will create too much traffic - interfering with wildfire evacuation

None of these alternatives is remotely sufficient to meet the needs of the community and I have the greatest and highest environmental and community use for the site. The fourth alternative needs to be developed. This cannot simply be another developer driven project

This entire process has been rigged from the beginning. Nimby's and Big Green have hijacked the process to ignore Sonoma's biggest need - affordable housing. Tear up all the alternatives

I want to say that none of these are acceptable. We need more options. NONE ARE ACCEPTABLE.

Way too much housing for this area! Ridiculous. I cannot support any of them. I have live here 41 years, and these plans will ruin this area.

How about veterans housing we have a lot of homeless in this valley and I see nothing for them

Even 990 is too many houses. The current population of Glen Ellen is 784. If the new homes average 2.3 people per residents per home, current Glen Ellen citizens will make up only 25% of the population. It will overwhelm infrastructure, resources and transportation. I would like to see a maximum of 550 new homes.

As fences often confine local wildlife to sharing roads with cars which is so dangerous for all of us, PLEASE retain a wide useful viable animal corridor in your plans. right now none have treated this as a priority.

This is just a sneaky way of getting the community to narrow it down to one of these awful proposals. All three of these alternatives are absolutely unacceptable in my view. You're trying drop an urban community into a rural environment. The density is beyond belief

I do not support any of the alternatives. They all have to many homes and don't address the wildlife corridor.

I don't like any of them

None of these alternatives are acceptable. ALL impact the wildlife corridor in a negative way. ALL increase community risk re water use and evacuation routes.

All 3 are unacceptable. They are all over developed and may I say "retro". This is not innovation, this is just over development with little or no community or environmental benefit. This development should be thinking outside the box. Listen to what the Sonoma Ecology Center and Sonoma Land Trust is saying. Follow the science. Think green, think community, think housing for our workers. All 3 are heavy footprints with little or no innovation. Sonoma valley could be the hub of forward thinking on climate change, renewal, conservation, instead of just another traditional over developed use of this property.

They all need more emphasis on low income (not just "affordable")housing and an option for homeless transitioning and disabled.

All are horrible reflections of greedy grab by corporations and politicians. Nothing represents voters or constituency opinions. And the questions below are nobody,Äôs business.

These alternatives are exceedingly disappointing. Having contributed to a cultural resources survey for Sonoma County in 2008, I am familiar with the property and am distressed to see the loss of so many structures and landscape features. Repurposing more buildings into multi-family residences and inserting additional buildings in some areas cannot be considered? The property is a rare and beautiful place that will become as mundane as any new development.