

ALTERNATIVES WORKSHOP REPORT

COMMUNITY WORKSHOP #2

November 13, 2021

Sonoma Developmental Center Alternatives Workshop Report

November 13, 2021

Prepared for

The County of Sonoma

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1 Project Background and Meeting Objectives

This report summarizes key findings from the second community workshop held for preparation of the Sonoma Developmental Center (SDC) Specific Plan. The purpose of the workshop was to present and ask for feedback on three land use alternatives for the site. Community input will be used to develop a Preferred Alternative, which will form the basis of the Specific Plan. The full workshop recording is available at the project website www.sdcspecificplan.com/meetings.

1.1 Project Background

Established in 1891 in the heart of the Sonoma Valley, the former Sonoma Developmental Center (SDC) encompasses a total area of 945 acres, with an approximately 180-acre historical developed campus at the core. The rest of the site is open space, including an agricultural area to the east of the campus. The site is about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge. SDC is adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park.

The SDC is the oldest facility in California created specifically to serve the needs of individuals with disabilities. In 2018, the State of California, which owns the entire property, closed the facility and relocated clients to smaller, community-based care facilities.

The Specific Plan planning process began in early 2020. A Draft Specific Plan and a Draft Environmental Impact Report are anticipated to be released for public review in early summer 2023, with adoption of the Specific Plan in fall 2023. To learn more about the SDC Specific Plan, visit the project website at: <https://www.sdcspecificplan.com>.

In November 2021, Permit Sonoma released the [SDC Alternatives Report](#) which presents and analyzes three draft land-use alternatives to guide redevelopment of the site. The alternatives were developed after extensive feedback from the community and technical work. All of the alternatives propose important community amenities, a walkable community with an emphasis on affordable housing and active transportation, and new commercial, recreational, and civic spaces to benefit residents, employees, and the greater Sonoma Valley. All three alternatives propose the protection of 700 acres of open space surrounding the campus, and preservation and/or expansion of the creek and the wildlife corridors, as well as additional open space within the campus.

Each alternative approaches achieving the goals for the campus defined in the Vision and Guiding Principles somewhat differently:

- Alternative A: Conserve and Enhance preserves the most historic buildings and the second most jobs of any proposal;
- Alternative B: Core and Community creates the most housing units and creates a walkable mixed-use core;
- Alternative C: Renew creates a regional innovation hub bringing the most jobs of any proposal, neighborhood agriculture, open space preservation, and housing units to support these uses.

1.2 Workshop Format and Objectives

The virtual workshop took place on Saturday November 11, 2021, from 11am to 12:30pm on Zoom, with the meeting link available to all who had pre-registered for the event. 318 community members and 20 facilitators/presenters participated at various times in the workshop, with 252 attendees at the peak, and about 190 community members participating in the interactive small group dialogue. According to self-reporting Zoom polls, the majority (80 percent) of the meeting's participants lived near the site, or frequently walked or hiked on the SDC campus' trails (66 percent). Zoom poll results can be found in Appendix B.

The workshop was part of a larger community engagement effort that accompanied the release of the Alternatives Report. Other outreach opportunities included a virtual survey about the alternatives, to which more than 700 community members responded, a Spanish-language townhall to present the alternatives, and presentations by the project team at a public joint meeting of the Sonoma Valley Citizens Advisory Commission, North Sonoma Valley Municipal Advisory Council, and Springs Municipal Advisory Council.

The meeting began with a welcome by Sonoma County District 1 Supervisor Susan Gorin. This was followed by a schedule update and several quick Zoom polls asking who was in the meeting. The project team gave an informational presentation that consisted of an overview of the project background, and a description of the alternatives – their purpose, how they were developed, and the differences between each alternative. Following the informational presentation, community members were asked to share their initial preference between the land use concepts; 71 percent of respondents selected “other” as their preference, followed by Alternative C (21 percent), Alternative A (nine percent), and Alternative B (six percent). Meeting participants were then split into breakout groups within the Zoom meeting for a facilitated discussion activity. The objective of the activity was to brainstorm a preferred alternative based on one of the three drafts, a combination, or a new alternative that the group felt best met the project objectives of open space and wildlife conservation, provision of affordable housing, financial feasibility, and historic preservation. After 30 minutes of discussion, participants rejoined the main Zoom room and facilitators reported back on their groups’ discussions.

A brief overview of next steps and additional engagement opportunities closed out the meeting.

2 Breakout Group Discussions

The bulk of the meeting was spent in small-group discussions where community members had the opportunity to brainstorm together on a preferred alternative. For the discussions, 12-13 participants were sent into Zoom breakout groups with a facilitator from the planning team to brainstorm on a shared preferred alternative, considering the following questions: Did the group prefer one alternative, a combination of all three, or something else? What does a preferred alternative include, and how does it meet State objectives for affordable housing, financial feasibility, and open space conservation? Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

2.1 Key Takeaways

During the workshop, the planning team heard a wide variety of opinions on all topics.

- All groups supported open space setbacks and a robust wildlife corridor. In about half of the groups, community members wanted wider setbacks between development and wildlife, as well as Sonoma Creek, to ensure that there would be no conflicts between wildlife and human activity.
- Most groups shared a desire for the preferred alternative to honor the “care legacy” and self-sustaining infrastructure of the original SDC. Many community members felt strongly about developing the site in a way that enables people to live, work, and access goods and services locally.
- Many community members wanted the preferred alternative to emphasize climate change mitigation/resilience. Suggestions included a focus on reducing driving through land use or roadway designs, clustered housing, expanded wildlife corridors, and developing the site as a closed loop ecosystem with self-sustaining water and agriculture.

Many community members brought up water supply and infrastructure sustainability in their discussion groups.

- Housing affordability was a key priority for most groups; many group members wanted to see a stronger emphasis on both income-restricted affordable housing and housing that is affordable-by-design to a wider variety of people, including young people and the local workforce. Common suggestions for housing included an emphasis on clustered housing, co-housing, supportive housing, and senior living facilities. Opinions on the amount of preferred housing and development differed enormously both by group and within each discussion. Many groups wanted less housing than any of the draft alternatives proposed, citing concern about the impacts of population growth on sprawl, traffic, infrastructure, and the aesthetic character of the surrounding area, but some groups wanted to see more housing.
- Groups had mixed opinions about whether or not the preferred alternative should include a hotel on site. Some groups liked the idea, others were neutral but open to the concept if necessary for financial feasibility, and others were adamantly opposed. If a hotel were to be included in the preferred alternative, group members wanted it to emphasize sustainability, agriculture, or environmental education. Several groups referenced national park lodges as a precedent to look at.
- Every group discussed traffic impacts in their conversations, with many group members expressing concern about emergency evacuation and congestion on Arnold Drive. Groups had differing opinions on the proposed connector road to SR 12, with some in support and some opposed. Most groups supported the alternatives' focus on bicycle and pedestrian infrastructure; some participants requested more pedestrian and bicycle connections to open space and the surrounding region. Some groups were interested in supporting more reliable and frequent transit service.

- Most groups wanted to ensure that new jobs provided wages that would allow workers to live at the SDC site. Some groups suggested a greater emphasis on job-training programs.
- Historic preservation was not mentioned as a top priority by most groups. There was broad support, however, for preserving the two key historic buildings. Some groups wanted to see more preservation because of the environmental benefits of adaptive reuse and because the old buildings are an important component of the site's character.
- Some participants felt the alternatives were too similar and that the review period was too short to provide substantive feedback. Some groups wanted to see alternatives that incorporated prior planning efforts by community organizations more directly. Many groups wanted more outreach activities, including in-person meetings when it is safe to gather in-person.

2.2 Breakout Group Summaries

Group 1

- Group 1's preferred alternative would have a high percentage of affordable housing, a smaller scale of overall development, and would emphasize carbon sequestration on site. The group wanted to ensure that any development would have adequate water supply and be resilient to wildfire.
- The hotel concept was not well-supported, unless it was a smaller facility (20 rooms). Group members wanted more information on financial feasibility and funding sources without a hotel. Some group members wanted to know if there was potential for public funding.

Group 2

- Group 2's preferred alternative was a communal, national park-type model with hostels, live/work units, and 50-70 percent affordable housing for seniors, the disabled, caregivers, and local workforce.

Suggestions for affordable housing included “affordable-by-design” units, and clustered housing with a more similar footprint to the rural surrounding community.

- While there were concerns about traffic and emergency access, group members did not support the proposed new connecting road to SR 12.
- The group was interested in providing jobs training, such as training workers in construction-related skills during the buildout of the project.
- The group supported open space buffers, creek setbacks, and wildlife corridors.

Group 3

- Group 3’s preferred alternative prioritized climate action through strategies such as conservation, adaptive re-use of buildings, and land use and transportation options that had low greenhouse gas emissions. Some ideas for the preferred plan included clustered housing and open space setbacks, as well as a transportation plan that discouraged car use; carbon reduction/sequestration; and co-housing.
- Some group members wanted to see an alternative that was similar to the original SDC in terms of service and surrounding impacts, and suggested a large senior/retirement community that is affordable, with self-sustaining infrastructure like a shuttle service.
- Some group members expressed concern that the alternatives’ focus on single-family housing, along with a road connection to SR 12, would promote sprawling development and impact wildlife mitigation.

Group 4

- Group 4’s preferred alternative included a diversity of housing types for all types of workers and families; the group was intrigued by the concept of an agrihood.
- The group’s preferred alternative would be a self-sustaining community like the original SDC, where jobs, food, and housing are on site and

residents do not need to drive to have their needs met. The group was very interested in providing living wage jobs and continuing the campus' spirit of caregiving, perhaps through an educational center.

Group 5

- Group 5's preferred alternative would be a site where people work and live, with housing that is affordable for people working at the types of jobs on site (i.e., retail or hotel service workers, caregivers). Most group members wanted to see fewer housing units than the draft alternatives proposed. Some group members wanted to see a co-housing component that had day care for children and older adults.
- Some group members wanted to see more emphasis on active and high-occupancy transportation, such as bicycles and transit.
- The group wanted to see expanded open space around the creek.

Group 6

- Group 6's preferred alternative would honor the "care legacy" associated with the SDC, incorporates input from the Sonoma Ecology Center and Sonoma Land Trust, and has a high percentage of affordable housing, especially housing for the developmentally disabled. Some group members wanted to see an alternative with more vertical development.
- Group 6 wanted an alternative that was sensitive to wildfire, has more open space and wider wildlife corridors, uses solar panels, preserves the Sonoma Creek corridor, and provides short-term and long-term carbon offsets.
- The group supported a hotel such as Cavallo Point, which integrates with the Presidio.
- Some group members wanted a greater focus on regional pedestrian access and mass transit.

Group 7

- Group 7 liked the research center concept in Alternative C, as it would provide jobs and make the area self-sustainable. The group wanted to make sure that infrastructure and resources would support a new residential community without impacting surrounding areas. The group felt strongly that the school board and the Sonoma Land Trust should be involved with the planning process.
- The group considered traffic and wildfire escape routes a huge planning priority – more important than open space, considering that most of Sonoma County is rural.
- The group's preferred alternative would have a strong focus on local businesses.

Group 8

- The theme of Group 8's preferred alternative was "sustainability and resilience." The preferred alternative would have innovative solutions for housing, including affordable-by-design, cohousing, and clustered housing. They wanted to see less development, potentially in pocket neighborhoods. Several members cited the Presidio as a precedent. Group members wanted to reuse whatever buildings or infrastructure is possible from the original SDC and ensure that people who work at the SDC site can also live there.
- The group wanted to see separation between a wildlife corridor and housing, as they were worried that animals would be scared going through a developed area.
- The group felt mixed about the hotel; some members were okay with it if it was needed to fund other aspects of the plan that they liked.

Group 9

- Group 9 saw the wildlife corridor as a significant asset to the site. Their preferred alternative would have robust wildlife corridor, open space,

and creek setbacks and a higher percentage of income-restricted affordable housing, and would incorporate historic preservation.

- The group was in favor of the proposed SR 12 connection, which they felt would improve traffic circulation.
- The group welcomed the theme of R&D and education based around agriculture because of how it can potentially fit in with the character of the Sonoma Valley. However, they felt the concept needs more emphasis and planning. The hotel was not popular, and most group members wanted to see less development than the draft alternatives proposed.

Group 10

- Group 10's preferred alternative would have more affordable housing and housing that is affordable by design so that people who work in Sonoma can live at the SDC, but less housing overall. Some group members wanted to see more diversity in the housing types, including tiny homes.
- Other desired characteristics of Group 10's preferred alternative included connections between development and open space (trails, etc.), active agricultural use, community services, more adaptive reuse of the existing buildings, more creek setbacks, and a wider wildlife buffer in the northeast corner of the site.
- Group members wanted to see creative reuse of existing buildings on site, such as a museum, hotel, or light industry.
- Mitigating fire safety, traffic congestion, and wildlife/human interaction were other priorities.

Group 11

- Group 11 liked the connection between SR 12 and Arnold Drive as long as it ensured wildlife protection. Protection of wildlife was a top concern.

- The group wanted to see half as much housing, with a higher percentage of affordable units. Some group members wanted denser housing for a smaller footprint while others were concerned that there was not sufficient infrastructure to support dense housing.
- The group was concerned about the hotel unless it was smaller and agriculture-focused.

Group 12

- The group's preferred alternative would be ecologically sustainable, financially feasible, and support culture in the Sonoma Valley. The wildlife corridor and open space were top priorities, and the group appreciated the expanded wildlife corridor and creek setbacks in Alternative C. The group to see a cultural program, such as a performing arts center, meeting spaces, conferences, etc. The group would be supportive of more housing if it was needed to support a cultural attraction.
- Half of the group explicitly stated support for housing at the site, especially affordable housing and innovative formats of housing, such as cohousing with seniors and students living together, with perhaps a shared kitchen and laundry. While the larger group favored housing, a small portion thought the overall numbers were too high.
- The group expressed some concerns about traffic to the south. There was support for the connector to SR 12, and desire for regional bike and roadway improvements in addition to the site improvements that were mentioned.

Group 13

- Group 13's preferred alternative maximized open space and the wildlife corridor. Several group members felt it was essential to increase setbacks along Sonoma Creek; others emphasized that the plan should be consistent with the Sonoma Ecology Center's Sonoma Creek

restoration efforts and Sonoma Land Trust's wildlife corridor recommendations.

- The group had split opinions about housing, with some wanting to see increased affordability prioritized. Most group members felt there was too much density overall, though some group members felt that density was preferable to sprawl. One group member suggested a community land trust as a mechanism to create permanently affordable housing, particularly on public land.
- Several people noted their central priorities were to maintain the rural character consistent with neighboring Glen Ellen. Several people noted infrastructure concerns.
- The group liked the job core in Alternative C as it aligned with the principle of developing the site so that people can live where they work.

Group 14

- Group 14's preferred alternative would center wildlife, defining the wildlife corridor as separate from the open space, and continue the original SDC's legacy of cultural and physical care.
- Some group members wanted to see an alternative that provided shelter and services to the County's unhoused population.
- The group wanted more housing that was both affordable (income-restricted) and affordable by design (small footprint, multi-family).

Group 15

- Wildfire resilience—fire-safe building design, emergency evacuation access—was a major priority for Group 15.
- Group 15's preferred alternative would expand the wildlife corridor and create a climate-resilient residential community. Some group members suggested a visitor's center or museum to educate people about the history of the SDC.

- Most group members supported affordable housing but were concerned about traffic impacts, particularly in regards to emergency evacuation. Group members had differing opinions about wanting to see more or less housing on the site. One group member suggested high-end housing for seniors that offers a continuum of care as a way to make the site financially feasible and reduce traffic congestion.

Group 16

- Group 16 wanted to see more housing, and for housing on site to be affordable and inclusionary, though they wanted less density. Some group members cited the Presidio as the type of desired development. The group felt that historic preservation was a high priority, as was open space, particularly maintaining connectivity in the wildlife corridor.
- The group preferred for commercial uses, shopping, and employment to be geared towards local residents to minimize regional traffic impacts. Some group members suggested doing outreach to business entities to gauge who will want to move in.

Group 17

- Group 17 preferred an alternative with institutional uses, preferably education, affordable-by-design housing that was attainable for local people to buy, supportive housing, and recreational uses.
- Some group members wanted to see a strong focus on supportive housing for people with disabilities and mental illness, pointing out that these types of residents would be less likely to drive and therefore result in fewer traffic impacts.
- Unimpeded movement of wildlife was a high priority for many group members.
- Group members had differing opinions on hotels, but some were in favor of a hotel that was well-integrated with the site.

Group 18

- Group 18 felt very strongly about housing, and wanted to see as much housing as possible on the site, particularly income-restricted affordable housing and mixed-use housing, both of which should be accessible for people in wheelchairs and who have disabilities. The group's preferred alternative would incorporate input from the Sonoma Ecology Center and Land Trust, have a robust public transit plan, and have at least 100-foot setbacks from the Sonoma Creek.
- The group was open to a hotel or institutional use that would serve as a financial anchor on the site.

Group 19

- Group 19's preferred alternative would serve individuals with disabilities, facilitate wildlife crossings across SR 12 and Arnold Drive and maintain ample setbacks from the wildlife corridor and Sonoma Creek.
- Some group members felt that a hotel could provide opportunities for community gathering and serve as an educational center for the area.
- Some group members supported affordable-by-design housing, but most group members did not want to see housing development in the area. Preserving open space and the rural character of the area was a central concern for many group members.

3 Next Steps

Following community outreach on the alternatives, a Draft Preferred Plan will be prepared, resulting from a combination of alternatives. The Draft Preferred Plan will provide the basis for development of detailed Specific Plan policies and for environmental review of those proposed policies in the form of an Environmental Impact Report (EIR).

Appendix A: Breakout Group Facilitator Notes

Group 1 – Facilitator Vivian Kahn

Overall	<ul style="list-style-type: none"> • None of the alternatives is adequate • Need to restart planning process from scratch • Supports different parts of each alternative • Combination of Eldridge complex and SDC campus would be OK but area doesn't need another hotel • Modified version of Alt. C might be acceptable • Appreciate State and County interest in partnership but timeline seems rushed. • What factors went into feasibility analysis? Was potential for other public funding considered? • Needs more information on financial feasibility, funding sources without hotel • No comments on historic preservation • Need more time to respond
Housing	<ul style="list-style-type: none"> • Primary concern is need for affordable housing • Too many SF detached units, which would increase VMTs and contribute to GHG emissions • Need more affordable housing • 31-year residents of Arnold Drive area concerned that their children can't afford to live in area. 25% affordable insufficient. Need to provide for families • How is affordable housing defined? • Acute need for housing • Would like to see affordable SF homes • Need a mix of housing types including SF, townhomes, and apartments

Jobs/Non-Residential Development	<ul style="list-style-type: none"> • More consideration of job training, especially for youth • Why is there an emphasis on jobs given County businesses seem to be having filling existing positions
Open Space	<ul style="list-style-type: none"> • Reduce encroachment on creek • Expand wildlife corridor
Design, scale, character	<ul style="list-style-type: none"> • As proposed would be the largest subdivision in Sonoma Valley and would undermine objective of City-centered growth. Envisions project more like Marin Headlands • Plan more appropriate for an urban site • Hotel should be eliminated unless smaller facility like Jack London Lodge (20 rooms)
Wildfire Hazard	<ul style="list-style-type: none"> • Construction on east side should be non-combustible • Wildfire buffer needed west of site
Other	<ul style="list-style-type: none"> • Advisory team wasn't adequately used • Consider approaches to increase carbon sequestering • Where will water needed for project come from? • Water supply is a major concern • What type of agriculture use contemplated? • Will school be needed to serve proposed residential development?

Group 2 – Facilitator Burton Miller

- Overall – The group rejected all alternatives as being non-responsive to community input – “Advice from local residents was not taken. No plan works for the community.” The group felt that any hybrid alternative would fail. There needs to be an entirely new, “innovative” alternative that “compliments Glen Ellen.” Broad consensus that densities are too high – SDC is *not* an urban growth area; the alternatives place big development in the middle of a rural community. Concerns about traffic/access/evacuation gridlock. No support for proposed new connecting road. Broad consensus that more time is needed and a follow-up community workshop needed.
- Housing – 25% affordable housing is not an expression of “prioritizing housing.” Affordable should be 50-70% and provide “sensible housing” for seniors, the disabled, care givers, “local people” (i.e., workforce) and should include live/work. Single family detached dwellings are not the answer. Explore alternative residential prototypes – consider clustering rather than small lot single family.
- Jobs/Non-Residential Development – Interest in providing job training. One example – training in construction-related skills while contributing to building rehabilitation/reuse. No need for restaurants. No hotel. Interest in a hostel – accommodations similar to those found in national parks. (See my comments at end of summary.)
- Historic Preservation – Not a priority. (Note: If the reuse of historic structures is not a priority, then the alternatives become indistinguishable – they are all virtually the same, hence all rejected on grounds of the residential densities and associated impacts.)
- Open Space – Broad support for buffers, creek setbacks and wildlife corridor(s). Interest in mitigating fire risk and understanding evacuation strategy.

- Design, scale, character – Too dense , massive blocks, fails to compliment Glen Ellen. The massing/sprawl of single-family homes doesn't work. Significant expression of traffic concerns.

Group 3 – Facilitator Terrence Bottomley

Group 3 was not interested in the particulars of any of the specific Alternatives, so instead a summary list of comments is provided below.

- time constraints from the State don't allow for the innovative thoughtful planning needed; not enough time for community concerns to be considered and incorporated
- need a coherent village concept that stresses conservation and sustainable (low GHG) re-use, energy and transportation efficient, not cookie-cutter development pattern
- density and scale should be determined by character and setting rather than real estate values
- climate change should be a context for planning; e.g. GHG budgeting for land use and transportation options, consider banning cars entirely
- too much market-driven single family housing included in the alternatives, just promotes sprawl, fences deter wildlife; more cluster housing and open space needed
- the road connection to SR 12 is a concern, will promote development and impact wildlife migration
- feasibility analysis needs to address the future and local concerns, not current market basis only
- more single family houses are not needed, will just be vacation homes for the wealthy and encourage sprawl
- concentrated housing is needed for the local work force, and a transportation plan that discourages car use
- a large population increase will create a large problem for wildfire evacuation

- how can the site be used without creating undue congestion, affordable housing can't be addressed by dumping a lot of market rate housing here
- a large senior/retirement community that is affordable should be considered, with self-sustaining infrastructure like a shuttle service; similar in surrounding impact to the original SDC
- what are examples of similar balanced communities/villages for comparison
- housing decisions should not be framed just around money (i.e. financial feasibility) but by local needs and impacts, including climate change
- pollution amelioration from the SDC should be a cost the State should address separately and not be piled on the other infrastructure costs/feasibility for planning
- ideas for plan objectives: no fences; fewer/no cars; carbon reduction/sequestration; alternative housing configurations, co-housing; 100' minimum creek setbacks
- restoration of water/sewer treatment facilities needed; incorporate groundwater recharge in planning; greywater recycling and hydroloop generally

Group 4 – Facilitator Clare Kucera

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall	<ul style="list-style-type: none"> •Traffic concerns especially when it comes to a hotel •Desire for closed loop sustainable community, don't want to drive to have needs met 	<ul style="list-style-type: none"> •Traffic concerns especially when it comes to a hotel •Desire for closed loop sustainable community, don't want to drive to have needs met 	<ul style="list-style-type: none"> •Traffic concerns especially when it comes to a hotel •Desire for closed loop sustainable community, don't want to drive to have needs met
Housing	<ul style="list-style-type: none"> •Low income housing could bring 'urban' problems 	<ul style="list-style-type: none"> •Diversity of housing types for all workers, families generally supported •single family and multifamily mix 	<ul style="list-style-type: none"> •Liked the idea of agrihood, wondering what that encompassed more •Would the innovation hub raise the cost of housing? Concern
Jobs/Non-Residential Development	<ul style="list-style-type: none"> •Hotel would cause people coming in, low wage jobs, and workers may not even be able to afford to live there •Really want to support and provide jobs that create living wages •Do people have to commute in because 		<ul style="list-style-type: none"> •What does a tech hub look like? Education center around agriculture as well was supported. •Wanted to continue the spirit of caregiving; perhaps agriculture, equestrian, animal

Community Workshop #2 Summary

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
	they cannot afford to live here?		husbandry, environmental learning as a satellite campus
Historic Preservation	<ul style="list-style-type: none"> • Liked historical preservation but seem to understand that it might be a necessary tradeoff to support more housing/jobs/financial feasibility 		
Open Space	<ul style="list-style-type: none"> • Wanted to preserve soccer field along with baseball field • Wildlife corridors important 	<ul style="list-style-type: none"> • Wanted to preserve soccer field along with baseball field • Wildlife corridors important 	<ul style="list-style-type: none"> • Wanted to preserve soccer field along with baseball field • Wildlife corridors important
Design, scale, character	<ul style="list-style-type: none"> • Any design that reduces VMT and supports biking/walking is supported 	<ul style="list-style-type: none"> • Any design that reduces VMT and supports biking/walking is supported 	<ul style="list-style-type: none"> • Any design that reduces VMT and supports biking/walking is supported
Other			

Group 5 – Facilitator Eric Gage

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall	One participant favored Alt. C. All others favored something less intensive than Alt. A.		
Housing	<p>Too much housing. Reduce housing by half. Preserve current character (5)</p> <p>Co-housing component senior/day care. Park and play spaces for children.</p>		
Jobs/Non-Residential Development	<p>Historically was a commute campus.</p> <p>Goal is to have the ppl who work there also live there. Will it be affordable to ppl in retail had hotel service? (5) Have a variety of uses onsite so people won't need to leave, and minimize traffic.</p>		
Historic Preservation	Not a high priority. Two main buildings are the focus. Reusing buildings will be very costly. (4)		
Open Space	<p>Wildlife corridor should be emphasized. Expand open space around creek (5)</p> <p>Park facilities for children. Accommodate bicycles as much as possible.</p> <p>Keep open space open to dogs.</p>		
Design, scale, character	<p>Maintain the historic design on new buildings.</p> <p>Make it less institutional?</p>		
Other	<p>Concerns about traffic on Arnold Drive. Concern for water usage, sewage capacity, wildfire evacuation, water drainage concerns. (5)</p> <p>Highlight mass transit options.</p> <p>“Eldrich for all” and other alternatives developed by community groups should be considered.</p> <p>Union construction.</p>		

Group 6 – Facilitator John Baas

- Need to better define affordable housing, and clarify whether housing is being developed for the developmentally disabled, and if so, what are the criteria?
- Need to honor the “care legacy” associated with the SDC
- Will any of the plans provide opportunities for co-housing?
- Should have an affordable housing goal that exceeds 25%
- Need to preserve the wildlife corridor, should widen the wildlife corridor
- 100% of housing in the SDC should be affordable
- Need to be sensitive to wildfire risks
- Should preserve Sonoma Creek corridor
- Should focus on not just local but regional pedestrian access, access to Santa Rosa
- Should improve mass transit, current bus service for the SDC area is too low
- Why is a hotel being proposed? Is it necessary to make the alternatives financially viable?
- Should underground all utilities, and use of solar panels
- What will the preferred plan provide in terms of short-term and long-term carbon offsets? How much GHG will the preferred plan generate?
- Should have more open space
- A hotel might fit for the SDC site, noted Cavallo Point hotel as an example of something that is integrated with the Presidio
- Can the public obtain the data that were used to estimate the amount of housing that would be developed for each plan alternative? What were the assumptions that went into estimating the number of housing units for each alternative?
- Why does the EIR occur at the end of the planning process?

Sonoma Developmental Center Specific Plan

- What is the timeline for a decision on a preferred plan?
- The time for the public to review the plan alternatives is too short
- Will input from the Sonoma Ecology Center and the Sonoma Land Trust be seriously considered in the decision making process?
- Concern that Silicon Valley RICO's will come in and outbid everyone for housing projects
- Plans should have more vertical development

Group 7 – Facilitator Christina Smith

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall			Likes that Research Center is being considered in order to provide jobs & in to provide self-sustainability in the area.
Housing			Less single-family homes, and more affordable town homes/condos.
Jobs/Non-Residential Development			Jobs weren't as discussed.
Historic Preservation			Wasn't a priority but wouldn't mind that these historic buildings be used as a museum.
Open Space			Wildlife corridor and fencing around the homes, in order to prevent wildlife from entering properties.
Design, scale, character			Need to make sure that there is a direct route to Hwy 12 and that there is enough escape routes available in case of wildfire evacuation.
Other			Wants to make sure that there is more infrastructure to support the developing needs (ie: schools, rec centers, water plan treatments).

Comments:

Overall consensus was that people were not a fan of all three Alternative plans but did like that there was a Research Center in Plan C. They want to make sure that if there is a large residential community, then how does infrastructure and resources support the new housing and surrounding areas? They were adamant that the school board and the Sonoma Land Trust are involved with the planning.

Traffic and wildfire escape routes were also considered a huge priority when it comes to planning and that open space shouldn't be such a huge priority considering that most of Sonoma county is rural.

The Hotel was **not** supported and they want to see more support for local businesses.

Group 8 - Facilitator Gabriella Folino

Overall Summary

- Everyone in our group chose the “other” alternative
- Concerns on the alternatives:
 - The density is too high
 - areas of concern preservation of wildlife corridor and open space
 - fire safety
 - traffic concerns
- Housing –
 - The Preferred Plan should have innovative solutions for housing – not just affordable housing but affordable by design, cohousing and cluster the housing
 - keep housing away from the wildlife corridor
 - More affordable housing and less single family housing
 - Need to scale down the housing (one member suggested 500 units max)
 - Consider pocket neighborhoods
- Wildlife corridor
 - concerned with the lack of detail on wildlife corridor – C – wildlife corridor going through housing will scare the animals
 - studies need to be done to understand housing impact on the wildlife corridor, where the housing would go
- **Hotel** – mostly opposed to the hotel unless the reason for the hotel is a financial reason that would have tradeoffs for the plan
- Jobs
 - people who work there would be able to live there, how do you ensure that people that work at SDC also live in SDC

need to define what innovation hub is

job training facilities to retain local workers would be an idea for the area

- Sustainability and Resilience

It could be a theme for the area

Need to reuse what we can on the site

- Need to be creative with financing for the project
- Presidio came up as a precedent several times for the project
- More public outreach is needed as part of the process both in person and virtually – meeting at the Hannah Boys Center or Schools

Group Members

- Alice Horowitz – downtown Glen Ellen 28 years
- Jennifer Bice – Sebastopol – walks on trails along the historical buildings
- Jim M – 1975 Boise hot springs
- Joanne – 79 Boise springs
- Julliane Jones – presidio in San Francisco could be a comparison, Live in Sonoma near MacArthur place, Loves driving through SDC area, place of peace, native Americans that live in the area to see if they have an opinion – theme – climate change, worked Sonoma ecology center – loved going to the office – lunch by the stream
- Julie Kim – live in Glen Ellen, ½ time work in Presidio, likes Glen Ellen because of the open space – follow lines of the presidio, and work opportunities, need to preserve primary buildings – preservation development disabled – caretakers also need an affordable place to live
- Laurel Earles – few years in Sonoma – fires are a major concern
- Nick Brown – 26 year resident – fires are scary – need to really deal with this challenge – running a road through the area where people need to escape

Group 9 – Facilitator Irving Huerta

Comments:

Speaker 1:

- Concerned about the constraints on wildlife
- Concerns about density
- Chose Alternative “Other”
- Wondering how much housing has to be placed
- Concerns about housing requirement
- Not against housing, but feel that housing should be moved away from corridor
- Corridor not expanded
- Checked Other

Speaker 2: Same on wildlife

- Against the hotel, less tourism
- Design a project that generates living wage, not substantial wages
- Chose Alternative C
- Historic preservation of the main building
- No more luxury housing
- Need housing for low income, perhaps under the median wage
- Smaller footprint, higher density housing, less subdivision type housing
- Likes idea of connector road to alleviate traffic
- More affordable housing

Speaker 3:

- Conscious of the past and likes the idea of preservation

Sonoma Developmental Center Specific Plan

- What is the future vision of the valley
- Wildlife corridor is a valuable asset, seen as a constraint in the alternatives
- Organizing the alternative around the constraint

Speaker 4:

- Alternative energy, any plans for it?

Speaker 5: Too much housing and too much traffic

- Hotel is seen as an issue
- Connectivity is seen as an issue

Speaker 6:

- No need for hotel
- Preservation of wildlife is needed
- Rope course to stay

Speaker 7:

- Frustrated with discussion about the project outreach
- Understand in alternatives on human impacts
- Sonoma ecology has a plan

Speaker 8:

- Chose Alternative "Other", other alternatives are not acceptable because they do not make sense

Speaker 9:

- Chose Alternative "Other" because all three current alternatives are unacceptable. They all have too much housing and density.

Speaker 10:

- Against hotel

Other comments:

- Alternatives are not forward thinking
- There's more to just placing a development, there are resources that need to be evaluated on the site
- Educational aspect is seen as an opportunity
- Seen as a city in a small spot
- Low income housing is needed
- Regarding outreach, Issue is zoom, need in person consultation, finding it unfair that the Spanish speaking community is having it in person
- Look into the Sonoma Land trust examples
- Looking for a futuristic development, something transformative and different
- Recognizing the opportunity

Chat box:

"I just want to go on the record as being against the hotel also, and wanting a significant reduction in the number of housing units"

"I chose Other because I think all three current alternatives is unacceptable. They all have too much housing and density."

Yes to agriculture and Jack London's legacy!

"Agrihood"

Think about agriculture

Overall:

- The project site is viewed as an opportunity; however, the process has not been thought out thoroughly, especially on the potential constraints the plans may have. In a sense the project has been too rushed.
- Fear that the wildlife corridor being treated as a constraint, rather should be seen as an asset
- Housing is needed, however to dedicate it to the people in need, less need for subdivision style development
- Connectivity was an issue, the idea of the connector to highway 12 was something expressed
- The theme of R&D and education, based around agriculture is welcomed because of how it can potentially fit in with the character of the Sonoma Valley, however needs more emphasis and planning Hotel is not popular
- Consider historic preservation
- Reconsider outreach. Expressed concerned about when will we have in person public forums again.

Group 10 – Facilitator Devaki Handa

Alternatives	Other (C is the closest) (x1) Mixture of A and C (x1)
Overall	<ul style="list-style-type: none"> • Alternatives are too similar, should have more variation • Need more economically and ecologically sound 4th alternative • Concern about strain on existing infrastructure with more housing (<i>sewage/roads/water/etc.</i>) • Concern about impact on surrounding neighborhoods (<i>economically/ecologically</i>) • Seems like State concerns are more important than County concerns • Importance of preservation of wildlife corridors/creek setbacks/ecological resources
Housing	<p>Affordable housing:</p> <ul style="list-style-type: none"> • More affordable housing (increase it from 25% to 75%) • People who work in hospital can't afford to live in the valley • Importance of affordable housing (x4) • Need more affordable housing for current people employed in Sonoma County. (60% of hospital staff lives in the Valley, a lot can't afford to live in the area anymore) <p>Housing:</p> <ul style="list-style-type: none"> • Concern about impact of housing on surrounding neighborhoods • Low cost housing should be better centralized in the Valley • Need more diversity in housing typologies (x2) • Not enough diversity in housing numbers between all 3 alternatives (<i>should be more like 0/300/1000</i>)

Sonoma Developmental Center Specific Plan

	<ul style="list-style-type: none"> • Too much housing • Move housing from north east to south east portion of site • Include tiny homes
Jobs/Non-Residential Development	<p>Commercial:</p> <ul style="list-style-type: none"> • Include retail to serve new housing (x2) • Diversity economy by adding more jobs/education <p>Other:</p> <ul style="list-style-type: none"> • Include other uses that are more suitable for SDC, need more innovative/creative ideas • Community services – currently only available in Santa Rosa
Historic Preservation	<p>Adaptive reuse:</p> <ul style="list-style-type: none"> • Uses for historical buildings could include museums/hotel • Laundry building - should be used for light industry • There should be creative reuse of existing buildings • There should be a study to find out which buildings are historical and architecturally interesting (<i>is the study mentioned somewhere on the site?</i>) • Re-furbish existing buildings to uses other than housing • Requires less materials, more environmentally friendly, uses less land • Federal tax credits • Expense to the environment is more important than the economy • Preserve more existing buildings, and have infill in between
Open Space	<ul style="list-style-type: none"> • Conservation of open space (x2) • Connect development to open space (trails, bike lanes, streets, etc.)

Community Workshop #2 Summary

	<ul style="list-style-type: none"> • Agriculture in historically agricultural land on site, should be away from wildlife corridors. Will help with food insecurity and increase jobs in the area • Preserve scale of existing buildings (do new numbers include space in between homes?)
Design, scale, character	<ul style="list-style-type: none"> • Dark light standards - to decrease impacts on wildlife and stargazing
Other	<p>Ecological Concerns:</p> <ul style="list-style-type: none"> • Preservation of natural resources (x4) • Increase setbacks from creek (minimum 100ft from top of bank/why not more?)(x3) • Wildlife buffer in north east corner should be wider, housing should move to southern portion of site • Remove housing between two bridges • Wildlife corridor (x3) • Remove parking along Railroad to decrease human & wildlife interaction • Climate impact - carbon emissions • Fire safety concerns • Water/drought concerns <p>Traffic Concerns:</p> <ul style="list-style-type: none"> • Concern about increase on traffic along Arnold Drive (x3) • Connection to High 12 to relive traffic • Widening of highway 12 • Don't want Arnold Drive to become a highway • Increase in traffic will economically seal off the southern portion of Sonoma County, it will make residents in surrounding neighborhoods shop in Napa for basic needs • Improved public transit? <p>Community Input:</p> <ul style="list-style-type: none"> • Not responding to community input

	<p>Financial Issues:</p> <ul style="list-style-type: none">• State of California could do something 'unique' <p>Precedents:</p> <ul style="list-style-type: none">• Presidio• Channel Islands (<i>Ventura County</i>)
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Group 11 – Facilitator Matt Alvarez-Nissen

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>	<i>Other</i>
Overall				<ul style="list-style-type: none"> - All alternatives look very similar - Other financial use than hotel - Too much housing - Too much traffic - Maintain wildlife corridor
Housing	<ul style="list-style-type: none"> - Housing should be reduced (cut in half) - Infrastructure not there to support dense housing 			<ul style="list-style-type: none"> - Denser housing with a smaller footprint - Actually affordable housing
Jobs/Non-Residential Development				<ul style="list-style-type: none"> - Did not like the hotel - Smaller or ag-focused hotel - Conversion of main building to hotel - Concerns about low-paying hotel jobs - Room for more commercial
Historic Preservation	<ul style="list-style-type: none"> - Support for preservation of 			

Sonoma Developmental Center Specific Plan

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>	<i>Other</i>
	historic buildings to preserve character and history			
Open Space				<ul style="list-style-type: none"> - Additional wildlife corridor - Maintain recreational open spaces (e.g., trails) - Concerns that wildlife corridor would not survive increase residential density
Design, scale, character				- No comments
Other		<ul style="list-style-type: none"> - Liked connection between Highway 12 and Arnold Dr., but ensure wildlife protection - Arnold Dr. is an insufficient roadway 		<ul style="list-style-type: none"> - Is hotel traffic considered? - Concerns that developers would not respect the community

Group 12 – Facilitator Rajeev Bhatia

Overall. Group split between preference for an alternative or combination and other:

- Two favored combination of A and B
- Two favored B (in addition to combination with A)
- One favored C
- Four said other

Key discussion topics:

- **Wildlife corridor and open space.** This was a top priority for many, but it was also mentioned that the alternative handled this well, and the expanded wildlife corridor and creek setbacks are appreciated.
- **Financial feasibility.** Many in the group wanted development to be financially feasible, otherwise “nothing would happen”, and the site would just “sit out there”. Two people thought the amount of office/R&D in some alternatives may be higher than what market can support. R&B and “innovation hub” need to be more defined. One person mentioned possibility of a regional property tax to support less development/open space preservation at the site, but some others were skeptical that this was viable.
- **Housing.** Half of the group explicitly stated support for housing at the site, especially affordable housing and innovative formats of housing, such as cohousing with seniors and students living together, with perhaps shared kitchen and laundry. While the larger group favored housing, a small portion thought the overall numbers were too high.
- **Traffic.** Some concerns about traffic to the south. Support for connector to Highway 12. Need County and Caltrans commitment for regional bike and roadway improvements in addition to the site improvements that were mentioned.

- **Sustainable** and “biophilic” design mentioned as desirable by two people.
- Developing a **cultural program** for the site should be done. In addition wine and food, we need to support culture in Sonoma Valley. This site could have a performing arts center, meeting spaces, conferences, etc. Site can have more housing if needed to support this.

Some other comments:

- Why isn't the State responsible for paying to remediate the problems that they created???
- Agree that it's not okay to put this on back of community and developers
- I encourage all of you to look into The International Living Futures Institute.

Group #: 12				
Facilitator Name: Rajeev				
Total group members: 9				
	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>	<i>Other</i>
Overall	2 (in combination with B)	4 (2 in combination with A)	1	4
Housing	Support for housing, esp. affordable housing (five people). Co-housing mentioned. One person thought number of units was too high, while some concerned about traffic			
Jobs/Non-Residential Development	Not a huge focus of discussion. Two people skeptical of the amount of office/R&D proposed from market feasibility perspective. No mention of hotel			
Historic Preservation	Not mentioned			

Sonoma Developmental Center Specific Plan

Open Space	Wildlife corridors mentioned as top priority by many, but also mentioned that the alternatives tackle these well
Design, scale, character	Sustainable and “biophilic” design mentioned by two
Other	<p>Financial feasibility a huge consideration for nearly half the group. For one person, no alternative pencils out and need less office/R&D and more housing to make it work. Another would like to see more housing to pay for cultural amenities</p> <p>Traffic a concern for some</p> <p>Highway 12 connector mentioned as desirable</p> <p>Need to commit to regional bike connections and roadway improvements and transit</p> <p>Site as cultural center for Sonoma Valley, with more market supportive uses, including housing, to support these.</p> <p>Remediation. Who pays for this? State should pay</p>

Group 13 – Facilitator Tania Carlone

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall People did not feel that any one of the alternatives reflects their preferences overall (not a 'cohesive' choice)	2-3 people noted Alternative A as a preference but only because it has the least housing density	No one explicitly voiced support for this alternative	Several people felt this was a good place to start because of the financial sustainability and job core
Housing	Housing was addressed by everyone; increased affordability (lower cost housing) should be prioritized; Most felt there was far too much density overall (meaning the sheer volume of people on the site and impacts to wildlife corridor, traffic, character of the place were problematic). There was a housing advocate (Gen Housing) who made the case for limiting sprawl and denser multi-family housing offering a better path over single-family dwellings although that was not the majority view of the group. One person mentioned that a community land trust could be a mechanism to create permanently affordable housing, particularly on public land.		

Sonoma Developmental Center Specific Plan

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Jobs/Non-Residential Development			The group didn't talk very much about jobs expect as it related to Alt C being a good starting point for several people because it offered a job core that was more sustainable and aligned with the principle of developing the site in a way in which people live where they work
Historic Preservation	Historical preservation wasn't emphasized by the group expect for how historical preservation contributes to maintaining the character of the site, particularly on the west side of Arnold. One of the tradeoffs of historical preservation beyond the high cost is that newer construction is more environmentally sustainable and climate-conscious.		

Community Workshop #2 Summary

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Open Space	<p>The wildlife corridor was an emphasis in the discussion. People noted the importance of maximizing open space, maintaining Camp Via and other recreational facilities/trails etc. People noted how the density of housing and other uses is incompatible with preservation of the wildlife corridor and the ability of animals to move through the site (which is of regional significance). Several group members felt it was essential to increase setbacks along Sonoma Creek. And a few other notes to get the flavor of the conversation: One person noted that the hotel should not be placed so near the creek. Another person asserted that all planning needs to emanate from the preservation of the corridor. Several people emphasized that the plan should be consistent with the Sonoma Ecology Center's Sonoma Creek restoration efforts and Sonoma Land Trust's wildlife corridor recommendations.</p>		
Design, scale, character	<p>Several people noted infrastructure concerns, the cost of improved infrastructure, the importance of the alternatives further considering water resources protection on the site. In terms of increasing bicycle routes, this would need to be considered on a more regional scale in terms of safety and transportation infrastructure connectivity. Several people noted their central priorities were to maintain the rural character consistent with neighboring Glen Ellen. Most felt that the scale of development was too dense, particularly related to housing.</p>		

Other (Comments from Chat)

Oh, any housing in the flood hazard zone below the reservoir is concerning from an Engineering Geological point of view. Has anybody considered this potential hazard?

Bret's comments tie into some of my own in the sense that we (Generation Housing) advocate for walkable or community-centric designs that are climate-friendly and sustainable. Being able to bike/commute from where you work to where you live is central.

Agree with Bret about flood zone below reservoir. Was walking along the dam the other day and imagined all those houses being inundated. This wasn't mentioned in report that I could see.

Why was maximizing low cost housing not even considered in creating the alternatives???

Limiting sprawl is super important. While probably controversial in this room (based off of current comments), I do believe denser multi-family housing is the better path over single-family dwellings. It might also be beneficial in terms of hardening the community against the risk of wildfire.

Just to clarify, workforce housing and low-income housing is what the community has consistently asked for.

Just to clarify, workforce housing and low-income housing is what the community has consistently asked for.

We want to also see zoning that allows for more jobs and educational and training programs that diversify the local economy. Circles back to my previous points about creating long-term sustainability. Mari's comments also reinforces my own - multi-family dwellings are by and large more water efficient than single-family dwellings.

Community Workshop #2 Summary

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
<p>Forgot to mention a group of county staff and conservation folks met for a year and a half working out a land plan, setbacks, all the details. It looks like consultants didn't use that & those many hours of expertise need to be incorporated.</p> <p>Forgot to mention a group of county staff and conservation folks met for a year and a half working out a land plan, setbacks, all the details. It looks like consultants didn't use that & those many hours of expertise need to be incorporated.</p> <p>My son is a worker at Jack London. The animal passage, set backs from the creek...etc. I can not emphasize enough how important those are. Our friends on O'Donnell in town get mountain lions come down the creek. The wildlife corridor is more active than most people realize</p> <p>here are pros and cons of multi-family housing. One problem I see, is multi-family housing would mean more traffic, unless you can keep the number of units the same.</p> <p>here are pros and cons of multi-family housing. One problem I see, is multi-family housing would mean more traffic, unless you can keep the number of units the same.</p>			

Group 14 – Facilitator Brian Oh

- Want to see more definition of Affordable Housing and it will serve
- Wildlife (some said we did good on protecting, others want more) the corridor is not “open space” and should be distinguished
- Legacy of care – both cultural and physical
- What about unsheltered housing and service needs?
- Increase Affordable Housing %
- What does our AH pipeline look like in Sonoma Valley?

Group 15 – Facilitator Debbie Kern

- Stephanie – Lives in Sonoma
Sees the Specific Plan as an opportunity to create a community for climate change resilience
- Roger Hamley – Walks on property daily
Likes open space and wants as much housing as possible, including housing for homeless
- Arielle Kubu-Jones – Works for supervisor
Here to listen to constituents
- Bean Anderson- Lives in Glen Ellen – Avid hiker
Very concerned about developing the area because of wildfires and inability to safely evacuate new residents during a fire. This is a fire zone. He is also very concerned about the wildlife corridor. It is a very important corridor, extending from the coast to Lake Berryessa. There is a pinch point at the SDC, but the spot is very porous, permitting many animals to travel through. The proposed housing plans would seal-off the corridor. It could create a huge problem. It is disingenuous for the planning team to say that the alternatives improve the corridor.
- Greg Guerrazi –
Community does not want dense development. Community has not been adequately heard. Need a 4th plan, which is not a mixture of the 3 presented alternatives. Need a new 4th plan. New development / community should be located elsewhere in the County, where there is adequate infrastructure. It is not appropriate to build new residential development at this location. He agrees with Bean about inability to safely evacuate area during a wildfire.
- Judy Ferrell – Lives in Oakmont

Likes open space and likes that the plans respect the historic buildings. Would like for there to be a visitor's center or museum to educate visitors about the history of the SDC and the historic buildings. Supports affordable housing. Does not support the dense housing contained in the 3 plans because of traffic congestion and inadequate emergency evacuation.

- Kathy Matel – Lives in Sonoma Springs – Frequently hikes on the property. It has been a great asset during the pandemic.

Concerned about traffic congestion and fire evacuation. Wants to expand wildlife corridor. Wants low -income housing. **Question** - She wants to know if there has been any effort to reach out to developer partners to build high-end housing for seniors that offer a continuum of care. Such a campus could be financially feasible and reduce traffic congestion.

- Stephanie Hiller

She believes that the County really needs more housing, but the issue is traffic congestion. She believes that the conversation should focus on transportation plans to mitigate traffic congestion. Proposed housing is too dense. Wants more green space in the housing areas.

- Judy Ferrell from Oakmont (2nd time)

She lost her home in one of the fires. **Question** - She wants to know if anyone has reached-out to the professional fire organizations to ensure that building plans include “fire-wise” measures: building materials, landscaping, etc. are integrated into the design from the beginning.

- Greg Guerrazi – (2nd time)

Understands that there is a need in the County for more housing, but new housing should not be in the middle of an historic area, also in a location served by a two-lane road. Need to put housing where there is existing infrastructure. Does not want a new city in an

existing wildlife corridor. Community needs more time to provide input and need a 4th, different option. No Gridlock in Glen Ellen. Market rate housing owners will convert units to vacation rentals. This is not wanted.

- Lucy Hamlyn – **Question** (DK does not know answer) – What will happen to the existing reservoirs?
- Stephanie (2nd time)
She is concerned about the hotel. It looks large. Does not want a hotel. Wants this to be a residential community.
- Judy Ferrell – (2nd time)
Very strongly opposed to a hotel. County has enough hotels. Need housing for seniors and affordable housing for workers and the community.

Note – There were other attendees who did not want to share opinions. No one voiced support for any of the three alternatives.

Group 16 – Facilitator Eric Wade

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall	Hotel in southeast area is out of place		Alt. C seemed generally preferable to other alternatives. More development of the presidio wanted.
Housing	More (# units and % of total housing) affordable & inclusionary housing needed. No SFDs, no market rate.	Same as A	Same as A
Jobs/Non-Residential Development	Commercial uses, shopping & employment should be geared towards local residents to minimize regional traffic impacts. Outreach to business entities to gauge who will want to move in.	Same as A	Same as A
Historic Preservation	Historic Preservation is of utmost importance		
Open Space	Inadequate open space, more connectivity of wildlife corridor. Creek setbacks too narrow	Inadequate open space, more connectivity of wildlife corridor.	More connectivity of wildlife corridor.
Design, scale, character	Less density preferred	Less density preferred	Less density preferred

Community Workshop #2 Summary

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Other	Alternate north-south bike route other than over Arnold Dr bridge. Cost of environmental remediation (soil & water contamination?). Evaluation of Suttonfield Lake dam needed & cost of repairs?	Same as A	Same as A

Group 17 – Facilitator Brian Canepa

Main Take-Aways:

- “Other” category favored
- Affordable housing that locals can purchase/supportive housing support
- Concerns about density vis a vis traffic, emergency fire access, wildlife connections
- Hotel wasn’t popular
- Strong support for institutional uses, particularly education

Tom Martin (Sonoma resident – Springs)....wife former SDC employee....educational components need to be included....a hotel isn't desired or appropriate....cultural institutions like the Presidio....housing is needed but it needs a low/medium affordability....but no mass housing due to traffic concerns....work with County to develop recreational uses (very popular)....wildlife coordinator....

Deb McElroy Pool (Glen Ellen) – long time resident....Other category....skeptical about what looks good on paper....we need more homes that locals can purchase and live in....dense housing is too much here (wary of traffic)....wildlife corridor a key component and needs to be respected....all alternatives don't consider the density and traffic in regards to wildlife and fire and climate change....transportation (multiple vehicles for one unit in workforce housing)....denser development should be in more urban areas....

Carol Ahern (doctor at Sonoma health center) – wants more affordable housing particularly for patients and mentally ill....highest use is for housing in all alts....supportive housing would be a great thing and maybe cohousing.... Alternative A + Other categories – market rate housing is the issue regardless....a lot of lower income folks would not be driving and more biking/walking.....public transport is only viable if housing is denser....

Jim Shere – Jack London village.....concerned about traffic on wildlife.....doesn't like hotel.....or density....Other scenario....institutional uses favored over

businesses.....public transportation is critical especially if it's denser.....older folks would have a harder time reaching services....

Conrad Jones – cotati resident.....density a concern will all alts take housing out of NE.....25% affordable is too low maybe.....wildlife passage east to west.....isn't good in any alt (spurs in NE are present and should be taken out for wildlife passage)

Barbara Slatkin (kenwood) – traffic concerns and fire.....other category.....

Karen – Oakmont (traffic concerns).....how would it impact emergency access...housing and historic.....

Pat & Peter – favors Alternative option.....no reference to educational facilities.....desire to see this.....

Gorin – strongly favors educational uses.....

Group 18 – Facilitator Bradley Dunn

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Housing	Should be easy to convert the east side to communal housing. Housing should be mixed use	Would like to see as much housing as possible	25% affordability isn't enough. Doesn't live up to the state mandate. Affordable housing problem will be increased with new jobs use project homekey funds.
Jobs/Non-Residential Development			
Historic Preservation			
Open Space	Want involvement of the Ecology Center and Land Trust	Want involvement of the Ecology Center and Land Trust	Attracted to Alt C b/c of the setback need 100 ft setbacks
Design, scale, character			
Other	Don't like Spa	Don't like the hotel x3 Non spa is better	Don't like hotel x3
All alternatives	TOO MUCH TRAFFIC/Needs to have a robust/innovative public transit plan All three are DOA. Don't like Single family homes and hotel. Wont pass ceqa Too many people in all alternatives		

Community Workshop #2 Summary

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
	<p>Multiple people: Housing plan for people with developmental disabilities lacking. Need affordable housing that is accessible for a wheelchair visibility pathways entrances and grab bars. Robust evacuation plan for people with wheelchairs/disabilities.</p> <p>What happens with the emergency? Evacuation?</p> <p>Eldridge enterprise was a good place to start.</p>		

Group 19 – Facilitator Helen Pierson

	<i>Alt. A: Conserve + Enhance</i>	<i>Alt B: Core + Community</i>	<i>Alt. C Renew</i>
Overall		One member liked the concentration of uses around a walkable core	
Housing			
Jobs/ Non-Residential Development			
Historic Preservation			
Open Space			One person felt that C addressed the open space best
Design, scale, character			
Other			

David

- Plans should focus more on other modes of transportation
- Should serve individuals with disabilities
- Wildlife corridors and creek corridor are important
- Connections across hwy 12 and Arnold drive for wildlife movement

Lynn

- The plans should not feel too urban – sdc is a magical hamlet
- Not opposed to a hotel, as long as it is the right kind

Boutique independent property that values sustainability

Serve as an educational center

Provide opportunities for community gathering, like Yosemite lodges

Larry

- Value the open space – why do we need any development

Sanford Horowitz

- Not enough variation in the alternatives
- Don't take into account community preference
- This property cant solve the housing crisis
- Some housing can be here, but why not put housing on the chanate campus

Leland

- Cyclist and resident
- Not enough surface streets to absorb traffic
- Housing shortage is a fallacy
- Population increases put pressure on water resources
- Too much traffic with all alternatives

Carol

- Wildlife bridges
- No resort in the area
- Tiny homes and truly affordable by design housing
- Trees should be preserved
- Historic preservation is not the most important thing – if existing buildings are holding affordable housing back, tear them down

Sonoma Developmental Center Specific Plan

Jeffrey Walter

- Too much development, too many homes, too much traffic
- Rural neighborhood
- Team shouldn't compare units to clients

Judy

- Should start planning over with open space preservation as the main focus

Appendix B: Zoom Poll Results

Poll ended | 1 question | 160 of 211 (75%) participated

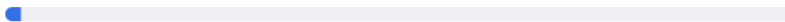
1. 1. Who is here? (Multiple Choice) *

160/160 (100%) answered

I live nearby (128/160) 80%



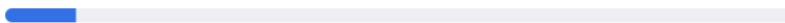
I/one of my family members used to be a client at SDC (3/160) 2%



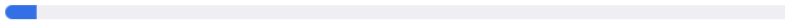
I walk or hike on the trails in or around SDC (105/160) 66%



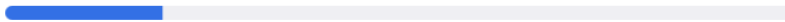
I use the recreational facilities at SDC (ropes course, soccer fields, etc.) (15/160) 9%



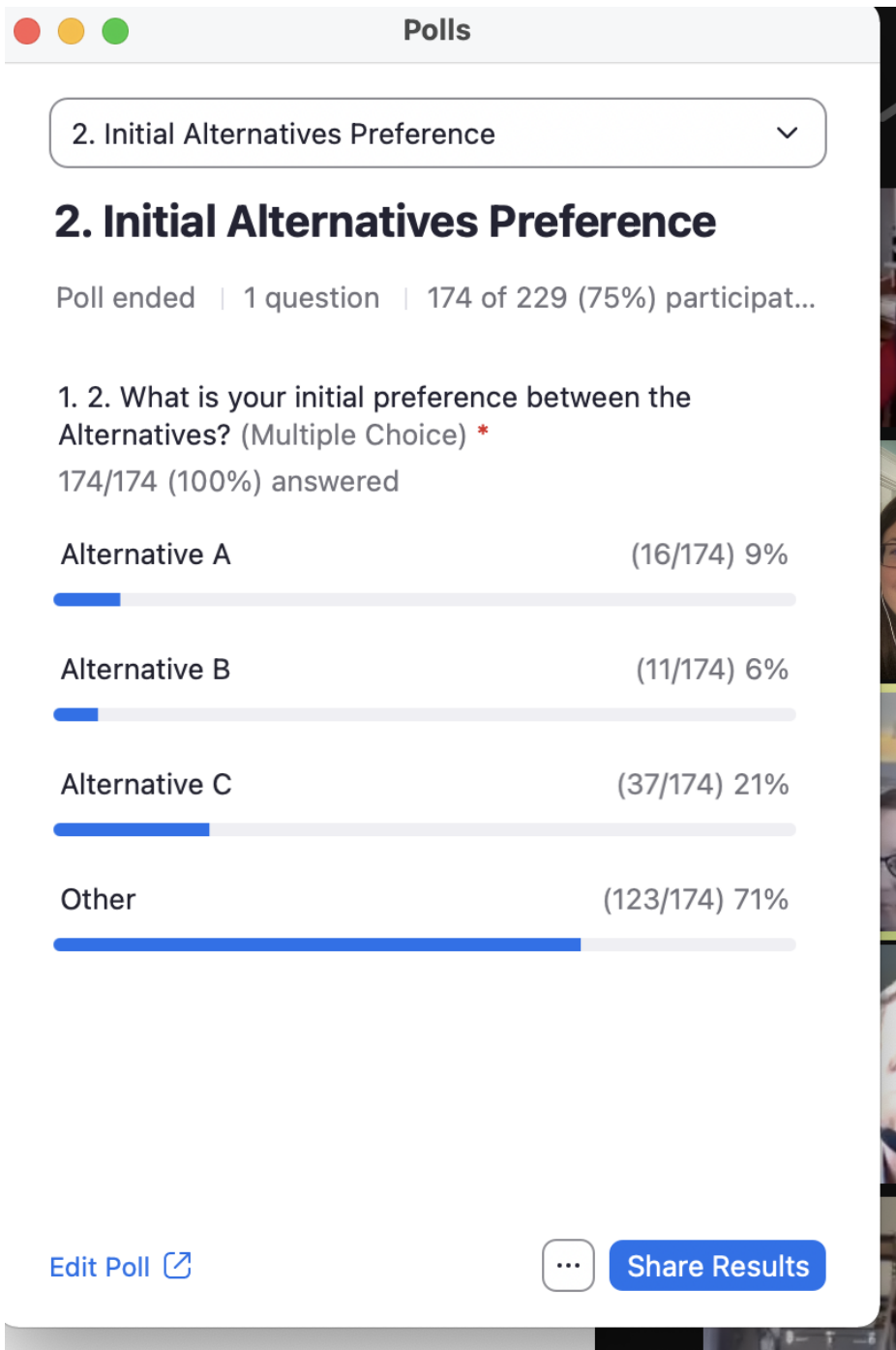
I used to work at SDC (6/160) 4%



Other (32/160) 20%



Stop Sharing



Appendix C: Main Room Chat Transcript

10:00:45 From *Hazel O'Neil to Everyone:

Welcome! The chat and participant video/audio will be disabled until we break out into small groups. If you have any technical issues or questions during the presentation, you can send those to our host, Jossie.

10:02:50 From *Hazel O'Neil to Everyone:

Closed captioning is available by clicking on the "closed caption" or "CC" button in the bottom screen of your desktop browser, or in the "meeting settings" section if you are calling in by phone or iPad.

10:05:27 From *Bradley Dunn to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Hey Jossie, Christina Smith from my team wasn't added as a panelist/small group host

10:06:14 From *Bradley Dunn to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Can you add her as a cohost?

10:06:47 From *Jossie Ivanov, Dyett & Bhatia to *Bradley Dunn(Direct Message):

Yes! Thanks!

10:08:48 From Rebecca Casciani to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Can she share the 3 alternatives on the Zoom call as she speaks. It would be easier to see.

Sonoma Developmental Center Specific Plan

10:09:31 From *Jossie Ivanov, Dyett & Bhatia to Rebecca Casciani(Direct Message):

We will be presenting the slides now!

10:09:49 From Rebecca Casciani to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

thanks

10:12:01 From Celia Kruse de la Rosa to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

When can we make our statements on behalf of our organizations? Do we post in chat?

10:15:11 From *Jossie Ivanov, Dyett & Bhatia to Celia Kruse de la Rosa(Direct Message):

Hi Celia - You will be able to share your thoughts during the breakout group discussions. If you have prepared statements, you can paste them in the chat in the last few minutes of the meeting, or you can always submit them through the SDC website comment form: <https://www.sdcspecificplan.com/contact>

10:16:55 From Celia Kruse de la Rosa to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Thank you for the direction. I have two statements one from Sonoma Valley Hospital and the other for Sonoma Valley Collaborative. Will post to chat and submit to the site URL provided. Cool!!

10:17:22 From *Jossie Ivanov, Dyett & Bhatia to Celia Kruse de la Rosa(Direct Message):

Great! Looking forward to reading them!

10:29:50 From Rebecca Casciani to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Will this slide deck be available to review. Helen went through it fast.

10:31:04 From *Jossie Ivanov, Dyett & Bhatia to Rebecca Casciani(Direct Message):

Hi Rebecca - We are recording the meeting and it will be posted on the SDC website in a few days. All of the maps and most of the graphs are just taken out of the Alternatives Report, which is available on the website, too. Hope that helps!

10:32:21 From Rebecca Casciani to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Thanks please let the audience know at the end so they are aware. I am sure they were taking notes as well.

10:33:47 From *Jossie Ivanov, Dyett & Bhatia to Rebecca Casciani(Direct Message):

Great comment - I will make that announcement. Thanks!

10:35:28 From Celia Kruse de la Rosa to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Could not interact with the poll

10:35:41 From Rebecca Casciani to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

can you show the results

10:36:01 From David Eichar to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

What are the results of the poll?

Sonoma Developmental Center Specific Plan

10:36:19 From Derek Knowles to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Why aren't we seeing those latest poll results?

10:36:24 From Alice Horowitz to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

We want to see the percentage - what are the percentages to the poll just taken? !!!!

10:36:25 From Arthur Dawson to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

What was the percent for the 'other' choice?

10:36:26 From kevin padian to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Please post the numerical results of the poll you just took? THanks.

10:37:05 From *Tania Carlone, Consensus Building Institute to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

I just shared the poll so they should be able to see it.

10:37:35 From Stephanie Hiller to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Don't choose to participate in the small groups. Listening in, will it be clear when to rejoin?

10:42:31 From *Jossie Ivanov, Dyett & Bhatia to George Rathman(Direct Message):

I see you asked for help - did you still need help with something?

10:47:01 From Jerry Bernhaut to Everyone:

I am not able to participate in a small discussion goup.

10:47:40 From Andrew Koenigsberg to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Hi Jessie, my name is Andrew Koenigsberg. I am Managing Director for Transcendence Theatre Company. We are based locally here in Sonoma valley. Bob Holloway had reached out earlier this year that this process would be ongoing to determine any organizations that would be able to collaborate on the future use of the SDC campus. Perhaps you can provide my contact info on to the appropriate individuals if there is an interest to open a dialogue directly with us to gauge collaboration opportunities. Thank you! :-)

10:47:59 From Andrew Koenigsberg to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Sorry...I meant Jossie...auto correct

10:53:22 From *Jossie Ivanov, Dyett & Bhatia to Andrew Koenigsberg(Direct Message):

Hi Andrew - So glad to have you here in this meeting! If you submit your name and this message to engage@sdcspecificplan.com, Brian Oh will get back to you within a few days!

10:53:54 From Andrew Koenigsberg to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Fantastic...thank you!

11:01:07 From Celeste Winders to Everyone:

Just as an FYI: Was in a breakout room and they told us to go back to the main meeting. Now I have no idea what room I was in. 🤖 they seemed done so I suppose we just wait here.

11:02:32 From Afsi Moaveni to Everyone:

No.

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11:02:35 From Celeste Winders to Everyone:

No button to rejoin

11:02:37 From Afsi Moaveni to Everyone:

No button for group 6

11:03:08 From Gwen Truesdell to Everyone:

Is there a proforma budget going forward as to the financial feasibility of the project?

11:10:11 From Afsi Moaveni to Everyone:

Room 6 is the best. You can stay with us.

11:15:17 From Rebecca Casciani to Everyone:

how many groups are there?

11:15:22 From kevin padian to Everyone:

It was pointed out in our chat that at the Glen Ellen Forum, not a single person was in favor of any of the options, so the "combination" option was not important to the local community.

11:16:17 From *Bradley Dunn to Everyone:

@tom Thanks for your comments!!

11:18:06 From Vicki Hill to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Can you please tell the group when the deadline is for public comments on the alternatives?

11:18:42 From Celeste Winders to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

There needs to also be an intentional and specific plan for the development of supported living housing for individuals with disabilities. This plan should intentionally give priority to individuals who lived at SDC who would like to return but in a supported living housing model. There were many individuals who did not want to leave and the loss of their home was really traumatic.

11:18:52 From John LemMon to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

this is going to double the population of "glen ellen"?

11:19:20 From *Vivian Kahn, Dyett & Bhatia to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

I didn't see anything in chat aside from general comments.

11:21:50 From Afsi Moaveni to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Are comments to everyone closed, or am I missing it (user-error?:-))

11:24:54 From *Jossie Ivanov, Dyett & Bhatia to Vicki Hill(Direct Message):

Hi Vicki - Yes, I will ask Brian Oh to cover that in the closing remarks!

11:25:02 From Iris Lombard to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

We love the land, not the buildings!

11:26:01 From Charles Levine to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

WE agree more time is needed

11:26:57 From Afsi Moaveni to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

I would have preferred if you left it open, but you are the hosts. Oh well
....

11:28:19 From John Donnelly to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Sonoma Developmental Center Specific Plan

From John Donnelly

11:28:55 From *Jossie Ivanov, Dyett & Bhatia to *Brian Oh, Permit Sonoma(Direct Message):

Message from Vicki - can you address in closing comments? "Can you please tell the group when the deadline is for public comments on the alternatives?"

11:29:20 From *Brian Oh, Permit Sonoma to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

what did we decide..23rd?

11:30:28 From *Jossie Ivanov, Dyett & Bhatia to *Brian Oh, Permit Sonoma(Direct Message):

We said the survey would be open until then, but I'm hearing a lot of people ask for more time

11:30:44 From *Brian Oh, Permit Sonoma to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

thanksgiving wkend ok?

11:30:49 From *Jossie Ivanov, Dyett & Bhatia to *Brian Oh, Permit Sonoma(Direct Message):

Sounds good

11:31:50 From *Brian Oh, Permit Sonoma to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

wont mess with the sub consultant timelines?

11:31:56 From *Jossie Ivanov, Dyett & Bhatia to *Brian Oh, Permit Sonoma(Direct Message):

Should be ok

11:34:34 From sanford Horowitz to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

A MUCH more accurate synopsis of our group discussion WAS heavy emphasis of the special land /wildlife corridor and natural setting of Glen Ellen being

11:34:41 From sanford Horowitz to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

violated.

11:35:09 From *Jossie Ivanov, Dyett & Bhatia to sanford Horowitz(Direct Message):

Thank you! I've made a note of this.

11:42:50 From mara finerty to Everyone:

Given what appears to be nearly overwhelming feedback from attendees that there wasn't enough time given to the public for both feedback and input into these plans, what plans will be made to allow for more feedback sessions and opportunities for the community to help shape the fourth alternative plan (since none of these plans are being accepted by attendees in this and other meetings we've had?)

11:43:02 From Larry Olson to Everyone:

A follow up meeting should be scheduled.

11:43:08 From Tom Conlon to Everyone:

The macro-trend is clearly in favor of adaptive reuse, as these recent articles makes clear:

<https://commercialobserver.com/2020/10/adaptive-reuse-is-the-future-of-commercial-real-estate/>

11:43:08 From Vicki Hill to Everyone:

Please note that "other" does not necessarily mean a blend of A,B. C. In many cases, other means less density than any of the alternatives reflect.

11:43:19 From Jim Price to Everyone:

In PERSON English speaking meeting!!!!

11:43:20 From Celia Kruse de la Rosa to Everyone:

Hello,

I'm Celia Kruse de la Rosa, from Sonoma Valley Hospital. I'm speaking right now for the

Sonoma Valley Collaborative.

Sonoma Valley Hospital is a member of the Sonoma Valley Collaborative. Sonoma Valley Collaborative is a coalition of about 30 organizations from across Sonoma Valley's various communities. Sonoma Valley Collaborative brings these different interests together

to advance the triple bottom line of a sustainable community: that's economic vitality AND an equitable quality of life for everyone AND a healthy environment. We've been paying a lot of attention to SDC because it offers a once-in-a-generation opportunity to do all three.

Sonoma Valley Collaborative members find that...

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.

We want the SDC's natural resources

11:43:25 From Nick Brown to Everyone:

We need more public meetings and we need to develop two more (at least) alternatives.

11:43:27 From Tom Conlon to Everyone:

'In an environment turned upside down by the pandemic, real estate owners and operators must remain vigilant, forward-thinking and creative. This makes adaptive reuse an intriguing strategy — one which can offer lower costs to acquire investments in high barrier to entry markets; significant cost savings on redevelopment projects; low interest rates on leverage; and potential, future tax incentives offered by federal and municipal governments.'

<https://hbre.us/the-benefits-of-adaptive-reuse/>

11:43:29 From David Gleba to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

How are the ultimate developers of this project bound to follow any specific plan that is adopted?

11:43:50 From Sharon Church to Everyone:

Please correct Figure 2-4 re Fire Hazards to reflect that the 2017 fire moved South down Sonoma Creek, destroying a home and structures on Burbank in the Glen Ellen neighborhood South of the SDC.

11:43:52 From Tom Conlon to Everyone:

"Calculating the costs of permits, labor, and materials, AdRu is less expensive than new construction. In fact, AdRu can be 15%–20% cheaper and faster than new construction in cities with accommodating zoning and building codes. That's assuming that there are no environmental problems along the

way. Approval, permitting, and engineering are cost factors as well. Yet, overall, AdRu has a financial advantage over new construction."

<https://archive.curbed.com/2017/11/2/16598172/adaptive-reuse-architecture-united-states>

11:43:55 From Mari Emmons to Everyone:

Let us rely upon the Sonoma Ecology Center and the Sonoma Land Trust's combined expertise in our plans for the future of Sonoma Developmental Center.

11:44:01 From Shannon Lee to Everyone:

Earlier in the chat, a comment invoked the Glen Ellen Forum - as communications chair for that nonprofit, please note that we did NOT take a survey regarding choice of alternatives. Thank you for removing that mis-characterization.

11:44:02 From Leslie Vaughn to Everyone:

We clearly need more time than is being offered to look at OTHER alternatives to A B & C and involve Sonoma Land Trust & Sonoma Ecology Center!

11:44:04 From Celia Kruse de la Rosa to Everyone:

Thank you SDC Task Force, on behalf of Sonoma Valley Hospital (one of the top four employers in the Valley) I would like add for the record our statement given by John Hennelly, CEO, Sonoma Valley Hospital "Consider these two diverse areas of concern. Broadly, housing security aligns with health outcomes for everyone. This is a valley-wide concern. Managing your health takes a back seat when you aren't sure where you'll be next week or next month. Secondly, housing hits close to home at the hospital. We routinely lose great applicants when they realize they cannot afford to live here. Even more concerning is the notices from existing staff that they may be looking for a new job as they can't afford to stay. This is across our entire

workforce from Housekeeping to Administration. We believe that the SDC campus offers a creative opportunity to address this crisis and must be done for the health and economic stability of those living and working in Sonoma Valley." Thank you."

11:44:05 From Nick Brown to Everyone:

In person meetings.

11:44:05 From Diana Sanson to Everyone:

- we are in a local housing crisis here. We need more below AMI-priced housing. The % of market-rate and 'affordable housing needs 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, nurses, firefighters, and others earning middle income wages while working here can afford.

11:44:06 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Survey link <https://www.surveymonkey.com/r/SDCALTSurvey>

11:44:07 From Rebecca Casciani to Everyone:

We need more time and another meeting in person!

11:44:12 From Larry Olson to Everyone:

There should be an acknowledgement that a 4th proposal should be developed. Ideally, this should dictate an extension for the alternative selection date.

11:44:13 From Charles Levine to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

I think it is critical that the community understands what whatever alternative we finally select, who is going to pay, and how much... Will it be a

parcel tax for the entire community, a sales tax for the county or a more limited tax on people in the immediate vicinity.

11:44:16 From Dwight Moore to Everyone:

Healdsburg square or Sonoma square could be good models for community hub around the large park, mix of retail (incl. grocery), consumer services and restaurants

11:44:16 From Diana Sanson to Everyone:

-- the economic feasibility studies should take into account alternative funding sources such as community land trusts, etc. to increase the % of well below AMI housing Also, affordable housing to means a range levels of housing pricing so that teachers, firemen, nurses, nonprofit staff and other community members can afford to live here where they work. The % of affordable housing should be flipped to be 75% for well below AMI families. Our middle income families cannot afford to live here. Ask any local employer- they are struggling to retain and recruit employees.

- 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.

11:44:21 From Carol Davis to Everyone:

Yes to INNOVATIVE housing for seniors. Shared facilities, independent units (so many creative models out there to research). YES to a college campus extension (SRJC or SSU).

11:44:23 From David Eichar to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Hotels use a lot of water. The water should be for residents, local serving businesses and agriculture.

11:44:25 From Kate Eagles to Everyone:

Will survey stay open until Nov 28th?

11:44:26 From Fred Allebach to Everyone:

it would be great if Permit Sonoma cooked up a few new alternatives to balance the desires said today, and show if this are financially feasible or not; what are the consequences if stakeholder can;t make deal?

11:44:26 From Rebecca Casciani to Everyone:

Please do not ignore us!

11:44:27 From kevin padian to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

+1 for Mara: the brakes need to be put on this process. None of the options is favored by the local community, whose views are not "NIMBY," and there is widespread thinking that the experience of the local community residents has not been sufficiently respected.

11:44:27 From Shannon Lee to Everyone:

Recreation center (indoor) is sorely needed and missing

11:44:30 From Derek Knowles to Everyone:

Seems like a consensus that more transparency and opportunities for community input is needed

11:44:30 From Deborah Nitasaka to Everyone:

Am hoping to see greater emphasis on education. The newly passed Infrastructure Bill, the well-documented workforce shortage - we need to seize the day and use some portion of the built campus for post-secondary training & education!

11:44:37 From *Jossie Ivanov, Dyett & Bhatia to Everyone:

Contact form and email address:
<https://www.sdcspecificplan.com/contact>

11:44:38 From Diana Sanson to Everyone:

- 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.

11:44:39 From Tom Conlon to Everyone:

Alternatives are Vaguely Named. All Alternatives should be renamed to make them easier to remember:

Alt A = Conserve & Enhance (a.k.a., "Daly City, with a Hotel")

Alt B = Core & Community (a.k.a., "Daly City, with a Haunted Hotel")

Alt C = Renew (a.k.a., "Foster City, with a Hotel and Ag-Washing")

11:44:44 From Nancy Evers Kirwan to Everyone:

Survey is badly flawed. Other options should be included. It does not allow for new approaches.

11:44:45 From Diana Sanson to Everyone:

- overall, it seems this large property is being developed in a vacuum. The county is not being creative in considering the impact on the infrastructure

(traffic, water, fire evacuations, etc). There are many much more creative community development models out there that consider newer forms of transit, sustainable financing and implementation of affordable housing and job creation. This just seems like same old same old development thinking that has caused the current housing and climate crisis we are in now.

11:44:48 From Jim Shere to Everyone:

I understand the need for financial feasibility, but wonder about the logistic feasibility and am deeply concerned about the impact of residential density upon the region, particularly the infrastructure, traffic patterns, and the ecology (including the potential choking off of the wildlife corridor).

11:44:55 From Steven Lee to Everyone:

There also needs to be some exploration of natural resource enhancement projects that could be done on those preserved open spaces to benefit the watershed.

11:44:56 From Constance Schlelein to Everyone:

This is a real opportunity to deal with immediate community needs but also long term North Bay visions. I agree with the Celia Kruse's statements.

11:44:56 From Dwight Moore to Everyone:

Yes to senior facility and education extention

11:44:57 From Shannon Lee to Everyone:

Sonoma Co. Office of Education must be involved in discussions

11:44:57 From *Jossie Ivanov, Dyett & Bhatia to Everyone:

Alternatives Survey: <https://www.surveymonkey.com/r/SDCALTSurvey>

11:45:01 From Richard Dale to Everyone:

We would like to see the wildlife corridor expanded at its narrowest point along the north and northeast side of the campus, by pulling the boundary of the developable area inward. Setbacks along Sonoma Creek should be larger—100 feet—to make room for a reestablished floodplain, riparian habitat, steelhead recovery, and groundwater recharge. The wetlands in the eastern meadows should be protected and restored. The site's many water features—reservoirs, springs, streams, wetlands—should be managed holistically to produce multiple benefits to the entire Valley's people and ecosystems. Developed areas should all have foot trails connecting to natural spaces, for all the benefits that occur from human connection with them, while assuring that they retain their ecological function. Paths and recreational areas are good, but they should keep away from the wildlife corridor and Sonoma Creek. Built areas and paths should use Dark Sky standards.

11:45:02 From Bret McIntyre to Everyone:

Dam safety needs to be addressed in EIR. Wildlife passage for the connector to HWY 12 could be implemented as per creative techniques in Germany and elsewhere.

11:45:03 From brad hall to Everyone:

We can't interpret other as meaning some combination of A, B, or C - Other means something significantly different that addresses wildlife and ecological resources as a starting point

11:45:03 From Dan Martin to Everyone:

Please note again that we need to reduce proposed density significantly to reduce environmental impact. Agree on emphasis toward education and community center type projects.

11:45:07 From Tom Conlon to Everyone:

Love this community! Where else would you hear people advocating FOR more supportive and affordable housing in their backyards?

With its long history of supportive housing and care, this is a major opportunity unique to SDC, not to be squandered.

11:45:08 From Greg Guerrazzi to Everyone:

A new city outside of the Urban Growth Boundary and in a critical wildlife corridor is unacceptable. More creative options need to be developed to address preservation of the natural resources and financial options to preserve the rural community of Glen Ellen.

11:45:15 From Laurie Pile to Everyone:

We need more time to develop an alternative or to work with the 3 alternatives and we need more community opportunities for input, preferably, in person.

11:45:18 From Susan Gorin to Everyone:

Thank you everyone for your great comments and participation this morning.

11:45:19 From Richard Dale to Everyone:

we would like to see housing created that serves the needs of current and future generations, with homes for people of diverse economic and developmental capacities. Any housing plan for SDC must go beyond market-driven factors that are driving people—up to and including the middle class—out of the Sonoma Valley. Housing at SDC should be a model for reversing this trend, not exacerbating it. SEC calls for 75% of the site's housing to be affordable to below-AMI residents, including a mix of rental and owner-occupied units, whether via subsidy or affordable "by design". Community land trusts are an excellent tool for creating permanently affordable housing. Frequent flexible transit is key for reducing driving and pollution.

11:45:20 From Rebecca Casciani to Everyone:

Where can we get the recording and chat notes?

11:45:28 From charles estudillo to Everyone:

Re: the housing, we need to assure that we create an opportunity for local residents and their adult kids can afford to buy the houses. No second home purchases. No bidding war to the highest bidder.

11:45:28 From Celeste Winders to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Housing needs to priorities income capped specific housing (30% of a household income) and priority housing should be offered for those with section 8 vouchers. People wait for years on that list and then finally receive a housing voucher but cannot find any housing willing to accept their voucher. It's a massive issue.

11:45:29 From brad hall to Everyone:

Housing needs to be focused near established urban cores

11:45:32 From Nick Brown to Everyone:

Please make note of the audiences desire for more Alternatives.

11:45:36 From Josette Brose-Eichar to Everyone:

We need more time. The past outreach was not sufficient. The formats did not allow us to really give our input. And the survey that went out is totally flawed in it's original state. Can I take it again, now that it has been changed? You need to reach out to the Land Trust and Ecology Center as they had plans you did not include.

11:45:37 From Shannon Lee to Everyone:

Affordable must actually be affordable. Can't be based on the average income in the 'area'.

11:45:39 From charles estudillo to Everyone:

Glen Ellen is a jewel. Let's keep it that way

11:45:39 From Dwight Moore to Everyone:

Majority of housing should be affordable

11:45:42 From David Eichar to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Hotel: EIRs claim that new hotels do not attract new visitors to an area. This has been challenged successfully in court, but as far as I know for only one case. Not counting new visitors to Sonoma County under estimates VMT (vehicle miles traveled) and GHGs (greenhouse gases). Including a hotel along with an EIR that does not take into account the total impact of tourists, door to door, may jeopardize the whole process if the EIR is challenged in court. I don't want to see the project delayed because the EIR is challenged in court.

11:45:48 From David Woltering to Everyone:

It would be helpful to have a follow-up meeting that a draft Preferred Alternative is shared! Thank you for this opportunity to comment and participate!

11:45:48 From Leslie Vaughn to Everyone:

How can we get the transcript?

11:45:49 From Sharon Church to Everyone:

Yes, more alternatives and significantly less density.

11:45:57 From Conrad Jones to Everyone:

NW SW and NE corners of proposed development footprint need to be cut off or rounded out of the project and converted to habitat to benefit wildlife passage.

11:45:57 From Tom Conlon to Everyone:

All three Alternatives propose subdividing and intensively developing nearly ALL of the existing central campus. With the exception of the remote and undeveloped areas long designated to remain as open space, even in the most generous Alternative no more than 8 acres of the central campus would remain accessible to the public. We the People should not allow this valuable community property asset to be liquidated and privatized. Eldridge belongs to us, all of us.

11:45:58 From Tom Conlon to Everyone:

The Alternatives Report contains several math, grammatical, and typographical errors, suggesting that the D&B Team's attention to detail on this project is lacking. For example:

p 41 - Redundant sentence repeats "gym, community center...", yet fails to make any mention of the hotel at the center of this "core" area

p 42 - Math error in table 3.2.1

p 45 - Labeling error in Table 3.3.2

11:46:02 From Nancy Padian to Everyone:

How can we change the timeline?

11:46:04 From Bret McIntyre to Everyone:

Entrance sign should be community effort.

11:46:05 From Rebecca Casciani to Everyone:

Need to expand wildlife corridor.

11:46:10 From Fred Allebach to Everyone:

Permit Sonoma need to account t for all, and not let some dominate the whole thing

11:46:14 From charles estudillo to Everyone:

A youth hostel instead of a hotel or a small hotel with a hostel

11:46:15 From Nick Brown to Everyone:

This in new ways, explore creative funding.

11:46:23 From Gina Cuclis to Everyone:

Lots of good comments regarding density and need for more affordable housing than one 25%.

11:46:27 From Shannon Lee to Everyone:

Please stop referring to the south area of Glen Ellen as Eldridge!!!

11:46:28 From Carol Davis to Everyone:

Thank you for holding these sessions and sure hope our input is taken seriously.

11:46:29 From Matthew Zwerling to Everyone:

Has anyone considered this as a State Park, access from Hwy 12, closing off the access from Glen Ellen? Infrastructure would be less of an issue, one could preserve some of the old, historic bldgs. but not the rest, the animal corridor can be expanded, and open space be the primary use of the property. No need for a hotel. Having affordable housing without the amenities to access would be a huge mistake, lack of transportation, etc. would be an issue as well.

11:46:31 From Larry Davis to Everyone:

anyone interested in financial feasibility research stuff contact Larry Davis davislhd70@gmail.com

11:46:38 From Deborah Nitasaka to Everyone:

Housing must be protected from conversion to commercial, tourist-serving short-term housing, as has devastated our valley's housing stock.

11:46:39 From Bret McIntyre to Everyone:

Water resource analysis needed. Possible NEW well locations identified.

11:46:41 From Arthur Dawson to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

What was said today is mostly a reiteration of comments from large meetings going back to 2015

11:46:41 From Stephanie Michelena-Ramirez to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

The community needs more time and more power in this decision. PLEASE listen to what was discussed here. The community input is invaluable!

11:46:53 From charles estudillo to Everyone:

The housing proposed would double the population of Glen Ellen This would ruin the community

11:46:55 From *Brian Oh, Permit Sonoma to Everyone:

engage@sdcspecificplan.com

11:46:56 From Larry Pullin to Everyone:

The hotel option can be managed so that it provides income but within very specific restrictions. Thus providing access to visitors on the lines of the yosemite lodge.

11:46:58 From Carol Davis to Everyone:

Matthew Z: YES, fine idea!

11:46:58 From William Bucklin to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

it is weird having only seconds to comment here. These proposals are lacking and we can do better!

11:47:03 From Arthur Dawson to Everyone:

What was said today is mostly a reiteration of comments from large meetings going back to 2015

11:47:12 From Emilie Leen-Conley to Everyone:

We have a concern that our children will spend their whole childhood in a construction zone in Eldridge. We believe little thought has been given to how massive this project is in a rural community and scenic corridor. We feel this needs to be scaled way down for multiple reasons.

11:47:16 From Nancy Padian to Everyone:

the survey is insufficient and doesn't capture really concerns

11:47:29 From Robert Holloway to Everyone:

Adaptive reuse of the existing historic housing and structures is an important and environmentally more friendly way to respect and preserve site history while providing opportunities for lower-income and group housing alternatives.

11:47:32 From Rebecca Casciani to Everyone:

agree Nancy..the survey is insufficient and doesn't capture really concerns

Sonoma Developmental Center Specific Plan

11:47:39 From Nick Brown to Everyone:

Think about moving Dunbar school to the campus.

11:47:41 From Leslie Vaughn to Everyone:

Any building should be minimal and completely sustainable.

11:47:47 From *Brian Oh, Permit Sonoma to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

lets close it out please

11:47:50 From *Jossie Ivanov, Dyett & Bhatia to William Bucklin(Direct Message):

Hi William - You can always submit comments to the project email or on the Alternatives survey.

11:47:53 From Arthur Dawson to Everyone:

I agree Nick

11:47:53 From Kate Eagles to Everyone:

Yes, Arthur, community has spoken consistently about this project for the last several years

11:47:57 From Tom Conlon to Everyone:

Thx for taking our input today!

11:48:06 From Deb McElroy Pool to Everyone:

The SDC property is first and foremost a natural treasure and an imperative wildlife corridor link in our region. The wildlife corridor is the foundation of how we should proceed in the redevelopment and transition of the SDC property.

11:48:09 From Rebecca Casciani to Everyone:

Yes, Arthur, community has spoken consistently about this project for the last several years

11:48:54 From Joel Hoyt to *Jossie Ivanov, Dyett & Bhatia(Direct Message):

Why not invest in the SMART train to Schelville and housing near the train station.