Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 08, 2021 11:35 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - 3 alternatives for SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Josette Brose-Eichar

Email: josette@lavenderfloral.com

Subject: 3 alternatives for SDC

Message: I have reviewed the three alternatives for SDC and I see very little difference in each one. The main difference is that C will tear down almost all the buildings and replace them with modern structures. While on the surface this has the appeal of building back better, if you look deeper you would have realized that demolition releases embedded carbon and is self-defeating.

All three are based on the premise that in order to be feasible, you must fill the campus site with housing and have a large hotel complex. I wonder why this is the only premise that was considered? In the meetings I have attended and input I have viewed, that is not something the majority of us want or need in the valley. A luxury resort will require a large number of employees. We cannot house our hospitality workers now, so these employees will be driving here from other locations. There is no actual data on the pricing of this housing that is proposed. But, I see a large number of single family homes. While these are money makers, what is to insure they are not just more second homes for the wealthy? This in no way solves our housing shortage. You may say second home owners contribute financially and use less or our services, but how does that help our lower wage workers find realistic, affordable housing?

All three plans have what I would call a heavy footprint. Why were other more efficient plans for housing considered? It would seem to be a no brainer to cluster multi-unit buildings on a smaller foot print and impinge less on the land and leave more open space, as there now is in the campus area. The offset of living in more concentrated housing could have been community gardens and more open space outside of the homes for residents to share and enjoy. Is this not what community is, and not a bunch of single family homes with fences around them?

I see no mention of climate sensitive requirements such as: Heat pumps, graywater in all buildings, or creation of a solar mini grid. I know you say wait for an environmental impact study, but you should be mandating this up front and make this part of your financial projections.

And last it is written as if we had massive input from the community. Over the last few years, even I, a person who is active an on top of what is going on, was left out of the loop. Meetings and surveys are not well publicized. And the ones I did participate in were totally lacking in getting real input. Virtual sticky notes and small groups asked to create a sound bite are not input. If the 11-13 meeting is like the last one, let me tell you it is useless. People need to be able to speak up and ask the big questions. It seems your process was created to achieve a preconceived outcome, the one you wanted. I would suggest you do another survey. This time blast it all over social media and have someone with a background in sociology write it, so that it gets real data, not a preconceived outcome. And to be a valid survey you need thousands of responses, not a few hundred.

I will be writing again, and again, as this project will seal the fate of our valley. Will we destroy what we have, while creating no benefit for the environment or our community?

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Chelsea Holup

From: no-reply@sonoma-county.org
Sent: December 15, 2021 2:58 PM
To: Susan Gorin
Subject: Issue: SDC Development

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Sent To: County of Sonoma
Topic: Issue
Subject: SDC Development
Message: As our County Supervisor for District 1, you are very responsible to make sure that the residents of the Sonoma Valley are safe. With only one 2 lane highway to serve the entire valley, we are all concerned we could lose our lives in another wildfire or catastrophic earthquake. Until the State of CA is able to get emergency roads out of the valley, we all fear high density housing and future hotels/casinos!! Yes, we all understand the high cost of keeping the SDC property but is endangering our lives worth the price? Please encourage the Board to find solutions to the real issues before trying to get rich by putting citizens at serious high risk.

Sender's Name: Pamela Simpson
Sender's Email: pamelassimpson@gmail.com Sender's Address:
8858 Oak Trail Pl
Santa Rosa, CA 95409

Chelsea Holup

From: Patricia Chadwick <radiowalker@gmail.com>
Sent: December 15, 2021 10:18 PM
To: Hannah Whitman
Subject: SDC Plan

EXTERNAL

Hello Ms Whitman,

I just attended the North Sonoma Valley Municipal Advisory Council Meeting and want to send my input on the vision for the Sonoma Development Center:

Because of the long history of the site as a home for people with disabilities, with both negative and positive aspects, the redevelopment should take a future looking view on incorporating disability access. This would include a disability history museum, making all public facilities accessible and disability friendly, and making all housing units visitable (having the ground floor accessible with an accessible bathroom or half-bath.

It also means looking at housing for people with developmental disabilities and providing job training, jobs and a health clinic.

This also makes sense because Sonoma has the highest percentage of older people of any county in California and accessible housing could help them age in place. This also makes co-housing a viable option.

Best, Patricia Chadwick
(707) 845-9344

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Chelsea Holup

From: Gregg Montgomery <rockinsonoma@sbcglobal.net>
Sent: December 16, 2021 9:45 AM
To: Hannah Whitman
Subject: NSVMAC

EXTERNAL

Hello Ms Whitman -

Unfortunately I was unaware of the MAC meeting yesterday. However, I would like to make a couple of comments regarding the SDC property and the three alternative plans submitted by the County and their consultants, Dyett & Bhatia.

First, I feel that all three (3) proposals are absolutely inappropriate and out of character for such a historic rural environment. Creating an urban style community of this density in the middle of a wildlife corridor and within the footprint of the tiny village of Glen Ellen is an abomination and an affront to this rural community, and to the entire Valley as well.

Second, neither of these plans address the fact that Eldridge is currently an Historic District. For over a 125 years it was a home for thousands of society's most vulnerable and fragile citizens. Dyett & Bhatia talked about preserving the "Legacy of Care" but, in actuality, did the exact opposite!
There was zero attempt to preserve any aspects of the history of this once great care facility. I know that the local Glen Ellen Historical Society has worked for years toward creating an "Historical Preservation Area" with a museum, library and visitor center, yet there was no attempt by the consultants to address this Legacy of Care. Saving a couple old buildings does **not** tell the story.
I feel strongly that the legacy of the Sonoma State Home must be recognized and never forgotten.
It's imperative that an historic area be preserved and should be coupled together with the historic cemetery and perhaps Jack London Historic State Park as well. It only makes sense.

And finally, I think the State of California should rethink their position on this property and consider putting this incredible piece of land into the hands of a Trust instead of trying to sell it to the highest bidder. This could be the Crown Jewel of the Valley of the Moon is done properly.

Thank you for allowing me to offer my comments.

Respectfully,
Gregg Montgomery
Sonoma, CA.

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Chelsea Holup

From: no-reply@sonoma-county.org
Sent: December 15, 2021 5:29 PM
To: Susan Gorin
Subject: Issue: Time to evaluate & another SDC Redevelopment plan

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Sent To: County of Sonoma
Topic: Issue
Subject: Time to evaluate & another SDC Redevelopment plan
Message: Dear Susan Gorin,

Please allow more time for feedback and a decision regarding the redevelopment of SDC.
This is too important a matter to rush through! There is too much to consider:
#1 The environmental impact
#2 Cost involved and use of other funding sources
#3 The amount of carbon emissions if one of the three current options is chosen

We are in a climate crisis and cannot afford to ignore how the current three options will all add to global warming as a result of their carbon emissions.

Thank you for your attention to this extremely important matter.

Susan Karle
Member of the Earth Care Alliance

Sender's Name: Susan Karle
Sender's Email: susanklmft@gmail.com
Sender's Address:
223 Vallejo Ave
Sonoma, CA 95476-3961

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: December 15, 2021 7:35 PM
To: Susan Gorin
Subject: Issue: SDC

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Sent To: County of Sonoma
Topic: Issue
Subject: SDC
Message: Dear Susan ~ Please allow more time for thought and feedback regarding land use for SDC property.
1. Consider the environmental impact.
2. the cost involved.
3. the amount of carbon emissions if one of the current three options is chosen.

We must be clear about the current 3 options' impact on our environment.
I know you'll weigh this matter carefully.
BestWishes, Douglas Anderson
Sonoma

Sender's Name: Douglas Anderson
Sender's Email: douglasandersonphd@gmail.com Sender's Home Phone: 1 707 363-2143 Sender's Cell Phone: same.
Sender's Work Phone: retired
Sender's Address:
223 VALLEJO AVE
SONOMA, CA 95476

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: December 16, 2021 9:39 AM
To: Susan Gorin
Subject: Issue: CDC

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Sent To: County of Sonoma
Topic: Issue
Subject: CDC
Message: Dear Supervisor Gorin ....

Please help the community in preserving the precious open space surrounding the CDC. As you are well aware, once land is commercially developed it is irrevocably transformed and cannot be undone. Our children and their children will never be able to experience the majesty of this unique space. It will be rather another example of over-build and poor land stewardship.

Living in the 'neighborhood', I cannot begin to envision the overwhelming stress the proposed development will place on the surrounding infrastructure. Highway 12 is already gridlock during commute periods. To minimize the pending increase in traffic, I would expect the highway to be widened/enlarged to accommodate such. Can you see where this is leading? The natural attraction of this area will be eventually spoiled. More/additional development is sure to follow, as night follows day.

The very character of this area will forever be changed. Please consider your recommendation with deliberation and careful thought. We only get one shot at this ....

Thank you for your public service.

Sender's Name: Michael Dines
Sender's Email: dinesmichael1@gmail.com Sender's Home Phone: 7077554915 Sender's Address:
168 Oak Island Drive
Santa Rosa, CA 95409

Chelsea Holup

From: Arthur Dawson <baseline@vom.com>
Sent: December 13, 2021 1:57 PM
To: Hannah Whitman
Cc: dclaire77@gmail.com
Subject: FW: Please distribute attached letter (SDC future) to NSVMAC council members
Attachments: 11_27_21-Deborah Nitasaka-SDC's Future-My Comments to Sonoma County.pdf

EXTERNAL

Hi Hannah,

Please forward Deborah's letter to the other MAC members as she requests. Please also ask the SDC Adhoc Committee To consider her ideas as they begin to draft the MAC letter to the Supes.

Thanks,

Arthur

Arthur Dawson, Chair
North Sonoma Valley Municipal Advisory Council
(707) 509-9427
baseline@vom.com

-----Original Message-----
From: Deborah Nitasaka <dclaire77@gmail.com>
Sent: Sunday, December 12, 2021 5:05 PM
To: Arthur Dawson <baseline@vom.com>
Subject: Please distribute attached letter (SDC future) to NSVMAC council members

Hi Arthur,

I am writing to you in your capacity as the chairperson for the North Sonoma Valley MAC this fine rainy afternoon. Please find attached my letter regarding the future of SDC, sent on November 28 to Permit Sonoma and the Sonoma County Board of Supervisors.

I feel that my vision is uniquely crafted as no other I've seen to enhance the quality of life for all - humans as well as our wildlife and other animals. My ideas take into account the need to protect the region's wildlife and undisturbed wild places while also providing for the essential needs of the human inhabitants in our valley - and to do so through a proven model that accounts for the economics, something lacking in many of the ideas I have thus far seen.

But it doesn't seem to be getting much traction. Having attempted to share this letter with the members of "Eldridge For All" without success, I am now hoping it can at least be distributed among the MAC council members for consideration.

I see that several Glen Ellen residents are slated to speak at your upcoming monthly meeting, to unpack their ideas for SDC's future. I look forward to learning more from them. I also hope some consideration will be given to the vision I have only briefly outlined in my letter.

Thank you Arthur for your long standing commitment to Glen Ellen,

Deborah Nitasaka, M.A.
PO Box 1054
Glen Ellen, CA 95442

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Facebook: Sonoma County Housing Advocacy Group
Facebook: Preserve Sonoma County Neighborhoods

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Chelsea Holup

From: Hugh Helm <hhelm@sonic.net>
Sent: December 15, 2021 10:07 PM
To: Hannah Whitman
Subject: Ad Committee letter to the BOD

EXTERNAL

Please pass on to Art Dawson and Kate Eagles that the NSVMAC letter to the Supes does not require specific numbers regarding setbacks etc, but should state the any development must be comply with standards set by a reputable environmental organization to protect the natural resources of the project. That language should do, or they can ask John McCaull for the name of such an organization. SLT won't serve in that role – it's not their mission.

Regards, Hugh

Hugh Helm
6458 Stone Bridge Rd.
Santa Rosa, CA 95409
707-573-8700

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Chelsea Holup

From: no-reply@sonoma-county.org
Sent: December 15, 2021 4:47 PM
To: Susan Gorin
Subject: Issue: Sonoma Development Plan - Master Plan ERRORS

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Sent To: County of Sonoma
Topic: Issue
Subject: Sonoma Development Plan - Master Plan ERRORS
Message: SDC
Wells Whitney married to Anne Halsted just reminded me that you and John Stewart of Stewart Construction visited the site of SDC and John said the site was impossible to build on.

I am a retired CPA and find the numbers very false. For example The master planners state the sq.ft. cost for market rate single family housing to be $349, while the cost in Glen Ellen has been $800, and according to my architect friends in San Francisco the cost is $750.

There is not a chance to build low income housing at the rates listed by the master planners. You just have to build up to at least 3 stories - walk-ups to save construction costs.

Parking on the east side along the Sonoma Creek shows the planners have totally ignored any of the advise from local specialists. Street Light required all night!

I have worked as an auditor and have done Master Plans, I find the numbers so strange I wonder what secrete political game is being played.

San Francisco has recently recognized that you have to build up, in order to save on costs. WE in Glen Ellen also have to recognize that we have to provide "reasonable" housing, and that this means "going up" in height. Some of that can be "hidden" with trees, etc. North Beach in San Francisco was all built as 3-story walk ups, and nobody complains and still live there. We have to accept change!
Maud Hallin

Sender's Name: Maud Hallin
Sender's Email: maudhallin@gmail.com
Sender's Cell Phone: 4155197107
Sender's Address:
POB 1923
Glen Ellen, CA 95442

Chelsea Holup

From: Hugh Helm <hhelm@sonic.net>
Sent: December 15, 2021 10:07 PM
To: Hannah Whitman
Subject: Ad Committee letter to the BOD

EXTERNAL

Please pass on to Art Dawson and Kate Eagles that the NSVMAC letter to the Supes does not require specific numbers regarding setbacks etc, but should state the any development must be comply with standards set by a reputable environmental organization to protect the natural resources of the project. That language should do, or they can ask John McCaull for the name of such an organization. SLT won't serve in that role – it's not their mission.

Regards, Hugh

Hugh Helm
6458 Stone Bridge Rd.
Santa Rosa, CA 95409
707-573-8700

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 17, 2021 8:19 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Development Proposals for the SDC Property

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Katie Norris

Email: bogie54@prodigy.net

Subject: Development Proposals for the SDC Property

Message: As a resident of Oakmont, I have witnessed increased traffic conjestion on Hwy12 over the last several years. This is a concern all year around but especially when the areas from Spring Lake down to Sonoma have had to deal with the risk of wildfires. Wihen wildfires have prompted us to have to evacuate at times, traffic on Hwy 12 can come to a halt. These proposals to build additional housing and a hotel in the SDC is ridiculous and would be a HUGE risk to all who live in this area. We don't need more traffic conjestion then we already have and our ability to evacuate SWIFTLY and SAFELY from harm would most definitely be threatened with any type of proposal which would add additional housing or hotels on the SDC property. This would only bring lots more people who would need to use Hwy 12 or Arnold Avenue to evacuate, flooding these main arteries even more. A plan to put something like a museum or a wildlife preserve in place there would make much better sense plus the beauty of the SDC area would still be preserved. PLEASE reconsider!!!!! Thanks

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 18, 2021 9:22 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Retreat Center vs Hotel

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Martin Weil

Email: martin@martinweil.com

Subject: Retreat Center vs Hotel

Message: FWIW, I thought Sonoma City Councilmember Lowe's suggestion last week of some sort of retreat facility, if it could provide an economic plus, would be much more in keeping with the "spirit" of SV. The ecology folks who were working on specific alternatives may have a valuable role going forward as well. Thanks for your work.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 22, 2021 10:40 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mayacamas Olds

Email: mayacamas.olds@gloriaferrer.com

Subject: SDC Plan

Message: SDC is a very special place in our community and we have an amazing opportunity to create something enriching and lasting for generations to come. We can decide as a community to create a beautiful space open to all or not. As a life long resident of Glen Ellen, I would like to see something built that gives back to our community and maintains open spaces, environmental preservation, with a community and art's component. It is rare that we have this opportunity, let's not squander it for the benefit of a few.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 14, 2021 5:44 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Alternatives Survey

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Doria Taylor

Email: doria.taylor.858@gmail.com

Subject: Alternatives Survey

Message: Can you please send me a link to the Alternatives Survey?
I clicked on the link and it did not take me to a survey. Thank you

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 16, 2021 9:56 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC proposals

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Esther Munger

Email: emunger@mac.com

Subject: SDC proposals

Message: To Whom it May Concern,
This comment is to discourage you from approving any of the proposals for the SDC currently before you. The first thing that needs to be done is to demand that the State of California take financial responsibility for the deferred maintenance they have created on the property. Any plan that requires the developers to mitigate that expense is counterproductive to the best use of the SDC because it requires an unrealistic and unnecessary profit base.
Please defer any plans until the State takes responsibility for its own mess. The State requiring the local community do something about the property without their commitment to the basic clean up is absurd, irresponsible and shows total disregard for yeh local state taxpayers.
Respectfully Submitted

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 4:01 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - The Sonoma Development Center

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Bob and RoseAnn Richards

Email: bobra2@comcast.net

Subject: The Sonoma Development Center

Message: The plan to de vela the SDC GREATLY concerns my wife and I. We worry about the ability to evacuate in the event of wa wildfire. With the evacuation route already very limited, this additional traffic could make an evacuation deadly. We also are concerned about water usage -- both for personal use and , again, for use with wildfires.
Thank you

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 3:36 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - lawsuits

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: James Bogue

Email: jbogue@mcn.org

Subject: lawsuits

Message: If the highway is not widened, emergency vehicles will not be able to quickly transport heart attack, stroke, and any victims, when seconds count, to Memorial .

Our county could be exposed to more than one wrongful death trial. Check that possibility with the county attorney. Sincerely, James Bogue, Oakmont.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 2:38 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Development Center

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Linda English

Email: lenglish787@gmail.com

Subject: Sonoma Development Center

Message: Any plans for Sonoma Development Center in the future must take into account wildfire risk, emergency evacuation strategy, traffic, water and other natural resources. A No vote is required for any planned high density housing.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 2:31 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC PLAN ALTERNATIVES

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kenneth Beck

Email: kbeck0887@gmail.com

Subject: SDC PLAN ALTERNATIVES

Message: My wife & I, 9 year residents of Oakmont (323 Stone Creek Circle), believe that All of the "proposals" would have significant impacts on traffic, wildfire risks, emergency evacuations, water and other natural resources. We encourage rejection of these proposals & request greater evaluation of alternatives addressing the issues mentioned above. Respectfully, Kenneth & Suzanne Beck

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 2:08 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Fate of the Sonoma Development Center

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathy Hammel

Email: hammel.kathy@gmail.com

Subject: Fate of the Sonoma Development Center

Message: All 3 development proposals that would replace the Sonoma Development Center will cause even more traffic and death traps for the inhabitants of Oakmont Village during fire evacuations not to mention the drain on our natural resources (ie water).

Does this submission look like spam? Report it here.

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Chelsea Holup

From: Susan Gorin
Sent: December 15, 2021 6:05 AM
To: Brian Oh
Cc: Tennis Wick
Subject: The letter from Kate Bucklin regarding
Attachments: Letter to Gorin.docx

Her mother and stepfather helped to found Sonoma Land Trust. And Oak Hill Farm
lost a number of buildings in the the sonoma complex fires and sadly their ancestral retreat near the top of Hood Mountain in the glass fire - truly a magical place. They are now donating the land to the park.

She, her brother Will and all of their family feel strongly about protection of the land in the Valley.

Susan Gorin

1st District Supervisor
County of Sonoma

Be #SonomaSmart – Wash hands, wear masks, keep the distance.
It's all about community.

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
www.sonoma-county.org
susan.gorin@sonoma-county.org
Direct 707-565-2982
Cell 707-321-2788

Begin forwarded message:

> **From:** kbucklin@sbcglobal.net
> **Date:** December 9, 2021 at 10:24:01 AM PST
> **To:** Susan Gorin <Susan.Gorin@sonoma-county.org>
> **Subject: SDC**

EXTERNAL

Hi Susan,
I have been out of town for what seems like an eternity but am awfully concerned about the SDC proposals. I realize the deadline to submit a letter has passed but I would appreciate you taking the time to read the enclosed letter.

Hope you are well otherwise and hope to see you one of these days soon.
Best,
Kate

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Chelsea Holup

From: Susan Gorin
Sent: December 15, 2021 6:44 AM
To: Brian Oh
Cc: Tennis Wick
Subject: Fwd: Fire wise design for SDC—resource

Caitlin may have forwarded this to you already. I'm skimming through it.

Good thought in appointing someone to the pat knowledgeable about fire
Resilient design.

Be well. Thanks for the work yesterday.

Susan Gorin

1st District Supervisor
County of Sonoma

Be #SonomaSmart – Wash hands, wear masks, keep the distance.
It's all about community.

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
www.sonoma-county.org
susan.gorin@sonoma-county.org
Direct 707-565-2982
Cell 707-321-2788

Begin forwarded message:

> **From:** caitlin cornwall <caitlin@sonomaecologycenter.org>
> **Date:** December 7, 2021 at 11:05:17 PM PST
> **To:** Susan Gorin <Susan.Gorin@sonoma-county.org>
> **Cc:** Richard Dale <richard@sonomaecologycenter.org>
> **Subject: Fire wise design for SDC—resource**
>
> EXTERNAL
>
> Hi Susan,
>
> This is the set of design approaches that can make the redeveloped SDC resistant to fire from the get-go. This paper was referred to in SEC's comment letter. It covers things like clustering buildings, putting roads and irrigated areas to the outside of buildings, minimizing fences, and more.

https://anrcatalog.ucanr.edu/Details.aspx?itemNo=8680

Caitlin

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: October 26, 2021 4:28 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Future meetings

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Josette Brose-Eichar

Email: josette@lavenderfloral.com

Subject: Future meetings

Message: I keep hearing about upcoming meetings to engage for more community input, but I never receive any notifications. When are these meetings happening. Plus I think you need out send out questionnaires to a larger segment of the valley population. The meetings I have attended so far were not very good at gathering input. They seemed to be putting preconceived ideas such as a hotel as a given. Eldridgeforall.com is more informative about the plans out there. Susan Gorin's office just gives me a canned response to my input and refers me to sign up with you. I have signed up twice now and have never revived any notifications of meetings.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 08, 2021 11:35 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - 3 alternatives for SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Josette Brose-Eichar

Email: josette@lavenderfloral.com

Subject: 3 alternatives for SDC

Message: I have reviewed the three alternatives for SDC and I see very little difference in each one. The main difference is that C will tear down almost all the buildings and replace them with modern structures. While on the surface this has the appeal of building back better, if you look deeper you would have realized that demolition releases embedded carbon and is self-defeating.

All three are based on the premise that in order to be feasible, you must fill the campus site with housing and have a large hotel complex. I wonder why this is the only premise that was considered? In the meetings I have attended and input I have viewed, that is not something the majority of us want or need in the valley. A luxury resort will require a large number of employees. We cannot house our hospitality workers now, so these employees will be driving here from other locations. There is no actual data on the pricing of this housing that is proposed. But, I see a large number of single family homes. While these are money makers, what is to insure they are not just more second homes for the wealthy? This in no way solves our housing shortage. You may say second home owners contribute financially and use less or our services, but how does that help our lower wage workers find realistic, affordable housing?

All three plans have what I would call a heavy footprint. Why were other more efficient plans for housing considered? It would seem to be a no brainer to cluster multi-unit buildings on a smaller foot print and impinge less on the land and leave more open space, as there now is in the campus area. The offset of living in more concentrated housing could have been community gardens and more open space outside of the homes for residents to share and enjoy. Is this not what community is, and not a bunch of single family homes with fences around them?

I see no mention of climate sensitive requirements such as: Heat pumps, graywater in all buildings, or creation of a solar mini grid. I know you say wait for an environmental impact study, but you should be mandating this up front and make this part of your financial projections.

And last it is written as if we had massive input from the community. Over the last few years, even I, a person who is active an on top of what is going on, was left out of the loop. Meetings and surveys are not well publicized. And the ones I did participate in were totally lacking in getting real input. Virtual sticky notes and small groups asked to create a sound bite are not input. If the 11-13 meeting is like the last one, let me tell you it is useless. People need to be able to speak up and ask the big questions. It seems your process was created to achieve a preconceived outcome, the one you wanted. I would suggest you do another survey. This time blast it all over social media and have someone with a background in sociology write it, so that it gets real data, not a preconceived outcome. And to be a valid survey you need thousands of responses, not a few hundred.

I will be writing again, and again, as this project will seal the fate of our valley. Will we destroy what we have, while creating no benefit for the environment or our community?

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Chelsea Holup

From: Brian Oh <Brian.Oh@sonoma-county.org>
Sent: November 05, 2021 10:08 AM
To: Bradley Dunn
Cc: Irving Huerta; engage@sdcspecificplan.com
Subject: FW: Form Submission - Leave a Comment! - Environmental impact of plans

This message was scanned and failed email spoofing filters.

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Hi Bradley, sending this press request your way.

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, November 1, 2021 11:39 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Environmental impact of plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chase Hunter

Email: chase.hunter@sonomanews.com

Subject: Environmental impact of plans

Message: I am a journalist for the Sonoma Index-Tribune and I would like to ask what the proposed plans for the redevelopment of the SDC would mean for the environment and the wildlife corridor on the property. Experts have told me this is vital to the environmental health of the region, and none of the proposed projects have have an environmental review. I would like to speak with someone knowledgeable about the process or receive a statement outlaying the plans to review the environmental impact of these plans. My number is 480-262-9452. My deadline is 3 p.m. today.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:37 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Future

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 10:33 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Future

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Patricia Hass

Email: gayhass@aol.com

Subject: SDC Future

Message: Please consider seriously the need to protect this site for the future of all those who benefit, including all the species who use the existing wildlife corridor.

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Chelsea Holup

From: Brian Oh
Sent: November 08, 2021 4:49 PM
To: Irving Huerta
Cc: Bradley Dunn
Subject: RE: Form Submission - Leave a Comment! - Alternatives are not really alrernatives
Attachments: SDC Leave a Comment Responses_bo.docx

Thanks, Irving. I think just the first one is needed and can be applied to all responses at this point.

From: Irving Huerta <Irving.Huerta@sonoma-county.org>
Sent: Monday, November 8, 2021 3:26 PM
To: Brian Oh <Brian.Oh@sonoma-county.org>; engage@sdcspecificplan.com
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>
Subject: RE: Form Submission - Leave a Comment! - Alternatives are not really alrernatives

Hi Brian,

See the attached draft responses for our responses that come in thru "Leave a comment"

Best,
Irving

From: Brian Oh
Sent: Thursday, November 4, 2021 3:16 PM
To: Irving Huerta <Irving.Huerta@sonoma-county.org>; engage@sdcspecificplan.com
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>
Subject: RE: Form Submission - Leave a Comment! - Alternatives are not really alrernatives

Irving, can I tap you to lead on all the responses? Should be a short, general acknowledgement of receipt and sharing of the workshop dates and how people can submit feedback to us.

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, November 3, 2021 11:13 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Alternatives are not really alrernatives

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Brad Hall

Email:

Subject: Alternatives are not really alrernatives

Message: Your alternatives are not really alternatives in that they all are about 1000 housing units. Your plans ignore and trivialize the importance of the wildlife corridor and will lead to unmitigated impacts to wildlife and the ecology of the region. The 50-100 ft setback from Sonoma creek is woefully inadequate for the riparian and aquatic habitat enhancement opportunities afforded by the restoration of SDC. The housing so far from any real urban core leads to unmitigated sprawl. Sure COVID happened but the documents came out with very little outreach or opportunity to solicit public input

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:38 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Protect the SDC Wildlife Corridor!

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 9:29 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Protect the SDC Wildlife Corridor!

EXTERNAL

[illegible]

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chris Gralapp

Email: cgralapp@gmail.com

Subject: Protect the SDC Wildlife Corridor!

Message: It is vitally important to protect the wildlife corridor that already exists on SDC site. None of the proposed plans have included this critical easement for our fauna to thrive. All plans are packing in as much housing as possible, without thought to the environment in this park-like setting.

Please go back to the drawing board and devise a new plan that support's the Specific Plan's points, and maintains the wildlife corridors--this is a once in a lifetime chance to do the right thing for the native populations of all species that call this gem of open space home. Tightly packed tracts of housing is not the answer here.

Special care should be taken to protect Sonoma Creek on the Northern boundary of the property.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:38 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Wildlife corridor

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 9:26 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joanne Macchia

Email: jmacchia@att.net

Subject: Wildlife corridor

Message: Greetings!
I will take time to review the proposals but of utmost concern is that a wildlife corridor is created and maintained and that the Sonoma Creek area is protected for wildlife.
Thank you,
Joanne Macchia

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:38 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plans

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 10:08 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plans

EXTERNAL

Name: Craig Tracy

Email: catracy7788@gmail.com

Subject: SDC plans

Message: " It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Craig Tracy

Email: catracy7788@gmail.com

Subject: SDC plans

Message: " It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:40 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:47 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor

EXTERNAL

Name: Sharon Hustwit

Email: sharonhustwit@gmail.com

Subject: Sonoma Valley Wildlife Corridor

Message: To Whom it May Concern,

RE: The local public's most precious resource: our beautiful and scarce open land

Please consider the below points before you take any further planning or otherwise action that may endanger my/our/your/the people's land:

1. It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

3. None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles.

4. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sharon Hustwit

Email: sharonhustwit@gmail.com

Subject: Sonoma Valley Wildlife Corridor

Message: To Whom it May Concern,

RE: The local public's most precious resource: our beautiful and scarce open land

Please consider the below points before you take any further planning or otherwise action that may endanger my/our/your/the people's land:

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as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.

Thank you,

Sharon Hustwit, Guerneville homeowner and RR resident of 20+ years
14728 Eagle Nest Ln.
Guerneville, CA 95446
(707) 738-8169

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:38 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - wildlife corridor

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 9:20 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - wildlife corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Judith Helfand

Email: helfand@well.com

Subject: wildlife corridor

Message: Much effort over the past years has gone into providing wildlife corridors and the SDC is a key area. The current proposals do not address (at least that I can see). Please make sure that protection for wildlife corridors (already knows and plotted by various local groups) is written into the plans. No development should overtake those protected areas. Especially along Sonoma creek. Thank you. Judy

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:40 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Development of SDC

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:43 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Development of SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Heidi Cusworth

Email: hcusworth@gmail.com

Subject: Development of SDC

Message: 1. It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:40 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - More open space needed

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:40 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - More open space needed

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chris Stover

Email: trilby@att.net

Subject: More open space needed

Message: The Sonoma Developmental Center property needs to include a significant portion of land for the wildlife corridor and areas along Sonoma Creek. The current discussion of approximately 40 acres for open space is far too low. It is of vital importance not to turn this property into a mini-suburban sprawl out in the rural lands. The alternatives need to include more input from open space experts in the County such as the Sonoma County Agricultural Preservation and Open Space District and the Sonoma Land Trust.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:40 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Plans for SDC

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:28 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Plans for SDC

EXTERNAL

Name: Kent Iverson

Email: ks_iverson@yahoo.com

Subject: Plans for SDC

Message: I am writing to express my opinions regarding the redevelopment plans for the Sonoma Developmental Center:

The SDC is a unique piece of property, there is no other property in Sonoma Valley that presents the range of magnitude of opportunity and risk in terms of redevelopment. The redevelopment plan will have impacts beyond the SDC, because the plan will signal whether the political and economic powers which govern our region will continue to follow the familiar path seen all over CA, towards further degradation of the environment, unsustainable water and land usage, and greater fire and flood risk.

The environmental value of the riparian corridors within the SDC campus is exceptionally high and buildings within these areas should be decommissioned and removed. The presence of endangered salmon and steelhead should make this a legal imperative.

Establishment of a wildlife corridor through the SDC, connecting Sonoma Mountain wildlands to the wildlands on the other side of the valley is another high value objective which would achieve significant environmental protection and restoration benefits. The buildings on the SDC campus should be evaluated for historical significance, condition/"restorability" and location vis-a-vis wildlife corridor establishment. This process could result in a determination of which buildings would be restored and which would be removed.

The number and type of remaining buildings should be designed to house activities and a population level that is sustainable in terms of water usage, fire protection/evacuation, and public funding. I think a phased restoration of buildings, with a "sweat equity" option for lower income people would be the most sensible approach. I also like the idea of creating an "Asilomar" like meeting center which could serve as an onsite source of employment.

The plan chosen for the redevelopment of the SDC will be a salient communication of the values, priorities and motivations of the people and institutions that govern our region. I hope that the plan for the SDC is inspiring and insightful, and something the citizens of our region can be proud of.

Respectfully,

Kent Iverson

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:40 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plan

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:26 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jim Price

Email: jimpricearm@gmail.com

Subject: SDC plan

Message: In a word: Outrageous! It's clear now the county and state have used the pandemic to railroad this "plan" that purports to provide three alternatives when in fact they are all variations of the same thing! You can an MUST do better!

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:41 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Protecting Wildlife Corridor

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:08 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Protecting Wildlife Corridor

EXTERNAL

Form Submission

Email: sequoia.lynne.nacmanie@gmail.com

Subject: Protecting Wildlife Corridor

Message: Good Morning,
My name is Sequoia Nacmanie and I am a Sonoma County resident. I am writing to say that it is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.
None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.
Thank you,
Sequoia Nacmanie

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sequoia Nacmanie

Email: sequoia.lynne.nacmanie@gmail.com

Subject: Protecting Wildlife Corridor

Message: Good Morning,

My name is Sequoia Nacmanie and I am a Sonoma County resident. I am writing to say that it is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

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Thank you,
Sequoia Nacmanie

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:41 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Sonoma Development Center

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:51 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Development Center

EXTERNAL

Name: Mary Abbott

Email: mba531@outlook.com

Subject: Sonoma Development Center

Message: I am copying points from the Sonoma Land Trust position on the future of this property. If I wasn't recovering from surgery I would have written an original letter.
It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

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2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

3. None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles.

4. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:41 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Wildlife corridor

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:46 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridor

EXTERNAL

Name: Mike Witkowski

Email: mwitkowski@sbcglobal.net

Subject: Wildlife corridor

Message: I am very disappointed in the 3 options that have been presented. None of them address protecting the wildlife corridor. It is essential that the plan protects this valuable asset.

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mike Witkowski

Email: mwitkowski@sbcglobal.net

Subject: Wildlife corridor

Message: I am very disappointed in the 3 options that have been presented. None of them address protecting the wildlife corridor. It is essential that the plan protects this valuable asset.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:41 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Development

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:44 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Development

EXTERNAL

Name: Lisa Eldredge

Email: lisacostumer@gmail.com

Subject: SDC Development

Message: Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.
Sincerely, Lisa Eldredge, Petaluma

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Lisa Eldredge

Email: lisacostumer@gmail.com

Subject: SDC Development

Message: Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.
Sincerely, Lisa Eldredge, Petaluma

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:44 AM
To: 'Jossie Ivanov'
Cc: Helen Pierson; Rajeev Bhatia
Subject: RE: FW: Form Submission - Leave a Comment! - Housing Error in table 3.3-1

Ok, let me know what #s end up changing. We'll want to mention it on Saturday if they are substantial typos. Thank you!

From: Jossie Ivanov <jossie@dyettandbhatia.com>
Sent: Monday, November 8, 2021 2:34 PM
To: Brian Oh <Brian.Oh@sonoma-county.org>
Cc: Helen Pierson <helen@dyettandbhatia.com>; Rajeev Bhatia <rajeev@dyettandbhatia.com>
Subject: Re: FW: Form Submission - Leave a Comment! - Housing Error in table 3.3-1

EXTERNAL

Hi Brian -

We noticed these as well - we are going to update these numbers asap and report the report on the website with a little "updated" note on the inside cover.

Sorry about that!
Best,
Jossie

On Mon, Nov 8, 2021 at 12:36 PM Brian Oh <Brian.Oh@sonoma-county.org> wrote:

> Hi, I've seen a number of emails stating table errors. These seem to be the most important to correct… could you please relook at the main tables and confirm if there are any major updates that we need to make?
>
> ---
>
> **From:** Squarespace <form-submission@squarespace.info>
> **Sent:** Friday, November 5, 2021 5:05 PM
> **To:** engage@sdcspecificplan.com
> **Subject:** Form Submission - Leave a Comment! - Housing Error in table 3.3-1
>
> EXTERNAL
>
> Name: [illegible]
>
> Email: [illegible]
>
> Subject: [illegible]
>
> Message: [illegible]
>
> Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: bean anderson

Email: bean_anderson@yahoo.com

Subject: Housing Error in table 3.3-1

Message: In table 3.3-1 the number do not add up to 1190, they add up to 1180. What are the correct numbers?

Thanks,
Bean

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--
Jossie Ivanov
Senior Associate

DYETT & BHATIA
Urban and Regional Planners
1330 Broadway Suite 604
Oakland, CA 94612

dyettandbhatia.com

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:44 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC alternative plans

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, November 7, 2021 1:19 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC alternative plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathe Hodgson

Email: khodgson@sbcglobal.net

Subject: SDC alternative plans

Message: I have two questions. First are there any plans to connect the planned new housing at SDC to Highway 12 as primary or secondary entrance and exit in case of fires and to ease traffic on Arnold Drive. Second, I am concerned with the large number of housing units and the shortage of water in the valley already. How is this being addressed? Thanks

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:45 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Unanswered questions via e-mail

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, November 6, 2021 10:34 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Unanswered questions via e-mail

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: David Eichar

Email: eichar@sbcglobal.net

Subject: Unanswered questions via e-mail

Message: I sent 2 e-mails to engage@sdcspecificplan.com with questions. One on 10/27 and one on 11/2 and have not heard back. Why not? Is the e-mail incorrect?

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:45 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Volunteer

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, October 12, 2021 1:24 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Volunteer

EXTERNAL

Name: Linda Rockstroh

Email: bikinglinda@yahoo.com

Subject: Volunteer

Message: I would like to volunteer in SDC's Specific Plan. Please advise how I can participate. 707 322 8064

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Linda Rockstroh

Email: bikinglinda@yahoo.com

Subject: Volunteer

Message: I would like to volunteer in SDC's Specific Plan. Please advise how I can participate. 707 322 8064

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:45 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - affordable housing

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, October 4, 2021 2:14 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - affordable housing

EXTERNAL

Name: Tim Koehler

Email: tim.koehler@eahhousing.org

Subject: affordable housing

Message: Any plan needs to include affordable housing 30, 40 and 60 % AMI

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Tim Koehler

Email: tim.koehler@eahhousing.org

Subject: affordable housing

Message: Any plan needs to include affordable housing 30, 40 and 60 % AMI

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 10:45 AM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC development

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, October 2, 2021 9:53 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC development

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Nadine Zimmermann

Email: oceanviewgetaway@comcast.net

Subject: SDC development

Message: My husband and I have lived in Sonoma for 41 years. We have raised our children here n I worked in the public school system here, It was affordable living and raising a family here decades ago, My children though have not been able to live here due to its high cost. We must build affordable housing to support all those who work and want to live in our community, Also as our society ages and our children want or nd to be closer to help their aging parent,or hv their parents help raise n babysit their children - where is the affordability for multi family homes. If housing for homeless are being considered plz consider that these homes hv access to many trails used by young and old. Safety so I truly hope background checks will be part of this process, to keep all hiking n also our forests protected, .

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 12:57 PM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Proposals for development of SDC

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 12:55 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Proposals for development of SDC

EXTERNAL

Name: Ritch Foster

Email: ritchf@gmail.com

Subject: Proposals for development of SDC

Message: It is my belief that all 3 of the current proposals are of a scale that will have huge impacts on the existing small town of Glen Ellen as well as having large negative impacts on this historic property. The current infrastructure of roads, sewer, water and flood control are not even close to adequate to handle a development on the scale of any of the 3 proposed plans.

A well thought out plan of 1/3 to 1/2 the size could be accepted and absorbed by the local community.

Please take the time to listen to the community and develop a plan we can all be proud of as we develop this site that will affect us forever.

We can create a plan that respects the history of the site, protects the dwindling wildlife corridor and provides lasting benefits to the existing local community.

Thank you,
Rich Foster, 46 year homeowner and resident of Glen Ellen

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ritch Foster

Email: ritchf@gmail.com

Subject: Proposals for development of SDC

Message: It is my belief that all 3 of the current proposals are of a scale that will have huge impacts on the existing small town of Glen Ellen as well as having large negative impacts on this historic property. The current infrastructure of roads, sewer, water and flood control are not even close to adequate to handle a development on the scale of any of the 3 proposed plans.

A well thought out plan of 1/3 to 1/2 the size could be accepted and absorbed by the local community.

Please take the time to listen to the community and develop a plan we can all be proud of as we develop this site that will affect us forever.

We can create a plan that respects the history of the site, protects the dwindling wildlife corridor and provides lasting benefits to the existing local community.

Thank you,
Rich Foster, 46 year homeowner and resident of Glen Ellen

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 12:03 PM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC 3 proposals

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 11:49 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC 3 proposals

EXTERNAL

Name: Margie Foster

Email: margiefo707@gmail.com

Subject: SDC 3 proposals

Message: My husband and I have attended numerous meetings regarding the SDC property since its closure. The need for affordable WORKFORCE housing was discussed and supported by many, along with the great importance of the wildlife corridor from Pt. Reyes to the Mayacamas and beyond
We have studied the 3 proposals offered and have found NONE of them to be acceptable.
The housing density on all 3 proposals is much TOO HIGH. The TRAFFIC that such high density would create is of great concern, ESPECIALLY during an emergency event, such as we experienced in 2017.
Having a hotel/resort in the middle of Glen Ellen (which Eldridge is) is NOT in character with our rural village. The traffic that would create, along with water usage is also of great concern.
We DO appreciate preserving the historic aspects of some of the proposals, as well as the open space aspects. Thanks for your attention to these comments

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Margie Foster

Email: margiefo707@gmail.com

Subject: SDC 3 proposals

Message: My husband and I have attended numerous meetings regarding the SDC property since its closure. The need for affordable WORKFORCE housing was discussed and supported by many, along with the great importance of the wildlife corridor from Pt. Reyes to the Mayacamas and beyond
We have studied the 3 proposals offered and have found NONE of them to be acceptable.
The housing density on all 3 proposals is much TOO HIGH. The TRAFFIC that such high density would create is of great concern, ESPECIALLY during an emergency event, such as we experienced in 2017.
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We DO appreciate preserving the historic aspects of some of the proposals, as well as the open space aspects. Thanks for your attention to these comments

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 1:03 PM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plan

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 12:59 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Robin Sloan

Email: robbio720@earthlink.net

Subject: SDC plan

Message: Any Plan must include protection is for the wildlife Corredor and details how it will be protected.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 09, 2021 2:02 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joanne Bartolomei

Email: jlbart4@yahoo.com

Subject: SDC Specific Plan

Message: I feel the residents of Sonoma County are very fortunate to live in such a beautiful area and I am concerned that the county planners are losing site of what makes this county so unique. With the growing concern regarding climate change, wild fires, drought, and diminishing habitat for wildlife it is imperative that we do not fall victim to the power of development money. This is a once in a lifetime opportunity to do what's best for the planet and its wildlife inhabitants, who do not have a voice to speak for themselves. Sonoma county is rapidly becoming a county for only the wealthiest, who are the biggest users of our limited resources. Please preserve our open spaces.

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Chelsea Holup

From: Brian Oh
Sent: November 09, 2021 2:08 PM
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Specific Plan

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 2:02 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joanne Bartolomei

Email: jlbart4@yahoo.com

Subject: SDC Specific Plan

Message: I feel the residents of Sonoma County are very fortunate to live in such a beautiful area and I am concerned that the county planners are losing site of what makes this county so unique. With the growing concern regarding climate change, wild fires, drought, and diminishing habitat for wildlife it is imperative that we do not fall victim to the power of development money. This is a once in a lifetime opportunity to do what's best for the planet and its wildlife inhabitants, who do not have a voice to speak for themselves. Sonoma county is rapidly becoming a county for only the wealthiest, who are the biggest users of our limited resources. Please preserve our open spaces.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 02, 2021 8:07 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Next zoom??

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joy Bennett

Email: strawjoy@gmail.com

Subject: Next zoom??

Message: We are not hearing when anymore meetings are or if we can join a committee?
We'd love a reply
Thanks,
Joy

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 02, 2021 10:58 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Testing

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ares Mail

Email: campaignexamples+ares@mailchimp.com

Subject: Testing

Message: Testing

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 06, 2021 3:50 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - concerns for increased traffic

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Lin Marie deVincent

Email: lmdevincent@comcast.net

Subject: concerns for increased traffic

Message: Hi, the county is using the population & employee statistics for SDC to say that when multiple housing is developed it won't be that different in numbers. BUT, the residents for the most part DID NOT DRIVE. AND, the employees were on staggered shifts, i.e. the traffic was spread out day and night. So this comparison should be discarded. Thank you.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 03, 2021 1:24 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Preserve Sonoma Developmental Center's Natural Beauty

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Robert Armas

Email: robert.armas@gmail.com

Subject: Preserve Sonoma Developmental Center's Natural Beauty

Message: Open spaces and beautiful landscapes are emblematic of Sonoma and one of the primary reasons many of us call this area home. Please consider adopting a plan that transitions the Sonoma Developmental Center into an open space and environmental education center accessible to the public, one that preserves all the natural beauty and ecosystem services it embodies.

Consequently, I strongly oppose using the property for residential or commercial development, a course of action which would certainly have many detrimental impacts and pave over so much precious living soil. I recommend giving Sonoma Ecology Center oversight and management responsibility for the Sonoma Developmental Center property since they are a local organization that has a proven track record of planning for the resilient future of Sonoma Valley. They have expertise in natural habitat restoration and care, and are innovative leaders of forest management which is essential in a time of increasing fires due to climate change.

Thank you,
Robert Armas, Santa Rosa resident

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 07, 2021 10:11 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildfire evacuation is missing from all 3 plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Stewart Saunders

Email: sstewartsaunders@gomail.com

Subject: Wildfire evacuation is missing from all 3 plans

Message: The 2017 wildfires raging up Trinity Road a few blocks from this site should put wildfire evacuation routes in any plan for the area. Truth is, even if there was a robust budget, there is no way for people to escape the area in cars in the next wildfire. High density projects are not suited for the area with any element of safety. It has less escape routes tha Paradise, California.
You stress economic viability in every plan. It's government land, it does not need to be sold or economically viable, it needs to be safe.
High density projects would increase the wildfire risk to all of us in Sonoma during an evacuation. Secondarily, headlines showing that hotel gusts were trapped and burned in Sonoma would damage the tourist industry for years to come. You are risking hurting all of us with high density plans. Dead tourists is bad for business.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 1:23 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Housing Near Oakmont

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Janet Levy

Email: spyglasshvl@gmail.com

Subject: Housing Near Oakmont

Message: I certainly hope you give consideration to the fact that HWY 12 is already maxed out and more housing will be cause of concern. Fires and escape routes one huge concern.

Please don't give Carte Blanche to these proposed projects .

Thank you,

Janet Levy
9 Valley Green St
Santa Rosa, CA 95409

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 1:32 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC development

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Peggy Dombeck

Email: asherah9@gmail.com

Subject: SDC development

Message: I am totally against all three options for development. A hotel and housing would be a disaster for the valley. We have to worry about fire, drought, and traffic here. Please do not make things worse.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 15, 2021 1:39 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Developmental Center concerns

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathie Sherman

Email: kathie.sherman@sbcglobal.net

Subject: Sonoma Developmental Center concerns

Message: I am deeply concerned about my personal safety and the environment if the plans for the Sonoma Developmental Center proceed. I am concerned on multiple fronts: fire safety, traffic, access to service for an aging population and water.

We live in a Wildland Urban Interface area where, as homeowners, we are finding that insurance companies are cancelling fire insurance, leaving us vulnerable. In the past two mandatory evacuations, our escape routes have been so heavily trafficked that it took many of us hours to leave the area for safety elsewhere, threatening our own safety in the process.

Additionally, aside from wildfires, this development will certainly reduce the ability of fire and ambulance crews to respond to medical emergencies here and no doubt increase evacuation times during fires- a very scary thought!

Finally, with drought threatening Sonoma County over and over again, my concern is about the increased demand that this project will create for water use in this area. Adding 900+ residents and landscaping seems preposterous.

Please reconsider this project. This is not a good time or a good place for this. There are so many concerns.

I appreciate your consideration. Respectfully,
Kathie Sherman
Stone Bridge Rd

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Chelsea Holup

From: Robert Baeyen <sonomabob@fastmail.fm>
Sent: December 15, 2021 1:06 PM
To: Brian Oh; Arielle Kubu-Jones
Subject: Re: Sonoma Developmental Center zoning

EXTERNAL

Hello Brian:

Thanks for the report.

I am really curious, if you don't mind, about who is representing the community on these documents and what it is that the state wants. And why does it want what it wants.

I am sure you have lots to do. But a couple of links would be greatly appreciated.

Bob

On Wed, Dec 15, 2021, at 09:13, Brian Oh wrote:

> Thanks, Robert. At this point in the planning process, we are working with the community to create a project description for the redevelopment of the SDC campus that meets a number of items from community compatibility to the agreement with the State on how to proceed with this planning process. Two documents will be developed to best understand what the site could be: an Environmental Impact Report and a Specific Plan. The work will be guided by a vision and set of guiding principles that was created with the community.
>
> **Brian Oh, AICP**
> Comprehensive Planning Manager
> www.PermitSonoma.org
> County of Sonoma
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: (707) 565-1931
>
> Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.
>
> The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.
>
> Thank you for your patience as we work to keep staff and the community safe.

From: Robert Baeyen <sonomabob@fastmail.fm>
Sent: Tuesday, December 14, 2021 6:04 PM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Cc: engage@sdcspecificplan.com
Subject: Re: Sonoma Developmental Center zoning

EXTERNAL

Hello Arielle:

Thanks for getting back to me on this.

I don't understand how development on the campus footprint makes it different from any other parcel in the area.

We have voted to maintain Green Buffers and there is a General County plan that definitely rules out projects as proposed in unincorporated areas of the county.

So why the change in policy?

Bob

On Tue, Dec 14, 2021, at 09:52, Arielle Kubu-Jones wrote:

> Hi Robert,
>
> This is not an effort that Supervisor Gorin is leading, rather it is a project of Permit Sonoma. You can review the information at this site: https://www.sdcspecificplan.com/. I am also ccing the official e-mail for the program. There have been opportunities for community engagement in this process, including a joint meeting of the SVCAC, Springs MAC and North Sonoma Valley MAC in November. I believe the North Sonoma Valley MAC is also dedicating a meeting to this tomorrow evening.
>
> A proposed project description for the site will be coming before the Board of Supervisors in January, date TBD. To your comment about community separators, any new development will be on the built area of the campus; this is the area that all of the plans are focusing on—there will not be expansion of the development footprint.
>
> Please review the Alternatives document, and sign up for updates on the SDC website to be notified of future community engagement opportunities.
>
> **Arielle Kubu-Jones**
> District Director | Supervisor Susan Gorin | 1st District
> arielle.kubu-jones@sonoma-county.org | 707.565.2241

From: Robert Baeyen <sonomabob@fastmail.fm>
Sent: Tuesday, December 14, 2021 9:44 AM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Subject: Sonoma Developmental Center zoning

EXTERNAL

Hello Ms Kubu-Jones

I am very interested in your deliberations about the "Special planning Process" which is currently underway, according to Hannah Whitman from Supervisor Gorin's office.

From her email

"On behalf of Supervisor Gorin, thank you for reaching out. To your question: once the State sells the property, it will be subject to the same processes as any parcel within Sonoma County's jurisdiction. The Specific Planning Process, currently underway, involves creating new zoning designations for the campus as a whole. When the property is sold by the state, the buyer will need to conform to these zonings and processes, including going before the Sonoma Valley Citizen's Advisory Commission (SVCAC), Design Review, Board of Zoning Adjustments (BZA) and/or Planning Commission, depending on what they intend to develop. If the developer wanted to change the base zoning on an area in the campus, this too would have to go through the public process."

I want to have a say in the process. As the zoning required for the proposed development would wildly deviate from the County General Plan and all other zoning in the unincorporated neighborhood. We have voted consistently for Buffer zones between urban areas for decades. I don't understand accommodating a new urban area now.

Please let me know of you plans and schedule for any meetings and proposals.

Thank you.

Robert Baeyen

--
Robert Baeyen
sonomabob@fastmail.fm

--

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sonomabob@fastmail.fm

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From:	Alice Horowitz
To:	phil.barber@pressdemocrat.com
Cc:	Bradley Dunn; Susan Gorin; Tennis Wick; engage@sdcspecificplan.com; David Rabbitt; district3; district4; district5
Subject:	11/20 article: Residents dislike plans for campus
Date:	Sunday, November 21, 2021 10:20:51 AM

EXTERNAL

Good morning Mr. Barber,

I'm writing in reference to your article, "Residents dislike plans for campus," published in yesterday's (11/20) edition of the Press Democrat. Thank you for covering the 11/17 NSVMAC/SVCAC/Springs MAC meeting and sharing with your readers the public's rejection of all three proposed SDC Specific Plan Alternatives. For the most part, I think you accurately covered arguments as put forth by community attendees as well as Permit Sonoma and Consultants. However, I do take umbrage with the reference to the 11/16 meeting at St. Leo's Church, conducted entirely in Spanish, that portrays jobs as the most important issue on the minds of those attending the meeting. I understand Mr. Dunn spoke with you about that meeting, and assume your reporting on it was based on your conversation with him.

For the record, I speak fluent Spanish and also attended the 11/16 meeting. Only 6 or 7 Spanish speakers from the target community showed up. Other attendees included approximately 6 individuals - either Sonoma County employees or employees of Dyett and Bhatia - who were there to lead the meeting and/or facilitate break-out group discussions. Another 6 or 7 attendees included people (such as myself) who are already well-versed in the SDC Specific Plan process and wanted to connect with the local LatinX community, which to a great extent, has been absent from the conversation.

I attended the entire meeting. The break-out group I joined consisted of 6 attendees and the facilitator. Our group talked about many different issues. Certainly, as Mr. Dunn noted, our group expressed the desire that redevelopment of the SDC should result in jobs. However, it was widely agreed that jobs resulting from redevelopment should be well-paying as opposed to the types of jobs a hotel/resort would create. Our group also expressed a desire/need for affordable housing and co-housing; the strictly Spanish speakers in the group are worried that the small percentage of affordable housing offered in the Alternatives will be out of their reach. Preserving the open space and protecting the wildlife corridor were concerns shared by all of us. Playing fields for soccer, softball, etc. were agreed upon by all. Our group also expressed great concern over potential traffic impacts associated with dense housing as well as fear over probable difficulty evacuating safely and quickly when disaster strikes. Lastly, the LatinX community members in my group expressed a strong desire for low-cost educational opportunities on site; a branch of the Junior College so their children don't have to travel so far for classes and/or job training facilities.

While I so appreciate the County's intention to connect with the public about the SDC Specific Plan process, that so few people attended the meeting at St. Leo's is indicative of the County's lackluster efforts and overall failure on that front.

In conclusion, size (11/16 was a really small turnout!) and context matter.

Sincerely,
Alice Horowitz, Ph.D Hispanic Language and Literature

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From: Pitts, Logan
To: SDC Specific Plan
Subject: Automatic reply: [SuspectedMarketing]Take the SDC Alternatives Survey Now!
Date: Saturday, November 20, 2021 10:00:15 AM

EXTERNAL

Thank you for contacting the Office of State Senator Bill Dodd. Unfortunately, I am out of the office until Monday November 29. I apologize for any inconvenience. If the matter is urgent please contact the Sonoma County District Office at 707-576-2093 or the State Capitol Office at 916-651-4003.

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From: Lisa M. Caldwell
To: SDC Specific Plan
Subject: Automatic reply: Take the SDC Alternatives Survey Now!
Date: Saturday, November 20, 2021 10:00:20 AM

EXTERNAL

I am unavailble today Friday November 19th. If you need immediate assistance, please contact my legal assistant Tami Daw at 503 595 5300.

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From: jwalter@walterpistole.com
To: engage@sdcspecificplan.com
Subject: Autoresponse
Date: Sunday, November 21, 2021 11:10:44 AM

EXTERNAL

Please note that as of February 1, 2021 I have joined the law firm of Colantuono, Highsmith & Whatley and for professional matters can be reached at jwalter@chwlaw.us. Thank you

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To: engage@sdcspecificplan.com
Subject: Autoresponse
Date: Sunday, November 21, 2021 11:10:44 AM

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From: mfmaydoney@comcast.net
To: engage@sdcspecificplan.com
Subject: Comments on SDC specific plan
Date: Wednesday, November 10, 2021 8:56:10 PM

EXTERNAL

My first comment is related to the water and wastewater systems. Can the current water supply to meet the demand any of the plans will add, especially since drought will continue to be an issue even if we get a lot of rainfall this year? The plan has no details on the current state of the water supply, treatment and storage facilities. Will these facilities be upgraded to meet increased demand? How old are the pipes in the ground? Are any of the pipes lead? Have the facilities been in use since SDC closed? If not, what is needed to use them again? Have the requirements on the water system changed since it was last in use? Another water related consideration is the sewer system, can the current wastewater system handle the demand of the development planned? What is the condition of the sewer pipes? These and lots of other questions on the water and wastewater systems need to be asked for any of these plans to work. Updated water utilities that can handle the demand are necessary for any plan at SDC to be successful.

My second comment is on the design alternatives. I like Alternative C the most because of the new purpose, the opportunity to transform this little town and modernize could be a blueprint for other small towns around the country. Innovating and reinventing SDC with sustainable infrastructure, new material and methods. One element from Alternative B that could be incorporated with Alt C to ensure that there is community feel is to have the area around the main lawn be restaurants, retail and community gathering space maybe with a stage or amphitheater. I can envision farmers markets and small community festivals to celebrate the history and future of SDC taking place here.

I have lived and worked in this area for about 30 years and know many people who worked for decades at SDC. We enjoy walking the grounds now and look forward to those open spaces being preserved. I hope the reinvention of this special place honors those residents who lived and died at SDC and hardworking, compassionate caregivers who worked there.

Misha

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From: Pam Burns-Clair
To: engage@sdcspecificplan.com
Subject: Comments on SDS redevelopment proposal
Date: Wednesday, November 17, 2021 8:39:14 AM

EXTERNAL

We wish to endorse these remarks by Tracy Salcedo for Kenwood Press--this is a balanced proposal & we are NOT in favor of a hotel--Sonoma County has plenty of those--& in addition to affordable housing, we would encourage solar energy capture on the site & public transportation to/from site--preferable energy efficient.

https://www.kenwoodpress.com/2021/11/15/focus-on-the-sdc-small-bites/?fbclid=IwAR2V1c9_oHQEWZLfGhJsyV_E3y59R-2QAsD36IqRk0ee2QiuZMenEOL3ZOY

Thank you for your consideration,
Pam & Robert Clair, Sonoma residents
pamclair@gmail.com

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From:	David Woltering
To:	engage@sdcspecificplan.com
Cc:	Susan Gorin; Susan Gorin; Rajeev Bhatia
Subject:	Comments on the Sonoma Developmental Center (SDC) Alternatives Report, dated November 2021
Date:	Thursday, November 18, 2021 8:46:14 AM
Attachments:	Ltr.SDC Alternatives.David Woltering.11-17-21[21238].pdf

EXTERNAL

SDC Planning Team/Permit Sonoma Staff:

Thank you for the amazing research, public engagement, and overall work effort towards developing and implementing a Vision for the future use of the Sonoma Developmental Center in Sonoma Valley. I appreciate the opportunity to participate in this process and offer for consideration in developing the draft Preferred Plan for this Specific Planning process my comments, including suggestions and observations, in the attachment. I wish you much success for this important project for Sonoma Valley and the County of Sonoma!

Best regards,

David Woltering, AICP, MPA
Resident, Northeast Santa Rosa

Sent from Mail for Windows

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From:	Maud Hallin
To:	engage@sdcspecificplan.com
Cc:	Elisa Stancil; Charles Levine; Isabel Wade; Kimberley Carbonaro; Lisa Salamone; dennis mcleod; David Armario; John LemMon; Joe Carbonaro; Lauri Dorman; Linda Lea; Rick Milburn; Julie Atwood; Chris Benziger; Tony Pisacane; Susan Baldwin; Anne Kuschner; chang_jenni; Frank Pope; Martha La Plante; Anna Pope; anne cross; Lewis and Susan Cook; kathy king
Subject:	Comments SDC Specific Plan dated November 2021
Date:	Saturday, November 20, 2021 5:10:53 PM

EXTERNAL

In response to your request for feedback.

I am greatly concerned about the cost of the proposed housing, both as rentals or purchases from a developer.

Table C-5 by Keyser Marston Associates calculates that New Construction for a 1400 sq. ft Inclusionary and/or New Market rate detached unit would cost $349 per sq. ft. How old are these numbers? For a 1,100 sq. Ft attached home the cost is calculated at $357(1). The cost per sq. ft. in San Francisco for a market rate detached home is now $750, while the true cost in Glen Ellen is $800 per sq. ft. In other words all the per sq. ft. costs are Very outdated!

Even San Francisco has reached the conclusion that in order to lower costs, we have to go Up. This means that on current single-family lots, you will be allowed to build 2 or 3 story homes, to be occupied by more than one family!

Please explain what hard working family, whether working as a teacher, police officer, at the drug-store or in a winery have at the age of 40 (with children) had the possibility to save enough to be able to put a down payment for a $1 million home? And pay the monthly mortgage required.

It is correct that it is cheaper to build attached housing. Thinking into the future, let us therefore accept and understand that this new housing must be 3-story walk-ups with individual balconies for fresh air. Exactly how the Italians who came to San Francisco in the earth 20th century lived on Telegraph Hill and in North Beach.

As demolition costs are listed as a separate item, I understand that they have not been included into the costs for building new housing. While for adaptive use, it looks as if partial removal of outdated material have been included in the building costs.

I understand that most people use their garage spaces for storage, and leave the car out in the street, or in front of their home. With 1900 staff members at the old Hospital, it was decided that there were enough parking spaces available on the existing road net work. It is true that there was a staff of 1900 persons, who did not live on the campus. However, they worked in 3 shifts! In other words, parking was only needed for a max of 650 cars.,

Transportation is a serious and very emotional issue for those of us living in Glen Ellen. Many lost their homes in the 2017 fires, and we evacuated again in 2020. In view of the normal clogging of Hway 12 around the Springs, Arnold Drive going south becomes our exit route. Doubling the number of residents having to evacuate on a road, that in parts have no bicycle lane, and no pedestrian walk-way can become a crisis! In addition, the sheer thought of all the construction equipment driving back and forth during construction makes my hair stand on edge. Before an approval of this project is granted, improvements to our roads must be made by the county!

We have one bus - No. 30 that serves Glen Ellen to Sonoma and/or Santa Rosa. It runs every 45 minutes. No wonder, we all have cars! Many of us carry tools, or computer, buy food on the way, etc. In other words, a bicycle is not that convenient, but lots of fun to use over the weekend. Please remember that in today's world there are often 2 persons in the family who commute to work!

The county must also ensure that PG&E place all electrical wiring throughout the campus underground. Just for once, with new water and sewer lines needed, putting the electrical lines underground would in the long run, save money for PG&E. As Sonoma County now requires all new homes to have an electrical car charger, the developer must create plans for such stations, and make it possible to charge at 500 and not just at 120 or 240. It would

probably be cost effective to place a group of el chargers with solar panels on top of the area. They can be next to a playground, coffee shop, etc.

As to restoration of historical buildings - again I question the estimates. In the US this is a specialized skill, while in other parts of the world people live happily for centuries in old buildings. We just need to find people who know how-to, and not give that job to the same developer that builds new housing. It has become obvious that having a hotel in the wine country sounds like a profitable adventure. It is very low on the list of things needed for the residents, and even the commercial sector of Eldridge.

My own first apartment had a hot plate and an ice box which needed new ice every morning. I thought having my own apartment was fantastic! I have lived and worked a wood-fired stove/oven, used "toilets" that were a hole in the ground, etc. The most important is to get a shelter against wind, rain, and cold. Some people would appreciate just some basic housing, and little by little, when they have saved money, they can add a new stove, instead of the 2nd hand I bought on McAllister Street, in San Francisco.

Our population is 39% Mexican and many are first generation immigrants. I am an immigrant from Europe. I have experienced what it is like to learn to live and work in other countries.

This project would make wonderful money for a developer. But what about the people who need the housing?

Maud Hallin
POB 1923
Glen Ellen, CA 95442

(1). I looked at the Table C-5 again and again, but I had quoted correctly.

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To:	engage@sdcspecificplan.com
Cc:	Elisa Stancil; Charles Levine; Isabel Wade; Kimberley Carbonaro; Lisa Salamone; dennis mcleod; David Armario; John LemMon; Joe Carbonaro; Lauri Dorman; Linda Lea; Rick Milburn; Julie Atwood; Chris Benziger; Tony Pisacane; Susan Baldwin; Anne Kuschner; chang_jenni; Frank Pope; Martha La Plante; Anna Pope; anne cross; Lewis and Susan Cook; kathy king
Subject:	Comments SDC Specific Plan dated November 2021
Date:	Saturday, November 20, 2021 5:10:53 PM

EXTERNAL

In response to your request for feedback.

I am greatly concerned about the cost of the proposed housing, both as rentals or purchases from a developer.

Table C-5 by Keyser Marston Associates calculates that New Construction for a 1400 sq. ft Inclusionary and/or New Market rate detached unit would cost $349 per sq. ft. How old are these numbers? For a 1,100 sq. Ft attached home the cost is calculated at $357(1). The cost per sq. ft. in San Francisco for a market rate detached home is now $750, while the true cost in Glen Ellen is $800 per sq. ft. In other words all the per sq. ft. costs are Very outdated!

Even San Francisco has reached the conclusion that in order to lower costs, we have to go Up. This means that on current single-family lots, you will be allowed to build 2 or 3 story homes, to be occupied by more than one family!

Please explain what hard working family, whether working as a teacher, police officer, at the drug-store or in a winery have at the age of 40 (with children) had the possibility to save enough to be able to put a down payment for a $1 million home? And pay the monthly mortgage required.

It is correct that it is cheaper to build attached housing. Thinking into the future, let us therefore accept and understand that this new housing must be 3-story walk-ups with individual balconies for fresh air. Exactly how the Italians who came to San Francisco in the earth 20th century lived on Telegraph Hill and in North Beach.

As demolition costs are listed as a separate item, I understand that they have not been included into the costs for building new housing. While for adaptive use, it looks as if partial removal of outdated material have been included in the building costs.

I understand that most people use their garage spaces for storage, and leave the car out in the street, or in front of their home. With 1900 staff members at the old Hospital, it was decided that there were enough parking spaces available on the existing road net work. It is true that there was a staff of 1900 persons, who did not live on the campus. However, they worked in 3 shifts! In other words, parking was only needed for a max of 650 cars.,

Transportation is a serious and very emotional issue for those of us living in Glen Ellen. Many lost their homes in the 2017 fires, and we evacuated again in 2020. In view of the normal clogging of Hway 12 around the Springs, Arnold Drive going south becomes our exit route. Doubling the number of residents having to evacuate on a road, that in parts have no bicycle lane, and no pedestrian walk-way can become a crisis! In addition, the sheer thought of all the construction equipment driving back and forth during construction makes my hair stand on edge. Before an approval of this project is granted, improvements to our roads must be made by the county!

We have one bus - No. 30 that serves Glen Ellen to Sonoma and/or Santa Rosa. It runs every 45 minutes. No wonder, we all have cars! Many of us carry tools, or computer, buy food on the way, etc. In other words, a bicycle is not that convenient, but lots of fun to use over the weekend. Please remember that in today's world there are often 2 persons in the family who commute to work!

The county must also ensure that PG&E place all electrical wiring throughout the campus underground. Just for once, with new water and sewer lines needed, putting the electrical lines underground would in the long run, save money for PG&E. As Sonoma County now requires all new homes to have an electrical car charger, the developer must create plans for such stations, and make it possible to charge at 500 and not just at 120 or 240. It would

probably be cost effective to place a group of el chargers with solar panels on top of the area. They can be next to a playground, coffee shop, etc.

As to restoration of historical buildings - again I question the estimates. In the US this is a specialized skill, while in other parts of the world people live happily for centuries in old buildings. We just need to find people who know how-to, and not give that job to the same developer that builds new housing. It has become obvious that having a hotel in the wine country sounds like a profitable adventure. It is very low on the list of things needed for the residents, and even the commercial sector of Eldridge.

My own first apartment had a hot plate and an ice box which needed new ice every morning. I thought having my own apartment was fantastic! I have lived and worked a wood-fired stove/oven, used "toilets" that were a hole in the ground, etc. The most important is to get a shelter against wind, rain, and cold. Some people would appreciate just some basic housing, and little by little, when they have saved money, they can add a new stove, instead of the 2nd hand I bought on McAllister Street, in San Francisco.

Our population is 39% Mexican and many are first generation immigrants. I am an immigrant from Europe. I have experienced what it is like to learn to live and work in other countries.

This project would make wonderful money for a developer. But what about the people who need the housing?

Maud Hallin
POB 1923
Glen Ellen, CA 95442

(1). I looked at the Table C-5 again and again, but I had quoted correctly.

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Warning: If you don’t know this email sender or the email is unexpected,
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From: Pam Burns-Clair
To: engage@sdcspecificplan.com
Subject: Enthused about Sonoma Ecology proposal for SDC site
Date: Friday, November 12, 2021 8:12:56 AM

EXTERNAL

We just want to endorse the 3 part proposal from today's SIT article by Richard Dale--it's great to see the 3 components we're most concerned about: wild spaces on the property being protected...affordable housing & a climate response center--proposed. We hope the climate center would promote solar energy capture on the property to help generate energy on the property & public transportation options from & to the property for the new residents.

We aren't able to attend the Zoom meeting tomorrow but we wanted to express our enthusiasm for these proposals. Thank you!

Pam Burns-Clair & Robert Clair, longtime Sonoma residents

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Alternative energy - solar farm at SDC
Date:	Monday, November 15, 2021 9:00:54 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Elizabeth Donnelly

Email: betsydonnelly@sonic.net

Subject: Alternative energy - solar farm at SDC

Message: Thank you for allowing public participation in this historic process. I was sad to see so little innovation or vision in the 3 "alternatives" presented. Given the myriad of things one can envision for the campus there was very little difference between the 3 "alternatives".
Has there been any investigation into putting in a solar array or some other alternative energy "farm" at the SDC site? It seems it could be a way to create income for the county, mitigate fossil fuel dependence and greenhouse gas emissions and minimize human crowding and disturbance especially at the northern border along the wildlife corridor.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Alternatives?
Date:	Tuesday, November 9, 2021 9:40:02 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Elizabeth Donnelly

Email: betsydonnelly@sonic.net

Subject: Alternatives?

Message: Upon reading through the Alternatives Report I don't really see a lot of difference between the 3 alternatives. All of them are too high density especially at the critical northern corridor.

It seems to me that since one of the guiding principles is to maintain and enhance the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site perhaps the most important thing would be to ensure this is in fact happening BEFORE over-developing and building things so densely. The wildlife component of this seems to be the most fragile and most in need of protection.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - CDC
Date:	Saturday, November 13, 2021 8:11:47 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jeffrey Walter

Email: jwalter@sonic.net

Subject: CDC

Message: None of the proposed plans for this site should be considered. Their impacts on this valley would be devastating and irretrievable. The traffic impacts are understated. The existing roadway system of the valley would be overwhelmed. Housing should be limited to 250 units.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Comment from Sonoma Valley Hospital on the SDC Redevelopment Plan and Proposals
Date:	Saturday, November 13, 2021 10:33:01 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Celia Kruse de la Rosa

Email: ckrusedelarosa@sonomavalleyhospital.org

Subject: Comment from Sonoma Valley Hospital on the SDC Redevelopment Plan and Proposals

Message: 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."

-Celia
CM Kruse de la Rosa
Director, Community Outreach and Marketing
Sonoma Valley Hospital
707.935.5257

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Comment re SDC financing and relationship with the state
Date:	Sunday, November 14, 2021 10:10:20 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Katherine Fulton

Email: knfulton@gmail.com

Subject: Comment re SDC financing and relationship with the state

Message: I fear that this planning process is both well-intended and ultimately doomed to be ineffectual, regardless of the outcome. The state has set the terms in a no-win way.

In parallel to the planning process we need a well-designed campaign to work with the state and come up with an option that state might have a chance to invest in as well as approve. We need civic engagement along with our state representatives. If this happens, private philanthropy may be enticed to invest in a big way as well.

Short of significant investment from the state or private philanthropy this property is going to the highest bidder, regardless what the community wants. Doing a planning process, and choosing an option, without rigorous reference to the necessary financing is a fool's errand. That is what the state has set the county and the community on.

The chosen option needs to advocate for an idea--like the potential climate change research facility/incubator--that could attract both state financing (from a different arm of state government) or major donors.

Without this, I cannot see how we are headed for anything except maximizing commercial return, or letting the property languish--along with the once a century opportunity to transform the property in a way that serves the north Bay and beyond.

This is a tragedy in the making, especially for all putting their hearts and souls into a good outcome.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Comments about Alternative Plans for SDC
Date:	Sunday, November 21, 2021 11:53:25 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Valerie Walter

Email: vpistole@gmail.com

Subject: Comments about Alternative Plans for SDC

Message: Having reviewed the November 2021, Updated Alternatives Report and listened to the planners' presentations, I join the chorus of shocked citizens over the scale of the three alternatives. If I have to identify one glaring problem, it is with the comparison of the impact and scale of the alternatives to the history impact and scale of the Developmental Center when it had 3,700 clients. The report does its best to minimize the impact and scale of the alternatives but common sense cannot be ignored. For example, the report uses the best data available to compare the impact on traffic. The planners had only traffic court data from 1996 to 2017 to estimate the historical traffic.[Report p. 61] The planners also 'assumed' that Arnold Drive would be improved with a center lane or turn pocks. given those estimates and assumptions, the planners still conceded that the traffic would increase between 40 and 70 percent on Madrone alone under any of the three alternatives. [Report p. 63]. One has to ask, did the 3,700 clients of SDC impact traffic and land use in a way remotely similar to families in single family homes? In fact, did any of the clients have vehicles or single family homes, or did they rely upon group home settings and buses? Given that the historic comparisons are flawed with respect to traffic, are the impacts also underestimated with respect to water usage and the impact on the environment, especially the wild life corridor? And what about the adverse impact on schools, health care facilities, grocery stores, evacuation routes and more generally the quality of life as we know it in the Valley. Just for a moment, think of placing this size project in Yosemite Valley- many of us consider our Valley of comparable importance in its unique character- would it be wise to rush to judgment, resulting in irreversible damage based upon artificial deadlines for comments to a huge report on a huge project, totally out of scale with the surrounding communities.

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To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Comments regarding proposed plans for SDC property
Date:	Sunday, November 14, 2021 10:19:26 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Colleen Pundyk

Email: copundyk@gmail.com

Subject: Comments regarding proposed plans for SDC property

Message: As a longtime resident of the immediate area (and, a volunteer at the "State Hospital" while in high school), I have followed closely the planning process for the SDC property. Having reviewed the three proposals, I have significant concerns.
1. The proposed open acreage in all three plans is far less than it should be. Given the history of the site, its current "open space" and the desires of the general community for open space for public use, I would hope that at least 25% of the acreage would be devoted to open, natural space. This would be space allocated in addition to any of the numbers attributed to outdoor spaces between buildings, etc.
2. Safety: A key issue existing today in the general area is ingress and egress--particularly during emergency situations that have frequented our communities since 2017. Hwy 12 is the thoroughfare and as such, it has proven to be a very real obstacle during evacuations. Significant increases in both daytime traffic (employees) and residents would add thousands more vehicles using Hwy 12 (despite what any traffic impact report indicates).
3. After suffering significant loss of residences since 2017, Sonoma County definitely needs additional housing. However, the SDC location is hardly in an area close to services and employers. There are certainly more appropriate locations to develop additional housing. Additionally, given its location, it is hard to believe the SDC development will attract homeowners other than the wealthy. I question whether a housing development will truly serve the needs of the people.
Thank you for the opportunity to comment.
Colleen Pundyk

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To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Development is NOT the highest-value goal
Date:	Sunday, November 14, 2021 11:15:06 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Tom O'Neill

Email: toneill99@gmail.com

Subject: Development is NOT the highest-value goal

Message: Undeveloped land is by default most valuable in that state--other uses may be considered, but leaving it as is must be weighed as a valid use alongside other options. We cannot build a wildlife corridor on other or adjacent parcels, that is simply not feasible given their existing development. Accordingly, the "wildlife corridor" land use option should be a high priority use for undeveloped portions of the SDC, and should be valued as greater than or at least equal to any development considerations. This is public land, there should be no assumption that development over all or even most of it is desirable, let along a given.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Dislike proposed plans for housing at SDC
Date:	Saturday, November 20, 2021 10:46:45 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Virginia Freeman

Email: ginnyfree@gmail.com

Subject: Dislike proposed plans for housing at SDC

Message: The SDC should become something like a community college or use the template that the Presidio of San Francisco developed to lease the buildings to non-profits and the housing to those who work for the non-profits. To create nearly a thousand housing units with multiple dwellers in each unit, all with the the need to drive somewhere for work, food and health support, and recreation everyday will only create massive traffic problems and rob the region of its current rural feel. There have to be better solutions than the ones proposed!

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Email: ginnyfree@gmail.com

Subject: Dislike proposed plans for housing at SDC

Message: The SDC should become something like a community college or use the template that the Presidio of San Francisco developed to lease the buildings to non-profits and the housing to those who work for the non-profits. To create nearly a thousand housing units with multiple dwellers in each unit, all with the the need to drive somewhere for work, food and health support, and recreation everyday will only create massive traffic problems and rob the region of its current rural feel. There have to be better solutions than the ones proposed!

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Draft plans for SDC
Date:	Friday, November 12, 2021 5:41:09 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Darla Hillard

Email: darla@vom.com

Subject: Draft plans for SDC

Message: I would like to share my disappointment with the 3 proposed plans for SDC. We have a rare opportunity to work together – all of us in the greater community -- to see that this rare gift of the SDC lands is considered in a holistic way that will benefit all the interconnected elements, now and for future generations.

These plans all fail in the most basic of considerations: our responsibility for stewardship of the natural environment of this property, which stretches from Sonoma Mountain to the valley floor. As climate change impacts us globally, we can act locally to recognize our responsibility and to begin at all levels, from citizens to State government, to take action that starts with the big picture. Our very lives depend on this kind of shift in thinking.

I'm not advocating for making the whole property a nature preserve, but rather to view the property FIRST from this perspective. As Eamon O'Byrne of the Sonoma Land Trust said in a recent article, there's no choosing between the environment and the redevelopment of the Sonoma Developmental Center — it has to be both.

I agree with John McCaull, also with the Land Trust, who said, "Rather than the starting place being: What are our environmental constraints? What are the environmental needs? What are the resource protection needs? We're going to be starting from the other end," McCaull said, with development first. "It's a fundamental problem."

And I agree with O'Byrne: "You cannot isolate an ecosystem by putting a real or imaginary fence around it and say you've protected this, "because over time, that ecosystem will collapse."

The preliminary studies are done; it shouldn't be that hard to re-envision them putting stewardship first. Perhaps the examples in process now at Pepperwood Preserve can help.

I applaud Susan Gorin for her part in championing a viable wildlife corridor as part of the planning. I applaud the County for its efforts to provide more affordable housing. But the affordable units in these plans are just a drop in the bucket, and how can any housing be affordable if the cost of building one unit is $500,000
https://www.pressdemocrat.com/article/news/sonoma-county-relaxes-restrictions-on-in-law-units-to-put-dent-in-housing-s/

The article wasn't clear if a unit is a house or an apartment, but surely we could get more low income housing per dollar if the concentration in these plans was on apartments like there are in the Springs. With more people living and commuting from SDC, workable evacuation routes will be crucial. Roads impact the ability of wildlife to move and disperse, bringing us back to urging you to put our interconnected
habitats first.

Darla Hillard

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Emergency Escape Routes
Date: Thursday, November 11, 2021 6:51:43 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sysue Mejia

Email: susie4mk@sbcglobal.net

Subject: Emergency Escape Routes

Message: Adding this many homes one could guess at least that many cars will be added to the community. Most likely double the amount of cars with bow added parking. During an emergency fire or earthquake having only two two lane roads won't be safe for anyone. Evac for fires will need to start at least 3 to 4 to 5 hrs ahead. Not safe at all if there's no time tor evac people like 2017.what's next widening the roads and taking property? Our valley is packed as it is. How many more people are we going to stuff in here. Oh and the extra water use if another thought. Please don't do this. Please do some planning ahead of time. I realize the dollar signs are overwhelming. Anyway those are my thoughts for today

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - future planning for SDC
Date:	Friday, November 19, 2021 4:23:16 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Susan Irvine

Email: susan.irvineolson@yahoo.com

Subject: future planning for SDC

Message: We've lived in the valley for many decades and are dumbfounded by the size of this projected development. We are not flushing our toilets because of the DROUGHT and we do not use our garbage disposal because of the SEWAGE OVERLOAD. We have had to EVACUATE twice and Hwy 12 was STOPPED. Just think about all this. We cannot tolerate the existing plans.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Future Plans
Date: Thursday, November 11, 2021 11:53:04 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sandra Mauerhan

Email: mauerhan@sonic.net

Subject: Future Plans

Message: In making the future decisions for this amazing property please take into account the increased water usage from new housing, the importance of maintaining a large wildlife corridor and how will it be possible to evacuate all of the additional people if fire forces them towards Santa Rosa when previous evacuations have shown the congestion on highway 12.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Future Traffic at the SDC
Date:	Friday, November 12, 2021 9:50:46 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Scott Terrell

Email: scott@rgtrucking.com

Subject: Future Traffic at the SDC

Message: With all these good Ideas of housing and over all use once again of the campus
I have heard very little about how they plan to deal with the inevitable large increase in traffic.
Arnold drive is a beautiful road for a relaxing part of a weekend road trip I would hate to see it
all snarled up with traffic on a regular basis

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Go Back to the Drawing Board on SDC proposed alternatives!
Date: Saturday, November 13, 2021 11:02:50 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Harriet Derwingson

Email: hhderwingson@gmail.com

Subject: Go Back to the Drawing Board on SDC proposed alternatives!

Message: Please do not continue to ignore public input and the Vision Statement that protects open space and the wildlife corridor, provides a mix of housing, promotes car-free circulation, protects water resources, and encourages equity, diversity and inclusiveness. I object to the current alternatives that propose construction in areas that would negatively affect the wildlife corridor and focus on maximum building that would dramatically impact traffic flow. Go back to the drawing board! Thank you.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Housing development on this site
Date: Friday, November 12, 2021 12:06:39 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: val kobal

Email: valmiki@vom.com

Subject: Housing development on this site

Message: Many established public employees- teachers, police, firemen,etc.- living in this area are now retiring. While the Sonoma Valley has many qualities which would appeal to new candidates, it has one very big strike against it- housing costs in this area are prohibitive for any public service candidates not already having home ownership in the surrounding area. The alternative is cheaper housing an arduous commute away from a Sonoma Valley job. If I were someone younger considering taking a public sector job in this area, I would be drawn to the village charm and many cultural and entertainment activities. Torn as I might be, I would ultimately decide against taking a local job. I would be unwilling to suffer a long commute from a more affordable place or being unable to find housing at a price in accord with my salary. I believe this is the situation many local job candidates find themselves in. Finding replacements for our local retiring public sector employees will continue to be a mounting problem ultimately affecting the quality of life here with fewer replacement teachers and staff, first responders and public employees.

Most California property is held fee simple- the valuation is based on ownership of both land and improvements. While construction costs are

increasing, land costs are skyrocketing. I would ask that some leasehold housing development for public employees be considered in the SDC Specific Plan. The land title could be held in some form of trust, with the single family and condominium housing unit paying a land leasing fee to the land holding trust. Such a system is used for Stanford University faculty housing. The sale and purchase housing units is limited to current or retired Stanford faculty. Similarly, the land trust could limit the sale and purchase of the housing units to current public employees or retired public employees. I believe such a plan would reduce housing costs allowing newer service employees to realistically consider public service in the Sonoma area.

Extending the wildlife corridor is important.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - IMPACT OF SDC DEVELOPMENT ON SAFETY
Date: Saturday, November 13, 2021 8:50:57 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: John Engeln

Email: Jjengeln@aol.com

Subject: IMPACT OF SDC DEVELOPMENT ON SAFETY

Message: Please note that I am a resident of Oakmont. My primary concern has to do with the impact on SDC Development of safety. Number one on my list of concerns is the need to evacuate residents from this area because of a disaster. This is a concern because the only evacuation route is Highway 12.

Thus, the addition of numerous new homes and work places should be accompanied by additional exit routes.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - in support of conservation
Date:	Tuesday, November 9, 2021 4:57:35 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Rebecca Canright

Email: rebeccagroovypeace@gmail.com

Subject: in support of conservation

Message: Greetings! As a young person who cares about ecological conservation, I ask you to please do all you can to protect our region's wildlife, lands and habitat.
In an era of catastrophic wildfire, megadrought, species extinction and climate change, we can no longer pretend that nature is merely “an asset” instead of the vital resource that sustains life, health and a functional society. Clearly, our current planning models and processes are inadequate to the task of fostering the conditions for badly needed housing within the framework of protecting the systems that provide clean water, clean air, healthier (less fire-prone) forests and the wildlife that keeps it all in balance.

Now is the time to rethink how we build for the future — how we create vibrant, equitable communities that embrace the stewardship of the essential natural systems that we need to ensure the health and well-being of all communities within Sonoma Valley.
Thank you for your time and consideration!
Take good care,
Rebecca Canright

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Need for wildlife corridor to be included in SDC development plans
Date:	Wednesday, November 10, 2021 9:13:43 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Cynthia Boyer

Email: byerbird@sonic.net

Subject: Need for wildlife corridor to be included in SDC development plans

Message: In the interest of protecting wildlife in the area of the SDC, I urge planners and Sonoma County officers to include a wildlife corridor in plans for development.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Plan for SDC
Date: Sunday, November 14, 2021 9:06:49 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Dean Ezaki

Email: deanezaki@comcast.net

Subject: Plan for SDC

Message: After reading Sonoma Ecology Center's vision for SDC, I would like to endorse their plan. I believe it affirms my view of what SDC should become. Please give it serious consideration. Thank you very much.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Planning process and public engagement
Date: Monday, November 15, 2021 10:07:32 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joseph Cutler

Email: josandel@earthlink.net

Subject: Planning process and public engagement

Message: As members of the public we would like to hear from the PAT directly and in an ongoing public/ zoom forum. The current proposals appear to be pre determined by a heavy development agenda, and ignore the proposals of the Ecology Center and the Land Trust, as well as local Glen Ellen and Kenwood groups.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Please keep the SDC a green space
Date:	Friday, November 19, 2021 2:55:16 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jill Koenigsdorf

Email: jillscribe@gmail.com

Subject: Please keep the SDC a green space

Message: I have walked the many trails of the SDC since I first moved to Sonoma in 1995, and am hopeful that a massive development plan will not obliterate wildlife corridors, old growth trees, habitat, a green space that is so appreciated by the community. It the very least, if development must occur, can the construction work with the existing footprints of the current buildings? Surely new construction can take place where there are already buildings so the mature landscaping and trees and habitat will remain intact? Please consider also the effects of a major increase in traffic on the already congested Arnold drive should a large-scale housing development be constructed at the SDC. Sincerely, Jill Koenigsdorf

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Prepared Comment from Sonoma Valley Collaborative
Date:	Saturday, November 13, 2021 10:40:16 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Celia Kruse de la Rosa

Email: sonomakruse@gmail.com

Subject: Prepared Comment from Sonoma Valley Collaborative

Message: 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 and the wildlife corridor better protected.

We want to see much deeper levels of affordability in the housing. We want an integrated neighborhood where local households of all sizes with regular jobs can afford to live fulltime.

We want to see zoning that allows for jobs and educational and training programs that diversify the local economy.

Sonoma
Valley Collaborative is convening its members, and others, to craft a more detailed consensus about this once-in-a-generation opportunity. So you'll be hearing more. Thank you.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Preserving Wildlife Corridor & Affordable Housing
Date:	Tuesday, November 9, 2021 7:58:31 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Janet Engelbrecht

Email: janettengelbrecht@gmail.com

Subject: Preserving Wildlife Corridor & Affordable Housing

Message: Please consider Sonoma Land Trust's research on how wildlife accesses the open space to travel safely across Sonoma Valley, to the mountains and to the coast. Please make sure that this valuable insight is incorporated into the final plans for the SDC property.

Also, Affordable Housing should be built on the SDC campus as well as upgrading and remodeling some of the community buildings for recreational pursuits for young and old alike.

Thank you.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Protect the Wildlife Corridor- Sonoma Developmental Center
Date: Saturday, November 13, 2021 11:45:33 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kris Hammar

Email: k.hammar@sbcglobal.net

Subject: Protect the Wildlife Corridor- Sonoma Developmental Center

Message: Please, please, please protect the wildlife corridor on the property and keep development away from the northern portion of the property along Sonoma Creek, so that all wildlife can use it to travel and connect to their natural food sources.

We have seen what happens when these corridors are disturbed, blocked, or developed. Wildlife become displaced and begin to interfere with the safety of humans and livestock. If the corridors are intact, we are able to peacefully co-exist.

Thank you,

Kris Hammar

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Protect wildlife corridor
Date:	Friday, November 12, 2021 6:07:11 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: William Simerly

Email: bill@simerly.net

Subject: Protect wildlife corridor

Message: Whatever happens with the SDC, please make sure that wild land and specifically the wildlife corridor is preserved.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Re purpose of sdc
Date:	Wednesday, November 10, 2021 10:14:58 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Neil Ward

Email: neilwardpt@gmail.com

Subject: Re purpose of sdc

Message: Hello , I'm writing to suggest that the redevelopment plan for Sdc should be strongly geared towards serving the purpose the land has served for nearly 140 years and that is to serve the community , that is to remain as state facility for cal fire , or veterans , or chp or state agencies . To plan to build "affordable " housing (something that doesn't in reality exist) will destroy not only the beauty and santicity of that land but also the memories of the staff and the clients that served there . If Sonoma county needs 900-1200 houses there are plenty of land already accessible by the 101 farther north or west of Sdc , to build housing tracts is to destroy the pristine wine country that it is now …as a former employee of Sdc it was tough enough with traffic and weather to get in and out of that valley , now what is the proposition to build 1200 homes ? Can the water shed support that ? And the only way to make that feasible is to build massive freeways in and out of it , is that how we or anyone besides absent developers want to see that valley become ?

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Reduce carbon footprint
Date: Sunday, November 14, 2021 8:57:22 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: preston booker

Email: prestonbooker@gmail.com

Subject: Reduce carbon footprint

Message: Require developers to provide a plan on how they'll manage traffic and specifically the carbon footprint in building the project. Require all contractors to provide their plan in the RFP on how they'll comply or exceed the requirement. Top-of-mind ideas are all material to be supplied in containers rather than by subs on their trucks, on-site overnight housing for workers, park and ride points outside of the construction area.

I have nothing quantitative to suggest that the quality of our air due to construction traffic post fires has significantly affected Santa Rosa and the county.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Reject All 3 Lame Alternatives!
Date: Tuesday, November 16, 2021 8:43:32 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Alice Horowitz

Email: oneallicat@gmail.com

Subject: Reject All 3 Lame Alternatives!

Message: I think we're going to look back on Nov. 1, the day the Alternatives dropped, as the day the bear was poked, the hornets' nest was kicked, the dragon was roused - choose your metaphor. This community is on fire with outrage over high density housing numbers included in shockingly unimaginative Alternatives A, B, and C - and abuzz with enthusiasm for working together on a 4th Alternative in a sincere and transparent community-driven process.

We have been resolute from the very beginning that we intend to Save Our Space, which encompasses the SDC's open space, the core campus, the wildlife corridor, the surrounding neighborhoods and village of Glen Ellen, the entire valley from north to south - we are going to save all that we so cherish from being sacrificed on the steps of the temples of Greed, Ego, and Hyper-Focus on a single issue with little regard for negative consequences impacting surrounding communities.

Local stakeholder groups readily acknowledge the mandate for affordable and IDD housing, but apparently reject the 25% bone we're being thrown to mollify the shock and awe of housing units in the range of 1,300.

I am encouraged and confident that this community will come together to create a well-balanced 4th Alternative of which we can all be proud.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Saturday SDC zoom meeting
Date: Friday, November 12, 2021 12:58:34 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Barbara Jacobsen

Email: barbj2@gmail.com

Subject: Saturday SDC zoom meeting

Message: Of utmost importance is expanding the wildlife corridor.
This meeting is a beginning, but we need many more opportunities for the public to give feedback about this crucial opportunity. Also we need more time than 1 1/2 hours.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Development Plan
Date:	Sunday, November 21, 2021 8:38:57 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ethel Daly

Email: ethel@dalyge.com

Subject: SDC Development Plan

Message: First, Thank you for all your hard work. I guess you all know there will never be consensus within the community about the development plan. Too many stakeholders. But, being born in Sonoma County I remember my grandmother staying at the Facility when she had dementia. It was pretty scary as a child.
BUT, the one part of the SDC that I valued so much was the wildlife corridor. We must save this in the best way possible without cutting it apart. Please continue to consider changes to the plan and develop it with the community so they feel empowered to "own" the results rather than make it a "group" decision. BUT, maintain the wildlife corridor for our county. Thanks for listening.

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To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Sdc plan
Date:	Wednesday, November 10, 2021 10:31:54 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kim Enzensperger

Email: lucyloveslily@gmail.com

Subject: Sdc plan

Message: This plan does not allow for enough open space, too many cars in such a small space if there was a fire! Need to think of the future, all the trees , fire, people etc. Bad plan

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC - reject all Alternatives!
Date: Wednesday, November 17, 2021 6:23:13 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Carolyn Manzi

Email: carolynmanzi@gmail.com

Subject: SDC - reject all Alternatives!

Message: My name is Carolyn Manzi. I am a Glen Ellen resident and business owner. I was out of town when my friend e mailed
me the proposals for developing the SDC. When I read the plans, I got a pit in my stomach and the first thing that came to mind were the lyrics to the Joni Mitchell song "They Paved Paradise and Put up a Parking Lot with a pink hotel a boutique and a Swinging Hot Spot. Now I doubt the proposed hotel or resort will be pink but for those of us who live here, Glen Ellen is paradise and we love this town dearly.

There is a real small town sense of place and belonging here, defined by our history, natural beauty, community, and caring. We care deeply about each other and how the development of the SDC will affect future generations. In a world where corporate values and squeezing every inch out of the land to produce profit rules, we want to resist overcrowding,
over use, and unwise stewardship of our resources.

This is our home. It is a place of serenity, natural beauty and balance. When the creek dried up this summer, it broke our hearts. The drought is a growing sign that our world is out of balance. We need to do everything we can to protect the integrity of our town and make wise choices that restore balance to our land and community. The proposed plan threatens this balance. It will lead to overcrowding, traffic, a stress on our water supply, natural resources and the wild animals who are voiceless in this decision making.

When fire season rolls around, we all are fearful and on high alert. This plan threatens our exit strategies and the safety of all who live here. While I am in favor the the vision described in the alternative proposal which honors community, affordable and mixed use housing, commerce, diversity, and an innovative sense of place in harmony with the natural world, I am opposed to the proposed plan which will have a negative impact on the future of Glen Ellen. This is a wonderful opportunity for us to create an intentional and inclusive community which will be both financially and environmentally sustainable.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC and Sonoma Valley Wildlife Corrider
Date:	Tuesday, November 16, 2021 9:42:01 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ellen Van Allen

Email: ellenlea@sonic.net

Subject: SDC and Sonoma Valley Wildlife Corrider

Message: While housing and jobs are important this land holds a unique connecting corridor for wildlife that cannot be replaced. Planning to preserve this corridor and the movement of the wildlife must be planned for first - before committing to other development. The other priorities can be addressed, but this corridor is vital to the movement of wildlife throughout this area and the entire western US and to the health of the entire ecosystem.
Planning - in advance - to protect the northern portion of the property, along Sonoma Creek, and firmly committing to that protection opens up the possibility for planning for housing and jobs while preserving the natural world and diversity of life that is the basis for our health and life in this world.
Please make sure that this protection is set a a priority BEFORE moving forward with committing to opening this priceless resource to development.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC and wildlife
Date:	Tuesday, November 9, 2021 4:05:03 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Clay Clement

Email: clayclement@gmail.com

Subject: SDC and wildlife

Message: Do everything you can to preserve and enhance wildlife corridors through the campus. This is glorious opportunity, and there will be no chance to do it over if the free passage of animals is blocked by housing. There is plenty of room for both.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Development Plans
Date:	Friday, November 12, 2021 4:52:29 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Robert Spaulding

Email: spauldr@outlook.com

Subject: SDC Development Plans

Message: I am encouraged by the quality of all 3 development plan options under consideration with one overall concern: with any of these development plans, Hwy 12 MUST be widened to 4 lanes to handle the increased traffic that will occur. The traffic long Hwy 12 is already at a Maximum during many hours of the day. This will create a serious problem for emergency evacuation needs for Oakmont residents. Thank you.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Future Community
Date: Wednesday, November 17, 2021 8:22:24 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: wendy Westerbeke

Email: wwesterbeke@gmail.com

Subject: SDC Future Community

Message: I beg of you to consider more public input and to follow the will of the majority people involved in this process.
I am very concerned with the issues of Traffic, Housing and a Commercial Hotel.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - sdc land management
Date:	Friday, November 12, 2021 11:57:39 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jody Falconer

Email: jodyfalconer@vom.com

Subject: sdc land management

Message: We must protect the wildlife corridor located there. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor. We must think in new ways, develop sustainably with nature's needs as important as human needs. This will help mitigate climate change impact. thank you

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Plan alternatives
Date:	Saturday, November 20, 2021 12:00:06 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ken Stokes

Email: kenstokes1@aol.com

Subject: SDC Plan alternatives

Message: It appears that none of the plans show much respect for the original objectives agreed to prior to their development. Time to go back to the drawing board and extend the time allotted for the planning & review phase. This is too big an opportunity to move forward with a poorly conceived plan that is unenthusiastically received among virtually communities.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plan
Date: Wednesday, November 17, 2021 4:21:01 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Holly Hutter

Email: hhmsn@yahoo.com

Subject: SDC plan

Message: All 3 of the presented options for SDC are horrible! Very little thought has been put into preserving the open space and wildlife corridor: the Country seems far too focused on collecting tax revenues from the massive planned development : additional the new reality of living in a high fire zone and mega-drought area has been completely ignored by the planners.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Plan
Date:	Thursday, November 11, 2021 8:49:23 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chris Bekins

Email: Cbekins2@yahoo.com

Subject: SDC Plan

Message: I see the current suggested plans emphasize housing without addressing the importance of and access to wildlife corridors that this site has provided since it was established. The opportunity to provide such a wildlife corridor will not come again. What then will happen to wildlife in our surroundings? Elimination as those attempting to cross highways perish.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Plan
Date: Friday, November 12, 2021 9:58:28 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: LOREN RAYMOND

Email: raymondla@bellsouth.net

Subject: SDC Plan

Message: Dear members:

In deciding on a plan for the SDC property, I think that it is critically important to (1) protect the northern creek-edge property as a wildlife corridor, and (2) to preserve the uphill parts of the property as open space for use by County residents and others. In my view, if we are not to have mental health facilities, a best use would be for affordable housing for the parts of SDC along Arnold Drive.

Loren A. Raymond
Santa Rosa, CA 95405

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Date: Friday, November 12, 2021 11:31:28 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jan Bowen

Email: turbownurs@comcast.net

Subject: SDC plan

Message: The property that is Sonoma Developmental Center has a purpose. That purpose has NEVER been to provide "affordable"(to whom) housing, resort, casino, etc. to enrich rich people. As long as there are people standing in the rain with signs asking for food this property belongs to them!

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Planning Ideas
Date:	Friday, November 19, 2021 11:00:37 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Cara Gerard

Email: cgerard2@gmail.com

Subject: SDC Planning Ideas

Message: Ideas for SDC:
1. Educational facility ie school
2. Farms ie community gardens and commercial farming
3. Luxembourg gardens reimagined in Sonoma Valley
4. All open space for hiking trails and outdoor pursuits

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC planning - wldlife corridor issue
Date: Wednesday, November 10, 2021 12:25:24 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Dirk Schenkkan

Email: dschenkkan@gmail.com

Subject: SDC planning - wldlife corridor issue

Message: Hi. I won't be able to attend the pending public hearing on the development proposals for the SDC, but I did want to register my strong support for ensuring that, whateve is done, provides full protection for the wildlife corridor that the property provides. Essentially, I endorse the position of the Sonoma Land Trust on this issue.

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Date:	Friday, November 19, 2021 11:00:37 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Cara Gerard

Email: cgerard2@gmail.com

Subject: SDC Planning Ideas

Message: Ideas for SDC:
1. Educational facility ie school
2. Farms ie community gardens and commercial farming
3. Luxembourg gardens reimagined in Sonoma Valley
4. All open space for hiking trails and outdoor pursuits

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plans
Date: Saturday, November 20, 2021 11:16:48 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Diane Jacobson

Email: dkjac@pacbell.net

Subject: SDC plans

Message: I am dismayed and disheartened by the 3 plans that have been put forth. They are all narrow variations on a theme, all call for far more housing and development than the surrounding area can reasonably support, and none address the myriad concerns of the community. Foremost among these are the infrastructure support that will be required (primarily transportation and traffic), emergency preparedness, and wildlife corridor protection. One of our local journalists commented that it seems as though we're trying to solve all of the problems of the world with this one, once-in-a-lifetime opportunity, and it certainly looks that way. I'm also disappointed and angry with the way the responsible government planning agencies have (mis)handled this project and process. It seems your focus is not merely to create an economically viable plan, but one that generates income and profits far in excess of what would be simply reasonable. To be clear, I do not support any of the plans now before us.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC proposal
Date: Saturday, November 13, 2021 3:52:20 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Allison Jennings

Email: allisonmjennings@gmail.com

Subject: SDC proposal

Message: The Sonoma Ecology Center has a multifaceted plan for the Sonoma Developmental Center's land. It's a complete and well thought out vision. It covers ecological, social, and economic needs. More importantly, it looks to the future and ensures that what is done there will be long-lasting, rather than a short-sided and profit-driven costly mistake. As a resident and educator in Sonoma Valley, I endorse their proposal a thousand times over!!

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Proposals
Date: Thursday, November 18, 2021 10:04:47 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Steve and Andrea Perry

Email: perry13975@gmail.com

Subject: SDC Proposals

Message: As long time Glen Ellen residents, the 3 alternative proposals for SDC are unacceptable. A community-driven solution is needed. The density issues, along with the ensuing traffic problems, are severe. During the 2017 fires, we were among the last to leave Glen Ellen in the early morning of Oct 9 yet were stopped in a traffic jam just south of Madrone Rd. Imagine the severely negative impacts of any of the 3 proposals.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Proposals
Date:	Sunday, November 21, 2021 2:24:30 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Gail Edney

Email: gailedney@comcast.net

Subject: SDC Proposals

Message: Response to community members' request for input regarding the future of the Sonoma Development Center, in order of priority/importance.

Density
Density alone is reason enough to consider NONE of the proposed plans. Additionally, the impact of a new community who will be dependent on Sonoma for goods/services is prohibitive at this point. (See Traffic/ Evacuation).

Wildlife Corridor
The wildlife corridor should be defined immediately PRIOR to development decisions. The impact on wildlife should be thoroughly researched and space defined. Wildlife ARE the current residents of SDC and deserve first consideration of their livelihood and survival. Wildlife need to be assured that they can continue a safe path through the already difficult maize of developed land.

Traffic
The issue of traffic has obviously not been given the consideration that is required. I live in Sonoma (after being burned out in Glen Ellen in 2017), about ¼ mile from Maxwell Village shopping center. The traffic in Sonoma has exponentially increased in the last three months to the point where it is already nearly impossible to get around. Every day the traffic on Sonoma Highway is now backed up and stalled from the Square past and through the Springs… in both directions at different times of every day.

We celebrate that Sonoma is thriving with tourist activity and wine tasting, but to add an entire community to this traffic should be prohibitive. Sonoma obviously would be the go-to town for SDC residents for: banking, gas, car repair, pharmacy, medical/dental, hardware, food/restaurants, entertainment and events.

Evacuation
As one who barely evacuated in 2017, I cannot fathom trying to evacuate in 2022 and future. Think: PARADISE and Oakmont. No need to elaborate.

Conclusion/Suggestions
In all conscience I am unable to support any of the three proposals. More time is necessary to further research the impact of an entire community at SDC. We do not have enough solid

information to make this vital decision at this time.

It is appears that politics and money are driving these proposals. The state of California and the federal government appear to have much funding in their coffers to save SDC for a higher use. Back to the drawing board!

Thank you for the opportunity to comment on this most vital local issue.

Gail Edney
18715 Hwy 12 #14
Sonoma, CA 95476
707-758-8953

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Redevelopment
Date: Friday, November 12, 2021 4:48:24 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Patti Barnett

Email: barnps@gmail.com

Subject: SDC Redevelopment

Message: Please, Please, Please keep housing and tourism to a minimum. Sonoma County is quickly becoming an overpopulated area without the infrastructure to support it. This is an opportunity to do the right thing that will have a lasting impact.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC site needs to take wildlife into account
Date:	Saturday, November 13, 2021 9:53:34 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kate Cooper

Email: klcooper@ucdavis.edu

Subject: SDC site needs to take wildlife into account

Message: I am concerned about the lack of details in the plans regarding protecting the critical wildlife corridors that make up the SDC site. This needs to be a priority for any redevelopment, and the alternatives for the site need to reflect that.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan traffic impacts
Date: Friday, November 19, 2021 12:52:22 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Malcolm Blanchard

Email: mab@mabco.com

Subject: SDC Specific Plan traffic impacts

Message: I strongly object to all three plans proposed by the Sonoma County Planning Commission for the Sonoma Developmental Center lands. All these plans propose to, at least, double the population of Glen Ellen without seriously addressing the impacts that would have on local infrastructure. In particular, traffic on Arnold Drive, both north through the center of Glen Ellen and south of the project, would be seriously impacted. While that would be a daily annoyance, it would be a deadly issue when the area needs to be evacuated during a wild fire.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan
Date: Sunday, November 21, 2021 8:39:03 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Randall Cook

Email: randycook95476@yahoo.com

Subject: SDC Specific Plan

Message: As your FAQs make clear, the planning process is constrained by the need to pay for expensive renovations. It seems to me that your number 1 priority should be to protect the wildlife corridor that runs to the north of the campus along Sonoma Creek. Creek setbacks should be at least 100 feet, and the "pinch point" should be expanded by drawing development back towards the center of the campus. Your number 2 priority should be to include as much housing as possible while giving maximum protection to the wildlife corridor, and to provide even more affordable housing than 25% if funding is available. No matter how much housing you build, it won't exceed the population of the SDC when it was a working institution! As for traffic--everywhere in the Bay Area is congested; yet we desperately need more housing, partly to relieve commute times on the road by allowing people to live closer to their work. Concerns about traffic must not stop us from building the housing we need for the people who work here.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC specific plan
Date: Friday, November 12, 2021 1:40:39 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Lucy Kelly

Email: lucykelly@comcast.net

Subject: SDC specific plan

Message: The Ecology Center's article in today's paper (11/12/21) is the closest thing I've read to complying with the needs of the community and the wildlife corridor. The 3 plans that are being decided on by your organization tomorrow all are trying to cram as many homes and buildings in a limited space with few resources as possible. I can't be at the meeting tmrw morning so I am expressing my voice today. Please don't pick any of the 3 plans and look at Ecology Centers recommendations. Thank you, Lucy Kelly resident of Eldridge and daily sdc walker

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan
Date: Sunday, November 14, 2021 11:01:14 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Meg Sokoloski

Email: megsoko@comcast.net

Subject: SDC Specific Plan

Message: It would be an understatement to say we were shocked at the 3 proposals presented. We totally support and expected a housing element to the plan but the density of the housing plans is outrageous for many reasons including wildfire egress and general traffic.
First and foremost maintaining a wildlife corridor has been utmost in our minds. How could anyone think that putting in 900+ housing units will protect that corridor. The day I read these proposals I walked on the grounds (which I do everyday) and right there in the southeast corner along the creek across from Blooms Nursery was a bobcat.
What a shame so much money was spent on these plans which as far as I'm concerned aren't worth the paper they are written on.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Specific Plan - OPPOSE the 3 Alternatives
Date:	Wednesday, November 17, 2021 8:13:51 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Vicki Baseheart

Email: vicki-sharon@sbcglobal.net

Subject: SDC Specific Plan - OPPOSE the 3 Alternatives

Message: I am very disappointed with the 3 proposed alternatives which are designed to a scale appropriate for the Silicon Valley or Contra Costa County. It is hard to believe that the proposals would be the "anywhere USA" cram as much in as possible variety, showing no sensitivity to the location, climate change or environment. We can and will do better.

Vicki Baseheart
15241 Marty Drive
Glen Ellen

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Timeline
Date: Monday, November 22, 2021 7:01:34 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ann Wray

Email: wrays2010@yahoo.com

Subject: SDC Timeline

Message: The timeline for making a decision on an alternative for development of SDC must be extended. In the original planning, the three alternatives were to be finished in March 2021, but because of delays due to fires, Covid-19, etc., the dates were pushed out to between February and April 2021.

The three alternatives were then supposed to be presented to the community in summer of 2021. They were released on November 1, 2021, several months late. This gave very little time to the community to study and react to the three alternatives.

The public meetings on the three alternatives started on November 13, 2021, not even two weeks after the report was released. Trying to cram in several meetings before Thanksgiving and setting a deadline for comment at November 29, is too little time for the public to have its say.

Sticking to the original timeline is not fair or right, especially during the holidays. It almost seems intentional to ram these deadlines through when the public is distracted by the holidays and has so little time to fully understand and react to the three alternatives.

Please re-adjust the timeline, adding in several months, to give the public its due in making these life-changing decisions.

Does this submission look like spam? Report it here.

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Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.

From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Timeline
Date: Monday, November 22, 2021 7:01:34 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ann Wray

Email: wrays2010@yahoo.com

Subject: SDC Timeline

Message: The timeline for making a decision on an alternative for development of SDC must be extended. In the original planning, the three alternatives were to be finished in March 2021, but because of delays due to fires, Covid-19, etc., the dates were pushed out to between February and April 2021.

The three alternatives were then supposed to be presented to the community in summer of 2021. They were released on November 1, 2021, several months late. This gave very little time to the community to study and react to the three alternatives.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC Use
Date:	Wednesday, November 10, 2021 7:57:39 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Susan Bush

Email: susan.bush004@gmail.com

Subject: SDC Use

Message: Please reconsider the plans for developing the beautiful grounds of our SDC. Sonoma County has been over built and leaving that beautiful campus would be a plus. It should be used for recreational activities with trails and riding paths, a camp for the residents who were placed in small homes. Or a
Respite for care takers. Clients can come for a week to give people or parents a break.
Please dont turn those beautiful grounds into a over built mess.
Another issue is the wildlife that calls SDC home. There's nowhere else for them to go. They have been pushed up the mountain by over developing the valley and if SDC is used for housing developments they will loose what little space they have left.
Please reconsider your options.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC wildlife corridor/ proposals
Date: Sunday, November 21, 2021 4:16:21 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Gerda Dinwiddie

Email: gerda.dinwiddie@gmail.com

Subject: SDC wildlife corridor/ proposals

Message: To keep a wildlife corridor is most crucial. That means very low density housing and no traffic increase. None of the 3 current proposal are workable for this area.
The state let SDC get run-down and now has a surplus of money which it should use to rehabilitate this precious place rather than destroy it.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC
Date:	Saturday, November 20, 2021 8:56:25 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Holly Bennett

Email: holly@hollybennett.com

Subject: SDC

Message: With the current number of affordable housing unit either being built and/or in some sort of planning stage I do t believe this location is the location to try a cluster affordable housing on. There are no affordable shooing options, public transportation is a good idea but very few use it.

More time and more input is needed to fully access the redevelopment of this once in a lifetime opportunity to get it right

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC
Date:	Friday, November 19, 2021 1:52:26 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Peter Hassen

Email: peter@peterhassen.com

Subject: SDC

Message: Please consider this a call to go BACK TO THE DRAWING BOARD and redesign a plan for the SDC that takes into consideration lowering the impact of traffic, lower density housing, lack of services, lack of schools, wildlife corridor protections and try not to destroy the area with a developer land-grab! The three "choices" are not acceptable.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC. Redevelopment
Date: Friday, November 12, 2021 7:04:42 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mary lou Hicks

Email: hikenbikemary@gmail.com

Subject: SDC. Redevelopment

Message: I would not support a development of houses in this area . It is a frightful thought that this evacuation route during our next wildfire season would be SEVERELY impacted and potentially create a DEADLY obstruction for the thousands of residents already living in this area.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC
Date:	Sunday, November 21, 2021 5:55:55 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Deborah McElroy Pool

Email: debjmpool@gmail.com

Subject: SDC

Message: To Whom it May Concern,

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, looking to science to guide the parameters of where development is located on the property and how we go about doing that.

The three alternatives do not consider the drastic impact of traffic or housing density and their relationship to catastrophic wildfire, climate change, prolonged drought or are respectful and reasonable in the balance between wildlife and development.

The three proposed alternatives are about increasing density to make the project pencil out because the State refuses to help fund the site cleanup and the County consultants, aren't looking beyond the standard developer formula. This type of planning does not incorporate the value of the site's resources and the socio-economic value of having an intact open space and wildlife corridor. We need to be creative & mindful in the redevelopment, perhaps looking for alternative funding, going outside of the usual parameters.

Low income, workforce housing, senior housing, and housing for individuals with developmental disabilities for residents who presently reside in Sonoma Valley are a priority. Market housing will bring a new onslaught of 2nd homes and short term rentals, exacerbating the housing crisis. Making sure that the new development fits with adjacent communities of Glen Ellen and Eldridge is critical, high density being a large concern.

Preserving the history of the property and creating spaces for community to gather is a priority, for example: creating a museum, a visitor center, a library, playing fields, community gardens, and recreation, these are what the community has repeatedly requested. Repurposing as many of the established buildings as possible, for commerce, being good stewards, and not releasing more carbons in the destruction and rebuilding process should be seriously considered.

We need to protect our natural resources, the open space, Sonoma Creek, the riparian corridor, the wetlands for recharge, the wildlife corridor and all the species that reside there.

The SDC is the center of Glen Ellen, and we have always been linked together. What changes in SDC will change Glen Ellen, we are bound in perpetuity.

The 3 alternatives released on 11/01/21 raise many concerns and are unacceptable. High density and development are at direct odds with the health of this property.

I support a community-driven fourth alternative, let's work together and create a model for this new time we are in.

Thank you,

Deb Pool, 13588 Railroad, Glen Ellen, CA 95442

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC
Date: Thursday, November 11, 2021 9:37:40 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Valerie A Kobal

Email: twoval@vom.com

Subject: SDC

Message: No matter which plan you choose, please prioritize the wildlife corridor and low income affordable housing. Thank you very much for all your efforts.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC
Date: Friday, November 12, 2021 6:26:47 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Susan Rogers

Email: suescj5@gmail.com

Subject: SDC

Message: Highway 12 is a singular highway which is congested daily. During evacuations, it is a nightmare. Any additional construction as is proposed for the SDC project will turn a nightmare into a death trap.

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Subject:	Form Submission - Leave a Comment! - SDC
Date:	Sunday, November 21, 2021 5:55:55 PM

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Name: Deborah McElroy Pool

Email: debjmpool@gmail.com

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - SDC
Date:	Tuesday, November 9, 2021 5:48:17 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sarah Reid

Email: trailsgal@gmail.com

Subject: SDC

Message: Please preserve all of SDC for wildlife and public recreation. No housing. No commercial development. Wildlife corridors, Nature, preserve Sonoma Mountain, provide access to outdoor recreation opportunities, engage the entire community of trail users.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Sdc
Date:	Tuesday, November 9, 2021 8:08:17 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Fred Hodgson

Email: fhodgson@sbcglobal.net

Subject: Sdc

Message: Today I went to the Santa Rosa Costco on Santa Rosa Ave. I have been going there since they opened. I have noticed blocks of housing going up just east of Costco off Petaluma Hill rd for the last few years and the associated traffic. I was there around 4-5 pm and the number of people and traffic increase is amazing. If they build 1000 housing units at the SDC it will be a sad day for our valley and a destruction of our water supplies.

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Subject:	Form Submission - Leave a Comment! - SDC
Date:	Friday, November 12, 2021 11:50:22 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: R Dessayer

Email: rdessayer@gmail.com

Subject: SDC

Message: Unless the SDC property is used for affordable housing, all the political-good-talk and 'surveys' will have been useless and hypocritical. Copping-out for financial gain would make a mockery of what is so badly needed - and a complete joke of what is wanted by Sonoma's constituency. Stay with what the public has been requesting: affordable housing, clean air, healthy vegetation, respect for wildlife. Anything less is a sham and a sell-out.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Seeking more information and discussion on SDC proposals
Date:	Friday, November 19, 2021 11:23:23 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ann Paolini

Email: annpaolini@gmail.com

Subject: Seeking more information and discussion on SDC proposals

Message: We are a group of engaged women from Sonoma who meet monthly on topics relevant to our community. Our topic for January is SDC and we would like to have speakers help us better understand the 123 page document that details the three possible scenarios on the table currently. I am available to discuss in more detail at 415 696 8931. Thank you Ann Paolini

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - sonoma development center
Date:	Thursday, November 18, 2021 12:02:26 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Catherine Graham

Email: calmass01@yahoo.com

Subject: sonoma development center

Message: I would like to show my overwhelming support for the wildlife corridor. Over crowding and the elimination or wildlife habitat affects everyone negatively. We need nature and open spaces not just for the wildlife that we love but for our own mental health. As to overcrowding, it leads to negative behaviors as people unconsciously try to control a bit of space as their territory. Not to mention traffic, pollution and waste control. I've watched space after space that was supposed to be open was sold out. Stop it.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - sonoma development center
Date:	Thursday, November 18, 2021 12:02:26 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Catherine Graham

Email: calmass01@yahoo.com

Subject: sonoma development center

Message: I would like to show my overwhelming support for the wildlife corridor. Over crowding and the elimination or wildlife habitat affects everyone negatively. We need nature and open spaces not just for the wildlife that we love but for our own mental health. As to overcrowding, it leads to negative behaviors as people unconsciously try to control a bit of space as their territory. Not to mention traffic, pollution and waste control. I've watched space after space that was supposed to be open was sold out. Stop it.

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To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Development Center
Date: Wednesday, November 10, 2021 8:24:40 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Frank Dono

Email: fdono@sonic.net

Subject: Sonoma Development Center

Message: It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.
None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles.

It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. Any new development plan must focuses on the wildlife corridor to meet the vision for creating a community in partnership with that corridor.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Development Center-Protect the Wildlife Corridor
Date: Thursday, November 11, 2021 5:44:30 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Gary Holm

Email: gkholm@comcast.net

Subject: Sonoma Development Center-Protect the Wildlife Corridor

Message: We are writing to recommend a restart of the redevelopment planning process so that the final design fully addresses the preservation of the wildlife corridor that has existed at SDC for a very long time. If the corridor is disrupted because of interference from redevelopment that will negatively effect the safe passage of wildlife between Sonoma Mountain and the Mayacamas. That disruption will upset the balance of nature in the area with the potential for negative ramifications for the human population living in the area.

Specifically, the northern portion of the SDC property along Sonoma Creek should be avoided. It is our understanding that none the current development alternatives detail how the existing corridor will be protected.

It seems appropriate that a detailed preservation plan for the wildlife corridor should be developed first and guide SDC development alternatives that are in partnership with that corridor.

Sincerely,
Gary and Karen Holm
Sebastopol, CA

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Developmental Center
Date: Monday, November 15, 2021 10:00:21 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Barbara Jean Avery

Email: averybj@gmail.com

Subject: Sonoma Developmental Center

Message: I am a resident of Sonoma County and am very concerned abut the proposed housing development on the SDC site.
This land is a vital corridor for wildlife and should not be jeopardized. Such development should avoid the northern part the property along Sonoma Creek. Affordable housing and wildlife protection is possible and should be the priority.
It has come to my attention that none of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles. This is unacceptable.
The proposed plans should be shelved and a restart is necessary to consider the needs of the wildlife the will be impacted by poor planning.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Land Trust
Date: Thursday, November 18, 2021 9:19:35 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Windsor Green

Email: windsorg@vom.com

Subject: Sonoma Land Trust

Message: Please consider the SLT proposal for preservation of the wildlife corridor.
Your 3 proposals do not take enough of the land issues into consideration.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor
Date:	Wednesday, November 17, 2021 7:55:08 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ellen Van Allen

Email: ellenlea@sonic.net

Subject: Sonoma Valley Wildlife Corridor

Message: I am deeply upset to see apparent the lack of understanding of what is involved in a wildlife corridor.
In the FAQ it is stated that there may be two trails along the creek! And that the creek may be used as a firebreak!
Neither of those is remotely compatible with a wildlife corridor.
What does it take to get those working on this project to understand that eliminating this resource for the life of the natural world is not an option? And to invest the necessary effort to understand what is needed to maintain a viable corridor?

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To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor
Date: Friday, November 19, 2021 2:07:17 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mary Ann Huckabay

Email: huckabay@synth.org

Subject: Sonoma Valley Wildlife Corridor

Message: I am very concerned that the proposal adequately protects the wildlife corridor located on the SDC property, especially along the northern portion, bordering Sonoma Creek. None of the current proposals describe in enough detail how the wildlife corridor will be protected. These proposals don't even go along with the SDC Specific Plan guiding principles.

Because of this, I urge you to start over to create a new development plan that meets the vision for creating a community in partnership with that corridor. It IS POSSIBLE to create a plan that includes affordable housing AND wildlife corridor protection!
Mary Ann Huckabay, Sebastopol, CA

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To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - the planning for redevelopment of the property
Date:	Wednesday, November 10, 2021 3:41:19 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Beth Wakelee

Email: bbwakelee@earthlink.net

Subject: the planning for redevelopment of the property

Message: Please consider the impact on wildlife as you create an inclusive vision of a new community. PROTECT the wildlife corridor near the Sonoma Creek by providing a buffer from development. The planners CAN and must include equitable and inclusive plans for housing and wildlife. We all benefit from the natural environment and the established corridor should be considered a major priority. In my area the over planting of vineyards and destruction of orchards has created stress for wildlife and pushed species into backyards. If your plan removes the already established corridor- so much loss will occur. Use a vision of the larger picture and opportunity to keep a bit of sonoma natural connections Thank you

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Three alternatives - non starters -- must start over
Date:	Sunday, November 21, 2021 11:10:40 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jeffrey Walter

Email: jwalter@walterpistole.com

Subject: Three alternatives - non starters -- must start over

Message: Other than proposing scenarios that are unacceptably dense, none of your analysis have taken into consideration SB 9 which has the potential of quadrupling the number or residential units large portions of these alternatives' residential developments envision.
These plans are also fatally flawed because they do not include the necessary improvements to the Valley's road system that would be necessary to accommodate the growth represented by these proposals.
Ill-conceived and executed behind closed doors, these plans need to be rejected. And a new process, this time involving the public at each important step of the plans' developments, needs to be initiated.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Unacceptable options for SDC redevelopment
Date:	Monday, November 22, 2021 7:59:51 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Arden Bucklin-Sporer

Email: ardenbucklin@gmail.com

Subject: Unacceptable options for SDC redevelopment

Message: Supervisors,

You have concluded that financial feasibility is the driving force behind the unacceptable set of options for redevelopment of the SDC, and have decided that it is so important that you can ignore community wishes and wildlife protection.

You have spent 3 years and nearly $3M to come up with a standard cookie cutter development with approximately 1000 houses, a hotel and a commercial district. Only 25% of the housing will be affordable, it provides no viable evacuation routes, F grade traffic, and a completely disrupted wildlife corridor. Is this really something that you consider acceptable?

We cannot accept these plans. It is your obligation to go back to the State and say that circumstances have changed. The Federal Government is distributing funds for just this opportunity to create green sustainable developments, supportive of veterans, the elderly, those with mental challenges languishing in jails, work force housing and truly low affordable housing. We need job training centers and non-profit hubs, we need long term care facilities and a childcare center. Climate change is devastating our Valley with fires and floods we need a development that addresses those issues. The state has a $61B surplus they have no need to rush to offload this property. In fact they could afford to donate it to a non-profit developer.

It is hard to understand, given the politics and demographics of the valley, why wasn't making a community centric development feasible? Who is tasked with protecting the open space in the mix? Additionally the County has not made sufficient effort to pursue other approaches to gaining financial feasibility through underwriting, donations and development swaps.

It is clear that you have no intention of maintaining the quality of life, air, wildlands and community that we have so carefully stewarded in the valley over the last century. I know we can do better. I support a 4th alternative- one that is community driven.

Thank you for listening.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Very concerned about SDC
Date: Wednesday, November 10, 2021 8:11:08 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Paige Phinney

Email: paigephinney@gmail.com

Subject: Very concerned about SDC

Message: I am not able to attend any of the webinar coming up regarding the SCD development - but I am a highly concerned nearby resident. I live in Boyes Springs and frequent SDC as my closest most wild land to find solitude and recreation in.
When I first heard of the development - I was very excited, watching these beautiful buildings decompose is heartbreaking. I had assumed the process would be led first by the values that the community holds - not just the economics. I understand that economics are importance, but so is this land - for me, us, and all of the creatures that can't speak for themselves. There is a reason it is stewarded by a conservation organization.
Values of caring for the land and inclusivity come to mind. I always thought it would be a beautiful opportunity to bridge a solution for low income housing needed in the valley (for the people who actually keep industry going here by doing the work everyday to keep businesses running) AND wildlife conservation.

I see no indication in any of the proposals that speak to possibility and not just status quo/business as usual. Doing right by this land and the development of SDC is an opportunity for Sonoma to shine in our own right and become and example for our neighboring towns and counties. And the next wave of human existence on this planet has got to include - not just dignity for all of us - but dignity for our natural world.

We don't just need to make room at the table for everyone - we need to build a new table together.

I urge you to disengage from this process of business as usual and recreate the process for the planning, development, restoration, and beautification of the SDC and surrounding landscape - for the sake of all of us.

Thank you.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Webinar on 11/17/21
Date: Thursday, November 18, 2021 9:41:29 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Will Shonbrun

Email: willshonbrun@vom.com

Subject: Webinar on 11/17/21

Message: Greetings:
I assume this SDC Webinar from yesterday evening was recorded.
If this is correct I am requesting the link to this recorded webinar for viewing.
Please confirm receipt of this request.
Thank you,
Will Shonbrun, Sonoma

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I assume this SDC Webinar from yesterday evening was recorded.
If this is correct I am requesting the link to this recorded webinar for viewing.
Please confirm receipt of this request.
Thank you,
Will Shonbrun, Sonoma

Does this submission look like spam? Report it here.

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From:	Squarespace
To:	engage@sdcspecificplan.com
Subject:	Form Submission - Leave a Comment! - Wildlife Corridor considerations
Date:	Tuesday, November 9, 2021 5:36:11 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ellie Rilla

Email: erilla@me.com

Subject: Wildlife Corridor considerations

Message: The corridor needs to be part of the initial planning and not left to developers as an afterthought.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - wildlife corridor
Date: Friday, November 12, 2021 8:03:35 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Carol Andrews

Email: carolandrews7@gmail.com

Subject: wildlife corridor

Message: Please protect the creek habitat for the animals and the mental health of the humans. Please limit the amount of cement. Remember to keep the drainage healthy in a time of increasing flash floods. Please consider mature trees as important and don't cut them down or damage their roots. Trees offer shade and moisture retention in a time of increasing heat and drought. Trees, nature, animals, habitat, clean water, and clean air are the wealth of Sonoma county.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife Corridor
Date: Wednesday, November 10, 2021 9:19:21 AM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joann Gutierrez

Email: jkgupdate@gmail.com

Subject: Wildlife Corridor

Message: Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridors
Date: Friday, November 12, 2021 2:43:13 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Deeanne Edwards

Email: dbedwards@comcast.net

Subject: Wildlife corridors

Message: I feel it is very important to protect the wildlife corridors through the SDC while decision makers determine what the future development will look like.

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridor
Date: Friday, November 12, 2021 3:27:44 PM

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Terry Gast

Email: terryhg@icloud.com

Subject: Wildlife corridor

Message: Not addressed in any plans. I have lived at the bottom of Sonoma Mountain for 46 years. I have a wildlife corridor running thru my property, which I leave open, as do the neighbors on either side of me. As soon as you build homes, people build fences to shut out wildlife. Witness Diamond A and other communities.

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From: Anne Petersen
To: ENGAGE@sdcspecificplan.com
Subject: Future plans for Sonoma Developmental center
Date: Saturday, November 13, 2021 12:41:05 PM

EXTERNAL

I approve of and hope to encourage the County and State to use the Sonoma Ecology Center's ideas for any future plans regarding SDC.
I also would like to see facilities for mental health beds and drug rehab.

Thank you,
Anne Petersen

Anne Petersen, Realtor
Sonoma Valley Real Estate Co.
"Connecting People & Property"
DRE#01415736
707-548-6587

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - affordable housing
Date: Tuesday, November 9, 2021 10:44:54 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, October 4, 2021 2:14 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - affordable housing

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Tim Koehler

Email: tim.koehler@eahhousing.org

Subject: affordable housing

Message: Any plan needs to include affordable housing 30, 40 and 60 % AMI

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Development of SDC
Date: Tuesday, November 9, 2021 10:40:06 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:43 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Development of SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Heidi Cusworth

Email: hcusworth@gmail.com

Subject: Development of SDC

Message: 1. It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

3. None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles.

4. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - More open space needed
Date: Tuesday, November 9, 2021 10:40:11 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:40 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - More open space needed

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chris Stover

Email: trilby@att.net

Subject: More open space needed

Message: The Sonoma Developmental Center property needs to include a significant portion of land for the wildlife corridor and areas along Sonoma Creek. The current discussion of approximately 40 acres for open space is far too low. It is of vital importance not to turn this property into a mini-suburban sprawl out in the rural lands. The alternatives need to include more input from open space experts in the County such as the Sonoma County Agricultural Preservation and Open Space District and the Sonoma Land Trust.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Plans for SDC
Date: Tuesday, November 9, 2021 10:40:29 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:28 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Plans for SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kent Iverson

Email: ks_iverson@yahoo.com

Subject: Plans for SDC

Message: I am writing to express my opinions regarding the redevelopment plans for the Sonoma Developmental Center:

The SDC is a unique piece of property, there is no other property in Sonoma Valley that presents the range of magnitude of opportunity and risk in terms of redevelopment. The redevelopment plan will have impacts beyond the SDC, because the plan will signal whether the political and economic powers which govern our region will continue to follow the familiar path seen all over CA, towards further degradation of the environment, unsustainable water and land usage, and greater fire and flood risk.

The environmental value of the riparian corridors within the SDC campus is exceptionally high and buildings within these areas should be decommissioned and removed. The presence of endangered salmon and steelhead should make this a legal imperative.

Establishment of a wildlife corridor through the SDC, connecting Sonoma Mountain wildlands to the wildlands on the other side of the valley is another high value objective which would achieve significant environmental protection and restoration benefits. The buildings on the SDC campus should be evaluated for historical significance, condition/"restorability" and location vis-a-vis wildlife corridor establishment. This process could result in a determination of which buildings would be restored and which would be removed.

The number and type of remaining buildings should be designed to house activities and a population level that is sustainable in terms of water usage, fire protection/evacuation, and public funding. I think a phased restoration of buildings, with a "sweat equity" option for lower income people would be the most sensible approach. I also like the idea of creating an "Asilomar" like meeting center which could serve as an onsite source of employment.

The plan chosen for the redevelopment of the SDC will be a salient communication of the values, priorities and motivations of the people and institutions that govern our region. I hope that the plan for the SDC is inspiring and insightful, and something the citizens of our region can be proud of.

Respectfully,

Kent Iverson

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Proposals for development of SDC
Date: Tuesday, November 9, 2021 12:56:43 PM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 12:55 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Proposals for development of SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Ritch Foster

Email: ritchf@gmail.com

Subject: Proposals for development of SDC

Message: It is my belief that all 3 of the current proposals are of a scale that will have huge impacts on the existing small town of Glen Ellen as well as having large negative impacts on this historic property. The current infrastructure of roads, sewer, water and flood control are not even close to adequate to handle a development on the scale of any of the 3 proposed plans.

A well thought out plan of 1/3 to 1/2 the size could be accepted and absorbed by the local community.

Please take the time to listen to the community and develop a plan we can all be proud of as we develop this site that will affect us forever.

We can create a plan that respects the history of the site, protects the dwindling wildlife corridor and provides lasting benefits to the existing local community.

Thank you,
Rich Foster, 46 year homeowner and resident of Glen Ellen

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Protect the SDC Wildlife Corridor!
Date: Tuesday, November 9, 2021 10:37:30 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 9:29 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Protect the SDC Wildlife Corridor!

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Chris Gralapp

Email: cgralapp@gmail.com

Subject: Protect the SDC Wildlife Corridor!

Message: It is vitally important to protect the wildlife corridor that already exists on SDC site. None of the proposed plans have included this critical easement for our fauna to thrive. All plans are packing in as much housing as possible, without thought to the environment in this park-like setting.

Please go back to the drawing board and devise a new plan that support's the Specific Plan's points, and maintains the wildlife corridors--this is a once in a lifetime chance to do the right thing for the native populations of all species that call this gem of open space home. Tightly packed tracts of housing is not the answer here.

Special care should be taken to protect Sonoma Creek on the Northern boundary of the property.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Protecting Wildlife Corridor
Date: Tuesday, November 9, 2021 10:40:38 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:08 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Protecting Wildlife Corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sequoia Nacmanie

Email: sequoia.lynne.nacmanie@gmail.com

Subject: Protecting Wildlife Corridor

Message: Good Morning,

My name is Sequoia Nacmanie and I am a Sonoma County resident. I am writing to say that it is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.

Thank you,
Sequoia Nacmanie

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC 3 proposals
Date: Tuesday, November 9, 2021 12:02:37 PM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 11:49 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC 3 proposals

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Margie Foster

Email: margiefo707@gmail.com

Subject: SDC 3 proposals

Message: My husband and I have attended numerous meetings regarding the SDC property since its closure. The need for affordable WORKFORCE housing was discussed and supported by many, along with the great importance of the wildlife corridor from Pt. Reyes to the Mayacamas and beyond
We have studied the 3 proposals offered and have found NONE of them to be acceptable.
The housing density on all 3 proposals is much TOO HIGH. The TRAFFIC that such high density would create is of great concern, ESPECIALLY during an emergency event, such as we experienced in 2017.
Having a hotel/resort in the middle of Glen Ellen (which Eldridge is) is NOT in character with our rural village. The traffic that would create, along with water usage is also of great concern.
We DO appreciate preserving the historic aspects of some of the proposals, as well as the open space aspects. Thanks for your attention to these comments

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC alternative plans
Date: Tuesday, November 9, 2021 10:44:27 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, November 7, 2021 1:19 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC alternative plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathe Hodgson

Email: khodgson@sbcglobal.net

Subject: SDC alternative plans

Message: I have two questions. First are there any plans to connect the planned new housing at SDC to Highway 12 as primary or secondary entrance and exit in case of fires and to ease traffic on Arnold Drive. Second, I am concerned with the large number of housing units and the shortage of water in the valley already. How is this being addressed? Thanks

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Development
Date: Tuesday, November 9, 2021 10:40:48 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:44 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Development

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Lisa Eldredge

Email: lisacostumer@gmail.com

Subject: SDC Development

Message: Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.
Sincerely, Lisa Eldredge, Petaluma

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC development
Date: Tuesday, November 9, 2021 10:44:58 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, October 2, 2021 9:53 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC development

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Nadine Zimmermann

Email: oceanviewgetaway@comcast.net

Subject: SDC development

Message: My husband and I have lived in Sonoma for 41 years. We have raised our children here n I worked in the public school system here, It was affordable living and raising a family here decades ago, My children though have not been able to live here due to its high cost. We must build affordable housing to support all those who work and want to live in our community, Also as our society ages and our children want or nd to be closer to help their aging parent,or hv their parents help raise n babysit their children - where is the affordability for multi family homes. If housing for homeless are being considered plz consider that these homes hv access to many trails used by young and old. Safety so I truly hope background checks will be part of this process, to keep all hiking n also our forests protected,
.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Future
Date: Tuesday, November 9, 2021 10:37:26 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 10:33 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Future

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Patricia Hass

Email: gayhass@aol.com

Subject: SDC Future

Message: Please consider seriously the need to protect this site for the future of all those who benefit, including all the species who use the existing wildlife corridor.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plan
Date: Tuesday, November 9, 2021 1:02:33 PM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 12:59 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Robin Sloan

Email: robbio720@earthlink.net

Subject: SDC plan

Message: Any Plan must include protection is for the wildlife Corredor and details how it will be protected.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plan
Date: Tuesday, November 9, 2021 10:40:24 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:26 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Jim Price

Email: jimpricearm@gmail.com

Subject: SDC plan

Message: In a word: Outrageous! It's clear now the county and state have used the pandemic to railroad this "plan" that purports to provide three alternatives when in fact they are all variations of the same thing! You can an MUST do better!

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC plans
Date: Tuesday, November 9, 2021 10:37:49 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 10:08 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Craig Tracy

Email: catracy7788@gmail.com

Subject: SDC plans

Message: " It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - SDC Specific Plan
Date: Tuesday, November 9, 2021 2:08:18 PM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 2:02 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joanne Bartolomei

Email: jlbart4@yahoo.com

Subject: SDC Specific Plan

Message: I feel the residents of Sonoma County are very fortunate to live in such a beautiful
area and I am concerned that the county planners are losing site of what makes this county so unique. With the growing concern regarding climate change, wild fires, drought, and diminishing habitat for wildlife it is imperative that we do not fall victim to the power of development money. This is a once in a lifetime opportunity to do what's best for the planet and its wildlife inhabitants, who do not have a voice to speak for themselves. Sonoma county is rapidly becoming a county for only the wealthiest, who are the biggest users of our limited resources. Please preserve our open spaces.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor
Date: Tuesday, November 9, 2021 10:39:57 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 7:47 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Valley Wildlife Corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Sharon Hustwit

Email: sharonhustwit@gmail.com

Subject: Sonoma Valley Wildlife Corridor

Message: To Whom it May Concern,

RE: The local public's most precious resource: our beautiful and scarce open land

Please consider the below points before you take any further planning or otherwise action that may endanger my/our/your/the people's land:

1. It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

3. None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan’s guiding principles.

4. It’s clear that, at this point in time, the public planning processes are inadequate to address today’s challenges. We need to start over and create a new model for how we plan SDC’s future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for

creating a community in partnership with that corridor.

Thank you,

Sharon Hustwit, Guerneville homeowner and RR resident of 20+ years
14728 Eagle Nest Ln.
Guerneville, CA 95446
(707) 738-8169

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Sonoma Development Center
Date: Tuesday, November 9, 2021 10:40:40 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:51 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma Development Center

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mary Abbott

Email: mba531@outlook.com

Subject: Sonoma Development Center

Message: I am copying points from the Sonoma Land Trust position on the future of this property. If I wasn't recovering from surgery I would have written an original letter.
It is critically important that any development proposal for the Sonoma Developmental Center property protects the wildlife corridor located there.

2. Carefully planned (avoiding the northern portion of the SDC property along Sonoma Creek) and equitable redevelopment of the SDC property, that includes protecting the wildlife corridor and affordable housing, is possible.

3. None of the currently proposed SDC development alternatives describes in any detail how the wildlife corridor will be protected, nor do they support the SDC Specific Plan's guiding principles.

4. It's clear that, at this point in time, the public planning processes are inadequate to address today's challenges. We need to start over and create a new model for how we plan SDC's future. This can serve as a go-forward model for the County. We seek a new development plan that focuses on the wildlife corridor and meets the vision for creating a community in partnership with that corridor.

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Unanswered questions via e-mail
Date: Tuesday, November 9, 2021 10:44:32 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, November 6, 2021 10:34 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Unanswered questions via e-mail

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: David Eichar

Email: eichar@sbcglobal.net

Subject: Unanswered questions via e-mail

Message: I sent 2 e-mails to engage@sdcspecificplan.com with questions. One on 10/27 and one on 11/2 and have not heard back. Why not? Is the e-mail incorrect?

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Volunteer
Date: Tuesday, November 9, 2021 10:44:45 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, October 12, 2021 1:24 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Volunteer

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Linda Rockstroh

Email: bikinglinda@yahoo.com

Subject: Volunteer

Message: I would like to volunteer in SDC's Specific Plan. Please advise how I can participate. 707 322 8064

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Wildlife corridor
Date: Tuesday, November 9, 2021 10:37:34 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 9:26 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Joanne Macchia

Email: jmacchia@att.net

Subject: Wildlife corridor

Message: Greetings!
I will take time to review the proposals but of utmost concern is that a wildlife corridor is created and maintained and that the Sonoma Creek area is protected for wildlife.
Thank you,
Joanne Macchia

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From: Brian Oh
To: Irving Huerta
Subject: FW: Form Submission - Leave a Comment! - Wildlife corridor
Date: Tuesday, November 9, 2021 10:40:44 AM

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, November 9, 2021 6:46 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Wildlife corridor

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Mike Witkowski

Email: mwitkowski@sbcglobal.net

Subject: Wildlife corridor

Message: I am very disappointed in the 3 options that have been presented. None of them address protecting the wildlife corridor. It is essential that the plan protects this valuable asset.

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From:	Joseph Cutler/ Ellen Schwartz
To:	jason walsh; emily.charrier@sonomanews.com
Cc:	engage@sdcspecificplan.com
Subject:	Fw: SDC community planning input
Date:	Monday, November 15, 2021 10:20:07 AM

EXTERNAL

Editor, please consider the letter below for your Letters to the Editor page, for both the Index Tribune and the Press Democrat, as an "Open letter to the County Board of Supervisors and the Planning Commission. Thank you. I'll rewrite it as a word document if that would help.

Joseph Cutler
Sonoma CA 95476
707-738-0405

-----Forwarded Message-----
From: Joseph Cutler/ Ellen Schwartz
Sent: Nov 14, 2021 9:50 PM
To: Joseph Cutler LCSW
Subject: SDC community planning input

Dear planners,

We are confronted with an historic opportunity to create a legacy for generations as we redefine this large, beautiful piece of land that will impact an important wildlife corridor, our local economy, and the supply of affordable housing in this area for generations.

We cannot support any of the 3 proposed levels of development offered to us by the SDC planning proposal. We also question the process of muting the committee and mandating that it not meet publicly or at least share it's discussions publicly as it developed it's ideas.

We strongly urge you to incorporate the recommendations put forth by the Sonoma Ecology Center, as spelled out in the most recent Sonoma Index-Tribune. Rather than repeat the important priorities incorporated in that proposal, we would encourage you to look at the article by it's Director, Richard Dale. The proposals are concrete, balanced, practical. They will enhance the identity of our area, much as the Presidio has for San Francisco.

We realize that there would be a lot of money made by developing the site at SDC for dense development and an expensive resort and market rate housing. This is "business as usual", and will push our valley into the mediocrity of San Jose style overdevelopment. Developers will make a lot of money and leave. Wealthy people will visit for weekend vacations or will buy second homes on the site. Working and middle income people will commute ever longer distances to find affordable housing. Wildlife will again lose more habitat and diversity, contributing to this area becoming more of a mono culture bio-desert of vineyards, shopping centers, and housing developments. We will make SDC look like part of San Jose, with it's traffic snarls, and development sprawl if we focus on short term economics instead of long term identity.

We live just off of Arnold Drive. Getting out of our street and onto Arnold during rush hours in the morning and again in the afternoon is already a dangerous enterprise, as many drivers are already coming down from Santa Rosa and going through Sonoma on their way to points east as a way to avoid highways 101 and 37. Adding thousands of cars a day to this two lane road will definitely negatively impact our quality of life and the safety of our roads in this area.

Please take the proposals of the Sonoma Land Trust and the Sonoma Ecology Center seriously. Their goals are for sustainability and a healthy relationship with our natural world.

Sincerely,
Joseph Cutler and Ellen Schwartz

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From:	Brian Oh
To:	Irving Huerta
Subject:	FW: SDCSpecific Plan
Date:	Tuesday, November 9, 2021 10:41:04 AM

-----Original Message-----
From: Jason <jason.oldham@yahoo.com>
Sent: Monday, November 8, 2021 4:52 PM
To: engage@sdcspecificplan.com
Subject: SDCSpecific Plan

EXTERNAL

I want to comment I'm pleased the boundaries for repurposing the campus were unaffected and open space preserved.
Jason Oldham

Sent from my iPhone

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From: Joy Bennett
To: engage@sdcspecificplan.com
Subject: Hi
Date: Wednesday, November 10, 2021 11:05:07 AM

EXTERNAL

Thank u soooo much!
We are working on a reply now and hope to join your call Sat
Joy Bennett

Sent from my iPhone

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From: David Brigode
To: engage@sdcspecificplan.com
Subject: Housing and SDC
Date: Wednesday, November 17, 2021 11:51:26 AM

EXTERNAL

Wasting an Opportunity

The recent Sonoma Developmental Center redevelopment plans have been revealed, and they are deeply flawed and exclusionary to affordable housing.

The lack of affordable housing is the number one issue in Sonoma Valley. Instead, the handpicked secret study group which was supposed to guide the process engaged in the creation of development parameters that are exclusionary to families, farmworkers, and special needs populations who need help the most.

With 945 acres in the SDC, the alternatives that were presented produce no more than 310 affordable units (at most). At standard Sonoma County densities of 24 units per acre, that works out to less than one and a half per cent of the total area.

The ratio of market rate housing to affordable is 4 to 1. This ignores the County's Housing Analysis of Need and common sense.

- Why is the market rate housing proposed at all? Why is it proposed to be single family housing, which is the most wasteful of land?

- What is the need for non-residential development (such as a luxury hotel) to be proposed at all? Valley Businesses can't currently fill their existing jobs, and we need to stop catering to tourists to the detriment of working locals.

It appears to me that an exclusionary NIMBY approach has been followed from the beginning, behind the scenes, which advances an agenda favorable to no-growth ideologies and economic segregation.

This is a unique opportunity to address urgent needs which, sadly, is being sabotaged.

David Brigode
240 Del Rio Paseo
Sonoma, CA 95476
Cell: (707)-495-9769
DBrigode@comcast.net

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DBrigode@comcast.net

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240 Del Rio Paseo
Sonoma, CA 95476
Cell: (707)-495-9769
DBrigode@comcast.net

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From: Josette Brose-Eichar
To: SDC Specific Plan
Subject: Input on 3 alternatives
Date: Friday, November 12, 2021 2:35:53 PM

EXTERNAL

As I think about the workshop on 11-12 and the MAC/ SVCAC meeting on 11-17 I would like share some more of my thoughts.

I am hoping that the 11-12 workshop will not be like the last one I attended. In this workshop we were asked to post virtual sticky notes and were broken off into smaller groups to create sound bites. This is not the way to gather public input. At no time were we able to express our opinions of what we as a community would like to see as the future of SDC. I was also totally disappointed in the survey that just went out. If you only give people the choices that you want them to make, you are not conducting a survey. I believe it is called, "garbage in, garbage out". You should have immediately discontinued the survey once I and others contacted you about how flawed it is. This data should not be used for any purpose. And I found it deceitful in that many people are conditioned that they must check a box for any question or item, or they will get back "field required". So people do not have the idea they can choose, none of the above.

Hopefully there will be real public comment at the 11-17 meeting.

The issues I have with all three plans are that they are just all old school thinking. There is no innovation that addresses building something with real community value. This is just urban infill, designed to make money for developers jammed into a rural setting. If you had looked at what is proposed in both the Eldridge Enterprise and SDC Campus Project proposals, you would have found some forward thinking, new ideas. You would see that elements of these plans address building for the future, and creating a vibrant community while respecting the environment and providing innovative housing ideas for workers. It was so disappointing to see none of that was in these plans presented in the 3 alternatives.

At this point you need to go back to the drawing board. Simply put, a large hotel will just require lower wage workers, with no plan for housing them. The desire to blanket the campus site with single family homes, with just a vague plan of 25% affordable housing does not cut it. The goal should be to provide jobs that pay well and, contribute to environmental innovation. Housing should be majority workforce and affordable, utilizing adaptive reuse of existing buildings and/ or more concentrated multifamily buildings. Open space on the campus area should provide community benefit, such as community gardens and recreation. Services for residents such as day care, education, groceries, dedicated shuttle services (outside of existing mass transit) are needed.

Once this is a done deal, there will be no going back. I know some people are unrealistic about SDC, thinking that it can just remain as it is and do nothing. I believe there can be a realistic plan that will be a model for other projects to follow. But, in order to do that you will have to get rid of the old school, overdevelopment ideas you have put forth and start thinking outside the box.

Josette Brose-Eichar

Boyes Hot Springs.

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From: joel hoyt
To: engage@sdcspecificplan.com
Subject: Meeting Agenda
Date: Thursday, November 11, 2021 7:57:07 AM

EXTERNAL

Hello SDC Specific Plan

I will be attending this meeting and would like to see the agenda in advance.

COMMUNITY MEETING - SATURDAY NOVEMBER 13TH, 10-11:30AM

I would be grateful if you could email the agenda at your earliest convenience.

Joel Hoyt
Executive Director
Green Gringos Foundation
415 629 2484

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From: Jenny Powers
To: engage@sdcspecificplan.com; Susan Gorin
Subject: Proposed development of Sonoma Developmental Center
Date: Tuesday, November 16, 2021 8:02:15 PM

EXTERNAL

Dear Sonoma County Board of Supervisors;

I am writing to you as a concerned resident regarding the proposed future plan for Sonoma Developmental Center. I have lived in Jack London Estates off of Warm Springs Rd for nearly 25 years. During this time, I have walked the local hiking trails and ridden horses through the SDC, played many games of softball on the softball field, trained with the local fire department and enjoyed many other benefits of the communal grounds. One of the best parts of Glen Ellen is the quaint charm and small-town feel. After listening to the Glen Ellen Forum and to many of this towns residents, it is very clear that the proposed plans are not the answer. They severely undermine the valuable community in Glen Ellen through population increase, fire risk, and consequently damaging the natural beauty of what makes Glen Ellen so special.

Glen Ellen has a small population of just over 700 residents. All 3 proposals suggest increasing households to upwards of 1200 homes. The rural village of Glen Ellens infrastructure and water supply is not built to accommodate this increase. Not to mention the extreme traffic congestion this will cause. Adding this many homes to the immediate area would severely impact life safety in the event of emergency evacuation as there are only a few ways in and out of the town. We already experienced this in the 2017 wildfires and this would make the situation so much worse. Additionally, the small town of Glen Ellen is thriving with wildlife. Deer, turkeys, raccoons, the occasional Mountain Lion and many other animals frequent in and around the SDC creating a beautiful balance of nature and keeping the ecosystem healthy.

Although I understand we are in a housing crisis, I ask that you please consider a fourth option. One with less of a negative impact and where our local community will continue to thrive.

I appreciate your time.

Respectfully,
Jenny Powers
707.322.1408

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From: Collin Thoma
To: engage@sdcspecificplan.com
Subject: Public Comment
Date: Wednesday, November 17, 2021 4:00:46 PM
Attachments: image001.png
image002.png
SDC Public Comment.docx

EXTERNAL

Dear whomever this concerns,

My name is Collin Thoma and I am the Systems Change Advocate with Disability Services and Legal Center (DSLC). I apricated the ability to provide some feedback on the three alternatives during the Alternatives workshop this past weekend! I have attached a word document with a more detailed report on my comments from the meeting. Please feel free to reach if you have any questions or comments as I will be happy to discus how to make sure people with Disabilities are not left out!

Sincerely,
Collin Thoma
Systems Change Advocate
Disability Services & Legal Center (DSLC)
521 Mendocino Avenue
Santa Rosa, CA 95401
(707)636-3076

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521 Mendocino Avenue
Santa Rosa, CA 95401
(707)636-3076

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From: Mark Newhouser
To: engage@sdcspecificplan.com
Subject: Questions for planners
Date: Saturday, November 13, 2021 10:13:35 AM

EXTERNAL

1. What is the dollar amount required by the State to buy the SDC property?

2. Why does the County want to put 25% of the ABAG required affordable housing in Glen Ellen when Glen Ellen only comprises less than .00001% of the land mass of the County? This is an issue of scale and fairness to the community.

3. Is it not in the best interests of the County and the local community to preserve this community separator/ greenbelt/ wildlife corridor and therefore hold inherent value for this land use? If so, what is this value and can it be factored into the economic analysis?

4. Has preserving the land for carbon sequestration and the revenue that can be generated for this purpose been considered and factored into to the cost analysis?

5. Where is all the stormwater runoff being retained and treated before dumping into adjacent creeks? The risk of flooding is increasing and the proposed large development will only exacerbate flooding, erosion, the demise of fish habitat and groundwater recharge.

Mark Newhouser
mnewhouser@vom.com

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From: support@megbeeler.com
To: engage@sdcspecificplan.com
Subject: questions re sdc plan & assumptions for 11/13 & 11/17 meetings
Date: Saturday, November 13, 2021 9:50:48 AM

EXTERNAL

1. Why was no estimate for low-cost housing (p18) prepared, when that was largely what the area needs and the community asked for?
2. What overall economic assumptions or formulas did you use to create the 3 scenarios? What assumptions about total cost of infrastructure,for example, and how that would be paid for? I find details but no overall explanation.
3. You are treating a rural area and wildlife corridor as if it is an urban infill site. Theat was not part of the legislative instructions, so where did this comes from?
4. Anyone who rebuilt after the fires in this area saw construction costs of $800/square foot and above, yet all three alternatives use $350/SF average for new construction and $565 for "reuse" construction. How do you justify this in relation to actual costs in the area?

Thank you
Meg Beeler

Meg Beeler, Chair
Sonoma Mountain Preservation
sonomamountainpreserve@gmail.com
707-933-6241
PO Box 1772 Glen Ellen, CA 95442
sonomamountain.org/book
facebook.com/SonomaMountain
Traditional territory of Southern Pomo, Wappo, and Coast Miwok

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From:	Maud Hallin
To:	engage@sdcspecificplan.com; Susan Gorin
Cc:	Laurie Pile
Subject:	Re: Comments SDC Specific Plan dated November 2021
Date:	Saturday, November 20, 2021 5:31:21 PM

EXTERNAL

>
> In response to your request for feedback.
>
> I am greatly concerned about the cost of the proposed housing, both as rentals or purchases from a developer.
>
> Table C-5 by Keyser Marston Associates calculates that New Construction for a 1400 sq. ft Inclusionary and/or New Market rate detached unit would cost $349 per sq. ft. How old are these numbers? For a 1,100 sq. Ft attached home the cost is calculated at $357(1). The cost per sq. ft. in San Francisco for a market rate detached home is now $750, while the true cost in Glen Ellen is $800 per sq. ft. In other words all the per sq. ft. costs are Very outdated!
>
> Even San Francisco has reached the conclusion that in order to lower costs, we have to go Up. This means that on current single-family lots, you will be allowed to build 2 or 3 story homes, to be occupied by more than one family!
>
> Please explain what hard working family, whether working as a teacher, police officer, at the drug-store or in a winery have at the age of 40 (with children) had the possibility to save enough to be able to put a down payment for a $1 million home? And pay the monthly mortgage required.
>
> It is correct that it is cheaper to build attached housing. Thinking into the future, let us therefore accept and understand that this new housing must be 3-story walk-ups with individual balconies for fresh air. Exactly how the Italians who came to San Francisco in the earth 20th century lived on Telegraph Hill and in North Beach.
>
> As demolition costs are listed as a separate item, I understand that they have not been included into the costs for building new housing. While for adaptive use, it looks as if partial removal of outdated material have been included in the building costs.
>
> I understand that most people use their garage spaces for storage, and leave the car out in the street, or in front of their home. With 1900 staff members at the old Hospital, it was decided that there were enough parking spaces available on the existing road net work. It is true that there was a staff of 1900 persons, who did not live on the campus. However, they worked in 3 shifts! In other words, parking was only needed for a max of 650 cars.,
>
> Transportation is a serious and very emotional issue for those of us living in Glen Ellen. Many lost their homes in the 2017 fires, and we evacuated again in 2020. In view of the normal clogging of Hway 12 around the Springs, Arnold Drive going south becomes our exit route. Doubling the number of residents having to evacuate on a road, that in parts have no bicycle lane, and no pedestrian walk-way can become a crisis! In addition, the sheer thought of all the construction equipment driving back and forth during construction makes my hair stand on edge. Before an approval of this project is granted, improvements to our roads must be made by the county!
>
> We have one bus - No. 30 that serves Glen Ellen to Sonoma and/or Santa Rosa. It runs every 45 minutes. No wonder, we all have cars! Many of us carry tools, or computer, buy food on the way, etc. In other words, a bicycle is not that convenient, but lots of fun to use over the weekend. Please remember that in today's world there are often 2 persons in the family who commute to work!
>
> The county must also ensure that PG&E place all electrical wiring throughout the campus underground. Just for once, with new water and sewer lines needed, putting the electrical lines underground would in the long run, save money for PG&E. As Sonoma County now requires all new homes to have an electrical car charger, the developer must create plans for such stations, and make it possible to charge at 500 and not just at 120 or 240. It would probably be cost effective to place a group of el chargers with solar panels on top of the area. They can be next to a

playground, coffee shop, etc.
>
> As to restoration of historical buildings - again I question the estimates. In the US this is a specialized skill, while in other parts of the world people live happily for centuries in old buildings. We just need to find people who know how-to, and not give that job to the same developer that builds new housing. It has become obvious that having a hotel in the wine country sounds like a profitable adventure. It is very low on the list of things needed for the residents, and even the commercial sector of Eldridge.
>
> My own first apartment had a hot plate and an ice box which needed new ice every morning. I thought having my own apartment was fantastic! I have lived and worked a wood-fired stove/oven, used "toilets" that were a hole in the ground, etc. The most important is to get a shelter against wind, rain, and cold. Some people would appreciate just some basic housing, and little by little, when they have saved money, they can add a new stove, instead of the 2nd hand I bought on McAllister Street, in San Francisco.
>
> Our population is 39% Mexican and many are first generation immigrants. I am an immigrant from Europe. I have experienced what it is like to learn to live and work in other countries.
>
> This project would make wonderful money for a developer. But what about the people who need the housing?
>
> Maud Hallin
> POB 1923
> Glen Ellen, CA 95442
>
> (1). I looked at the Table C-5 again and again, but I had quoted correctly.

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From:	Maud Hallin
To:	engage@sdcspecificplan.com; Susan Gorin
Cc:	Laurie Pile
Subject:	Re: Comments SDC Specific Plan dated November 2021
Date:	Saturday, November 20, 2021 5:31:21 PM

EXTERNAL

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From: Melody Richitelli
Subject: RE: FRIDAY THOUGHTS
Date: Friday, November 19, 2021 5:35:43 PM
Attachments: Danielle Letourneau.pdf
image002.png
image005.png
image006.png
image007.png
image022.png
Ben Walker.pdf
image004.png
image008.png

Staff,

Attached are additional kudos

Regards,

Melody Richitelli
Administrative Aide
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

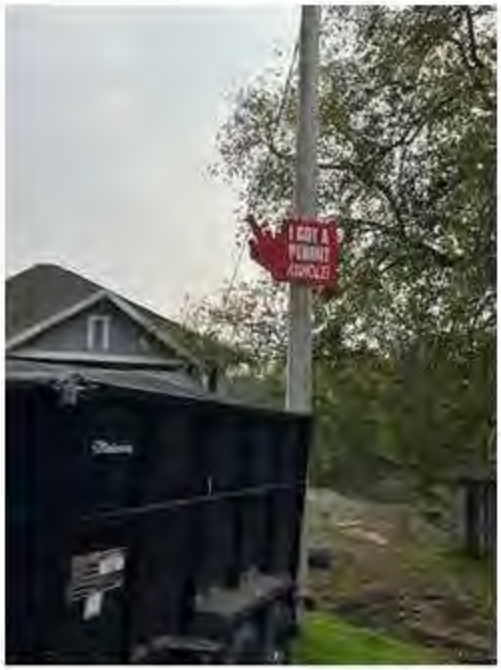
Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

From: Tennis Wick <Tennis.Wick@sonoma-county.org>
Sent: Friday, November 19, 2021 5:05 PM
To: PRMD-Staff <PRMD-Staff@sonoma-county.org>
Subject: FRIDAY THOUGHTS

Good Friday, Permit Sonomans.



Thank you, Inspector Lee, for forwarding this photo. It brings a tear and warms my heart when customers take pride in doing business with us.

Guess in which district this photo was taken!

SO LONG IRVING

Irving Huerta, our excellent planner, has taken a current planning position with Sacramento County. One cannot blame him for wanting to work for his home county. Irving came to us as a graduate fresh from UC Davis. He's been working partly in project review and absolutely shining on the Sonoma Developmental Center Specific

Plan, leading community engagement in the Latino community. Mr. Huerta has been attending many church services and school classes with display boards and coloring books to listen, inform and engage. He has also brought insights to us as a younger member of the team☺. Consistent with his dedication to his practice with us, Irving promises to remain involved with SDC and the community. Thank you, Colleague.

GETTING TO KNOW US

Permit Sonoma staff photos and fun facts http://sc-intranet/PRMD/emp-information.htm
Submissions to Melody.Richitelli@Sonoma-County.org

KUDOS

FROM OUR CUSTOMERS:

Ben Walker.pdf

Danielle Letourneau.pdf

Andrew Lee: Tiffany just provided a report on the drone flights today, great work! As always, we appreciate your willingness to assist and the great images you provide. -Amy Webb

Mark Franceschi, Tyra Harrington, Andy Smith, Ashley Taylor: On behalf of the Gomez family Thank YOU! These delays to obtain permits for unpermitted ADU's are part of us trying to preserve and create more housing in the midst of a housing crisis. We appreciate all the work of Code Enforcement toward facilitating these endeavors. -Tom Lynch

Lennon Maguire, Nathan Peacock: In my conversation with Ms. Carey today (no relation to Mike) she wanted to express her deep appreciation for the support and service provided by Nathan Peacock and Lennon Maguire. She told me that they have been very helpful and have taken the time to explain and work with her as she has been dealing with severe family problems. (Tyra Harrington for Barbara Carey)

Mike Carey, Scott Lapinski, Andrew Smith: Just so you know Mike Carrey Andrew Smith and Jesse (aka Scott) Lapinski did a great job in testifying at the trial. They were prepared they were knowledgeable in the code and the county procedures and the judge had no issues after their testimony finding in the counties favor. I appreciate their willingness to make this trial a priority over the thousands of other things that are a priority for them and helping me prepare. It does show great leadership when your team can fend for themselves and do what needs to be done

when the leader is gone. Diana Gomez

Marcia Belforte: To whom it may concern, I wanted to write to express my appreciation for Sonoma County Fire Inspector Marcia Belforte. we have met a lot of people with carious departments of the county since we took the leap to be licensed cannabis farmers. some have been abrasive and mean-spirited. and most of them are not courteous or compassionate to fellow human beings going through a difficult challenge. Marcia Belforte stands out as one of the really good people who work for the county. She cares about people and you know this because she will talk to you for an hour and listen to your problems and concerns and she will not be defensive or negative. she will help solve problems and offer a unique and refreshing friendly compassionate understanding. Marcia comes to the site and gets to know the operators and learns the special situations and concerns with an interest in helping make things work. she offers to help with learning how to submit correctly for permits instead of needing to use a professional consultant to understand and apply. this saves money and time. it is empowering for the operator. Marcia is very generous with her time and offers suggestions and solutions. it is really so rare. She is really a great person. My wife Samantha and I and our kids think very highly of her because of how friendly and kind she is to us. cannabis operators are human beings and sometime the county's representatives for various departments seem to forget that. there really isn't very much money in outdoor cannabis farming. it's very hard work and its expensive. many farm are broke. it feels like some county employees seem to resent and discriminate against cannabis farmers and treat them harshly and like criminals who deserve to be taxed and regulated to death. it would be nice if cannabis farmers were treated with fairness and compassion. Marcia is one of the really good people at the county. and we hope that there will be more like her. it will help calm the negative feelings and help cannabis farmers become fully compliant license operators.

We hope this message makes it to someone who can commend Marcia for the way she does her job. thank you, John Loe. Samantha Loe

FROM US:

Permit Sonoma Staff: Kudos to the Code Enforcement Team and Permit Sonoma staff during this season of Thanks. We all make a positive difference and do our best to help the public. Enjoy the holiday season!! - Tyra Harrington

Ashley Taylor: A multitude of Kudos to our secretary Ashley Taylor who will be leaving us to chase her dreams. In her short time with us she has gone above and beyond her assigned work duties to provide excellent service to customers and staff. She has elevated our game by providing innovative ideas and great counsel on the many demands we encounter each day. She has taken on projects with great enthusiasm and provided valuable insight with professionalism. On behalf of all of us in Code, thank you for being a great addition to our team and everything you have done for all of us. You will be missed! -Code Enforcement Team

Suzanne Grant: I would like to extend KUDOS and gratitude to Suzanne. Even while

covering for someone out of the office and keeping up her daily tasks, after providing her with a long list of monotonous records to assign, she got this accomplished quickly. Further, she is always willing to help anyone who asks! Now, everyone, don't ask at once though or we may lose the privilege! -Ros Girard

Tennis Wick: I attended an SEIU virtual meeting on Wednesday. During the course of the meeting we discussed telework, and were told that most department heads, and the BOS are willing to enable telework, but Sheryl Bratton and Christina were most adamant about getting "back to normal". We were also told that HSD-Adult and Aging, Health Services and Permit Sonoma are at the forefront of enabling employees to continue to telework. Tennis was specifically named as, shall we say, "minimizing" the imperative to get people back in the office. I just want to thank Tennis for having the employees' backs. I so appreciate being able to work from home most of the time. Because I live in Petaluma, this gives me an extra hour per day I don't go into the office. I also feel that I'm doing a little something to help with global climate change when my car stays in the garage. -Leann Clark

Bradley Dunn: Kudos to Bradley Dunn, who during an interview this afternoon with a reporter, actually reminded me that Code Enforcement is the only thing that saves the World from disaster. We do, but seriously, his performance as a media consultant on code violations and issues with substandard housing, sounded like he had been doing it for this years. I was impressed with his use of terms, jargon, and impassioned defense of the work we do. Great job Bradley. -Tyra Harrington

Suzanne Grant: I would like to extend KUDOS and gratitude to Suzanne. Even while covering for someone out of the office and keeping up her daily tasks, after providing her with a long list of monotonous records to assign, she got this accomplished quickly. Further, she is always willing to help anyone who asks! Now, everyone, don't ask at once though or we may lose the privilege! -Ros Girard

BIRTHDAYS

October

Alex Rosas	09-Oct
Gary Helfrich	10-Oct
Aris Knoles	13-Oct
Robert Aguero	14-Oct
Diana Shinn	15-Oct
Tamera De Censo	16-Oct
Leann Clark	16-Oct
Robert O'Dell	18-Oct
Eduardo Hernandez	20-Oct
Susan Obuchowski	21-Oct
Blake Hillegas	27-Oct

November

Danielle Letourneau	02-Nov
Marina Herrera	04-Nov

Tom Cirimele	05-Nov
Brenda Tinoco	05-Nov
Rob Spaulding	07-Nov
Yoash Tilles	13-Nov
Gary O'Connor	16-Nov
Khosrow Fallah	17-Nov
Claudette Diaz	21-Nov
Mark Franceschi	26-Nov
Nikki Kinahan	30-Nov

December

Jesse Cablk	01-Dec
John Mack	03-Dec
Irving Huerta	04-Dec
Andrew Lee	06-Dec
Michelle Villeda	07-Dec
Miguel Hernandez	11-Dec
Christina Hernandez	12-Dec
Jessica Hareland	13-Dec
Matthew Klunis	24-Dec
Jackson Ford	27-Dec

Happy Thanksgiving, Everyone.

I so appreciate the effort you put into our work, especially in these extraordinary times. Let's redouble our efforts to maintain our health at work and in our personal lives. Is there a difference these days?! Over the upcoming long weekend, I truly hope you get time for yourself and those important to you.

Forward!

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

permit SONOMA

From: Melody Richitelli
Subject: RE: FRIDAY THOUGHTS
Date: Friday, November 19, 2021 5:35:43 PM
Attachments: Danielle Letourneau.pdf
image002.png
image005.png
image006.png
image007.png
image022.png
Ben Walker.pdf
image004.png
image008.png

Staff,

Attached are additional kudos

Regards,

Melody Richitelli
Administrative Aide
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

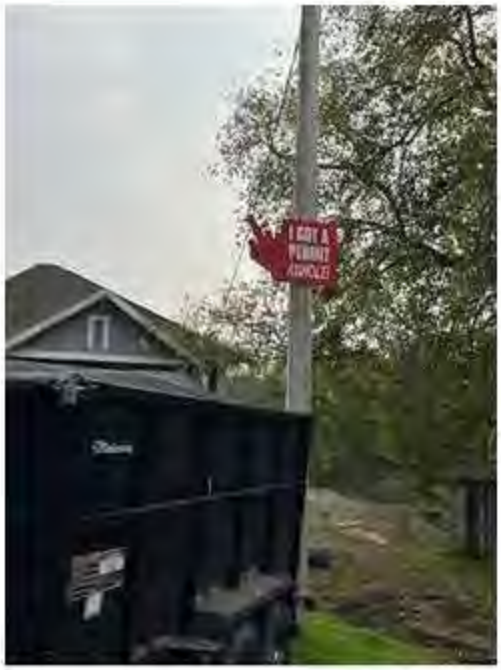
Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

From: Tennis Wick <Tennis.Wick@sonoma-county.org>
Sent: Friday, November 19, 2021 5:05 PM
To: PRMD-Staff <PRMD-Staff@sonoma-county.org>
Subject: FRIDAY THOUGHTS

Good Friday, Permit Sonomans.



Thank you, Inspector Lee, for forwarding this photo. It brings a tear and warms my heart when customers take pride in doing business with us.

Guess in which district this photo was taken!

SO LONG IRVING

Irving Huerta, our excellent planner, has taken a current planning position with Sacramento County. One cannot blame him for wanting to work for his home county. Irving came to us as a graduate fresh from UC Davis. He's been working partly in project review and absolutely shining on the Sonoma Developmental Center Specific

Plan, leading community engagement in the Latino community. Mr. Huerta has been attending many church services and school classes with display boards and coloring books to listen, inform and engage. He has also brought insights to us as a younger member of the team☺. Consistent with his dedication to his practice with us, Irving promises to remain involved with SDC and the community. Thank you, Colleague.

GETTING TO KNOW US

Permit Sonoma staff photos and fun facts http://sc-intranet/PRMD/emp-information.htm
Submissions to Melody.Richitelli@Sonoma-County.org

KUDOS

FROM OUR CUSTOMERS:

Ben Walker.pdf

Danielle Letourneau.pdf

Andrew Lee: Tiffany just provided a report on the drone flights today, great work! As always, we appreciate your willingness to assist and the great images you provide. -Amy Webb

Mark Franceschi, Tyra Harrington, Andy Smith, Ashley Taylor: On behalf of the Gomez family Thank YOU! These delays to obtain permits for unpermitted ADU's are part of us trying to preserve and create more housing in the midst of a housing crisis. We appreciate all the work of Code Enforcement toward facilitating these endeavors. -Tom Lynch

Lennon Maguire, Nathan Peacock: In my conversation with Ms. Carey today (no relation to Mike) she wanted to express her deep appreciation for the support and service provided by Nathan Peacock and Lennon Maguire. She told me that they have been very helpful and have taken the time to explain and work with her as she has been dealing with severe family problems. (Tyra Harrington for Barbara Carey)

Mike Carey, Scott Lapinski, Andrew Smith: Just so you know Mike Carrey Andrew Smith and Jesse (aka Scott) Lapinski did a great job in testifying at the trial. They were prepared they were knowledgeable in the code and the county procedures and the judge had no issues after their testimony finding in the counties favor. I appreciate their willingness to make this trial a priority over the thousands of other things that are a priority for them and helping me prepare. It does show great leadership when your team can fend for themselves and do what needs to be done

when the leader is gone. Diana Gomez

Marcia Belforte: To whom it may concern, I wanted to write to express my appreciation for Sonoma County Fire Inspector Marcia Belforte. we have met a lot of people with carious departments of the county since we took the leap to be licensed cannabis farmers. some have been abrasive and mean-spirited. and most of them are not courteous or compassionate to fellow human beings going through a difficult challenge. Marcia Belforte stands out as one of the really good people who work for the county. She cares about people and you know this because she will talk to you for an hour and listen to your problems and concerns and she will not be defensive or negative. she will help solve problems and offer a unique and refreshing friendly compassionate understanding. Marcia comes to the site and gets to know the operators and learns the special situations and concerns with an interest in helping make things work. she offers to help with learning how to submit correctly for permits instead of needing to use a professional consultant to understand and apply. this saves money and time. it is empowering for the operator. Marcia is very generous with her time and offers suggestions and solutions. it is really so rare. She is really a great person. My wife Samantha and I and our kids think very highly of her because of how friendly and kind she is to us. cannabis operators are human beings and sometime the county's representatives for various departments seem to forget that. there really isn't very much money in outdoor cannabis farming. it's very hard work and its expensive. many farm are broke. it feels like some county employees seem to resent and discriminate against cannabis farmers and treat them harshly and like criminals who deserve to be taxed and regulated to death. it would be nice if cannabis farmers were treated with fairness and compassion. Marcia is one of the really good people at the county. and we hope that there will be more like her. it will help calm the negative feelings and help cannabis farmers become fully compliant license operators.

We hope this message makes it to someone who can commend Marcia for the way she does her job. thank you, John Loe. Samantha Loe

FROM US:

Permit Sonoma Staff: Kudos to the Code Enforcement Team and Permit Sonoma staff during this season of Thanks. We all make a positive difference and do our best to help the public. Enjoy the holiday season!! - Tyra Harrington

Ashley Taylor: A multitude of Kudos to our secretary Ashley Taylor who will be leaving us to chase her dreams. In her short time with us she has gone above and beyond her assigned work duties to provide excellent service to customers and staff. She has elevated our game by providing innovative ideas and great counsel on the many demands we encounter each day. She has taken on projects with great enthusiasm and provided valuable insight with professionalism. On behalf of all of us in Code, thank you for being a great addition to our team and everything you have done for all of us. You will be missed! -Code Enforcement Team

Suzanne Grant: I would like to extend KUDOS and gratitude to Suzanne. Even while

covering for someone out of the office and keeping up her daily tasks, after providing her with a long list of monotonous records to assign, she got this accomplished quickly. Further, she is always willing to help anyone who asks! Now, everyone, don't ask at once though or we may lose the privilege! -Ros Girard

Tennis Wick: I attended an SEIU virtual meeting on Wednesday. During the course of the meeting we discussed telework, and were told that most department heads, and the BOS are willing to enable telework, but Sheryl Bratton and Christina were most adamant about getting "back to normal". We were also told that HSD-Adult and Aging, Health Services and Permit Sonoma are at the forefront of enabling employees to continue to telework. Tennis was specifically named as, shall we say, "minimizing" the imperative to get people back in the office. I just want to thank Tennis for having the employees' backs. I so appreciate being able to work from home most of the time. Because I live in Petaluma, this gives me an extra hour per day I don't go into the office. I also feel that I'm doing a little something to help with global climate change when my car stays in the garage. -Leann Clark

Bradley Dunn: Kudos to Bradley Dunn, who during an interview this afternoon with a reporter, actually reminded me that Code Enforcement is the only thing that saves the World from disaster. We do, but seriously, his performance as a media consultant on code violations and issues with substandard housing, sounded like he had been doing it for this years. I was impressed with his use of terms, jargon, and impassioned defense of the work we do. Great job Bradley. -Tyra Harrington

Suzanne Grant: I would like to extend KUDOS and gratitude to Suzanne. Even while covering for someone out of the office and keeping up her daily tasks, after providing her with a long list of monotonous records to assign, she got this accomplished quickly. Further, she is always willing to help anyone who asks! Now, everyone, don't ask at once though or we may lose the privilege! -Ros Girard

BIRTHDAYS

October

Alex Rosas	09-Oct
Gary Helfrich	10-Oct
Aris Knoles	13-Oct
Robert Aguero	14-Oct
Diana Shinn	15-Oct
Tamera De Censo	16-Oct
Leann Clark	16-Oct
Robert O'Dell	18-Oct
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Forward!

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

permit SONOMA

From: Loriel Golden
To: SDC Planning Team
Subject: Re: SDC Alternatives Workshop Reminder
Date: Sunday, November 14, 2021 12:15:35 PM

EXTERNAL

What does 'SDC' stand for?

May **Courage**, Love and Common Sense prevail,

Loriel Golden

TIMELESS SOUND

Concerts for the Trees

Protecting Our Last Ancient Forests

707-827-8353

On Nov 13, 2021, at 9:29 AM, SDC Planning Team <no-reply@zoom.us> wrote:

Hello Loriel Golden,

Thank you for registering for SDC Alternatives Workshop. You can find information about this meeting below.

SDC Alternatives Workshop

Date & Time	Nov 13, 2021 10:00 AM Pacific Time (US and Canada)
Meeting ID	822 2308 2651

Please submit any questions to: engage@sdcspecificplan.com.

You can cancel your registration at any time.

WAYS TO JOIN ZOOM

1. Join from PC, Mac, iPad, or Android

Join Meeting

If the button above does not work, paste this into your browser:

https://dyettandbhatia.zoom.us/w/82223082651?tk=fb8XVqBHhxNJVQOaoFeg5h-FAARbMioIrtGYm8goKwk.DQMAAAATJOCsmxY0TC16QThYVFJ3aVF0N3l4MUhPNE93AAAAAAAAAAAAAAAAAAAAAAAAAAAAA

To keep this meeting secure, do not share this link publicly.

Add to Calendar(.ics) | Add to Google Calendar | Add to Yahoo Calendar

2. Join via audio

One tap mobile:	US: +16699006833,,82223082651# or +13462487799,,82223082651#
Or dial:	For higher quality, dial a number based on your current location. US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099
Meeting ID:	822 2308 2651

International numbers

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Thank you!

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From:	Alice Horowitz
To:	Quinton Martins
Cc:	engage@sdcspecificplan.com; gorins@sonic.net; Nancy Evers Kirwan; johnm@sonomalandtrust.org; oneallicat@yahoo.com; Liz Martins; Neil Martin; Nils Warnock; Wendy Coy
Subject:	Re: SDC wildlife related comments
Date:	Wednesday, November 17, 2021 9:38:41 AM

EXTERNAL

Thank you so much Dr. Martins. Your work and comments are invaluable.

Regards,
Alice Horowitz

Sent from my iPhone

On Nov 17, 2021, at 9:32 AM, Quinton Martins <quinton@truewild.org> wrote:

17 November 2021

To Whom it may concern,

Dear Sir/Madam,

I am writing regarding my concern about aspects of the proposed SDC development. Considering the ongoing encroachment and overburdening of our natural areas in Sonoma, it would be prudent to consider a thorough, data-driven wildlife-orientated investigation preceding any plans for development.

ACR's Living with Lions Project has collected extensive data on the movements of mountain lions in this specific area. These large, far-ranging predators are useful in helping us identify key corridors through their movement patterns. Studies in Southern California have highlighted, for example, how the lack of appropriate corridors is leading to genetic-inbreeding depressions in mountain lion populations with consequential health issues in these animals. Evidence that

the loss of corridors is affecting other native species has also been found. The result is that an $80 Million overpass needs to be built to connect wildlife populations in this area, costs that could have been avoided with proper planning.

As the Director and Principal Investigator of this mountain lion study, I have been monitoring the movement of mountain lions in Sonoma County using GPS tracking data from radio collars placed on individuals since October 2016. Of the mountain lions we have tracked, 3 collared adult lions (2 males and 1 female) regularly use the area in and around the SDC. The female (P1) has patrolled the area with three different litters of cubs - the GPS collared offspring from three of her litters, a female (P2) from the first litter, female P6 (second litter) and a male (P19) from the third litter, also used this area after they dispersed. None of the mountain lions from these three litters (n=7) survived to breeding age. Of the ones to survive to dispersal age, P2 was killed in Glen Ellen and P6 in Kenwood due to conflict situations with humans over livestock. Through the use of trail cameras, I am aware of another (uncollared) adult female mountain lion whose home range overlaps with P1 in the area adjacent to the SDC, and who in all likelihood uses the SDC as much or more than P1.

I have included maps which showcase the use of the SDC area by GPS-collared mountain lions. The key things to note are that mountain lions select areas with tree cover or dense vegetation in a significant manner. This has been confirmed through our preliminary habitat selection data analysis using ~50,000 mountain lion GPS locations taken every 2 hours. Drainages and creeks are used as primary thoroughfares for these Californian apex predators. These are particularly important in areas perturbed through human habitation. As such, Sonoma Creek running through the SDC is of utmost importance for movement of mountain lions as well as other

mammal species including bobcats, foxes, skunks, racoons, opossums and deer. It would be worth mentioning that variation in movement on a seasonal basis should be considered where high water levels in winter may preclude the use of the creek beds, and result in mountain lions negotiating the edge of the creek to move through the area.

Humans are the biggest threat to mountain lions across their range through habitat encroachment, loss of habitat and conflict. Large predators, including mountain lions have been recognized for their importance in maintaining the integrity of ecosystems. Mountain lion data collected in the SDC over the past 5 years has taken place at a time with little human presence. The current three development proposals need to take into account that there will be more overlap between people and wildlife - with wildlife usually coming off second best under these circumstances. A focus on ensuring the key corridors are maintained and even expanded through removal of some infrastructure, combined with habitat rehabilitation, could prove beneficial to maintaining wildlife populations and ecosystem health. The SDC does not only have Sonoma Creek and other drainages as key corridors, but acts as a key part of a corridor for wildlife moving from the Mayacamas east of HWY12 through drainages such as Stuart Creek and Butler Creek.

I sincerely hope that data from the ongoing mountain lion study will be given due consideration and can be supplemented with an in-depth wildlife monitoring program using trail cameras in order to better ascertain the current state of wildlife populations here, while assessing what developments would have the least impact on the area from an ecological point of view.

Sincerely,

Dr. Quinton Martins
Managing Partner - True Wild LLC
Director - ACR Living with Lions
quinton@truewild.org
(+1) 707.721.6560
PO Box 905, Glen Ellen, CA 95442, USA
True Wild Visitor Center: 13875 Highway 12, Glen Ellen

Websites:
www.truewild.org
https://egret.org/living-with-lions

<6A0C93ED-B8E1-4922-B1FF-9F9CEB094127_1_201_a.jpeg>
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<DFF9E095-6FDF-4201-B586-2A17E21362BE_1_201_a.jpeg>

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From: Quinton Martins
To: engage@sdcspecificplan.com; eldridgeforall@gmail.com; gorins@sonic.net
Cc: Nancy Evers Kirwan; johnm@sonomalandtrust.org; oneallicat@yahoo.com; Liz Martins; Neil Martin; Nils Warnock; Wendy Coy
Subject: Re: SDC wildlife related comments
Date: Wednesday, November 17, 2021 9:32:40 AM

EXTERNAL

17 November 2021

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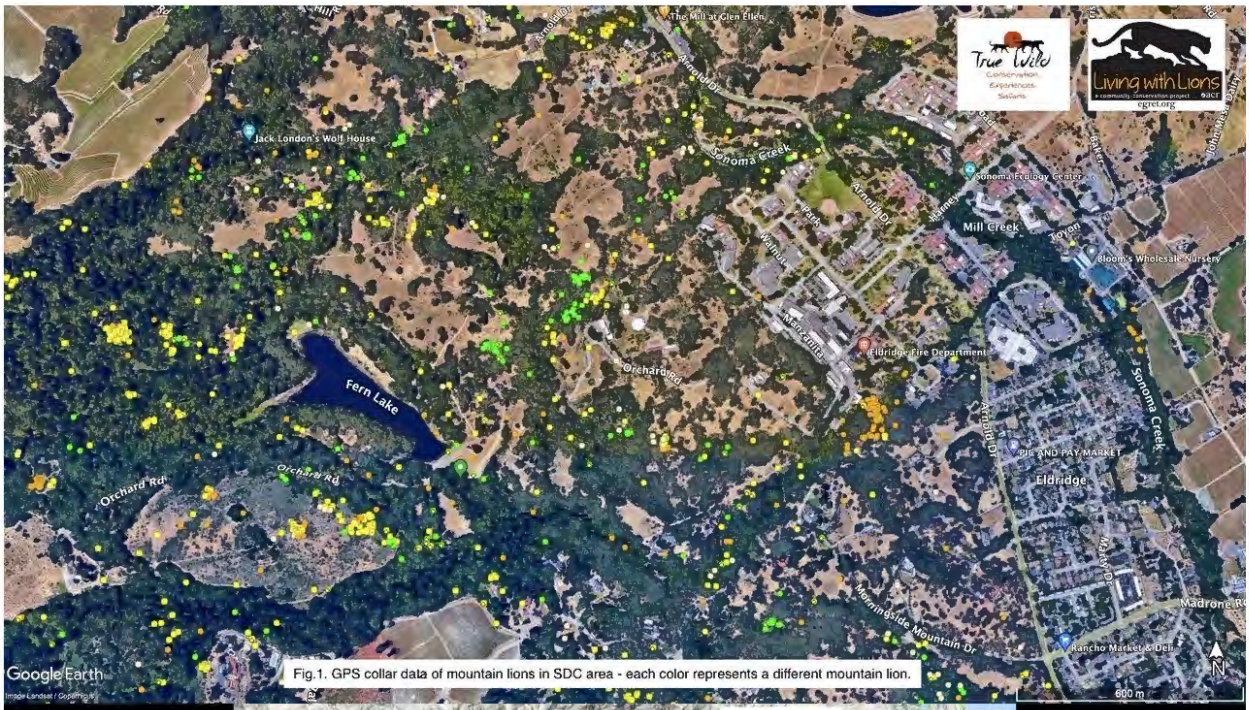

Fig.1. GPS collar data of mountain lions in SDC area - each color represents a different mountain lion.

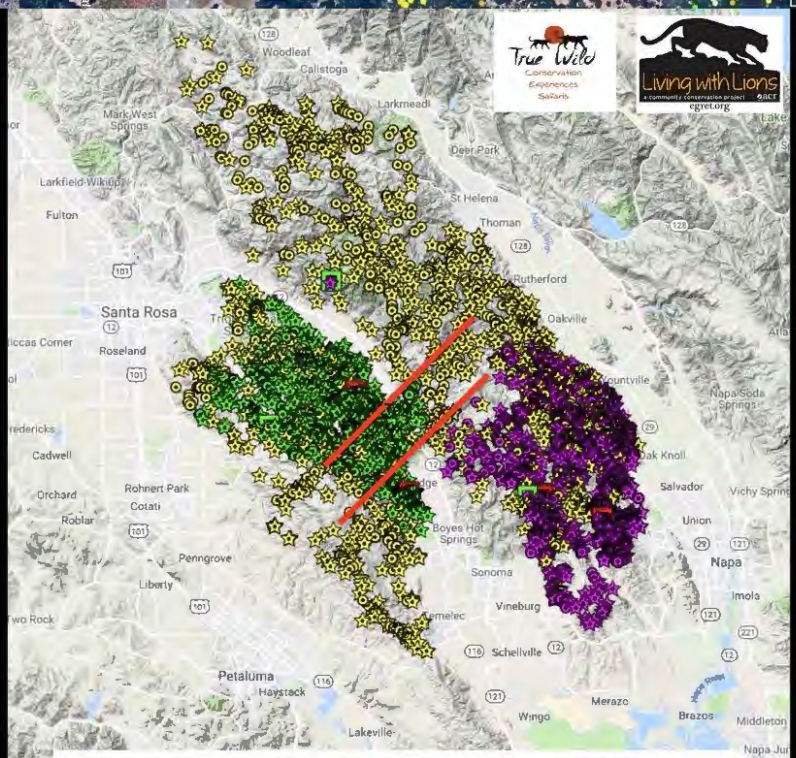

Fig.2. GPS collar data of 3 mountain lions (P5 - yellow; P1 - green; P4 - purple) highlighting key area of connectivity around Stuart Creek to move east/west of HWY12

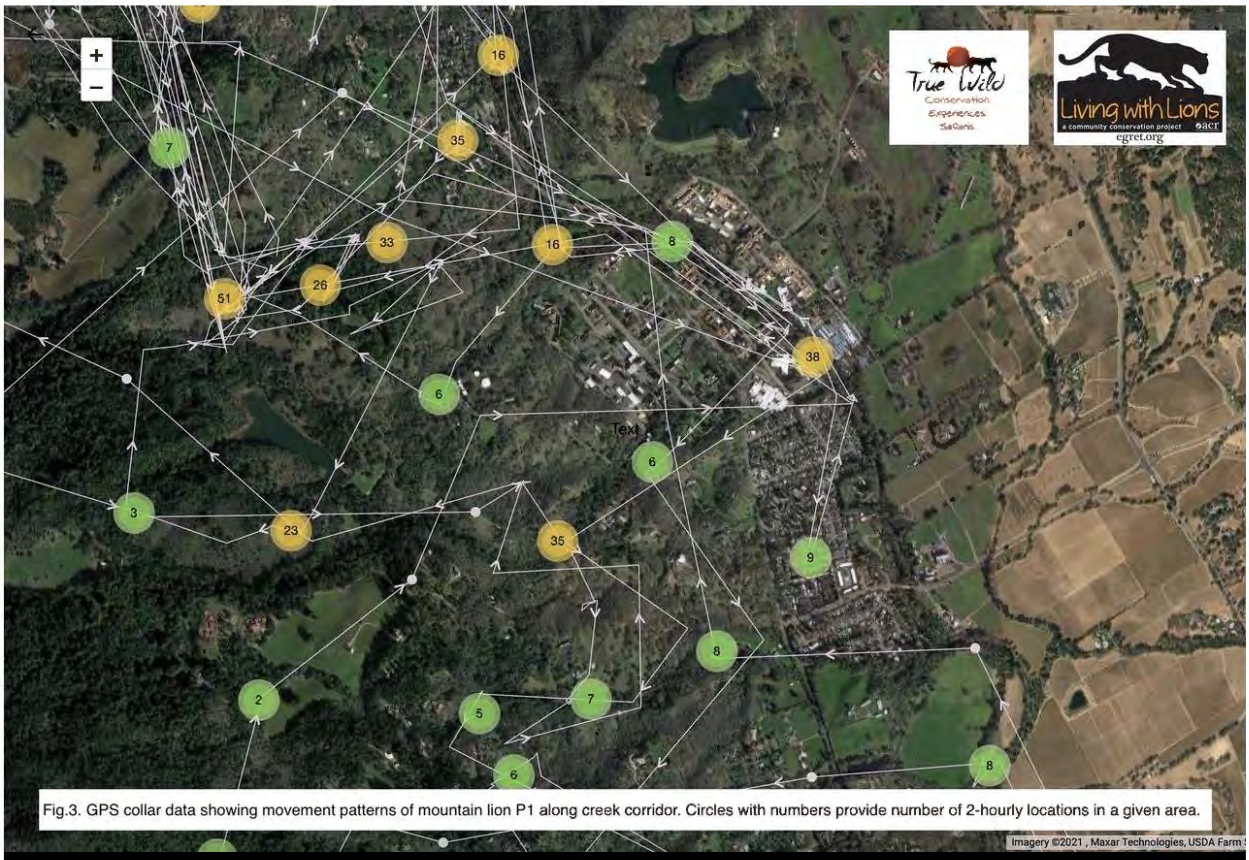

Fig.3. GPS collar data showing movement patterns of mountain lion P1 along creek corridor. Circles with numbers provide number of 2-hourly locations in a given area.

Fig.4. GPS collar data of male mountain lion P13 visiting SDC on the 17th November 2021

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From: Hugh Helm
To: engage@sdcspecificplan.com
Subject: RE: SDV Workshop Questions
Date: Saturday, November 13, 2021 10:18:27 AM

EXTERNAL

1. What consideration was given to the recurring catastrophic wildfires that can be expected only to continue.
2. What consideration was given to the current historic drought that is expected to continue, and where the SDC's water supply will come from?
3. What consideration was given to climate change overall?

Hugh Helm
6458 Stone Bridge Rd.
Santa Rosa, CA 95409
707-573-8700

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From:	Molly MacLean
To:	Susan Gorin
Cc:	Rajeev Bhatia; Vicki Hill; Brian Oh; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; johnm@sonomalandtrust.org; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Jossie Ivanov; Ross Markey; Tennis Wick; Helen Pierson; Bradley Dunn; Irving Huerta; Arielle Kubu-Jones
Subject:	Re: Sonoma Development Center Alternatives - my comments
Date:	Friday, November 12, 2021 2:30:41 PM

EXTERNAL

All,
I have concerns about the residential land uses identified in all of the alternatives insofar as the only SFR is semi-detached. I understand the interest in wanting to achieve certain density and small lot development, but this does not seem able to accommodate the type of community homes for IDD that PHA/Family Advocates United are advocating for. Those would require larger SFR lots to be workable for the type of community homes our loved ones would need to live at the former SDC site - those who were served by SDC for so many years and had to leave.

I think a slight decrease in density in some areas, with an increase elsewhere may facilitate this request, which is only for 4-5 SFR lots.

Thank you everyone for your contributions.

Molly MacLean

On Fri, Nov 12, 2021 at 1:46 PM Susan Gorin <Susan.Gorin@sonoma-county.org> wrote:
Thanks so much.

Susan Gorin

1st District Supervisor
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
Phone - 707-565-3572
Susan.gorin@sonoma-county.org

On Nov 12, 2021, at 8:51 AM, Rajeev Bhatia <rajeev@dyettandbhatia.com> wrote:

EXTERNAL

An “Other” button was added to the survey question 5 in addition to Als A, B, and C several days ago — a box had been part of that question for people to not

chose A, B, or C and write in whatever they wished, but this button makes that explicit. At the time this button was added, there were only about 25 survey responses.

On Nov 12, 2021, at 7:21 AM, Vicki Hill <vicki_hill@comcast.net> wrote:

Hi Brian, Planning Team and fellow PAT members,

I will submit detailed comments/corrections on the Draft SDC Alternatives Report separately. Here is a summary of the substantive issues that I've identified so far. The bottom line is that none of the alternatives are acceptable for reasons previously discussed at the PAT. They do not reflect environmental and site constraints nor do they reflect the past three years of community input. We need an alternative that better balances environmental protection, housing needs, and community interests.

1. Density: Yes, we need housing but the overall density reflected in all three alternatives does not acknowledge the fact that the site is not in an urban growth area. The density represented in the alternatives will destroy the very qualities that make the site and surrounding areas attractive. The scale of development is in direct conflict with County policies regarding city-centered growth. To my knowledge, the State did not mandate that a whole new city be created at SDC.
2. Wildlife corridor: None of the alternatives provide adequate protection of this sensitive and regionally-import corridor. Furthermore, adding thousands of people, cars, pets, and movement throughout the site will significantly impact the very close corridor and surrounding open space resources.
3. Comparison to former SDC use (Table 4.1-1): Despite previous comments about this, the report contains inaccurate and misleading information in that it tries to compare the alternatives to previous SDC use. It was an entirely different use of the site and its peak activity was over 50 years ago. Developing new residential and business uses there will be a major shift, with substantial increases in vehicle traffic, impacts on local businesses, etc.
    - The previous residents were in an institution; they did not have vehicles and they basically didn't leave the site. As such, they did not contribute to impacts or interfere with wildlife resources.
    - There were not public commercial uses that drew visitors and vehicles to the site.
    - Employment and resident numbers at SDC reached a

peak during a time over 50 years ago when there was very little cumulative growth in Sonoma Valley and both Arnold Drive and Highway 12 were still well-functioning roadways. So, the baseline setting has changed substantially. Also, the employees were spread over three shifts, lessening traffic impacts.

4. The project would be growth-inducing, as the number of projected residents would need services beyond what is provided on the site. Pressure would be put on surrounding rural lands to provide additional goods and services.
5. This is a high wildfire area and consideration must be given to the limited access points for evacuation. It conflicts with Wildfire Urban Interface (WUI) policies.
6. Traffic Analysis: The report provides total trips but lacks any assumptions such as number of vehicle trips per household, number of trips for the hotel, commercial use visitor assumptions, etc. It seems that the report may underestimate traffic but still finds that the alternatives will result in substantial impacts in both Glen Ellen and Sonoma Valley and there is no feasible mitigation for this (except to reduce the size). You cannot rely on people living and working in the same place. The project must be downsized to reduce the dramatic increase in traffic on Arnold Drive and Highway 12.
7. The alternatives are not consistent with the following guiding principles:
    a. (#2) "Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge."
    b. (#3) "…maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site."
    c. (#4) "Balance Redevelopment with Existing Land Uses. Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents."
    d. (#7)" Balance Development with Historic Resource Conservation. …conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles."
8. Previous PAT input about design overlooked:
    - A small buffer is needed on the south side from the

existing neighborhoods to ensure compatibility.

- A bigger setback along Arnold Drive is needed to maintain the integrity and parklike setting of the site and protect existing views of both Sonoma Mountain and the Mayacamas.
- The design of the alternatives lacks creativity to cluster homes to reduce the overall footprint and massing of buildings. The feeling of openness and attractive mature landscaping will be completely lost.

9. There is no discussion or consideration of compatibility with the surrounding Glen Ellen community and community separator.

Regarding public response to the alternatives report:

- I've heard no one support any of the alternatives.
- People are generally in shock over the numbers; never in their wildest dreams did they think the County would try to impose this high density development in a wildlife corridor, outside of an urban growth area and not along a major transportation route.
- There were two Glen Ellen Forum meetings, the second one attended by at least 120 people (many of whom live in the valley, outside of Glen Ellen) – everyone is concerned over the density; people feel the County hasn't listened to all the public input over the past 3 years. The consensus is that a fourth alternative is desperately needed that reduces overall density, provides equitable housing, protects the wildlife corridor, and fits in with the community.

SURVEY: The survey sent out by the County is inadequate in that there is no option to select "none of the above" for the questions about which alternative is preferred. This implies that people have no choice but to select one of the alternatives.

Thanks for considering these comments.

Regards,
Vicki Hill

From: Brian Oh <Brian.Oh@sonoma-county.org>
Sent: Wednesday, November 10, 2021 11:39 AM
To: 'Mollymaclean2017@gmail.com' <Mollymaclean2017@gmail.com>; 'ndalton@hannacenter.org' <ndalton@hannacenter.org>; 'pfziblatt@gmail.com' <pfziblatt@gmail.com>; 'r-guy@earthlink.net' <r-guy@earthlink.net>; 'richard@sonomaecologycenter.org' <richard@sonomaecologycenter.org>; 'gonzy52@comcast.net'

<gonzy52@comcast.net>; 'Miraexteriordesign@gmail.com' <Miraexteriordesign@gmail.com>; 'rajeev@dyettandbhatia.com' <rajeev@dyettandbhatia.com>; 'Vicki_hill@comcast.net' <Vicki_hill@comcast.net>; 'johnm@sonomalandtrust.org' <johnm@sonomalandtrust.org>; 'kelsogbarnett@gmail.com' <kelsogbarnett@gmail.com>; 'mariannemthompson@gmail.com' <mariannemthompson@gmail.com>; 'ylemus@midpen-housing.org' <ylemus@midpen-housing.org>; 'pjohara@aol.com' <pjohara@aol.com>; 'nickbrown12800@gmail.com' <nickbrown12800@gmail.com>
Cc: Jossie Ivanov <jossie@dyettandbhatia.com>; Ross Markey <Ross.Markey@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Helen Pierson <helen@dyettandbhatia.com>; Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Irving Huerta <Irving.Huerta@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Subject: RE: Sonoma Development Center Alternatives

Good morning, PAT members. Sorry for the delay. I was not on the original email so thanks to the D&B team for catching that! Robert, we could not agree with you more. This must be an economically feasible plan. To that extent, our consultants have based their costs on their experience to give the planning process a rough estimate of our constraints. I suspect, as you point out, a master developer will need to make further analysis as part of their risk/profit calculations. Dyett and Bhatia has forwarded the questions to the respective sub-consultants. While the experts won't be able to join us this Friday, our hope is that with questions such as these, the planning team is able to account for any potential information gaps in our assumptions and final preferred alternative. Agenda attached and we look forward to connecting on Friday!

EXTERNAL

Begin forwarded message:

From: Robert Upton <rupton@campusproperty.com>
Subject: Re: Sonoma Development Center Alternatives
Date: November 9, 2021 at 9:43:38 AM PST
To: Bradley Dunn <Bradley.Dunn@sonoma-county.org>, '"Mollymaclean2017@gmail.com"' <Mollymaclean2017@gmail.com>,

'''ndalton@hannacenter.org'''
<ndalton@hannacenter.org>, '''pfziblatt@gmail.com'''
<pfziblatt@gmail.com>, '''r-guy@earthlink.net''' <r-guy@earthlink.net>,
'''richard@sonomaecologycenter.org'''
<richard@sonomaecologycenter.org>,
'''gonzy52@comcast.net''' <gonzy52@comcast.net>,
'''Miraexteriordesign@gmail.com'''
<Miraexteriordesign@gmail.com>,
'''rajeev@dyettandbhatia.com'''
<rajeev@dyettandbhatia.com>,
'''Vicki_hill@comcast.net'''
<Vicki_hill@comcast.net>,
'''helen@dyettandbhatia.com'''
<helen@dyettandbhatia.com>,
'''johnm@sonomalandtrust.org'''
<johnm@sonomalandtrust.org>,
'''kelsogbarnett@gmail.com'''
<kelsogbarnett@gmail.com>,
'''mariannemthompson@gmail.com'''
<mariannemthompson@gmail.com>,
'''ylemus@midpen-housing.org''' <ylemus@midpen-housing.org>, '''pjohara@aol.com'''
<pjohara@aol.com>, '''nickbrown12800@gmail.com'''
<nickbrown12800@gmail.com>, Irving Huerta
<Irving.Huerta@sonoma-county.org>
Cc: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>, Susan Gorin
<Susan.Gorin@sonoma-county.org>, Tennis Wick
<Tennis.Wick@sonoma-county.org>, Ross Markey
<Ross.Markey@sonoma-county.org>

Brian and Team,
Thank you for sending the Draft Alternatives Report. This is a substantial document and the most critical in the whole Specific Plan process. It is disappointing that after nearly 2 years the PAT does not have more opportunity for input but we are where we are and we understand the need to keep the process moving.
We have a 2 hour zoom call scheduled for Friday and in the interest of making the best use of this time we have the following questions and comments for your consideration. Your response before the call would greatly assist the PATs understanding of the issues.
My interest from the outset has always been to see a plan that is economically feasible ie can be implemented, as required by the State. I f the plan cannot be implemented then the exercise has been a huge waste of time and public funds; even worse the State has said there will be no funding to extend the warm shutdown so presumably the property will be boarded up indefinitely if an economically feasible specific plan is not adopted.
Questions regarding market and development feasibility.
1. Infrastructure Cost Estimates. BKF has estimated infrastructure costs. Are these inclusive of 'in tract' builder costs? Please provide

the assumptions for the two numbers that seem way out of line.

i. Grading at $2.3 million is impossibly low. Alt A for example has 797 new residential units and 134,000 of new commercial space.

ii. Landscaping at $1.5 million is not credible. This number needs to include improvements along Arnold + overall improvements to the 200 acre campus. "Backbone " landscaping will be essential to create an environment to attract homeowners and users.

2. Other Infrastructure Costs. There seem to be many other cost items not accounted for. Obviously there needs to be high level budget figures for all costs:

- cost of link road to H 12 including the cost of the intersection (presumably signaled) .
- wetland / creek restoration
- new creek trail
- new creek crossings, pedestrian bridges and / or utility crossings.
- any costs for the wildlife corridor.
- upgrades to the sewer lift station. (Given the general state of the infrastructure it is hard to believe that the lift station is capable of serving this level of development).
- it is assumed VOM water will pay to upgrade the water treatment plant. What is a budget number? Have they been approached to see if conceptually this is something they might consider?
- no costs for water transmission upstream of the plant. there needs to be a budget for this.
- proposals for purple pipe and recycled water are not stated. Again there needs to be a budget number.

3. KMA Feasibility.

i. As stated in the report this is a 'static' analysis ie a snapshot comparing costs to revenues. This is a valid initial approach for a simple short term project (SDC is clearly neither.) The only way to reasonably analyze a project like this is a discounted cash flow that recognizes the very significant initial costs that must be incurred to get the project started (eg backbone infrastructure such as sewer, water, basic road layout etc etc) and compares this against the timing of revenues. Such an exercise will give a very different picture.

ii. KMA doesnt specifically mention a developers profit (BKF allows for a modest profit on infrastructure costs) . A Master Developer will prepare a discounted cash flow and require am Internal Rate of Return of 20-25% to recognize the risks and uncertainties involved in a long term project like this. Costs must also include Developer Overhead through the process.

iii. KMA notes the possibility of Public Financing. These can be useful tools however it is not free money. The CFD is paid for by the homeowners / users and EIFD comes from the County who will still incur costs for services such as police, fire etc.

4. Deal Structure i s not addressed at all. If a Master Developer can not be secured then the project is not feasible.

It is a major challenge to structure a deal that will attract someone to take on the many the risks inherent in this project and incur the significant up front costs with revenues spread over 20 years when absorption of homes is forecast at 60 homes per annum.

I hope the consultants can address these points before our call

otherwise I think we will barely be scratching the surface in two hours. Thanks.
On 10/29/2021 6:51 PM, Bradley Dunn wrote:

Dear PAT Member;

Thank you so much for your service

to the Planning Advisory Team (PAT).

On November 1, Permit Sonoma will

release three draft land-use alternatives

on Monday, November 1, for the

Sonoma Developmental Center (SDC).

We would not be at this point without

your help.

Each alternative transforms the shuttered

campus, bringing significant benefits

including affordable housing and diverse

living-wage jobs to the community. We

hope you are able to attend the next PAT

meeting on November 12, when we can

further review the alternatives and

community responses to them at that

time.

All alternatives create important community amenities. Plans call for between 990 to 1290 residential units creating a walkable community with an emphasis on affordable housing and active transportation to lessen auto use. Environmental preservation incorporated in the project will protect 700 acres of open space between Jack London State Park and Sonoma Valley Regional Park, add a wildlife corridor and preserve Sonoma Creek and its tributaries. Commercial, recreational, and civic space will be built for use by residents, employees, and the greater Sonoma Valley.

Each alternative approaches achieving

the goals for the campus differently:

- Alternative A: Conserve and Enhance preserves the most historic buildings while creating low-density housing 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; and
- 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.

Attached is a fact sheet and full draft

report with extensive details.

We will also be continuing to engage the

public with a survey and three upcoming

meetings that we hope you promote to

your networks:

- SDC Alternatives Workshop on

Nov 13 at 10-11:30 am

- SDC Spanish LanguageTown Hall

  on Nov. 16 at 5:30-7 pm

- Joint SMAC/NSVMAC/SVCAC

  Meeting on Nov. 17 at 6:30 pm

Interested community members can learn about upcoming public participation opportunities and register for those meetings at SDCspecificplan.com.

I and the community are indebted to you for the time, expertise, and insight you've provided.

Thank you,

Tennis Wick

Bradley Dunn

Policy Manager

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-321-0502 |

Office: 707-565-6196 | Fax: 707-565-1103

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<image005.jpg>

Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

--

Robert Upton

www.campusproperty.com

12555 Dunbar Road

Glen Ellen Ca 95442

Cell 415 298 8633

BRE license 01294161

Real Estate Consulting & Development

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
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From:	Victor Gonzalez
To:	Rajeev Bhatia; Vicki Hill
Cc:	Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject:	RE: Sonoma Development Center Alternatives
Date:	Wednesday, November 17, 2021 3:53:39 PM
Attachments:	SDC Proposed Zones - 210913.pdf

EXTERNAL

As the staff considers 4th alternative I would like to resubmit the plan I developed with the following modifications:
-decrease the commercial adaptive reuse exposure since that is clearly built at a loss & needs to be somehow subsidized
-increase the new housing (a site priority) and income generator for the required infrastructure improvements by dedicating zones H3,4 & 6 to new market rate clustered/attached housing while continuing to preserve the project entry historical presence.

If this of interest I can provide the numbers for your consideration. We all want this project to be a success.

Victor Gonzalez
38 Don Timoteo Ct.
Sonoma, CA 95476
415-810-9052

From: Rajeev Bhatia
Sent: Wednesday, November 17, 2021 3:00 PM
To: Vicki Hill
Cc: Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Victor Gonzalez; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject: Re: Sonoma Development Center Alternatives

Hello everyone — we have just published some FAQs on alternatives. You can access them on the project website at the homepage by clicking the square on the right side https://www.sdcspecificplan.com

Thanks,

Rajeev

On Nov 17, 2021, at 9:31 AM, Vicki Hill <vicki_hill@comcast.net> wrote:

Agreed – that's what I said, the exception is if the state maintains ownership of the site.

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Wednesday, November 17, 2021 9:27 AM
To: Vicki Hill <vicki_hill@comcast.net>
Cc: Robert Upton <rupton@campusproperty.com>; Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Molly MacLean <Mollymaclean2017@gmail.com>; Nick Dalton <ndalton@hannacenter.org>; Peter Ziblatt <pfziblatt@gmail.com>; r-guy@earthlink.net; Richard Dale <richard@sonomaecologycenter.org>; Victor Gonzalez <gonzy52@comcast.net>; Miraexteriordesign@gmail.com; Helen Pierson <helen@dyettandbhatia.com>; John McCaull <johnm@sonomalandtrust.org>; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
Subject: Re: Sonoma Development Center Alternatives

Governor's Executive Order N-06-19 specifically asks state agencies to "aggressively pursue sustainable, innovative, cost-effective housing projects" on State-owned property and states, "WHEREAS local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use." The State can enter into 99-year leases and dispose off the land. https://www.dgs.ca.gov/RESD/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development

We have to work toward solutions that meet the State legislation — promote housing/affordable housing at the site, keep space around the core as open space, and ensure that the project is financially feasible.

On Nov 17, 2021, at 9:16 AM, Vicki Hill <vicki_hill@comcast.net> wrote:

A point of clarification:

In the case of a Specific Plan not being adopted, it is my understanding that if a private developer buys/takes the property, that developer will still be subject to County regulations on the property and will have to go through an extensive permitting process. The developer will not simply be able to do whatever they want to do. The only exception would be if another State agency took over the property or if DGS retains ownership of the property.

Regarding a FAQ sheet, any information like this should be reviewed by the PAT. I understand how difficult a job it is to have a zoom workshop for almost 300 people. However, there was some inaccurate information at the workshop and also some inaccurate reporting, as shared by many workshop attendees.

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Tuesday, November 16, 2021 6:25 PM
To: Robert Upton <rupton@campusproperty.com>
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill <Vicki_hill@comcast.net>; helen@dyettandbhatia.com; johnm@sonomalandtrust.org; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Helen Pierson <helen@dyettandbhatia.com>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
Subject: Re: Sonoma Development Center Alternatives

Hi Robert,

All good questions and comments. I have asked BKF to provide us more details about the assumptions, and we can relay that to you and the rest of the PAT when we get it. Offsite improvements such as new Highway 12 connector are definitely not in their costs.

Re. KMA's static analysis vs. cash flow analysis that projects IRR or other return

metrics: That would be hard to do without knowing the timing and sequence of things, and that could vary dramatically by individual developer strategy — what a first phase or initial housing mix may be for one developer may be very different for another. KMA's analysis is based on current (as of now) costs, and provides a good assessment of both financial feasibility and comparison across alternatives. During the past few weeks our team worked diligently to refine the alternatives (unit mix — there is now slightly more single-family detached), and uses in existing buildings reused (these are now largely office/R&D rather than residential, which is much more expensive for adaptive reuse) to make the alternatives pencil out. As initially analyzed, Alternative A was infeasible, Even with the adjustments made, as you can see, Alts A and B are barely in the black. And that assumes that community facilities and some of the adaptive reuse costs would be paid for by the end users of those buildings (with ostensibly the County on the hook for several tens of millions of dollars for community facilities).

So you are right in being concerned about the financial feasibility of the alternatives — they are positive, but only closely so. Alt C is more feasible because it has a slightly larger hotel and less reuse. We have an obligation to have a Preferred Plan that is financially feasible, otherwise the State can just thank us and move ahead with whatever it wants to do (the legislation specifically mentions that the DGS director can dispose the property regardless of what the County does if that is in the best interests of the state). While a hotel was not a popular choice in many groups at the workshop (although in my group there was no opposition and one person supported it as being synergistic with a cultural center), the hotel proposed is a “boutique” (that is, smaller than normal-sized) hotel of 80 to 120 rooms. In addition to adding up to $18 million in land value that can be used to fund affordable housing or historic preservation, the hotel would also generate transient occupancy taxes for the county, which as part of a deal could be applied to a community facilities district to lessen burden of infrastructure improvement on homeowners.

We have $100 million in infrastructure and Main Building rehab costs alone. Plus affordable housing subsidies for higher-than-normal 25%. All this has to be paid out of revenue-positive uses of housing and hotel. If the number of housing units is cut or the hotel is taken out, the alternatives would not be financially feasible without either taking out (potentially all) affordable housing and Main Building renovation costs or with some cash infusion by an outside party. The County will continue to seek federal and state funding for affordable housing to increase the percentage, but that is not something we can rely on. We are in the midst of developing a FAQs based on questions that came up at the workshop to help provide a better context for further discussions.

All in all, this is a very tough balancing act, and we will continue working on this.

Thanks,

Rajeev Bhatia, AICP
Principal

DYETT & BHATIA
Urban and Regional Planners

1330 Broadway, Suite 604
Oakland, CA 94612

dyettandbhatia.com

On Nov 16, 2021, at 4:51 PM, Robert Upton <rupton@campusproperty.com> wrote:

Bradley and Team,
I am following up on our zoom call from Friday because I want to be sure that we have a meaningful discussion of issues that in my view are critical to the Specific Plan process. It surely is in everyone's interest to get a clear understanding of feasibility before the final report is published?
I was looking forward to finally having a serious discussion on costs and revenue assumptions on Friday and was very surprised that the consultants were not on the call. Please advise asap how these questions will be answered. Thanks!
A. General.
We need to be sure we have a line item for all major components even if the actual budget number is inspired guess work.
The analysis is a series of assumptions, the key assumptions need to be stated. In particular, it needs to be clear who is paying for what infrastructure. I envisage there being a Master Developer who would do what ever is necessary to bring the property to where pads / buildings can be sold to individual builders.
B . Additional Cost Items Needed.
Preliminary budgets for:
- Bridges - work to Harney St bridge, Berklund bridge, new pedestrian creek crossings, utility creek crossings.
- Grading ($2.3m doesnt seem adequate)
- Backbone Landscaping - definitely inadequate at $1.5m. For this number it is essential that the entire Campus presents in a way that individual home buyers, hotel visitors etc are in a welcoming environment. This needs to include improvements along Arnold, on the main corridors through the site including significant expenditure between Arnold

and the Main building.
- Link road to H12.
- Review demolition costs. Assumed to be +/- $15m depending on the alternative; WRT assumed $25m 4 years ago for toxic abatement only without demo.
- Wetlands and creek restoration.
- Creek trail.
- Wildlife corridor.
- Sewer lift station (s).
- Sewer pipeline costs downstream of lift station.
- Water treatment plant (just in case VOM Water doesnt pay for it).
- Recycled water / purple pipe.
- Water pipeline costs upstream of the plant.
- Off site road improvements eg improving intersections through El Verano
- Costs of entitlements after Specific Plan eg Tentative Maps, Development agreement etc
- Other Master Developer soft costs
    - Design fees for infrastructure.
    - County / Agency fees for infrastructure.
    - Overhead / management costs for infrastructure / master plan etc.
    - Legal

C. KMA Analysis.

We need a preliminary discounted cash flow which identifies timing of all costs on a timeline and timing of projected revenues. (KMA analysis to date is ' static' ie doesnt account for timing of cash flows. Cash flow is critical on any large project).

A discounted cash flow will show the value (if any) to a developer today of revenues received more than 10 years out (not much).

The discounted cash flow, to be feasible, should show an internal rate of return to the Master Developer of between 20 - 25%.

Provide detail on assumptions for cost build up for home building etc.

D. Neutral Value Uses

Neutral Value Uses ie non revenue generating uses are estimated to cost between $29 and $60 million depending on the alternative. These are not accounted for in the development analysis so who will pay for these?

From:	Victor Gonzalez
To:	Rajeev Bhatia; Vicki Hill
Cc:	Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject:	RE: Sonoma Development Center Alternatives
Date:	Wednesday, November 17, 2021 3:53:39 PM
Attachments:	SDC Proposed Zones - 210913.pdf

EXTERNAL

As the staff considers 4th alternative I would like to resubmit the plan I developed with the following modifications:
-decrease the commercial adaptive reuse exposure since that is clearly built at a loss & needs to be somehow subsidized
-increase the new housing (a site priority) and income generator for the required infrastructure improvements by dedicating zones H3,4 & 6 to new market rate clustered/attached housing while continuing to preserve the project entry historical presence.

If this of interest I can provide the numbers for your consideration. We all want this project to be a success.

Victor Gonzalez
38 Don Timoteo Ct.
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415-810-9052

From: Rajeev Bhatia
Sent: Wednesday, November 17, 2021 3:00 PM
To: Vicki Hill
Cc: Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Victor Gonzalez; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
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Rajeev

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Agreed – that's what I said, the exception is if the state maintains ownership of the site.

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We have $100 million in infrastructure and Main Building rehab costs alone. Plus affordable housing subsidies for higher-than-normal 25%. All this has to be paid out of revenue-positive uses of housing and hotel. If the number of housing units is cut or the hotel is taken out, the alternatives would not be financially feasible without either taking out (potentially all) affordable housing and Main Building renovation costs or with some cash infusion by an outside party. The County will continue to seek federal and state funding for affordable housing to increase the percentage, but that is not something we can rely on. We are in the midst of developing a FAQs based on questions that came up at the workshop to help provide a better context for further discussions.

All in all, this is a very tough balancing act, and we will continue working on this.

Thanks,

Rajeev Bhatia, AICP
Principal

DYETT & BHATIA
Urban and Regional Planners

1330 Broadway, Suite 604
Oakland, CA 94612

dyettandbhatia.com

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I was looking forward to finally having a serious discussion on costs and revenue assumptions on Friday and was very surprised that the consultants were not on the call. Please advise asap how these questions will be answered. Thanks!
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A discounted cash flow will show the value (if any) to a developer today of revenues received more than 10 years out (not much).

The discounted cash flow, to be feasible, should show an internal rate of return to the Master Developer of between 20 - 25%.

Provide detail on assumptions for cost build up for home building etc.

D. Neutral Value Uses

Neutral Value Uses ie non revenue generating uses are estimated to cost between $29 and $60 million depending on the alternative. These are not accounted for in the development analysis so who will pay for these?

From: Tennis Wick
To: Victor Gonzalez
Cc: Rajeev Bhatia; Vicki Hill; Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Ross Markey; Jossie Ivanov
Subject: Re: Sonoma Development Center Alternatives
Date: Wednesday, November 17, 2021 6:18:16 PM

Thanks Victor.

I'll study with the team and keep you in communication.

Thanks again,

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

Permit Sonoma logo

Sent from my iPhone

On Nov 17, 2021, at 15:53, Victor Gonzalez <gonzy52@comcast.net> wrote:

EXTERNAL

As the staff considers 4th alternative I would like to resubmit the plan I developed with the following modifications:
-decrease the commercial adaptive reuse exposure since that is clearly built at a loss & needs to be somehow subsidized
-increase the new housing (a site priority) and income generator for the required infrastructure improvements by dedicating zones H3,4 & 6 to new market rate clustered/attached housing while continuing to preserve the project entry historical presence.

If this of interest I can provide the numbers for your consideration. We all want this project to be a success.

Victor Gonzalez
38 Don Timoteo Ct.
Sonoma, CA 95476
415-810-9052

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THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.
<SDC Proposed Zones - 210913.pdf>

From:	John McCaull
To:	Rajeev Bhatia; Robert Upton
Cc:	Bradley Dunn; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill; helen@dyettandbhatia.com; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject:	RE: Sonoma Development Center Alternatives
Date:	Thursday, November 18, 2021 6:46:22 PM
Attachments:	SLT Comments on SDC Draft Alternatives 11-17-21.pdf

EXTERNAL

Good evening everyone. Please find attached written comments from Sonoma Land Trust on the SDC Alternatives Report. There is overwhelming community opposition to the three alternatives, and the County's approach of truncating the public comment period and arguing that these are the only financially feasible alternatives is only going to make matters worse.

We have proposed a different approach of deriving appropriate housing and density for redevelopment of the site through agreeing on up-front environmental performance standards which can be determined through research, collaboration and good data. We also reject the assertion that there is no room for negotiation with the state over who must bear the cost for demolition, cleanup and improvement of the site's infrastructure.

When I joined the PAT early last year, I thought this would be the group that would do the hard work of figuring out an alternative that we could present to the community as "ambassadors" who had a hand in developing the outcome. That has not been the case at all, and we are now in the uncomfortable position of saying that we do not support the alternatives, and that the PAT did not have a meaningful role in crafting the proposals. This is both a significant waste of resources and time, and honestly, a squandered opportunity to use informed stakeholders as a resource instead of a box to check.

Trying to convince the community that these alternatives are our only feasible option is not going to work. If Permit Sonoma and Dyett & Bhatia want to present an alternative to the Board of Supervisors that has any semblance of community support we have a lot of work to do.

Thanks for considering our perspective.

John

John McCaull | *Land Acquisition Director*
Sonoma Land Trust
822 Fifth Street, Santa Rosa, CA 95404
(707) 526-6930 ext. 151
(707) 974-0128 (cell)
www.sonomalandtrust.org
Preferred Pronouns | He/Him/His

Be A Force for Nature! Learn more

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Sent: Thursday, November 18, 2021 2:45 PM
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Robert and other PAT Members,

As requested, please see attached line item cost estimates and assumptions by BKF; please note that exclusions are listed on page 2.

Thanks,

Rajeev

On Nov 17, 2021, at 9:25 AM, Robert Upton <rupton@campusproperty.com> wrote:

Rajeev,
Thanks for the quick reply. My quick response:
- yes, the cash flow analysis requires assumptions. The revenue assumptions come from the market study and costs have to match. It is misleading if we think that a house sold in year 20 has the same value to a developer as one sold in year 3. The cash flow analysis is even more critical because of the huge up front costs.
- the market study confirms there is no realistic market for commercial space, absent the 'game changer'. We should not be assuming values which have no basis in market reality.
I look forward to seeing the revised infrastructure costs. I am afraid these will be much higher than the current assumptions. Adding in Master Developer soft costs for design, entitlements etc not in the current numbers will add another $10- 15million, largely front end loaded.
There are no easy answers, for sure. My intent is not to be negative but to be realistic about the significant challenges now rather than be surprised a few years down the line.

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All in all, this is a very tough balancing act, and we will continue working on this.

Thanks,

Rajeev Bhatia, AICP
Principal

DYETT & BHATIA

Urban and Regional Planners

1330 Broadway, Suite 604
Oakland, CA 94612

dyettandbhatia.com

On Nov 16, 2021, at 4:51 PM, Robert Upton
<rupton@campusproperty.com> wrote:

Bradley and Team,
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The discounted cash flow, to be feasible, should show an internal rate of return to the Master Developer of between 20 - 25%.

Provide detail on assumptions for cost build up for home building etc.

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Neutral Value Uses ie non revenue generating uses are estimated to cost between $29 and $60 million depending on the alternative.

These are not accounted for in the development analysis so who will pay for these?

--

Robert Upton

www.campusproperty.com

12555 Dunbar Road

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Real Estate Consulting & Development

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From: Tennis Wick
To: Victor Gonzalez
Cc: Rajeev Bhatia; Vicki Hill; Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Ross Markey; Jossie Ivanov
Subject: Re: Sonoma Development Center Alternatives
Date: Wednesday, November 17, 2021 6:18:16 PM

Thanks Victor.

I'll study with the team and keep you in communication.

Thanks again,

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103

Permit Sonoma logo

Sent from my iPhone

On Nov 17, 2021, at 15:53, Victor Gonzalez <gonzy52@comcast.net> wrote:

EXTERNAL

As the staff considers 4th alternative I would like to resubmit the plan I developed with the following modifications:
-decrease the commercial adaptive reuse exposure since that is clearly built at a loss & needs to be somehow subsidized
-increase the new housing (a site priority) and income generator for the required infrastructure improvements by dedicating zones H3,4 & 6 to new market rate clustered/attached housing while continuing to preserve the project entry historical presence.

If this of interest I can provide the numbers for your consideration. We all want this project to be a success.

Victor Gonzalez
38 Don Timoteo Ct.
Sonoma, CA 95476
415-810-9052

From: Rajeev Bhatia
Sent: Wednesday, November 17, 2021 3:00 PM
To: Vicki Hill
Cc: Robert Upton; Bradley Dunn; Molly MacLean; Nick Dalton; Peter Ziblatt; r-guy@earthlink.net; Richard Dale; Victor Gonzalez; Miraexteriordesign@gmail.com; Helen Pierson; John McCaull; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject: Re: Sonoma Development Center Alternatives

Hello everyone — we have just published some FAQs on alternatives. You can access them on the project website at the homepage by clicking the square on the right side https://www.sdcspecificplan.com

Thanks,

Rajeev

On Nov 17, 2021, at 9:31 AM, Vicki Hill <vicki_hill@comcast.net> wrote:

Agreed – that's what I said, the exception is if the state maintains ownership of the site.

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Wednesday, November 17, 2021 9:27 AM
To: Vicki Hill <vicki_hill@comcast.net>
Cc: Robert Upton <rupton@campusproperty.com>; Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Molly MacLean <Mollymaclean2017@gmail.com>; Nick Dalton <ndalton@hannacenter.org>; Peter Ziblatt <pfziblatt@gmail.com>; r-guy@earthlink.net; Richard Dale <richard@sonomaecologycenter.org>; Victor Gonzalez <gonzy52@comcast.net>; Miraexteriordesign@gmail.com; Helen Pierson <helen@dyettandbhatia.com>; John McCaull <johnm@sonomalandtrust.org>; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
Subject: Re: Sonoma Development Center Alternatives

Governor's Executive Order N-06-19 specifically asks state agencies to "aggressively pursue sustainable, innovative, cost-effective housing projects" on State-owned property and states, "WHEREAS local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use." The

State can enter into 99-year leases and dispose off the land. https://www.dgs.ca.gov/RESD/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development

We have to work toward solutions that meet the State legislation — promote housing/affordable housing at the site, keep space around the core as open space, and ensure that the project is financially feasible.

On Nov 17, 2021, at 9:16 AM, Vicki Hill <vicki_hill@comcast.net> wrote:

A point of clarification:

In the case of a Specific Plan not being adopted, it is my understanding that if a private developer buys/takes the property, that developer will still be subject to County regulations on the property and will have to go through an extensive permitting process. The developer will not simply be able to do whatever they want to do. The only exception would be if another State agency took over the property or if DGS retains ownership of the property.

Regarding a FAQ sheet, any information like this should be reviewed by the PAT. I understand how difficult a job it is to have a zoom workshop for almost 300 people. However, there was some inaccurate information at the workshop and also some inaccurate reporting, as shared by many workshop attendees.

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Tuesday, November 16, 2021 6:25 PM
To: Robert Upton <rupton@campusproperty.com>
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill <Vicki_hill@comcast.net>; helen@dyettandbhatia.com; johnm@sonomalandtrust.org; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Helen Pierson <helen@dyettandbhatia.com>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
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<SDC Proposed Zones - 210913.pdf>

From:	John McCaull
To:	Rajeev Bhatia; Robert Upton
Cc:	Bradley Dunn; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill; helen@dyettandbhatia.com; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject:	RE: Sonoma Development Center Alternatives
Date:	Thursday, November 18, 2021 6:46:22 PM
Attachments:	SLT Comments on SDC Draft Alternatives 11-17-21.pdf

EXTERNAL

Good evening everyone. Please find attached written comments from Sonoma Land Trust on the SDC Alternatives Report. There is overwhelming community opposition to the three alternatives, and the County's approach of truncating the public comment period and arguing that these are the only financially feasible alternatives is only going to make matters worse.

We have proposed a different approach of deriving appropriate housing and density for redevelopment of the site through agreeing on up-front environmental performance standards which can be determined through research, collaboration and good data. We also reject the assertion that there is no room for negotiation with the state over who must bear the cost for demolition, cleanup and improvement of the site's infrastructure.

When I joined the PAT early last year, I thought this would be the group that would do the hard work of figuring out an alternative that we could present to the community as "ambassadors" who had a hand in developing the outcome. That has not been the case at all, and we are now in the uncomfortable position of saying that we do not support the alternatives, and that the PAT did not have a meaningful role in crafting the proposals. This is both a significant waste of resources and time, and honestly, a squandered opportunity to use informed stakeholders as a resource instead of a box to check.

Trying to convince the community that these alternatives are our only feasible option is not going to work. If Permit Sonoma and Dyett & Bhatia want to present an alternative to the Board of Supervisors that has any semblance of community support we have a lot of work to do.

Thanks for considering our perspective.

John

John McCaull | *Land Acquisition Director*
Sonoma Land Trust
822 Fifth Street, Santa Rosa, CA 95404
(707) 526-6930 ext. 151
(707) 974-0128 (cell)
www.sonomalandtrust.org
Preferred Pronouns | He/Him/His

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From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Thursday, November 18, 2021 2:45 PM
To: Robert Upton <rupton@campusproperty.com>
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill <Vicki_hill@comcast.net>; helen@dyettandbhatia.com; John McCaull <johnm@sonomalandtrust.org>; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
Subject: Re: Sonoma Development Center Alternatives

Robert and other PAT Members,

As requested, please see attached line item cost estimates and assumptions by BKF; please note that exclusions are listed on page 2.

Thanks,

Rajeev

On Nov 17, 2021, at 9:25 AM, Robert Upton <rupton@campusproperty.com> wrote:

Rajeev,
Thanks for the quick reply. My quick response:
- yes, the cash flow analysis requires assumptions. The revenue assumptions come from the market study and costs have to match. It is misleading if we think that a house sold in year 20 has the same value to a developer as one sold in year 3. The cash flow analysis is even more critical because of the huge up front costs.
- the market study confirms there is no realistic market for commercial space, absent the 'game changer'. We should not be assuming values which have no basis in market reality.
I look forward to seeing the revised infrastructure costs. I am afraid these will be much higher than the current assumptions. Adding in Master Developer soft costs for design, entitlements etc not in the current numbers will add another $10- 15million, largely front end loaded.
There are no easy answers, for sure. My intent is not to be negative but to be realistic about the significant challenges now rather than be surprised a few years down the line.

On 11/16/2021 6:24 PM, Rajeev Bhatia wrote:

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www.campusproperty.com

12555 Dunbar Road

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Real Estate Consulting & Development

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From: Vicki Hill
To: "Rajeev Bhatia"; "Robert Upton"
Cc: Bradley Dunn; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; helen@dyettandbhatia.com; johnm@sonomalandtrust.org; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; "Helen Pierson"; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; "Jossie Ivanov"
Subject: RE: Sonoma Development Center Alternatives
Date: Wednesday, November 17, 2021 9:16:42 AM

EXTERNAL

A point of clarification:

In the case of a Specific Plan not being adopted, it is my understanding that if a private developer buys/takes the property, that developer will still be subject to County regulations on the property and will have to go through an extensive permitting process. The developer will not simply be able to do whatever they want to do. The only exception would be if another State agency took over the property or if DGS retains ownership of the property.

Regarding a FAQ sheet, any information like this should be reviewed by the PAT. I understand how difficult a job it is to have a zoom workshop for almost 300 people. However, there was some inaccurate information at the workshop and also some inaccurate reporting, as shared by many workshop attendees.

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Tuesday, November 16, 2021 6:25 PM
To: Robert Upton <rupton@campusproperty.com>
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill <Vicki_hill@comcast.net>; helen@dyettandbhatia.com; johnm@sonomalandtrust.org; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Helen Pierson <helen@dyettandbhatia.com>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
Subject: Re: Sonoma Development Center Alternatives

Hi Robert,

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Re. KMA's static analysis vs. cash flow analysis that projects IRR or other return metrics: That would be hard to do

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All in all, this is a very tough balancing act, and we will continue working on this.

Thanks,

Rajeev Bhatia, AICP
Principal

DYETT & BHATIA
Urban and Regional Planners

1330 Broadway, Suite 604
Oakland, CA 94612

dyettandbhatia.com

On Nov 16, 2021, at 4:51 PM, Robert Upton <rupton@campusproperty.com> wrote:

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To:	Bradley Dunn; "Mollymaclean2017@gmail.com"; "ndalton@hannacenter.org"; "pfziblatt@gmail.com"; "r-guy@earthlink.net"; "richard@sonomaecologycenter.org"; "gonzy52@comcast.net"; "Miraexteriordesign@gmail.com"; "rajeev@dyettandbhatia.com"; "Vicki_hill@comcast.net"; "helen@dyettandbhatia.com"; "johnm@sonomalandtrust.org"; "kelsogbarnett@gmail.com"; "mariannemthompson@gmail.com"; "ylemus@midpen-housing.org"; "pjohara@aol.com"; "nickbrown12800@gmail.com"; Irving Huerta
Cc:	Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey
Subject:	Re: Sonoma Development Center Alternatives
Date:	Tuesday, November 16, 2021 4:51:59 PM

EXTERNAL

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From:	John McCaull
To:	Rajeev Bhatia; Robert Upton
Cc:	Bradley Dunn; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill; helen@dyettandbhatia.com; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta; Brian Oh; Arielle Kubu-Jones; Susan Gorin; Tennis Wick; Ross Markey; Jossie Ivanov
Subject:	RE: Sonoma Development Center Alternatives
Date:	Thursday, November 18, 2021 6:46:22 PM
Attachments:	SLT Comments on SDC Draft Alternatives 11-17-21.pdf

EXTERNAL

Good evening everyone. Please find attached written comments from Sonoma Land Trust on the SDC Alternatives Report. There is overwhelming community opposition to the three alternatives, and the County's approach of truncating the public comment period and arguing that these are the only financially feasible alternatives is only going to make matters worse.

We have proposed a different approach of deriving appropriate housing and density for redevelopment of the site through agreeing on up-front environmental performance standards which can be determined through research, collaboration and good data. We also reject the assertion that there is no room for negotiation with the state over who must bear the cost for demolition, cleanup and improvement of the site's infrastructure.

When I joined the PAT early last year, I thought this would be the group that would do the hard work of figuring out an alternative that we could present to the community as "ambassadors" who had a hand in developing the outcome. That has not been the case at all, and we are now in the uncomfortable position of saying that we do not support the alternatives, and that the PAT did not have a meaningful role in crafting the proposals. This is both a significant waste of resources and time, and honestly, a squandered opportunity to use informed stakeholders as a resource instead of a box to check.

Trying to convince the community that these alternatives are our only feasible option is not going to work. If Permit Sonoma and Dyett & Bhatia want to present an alternative to the Board of Supervisors that has any semblance of community support we have a lot of work to do.

Thanks for considering our perspective.

John

John McCaull | *Land Acquisition Director*
Sonoma Land Trust
822 Fifth Street, Santa Rosa, CA 95404
(707) 526-6930 ext. 151
(707) 974-0128 (cell)
www.sonomalandtrust.org
Preferred Pronouns | He/Him/His

Be A Force for Nature! Learn more

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Sent: Thursday, November 18, 2021 2:45 PM
To: Robert Upton <rupton@campusproperty.com>
Cc: Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Mollymaclean2017@gmail.com; ndalton@hannacenter.org; pfziblatt@gmail.com; r-guy@earthlink.net; richard@sonomaecologycenter.org; gonzy52@comcast.net; Miraexteriordesign@gmail.com; Vicki Hill <Vicki_hill@comcast.net>; helen@dyettandbhatia.com; John McCaull <johnm@sonomalandtrust.org>; kelsogbarnett@gmail.com; mariannemthompson@gmail.com; ylemus@midpen-housing.org; pjohara@aol.com; nickbrown12800@gmail.com; Irving Huerta <Irving.Huerta@sonoma-county.org>; Brian Oh <Brian.Oh@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Jossie Ivanov <jossie@dyettandbhatia.com>
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Robert and other PAT Members,

As requested, please see attached line item cost estimates and assumptions by BKF; please note that exclusions are listed on page 2.

Thanks,

Rajeev

On Nov 17, 2021, at 9:25 AM, Robert Upton <rupton@campusproperty.com> wrote:

Rajeev,
Thanks for the quick reply. My quick response:
- yes, the cash flow analysis requires assumptions. The revenue assumptions come from the market study and costs have to match. It is misleading if we think that a house sold in year 20 has the same value to a developer as one sold in year 3. The cash flow analysis is even more critical because of the huge up front costs.
- the market study confirms there is no realistic market for commercial space, absent the 'game changer'. We should not be assuming values which have no basis in market reality.
I look forward to seeing the revised infrastructure costs. I am afraid these will be much higher than the current assumptions. Adding in Master Developer soft costs for design, entitlements etc not in the current numbers will add another $10- 15million, largely front end loaded.
There are no easy answers, for sure. My intent is not to be negative but to be realistic about the significant challenges now rather than be surprised a few years down the line.

On 11/16/2021 6:24 PM, Rajeev Bhatia wrote:

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From: Joy Bennett
To: SDC Specific Plan
Subject: Re: Sonoma Developmental Center Specific Plan - Survey Now Live!
Date: Thursday, November 18, 2021 9:55:17 AM

EXTERNAL

Wondering if we can b part of a proposal committee?
One against hotel
We have a village concept of our own on paper so would love to offer a few sustainable ideas
Joy Bennett

Sent from my iPhone

> On Nov 10, 2021, at 1:23 PM, SDC Specific Plan <engage@sdcspecificplan.com> wrote:

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Leer en español

Alternatives Survey Now Live!
Attend a Workshop!

Greetings from the SDC Project Team!

On Monday, Permit Sonoma released the *SDC Alternatives Report* which presents and analyzes three draft land-use alternatives to guide redevelopment of the 900-acre site. If you haven't seen the report yet, it is available on the project website.

Share Your Feedback!

Permit Sonoma wants **your** feedback on the alternatives!
Take the Alternatives Survey to share your feedback now, and join Permit Sonoma at three upcoming public meetings for more opportunities to share your opinions on the future of the SDC site:

- **SDC Alternatives Workshop** on Nov 13 at 10-11:30 am
  - Zoom registration
- **SDC Spanish Language Town Hall** on Nov. 16 at 5:30-7 pm
  - Hunt Hall @ St. Leo's Catholic Church, 601 W. Agua Caliente Rd Sonoma, CA 95476
- **Joint SMAC/NSVMAC/SVCAC Meeting** on Nov. 17 at 6:30 pm
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You can read the Alternatives Report, take the survey until November 23rd, and register for upcoming meetings at SDCspecificplan.com.

Sincerely,
The SDC Team

View Project Website

Sincerely,

The SDC Team
engage@sdcspecificplan.com
www.PermitSonoma.org
County of Sonoma

Permit Sonoma logo

¡Hola del equipo de planificación de la SDC!

El lunes, Permit Sonoma lanzó el Informe de las Alternativas de la SDC, que presenta y analiza tres alternativas preliminarias para guiar la reurbanización del sitio de 900 acres. Si ya no ha visto el informe, está disponible en el sitio

web del proyecto.

¡Comparta sus comentarios!
¡Permit Sonoma quiere sus comentarios acerca de las alternativas! Tome la encuesta de las alternativas para compartir sus opiniones ahora, y únase a Permit Sonoma en trés próximas reuniones públicas para obtener más oportunidades de compartir sus pensamientos en el futuro del sitio de la SDC.

- Taller de Alternativas de la SDC el 13 de noviembre a las 10-11: 30 am
  - Zoom
- Taller de Alternativas de la SDC en español el 16 de noviembre a las 5: 30-7 pm
  - Hunt Hall @ St. Leo's Catholic Church, 601 W. Agua Caliente Rd Sonoma, CA 95476
- Reunión conjunta SMAC / NSVMAC / SVCAC el 17 de noviembre a las 6:30 pm
  - Zoom link

Participación publica, incluido el registro para las reuniones, y responda la encuesta hasta el 23 de noviembre, y regístrese para las reuniones en SDCplanespecifico.com

Gracias,

El equipo de la SDC

Ver sitio web del proyecto

Gracias,

El equipo de la SDC
engage@sdcspecificplan.com
www.PermitSonoma.org
Condado de Sonoma

Permit Sonoma logo

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You are receiving this email because you opted in to keep up to date with the Sonoma Developmental Center Specific Plan.

Our mailing address is:

SDC Specific Plan
1330 Broadway Street
Suite 604
Oakland, California 94612

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County of Sonoma

Permit Sonoma logo

¡Hola del equipo de planificación de la SDC!

El lunes, Permit Sonoma lanzó el Informe de las Alternativas de la SDC, que presenta y analiza tres alternativas preliminarias para guiar la reurbanización del sitio de 900 acres. Si ya no ha visto el informe, está disponible en el sitio

web del proyecto.

¡Comparta sus comentarios!
¡Permit Sonoma quiere sus comentarios acerca de las alternativas! Tome la encuesta de las alternativas para compartir sus opiniones ahora, y únase a Permit Sonoma en trés próximas reuniones públicas para obtener más oportunidades de compartir sus pensamientos en el futuro del sitio de la SDC.

- Taller de Alternativas de la SDC el 13 de noviembre a las 10-11: 30 am
  - Zoom
- Taller de Alternativas de la SDC en español el 16 de noviembre a las 5: 30-7 pm
  - Hunt Hall @ St. Leo's Catholic Church, 601 W. Agua Caliente Rd Sonoma, CA 95476
- Reunión conjunta SMAC / NSVMAC / SVCAC el 17 de noviembre a las 6:30 pm
  - Zoom link

Participación publica, incluido el registro para las reuniones, y responda la encuesta hasta el 23 de noviembre, y regístrese para las reuniones en SDCplanespecifico.com

Gracias,

El equipo de la SDC

Ver sitio web del proyecto

Gracias,

El equipo de la SDC
engage@sdcspecificplan.com
www.PermitSonoma.org
Condado de Sonoma

Permit Sonoma logo

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You are receiving this email because you opted in to keep up to date with the Sonoma Developmental Center Specific Plan.

Our mailing address is:

SDC Specific Plan
1330 Broadway Street
Suite 604
Oakland, California 94612

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From: Joy Bennett
To: SDC Specific Plan
Subject: Re: Sonoma Developmental Center Specific Plan - Survey Now Live!
Date: Thursday, November 18, 2021 9:55:17 AM

EXTERNAL

Wondering if we can b part of a proposal committee?
One against hotel
We have a village concept of our own on paper so would love to offer a few sustainable ideas
Joy Bennett

Sent from my iPhone

> On Nov 10, 2021, at 1:23 PM, SDC Specific Plan <engage@sdcspecificplan.com> wrote:

View this email in your browser

Leer en español

Alternatives Survey Now Live!
Attend a Workshop!

Greetings from the SDC Project Team!

On Monday, Permit Sonoma released the *SDC Alternatives Report* which presents and analyzes three draft land-use alternatives to guide redevelopment of the 900-acre site. If you haven't seen the report yet, it is available on the project website.

Share Your Feedback!

Permit Sonoma wants **your** feedback on the alternatives!
Take the Alternatives Survey to share your feedback now, and join Permit Sonoma at three upcoming public meetings for more opportunities to share your opinions on the future of the SDC site:

- **SDC Alternatives Workshop** on Nov 13 at 10-11:30 am
  - Zoom registration
- **SDC Spanish Language Town Hall** on Nov. 16 at 5:30-7 pm
  - Hunt Hall @ St. Leo's Catholic Church, 601 W. Agua Caliente Rd Sonoma, CA 95476
- **Joint SMAC/NSVMAC/SVCAC Meeting** on Nov. 17 at 6:30 pm
  - Zoom link

You can read the Alternatives Report, take the survey until November 23rd, and register for upcoming meetings at SDCspecificplan.com.

Sincerely,
The SDC Team

View Project Website

Sincerely,

The SDC Team
engage@sdcspecificplan.com
www.PermitSonoma.org
County of Sonoma

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SDC Specific Plan
1330 Broadway Street
Suite 604
Oakland, California 94612

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From: Samantha C. Thomas
To: SDC Specific Plan
Subject: RE: Take the SDC Alternatives Survey Now!
Date: Saturday, November 20, 2021 10:00:21 AM

EXTERNAL

Thank you for contacting LACO Associates. Ms. Samantha Thomas is no longer with LACO. Your email has been routed to another member of the LACO team who will be in contact with you soon. Thank you.

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From: Maurice Bennett
To: engage@sdcspecificplan.com
Subject: SDC
Date: Wednesday, November 10, 2021 11:19:37 AM

EXTERNAL

Although it is impossible to cover all potentials for the transition of the SDC campus there is an opportunity to pioneer a fresh conceptual approach
To urban/suburban development/redevelopment. With SDC there is an opportunity to develop and manifest the best of the best ideas which will not only look at Climate Change, future needs and requirements, but by looking to the future and incorporating the future into present day efforts.

We developed a concept for creating a viable Village and one that contributes more to the site/the environment/the. Future. A plan that protects the present and preserves the future. We would like an opportunity to participate in the planning for SDC. We are well aware that a myriad of individuals and organizations have their own ideas about how/what to develop this property. We strongly support a plan that is the future, not a rehash of the past/present. Be Bold in outreach and objective, Bold in visioning and Bold in implementation.

A few ideas for your project would be:
Bike/pedestrian paths intermingled with housing
A media center for folks to congregate with their business/personal ideas
A wellness center

Go carts to get folks to and from shopping/which we think would be good to have closely

Permaculture gardens for all to be as sustainable as possible with water catchment system

Maurice and Joy Bennett
POB 2233
Sonoma, CA 95476
209-915-7210

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: steven hightower
To: engage@sdcspecificplan.com
Subject: SDC alternatives all unacceptable - a 4th and more modest plan is required
Date: Wednesday, November 17, 2021 6:57:21 PM

EXTERNAL

The actual proposed alternatives recently released **largely ignore** most of the goals of the 10 point vision statement, and instead focus on squeezing the maximum amount of development possible into SDC—effectively a doubling of the size of Glen Ellen.

Such increase, among other things would result in crushing upsurge in traffic on Arnold Drive all the way up and down; on State Route 12; and on Madrone, Verano, and other feeder roads.

The traffic presentations in the alternatives, comparing to peak historic traffic, rather than recent decades traffic is highly misleading—intentionally, in my opinion
The three alternative plans estimate additional daily car trips will increase to between 5400 and 6400 car trips PER DAY—against a recent baseline (2017-2018 average—not counting 2019 early pandemic) of around 1300—a four-plus fold increase in traffic of recent!

Despite commitment to protect open space and *specifically* the wildlife corridor, all three alternatives propose construction in locations that will appreciably negatively affect the corridor and ability for animals to move through the habitat.

There is far too much development in all of the alternatives, and far too low a percentage of affordable, workforce and senior housing.

It's abundantly clear that the current planning models and processes are not capable of fostering the conditions for badly needed housing within the framework of protecting the systems that provide clean water, clean air, healthier (less fire-prone) forests and the wildlife that keeps it all in balance.

It's also clear that a vibrant SDC community, with much needed affordable, workforce and senior housing can be achieved in conjunction with a thriving, well-protected open space and wildlife corridor, and abundant recreation space for the public.

It's finally clear that just re-shuffling the deck once again, and trying to mesh the three alternatives into a fourth, is the wrong path.

It's critical to go back to the drawing board with the principles espoused in the Vision Statement truly as the driving factors in creating a plan, rather than focusing solely on maximum building and packing of the campus.

It would probably be acceptable to pick the most community-popular alternative, reduce the housings to around 600 units, eliminate the hotel, or at worst include a small, non-luxury hotel, and substantially improve the setback from the wildlife corridor and the creek. A connector to State Highway 12 is mandatory, with an appropriate underpass for wildlife that needs to move north-south in the eastern portion of the woodlands.

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From: Deb Pool
To: engage@sdcspecificplan.com
Subject: SDC Alternatives Comments
Date: Sunday, November 21, 2021 6:01:11 PM

EXTERNAL

To Whom it May Concern,

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, looking to science to guide the parameters of where development is located on the property and how we go about doing that.

The three alternatives do not consider the drastic impact of traffic or housing density and their relationship to catastrophic wildfire, climate change, prolonged drought or are respectful and reasonable in the balance between wildlife and development.

The three proposed alternatives are about increasing density to make the project pencil out because the State refuses to help fund the site cleanup and the County consultants, aren't looking beyond the standard developer formula. This type of planning does not incorporate the value of the site's resources and the socio-economic value of having an intact open space and wildlife corridor. We need to be creative & mindful in the redevelopment, perhaps looking for alternative funding, going outside of the usual parameters.

Low income, workforce housing, senior housing, and housing for individuals with developmental disabilities for residents ***who presently reside in Sonoma Valley*** are a priority. Market housing will bring a new onslaught of 2nd homes and short term rentals, exacerbating the housing crisis. Making sure that the new development fits with adjacent communities of Glen Ellen and Eldridge is critical, high density being a large concern.

Preserving the history of the property and creating spaces for community to gather is a priority, for example: creating a museum, a visitor center, a library, playing fields, community gardens, and recreation, these are what the community has repeatedly requested. Repurposing as many of the established buildings as possible, for commerce, being good stewards, and not releasing more carbons in the destruction and rebuilding process should be seriously considered.

We need to protect our natural resources, the open space, Sonoma Creek, the riparian corridor, the wetlands for recharge, the wildlife corridor and all the species that reside there.

The SDC is the center of Glen Ellen, and we have always been linked together. What changes in SDC will change Glen Ellen, we are bound in perpetuity.

The 3 alternatives released on 11/01/21 raise many concerns and are unacceptable. High density and development are at direct odds with the health of this property.

I support a community-driven fourth alternative, let's work together and create a model for

this new time we are in.

Thank you,

Deb Pool, 13588 Railroad, Glen Ellen, CA 95442

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From: Betsy Donnelly
To: engage@sdcspecificplan.com
Subject: SDC Alternatives Workshop questions
Date: Saturday, November 13, 2021 8:26:56 AM

EXTERNAL

Hello,

I have a couple questions for the workshop today.

1. who are the stakeholders ?

2. has a solar energy "farm" been considered for at least part of the land use?

--
Betsy Donnelly
707-478-2959

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From: Sharon Church
To: engage@sdcspecificplan.com
Subject: SDC Alternatives
Date: Saturday, November 13, 2021 10:02:23 AM

EXTERNAL

The 3 alternatives are grossly overbuilt. Will you listen to us today or will this meeting be a waste of our time?

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From: Ellen McKnight
To: engage@sdcspecificplan.com
Subject: SDC alternatives
Date: Tuesday, November 16, 2021 9:21:15 PM

EXTERNAL

I am flabbergasted that the Sonoma County Board of Supervisors, especially Susan Gorin, approve of the choice of 3 alternatives for SDC. All 3 proposals call for housing of approximately 900-1200 units. This will enrich the developer, but will create an enormous amount of noise, traffic congestion, air pollution. The existing residential housing should not be torn down as this will release the carbon stored in them, polluting our air, something no sane person could want to breathe.

We don't need a hotel! A hostel would be much more appropriate. And the existing buildings could provide shelter for homeless and disabled people and services those folks will need.

I am very glad the state wants to conserve the wildlife corridor, but how can you tell the deer and other wild animals who will try to cross Arnold Drive amidst all the construction going on for the next 5 years?

We need a fourth alternative, which a number of people are working on proposing. I truly hope you will see the value in a more sensible plan, and will support it. Glen Ellen is already turning into a tourism, cannabis, and Vacasa-like development capital, none of which is contributing to the county tax base. Please, let's not destroy any reason for regular, contributing citizens to want to want to stay in Glen Ellen!

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From: Greg Guerrazzi
To: engage@sdcspecificplan.com
Subject: SDC Development Questions
Date: Saturday, November 13, 2021 10:11:38 AM

EXTERNAL

1) Housing needs are immediate, plans to re-develop the SDC campus will take years.
2) Why build a new city in the middle of critical wildlife corridor and a rural community?
3) Why triple the population of Glen Ellen?
4) Why increase traffic in an already congested corridor by 40 – 70%?
5) Why should the Sonoma Valley bear the County's burden to meet State housing requirements?
6) Why can't housing development be focused in core areas with existing infrastructure?
7) The community was promised that their voices would be heard. The community input has not supported the dense development. Why hasn't the community input been addressed?
8) Suggest refurbishing and utilizing the existing structures and infrastructure at SDC to house developmental disabled people, workforce housing and affordable housing, without years of demolition and construction. Why is this not feasible?

Best Regards,
Greg Guerrazzi
(707) 935-1111

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From:	brad hall
To:	engage@sdcspecificplan.com
Subject:	SDC draft plan comments
Date:	Saturday, November 13, 2021 10:01:35 AM

EXTERNAL

The following are the comments I wish to make at the 13 Nov 2021 public forum.

Hello. My name is Brad Hall and a resident of Glen Ellen since 1972. I am a consulting hydraulic engineer and fluvial geomorphologist with 40 years of experience of planning and design of multi objective watershed and streamway restoration projects. I have read the SDC redevelopment planning document and find several shortcomings and flaws in the alternatives presented in the document. The 3 alternatives are variations of a theme of 1 alternative that maximizes development in the core campus area with approximately 1000 new housing units far from any established urban core and extensive commercial space in each alternative. All three alternatives ignore the importance of the Sonoma Valley wildlife corridor and provide inadequate setbacks and accommodations for this important ecological resource of the region. The proposed setbacks from Sonoma Creek of 50-100 ft are woefully inadequate for the opportunity to enhance and restore aquatic and floodplain habitat for several listed species dependent on this physical resource. Affordable housing is key to any redevelopment of SDC and, as an example, that could be achieved by placing 300 or so units in the southern portions of the SDC core away from these critical habitat areas. That affordable housing focused alternative could then incorporate much more open and public space in the remaining SDC core, something that is missing in any of the 3 proposed alternatives. I urge Sonoma County – and the state of California – to reject the alternatives presented in the draft document and revisit the planning of the SDC redevelopment to better accommodate wildlife and ecological resources, as well as provide for much needed affordable housing in the Sonoma Valley.

Brad Hall
214 Bonnie Way
Glen Ellen CA 95442

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From: Diana Sanson
To: engage@sdcspecificplan.com
Subject: SDC planning feedback
Date: Sunday, November 14, 2021 11:16:53 AM

EXTERNAL

I did not vote for any of the options because none of them fit what the community needs and has been asking for in multiple meetings over the past few years.

The community, where I have lived for over 16 years, is asking for is:
- conservation of the open space and wildlife corridor. The Sonoma Ecology Center, experts in understanding what land needs to be set aside to accomplish this successfully, has specific areas based on decades of research. LISTEN TO THEM. Please do not just draw lines that look good for potential developers. This property is too critical to the future ecological health of this entire valley- for humans and for wildlife.
- we are in a local AFFORDABLE 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. Ask any local employer- they are struggling to retain and recruit employees in middle and low income paying jobs- both salaried and hourly. Our middle income families cannot afford to live here. Putting in a bunch of market rate housing will only attract more second home buyers which is not what is needed.
-- 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. There are incredible resources in the Sonoma Valley community to help with financing - use them! Dream big and they will dream with you.
- whatever the amount of housing that is added needs to blend into the local community. 1000 units dwarfs the local community. Basing your residential numbers on the former residents (patients) who did not travel off site is not an accurate or appropriate comparison.
- new buildings should all be sustainably built and designed (solar, grey water recycling, etc) and aim for net zero emissions for maintenance. This is what the future requires and this is what we should be building for -not with 1990 planning designs. We can figure this out with the high building costs in mind. It has been done elsewhere - we can do it here.
- 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/environs. You add 500+ more housing units to Eldridge area 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: Bennett Valley Rd – one of the most dangerous roads in the county and already a commuting nightmare.
- other building uses include small business incubators; work/live spaces that support creativity (arts, small manufacturing start-ups, etc)..
- overall, it seems this large property is being developed in a vacuum. The county is not being realistic in considering and adjusting for the impact on the infrastructure (traffic, sewage, fire evacuations, etc) while drastically altering the nature of an existing community. 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 is just 'same old same old' development thinking that has caused the current housing and climate crisis we are in now. We have an opportunity to change that and potentially put Sonoma on the map with a truly 21st century community.

Thank you for considering this input.

Diana Sanson
Glen Ellen/Sonoma
--
For there is always light, if only we
are brave enough to see it;
If only we are brave enough to be it.
- Amanda Gorman, US Poet Laureate

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From:	mari emmons
To:	engage@sdcspecificplan.com
Cc:	richard@sonomaecologycenter.org eamon@sonomalandtrust.org
Subject:	SDC plans
Date:	Saturday, November 13, 2021 10:13:50 AM

EXTERNAL

Dear Planners,

I am concerned about the water resources located on the Sonoma Developmental Center property. Where in the current proposed plans are these resources described and their protection and maintenance detailed? Until recently the water at SDC was listed as the backup, emergency water source for Sonoma Valley. Since Sonoma County does not have adequate water resources for the existing population of the County, the water resources located at SDC must be maintained and are critical for our survival.

And the following is not a question. Please listen to the Sonoma Ecology Center and Sonoma Land Trust experts when making plans for the future of Sonoma Developmental Center. These two organizations have the wisdom we need in order to plan for the future use of this amazing property.

Mari Emmons

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To: engage@sdcspecificplan.com
Cc: caitlin cornwall; Arielle Kubu-Jones; Susan Gorin; district5; Chris Coursey; district4; David Rabbitt
Subject: SDC public comment
Date: Friday, November 19, 2021 8:19:11 AM

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Fred Allebach
SDC comment
11/19/21

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Honor the voices of all and of the loudest but stay clear that listening to all does not mean that all get 100% of what they want. IMO there is a large cohort of SDC neighbors to the south who stand in serious need of **a lot of affordable housing**. Even as this cohort cannot match the energy and expertise of the neighbors to the north, their interests are at least equal if not greater by sheer population numbers and demographic, HDI (Human Development Index) indicators.

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I **strongly support a bolder wildlife corridor**, a bigger pinch point and 100' stream setbacks.

I **strongly support a viable economic option** that will pay for expanded social and environmental goods and to do the water and sewer systems up right and manage the SDC watershed to operate for the benefit of the whole valley. "Economically viable" could mean many things, up to and including options that break even. Everyone keeps getting paid even in a break-even scenario. Make "viable" go with various profit thresholds: 2%, 5%, 8%, 10%, 12% but no more than 15% profit total.

The public should know the **profit assumptions** being made. The more profit built in, ideally for me the more the affordable housing percent should go up. I support the most public and environment goods possible with the lowest profit threshold to get there. IMO, the more profit is a factor, the less public goods seem to be delivered. The motive has to be to produce and serve public goods; if a level of profit is built in that is better than the 1% Joe Sixpack gets

on his savings account, very well, 5% profit should be OK for the big fish. The less profit, the more money for public goods. Let's see some alternatives that think like this.

I'm **not opposed to a boutique hotel or market rate housing** but I would like to see some other options that don't rely so heavily on these two sources to fund everything. Or, to dial these standard cash cows down to a min level needed to still pay for a goodly amount of other social/ environmental goods

Let's see some creative juices here! Make the hotel be one third hostel. Use co-op models. Go Danish on us for some options!

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An innovation center would be good too. To attract that, other amenities locally will be needed in the project.

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Play with this percent variety formula to get as much unit type variety as possible, and don't just default to 75% market rate. Think, get creative, respond to calls for creativity and alternatives innovation. There must be developers out there who would respond to innovation and the idea of a model project that shows the best of what people can design and do.

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To: engage@sdcspecificplan.com
Cc: caitlin cornwall; Arielle Kubu-Jones; Susan Gorin; district5; Chris Coursey; district4; David Rabbitt
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To: engage@sdcspecificplan.com
Subject: SDC Rebuild Plan
Date: Sunday, November 21, 2021 5:43:38 PM

EXTERNAL

Hello,

Thanks for putting together the report. I have a few thoughts:

-I appreciate the emphasis on cycling and walking in the designs. You should also consider the bigger transition in mobility that we will experience in the next 5 years. Think electric generation and dissemination. Solar panels.

-I don't think it is a good idea to further fragment the landscape with a new Road across the valley. Instead, Arnold Drive should be kept as the main thoroughfare. There's room for a bike lane there too.

-I am not opposed to having a hotel in the plans, but it ought to be located in a more central part of town. why have people come out on vacation only to be stuck in the back corner of town

-I like the idea of preserving history, but not I don't prioritize it over building places for people to live

-You ought to put in a turf field for sports. There is a shortage of turf fields in Sonoma, especially with lights, and they can be utilized all winter and spring. But put in a good one! Ask what they did at Casa Grande High School, that field rocks.

-There should be some warehouse space. It's always in demand these days

I don't think either plan is tenable with the people I know right now. But I don't think it's too far off.

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Jack Sporer

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Bcc:	"gayhass@aol.com"; "cgralapp@gmail.com"; "jmacchia@att.net"; "helfand@well.com"; "catracy7788@gmail.com"; "sharonhustwit@gmail.com"; "hcusworth@gmail.com"; "trilby@att.net"; "jimpricearm@gmail.com"; "ks_iverson@yahoo.com"; "sequoia.lynne.nacmanie@gmail.com"; "mba531@outlook.com"; "mwitkowski@sbcglobal.net"; "lisacostumer@gmail.com"; "jason.oldham@yahoo.com"; "khodgson@sbcglobal.net"; "eichar@sbcglobal.net"; "bikinglinda@yahoo.com"; "tim.koehler@eahhousing.org"; "margiefo707@gmail.com"; "ritchf@gmail.com"; "robbio720@earthlink.net"; "oceanviewgetaway@comcats.net"; "lacampagne3@yahoo.com"; "jlbart4@yahoo.com"
Subject:	SDC Response RE: Form Submission - Leave a Comment!
Date:	Tuesday, November 9, 2021 2:47:31 PM

Thank you for reaching out to provide your thoughts! Your response has been received and noted.

Additionally, we invite you to join us at upcoming public workshops and meetings to share your comments on the alternatives. Please see the upcoming workshop and public meeting opportunities below:

Sonoma Developmental Center General Workshop (Virtual):

- Saturday, November 13th from 10:00AM-11:30AM.
- To register, please click here.

Taller general del Centro de Desarrollo de Sonoma (SDC) (en español) (en persona):

- Martes, noviembre 16 de 5:30pm-7:00pm en el salón "Hunt" en la Iglesia St. Leo's (601 Agua Caliente Rd W, Sonoma, CA 95476)

Joint SMAC/NSVMAC/SVCAC Meeting (Virtual)

- Wednesday, November 17th at 6:30PM
- To attend, please click here.

For more information on the Sonoma Developmental Center project, we invite you to explore our website, which includes resources on the project. If you have further general questions, please feel free to email us back.

Best regards,

Irving Huerta

Sonoma Developmental Center Team

From: Irving Huerta
Bcc: "jlbart4@yahoo.com"; "clayclement@gmail.com"; "rebeccagroovypeace@gmail.com"; "erilla@me.com"; "trailsgal@gmail.com"; "janettengelbrecht@gmail.com"; "geniemck@pon.net"; "fhodgson@sbcglobal.net"; "betsydonnelly@sonic.net"; "paigephinney@gmail.com"; "fdono@sonic.net"; "byerbird@sonic.net"; "jkgupdate@gmail.com"; "neilwardpt@gmail.com"; "lucyloveslily@gmail.com"; "dschenkkan@gmail.com"; "bbwakelee@earthlink.net"; "susan.bush004@gmail.com"; "Cbekins2@yahoo.com"; "mauerhan@sonic.net"; "gkholm@comcast.net"; "susie4mk@sbcglobal.net"; "twoval@vom.com"; "carolandrews7@gmail.com"; "scott@rgtrucking.com"; "raymondla@bellsouth.net"; "turbownurs@comcast.net"; "jodyfalconer@vom.com"; "barbj2@gmail.com"; "lucykelly@comcast.net"; "dbedwards@comcast.net"; "terryhg@icloud.com"; "barnps@gmail.com"; "spauldr@outlook.com"; "darla@vom.com"; "bill@simerly.net"
Subject: SDC Response RE: Form Submission - Leave a Comment!
Date: Friday, November 12, 2021 6:25:20 PM

Thank you for reaching out to provide your thoughts! Your response has been received and noted. Additionally, we invite you to join us at upcoming public workshops and meetings.

Please see the upcoming workshop and public meeting opportunities below:

Sonoma Developmental Center General Workshop (Virtual):

- Tomorrow, Saturday, November 13th from 10:00AM-11:30AM.
- To register, please click here.

Taller general del Centro de Desarrollo de Sonoma (SDC) (en español) (en persona):

- Martes, noviembre 16 de 5:30pm-7:00pm en el salón "Hunt" en la Iglesia St. Leo's (601 Agua Caliente Rd W, Sonoma, CA 95476)
- Nuestro taller será completamente en español

Joint SMAC/NSVMAC/SVCAC Meeting (Virtual)

- Wednesday, November 17th at 6:30PM
- To attend, please click here.

For more information on the Sonoma Developmental Center project, we invite you to explore our website, which includes resources on the project. If you have further general questions, please feel free to email us back.

Best regards,
Irving Huerta
Sonoma Developmental Center Team

From:	David Eichar
To:	Senator.McGuire@Senate.ca.gov
Cc:	Susan Gorin; SDC Specific Plan
Subject:	SDC Specific Plan - Infrastructure costs
Date:	Sunday, November 21, 2021 11:31:18 AM

EXTERNAL

Senator McGuire;

The residents of Sonoma Valley need the state's help with the future of the Sonoma Development Center (SDC). Any development on the site needs major infrastructure improvements. According to the county, the state expects the infrastructure improvements to be paid for by development of the property. It is not only unfair, but dangerous, to expect Sonoma Valley to bear the brunt of the development.

It has become clear that the best interest and wishes of the Sonoma Valley community are being given only minimal consideration during the process by Sonoma County to develop a Specific Plan for the SDC property. I have participated in three Zoom meetings, two with the county, in regards to the Specific Plan. The county is asking for input regarding three alternatives, which are very similar.

It is clear from the meetings that the consensus of the community is:

- The wildlife corridor is of utmost importance. The wildlife corridor that runs between Sonoma Mountain and the Mayacamas Mountains is extremely important in maintaining the diversity of the wildlife on Sonoma Mountain. If this wildlife corridor is compromised, this could mean the end of several species on Sonoma Mountain.
- Affordable housing is very important. The alternatives all have only 25% affordable housing, which is way too little. The Sonoma Valley needs affordable housing, not market rate housing, which often is bought for 2nd homes.
- All of the alternatives have way too much housing. Most of the community is not against building housing on the property, but the number of housing units offered in the alternatives is way too much. It threatens the wildlife corridor. It threatens the community. Evacuation of the Sonoma Valley is already a problem, as evidenced after the 2017 fires. The fires burned through much of the Sonoma Valley Regional Park, which abuts the SDC property. An number of homes in neighboring Glen Ellen burned to the ground. Doubling of the number of residents in the area, makes a bad situation into a terrible situation.
- All of the alternatives include a hotel and event center. The community is very much against this. Another hotel brings in more low paying hospitality jobs, exacerbating the housing crisis. The community wants local serving businesses and higher paying jobs.

Because of the above, in the November 13th SDC Zoom meeting, 71% of participants voted for "none of the above" when asked which of the three alternatives they preferred. (Note: the online SDC Alternatives survey may be biased, as the first 3 multiple choice questions do not have a "none of the above" option. According to Survey Monkey, this may introduce bias in the results.) Almost all of our preferred changes to the three alternatives are shot down as not be economically feasible.

On the county's web site regarding the SDC Specific Plan, there is a list of frequently asked questions. One question was why can't there be a higher percentage of affordable housing. The answer:
"The County is continuing to look for additional ways to increase the amount of affordable housing
on this site. If the rest of the project is more profitable, we can use that to fund affordable housing.
Examples of how we could do that include having a larger hotel, increasing the amount of housing
on the site, doing less historic preservation, or a reduction in community facilities. We are looking
at a wide variety of state and federal funds that could be used for this project, but we can't rely on
those sources.
"If we propose a financially infeasible project, the State will decide what happens here without local
input, just like when they put Sun Microsystems corporate headquarters at the Agnew Developmental Center campus in Santa Clara. "

Much of the cost for infrastructure is because of the current state of the California state owned property. Again from one of the FAQ's answers:
"In the years before its closure, there was a lack of investment in maintenance at Sonoma
Development Center. Now, there are millions of dollars of costs to rehab historic structures and
infrastructure. The sewer and water system need to be fixed or replaced. Buildings are structurally
unstable, have leaking roofs, or would need expensive renovations to be usable. Renovating the
Main Building and fixing the infrastructure are projected to cost as much as $100 million. "

This is incredible. The state fails to maintain the property and it is the residents of Sonoma Valley who have to suffer.

So, please provide money for infrastructure improvements, possibly from the recently passed federal infrastructure bill.

Regards,
David Eichar
Boyes Hot Springs

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David Eichar
Boyes Hot Springs

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From:	Andrew Koenigsberg
To:	engage@sdcspecificplan.com
Cc:	Susan Kopp Hoeffel
Subject:	SDC Specific Plan - Transcendence Theatre Co Collaboration Opportunities
Date:	Saturday, November 13, 2021 11:26:15 AM

EXTERNAL

Hi Brian,

My name is Andrew Koenigsberg. I am serving as Managing Director for Transcendence Theatre Company based locally here in Sonoma Valley. We are a non-profit 501c3 arts organization that has been providing entertainment, education and community engagement experiences here in Sonoma Valley and surrounding areas for over 10 years. Our principal product that we are known for is Broadway Under the Stars at Jack London State Historic Park.

Bob Holloway, who I believe participates on one of your advisory committees reached out a while back and encouraged us to reach out to you to discuss any collaboration opportunities as the community proceeds through the process of determining future uses of this important historic campus and retainment of the surrounding open space.

Our interest is primarily in 3 major category areas:
1. We have needs for a more permanent home for office, storage/shop, and rehearsal spaces.
2. Affordable housing is key for us to realize our future vision of providing opportunities for professional artists to come here to creatively collaborate not just on performing arts but also the development of new works. We believe our vision closely aligns with what the State and local community is asking for in the careful transformation of this historic land/community.
3. As the project comes to life, there may be opportunities to collaborate on a strategy for an indoor/outdoor performing arts space that is "right sized" for the area to provide an amazing balance for the proposals and strong desire to set up this plan for financial viability and sustainability.

We'd love to open a dialogue to explore ideas and possible future engagement. Looking forward to hearing from you.

Many thanks!

Andrew

--
Andrew M Koenigsberg
Transcendence Theatre Company | **Managing Director**
andrew@ttcsonoma.org
877.424.1414
Transcendence Theatre Company | BestNightEver.org
VIDEO: Experience Broadway Under The Stars

Your Donations matter more now than ever! Help keep the dream alive and support our various programs in the arts, online performances, online education and outreach! Donate

today!

Thanks to supporters like you *Transcendence has been able to contribute over* ***$575,000*** *to Jack London State Historic Park in the last 10 years in addition to all we do in the community with Youth, Education, Health, Art and the Environment.* ***You are so appreciated.***

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may include trade secrets or privileged or otherwise confidential information. Federal and state law governing electronic communications apply. Any unauthorized review, use, forwarding, printing, copying, disclosure or distribution is strictly prohibited and may subject that individual to criminal or civil liability. Sender shall not be liable for the improper and/or incomplete transmission of the information contained in this communication or for any delay in its receipt. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by e-mail. This email, including any attachments, could possibly contain viruses. The receiver assumes all responsible for checking and deleting any potential viruses. No employee, agent or office of the company has the authority to form binding contracts via email. All contracts must be in writing and signed by a company officer. Employees are prohibited from sending libelous, inappropriate or defamatory statements via any medium, including email, and shall be deemed to be outside the scope of their employment.

Attachments area

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From:	Sharon Church
To:	engage@sdcspecificplan.com
Cc:	Alice Horowitz; Hoxie Lisa; nickbrown12800@gmail.com
Subject:	SDC Specific Plan Comments - Oppose All 3 "Alternatives"
Date:	Wednesday, November 17, 2021 8:09:26 AM

EXTERNAL

--[if !supportLists]-->• <!--[endif]-->In the 1870s, Colonel Armstrong set aside an area for a natural park. In 1917 Sonoma County purchased the property for $80,000. The State of California opened Armstrong Redwoods State Park in 1936. **THANK GOODNESS**.

--[if !supportLists]-->• <!--[endif]-->Local activism in the 1960s stopped the Bodega Bay Nuclear Power Plant from being built two miles west of the San Andreas Fault. **THANK GOODNESS**.

--[if !supportLists]-->• <!--[endif]--> In the 1990s, a North Bay International Airport was proposed to be built on Highway 37. Supervisor Mike Kerns believed the bayside area was best suited for restoration of wetlands habitat. No airport was built and wetlands are being restored. **THANK GOODNESS**.

--[if !supportLists]-->• <!--[endif]-->In the early 2000's, Graton Rancheria proposed a casino on an ecological jewel at the gateway to the Sonoma Valley. Local residents rallied with the "Cows Not Casinos" campaign. Residents and land use organizations prevailed and saved the land. **THANK GOODNESS.**

--[if !supportLists]-->• <!--[endif]-->In 2021, Sonoma County residents, land use, and ecology organizations rejected three proposed SDC redevelopment alternatives and created a community-driven fourth alternative to protect the wildlife corridor, character and safety of the Sonoma Valley, ecological health of the North Bay, while providing affordable housing in scale to the surrounding environment. This alternative became a model for visionary planning in the era of climate change. **THANK GOODNESS**.

haron Church

15241 Marty Drive
Glen Ellen, CA 95442

From: David Eichar
To: engage@sdcspecificplan.com
Subject: SDC specific plan, economic feasibility study
Date: Thursday, November 11, 2021 6:20:32 PM

EXTERNAL

Hi,
I could not find any economic feasibility study. Has one been performed. If so, please provide the document.

Thanks,
David Eichar
Boyes Hot Springs

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From: SANDY STRASSBERG
To: engage@sdcspecificplan.com
Subject: SDC
Date: Tuesday, November 16, 2021 4:57:50 PM

EXTERNAL

To the County Planning Team,

We know the impact of all three of the plans will change this little piece of heaven for the worse. This valley, and Glen Ellen, is a gem. It does't deserve to be an easy mark for mandated housing. We need to preserve these spaces and put high density housing near cities and large roads.

It is so wrong and out of place.

Thank you,

Sandy Strassberg
41 year resident of Glen Ellen

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From: Bonnie and Phil
To: engage@sdcspecificplan.com
Subject: SDC
Date: Thursday, November 11, 2021 2:57:25 PM

EXTERNAL

I am a hike leader at Jack London S.P. I want the grounds around Camp Via to remain open for hiking. The SDC buildings are fine for housing people in need, including the homeless. This is sent from my wife's email. Mine is oct696@att.net. Phil Weil

Sent from Mail for Windows

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From: Deanna Bowers
To: engage@sdcspecificplan.com
Subject: SDC
Date: Saturday, November 13, 2021 10:46:51 AM

EXTERNAL

I have been on since the beginning at 10:00 a.m., but never received invitation to join a small group.

Deanna Bowers
bowersincameoon@yahoo.com

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From: Hugh Helm
To: engage@sdcspecificplan.com
Subject: SDC
Date: Friday, November 12, 2021 1:08:37 PM

EXTERNAL

Hi Brian: What is the deadline for current comment period? Thanks, Hugh

Hugh Helm
6458 Stone Bridge Rd.
Santa Rosa, CA 95409
707-573-8700

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From: Hugh Helm
To: engage@sdcspecificplan.com
Subject: SDV Workshop Questions
Date: Saturday, November 13, 2021 9:42:38 AM

EXTERNAL

1. Why isn't there greater emphasis on the wildlife corridor? This is a critical route for wildlife and we must protect it
2. What consideration has been given to the traffic impacts created by the various alternatives?
3. What consideration has been given to the water that each of these alternatives will require? Where will this water come from, given our drought conditions?

Hugh Helm
6458 Stone Bridge Rd.
Santa Rosa, CA 95409
707-573-8700

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TO: Sonoma Valley Citizens Advisory Commission
North Sonoma Valley Municipal Advisory Council
Springs Municipal Advisory Council

FM: John McCaull, Land Acquisition Director, Sonoma Land Trust

DT: November 18, 2021

RE: Special Meeting: Sonoma Developmental Center Draft Alternatives

Dear Advisory Commission and Council Members:

The Sonoma Land Trust (SLT) appreciates the opportunity to provide public comment at your November 17, 2021 Special Meeting on the recently released draft alternatives for the Sonoma Developmental Center (SDC) Specific Plan. Thank you for holding this important meeting and considering our recommendations and perspective.

In order to develop an alternative that is acceptable to the community and that meets state and county legal requirements, we need to fundamentally change the assumptions and conclusions of how we derive an acceptable level of development on the SDC campus. This memo details why the proposed alternatives are legally deficient, and a set of suggestions for how to develop a new approach that will hopefully yield a better result for SDC, and for the communities of the Sonoma Valley.

1. The future uses of the Sonoma Developmental Center are governed by a state law passed in 2019. Unlike the sale or disposition of other state properties deemed "surplus", SDC has a unique set of statutory mandates and legislative intent statements that the Specific Plan—and the planning process—must more clearly acknowledge and follow.[1]

2. Because the SDC property is owned by the State of California, there is also a public trust obligation to conserve and protect the property—and especially the Sonoma Valley Wildlife Corridor—as an "ecological unit" above and beyond the specific direction provided by the 2019 legislation. Under the public trust doctrine, navigable waters, tidelands and wildlife resources of the state are held in trust for all of the people, and the state acts as the trustee to protect these resources for present and future generations.[2] This is acknowledged in Guiding Principle #4 in the January 2021 Vision and Guiding Principles for SDC: "*Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources*

[1] See California Government Code Section 14670.10.5
[2] National Audubon Society v. Superior Court (1983) 33 Cal.3d 419; Center for Biological Diversity v. FPL Group (2008) 166 Cal.App.4th 1349

and fit the character and values of the site and surrounding area, as well as benefit local communities and residents."

3. The goal of Guiding Principle #3 (from the January 2021 Vision and Guiding Principles) is to "*protect natural resources, foster environmental stewardship, and maintain and enhance the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site*." The November 2021 SDC Alternatives Report makes various assertions about protection of SDC's natural environment and the wildlife corridor, but there are no studies, data or analysis of the property's environmental constraints and values, nor any information about how the County reached their conclusions that the alternatives actually support this Guiding Principle.

4. The alternatives do not meet the contractual standard established in the County's 2019 "Request for Proposals for Consultant Services to Prepare Specific Plan & Program EIR for the Sonoma Developmental Center Site." This document sets out the goals for the preparation of Specific Plan **"***to represent the community's vision and facilitate the site's redevelopment. The development articulated through the Specific Plan must be compatible in scale with the surrounding community, and consistent with State, County, and community goals***."** Both the November 13th workshop and the public meeting on November 17th demonstrated overwhelming opposition to the proposed alternatives, and no consideration of how the scale of proposed development is compatible with the surrounding community.

5. There is an implication in the presentations by the County that the historic use of the SDC property at its peak in the 1960s-70's is somehow relevant to today. It is not. The uses of the site 40-50 years ago have no bearing on the current conditions or "baseline" of the Sonoma Valley. What matters for the future is the current condition of the property and the surrounding environment, and it is disingenuous to try to justify urban levels of development based on historic uses of the SDC campus that are fundamentally different than what is being proposed in the alternatives.

6. In terms of Alternative C, there is a need to specifically identify the anchor tenant for the proposed "innovation hub" if this is going to be portrayed as economically feasible. The alternatives report explains: "*Market demand estimates were prepared for market rate housing, hospitality, commercial, and industrial uses. The potential to attract a large anchor institution is not reflected in baseline demand estimates, as institutional uses are not "market" driven*." It appears the analysis assumed the feasibility of Alternative C without knowing whether and when the County will be able would attract an anchor tenant.

7. The draft alternatives produced by Permit Sonoma assume that the State of California must and will pass the entire $100+ million infrastructure demolition and clean-up costs for the SDC property to an eventual buyer. Citing this cost and liability in their FAQ, the County states that without their housing and hotel numbers "*the project will no longer be financially feasible*." This assumption of no additional responsibility, investment or support from the state is driving redevelopment proposals that have no relation to the actual environmental and site constraints and the ecological value of the property.

8. The community has called for a "4th alternative" that rejects the underlying economic assertion that high density development is the only way to make SDC "financially feasible." The suggestion has also been made that it's up to the local community to design and submit a new

alternative for the Dyett & Bhatia team to bring to the Board of Supervisors. SLT does not support a process to develop a "4th alternative" that perpetuates a land use planning approach that ignores the state's comprehensive programs to protect clean air, clean water and wildlife habitat and adapt to climate change on land that they own and control.

9. Instead of trying to solve the $100 million infrastructure cost problem by trying to squeeze as many houses, hotel rooms and commercial uses as we can onto the SDC property, Sonoma Land Trust proposes a different approach based on developing a set of performance standards that will assure that the Specific Plan meets the state's public health, climate, clean energy, wildlife conservation and natural resource protection goals while also reaching the affordable housing targets established in the 2019 statute.

10. SLT recommends that the Board of Supervisors direct Permit Sonoma to develop a new alternative for SDC that will determine the appropriate number, location and density of future housing and other development based on **performance standards** that are designed to support the 2019 governing legislation and the following state environmental mandates and goals that must be applied to the future uses of the site:

    - The AB 32 Climate Change Scoping Plan to reduce greenhouse gas (GHG) emissions by 40% below 1990 levels by 2030 and to achieve carbon neutrality by mid-century
    - In the transportation and land use planning sectors, the goal of expanding sustainable communities and improving transportation choices that result in curbing the growth in vehicle miles traveled (VMT) by 25% by 2030.
    - The October 2021 Climate Adaptation Strategy goals to "*strengthen protection for climate vulnerable communities and reduce urgent public health and safety risks posed by climate change*"
    - California's water conservation and energy conservation/efficiency mandates for new communities and construction
    - The "30x30" Initiative to conserve 30 percent of California's lands and coastal waters by 2030 including sensitive habitat areas such as the Sonoma Valley Wildlife Corridor
    - The 2015 State Wildlife Action Plan that prescribes actions to conserve wildlife and vital habitat before they become more rare and more costly to protect
    - The 2016 NOAA Fisheries Coastal Multispecies Plan conservation and management measures for steelhead populations in Sonoma Creek on the SDC property

11. For Sonoma Land Trust, our top priority is ensuring that the Specific Plan furthers Guiding Principle #3. Therefore, the alternative chosen as the preferred project for purposes of the Specific Plan and EIR must include and meet the following specific performance standards:

    - Provide specific setbacks from all creeks designed to protect water quality and quantity, instream and riparian habitat and wildlife connectivity
    - Provide a sufficient buffer that reduces the current footprint of the north side of the SDC campus adjacent to Sonoma Creek to allow wildlife to safely travel through the Sonoma Valley Wildlife Corridor (Corridor)
    - Provide a sufficient buffer between SDC building/improvements on the south side of campus to allow wildlife to safely travel through this portion of the Corridor to the open space areas to the east of the campus

- Ensure human activities and improvements at SDC do not impair wildlife's use of the Corridor
- Ensure roads and traffic do not create a danger to wildlife
- Ensure new development does not create new sources of light, glare or noise that would impair wildlife's use of the Corridor
- Ensure new development does not increase the risk of wildfires that would harm the natural and built environments
- Ensure runoff from new impermeable development does not result in erosion or contamination of creeks and riparian areas.

Developing these performance standards will require additional study and resources, and SLT is prepared to assist in that effort related to what the Sonoma Valley Wildlife Corridor and natural environment need to continue to function as a regional habitat linkage for the entire North Bay. We have been studying the Corridor since 2012, and we have several experts under contract (Pathways for Wildlife and Prunuske Chatham Inc.) to help us work with the state, the county and the Dyett & Bhatia consultant team to develop the performance standards mentioned above. We hope that other organizations with issue area expertise (ex. GHG and VMT reductions) can also echo this approach and suggest performance standards to achieve other statewide goals mentioned in Paragraph 10.

Thank you for considering our comments and for holding this important hearing. We will be sharing this analysis and recommendations with the Board of Supervisors with the hope that we can secure a commitment to building actual community support before this matter goes to the Board for consideration.

Sincerely,

John McCaull

Land Acquisition Director

C.C. Sonoma County Board of Supervisors
Tennis Wick, Permit Sonoma

From: Charles Danner
To: engage@sdcspecificplan.com
Subject: Sonoma Developmental Center
Date: Saturday, November 13, 2021 8:19:15 PM

EXTERNAL

Sonoma Developmental Center Planning Team

I know that there are some people who want to retain the character of the area and keep a lot of the historic buildings. Since we just had the Climate Change Conference in Scotland and we are trying to net zero emissions, I think it would be a lot less expensive to build new environmentally friendly buildings than try to redo the old ones.

Charles Danner

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From:	Charles Danner
To:	engage@sdcspecificplan.com
Subject:	Sonoma Developmental Center Coments
Date:	Saturday, November 13, 2021 8:08:06 PM

EXTERNAL

Sonoma Developmental Center Planning Team,

From my group and many of the other groups, I heard three consistent themes. People wanted to expand the wildlife corridor. They wanted the number of housing units built to be cut in half and 50% to 100% of those housing units that were built to be affordable housing.

Multi-family housing is more affordable, and it has a smaller footprint. If you could cut the number of units in half and with the smaller footprint of multi-family housing, there would be a lot more space to expand the wildlife corridor.

Plan C has a net value after land development costs of $24,007,000. Hopefully the $24 million would give enough wiggle room to reduce the number of housing units and still have a positive net value after land development.

I think a lot more people would be on board with a plan that expands the wildlife corridor, reduces the number of housing units, and increases the percentage of affordable housing. Plan C is the only plan that has a net value after land development costs large enough to give you the wiggle room to hopefully accomplish this.

Charles Danner

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From: John McCaull
To: engage@sdcspecificplan.com
Subject: Sonoma Land Trust Comments on SDC Alternatives Report
Date: Thursday, November 18, 2021 7:58:03 PM
Attachments: SLT Comments on SDC Draft Alternatives 11-17-21.pdf

---

EXTERNAL

To Whom It May Concern:

Please find attached comments from the Sonoma Land Trust on the November 2021 SDC Alternatives Report prepared by Dyett & Bhatia.

Thanks

John

John McCaull | *Land Acquisition Director*
Sonoma Land Trust
822 Fifth Street, Santa Rosa, CA 95404
(707) 526-6930 ext. 151
(707) 974-0128 (cell)
www.sonomalandtrust.org
Preferred Pronouns | He/Him/His

Be A Force for Nature! Learn more

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From: Homer Boushey
To: engage@sdcspecificplan.com
Subject: Support for Climate Response Center at SDC
Date: Friday, November 12, 2021 7:05:17 AM

EXTERNAL

The Sonoma Ecology Center has it right. The SDC is an ideal setting for a Climate Response Center. Such a center would address the greatest challenge humanity now faces, would draw on the enormous scientific resources of UC Berkeley, UCSF, Stanford, and the multiple Biotech and HiTech institutions that have made the Bay Area a world center of creativity, attracting highly educated people and stimulating growth of clean industries developed to reverse the causes and mitigate the effects of climate change. The beauty of the SDC's setting in the heart of Sonoma Valley makes it a perfect site for a Center devoted to the protection of the natural and developed worlds. The re-purposing of the SDC is an extraordinary opportunity. It must be seized not just to provide more housing, but to define and fulfill a mission, and there is no mission more important than addressing the challenges of climate change.

Homer Boushey, MD
177 Warm Springs Rd, P.O. Box 1001
Kenwood, CA 95452

Sent from my iPad

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From: Josette Brose-Eichar
To: SDC Specific Plan
Subject: Survey etc.
Date: Saturday, November 13, 2021 1:31:12 PM

EXTERNAL

Today's meeting was a great improvement over previous efforts. The break outgroups were actually allowed to speak and give meaningful input. Now we can only hope that that input is listened to and followed to create better alternatives for us to choose from. I hope that input from all the breakout groups is recorded and made available to the public. This is what transparency is about. So far we have been blindsided. It is as if the planners went off and did what they wanted and hoped by putting some nice sounding verbiage around it, we would not read the details.

Now for the survey, you need to pull it now. Up front in the meeting it was stated that it had been modified. My husband just brought it up and we could not see any modifications. I have already taken it, and simply did not check any of the boxes and just filled in the comments section and the profile. If this survey is used I plan to post it and my objections to it on Facebook groups, the IT and in my column in the Sun.

Thank you,

Josette Brose-Eichar
Boyes Hot Springs

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From: SDC Specific Plan
To: Irving Huerta
Subject: Take the SDC Alternatives Survey Now!
Date: Saturday, November 20, 2021 10:00:38 AM

EXTERNAL

View this email in your browser

Leer en español

Survey Open Until November 23rd!

Greetings from the SDC Project Team!

Since releasing the *SDC Alternatives Report* on November 1st, Permit Sonoma has gathered feedback at several community meetings. Thanks to all who have participated!

Take the Survey!
Permit Sonoma is still gathering feedback on the alternatives!
Take the Alternatives Survey until **November 23rd** to share your thoughts and to help the project team begin developing a preferred alternative.

Learn More!
Visit the project website to view a recording of the November 13th community meeting, and read the Alternatives FAQs developed in response to common

questions from the community. A recording of the November 17th Joint SMAC, NSVMAC, SVCAC Meeting is also available in English and Spanish.

View Project Website

Sincerely,

The SDC Team
engage@sdcspecificplan.com
www.PermitSonoma.org
County of Sonoma

Permit Sonoma logo

¡La encuesta estará abierta hasta el 23 de noviembre!

¡Saludos del equipo de planificación del proyecto SDC!

Desde la publicación del *informe de las Alternativas para SDC* en el 1 de noviembre, Permit Sonoma ha recibido comentarios a varias reuniones públicas. ¡Gracias a todo quien participaron!

¡Tome la encuesta!
¡Permit Sonoma está todavía recopilando opiniones sobre las alternativas!

Tome la encuesta de las alternativas hasta el 23 de noviembre para compartir sus opiniones y ayudar el equipo del proyecto comenzar a desarrollar una alternativa preferida.

¡Aprende más!
Visite el sitio web del proyecto para mirar una grabación del taller comunitario que pasó el 13 de noviembre, y leer las preguntas frecuentes que fueron desarrollados para responder a cuestiones de la comunidad comunes. Una grabación de la reunión de SMAC, NSVMAC, SVCAC está disponible en English y Spanish también.

Ver sitio web del proyecto

Gracias,

El equipo de la SDC
engage@sdcspecificplan.com
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Public Comments Received prior to 11.17 meeting

From:	David Storer
To:	Arielle Kubu-Jones
Cc:	Kelso Barnett; Garrett Toy; C. ferguson
Subject:	1.17.21 Special Meeting of the SVCAC/NSVMAC/SMAC: SDC Alternatives Report (Nov, 2021)
Date:	Tuesday, November 16, 2021 11:36:19 AM
Attachments:	SDC 10 comments.docx

EXTERNAL

Hi there Arielle:

Thanks for the information regarding the above meeting. Unfortunately, the meeting is scheduled during the time that our City Council will be meeting.

The City of Sonoma appreciates the opportunity to respond to the "Alternatives Report" and has the following brief comments for consideration:

1) Traffic/VMT and circulation/LOS and trip distribution.

a. All three alternatives will result in VMT greater than the Regional metric of 12.8% - and improvements or programs are unlikely to mitigate impacts within the City to required levels.
b. Prior analysis has included 6 segments for LOS impacts, none of which are along Hwy. 12 within the City (except for a small segment at Verano). The City requests analysis of the following segments before any selection of an alternative for the Specific Plan:
i) Hwy. 12 Verano to Broadway; ii) Arnold from Madrone to Verano; iii) Hwy 12 from Madrone to Boyes; and iv) Verano from Arnold to Hwy 12; and v) Broadway from Napa Street to Napa Road.
c. Traffic segment No. 2 (Boyes to Verano on Hwy. 12) has a County standard of LOS "F"; it currently operates at LOS E; all three Alternatives worsen the current LOS from E to LOS F. The impacts especially within the City (referenced above) need to be analyzed as segment No. 2 is the closest to the City.

2) Water Supply

a. The City and Valley of the Moon Water District (VOMWD) rely on aqueduct water supply, supplemented to a small degree by local wells. The SDC surface water supply was considered a potential back-up water supply in Sonoma Valley that could be available to City and VOMWD water customers in an emergency (when aqueduct water may not be available for an extended period of time). The SDC Alternatives Report says very little about water supply because it would be the same for all three alternatives. The report implies that redevelopment of SDC would include upgrades to the water treatment plant and water transmission lines as needed, without including costs for upgrades. An expanded analysis would be helpful to the City in reviewing the alternatives and also the final project description for the Specific Plan that moves forward and its related/corresponding CEQA review.

Attached I have provided some technical comments/edits to assist in the review of the alternatives.

Again, thanks for forwarding…

If you or staff have any questions, please let me know.

regards,

David

David A. Storer, AICP
Director, Planning and Community Services Department

City of Sonoma
1 The Plaza
Sonoma, CA 95476

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Sonoma Development Center Specific Plan Alternatives Report, November 2021 (Nov 7th)

1. "Affordable Housing" provided "goes beyond "County" requirements - **20%; but not for MF.**
2. P.55 – Housing. "Beyond the County requirement. BUT only if include those "Additional Affordables" – 100; 130; 120 units (A, B and C, respectively) What are these and how restricted?
3. Typo on p.55 Table 4-1.2 not Table 3-1. There is no Table 3-1.
4. Numbers in Table 4.1-1: Alternatives overall comparison. Numbers in table do not match: see p.34 for Alt B – jobs total 1240 not 590; jobs for Alt. C are 1070; not 1080 or 950 0 see p.55.
5. Page 67: Three Alts. Provide additional on-street and off-street parking to meet demand but not where.
6. Table 5.1-1: Summary of alternatives development programs: Typo "120w" in Alt C "Bonus Affordable MF – sites but not funded by project.
7. Numbers in this Table for Non-Residential do not match Commercial Alt C. see p45; Alt B hotel, see page 34; p. 34; Alt. C office see p. 455; Alt. A – public see p.23; p.72 – table shows 255,00 R&D and paragraph below states 198,000 sqft
8. Totals of SF need to be consistent throughout; 303,800 (p.23) vs. 325,205 for Alt A; 313,400 (p. 34) vs. 341,721 (p. 45) for Alt B; and 545,000 vs 576,506 for Alt C.
9. Table 3.3-2 (p. 45) should be labelled Alternative "C" not "A".
10. Table 5.1-1 numbers should match numbers in Appendix A - Table A-1, Table B-1 and Table C-1.

From: David Eichar
To: Arielle Kubu-Jones; Karina Garcia; Hannah Whitman
Subject: SVCAC and MAC meeting, Nov 17, SDC Alternatives Report
Date: Tuesday, November 16, 2021 4:41:41 PM

EXTERNAL

Commissioners and MAC council members;
Below are my comments about the SDC alternatives.

Alternatives Survey

First, the SDC alternatives survey is flawed. The way the survey is written may introduce bias. Thus, the county may get the answer it wants, rather than the true desires of the public.

The survey for multiple choice questions MUST include the option to choose "none of the above" or "other", otherwise it will result in bias. The survey uses Survey Monkey. Whoever put together the survey obviously did not even read Survey Monkey recommendations on how a survey should be designed.

Regarding multiple choice questions, from Survey Monkey's web site: "For example, adding an 'other' answer option or comment field can solve a common drawback of using a multiple choice question. When you give your respondents a fixed list of answer options, you're forcing them to select only from the options you've provided, which can bias your results."

Despite repeated attempts and e-mails to the county, including Susan Gorin, to get the survey corrected, the web site has not been updated.

During the Nov 13 zoom meeting, they had a survey question about which of the alternatives was preferred by the attendees. The results were (note, the total adds up to greater than 100% because participants could choose more than one answer)
Alternative A: 9%
Alternative B: 6%
Alternative C: 21%
Other: 71%

Reuse of Existing Buildings

Priority should be given to rehabilitating and reusing existing structures. In most cases, the environmental impact is lesser than demolition and new construction.

Open Space

Restoring wetland is good.

SDC core landscape is now mostly open, almost no fencing. I am worried about fencing will block wildlife which may now be traveling through the SDC core. Please give extra weight to the Sonoma Land Trust and Sonoma Ecology Center's comments. They know much more about open space and preservation of wildlife than almost all of the rest of us. The maximum amount of land should be given to the wildlife corridor. No lighting should illuminate the wildlife corridor. The wildlife corridor is the most important issue for me.

Housing

The plan needs a higher percentage of deed restricted affordable housing, plus affordable by design housing, such as apartments and condos. Sonoma Valley needs more multi-family housing, not single family homes being sold as 2nd homes. Communal housing component would also be welcome, as well as housing for the developmentally and physically disabled.

Housing should be more clustered, with a smaller footprint. Fewer single family homes.

I also believe, all alternatives have way too much housing. I worry about evacuations during wildfires. Much of the adjacent regional park was burned in a wildfire. In 2017, we evacuated after 2 days, as the fire was not close the first couple of days, but we were in an advisory evacuation area. We left about 6 pm and were stuck in stop and go traffic on Arnold Drive from Verano to Watmaugh. This part of our drive took us more than an hour.

Commercial Uses

Commercial uses should be restricted to small local serving businesses. Such as hair salons, small grocery store, medical offices, pet food and supplies. Absolutely, no big box stores.

Hotel and Event Center

CEQA EIRs (Environmental Impact Reports) often 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). By including a hotel in the project, an EIR that does not take into account the total impact of tourists trips, door to door, may jeopardize the whole process if the EIR is challenged in court.

"In a case contested by River Watch, the court found that Sonoma County's Climate Action Plan violated CEQA due to insufficient information, failed to include effective enforceable standards for the Green House Gas (GHG) emissions, and failed to develop and fully analyze alternatives."
https://criverwatch.org/2017/07/27/sonoma-countys-climate-action-plan-found-deficient-by-court/

NO HOTEL!!! I participated in the November 13th Zoom meeting. There was a vast majority consensus that a hotel is not wanted.

Agriculture

Another option which should be considered is to have some agricultural land, just outside the wildlife corridor, near Sonoma Creek. This could be for small organic farming as well as a community garden. This serves multiple purposes:

1. Provide an additional buffer between the wildlife corridor and residences. This additional buffer will reduce the amount of light emitted from the residences onto the wildlife corridor, which could interrupt the movement wildlife.
2. Provide an additional buffer between the creek and residences against flooding.
3. Reduce the devastation that could be caused by a break in the dam at Suttonfield Lake.

Regards,

David Eichar

Boyes Hot Springs

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Public Comments received during/after 11.17 meeting

From: Bean Anderson
To: Arielle Kubu-Jones
Subject: Comments for Nov 17th MAC meeting
Date: Wednesday, November 17, 2021 10:37:11 PM

EXTERNAL

Hi Arielle,

Here are my specific comments and questions

Wildlife:
There is a critical wild life corridor that connects large parts of the Sonoma and Marin coast all the way to the Blue Ridge mountains to the east of Lake Berryessa. It has a very narrow pinch point at SDC. All three proposals assume that the current main campus is not part of the corridor, when, it fact, it is an important part of the corridor. All three proposals will effectively wall off the main campus and cut the wildlife corridor in half.

I'm in favor of a fourth alternative that addresses this issue.

My question is: what organizations and experts did you consult with about how to preserve the wildlife corridor.

Fire:
The main campus of the SDC lies in the very high fire danger zone. It has been the policy of Sonoma County to avoid putting new housing in high risk WUI areas. A large percentage of homes in Glen Ellen were destroyed in the 2017 wildfire and large parts of the eastern part of SDC were destroyed. New housing should not be put here.

I'm in favor of a fourth alternative that addresses this issue.

My question is: what fire organizations did you consult with and what data did you use?

Fire Evacuation:
The 2017 wild fire and the more recent glass fire, moved very rapidly down the Sonoma Valley, sometimes moving faster than fire fighters could move. At the time, it took many hours to evacuate. Adding approximately 4000 residents and hundreds more workers and hotel residents will cause grid lock during the next evacuation as thousands try to flee for their lives down a single southbound lane on Arnold drive, and it will only get worse as more thousands of people merge onto Arnold from areas south of SDC.

I'm in favor of a fourth alternative that does not worsen the problem of fire evacuation.

My question is: With respect to evacuation, what fire organizations did you consult with and what data did you use?

Housing and Jobs:
We all agree that Sonoma needs more housing and more jobs. The issues are:
(1) new housing should be in the form of urban infill where there already are services, utilities, transportation, etc. It should not be in rural areas without fire, police, medical, transportation, etc.
(2) new housing should not be in a rural fire risk area.
(3) new housing should not be carved out of open space. It is a loss that hurts everyone and hurts the economy and can never be gotten back.
(4) The new jobs that will be created in the three plans will not pay enough for those workers to live in the

new housing.

We can do much better. I'm in favor of a fourth alternative that does a much better job of preserving open space, respecting the wishes and needs of the community, and facilitating a small amount of housing that is truly affordable.

Thanks,
Bean

bean_anderson@yahoo.com
415-317-3409

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From: Sharon Church
To: Arielle Kubu-Jones; Susan Gorin
Subject: SDC Alternatives - Comments
Date: Wednesday, November 17, 2021 11:10:21 PM

EXTERNAL

Below are my comments from tonight's meeting.

<!--[if !supportLists]-->• <!--[endif]-->In the 1870s, Colonel Armstrong set aside an area for a natural park. In 1917 Sonoma County purchased the property for $80,000. The State of California opened Armstrong Redwoods State Park in 1936. **THANK GOODNESS**.

<!--[if !supportLists]-->• <!--[endif]-->Local activism in the 1960s stopped the Bodega Bay Nuclear Power Plant from being built two miles west of the San Andreas Fault. **THANK GOODNESS**.

<!--[if !supportLists]-->• <!--[endif]--> In the 1990s, a North Bay International Airport was proposed to be built on Highway 37. Supervisor Mike Kerns believed the bayside area was best suited for restoration of wetlands habitat. No airport was built and the wetlands are being restored. **THANK GOODNESS**.

<!--[if !supportLists]-->• <!--[endif]-->In the early 2000's, Graton Rancheria proposed a casino on an ecological jewel at the gateway to the Sonoma Valley. Local residents rallied with the "Cows Not Casinos" campaign. Residents and land use organizations prevailed and saved the land. **THANK GOODNESS.**

- <!--[endif]-->In 2021, Sonoma County residents, land use and ecology organizations rejected three proposed SDC redevelopment alternatives and created a community-driven fourth alternative to protect the wildlife corridor, character and safety of the Sonoma Valley, and ecological health of the North Bay. This alternative became a model for visionary planning in the era of climate change. **THANK GOODNESS**.

Sharon Church
15241 Marty Drive
Glen Ellen, CA

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From: Maite Iturri
To: Karina Garcia; Arielle Kubu-Jones
Subject: Fwd: Options for SDC land use
Date: Wednesday, November 17, 2021 10:04:24 PM

EXTERNAL

---------- Forwarded message ---------
From: **Craig Madison** <54cmadison@gmail.com>
Date: Wed, Nov 17, 2021 at 12:21 PM
Subject: Options for SDC land use
To: basqueinsonoma@gmail.com <basqueinsonoma@gmail.com>

Hi Maité,
Is it too late for additional folks to be included in future zoom discussions about the SDC land use options. I understand I may not be able to participate because I'm no longer a citizen of California, but I would like to and Jennifer would too.

General Ideas:
County should show some projections on money they will make via property taxes, home sales or leases, and commercial space leases, as ways to offset development costs with out doing a hotel there... which would be a big mistake.

There is no current rule or zoning that new development density must match the density of the surrounding residential areas. The beauty is that the county is open to mixed and alternative zonings. To get at least 50% affordable housing units (and the definition of "affordable" must be changed to allow the working poor, like Jennifer, to qualify as potential buyers. If not this change, then another that sets 2 ranges of affordable housing for the very poor and those like Jennifer whose income isn't enough for food and rent, but which excludes her from consideration for low cost housing), there must be a general understanding that this housing must be denser than single family residential units. The claim that all densities for our valley housing should be one house per quarter acre is not based on logic. The apartments built in Aqua Caliente several years ago could never have been built had this attitude ruled the day. It's simply not fair to insist that higher density housing not be built in our area... because it stems from a NIMBYist mindset that appears to value the guarding of property values above providing housing to financially struggling working families. Anyone who chooses to buy a home with in the SDC redevelopment area knows they will be living in nan area of diverse incomes and density. It's not a surprise to anyone that change in business as usual is essential to create enough housing for those of us who live and work here who are not wealthy. It's only fair. (Side note: the residential quarters with in the existing SDC when it was in use was very high... so a matching to the existing zoning of SDC itself would point to high density residential)
Additionally, a small urban center isn't the solution. If a small village center is constructed within SDC, it should be no bigger than the town center of Glen Ellen. Perhaps a small plaza is constructed, around which the leased "innovative businesses" are set among a few restaurants, and a couple small grocery stores similar to Glen Ellen Village market. This creates a definite center so there is a "there there." It also keeps the denser commercial leased

spaces in one area to preserve the greenbelt area for animal intra-mountain migration. The development of pathways should be viewed as we do the overlook trial. We accept that handicapped users will not be able to access every trail... but we accommodate for this by providing level, paved trails, throughout the new development where this is financially feasible.

The preservation of any of the existing structures at SDC is not financially feasible and should not be a consideration. The structures out there are old and not to code. They have not been adequately seismically retrofitted, and doing so would bust any budget to the point of killing the project. (Side note: what is known about how well the existing sewer, water, storm drain, and electrical plant features of the SDC facilities might be reused? Is the original water supply plumbing free of lead. And is any of the old sewage plumbing to code?) From experience, these structures are a liability and should be bull-dozed to make room for a clean new design that can harken back to former times if this is really necessary.

Anyway... I agree that 75%-100% of the housing out there should be for working families. Public lands dedicated to the common public good should not be turned into McMansion neighborhoods. The wealthy can buy and develop land elsewhere. They have plenty of choices... but working families are being driven out of this valley. Our schools are losing enrollment because of this town's decisions to cater to the rich. Families with children can't afford to live here. To remain a viable, functioning, diverse city... we all need to be flexible and accept imaginative change that benefits all of us ...and doesn't exclude the working poor.

Big love,
Craig

--

maite

"when the power of love overcomes the love of power the world will know peace"

mahatma gandhi

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From: Maite Iturri
To: Arielle Kubu-Jones; Karina Garcia
Subject: Fwd: SDC Meeting
Date: Thursday, November 18, 2021 9:49:11 AM

EXTERNAL

More public comment. see below.

---------- Forwarded message ---------
From: **Craig Madison** <54cmadison@gmail.com>
Date: Thu, Nov 18, 2021 at 9:09 AM
Subject: SDC Meeting
To: Maite Iturri <basqueinsonoma@gmail.com>

Hi Maité,

Super interesting to hear the intricacies of whole process. It's obvious that a lot of very smart people have been giving this a lot of thought for a long time. I came away with an enormous appreciation for the work that's gone into these tough decisions.

Jennifer an I came away with the realization that the state is offering Sonoma Valley a unique chance to be involved in the process, given that they could just sell the land to a developer without input if they wished. This option would yield a far worse result by far.

So we well understood the need for a financially self-supporting alternative, that (according to the experts) must include a 100 room boutique hotel to generate income. 71% of the public surveys don't like the hotel... even though it's apparently the only way to raise necessary funds. We were both left wondering what the other income streams are. This was not explained and I hope I'll find it in the FAQ on the SDC Specific Plan website. If you know, I'd appreciate it if you could share. I'm guessing there would be additional money coming from commercial leases, property taxes, and the sale or lease of housing. Is this true? But even with these other "money-spinners," it was made abundantly clear that no alternative financially pencils out without the hotel.

We came away seeing that the public and representative stakeholder groups felt unheard, and that their concerns were not met ...primarily with regarding:

the inclusion of the ritzy tourism-based hotel
the amount of affordable housing either being too much or not enough
the amount of workforce affordable housing
the inability to designate affordable housing for people who work in Sonoma Valley
the adverse impacts of the additional housing on our valley traffic and infrastructure

We were left with the feeling that, if the valley stakeholder groups could not reach consensus on an alternative within a set deadline, the state would proceed on its own to sell the SDC property to a developer, who would probably try to recreate a silicon valley industry campus with surrounding, low density, ritzy housing.

Jennifer and I were left wondering what form an acceptable Alternative D would be that addresses the above concerns... and leaves the valley community feeling heard?

Thank you for all your wonderful work... and for the chance to sit in on the discussion and become more educated on the complexities.

Love and aloha,
Craig

--

maite

"when the power of love overcomes the love of power the world will know peace"

mahatma gandhi

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SDC Land Redevelopment Comments and Questions

1. Given the cost infeasibility of historic restoration, the deteriorated state of the existing SDC structures, and the high cost of remodeling obsolete structures (at the end of their useful life spans) into new residential or commercial use… can a new alternative plan D please be considered, which removes the historic building renovation budget? Can calculations be run to verify if the elimination of these projected building renovation costs may allow for omitting the boutique hotel "money-spinner" idea from this new alternative plan D?
2. Where is the location of the proposed new roadway from SDC to Highway 12? How will this new road mitigate traffic on Madrone Road and on Arnold Drive from SDC to Glen Ellen Village?
3. To what extent and costs must the water pipes serving the existing SDC water plant be brought up to current safety codes?
4. Will the added sewage produced by an SDC alternative redevelopment plan be treated on site using a renovated version of the existing SDC sewage treatment plant… or will additional sewage be diverted to existing sewage plant(s) that serve the Sonoma Valley? Can the existing valley sewage plant handle the additional sewage generated by an alternative SDC development plan? What costs would be associated with expanding the existing capacity of this valley sewage plant, and would there be an appreciable cost hike passed through to home and business owners for the expansion of the existing sewage plant?
5. What are the projected costs of renovating the sewage system pipes and/or the existing sewage plant at SDC to accommodate the alternative development?
6. Can an increase in leasable commercial space within an alternative development plan D be enough of a money generator (in combination with eliminating the historic building restoration costs) to offset the need for a hotel …or is the hotel an absolute necessity for any alternative plan to remain financially sustainable?

Thank you for your consideration,

Craig Madison
54cmadison@gmail.com

From:	Maite Iturri
To:	Karina Garcia; Arielle Kubu-Jones
Subject:	Fwd: A few more comments and questions on SDC Alternatives
Date:	Thursday, November 18, 2021 2:48:26 PM
Attachments:	SDC-Comments&Questions.docx

EXTERNAL

A bit more...

---------- Forwarded message ---------
From: **Craig Madison** <54cmadison@gmail.com>
Date: Thu, Nov 18, 2021 at 2:01 PM
Subject: A few more comments and questions on SDC Alternatives
To: Maite Iturri <basqueinsonoma@gmail.com>

Hey Maité,
Here are a few more questions. I can send them in via the SDC Specific Plan Site, if that's better for you.

Wishing your day to be a sweet one,

Craig

--

maite

"when the power of love overcomes the love of power the world will know peace"

mahatma gandhi

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From: Greg Guerrazzi
To: Arielle Kubu-Jones
Cc: Greg Guerrazzi
Subject: SDC Alternatives
Date: Wednesday, November 17, 2021 10:09:41 PM

EXTERNAL

Please put these comments in the official record.

I am referring to Arthur Dawson's opening statement at the 11-17-21 meeting regarding the scope of work of the consultants contract, which none of the alternatives adequately address. Therefore, the consultant should not be paid from State and County funds for not meeting contract terms and they should be terminated.

The State needs to be engaged immediately to revise the disposition mandates that are in conflict with each other and take responsibility for the disrepair and environmental issues at the site. The State must extend the timeline and the County must engage a new consultant that will develop creative partnerships with conservation and housing advocates for viable alternatives.

Greg Guerrazzi
(707) 935-1111

Sent from my iPad

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From: Vicki Handron
To: Arielle Kubu-Jones
Subject: Comments re the SDC Alternate Site Plans
Date: Wednesday, November 17, 2021 11:42:07 PM

EXTERNAL

Hi Arielle-

I have the following comments after the joint council meeting on November 17, thanks for your assistance in passing them along.

1. Please provide more information regarding parking for each plan. I'm interested in knowing the number of cars anticipated per household type, the number of parking spaces in each plan and the location of the parking lots. I could not find this information in the report and the question was not answered in the meeting.

2. I agree with Councilmember Dickey's comment that the SDC's historical use as justification for the density of the plans is disengenuious at best. Former residents of the SDC are not comparable to future home owners in terms of their impact on the site. This seems painfully obvious to me, but to illustrate - I'm quite sure no former SDC resident was a licensed driver, let alone a car owner. Many residents never ventured outdoors. Glen Ellen and Sonoma Valley have increased significantly in traffic, population and tourism since the SDC had a fully functioning workforce. I can not see any reasonable way that the past use can be used to justify the alternate plans. The attempt to do so demonstrates a complete lack of understanding of the area.

3. I support none of the alternate plans because there is no space for vulnerable populations, the dentisty is too high, and resulting environmental impact too great.

Thanks,

Vicki Handron, Esq.
P.O. Box 1030
Glen Ellen, CA 95442
(707) 287-2975

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From: Micaela Philpot
To: Arielle Kubu-Jones
Subject: Alternative Plan D
Date: Wednesday, November 17, 2021 10:09:02 PM

EXTERNAL

I would like to see a plan that agrees with Tracy Salcedo's suggestions. Reduce scale and density of housing. And Nick Brown's suggestions as well.

I am also concerned about this plan going to a few developers who would understandably have a profit as their priority. Can the funding source be more philanthropic?

I am also concerned that the plans thus far do not involve Cal Fire, or cal trans.

I think that SDC creates an opportunity to develop a facility such as a veterans retraining, rehab, facility, school for a physically/medically fragile population. Something like this could provide space for something that is needed but doesn't bring with it a lot of cars and traffic.

Safely evacuating is a must!!!

Thank you for your time, Micaela Philpot

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From: Deb Pool
To: Arielle Kubu-Jones
Subject: SDC Comments Supporting a 4th Alternative
Date: Wednesday, November 17, 2021 10:24:26 PM

EXTERNAL

To: Permit Sonoma

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, looking to science to guide the parameters of where development is located on the property and how we go about doing that.

The three proposed alternatives are about increasing density to make the project pencil out because the State refuses to help fund the site cleanup and the County consultants, with their lack of imagination, aren't looking beyond the standard developer formula.

This type of planning does not incorporate the value of the site's resources and the socio-economic value of having an intact open space and wildlife corridor.

The 3 alternatives released on 11/01/21 raise many concerns and are unacceptable. High density and development are at direct odds with the health of this property.

I support a community-driven fourth alternative.

Deb Pool, Glen Ellen

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From: David Eichar
To: Arielle Kubu-Jones; Karina Garcia; Hannah Whitman
Subject: Fwd: SDC Specific Plan - Infrastructure costs
Date: Sunday, November 21, 2021 11:34:24 AM

EXTERNAL

Please forward to the SVCAC, Springs MAC and North Sonoma Valley MAC members.

-------- Forwarded Message --------
Subject:SDC Specific Plan - Infrastructure costs
Date: Sun, 21 Nov 2021 11:31:07 -0800
From: David Eichar <eichar@sbcglobal.net>
To: Senator.McGuire@Senate.ca.gov
CC: Susan Gorin <susan.gorin@sonoma-county.org>, SDC Specific Plan <engage@sdcspecificplan.com>

Senator McGuire;

The residents of Sonoma Valley need the state's help with the future of the Sonoma Development Center (SDC). Any development on the site needs major infrastructure improvements. According to the county, the state expects the infrastructure improvements to be paid for by development of the property. It is not only unfair, but dangerous, to expect Sonoma Valley to bear the brunt of the development.

It has become clear that the best interest and wishes of the Sonoma Valley community are being given only minimal consideration during the process by Sonoma County to develop a Specific Plan for the SDC property. I have participated in three Zoom meetings, two with the county, in regards to the Specific Plan. The county is asking for input regarding three alternatives, which are very similar.

It is clear from the meetings that the consensus of the community is:

- The wildlife corridor is of utmost importance. The wildlife corridor that runs between Sonoma Mountain and the Mayacamas Mountains is extremely important in maintaining the diversity of the wildlife on Sonoma Mountain. If this wildlife corridor is compromised, this could mean the end of several species on Sonoma Mountain.
- Affordable housing is very important. The alternatives all have only 25% affordable housing, which is way too little. The Sonoma Valley needs affordable housing, not market rate housing, which often is bought for 2nd homes.
- All of the alternatives have way too much housing. Most of the community is not against building housing on the property, but the number of housing units offered in the alternatives is way too much. It threatens the wildlife corridor. It threatens the community. Evacuation of the Sonoma Valley is already a problem, as evidenced after the 2017 fires. The fires burned through much of the Sonoma Valley Regional Park, which abuts the SDC property. An number of homes in neighboring Glen Ellen burned to the ground. Doubling of the number of residents in the area, makes a bad situation into a terrible situation.

- All of the alternatives include a hotel and event center. The community is very much against this. Another hotel brings in more low paying hospitality jobs, exacerbating the housing crisis. The community wants local serving businesses and higher paying jobs.

Because of the above, in the November 13th SDC Zoom meeting, 71% of participants voted for "none of the above" when asked which of the three alternatives they preferred. (Note: the online SDC Alternatives survey may be biased, as the first 3 multiple choice questions do not have a "none of the above" option. According to Survey Monkey, this may introduce bias in the results.) Almost all of our preferred changes to the three alternatives are shot down as not be economically feasible.

On the county's web site regarding the SDC Specific Plan, there is a list of frequently asked questions. One question was why can't there be a higher percentage of affordable housing. The answer:
"The County is continuing to look for additional ways to increase the amount of affordable housing
on this site. If the rest of the project is more profitable, we can use that to fund affordable housing.
Examples of how we could do that include having a larger hotel, increasing the amount of housing
on the site, doing less historic preservation, or a reduction in community facilities. We are looking
at a wide variety of state and federal funds that could be used for this project, but we can't rely on
those sources.
"If we propose a financially infeasible project, the State will decide what happens here without local
input, just like when they put Sun Microsystems corporate headquarters at the Agnew Developmental Center campus in Santa Clara. "

Much of the cost for infrastructure is because of the current state of the California state owned property. Again from one of the FAQ's answers:
"In the years before its closure, there was a lack of investment in maintenance at Sonoma
Development Center. Now, there are millions of dollars of costs to rehab historic structures and
infrastructure. The sewer and water system need to be fixed or replaced. Buildings are structurally
unstable, have leaking roofs, or would need expensive renovations to be usable. Renovating the
Main Building and fixing the infrastructure are projected to cost as much as $100 million. "

This is incredible. The state fails to maintain the property and it is the residents of Sonoma Valley who have to suffer.

So, please provide money for infrastructure improvements, possibly from the recently passed federal infrastructure bill.

Regards,
David Eichar

Boyes Hot Springs

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TO: Sonoma Valley Citizens Advisory Commission
North Sonoma Valley Municipal Advisory Council
Springs Municipal Advisory Council

FM: John McCaull, Land Acquisition Director, Sonoma Land Trust

DT: November 18, 2021

RE: Special Meeting: Sonoma Developmental Center Draft Alternatives

Dear Advisory Commission and Council Members:

The Sonoma Land Trust (SLT) appreciates the opportunity to provide public comment at your November 17, 2021 Special Meeting on the recently released draft alternatives for the Sonoma Developmental Center (SDC) Specific Plan. Thank you for holding this important meeting and considering our recommendations and perspective.

In order to develop an alternative that is acceptable to the community and that meets state and county legal requirements, we need to fundamentally change the assumptions and conclusions of how we derive an acceptable level of development on the SDC campus. This memo details why the proposed alternatives are legally deficient, and a set of suggestions for how to develop a new approach that will hopefully yield a better result for SDC, and for the communities of the Sonoma Valley.

1. The future uses of the Sonoma Developmental Center are governed by a state law passed in 2019. Unlike the sale or disposition of other state properties deemed "surplus", SDC has a unique set of statutory mandates and legislative intent statements that the Specific Plan—and the planning process—must more clearly acknowledge and follow.[1]

2. Because the SDC property is owned by the State of California, there is also a public trust obligation to conserve and protect the property—and especially the Sonoma Valley Wildlife Corridor—as an "ecological unit" above and beyond the specific direction provided by the 2019 legislation. Under the public trust doctrine, navigable waters, tidelands and wildlife resources of the state are held in trust for all of the people, and the state acts as the trustee to protect these resources for present and future generations.[2] This is acknowledged in Guiding Principle #4 in the January 2021 Vision and Guiding Principles for SDC: "*Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources*

[1] See California Government Code Section 14670.10.5
[2] National Audubon Society v. Superior Court (1983) 33 Cal.3d 419; Center for Biological Diversity v. FPL Group (2008) 166 Cal.App.4th 1349

and fit the character and values of the site and surrounding area, as well as benefit local communities and residents."

3. The goal of Guiding Principle #3 (from the January 2021 Vision and Guiding Principles) is to "*protect natural resources, foster environmental stewardship, and maintain and enhance the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site*." The November 2021 SDC Alternatives Report makes various assertions about protection of SDC's natural environment and the wildlife corridor, but there are no studies, data or analysis of the property's environmental constraints and values, nor any information about how the County reached their conclusions that the alternatives actually support this Guiding Principle.

4. The alternatives do not meet the contractual standard established in the County's 2019 "Request for Proposals for Consultant Services to Prepare Specific Plan & Program EIR for the Sonoma Developmental Center Site." This document sets out the goals for the preparation of Specific Plan **"***to represent the community's vision and facilitate the site's redevelopment. The development articulated through the Specific Plan must be compatible in scale with the surrounding community, and consistent with State, County, and community goals***."** Both the November 13th workshop and the public meeting on November 17th demonstrated overwhelming opposition to the proposed alternatives, and no consideration of how the scale of proposed development is compatible with the surrounding community.

5. There is an implication in the presentations by the County that the historic use of the SDC property at its peak in the 1960s-70's is somehow relevant to today. It is not. The uses of the site 40-50 years ago have no bearing on the current conditions or "baseline" of the Sonoma Valley. What matters for the future is the current condition of the property and the surrounding environment, and it is disingenuous to try to justify urban levels of development based on historic uses of the SDC campus that are fundamentally different than what is being proposed in the alternatives.

6. In terms of Alternative C, there is a need to specifically identify the anchor tenant for the proposed "innovation hub" if this is going to be portrayed as economically feasible. The alternatives report explains: "*Market demand estimates were prepared for market rate housing, hospitality, commercial, and industrial uses. The potential to attract a large anchor institution is not reflected in baseline demand estimates, as institutional uses are not "market" driven*." It appears the analysis assumed the feasibility of Alternative C without knowing whether and when the County will be able would attract an anchor tenant.

7. The draft alternatives produced by Permit Sonoma assume that the State of California must and will pass the entire $100+ million infrastructure demolition and clean-up costs for the SDC property to an eventual buyer. Citing this cost and liability in their FAQ, the County states that without their housing and hotel numbers "*the project will no longer be financially feasible*." This assumption of no additional responsibility, investment or support from the state is driving redevelopment proposals that have no relation to the actual environmental and site constraints and the ecological value of the property.

8. The community has called for a "4th alternative" that rejects the underlying economic assertion that high density development is the only way to make SDC "financially feasible." The suggestion has also been made that it's up to the local community to design and submit a new

alternative for the Dyett & Bhatia team to bring to the Board of Supervisors. SLT does not support a process to develop a "4th alternative" that perpetuates a land use planning approach that ignores the state's comprehensive programs to protect clean air, clean water and wildlife habitat and adapt to climate change on land that they own and control.

9. Instead of trying to solve the $100 million infrastructure cost problem by trying to squeeze as many houses, hotel rooms and commercial uses as we can onto the SDC property, Sonoma Land Trust proposes a different approach based on developing a set of performance standards that will assure that the Specific Plan meets the state's public health, climate, clean energy, wildlife conservation and natural resource protection goals while also reaching the affordable housing targets established in the 2019 statute.

10. SLT recommends that the Board of Supervisors direct Permit Sonoma to develop a new alternative for SDC that will determine the appropriate number, location and density of future housing and other development based on **performance standards** that are designed to support the 2019 governing legislation and the following state environmental mandates and goals that must be applied to the future uses of the site:

    - The AB 32 Climate Change Scoping Plan to reduce greenhouse gas (GHG) emissions by 40% below 1990 levels by 2030 and to achieve carbon neutrality by mid-century
    - In the transportation and land use planning sectors, the goal of expanding sustainable communities and improving transportation choices that result in curbing the growth in vehicle miles traveled (VMT) by 25% by 2030.
    - The October 2021 Climate Adaptation Strategy goals to "*strengthen protection for climate vulnerable communities and reduce urgent public health and safety risks posed by climate change*"
    - California's water conservation and energy conservation/efficiency mandates for new communities and construction
    - The "30x30" Initiative to conserve 30 percent of California's lands and coastal waters by 2030 including sensitive habitat areas such as the Sonoma Valley Wildlife Corridor
    - The 2015 State Wildlife Action Plan that prescribes actions to conserve wildlife and vital habitat before they become more rare and more costly to protect
    - The 2016 NOAA Fisheries Coastal Multispecies Plan conservation and management measures for steelhead populations in Sonoma Creek on the SDC property

11. For Sonoma Land Trust, our top priority is ensuring that the Specific Plan furthers Guiding Principle #3. Therefore, the alternative chosen as the preferred project for purposes of the Specific Plan and EIR must include and meet the following specific performance standards:

    - Provide specific setbacks from all creeks designed to protect water quality and quantity, instream and riparian habitat and wildlife connectivity
    - Provide a sufficient buffer that reduces the current footprint of the north side of the SDC campus adjacent to Sonoma Creek to allow wildlife to safely travel through the Sonoma Valley Wildlife Corridor (Corridor)
    - Provide a sufficient buffer between SDC building/improvements on the south side of campus to allow wildlife to safely travel through this portion of the Corridor to the open space areas to the east of the campus

- Ensure human activities and improvements at SDC do not impair wildlife's use of the Corridor
- Ensure roads and traffic do not create a danger to wildlife
- Ensure new development does not create new sources of light, glare or noise that would impair wildlife's use of the Corridor
- Ensure new development does not increase the risk of wildfires that would harm the natural and built environments
- Ensure runoff from new impermeable development does not result in erosion or contamination of creeks and riparian areas.

Developing these performance standards will require additional study and resources, and SLT is prepared to assist in that effort related to what the Sonoma Valley Wildlife Corridor and natural environment need to continue to function as a regional habitat linkage for the entire North Bay. We have been studying the Corridor since 2012, and we have several experts under contract (Pathways for Wildlife and Prunuske Chatham Inc.) to help us work with the state, the county and the Dyett & Bhatia consultant team to develop the performance standards mentioned above. We hope that other organizations with issue area expertise (ex. GHG and VMT reductions) can also echo this approach and suggest performance standards to achieve other statewide goals mentioned in Paragraph 10.

Thank you for considering our comments and for holding this important hearing. We will be sharing this analysis and recommendations with the Board of Supervisors with the hope that we can secure a commitment to building actual community support before this matter goes to the Board for consideration.

Sincerely,

John McCaull

Land Acquisition Director

C.C. Sonoma County Board of Supervisors
Tennis Wick, Permit Sonoma

From: Dropbox
To: Irving Huerta
Subject: Updates to our Terms of Service and Privacy Policy
Date: Saturday, November 20, 2021 5:23:47 PM

EXTERNAL

Hi Irving,

We're constantly looking for ways to improve the Dropbox experience and to ensure that our policies explain how our services work. So we're letting you know about a few updates to our Terms of Service and Privacy Policy. Here's a summary of the key changes:

- **Terms of Service.** We've clarified that Dropbox may only be used by those over 13 in the United States, and 16 outside of the United States. We've also made updates to our dispute resolution terms.
- **Privacy Policy.** Our goal is to make Dropbox a great place for collaboration with the people you work with. To support this, we've explained when collaborators and potential collaborators might see some of your basic information. We've also added details on our data transfer mechanisms and our updated process for data deletion requests.

Please take a look at the full Terms of Service and Privacy Policy, which will go into effect on January 12, 2022. You can also find our previous terms here. For more details, visit our Help Center.

Thanks!

-The Dropbox Team

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From: Dropbox
To: Irving Huerta
Subject: Updates to our Terms of Service and Privacy Policy
Date: Saturday, November 20, 2021 5:23:47 PM

EXTERNAL

Hi Irving,

We're constantly looking for ways to improve the Dropbox experience and to ensure that our policies explain how our services work. So we're letting you know about a few updates to our Terms of Service and Privacy Policy. Here's a summary of the key changes:

- **Terms of Service.** We've clarified that Dropbox may only be used by those over 13 in the United States, and 16 outside of the United States. We've also made updates to our dispute resolution terms.
- **Privacy Policy.** Our goal is to make Dropbox a great place for collaboration with the people you work with. To support this, we've explained when collaborators and potential collaborators might see some of your basic information. We've also added details on our data transfer mechanisms and our updated process for data deletion requests.

Please take a look at the full Terms of Service and Privacy Policy, which will go into effect on January 12, 2022. You can also find our previous terms here. For more details, visit our Help Center.

Thanks!

-The Dropbox Team

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: January 12, 2022 1:47 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Additional ideas for Hotel, cash flow, reducing car traffic at SDC

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathy Hinder

Email: Kathyhinder@gmail.com

Subject: Additional ideas for Hotel, cash flow, reducing car traffic at SDC

Message: A Guest Ranch-like option for the hotel with smaller cottages or cabins and a main house with B&B like rooms offering equestrian activities may reflect the rich roots of Sonoma and the old west. This would provide more veins for income and employment with overnight guests plus cash flow from recreational activities like horseback rides, carriage rides, breakfast/lunch/dinner rides, touring the surrounding landscapes. Have the SDC be vehicle free, with pedestrian, bike or horse only like Mackinaw Island, MI, but year round.

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: January 12, 2022 1:26 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Alternative Plan to include an Equestrian facility and horse boarding?

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Kathy Hinder

Email: Kathyhinder@gmail.com

Subject: Alternative Plan to include an Equestrian facility and horse boarding?

Message: Thank you for all of your extensive work on the Plans. Is there any location on the SDC property that could accommodate Equestrian facilities for shows and/or boarding as another cash flow idea allowing equestrians direct access without horse trailering to all the wonderful trails in the surrounding areas?

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: January 04, 2022 3:27 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC thoughts

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Pam Williams

Email: ptwilli50@gmail.com

Subject: SDC thoughts

Message: I would like to see the area west of Arnold Drive developed into a mixed use boulevard, similar to Santana Row in San Jose. Street level could be retail and restaurants, with one or two story apartments or condos above.
In addition, the former school, swimming pool, ball fields could be refurbished and brought back to use. There seem to be a lot of lofty goals regarding maintaining the environment, but at some point financial interests will need to be considered

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Chelsea Holup

From: Gregg Montgomery <rockinsonoma@sbcglobal.net>
Sent: December 01, 2021 9:33 AM
To: Brian Oh
Cc: Susan Gorin; David Rabbitt; district3; district4; district5; Wachsberg Rebecca; Pitts Logan; PermitSonoma; Tania Carlone; info@dyettandbhatia.com
Subject: SDC Specific Plan - Response from the Glen Ellen historical Society
Attachments: GEHS comments SDC Plan.pdf

EXTERNAL

Hello Brian,
Please find below the official response from the Board of Directors of the Glen Ellen Historical Society in regards to the recent release of the Specific Plan alternatives for the SDC property at Eldridge.

Respectfully,

Gregg Montgomery
Board Vice President
Glen Ellen Historical Society

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Chelsea Holup

From: Hannah Whitman <Hannah.Whitman@sonoma-county.org>
Sent: December 03, 2021 11:24 AM
To: engage@sdcspecificplan.com
Subject: FW: Issue: SDC planning process

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Hello,

Forwarding comments received in Supervisor Gorin's office.

Best,

Hannah Whitman
Aide to Supervisor Susan Gorin
Sonoma County Board of Supervisors
575 Administration Dr., Room 100A
Santa Rosa CA, 95403
Hannah.Whitman@sonoma-county.org
Phone: (707) 565-2241
Fax: (707) 565-3778

-----Original Message-----
From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Thursday, December 2, 2021 9:23 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: SDC planning process

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Sent To: County of Sonoma
Topic: Issue
Subject: SDC planning process
Message: November 28, 2021

Sonoma Developmental Center Site Specific Plan

Any new development on the site needs to protect the site's wild spaces, especially its significant wildlife corridor. I 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.

I 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. 75% of the site's housing should be affordable to below-AMI residents, including a mix of rental and owner-occupied units.

I would like to see an economic engine, at the right scale for the sustainability of the wildlife corridor, the land, and the community, that serves current and future community residents with work that is meaningful and that provides a pathway for those who grow up here to stay. Combining work with housing reduces vehicle trips and creates a sense of place. To tackle our planetary crisis, I propose a climate response center at SDC that researches, designs, and develops products and processes that mitigate and adapt to climate change.

As of mid-November, the general consensus in Sonoma Valley is that the three land use "alternative" plans released by Sonoma County's consultant team were not responsive to the vocal community input provided over recent months. The plans offered for the future of the Sonoma Developmental Center campus do not sufficiently protect wildlife and water, would produce unacceptable impacts to the site and its surroundings, do not produce enough affordable housing which is desperately needed in this county, and lack an interest-based, multi-benefit approach to resolving the issues and opportunities that come together at the site.

Please accept my comments in your planning process. Thank you.

Sincerely,

Jacqueline A. Steuer
361 Nicoli Lane
Sonoma, CA 95476

Sender's Name: Jacqueline Steuer
Sender's Email: jaqsteu@gmail.com
Sender's Home Phone: 707-935-0808
Sender's Cell Phone: 415-827-5005
Sender's Address:
361 Nicoli Lane
Sonoma, CA 95476

Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 06, 2021 3:50 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - concerns for increased traffic

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Lin Marie deVincent

Email: lmdevincent@comcast.net

Subject: concerns for increased traffic

Message: Hi, the county is using the population & employee statistics for SDC to say that when multiple housing is developed it won't be that different in numbers. BUT, the residents for the most part DID NOT DRIVE. AND, the employees were on staggered shifts, i.e. the traffic was spread out day and night. So this comparison should be discarded. Thank you.

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Chelsea Holup

From: Hannah Whitman <Hannah.Whitman@sonoma-county.org>
Sent: December 08, 2021 5:02 PM
To: hhelm@sonic.net
Cc: engage@sdcspecificplan.com
Subject: FW: Issue: Traffic conditions along Route 12 at Oakmont Drive

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Hello Hugh,

Thank you for writing with your thoughts. First, I will point you towards the information on the SDC Specific Plan website (https://www.sdcspecificplan.com/), in the FAQ section, regarding traffic. I have included those FAQ responses below:

How will this plan affect traffic?
We are striving to create alternatives that would provide amenities locally, encouraging people to use the pedestrian and bicycle infrastructure to walk and bike rather than drive.
The SCTA travel demand model estimates vehicle hours of delay encountered throughout the roadway network in various regions of the county. Modeling was completed to assess how the buildout of each alternative would increase overall delays on primary roadways in Sonoma Valley as compared to current conditions. Each of the alternatives would result in somewhat similar increases to overall delay in the Sonoma Valley. Alternative A would be expected to result in the smallest percentage increase in overall delay at 2.0 percent, while Alternative B would be expected to have the highest increase of 2.4 percent; there is some variation on how vehicle miles traveled per capita differ across alternatives.
When we have a preferred alternative, we will extensively study the environmental impacts of the plan including more in-depth analysis of traffic.

Will the traffic impacts of the plan be studied in greater detail in the Environmental Impact Report?
There will be an Environmental Impact Report prepared for the Specific Plan. Pursuant to Senate Bill (SB) 743, State law requires that starting July 1, 2020, agencies under the California Environmental Quality Act (CEQA) use vehicle miles traveled (VMT) for traffic analysis, replacing the previous Level of Service (LOS) method as the metric for assessing transportation impacts of land use and transportation projects. Thus, LOS analysis, while provided for the alternatives in the alternatives report, cannot be used by the County in the EIR. Traffic delay and congestion are no longer environmental impacts under CEQA. The EIR will instead for traffic focus on cumulative region-wide VMT per capita that would result. A diverse mix of uses, better pedestrian and bicycle connections, intelligent parking management, and transit/shuttles, etc. will all reduce the need for vehicle ownership and trips and help curtain greenhouse gas emissions.

Please sign up for SDC updates at https://www.sdcspecificplan.com/sign-up-for-updates to be notified of future events.
Lastly, I have cc'd the project team email to ensure they receive your thoughts, and to provide further information or clarification if needed.

Best,

Hannah Whitman
Aide to Supervisor Susan Gorin
Sonoma County Board of Supervisors

575 Administration Dr., Room 100A
Santa Rosa CA, 95403
Hannah.Whitman@sonoma-county.org
Phone: (707) 565-2241
Fax: (707) 565-3778

-----Original Message-----
From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Saturday, December 4, 2021 12:40 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: Traffic conditions along Route 12 at Oakmont Drive

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Sent To: County of Sonoma
Topic: Issue
Subject: Traffic conditions along Route 12 at Oakmont Drive
Message: Susan: I hope you're in opposition to all of the state proposals for develiping the SDC. All of them involve high density development which will add to the traffic congetsion in the Sonoma Valley and extending along Route 12 to Santa Rosa. Not to mention they ingnore the drought, fires, and environmental issues. The Oakmont Community Develoment Committee would like to obtain coppies of the most recent traffic studies along Route 12 in our area. Is there anything your office coudl point us to? I also was asked if there was data regarding the traffic historically6 created by the SDC when it was in full operation. Might your office be able to help with that? Thanks, and I hope all is well with you. Regards, Hugh

Sender's Name: Hugh Helm
Sender's Email: hhelm@sonic.net
Sender's Home Phone: 7075738700
Sender's Address:
6458 Stone Bridge Rd.
Santa Rosa, CA 95409

Chelsea Holup

From: Kate Eagles <eagleskate11@gmail.com>
Sent: December 23, 2021 11:52 AM
To: Brian Oh
Cc: Tennis Wick; Susan Gorin
Subject: Notification re: NSV MAC Community Letter to Board of Supervisors

EXTERNAL

Good morning Brian,

Thank you for the SDC Specific Plan holiday email of December 21 announcing news of a project update to the Board of Supervisors on January 25, 2022. Email mentions that this plan will be responsive to the community.

We wanted to be sure you are aware that the North Sonoma Valley Municipal Advisory Council (NSV MAC) has been requested by Supervisor Gorin to draft a letter to the Board of Supervisors that reflects specific community input pertaining to the SDC alternatives. To date, the significant feedback received through the NSV MAC over the course of two public meetings has not been supportive of any of the SDC site alternatives—A, B, or C. This letter will outline a framework for a community-supported fourth alternative; it is being drafted now by the SDC ad hoc group of the NSV MAC, of which I am a member.

The full NSV MAC and the community will review the draft letter at a special meeting of the NSV MAC scheduled for January 5. Full MAC and community approval will be sought as early as January 5, and no later than the regularly scheduled MAC meeting on January 19, after which the letter will be delivered to the Board of Supervisors.

Thank you for your attention, and best wishes for the holiday and New Year.

Sincerely,
Kate Eagles
707-888-9322
707-888-9322

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From:
To:
Subject: Form Submission - Leave a Comment! - concerns for increased traffic
Date: December 06, 2021 3:55:23 PM

Sent via form submission from Sonoma Developmental Center Specific Plan

Name: Lin Marie deVincent

Email: lmdevincent@comcast.net

Subject: concerns for increased traffic

Message: Hi, the county is using the population & employee statistics for SDC to say that when multiple housing is developed it won't be that different in numbers. BUT, the residents for the most part DID NOT DRIVE. AND, the employees were on staggered shifts, i.e. the traffic was spread out day and night. So this comparison should be discarded. Thank you.

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Chelsea Holup

From: Hannah Whitman <Hannah.Whitman@sonoma-county.org>
Sent: December 08, 2021 5:02 PM
To: hhelm@sonic.net
Cc: engage@sdcspecificplan.com
Subject: FW: Issue: Traffic conditions along Route 12 at Oakmont Drive

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Lastly, I have cc'd the project team email to ensure they receive your thoughts, and to provide further information or clarification if needed.

Best,

Hannah Whitman
Aide to Supervisor Susan Gorin
Sonoma County Board of Supervisors

575 Administration Dr., Room 100A
Santa Rosa CA, 95403
Hannah.Whitman@sonoma-county.org
Phone: (707) 565-2241
Fax: (707) 565-3778

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Topic: Issue
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Message: Susan: I hope you're in opposition to all of the state proposals for develiping the SDC. All of them involve high density development which will add to the traffic congetsion in the Sonoma Valley and extending along Route 12 to Santa Rosa. Not to mention they ingnore the drought, fires, and environmental issues. The Oakmont Community Develoment Committee would like to obtain coppies of the most recent traffic studies along Route 12 in our area. Is there anything your office coudl point us to? I also was asked if there was data regarding the traffic historically6 created by the SDC when it was in full operation. Might your office be able to help with that? Thanks, and I hope all is well with you. Regards, Hugh

Sender's Name: Hugh Helm
Sender's Email: hhelm@sonic.net
Sender's Home Phone: 7075738700
Sender's Address:
6458 Stone Bridge Rd.
Santa Rosa, CA 95409

Chelsea Holup

From: Kate Eagles <eagleskate11@gmail.com>
Sent: December 23, 2021 11:52 AM
To: Brian Oh
Cc: Tennis Wick; Susan Gorin
Subject: Notification re: NSV MAC Community Letter to Board of Supervisors

EXTERNAL

Good morning Brian,

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The full NSV MAC and the community will review the draft letter at a special meeting of the NSV MAC scheduled for January 5. Full MAC and community approval will be sought as early as January 5, and no later than the regularly scheduled MAC meeting on January 19, after which the letter will be delivered to the Board of Supervisors.

Thank you for your attention, and best wishes for the holiday and New Year.

Sincerely,
Kate Eagles
707-888-9322
707-888-9322

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: December 23, 2021 12:54 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Class project

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Paul Curcio

Email: pcurcio@berkeley.edu

Subject: Class project

Message: Hi,

I am looking for a "challenge" project for MREDD students at UC Berkeley to undertake for their capstone projects this spring. Could you please direct me to someone to discuss the status of the plan and materials that would be available to students to inform their work?

Thanks,

Paul

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Chelsea Holup

From: Katie Everidge <katie.everidge@gmail.com>
Sent: November 28, 2021 9:34 PM
To: engage@sdcspecificplan.com; Susan Gorin; Arielle Kubu-Jones; David Rabbitt; district3; district4; district5; Brian Oh
Subject: SDC - Fourth Alternative Needed

EXTERNAL

Dear Sonoma County Board of Supervisors and Permit Sonoma,

My name is Katie Everidge and I am a long time resident of Glen Ellen. Glen Ellen and the SDC are true gems of Sonoma County. What makes Glen Ellen so special are the friendly neighbors, the small town atmosphere, and the connection to the surrounding mountains. Those ideals are also represented at the SDC.

What has always been a part of this place are the animals that inhabit it. As you move through the SDC the you'll see deer, raccoons, opossums, bunnies, turkeys, skunks, foxes, bobcats, and on rare occasions coyotes and mountain lions trickle through the core campus. I see them as I commute home in the evenings passing through on Arnold Drive, driving slowly so as not to spook the grazing deer. This place is truly special and unique, because it is the small pinch point of the wildlife corridor that connects the coast all the way to the eastern edge of Lake Berryessa. The wildlife corridor is essential.

After the 2017 Nuns Fire the animals were scarcely seen around the SDC campus. But over the past years, I've seen those animals return. Which has been a very uplifting sign as the community continues to heal from the devastation. Over development of this land can destroy that again.

There have been a lot of facts and figures about the peak number of residents and workers on the SDC campus during its heyday, but those numbers are not equivalent or accurately reflect how the residents interacted with the place. Those residents stayed in place. They didn't have vehicles that they commuted in. They didn't drive to and from work, run errands, or take their kids to school. They didn't build fences around their houses like fortresses. They didn't have animals that protected their yards and barked at passers by. They did not break noise ordinance or illuminate the night sky with artificial lighting. The workers here were divided into three shifts and were not all on the campus at once. They commuted into the valley or had the unique pleasure of calling it home. Many of these former employees still call Glen Ellen home and have valuable insight into the history and culture of the SDC, which should be prized and taken into consideration.

Much of what represents the legacy and heart of Glen Ellen and the SDC will be destroyed in the three alternatives issued. None of them take into consideration the surrounding community or residents. The goal of making these alternatives financially feasible is at the cost of the way of life in this small part of the valley. They will ruin what makes it so special.

As someone who was raised in Glen Ellen and chose to return to my beloved community I am truly devastated and fearful of what is to become of the SDC. I participated in many community workshops that generated great and distinct ideas for the property. Looking at the three alternatives it is very difficult to see any of the community's voices in them.

What makes me concerned about commenting on just these three choices is that it paints us into a very small corner. It is my belief that we need a fourth alternative that represents the soul of this village and campus without exploiting the property for financial motives.

My main concerns are as follows.

Quantity of housing, which generated the following concerns:

- As someone who commutes south through the SDC, the increased level of vehicles on the road will negatively impact my long drive to work. I already experience traffic in the morning that piles up north of Craig Avenue.
- Evacuation routes. As someone who had to flee during the 2017 Nuns Fire and 2020 Glass Fire, the increased residents in the area will add to the congestion as people evacuate and is a huge safety concern.
- Impact of closely packed housing on the wildlife that permeates through the core campus.
- The increased demand on water resources and the impact on local infrastructure.
- I am not a housing expert, so I cannot comment on the correct number of housing units that traffic and evacuation routes can handle. From the report it doesn't look like consults can evaluate that either. They can just evaluate how many homes are needed to make it financially appealing to a developer. Let's start with what the infrastructure can support and a traffic grade F should not be acceptable. Consider the population of the village of Glen Ellen for comparison with the density of population. The SDC development should be in line with the community surrounding it, look to that for reference.

The wildlife corridor, which needs further consideration, including:

- We need more input from exports on the setbacks and permeation needed to continue the flow of animals through the SDC campus.
- We need to implement dark skies rules to help with overall light levels in the corridor.
- We should consider spreading out the density of houses and fencing, so the animals can continue to move through the core campus and not just accommodate movement through the north border of the SDC.
- Input from the Sonoma Land Trust, Sonoma Ecology Center, and Living with Lions should be considered of the highest importance for this issue. They are rooted in the valley and are stewards of the land.

We should take into consideration the historic buildings of the SDC and make sure that they are repurposed into spaces that all the community can use and not just convert into hotels for the rich and affluent guests to enjoy.

- I understand that not all of the buildings on the property hold historical value or designation. I would like to see as many historical buildings as possible renovated and repurposed in the best and most cost effective way.
- I think the State should have to take responsibility for the level of disrepair they left the historic buildings in and allocated some part of the profits from the sale of the land to be used for repairs and development of those buildings.
- I appreciate that the alternatives maintain the current building setbacks along Arnold Drive.
- I would consider not reusing some of the historic district buildings if it allows for less housing.

There should be a variety of housing types, including affordable, work force, multi-family, single family, senior living, disabled group homes, and co-living housing.

- The hope is that the housing represents options for all the community and not just second homes for the select few that can afford the high housing costs.
- Though I support a higher percentage of affordable than the alternatives propose, I know this might not be achievable.

I hope that the fourth alternative reflects more of the ideals of the SDC. That part of this land can be used to serve the vulnerable members of our population and creates a community of self sufficiency and ingenuity. These ideals cannot be achieved by a developer. The county and state both need to step up and invest in helping provide services for the community in these alternatives. I also support those who believe the SDC should be turned into a Veteran Home like the one in Yountville. We have just come out of a 20 year war and I believe there will be a great demand for these facilities in the future.

I thank you for reading my comments and taking them into consideration. I now ask that you listen to the community and press forward with a fourth alternative for the SDC.

Sincerely,

Katie Everidge
Resident of Glen Ellen

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:25 AM
To: Brian Oh
Subject: FW: Comments on SDC alternatives w/ attachment
Attachments: MN Comments on SDC alternatives.pdf

Thanks, Scott

-----Original Message-----
From: Mark Newhouser <mnewhouser@vom.com>
Sent: Sunday, November 28, 2021 7:24 PM
To: Planner <planner@sonoma-county.org>
Subject: Comments on SDC alternatives w/ attachment

EXTERNAL

November 28, 2021

Brian Oh, Planning Manager
Sonoma County PRMD Santa Rosa, CA

RE: Comments on SDC Alternatives Report

Mr. Oh and Planning Team,

I concur with other community members who have pointed out the contradiction and incompatibility of proposed land uses for this property. The alternatives do not adequately consider or mitigate the impacts that will occur with a tripling of the community's population. Also, the "community driven" planning process was both truncated and undermined by the pandemic and a flawed community involvement framework that left the majority of the public with incomplete content and inadequate time to substantively respond to the alternatives. Please secure an extension of time to properly complete this process so that we can continue to work together and come up with a better plan that the Community, the County and the State can agree on.

- The proposed SDC redevelopment alternatives are placed on a rural property that serves as a community separator and greenbelt, as well as a wildfire safety buffer between communities. This property and the important ecosystem functions it provides should not be imposed upon to accommodate 25% of the entire County's affordable housing requirement. The land has greater value as open space with modest development. All other housing requirements for the County should go in existing urban centers where transportation, water, sewer and other service infrastructure is available.

- Reduce the total # of homes to 300. Increase affordable housing percentage to 100%, with 25% of each affordability class. The State, County, and regional cities with affordable housing deficits should shoulder their fair share of this burden and spread out the development over a broader area of the County and directly subsidize this development, or indirectly fund these needs with public financing and private philanthropy.

- Include the Housing Trust model as part of the plan to help secure the funding to build and manage affordable housing.

- In the absence of a Housing Trust partner to own and operate workforce housing, establish InDeed (Vail CO) model restrictions on these properties to secure and preserve workforce housing in perpetuity.

- Zoning should exclude vacation rentals and heavily tax second (empty) homes to discourage speculation and loss of affordable workforce housing.

- Use the Village Homes (Davis, CA) concept to plan affordable housing layout that incorporates stormwater infiltration, gardens, and pedestrian pathways that link and integrate affordability classes, eliminates the need for fencing, and provides internal nocturnal wildlife corridors. Mix affordability classes throughout with single to 3 story structures.

- Consider even taller structures to reduce impervious surface footprint, if needed. Model total development footprint to provide a net zero or preferably negative stormwater runoff to area creeks.

- Recommmend that the State cover the cost to remediate/ remove decaying infrastructure and remove this unreasonable externalized cost from the economic feasibility analysis.

- Put the whole property into a public trust or, at a minimum transfer the open space (wildlife corridor and riparian corridors) into conservation easements managed by a land trust or the County Ag and Open Space District with a plan to fund ongoing management and restoration from public and private sources.

- Riparian protection should follow County policy and include 100' setbacks from top of bank for Sonoma Creek and 50' set back for all feeder creeks. The mainstream is deeply incised or hardened with riprap and concrete in many locations and needs to be recontoured and laid back for needed bank stabilization and to accommodate restoration and flood conveyance. Therefore, setbacks for development should be measured from planned top of bank, not the current one. Trails, parks, roads and stormwater management structures should not be developed in stream setbacks, even if allowed under current development guidelines. All of these incursions into the riparian corridor reduce vegetative cover, increase impermeability, and negatively impact the viability of fish and wildlife habitat. e.g.: All of the planned parks along Sonoma Creek in all three alternatives are either within the appropriate setback and the park on the east side of the creek in alternatives A and B are located in an area with plans for off channel stream restoration and flood attenuation. All alternatives include elements that if built as planned will conflict with existing State funded plans and permanently eliminate opportunities to increase channel capacity needed to prevent flooding, erosion and property damage along the SDC corridor as well as urban areas both upstream and downstream of the site.

- It would be a tragedy if this publicly owned property is allowed to be developed in a way that contributes to the decline of our natural resources and quality of life for our community. The best use of this public property should be prioritized to improve an already compromised environment by mitigating the cumulative impacts of surrounding development, such as flooding, groundwater depletion, loss of ag and open space, fire hazards, fish and wildlife habitat decline, and other resource depletion. Future use should not contribute to those impacts.

Mark Newhouser
4277 Wake Robin Dr.
Glen Ellen, Ca 95442
mnewhouser@vom.com

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:25 AM
To: Brian Oh
Subject: FW: Comments on SDC Development Alternative Plans

Thanks, Scott

From: Sarah Emery <emerysarah@gmail.com>
Sent: Sunday, November 28, 2021 2:05 PM
To: Planner <planner@sonoma-county.org>
Subject: Fwd: Comments on SDC Development Alternative Plans

EXTERNAL

Hello,
I sent comments regarding the SDC plan via email to the address below:
engage@sdcspecificplan.com
For your information I received an auto reply from Irving Huerta. I hope all the comments are received well.

Thank you,
Sarah
Sarah Emery
cell: 707.291.1427

---------- Forwarded message ---------
From: **Sarah Emery** <emerysarah@gmail.com>
Date: Sun, Nov 28, 2021 at 1:59 PM
Subject: Comments on SDC Development Alternative Plans
To: <engage@sdcspecificplan.com>

Thank you for taking the time to read my comments.
I have lived in Glen Ellen most of my 45 years and have a background in design and architecture. I appreciate the level of work and attention that goes into this process. I hope that Sonoma County PRMD can advocate for the community to find an option that addresses our concerns.

I do not approve any of the alternative plans put forth for community review. I want to see a plan similar to alternative A which prioritizes rehab and reuse of existing buildings but also proposes a level of housing density appropriate for the communities of Glen Ellen and Eldridge with minimum single family lot sizes equivalent to nearby neighborhoods. I want to see these aspects presented in a feasible way to satisfy the state mandates.

The level of housing density shown in all proposed options is not appropriate for this community. It is not sustainably sensitive to the natural environment or to infrastructure available in the local area or Sonoma Valley. The consultants need to show an option with appropriate density that is feasible - the options shown may meet the state mandates but they are absolutely inappropriate for this community and go against the guiding principles already established for development of the site.

In addition to the general development plan - what are the land use and zoning regulations that will guide the development of housing? I found a single note as to lot size for single family houses - There are many tools in the land use planning toolbox to guide and limit residential development. Can single family lots help generate income to make the overall plan feasible? Can the amount of lot coverage be specified to limit over development? The semi-detached and medium density single family housing proposed is far denser than local neighborhoods.

I have many thoughts regarding the alternatives - below I have noted some specific to the document as I reviewed it.

Specific Comments on SDC Alternatives Report Document:

The guiding principle of **sustainable development** is really important to the community (it is to me) but the reference to actual implementation seems devoid from the report. Meeting Market Demand is not our priority as a community. The demand for housing and hotel or commercial space will far outpace our ability to sustainably support it in our community under any analysis. We all know and feel the housing shortage, but that does not mean we can solve the problem in our small community - it is a much greater problem related to economic drivers. I would like to see consideration of how to provide reasonable assurances of providing housing supply to a local workforce through zoning and land use restrictions. Small lots, attached condos, and dense multifamily housing are not typical in rural communities like ours. How can we provide affordable housing that does not sacrifice quality of life?

Regarding Market Demand - it is noted that cumulative market demand is an average annual countywide demand. Please consider that Glen Ellen and Eldridge are considerably different than the county as a whole - Sonoma Valley is considerably different than Santa Rosa and west county. The 20 year cumulative high should be regarded with caution and the market demand should be considered as it relates to other areas in the county that are similar. What are those other areas? I would suggest you highlight communities that are similar specifically to Glen Ellen and Eldridge in their density, physical connection to bay area, environmental makeup, and rural feel. I would also suggest you offer the community comparisons to other specific plans and housing densities. These comparisons are important for community members who are not familiar with planning policies to understand the intent of the proposed options.

Site Assets and Constraints - Fire Hazards: I've seen repeated reference to fire breaks and managed wetlands as fire breaks to the east of the core of the site. This area burned in the 2017 fire whereas the High hazard severity zone to the west of the core did not. Where are the mitigation measures for that High severity zone? How does the density of housing proposed support fire safety? It seems to make the hazards worse.

Alternative A: Housing is too dense! At a minimum the single family lots should be minimum 6000 sf or comparable to the existing neighborhoods to the south. I'm frustrated that the single family designation does not give more information about lot size and coverage. Where does that info occur in the report?
I like the reuse and restoration of the existing buildings in Alt A - I prefer to reuse existing buildings for hotel use. Many of these buildings were used for residential purposes. I'm concerned about the allotment of land to another resort type hotel. Is this proposed to be a luxury resort?

Alternative B: I like the hotel location and reuse of existing buildings for that purpose. This option seems to have a better balance of uses and their locations. The single family housing is too dense. I appreciate that the density tapers off outside the core, but I would expect less density in those areas similar to adjacent neighborhoods. Refer to the density of the neighborhood in down town glen ellen (east above arnold drive), just south of the site, and newer development along arnold drive. These single family lots range from 6000 - .3 acres and are among the densest single family areas here. Local families looking for single family homes are looking

for this type of density at reasonable cost. Can we plan for less dense housing comparable to other neighborhoods while not turning it into luxury housing?

Please note that the areas called out with dense housing need to allow for trees and landscape. Sustainable building practices include preservation of old / large existing trees. Fire safety calls for trees within 30-100 feet of buildings be managed - I don't see evidence of those factors particularly for the housing at the south west corner of the site.
I would like to see some accounting of maximum lot coverage for all the different uses, including parking. There should be an allowance for trees in addition to street trees in residential areas.

Notes regarding comparisons Table4.1.1: please remove 3700 total housing units from the table. If you want to compare single family housing types, use a more accurate reflection of existing buildings that serve single family housing, but 3700 residents in an institutional setting is not comparable to "housing units" and is a false equivalent.

Regards,

Sarah Emery
cell: 707.291.1427

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:26 AM
To: Brian Oh
Subject: FW: SDC Water

Thanks, Scott

From: Greg Levesque <levesque_greg@yahoo.com>
Sent: Sunday, November 28, 2021 12:36 PM
To: Planner <planner@sonoma-county.org>
Subject: SDC Water

EXTERNAL

All efforts must be made to protect the water that flows into Sonoma Creek. The water table of the valley has dropped so far in the last 30 years because of all the draw down by the vineyards and the population growth. Protecting the water that flows in and around the Center is a small thing and can BE DONE. I urge that this be included in any development of the area. Once the water flow has been stopped, it won't return.

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:28 AM
To: Brian Oh
Subject: FW: SDC

Thanks, Scott

From: Maud Hallin <maudhallin@gmail.com>
Sent: Friday, November 26, 2021 8:07 PM
To: engage@sdcspecificplan.com; Planner <planner@sonoma-county.org>
Subject: Fwd: SDC

EXTERNAL

I have written Supervisor Gorin requesting that:

All electrical lines be run underground at the same time as new water and sewer pipes are put underground. The same should apply to internet. At the time this has been built, we are required to operate electrical cars. In other words, a charging system has to be set up for both residents and visitors. Many will need to recharge at night, when rates are lower - and they have returned from work.etc. These issues were ignored in the Master Plan. Same applies to Solar Panels. People charging their cars would appreciate if they parked the car under a solar panel or two! Many of those chargers would need to be 500 and not just 240.

Below are other issues:

Housing - none of the construction rates estimated for housing are up to date. Cost per sq. ft. In Glen Ellen is currently $800, while cost in San Francisco is $750. This means that a 1,400 sq. ft. Home without calculating the cost of the lot, would amount to over $1 million. In other words, you must think in terms of building 3-stories without elevator - in groups.

Demolition Costs: For the south side calculated at $15 million. However, when they estimate remodel, partial demolition is included in the remodel costs. Apple and Pears! This of course proves how expensive it is to remodel.

Parking: The Master Plan states that parking is adequate as the 1900 staff was able to park. They forgot, that this staff worked in 3 shifts. In other words, only 650 parking spaces were needed at the same time.

Bus Transit: Bus 30 runs every 45 minutes between Sta Rosa and Sonoma.

Arnold Drive: Does not currently have a separate bicycle lane.

Sonoma Ecology Center suggests a much larger than 24% quantity of low income housing. I think back on my first years in the US and how I found inexpensive housing on Telegraph Hill in San Francisco, without heat, stove or refrigerator. But the price was right, and I could buy a 2nd hand stove and refrigerator for modest prices. Why can't we make some very simple, small units? Only 300 sq ft. with minimal kitchen/bath facility, but a door that can be locked?

As building housing is the most profitable portion of this development, this should be balanced and negotiated with the remodel and more industrial/commercial buildings.

Sonoma Ecology Center has also suggested wider open space on either side of Sonoma Creek. I am shocked at how the Master Planners ignored the importance of the Wild Life Corridor.

I have found so many direct errors in the submitted masterplan, that I request that a new one be made up. As part of my career, I worked for a leading US architectural firm and was part of a team making a master plan. Since then I have worked as a CPA - now retired.

The master plan is not acceptable!

Maud Hallin

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:28 AM
To: Brian Oh
Subject: FW: SDC Specific Plan

Thanks, Scott

From: Robert Cherwink <robertcherwink@icloud.com>
Sent: Friday, November 26, 2021 5:30 PM
To: Planner <planner@sonoma-county.org>
Cc: info@sonomaecologycenter.org
Subject: SDC Specific Plan

EXTERNAL

Greetings!

There are many benefits that the 950-acre publicly owned parcel at Sonoma Developmental Center can bring to the Sonoma Valley community, if Sonoma County's Specific Plan process is done well. I do not support any of the current land use alternatives and would like to see their scale reduced.

Sonoma Ecology Center has special expertise about how to steward the site's natural systems. For example, with a focus on wildlife: The wildlife corridor is narrowest on the north side of the property. Therefore, the north and northeast boundary of the current campus should be moved inward, to make the corridor wider. The trail system should be world-class, but should focus foot and bike traffic away from the north side of the property, and should not parallel creeks for long distances. Cars accessing trails should park in the developed area, not on Arnold Drive.

The property provides enormous wildlife benefits in addition to the cross-valley corridor. To maximize these, the redeveloped portion of the campus should comply with Dark Sky lighting standards, use native species in the landscaping, retain large trees, avoid pesticide use, and avoid internal fencing. Setbacks along Sonoma Creek should be 100', and wider in some areas highlighted in the SEC Upper Sonoma Creek Restoration Vision.

There are more detail on SEC's website about how SDC's natural systems can be protected and enhanced.

Please consider incorporating these ideas into the plan and scale it back.

Thank you.

Robert Cherwink
1515 Fowler Creek Rd
Sonoma, CA 95476

Chelsea Holup

From: Susan Gorin
Sent: November 22, 2021 11:38 AM
To: Tennis Wick; Brian Oh
Cc: Arielle Kubu-Jones; Karina Garcia; Hannah Whitman; Sheryl Bratton
Subject: Fwd: greater public benefits at SDC
Attachments: Sonoma Valley Collaborative Logo.png; 20211122ltr re public funding.pdf

FYI

Susan Gorin

1st District Supervisor
County of Sonoma

Be #SonomaSmart – Wash hands, wear masks, keep the distance.
It's all about community.

575 Administration Drive, Room 100A
Santa Rosa, CA 95403
www.sonoma-county.org
susan.gorin@sonoma-county.org
Direct 707-565-2982
Cell 707-321-2788

Begin forwarded message:

> **From:** caitlin cornwall <caitlin@sonomavalleycollaborative.org>
> **Date:** November 22, 2021 at 11:34:18 AM PST
> **To:** Susan Gorin <Susan.Gorin@sonoma-county.org>, Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>, David Rabbitt <David.Rabbitt@sonoma-county.org>, James Gore <James.Gore@sonoma-county.org>, Chris Coursey <Chris.Coursey@sonoma-county.org>
> **Cc:** SDC Specific Plan <engage@sdcspecificplan.com>
> **Subject: greater public benefits at SDC**
>
> Hello esteemed Supervisors,
>
> Early this year, you all said you wanted to see "tranformational," "visionary" outcomes at Sonoma Developmental Center that deliver a "generational" impact. Those outcomes are not yet looking likely.

The 30 organizations of the Sonoma Valley Collaborative ask you to direct Permit Sonoma and their consultants to re-construct the economic feasibility analysis underlying the SDC Specific Plan, to include multiple public and philanthropic funding sources that can deliver greater public benefit over the first 20 years of SDC redevelopment.

The attached letter explains this ask, and gives examples of relevant funding sources. By including these sources in the analysis, Sonoma County's SDC plans could better address the current strong opposition, and deliver the "generational" impacts you called for.

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For the Sonoma Valley Collaborative's Steering Committee
www.sonomavallevcollaborative.org
(707) 322-1400

Chelsea Holup

From: Vicki Hill <vicki_hill@comcast.net>
Sent: November 27, 2021 3:02 PM
To: Brian Oh; engage@sdcspecificplan.com
Cc: Tennis Wick; Susan Gorin
Subject: My comments on SDC Specific Plan Alternatives Draft Report
Attachments: VH Comments on SDC Alternatives Report-11-27-21.pdf

EXTERNAL

Hello,

The attached file contains my comments on the SDC Alternatives Report published on November 1, 2021.
I hope that we can move forward with a true community-driven collaborative process that will define a substantially reduced-scale, balanced alternative.

Regards,
Vicki Hill, MPA
Environmental Planner

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Chelsea Holup

From: Greg Guerrazzi <gregguerrazzi@vom.com>
Sent: November 27, 2021 3:28 PM
To: engage@sdcspecificplan.com; Brian Oh; Susan Gorin
Subject: Comments to SDC Specific Plan
Attachments: Greg Guerrazzi Comments to SDC Alternatives Plan.pdf

EXTERNAL

Hello, attached please find my comments to the SDC Alternatives Plan. I look forward to working with the County and State to develop a plan to re-purpose SDC to meet the needs of the community with a minimal density and conservation balance.

Thank you.

Best Regards,
Greg Guerrazzi
(707) 935-1111

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Chelsea Holup

From: Karen Eggerman <eggnodoubt@gmail.com>
Sent: November 27, 2021 3:57 PM
To: Brian Oh
Cc: Tennis Wick; Klassen Rusty
Subject: Comments submitted re SDC Alternatives

EXTERNAL

Hi Brian,

Hope all is well with you and your family!

Below are the comments we submitted online regarding the SDC site. Thank you for listening and for your consideration.

All the best,
Karen

To: Permit Sonoma
Re: SDC Alternatives

As members of the team that created the concept of the Eldridge Enterprise for the SDC site, which is not one of the three alternatives put forward by Dyett & Bhatia, we would like to bring the following points and questions to the attention of Permit Sonoma.

Here are four points for your thorough consideration:

1) Considering the CURRENT BASELINE conditions of the site (the Guiding Principles, natural resources, existing infrastructure, currently designated historical buildings, past use, built environment etc.) Are we taking full advantage of the site? If not, why not?

2) If the State brought forward an idea for the site that addressed larger issues for the State -such as climate change solutions and higher paying jobs in addition to housing- how would the county work with that concept? How would the County address any changes put forward? We would suggest a written section in the specific plan that would give a framework for accommodating a "bigger" (not necessarily by size) idea.

3) The SDC design for the future needs to show a complete community- housing and jobs in one place. If we do not design a complete, whole, integrated community- jobs, housing and key services, we are continuing to build on the current model that does not solve for climate and in fact exacerbates it, affecting air quality and human health.

4) Having an actual economic engine at the site assists the County in investing in resiliency. Taxes paid by an enterprise can support County resiliency measures. The site can be built to protect from and resist the threat of fire. Large buildings on the site can be designed as and employed as resources for: cool zones, emergency housing, and safe havens during flood and fire.

We urge Permit Sonoma to zone the SDC site to allow for the greatest opportunity. In that way future generations will be able to work to build a community that co-locates employment and housing to reduce the burden on the natural environment and human health and provides space for the next generation of employment opportunities.

Respectfully,

Rusty Klassen, Partner, Tensleep Advisory

Karen Eggerman, Partner, Tensleep Advisory

--
Karen Eggerman
Partner, Tensleep Advisory
LEED Green Associate
(707) 291-3675

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Chelsea Holup

From: Gwen <sendgwendo@yahoo.com>
Sent: November 27, 2021 4:58 PM
To: Brian Oh; engage@sdcspecificplan.com; Tennis Wick; Susan Gorin
Subject: SDC Specific Plan Alternatives Draft Report

EXTERNAL

Dear Fiduciaries and Decision Makers,

Sonoma County has one chance only to get this right.

If what was promised and intended to be an extensive community outreach process and request for comments, instead has been a handicapping of the community's ability to review and comment on the current proposals – a process that envisioned months of review time was compressed into a few weeks during the busy holidays. Please do the right thing here and require an extension of the specific planning process so that an alternative that adequately addresses community concerns can be developed and properly vetted.

The current alternatives – resoundingly criticized by hundreds of community members - have well-identified flaws:

1. They prioritize economic feasibility over adequate protections for the wildlife corridor and open space, affordable housing and housing for developmentally disabled.

2. They do not provide for adequate emergency evacuation in the event of wildfire, are not compatible with the rural character of the surrounding communities, and do not realistically address impacts on infrastructure, such as water recharge, roadways, sewage system capacity, etc.

3. They virtually ignore the concerns (why is that???) voiced over the past few years by the very community members that will be most affected by the development.

There is wide support for the provision of housing that is affordable and supportive of the existing, local workforce – those otherwise forced to leave the Valley for lack of housing. Stabilizing a local workforce benefits all of the existing businesses in the Sonoma Valley. But not at the proposed, overreaching scale and not if the housing units approved are not dedicated to low- and moderate- income housing.

Please consider ANY alternative that is mindful of the carrying capacity of the SDC campus, recognizes that the site is not in an urban growth area, protects the site's status as wild land corridor and protects the essential character of the immediate location, neighboring Glen Ellen and the surrounding Valley as a whole. Remember: WATER. FIRE. TRAFFIC. AFFORDABILITY. WILDLIFE.

Regarding the inclusion of a large-scale commercial development (including the "Innovation Center") – There is no mandate provide for the development a large-scale commercial, retail or industrial use and no guarantee that an "innovation center" would be approved and developed. A "hope" as to who the ultimate occupying enterprise will be and "faith" that it will necessarily be motivated by the greater good may be naïve. If you want the greater good to be served, you had best lock it down in specific plans, deeds, restrictions, and permit requirements - all with the force of law. (Not likely, right?)

As considered now, the Alternatives simply open the door to significant adverse impacts on small town character, rural lifestyle, transportation, water use, pollution, wildlife habitat and fire prevention needs of the Valley. A new alternative is called for that:

- reduces the number of housing and locks in a mandate that they be moderate- to low-income units;

- restricts the approved housing units from ever becoming short-term, vacation rentals;

- eliminates the proposed hotel/resort;

- eliminates the “innovation hub” and any other large commercial use;

- scales back any commercial uses to those intended to serve the retail and service needs of the new housing residents, thereby reducing potential traffic impacts in the Sonoma Valley.

Thank you for your consideration of this and all of the other comments you may receive.

Very truly yours,
Wendy Phillippay

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Chelsea Holup

From: Tracy Salcedo <laughingwaterink@gmail.com>
Sent: November 27, 2021 9:00 PM
To: SDC Specific Plan; Tennis Wick; Brian Oh; Bradley Dunn
Cc: Susan Gorin; district4; district3; district2; district5; senator.dodd@senate.ca.gov; senator.mcguire@senate.ca.gov; Rajeev Bhatia; ezrah.chaaban@sen.ca.gov; Pitts, Logan; rebecca.wachsberg@sen.ca.gov; Tania Carlone
Subject: Alternative Proposals for Redevelopment of the Sonoma Developmental Center
Attachments: SDC Alternatives letter_11-27-21.pdf

Importance: High

EXTERNAL

Hello,

Please find attached my comments regarding the alternative proposed for redevelopment of the Sonoma Developmental Center. I appreciate all of your work on this issue, and promise to continue working with you toward creating a redevelopment solution that represents the best and highest use of the land.

Kindly, Tracy

Tracy Salcedo
Laughingwater Ink
(707) 246-0694
laughingwaterink@gmail.com / laughink@vom.com
laughingwaterink.com

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Chelsea Holup

From: Alice Horowitz <oneallicat@gmail.com>
Sent: November 28, 2021 8:44 AM
To: Tennis Wick; Brian Oh; Bradley Dunn
Cc: senator.mcguire@senate.ca.gov; David Rabbitt; district5; district4; district3; susan@susan-gorin.com; engage@sdcspecificplan.com
Subject: SDC Alternatives
Attachments: AH SDC Alternatives letter 11.28.21.pdf

EXTERNAL

I respectfully submit this attached pdf regarding the SDC Specific Plan Alternatives.

Sincerely,
Alice Horowitz, Ph.D

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Chelsea Holup

From: Chris Jones <cagjones@yahoo.com>
Sent: November 28, 2021 10:44 AM
To: engage@sdcspecificplan.com
Cc: Susan Gorin; Tennis Wick; Brian Oh
Subject: Sonoma Development Center

EXTERNAL

My family and I presently live in the Sonoma Valley, including 29 years in Glen Ellen. It is a truly special place. None of the proposed alternatives do justice to that special place, thus it is no wonder they have raised almost unanimous opposition from residents of the surrounding communities.

I am unable to support any of the proposed alternatives.

My observations are as follows:

Maintenance failures by State encumber all proposals with costs they should not have to bear.

As the planning document states: "In the years before its closure, there was a lack of investment in maintenance at Sonoma Development Center. Now, there are millions of dollars of costs to rehab historic structures and infrastructure. The sewer and water system need to be fixed or replaced. Buildings are structurally unstable, have leaking roofs, or would need expensive renovations to be usable. Renovating the Main Building and fixing the infrastructure are projected to cost as much as $100 million."

These costs should be borne by the State. It was they who let these assets deteriorate. The fact that the State is not bearing these costs is responsible for an economic crunch. This results in a cash bind and therefore what almost all respondents regard as more housing and development than the site can comfortably accommodate. Based upon the $100 million figure, if 1,000 units are proposed each unit is encumbered with some $100,000.

This agreement with the State must be re-negotiated.

Wildlife Corridor needs larger margins on north side of property.

The wildlife corridor is of national significance, and I am encouraged that it is recognized as such in the plan. However, the plan should go further.
The corridor is narrowest on the north side of the property. Therefore, the north and northeast boundary of the current campus should be moved inward, to make the corridor wider. The redeveloped portion of the campus should comply with Dark Sky lighting standards, use native species in the landscaping, retain large trees, avoid pesticide use, and avoid internal fencing. Setbacks along Sonoma Creek should be 100'.

The animals, plants, trees, fish, insects and birds that have lived in this valley for tens of thousands of years have no voice of their own. They have been subject to destruction and loss of habitat for as long as humans have lived here. Let us raise our vision; give them their best chance.

Housing and other structures need to be clustered and limited.

The planning document states that in its heyday there were some 3,700 residents on site, with a staff of around 1,900. The residents remained at the center and therefore placed little burden on roads, local services etc.; the staff lived primarily off site, and had staggered commute patterns. Therefore Alternative A's 990 housing units and 610 jobs would, in my estimation, place a greater demand on every local service than at any time in the past.

Chris Jones
436 Trail Ridge Place
Santa Rosa, CA 95409

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Chelsea Holup

From: Meg Beeler <meg@megbeeler.com>
Sent: November 28, 2021 11:09 AM
To: Susan Gorin; Tennis Wick; Brian Oh; engage@sdcspecificplan.com; David Rabbitt; district3; district4; district5
Subject: Sonoma Developmental Center Alternatives—Mountain Preservation Comments
Attachments: SMP Comments on Alternatives Report.pdf

EXTERNAL

Dear Supervisors, Staff, and Consultants,

The attached file contains comments by the Board of Sonoma Mountain Preservation on the SDC Alternatives Report published on November 1, 2021.

This campus sits in one of the 34 most bio-diverse areas of the planet. We hope that we can define a broader, more holistic, long-term perspective for protecting and developing SDC in a true community-driven collaborative process.

Sincerely,
Meg Beeler

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Meg Beeler, Chair
Sonoma Mountain Preservation
sonomamountainpreserve@gmail.com
707-933-6241
PO Box 1772 Glen Ellen, CA 95442
sonomamountain.org/book
facebook.com/SonomaMountain
Traditional territory of Southern Pomo, Wappo, Patwin, and Coast Miwok

Chelsea Holup

From: Suzanne Caffey <scaffey1@gmail.com>
Sent: November 28, 2021 3:17 PM
To: Engage@sdcspecificplan.com
Cc: Susan Gorin; Tennis Wick; Brian Oh
Subject: SDC Alternatives Report

EXTERNAL

November 28, 2021

To: Engage@sdcspecificplan.com

Cc: Susan.Gorin@sonoma-county.org; Tennis.Wick@sonoma-county.org; Brian.Oh@sonoma-county.org

Dear Planning Team Members:

As residents of Boyes Hot Springs in Sonoma County, we are writing to express our opposition to the three proposed alternatives to the SDC site. The densities of the three alternatives are not in character with Glen Ellen or Sonoma Valley development in general. The impact of concentrating so many new residents in this area will have the following negative impacts:

1. Traffic - The congestion created by residents and tourists already degrades the quality of life in the valley. Additional private automobiles would exacerbate this condition.

2. Safety - Both Arnold and Highway 12 are the only routes for many out of the Valley if an emergency such as a wildfire should occur. Adding the number of residents suggested by the proposed alternatives would definitely jeopardize lives.

3. Impact on dispersed and diverse development - Adjacent communities (such as Boyes and Fetters Hot Springs) that show promise of improved facilities for existing residents by the creation of strong local small-scale development will likely be stifled by the centralization of commercial enterprises that these alternatives represent.

4. Access to jobs - No new public transit element is suggested. We will not work at home forever. How will residents be able to commute reasonably when there is already excessive congestion? Currently access from the valley to regional employment opportunities is limited.

5. Wildlife - Important wildlife habitats and circulation corridors are not addressed. This is unacceptable to the current population of the Valley.

In short, it is clear that these plans are driven by the desire to maximize profit, rather than building the best project possible and ensuring the preservation of Sonoma Valley's unique character and the quality of life of all its residents. This is to say nothing of meaningfully addressing climate change and carbon neutrality.

Respectfully,

Suzanne and Ben Caffey

18238 Verde Vista Drive

Sonoma, CA 95476

Scaffey1@gmail.com; bencaffey@gmail.com

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Chelsea Holup

From: Mary Guerrazzi <maryguerrazzi@vom.com>
Sent: November 28, 2021 3:56 PM
To: engage@sdcspecificplan.com; Brian Oh
Cc: Tennis Wick; Susan Gorin
Subject: SDC Alternatives Report

EXTERNAL

November 28, 2021

To: Mr. Brian Oh, Planning Manager, Sonoma County

Comments to the SDC Alternatives Report

I have lived in Glen Ellen for 26 years and own two travel companies that bring people to the area, Wine Country Excursions and Wine Country Trekking.

I was involved in the community meetings regarding the Sonoma Developmental Center and can assure you that what we found out from those meetings are not reflected in the Alternatives Report.

The three alternatives are very "cookie cutter" - you could place each of them in "any city USA". It's as if the company Sonoma County hired, Dyett and Bhatia, literally did not listen to any of the input from the four community meetings - they just plugged in a "planned community" into their Autodesk and spit out three very similar options. What a waste of money and time for everyone.

Given that this property is incredibly unique there is an opportunity here to have something world class that will show other communities how to incorporate a thriving wildlife corridor with a soft human touch. There were so many ideas during the community meetings that were really wonderful, thinking outside of the box, ideas - it would have been great to have them considered for SDC instead of a large housing development with commercial buildings anchoring the houses.

I am not against housing or commercial at the site but my primary concern is for the wildlife corridor that I personally helped protect in 2014 when we helped add 30 acres to the corridor on the eastern side of SDC, near Lake Suttonfield. We are in a very fragile state right now with squeezing out the animals who live in Sonoma County. I think a much better option than rows of tract housing would be to repurpose some of the buildings on the SDC for more concentrated housing on a scale that is consistent with the village of Glen Ellen. It makes no sense to increase the size of our town by four-fold. Imagine Santa Rosa or Petaluma being increased four-fold!

An immediate goal is to ask the State to give us more time to come up with a well-thought out plan for this beautiful, unique property. The goal is to have a nature preserve with some housing, NOT a tract development surrounded by nature.

Sincerely,

Mary Guerrazzi

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Chelsea Holup

From: Meg Beeler <meg@megbeeler.com>
Sent: November 28, 2021 7:49 PM
To: Tennis Wick; Brian Oh
Cc: Susan Gorin; engage@sdcspecificplan.com; district3; David Rabbitt; district4; district5
Subject: Sonoma Developmental Center Alternatives, Comments
Attachments: MB comments SDC alternatives, 11.28.21.pdf

Dear Mr Wick and Mr Oh,

The attached file contains my personal comments on the SDC Alternatives Report published on November 1, 2021.

I hope that we can define a broader, more holistic, long-term perspective for protecting and developing SDC in a true community-driven collaborative process.

Sincerely,
Meg Beeler

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16100 Sobre Vista Court
Sonoma, CA 95476
707-933-6241
meg@megbeeler.com

Chelsea Holup

From: Meg Beeler <meg@megbeeler.com>
Sent: November 28, 2021 8:30 PM
To: Tennis Wick; Brian Oh; engage@sdcspecificplan.com; district3; David Rabbitt; Susan Gorin; district5; district4
Subject: MB comments on the SDC Alternatives Report
Attachments: MB comments SDC alternatives, 11.28.21.pdf

EXTERNAL

Dear Mr. Wick and Mr. Oh,

The attached file contains my personal comments on the SDC Alternatives Report published on November 1, 2021. I hope that we can define a broader, more holistic, long-term perspective for protecting and developing SDC in a true community-driven collaborative process.

Sincerely,
Meg Beeler

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16100 Sobre Vista Court
Sonoma, CA 95476
707-933-6241

Chelsea Holup

From: Richard Dale <richard@sonomaecologycenter.org>
Sent: November 28, 2021 9:38 PM
To: engage@sdcspecificplan.com; Brian Oh; Tennis Wick; Rajeev Bhatia
Cc: Susan Gorin; James Gore; Lynda Hopkins; David Rabbitt; Chris Coursey
Subject: Sonoma Ecology Center on SDC Specific Plan
Attachments: SEC Written Comments on SDC Specifc Plan.pdf

EXTERNAL

Greetings,

Please find attached Sonoma Ecology Center's public comment on the SDC Specific Plan alternatives. We would be happy to discuss any points in this memo.

Thanks for your consideration and considerable work on this project.

Richard

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Richard Dale
Executive Director
Sonoma Ecology Center
PO Box 1486, Eldridge, CA 95431 USA
m: 707 888-1656, o: 996-0712, ext. 106
e: richard@sonomaecologycenter.org

SONOMA ECOLOGY CENTER

Beautiful. Sustainable. Sonoma.
www.sonomaecologycenter.org

Chelsea Holup

From: Jim Price <jimpricearm@gmail.com>
Sent: November 28, 2021 10:19 PM
To: Susan Gorin
Cc: Brian Oh; eldridgeforall@gmail.com; johnm@sonomalandtrust.org; richard@sonomaecologycenter.org
Subject: Request for More Time to Better Consider and Achieve our Shared Goals at SDC
Attachments: Gorin SDC request.docx

EXTERNAL

Please read the attached document requesting more time for the SDC planning process.

Best regards, — Jim Price

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:26 AM
To: Brian Oh
Subject: FW: input on SDC

Thanks, Scott

From: Josette Brose-Eichar <josette@lavenderfloral.com>
Sent: Sunday, November 28, 2021 11:53 AM
To: Planner <planner@sonoma-county.org>
Subject: input on SDC

EXTERNAL

As today is the last day to submit, how can we be assured our comments are reaching the county? I am still getting this response when sending to: engage@sdcspecificplan.com

Hello! Unfortunately, I will be departing the County, and my last working day in office is **Monday, November 22**.

Please note I will be unable to assist you on any further planning matter beginning Monday, November 22. For planning inquiries or follow ups, please email Planner@sonoma-county.org or call the Planner phone at (707) 565-1900, option 5. For inquiries pertaining to the Sonoma Developmental Center, please direct those to our "Leave a comment!" tool on the SDC Specific Plan website. The SDC email (engage@sdcspecificplan.com) is still active for the public to provide feedback on the SDC project as well.

This does not give me much confidence in where these e-mails are going.

Here is what I submitted.

We are now at the point where the public must submit their thoughts and hopes for SDC. Today is the cut off. So let me ask you this. Will the county continue to listen to us? Will there be any more meetings? And where do we go from here?

I have personally submitted my thoughts, ideas and yes, dissatisfaction several times. I have also written to our state representatives and copied you. At this point if the county is serious about what our community and the natural world need and want, then you need to go back to the drawing board. As many have pointed out, the state of California bears some responsibility for financing cleanup and infrastructure at SDC. The state also has a monetary surplus. In addition there are federal infrastructure funds available. All of this must be pursued, rather than continuing on the path of creating a future that must be funded by badly planned development.

Many thoughtful and feasible ideas have been put forward. The Sonoma Land Trust and Sonoma Ecology Center have laid this out so well, that there is no reason for me to recap it here. Simply read what they have submitted and you will find a path to creating an SDC that will serve our community and protect and preserve this piece of our earth.

The disingenuous rhetoric I see floating around about anyone being opposed to these 3 alternatives as old, white, rich NIMBYs is deplorable. If one reads the Sonoma Ecology Center's ideas carefully, one will see the dedication to provide real affordable housing and well-paying jobs. While building a hotel and 75% market rate housing will only provide low paying jobs and not make a dent in our affordable housing shortage, while destroying our valley in the process.

I have been blunt is saying the county did not engage the public in these decisions. I think we have been played to make it look like we were involved. Not until the last 2 meetings did I see real involvement built into the structure of these meetings. These types of meetings should have been going on for the last 2 years. And an honest straight forward discussion of finances and the state of California's responsibility should have been out in the open for all of us for the last 2 years.

It is your moral responsibly to do this right. To provide real affordable housing to those who work here and really need it, to create a forward thinking development that will use "green" technology and provide jobs and training that will not only benefit workers, but our earth too.

Sincerely,

Josette Brose-Eichar

Boyes Hot Springs

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:27 AM
To: Brian Oh
Subject: FW: Sonoma Development center question

Thanks, Scott

From: sonomabob <bob.ecowood@gmail.com>
Sent: Saturday, November 27, 2021 8:35 AM
To: Planner <planner@sonoma-county.org>
Subject: Sonoma Development center question

EXTERNAL

Hello:

My question concerns the sale of State property at the Development Center.

Namely would the current zoning laws and conformance to the County General Plan be the rules for the property after the State sells it.

I would appreciate answer or a tip on who may be able to provide the answer.

Thanks very much.

R Baeyen

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 8:29 AM
To: Brian Oh
Subject: FW: Protect riparian habitat and corridor at SDC

Thanks, Scott

From: Randi Francis <littlecedar@yahoo.com>
Sent: Saturday, November 27, 2021 8:59 AM
To: Planner <planner@sonoma-county.org>
Cc: Sonoma Center <tiffany@sonomaecologycenter.org>
Subject: Protect riparian habitat and corridor at SDC

EXTERNAL

I agree with the statement by the Sonoma Ecology Center (SEC) that the current proposals for the Sonoma Development Center are inadequate and fail to protect and provide a safe animal transportation corridor and riparian habitat for wildlife.

SEC points out that " the north and northeast boundary of the current campus should be moved inward, to make the corridor wider. The trail system should be world-class, but should focus foot and bike traffic away from the north side of the property, and should not parallel creeks for long distances. Cars accessing trails should park in the developed area, not on Arnold Drive. The property provides enormous wildlife benefits in addition to the cross-valley corridor. To maximize these, the redeveloped portion of the campus should comply with Dark Sky lighting standards, use native species in the landscaping, retain large trees, avoid pesticide use, and avoid internal fencing. Setbacks along Sonoma Creek should be 100', and wider in some areas highlighted in our Upper Sonoma Creek Restoration Vision."

Please address these issues and concerns in the plans for SDC.

Sincerely

Randi Francis

Graton, CA

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Chelsea Holup

From: Dave Ransom <dransom391@gmail.com>
Sent: November 28, 2021 3:27 PM
To: PermitSonoma; Tennis Wick; Brian Oh
Cc: district4; district5; David Rabbitt; Susan Gorin; Chris Coursey; Val Robichaud; Thomas Martin; Stephanie Hiller; news@healdsburgtribune.com; West County Gazette; rick.green@pressdemocrat.com; john.danna@pressdemocrat.com; eric.wittmershaus@pressdemocrat.com; Brett Wilkison; marie.mccain@pressdemocrat.com; Charrier, Emily; jason.walsh@sonomanews.com; editor@arguscourier.com; chase.hunter@sonomanews.com; Kenwood Press
Subject: COMMENT: SDC Specific Plan

EXTERNAL

SONOMA VALLEY HOUSING GROUP

11/28/21
To: Permit Sonoma
cc: Board of Supervisors
Dyett & Bhatia
Area Media

The Sonoma Valley Housing Group respectfully submits the following ideas for consideration concerning the redevelopment of the Sonoma Development Center.

Summary
We support:
- INTERIM USE — of existing facilities for low-income housing.
- AFFORDABLE HOUSING — at the max, held in perpetuity, including an RV park.
- COMMUNITY FACILITIES — a plaza, community hall, park, sports fields.
- A SCHOOL — a performing arts theater, offices, an innovation center.
- PROTECTED OPEN SPACE — an adequate wildlife corridor.
- ADEQUATE PUBLIC TRANSPORTATION — to Santa Rosa and Sonoma.
- A COMMUNITY LAND TRUST — for financing and administration.
- A FOCUS ON SOCIAL EQUITY — especially for Latinx and other workers.
- NO TOURISM HOTEL OR RESORT — use public land for the public.

Interim Housing
We support the SDC Campus Project's proposal for interim use of existing group housing for low-income residents. Given the strong likelihood of a 5-year-or-more, drawn-out CEQA process with appeals and lawsuits, interim re-use makes great sense. Please take a fresh look and seriously consider the SDC Campus Project proposal.

Permanent housing
We support a high number of lower cost, lower AMI units to cover vulnerable, disadvantaged populations such as Latinx, seniors, disabled, and working-class people generally. Rather than the proposed 75% market-rate, 25% affordable mix, we propose a 75% affordable, 25% market-rate mix.

The SDC exists in an urban service area (USA). Dense Valley infill development is appropriate. If the number of inclusionary units becomes dependent on the overall number of units, we support higher numbers in order to get the maximum inclusion for the low-income cohort we represent.

All affordable units must be affordable in perpetuity.

The Sonoma Valley Housing Group is allied (and shares members) with the Valley-based Latinx grassroots group Food For All/Comida Para Todos. We request that decision makers account for the needs of this SDC neighbor especially — the Sonoma Valley Latinx cohort — as well as for all low-income residents of whatever race or ethnicity.

We call for innovative design alternatives that cost less to build — such as, for example, modular units, 3D-printed structures, or variable-sized, fire-resistant Quonset hut kits as featured in the New York Times.

We support including an RV park with permanent, monthly-rate, affordable spaces, to provide stable housing opportunities, including not more than 30% higher priced temporary tourist spaces with a two-week annual limit.

Community
We call for public space at the SDC: a community building, a plaza, a park with grills and picnic tables, sports amenities: soccer, softball, volleyball. We support other community-service land uses such as education, performing arts, an office building, an innovation-center. A large housing effort will require schools. Space and funding for public education must be part of the plan. There is no room for yet another resort or hotel in the community we envision.

Environment
We support an expansive wildlife corridor with a wider pinch point than currently exists, with 100-foot stream setbacks and no night lighting directed towards the corridor. Let's keep as much area for animals to pass through as possible. Insofar as the whole campus is fair game for night-time animal movements, housing and other buildings should be clustered, multi-story, and sound proof, with no fences allowed.

Transportation
The plan must provide frequently scheduled public transportation to connect this development with Santa Rosa and Sonoma.

Financing
We support a Community Land Trust (CLT) funding model to finance and control all land uses on the property. (The Housing Land Trust of Sonoma County might be an option for this function.) Any housing CLT at SDC needs to balance social equity and environmental interests equally.

The State should consider gifting the SDC to a CLT that represents the interests of all stakeholders. There could be one CLT for the core campus and another — a green land trust — for the open space.

If redeveloping the SDC represents a generational opportunity to show our collective best in design and planning, then a financing plan needs to rise to that challenge and not simply recap maladaptive, socially inequitable business-as-usual solutions. Public/private financing should be given a serious look. A public bank, such as being considered by a number of California cities, could underwrite development.

The State has made low-income housing a priority on the site (and throughout California), and it has run budget surpluses in excess of $30 billion for two years running. Surely, some of that money can underwrite affordable housing on public property that has served the underprivileged for more than a century.

The State must assume responsibility for removing toxic waste and repairing the water and sewage systems, which it has left to deteriorate.

Process
The planning timeline has become much too short. Let's slow things down and get back the lost three or four months that were initially promised. Among other things, it appears that to date only a narrow bandwidth of economic-feasibility ideas have been considered. The public needs time to propose and demonstrate economically viable alternatives.

[signed]
The Sonoma Valley Housing Group
Fred Allebach
Ken Brown
Mario Castillo
Ann Colichidas
David Kendall
Jim McFadden
Dave Ransom
Frank Windes
Ann Wray
Norm Wray

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Chelsea Holup

From: Tom Conlon <tom@geopraxis.org>
Sent: November 28, 2021 11:56 PM
To: engage@sdcspecificplan.com; PermitSonoma; Tennis Wick; Brian Oh
Cc: district4; district5; David Rabbitt; Susan Gorin; Chris Coursey; Val Robichaud; Thomas Martin; Stephanie Hiller; news@healdsburgtribune.com; West County Gazette; rick.green@pressdemocrat.com; john.danna@pressdemocrat.com; eric.wittmershaus@pressdemocrat.com; Brett Wilkison; marie.mccain@pressdemocrat.com; Charrier, Emily; jason.walsh@sonomanews.com; editor@arguscourier.com; chase.hunter@sonomanews.com; Kenwood Press
Subject: Comments on SDC Specific Plan Alternatives
Attachments: Conlon-SDC-Comments-2021-11-28.pdf

EXTERNAL

Please find my comments attached.
Thank you for the opportunity to comment,
- Tom Conlon

--
tom@geopraxis.org
707.322.8056 (mobile)

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Chelsea Holup

From: Scott Hunsperger on behalf of Planner
Sent: November 29, 2021 3:10 PM
To: Brian Oh
Subject: FW: Comments on SDC Specific Plan Alternatives
Attachments: Comments on SDC Specific Plan Alternatives

Thanks, Scott

From: Susan Obuchowski <Susan.Obuchowski@sonoma-county.org> **On Behalf Of** PermitSonoma
Sent: Monday, November 29, 2021 3:03 PM
To: Planner <planner@sonoma-county.org>
Subject: FW: Comments on SDC Specific Plan Alternatives

Susan Obuchowski
Office Assistant II
www.PermitSonoma.org
County of Sonoma
Administration Division | Customer Service
2550 Ventura Avenue, Santa Rosa, CA 95403
Office Phone: (707) 565-1900

Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 29, 2021 4:20 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Thoughts for SDC

Sent via form submission from Sonoma Developmental Center Specific Plan

Name: Renee Loustalot

Email: frozzen3@gmail.com

Subject: Thoughts for SDC

Message: I missed the survey. I am an ex-employee, volunteer, sister and conservator to a resident who lived there about 50 years. The closing of SDC was very difficult for our family. These grounds were meant to be a home and to help, assist and teach those who various developmental and intellectual needs. In my opinion SDC grounds should continue to be a place of learning and assistance. It is perfect for an educational center be it part of Sonoma State University or Santa Rosa JC a long with the Ecology Center. It should not become housing… That is far too limiting. We need better education opportunities available and affordable. Thank you.

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Chelsea Holup

From: Nina Bellucci on behalf of Planner
Sent: November 29, 2021 4:47 PM
To: Brian Oh
Subject: FW: Memo: Sonoma Ecology Center Comments on the SDC Specific Plan Alternatives

---

From: Sonoma Ecology Center <tiffany@sonomaecologycenter.org>
Sent: Monday, November 29, 2021 4:44 PM
To: Planner <planner@sonoma-county.org>
Subject: Memo: Sonoma Ecology Center Comments on the SDC Specific Plan Alternatives

EXTERNAL

Sonoma Ecology Center's Letter to Sonoma County about the SDC Specific Plan Alternatives

Read our Letter

Sonoma Valley has the opportunity at the SDC site to enhance the wildlife corridor, safeguard water features, protect habitat, and also provide benefits to our human community.

All this can happen on the SDC property with the right planning and community action. The process so far has not been good. We do not support any of the current alternatives. It's worth the investment of more time and resources to get a better result. We can achieve the site's potential by working in alignment with, and tapping into, the phenomenal resources of our community.

Read our detailed recommendations

Thank you from all of us at
Sonoma Ecology Center!

Share Tweet Forward

Sonoma Ecology Center is a 501(c)(3) nonprofit. Federal EIN# 94-3136500.

We rely on the financial and volunteer support of our community to fulfill our mission to enhance and sustain the ecological health of Sonoma Valley. For more information, contact Tiffany Wing at tiffany@sonomaecologycenter.org.

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PO Box 1486, Eldridge CA, 95431
www.sonomaecologycenter.org

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Sonoma Ecology Center · PO Box 1486 · Eldridge, Ca 95431 · USA

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 29, 2021 5:53 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Plans

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Iris Lombard

Email: iris.rlombard@gmail.com

Subject: SDC Plans

Message: The three plans bear little resistance to the desires expressed in the community input. The plans are essentially three different vanilla cakes with different arrangements of filling and icing. Not nourshing--the community wants bread, and roses! Nourshment and beauty.

Does this submission look like spam? Report it here

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 29, 2021 7:42 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Concerns

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Carol Newkirk

Email: carol.newkirk@gmail.com

Subject: SDC Concerns

Message: I'm concerned about many aspects of these alternatives, but am going to focus on how your proposed plan will negatively impact the Glen Ellen community. The site and the community cannot support the level of density proposed. Reconsider your plans that will forever impact wildlife, traffic, and our community. I support a community-driven fourth alternative.

Sincerely,
Carol Newkirk

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Chelsea Holup

From: Robert Cherwink <robertcherwink@icloud.com>
Sent: November 29, 2021 7:16 PM
To: engage@sdcspecificplan.com
Cc: info@sonomaecologycenter.org
Subject: SDC Specific Plan Alternatives

EXTERNAL

Greetings.

I second the concerns and proposals of the Sonoma Ecology Center, and include below the contents of Richard Dale's recent memo on the Site Specific Plan for the Sonoma Developmental Center.

Please give the SEC's input your serious consideration; and, be sure to incorporate the following suggestions as the alternatives currently under consideration are simply unacceptable. Any further advancement of the plan should be delayed until these ideas and suggestions can be incorporated.

Sincerely,

Robert Cherwink
1515 Fowler Creek Rd
Sonoma, California 95476

P.S. I am not a member of the SEC, just a concerned long-time resident of Sonoma Valley.

SONOMA ECOLOGY CENTER
Protecting the beauty and biodiversity of Sonoma Valley

November 27, 2021

Memo: Sonoma Ecology Center Comments on the SDC Specific Plan Alternatives Following are comments from Sonoma Ecology Center (SEC) on the SDC Specific Plan Alternatives presented to the community for comment this month. Our comments can be expanded on if further information is useful. Contact information is included in the footer of this memo.

General Comments

The Sonoma Valley community has expressed frustration at the process used to develop the three specific plan alternatives, and disappointment about their substance. We share these concerns, and do not support any of the current alternatives. We acknowledge the state code's conflicting constraints that blend protecting the site's extraordinary natural resources with providing housing and creating a plan that will attract third-party purchasers; we also understand that the pandemic and ongoing fire related community impacts have affected the planning and outreach process. Nonetheless, with over twenty months to engage stakeholders and construct a workable basis for the alternatives, there has not been adequate community engagement. A better engagement process would likely have created a better result. The current alternatives have united the same community that came together to create the opportunity for the specific plan process against these alternatives, and for several, against the process itself. SEC feels that there can be a productive response to this concern by bringing together representative stakeholders from the community, with excellent facilitation, to seek out common interests and to find common ground. We think there is

more agreement than may be evident, not just about what isn't wanted, but about what can work on the site and meet both the state's and the community's goals. If such a process is to work, there will need to be time for it to be planned, for parties to meet, and for the result to be developed by the county's planning team into a draft alternative. Our request is that both of these actions be seriously considered: a facilitated stakeholder process to build the basic consensus required for a successful alternative, and time to implement that process. Additional time would likely offset other challenges arising from a process the community feels is unacceptable, and we feel the state has significant incentive and funding to get the process right and will accept a request from our county for this extension.

The main concern raised by the Sonoma Valley community is the scale of proposed development in all three alternatives. SEC participated in a group tasked with developing a triple-bottom-line concept for the site, the Eldridge Enterprise. That group did an economic analysis for the concept at half the scale of alternatives originally presented to the planning team's PAT (public advisory team). The three draft alternatives recently presented to the public are smaller than the original, and none represent the Eldridge Enterprise concept. Moreover, after seeing how development in the alternatives was mapped onto the site, we strongly agree that all three alternatives presented represent an unacceptable level of impact to natural resource values of the site and to the surrounding community. The Eldridge Enterprise group is revising its concept to be smaller, yet still deliver meaningful results in terms of climate action, affordable housing, and other community and environmental benefits.

The right scale for numbers of residents, employees, and other users on the site depends on the impacts they will create. We therefore support our colleagues at Sonoma Land Trust's recommendation, that a science-based, data-driven constraints analysis be done as a framework for development. The more of these data the community and planning team have, the better any emerging specific plan will be, and the more acceptable the resulting impacts will be for the environment and the community.

We feel that the opportunity presented at the site to create a world class, sustainable, multibenefit, once-in-a-generation response to the needs and opportunities of our time, can happen on the site, and that it's worth the investment of more time and resources to strive for this result. This should be done in alignment with, and tapping into, the phenomenal resources of our community to reach this potential.

Protecting Ecological Resources

Humanity faces a global biodiversity crisis on the scale of the global climate crisis. Nearly a fourth of all known species are at risk of extinction. Over 1,060 individual species have been identified on the SDC campus, several of them rare. SDC is located at the center of a biological corridor of statewide significance, established by SEC in the 1990's. Thousands of acres of land acquisition and millions of dollars of investment have been made to expand and protect it. Water resources are likewise of regional significance, with Sonoma Creek recognized as critical coastal stream, hosting several threatened and endangered species including species found in only a few streams in the world. New development on the campus needs to consider and protect the site's extensive ecological resources, especially its significant wildlife corridor and stream corridor. The following recommendations build on this background.

• Width of wildlife corridor: The wildlife corridor should be expanded at its narrowest point along the north and northeast side of the campus, pulling the boundary of the developable area inward. Specifically, the campus footprint should be shrunk on the east side of Arnold as shown in Alternative C, and on the west side of Arnold southward to the edge of the current ball field. That is, remove and do not replace Bane, Thompson, the two houses between the bridges, and the road circle northwest of Wagner. The pedestrian access point in the narrowest part of the corridor (yellow asterisk on the maps in the alternatives) should be removed. Do not put trails in riparian corridors except for short distances (these are habitat areas first, recreation areas second). No new pedestrian bridges over Sonoma Creek should be built in new locations.

• Sonoma Creek setback: Setbacks along Sonoma Creek should be larger, at least 100 feet, to make room for a reestablished floodplain, riparian habitat, steelhead recovery, and groundwater recharge. Some areas should be wider than 100' in a few places where green infrastructure projects are planned. See Upper Sonoma Creek Restoration Vision on SEC's website.

• Hill/Mill Creek setback: Setbacks on Hill Creek should be widened, ideally 50' on north side, more on the south side, to protect stream function and provide for habitat linkage to Sonoma Creek from southwestern open space areas. 3

• Open space within the developed area: Built areas and paths should use Dark Sky standards. Development should face away from protected areas to reduce interactions that might impact natural systems. Landscaping should retain large healthy trees, transition to natives for at least 80% of landscaping to support local biodiversity, and use integrated pest management.

• Wildlife and habitat quality outside developed area: Regrade and revegetate land immediately around Jim Berkland bridge so that animals can get down to and across Sonoma Creek. This would aid wildlife passage east-west across this narrowest section of the property. Consider Infrastructure Bill funding to assist with habitat enhancement of culvert or overpass improvements on the eastern area of the corridor over Hwy 12. Fencing should be removed and only used in new projects to direct movement and reduce hazards to wildlife. Work with eastside properties to maintain permeability to uplands. The proposed road to Hwy 12 should not be paved or lighted, and should only be accessible during emergencies. Fire fuels management projects, such as the proposed buffers, should adopt and use standards that maximize biodiversity and water resources benefits.

• Water resources protection: Use an integrated, holistic approach to water management on the site, to steward and benefit the site's extensive water resources for the entire watershed, its people and ecosystems. Land use maps should indicate areas where future multi-benefit water projects can take place. "Multi-benefit" means projects that protect or create habitat and recreation benefits, and don't impede wildlife passage, while delivering water benefits to people. These areas, inside or outside the redeveloped area, can promote infiltration, stormwater capture, and groundwater recharge. Such projects could even include a drought-ready water treatment plant to supply treated water for north valley agriculture and other uses, and help reverse Sonoma Valley's groundwater decline. Some beneficial projects might not be possible after parks agencies own the open space areas, unless they are mapped now. Use the Sherwood maps from the WRT assessment report as a first cut.

• Linkage with surroundings. As much as possible, innovative design and technology should be used to integrate the developed campus with the surrounding natural environment. Sight lines should preserve and invite connections to open space. Trails should link developed areas to natural spaces, for all the benefits that occur from human connection with them, while assuring those natural areas retain their ecological function. For example, excellent paths and recreational areas should favor the southern area of the property and avoid northern areas where the wildlife corridor is narrowest. Paths should not be placed near Sonoma Creek or parallel to it.

• Climate change contribution. The development should be net zero energy, net zero or better emissions, as measured during operations, on an island-able, crisis-ready microgrid.

Overall Campus Design

• SEC supports re-use of existing buildings, but only to the degree that re-use can be shown to have greater or equal life-cycle environmental benefits than replacing them. Where cherished buildings are to be replaced, they should be replaced with new buildings that are of similar style, in similar locations.

• We strongly prefer the eventual campus to mirror the diversity seen in the historic buildings: a complexity of angles, materials, and ages. We strongly urge maintaining the historic campus landscape feel, with sightlines between buildings linking spaces around campus to the hills and other natural features beyond. These two factors can make a campus feel great or, if ignored, feel uncomfortable. 5

Housing for Current and Future Generations

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.

• We would like to see significantly more than 25% 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." We would support 75%. Community land trusts are one tool for creating permanently affordable housing, and there are funding resources available through state and federal programs that could support it.

• The impact of housing on ecological resources and the surrounding community is more important than the number of units.

• The campus' open feeling and long sightlines can be retained by clustering multiple units into fewer buildings. We support more clustering of units than in the current alternatives, heights of two to three stories to reduce the amount of land area used, and replacing current buildings with new buildings that are of similar style, in similar locations.

VMT, Traffic, Transit, and Roads

Frequent, adaptable transit is critical for reducing traffic impacts, GHG emissions, and pollution, and to link residents to services without single vehicle dependency. We would like to see imaginative use of transit based on current technology and examples from other areas. This site should be Sonoma County's trigger to finally establish workable transit.

• Assure increased local and regional transit, innovative transit such as car sharing, regional bikeways, and other alternatives to single occupancy vehicles are required with development.

• To reduce VMT, design for onsite employers that pay living wages, and for onsite neighborhood services.

• A bike path should be linked to Sonoma County Regional Parks' Sonoma Valley Trail. Development of the site should elevate the completion of that path to high priority.

• Explore options, including funding mechanisms, developed on other campuses in similar settings.

• The Harney bridge is too narrow to accommodate passing cars. It must be widened or at minimum have its current sidewalks removed and a pedestrian bridge added alongside. If rebuilt, the bridge needs to be longer to avoid the stream corridor.

Safety

• The campus should be designed to be ready for wildfire, including clustered buildings, roads to the outside, and power lines underground. Please use "Building to Coexist with Fire: Risk Reduction Measures for New Development" at https://anrcatalog.ucanr.edu/Details.aspx?itemNo=8680.

• The campus should be designed with spaces and resources to function as a local emergency resource hub, a place that area residents can evacuate to, not just evacuate from. PO Box 1486, Eldridge, CA 95431 • (707) 996-0712 • fax (707) 996-2452 Sonoma Garden Park • 19996 7th Street East, Sonoma 95476 • 707 996-4883 Sugarloaf Ridge State Park • 2605 Adobe Canyon Rd. Kenwood, CA 95452 • 707 833-5712 info@sonomaecologycenter.org • www.sonomaecologycenter.org

• There are two vertical, actively eroding cliff banks on Sonoma Creek that should be given a wide berth by any new structures. One such area is at the southeast corner of Redwood Road; the other is near the Lux building.

Economic Uses that Support a Resilient Future

• Economic development. We favor an economic center, built at a scale that protects the natural resources of the site and the surrounding community, that serves current and future community residents with work that is meaningful and that provides a pathway for those who grow up here to stay. This center can and should foster a core vision or purpose for the campus that builds interest and relationships with academic, corporate, government, and philanthropic agencies. These entities can offer interns, funding, and other resources.

• Climate center. To tackle our planetary crisis, we propose a climate response center at SDC that researches, designs, and develops products and processes that mitigate and adapt to climate change. This kind of development can be funded by a partnership of public, private and social sectors– including the state of California, which recently pledged $15 billion to climate efforts. The center would offer higher-paying jobs plus educational opportunities from internships to vocational training.

• Housing near jobs. Work and housing should be co-located reduce vehicle trips and create a sense of place.

• Meeting space. Meeting and classroom space, with housing, could be shared by several institutions. A nonprofit hub could house local organizations–including SEC–that are involved in the site, and interpret the site's natural resources to students of all ages. This should include a nature discovery center that serves the public.

• Education. We support public and nonprofit education, training, and vocational facilities. These should have dorms or temporary apartments for non-residents, to reduce VMT. Training at these facilities can support a sustainable, triple bottom line future.

• Governance. An integrated site could be governed by a master “Trust,” an array of interested citizens and experts, using clear guiding principles. This would provide an ongoing reference for future development, assuring that key principles remain throughout the development of the site and beyond. Our community began to explore the concept at the start of the SDC closure process, and experts are available who can provide input.

Thank you for your consideration.

Richard Dale
Executive Director Sonoma Ecology Center

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Chelsea Holup

From: Sharon Mascia <sharon@masciamail.com>
Sent: November 29, 2021 7:24 PM
To: engage@sdcspecificplan.com; Sonoma Ecology Center
Subject: Wildlife Corridor

EXTERNAL

I am writing to express my support for the inclusion of a well thought out enhancement of the Wildlife Corridor in the proposed plan for the SDC.

I am aware of the human interest and infrastructure that is needed for this property but my firm hope is that before any human related activity is considered the interest of the land and animal habitat be considered FIRST.

As a Master Gardener and educator on land health and sustainability I believe the animal and plant community need as much consideration in this project as the human community.

It is imperative that animals have access to food and water and can safely move about while avoiding roads and human infrastructure. These corridors also support the spread of native seeds and pollen which enhances biodiversity and strengthens ecosystem resilience. A plus in these uncertain climate times.

We are fortunate to have the Sonoma Ecology Center who has the expertise and man-power to prepare not only their concerns for this issue, but also are able to propose solutions that are researched and science based. I encourage you read their points and pay attention.

Sincerely,

Sharon Mascia
1274 Denmark Street
Sonoma

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 29, 2021 9:12 PM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Challenge Course

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Diana Rhoten

Email: diana@rhotenproductions.com

Subject: Challenge Course

Message: I represent Challenge Sonoma Adventure Ropes Course located on the SDC property. We are a 501(c)3. We have been on the site since 1985. We serve diverse youth and community groups through outdoor experiential education activities. We are self sufficient and provide services via the fees we collect. We are located next to Fern Lake connecting to the open space part of SDC. We have no fencing and all of our equipment meets the standards of optimum tree health. We believe that we can fit in with any project the County/State designs.

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Chelsea Holup

From: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Sent: November 30, 2021 9:07 AM
To: engage@sdcspecificplan.com
Subject: FW: SDC Property

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-----Original Message-----
From: Harry <harry_seller@hotmail.com>
Sent: Monday, November 29, 2021 4:26 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: SDC Property

EXTERNAL

Good afternoon. My name is Harry Seller. I'm a long time Glen Ellen Local. I had an idea and wasn't quite sure where to go with it, so I thought maybe you could help. Has anyone contacted the VA about repurposing SDC as a new Veterans Home. I know in California the wait lists for Veterans Homes are staggering. SDC seems like a perfect fit to house and honor our Veterans. I apologize for wasting your time if this has already been brought up but with all the money being tossed around by the Federal Government this could be a win win for everybody. Thanks for your time, Harry Seller

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Chelsea Holup

From: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Sent: November 30, 2021 9:44 AM
To: engage@sdcspecificplan.com
Subject: FW: Sonoma Developmental Center Proposals

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From: jennifer o'mahony <sonomajom@gmail.com>
Sent: Wednesday, November 24, 2021 4:10 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Sonoma Developmental Center Proposals

EXTERNAL

Supervisor Gorin,

The current alternatives being suggested for the site of the SDC are inappropriate for the location and should not be pursued.
We need housing but the SDC site is outside an urban growth area and not well suited for high density development due to the lack of services, transit, and sufficient roadway capacity. The site sits in the middle of the semi-rural village of Glen Ellen. This is by far the largest development ever proposed in Sonoma Valley. Both construction and operation will have substantial impacts on both adjacent neighborhoods and Sonoma Valley as a result of doubling or tripling the population in this small community.
This area is a critical part of the wildlife corridor SVWC The narrowest part of which is precisely located at SDC.
The most important ecological benefit of the SDC property is to provide habitat connectivity across the SVWC, which has already been impacted by habitat loss and fragmentation due to an increase in vineyard planting and exurban development. Please help develop our area in an appropriate manner that benefits people, plants and animals.

Jennifer O'Mahony
Glen Ellen

An té a bhíónn siúlach, bíonn scéalach

Jennifer O'Mahony

An té a bhíónn siúlach, bíonn scéalach

Chelsea Holup

From: Gina Crozier <ginacrozier@sonomafamilycounseling.com>
Sent: November 30, 2021 9:55 AM
To: engage@sdcspecificplan.com
Subject: SDC development

EXTERNAL

To Whom It May Concern,

Please seriously consider the recommendations from the Sonoma Ecology Center for the future development of the former Sonoma Development Center.

I have lived near this area for over 40 years. I have both worked with clients and families at SDC , and with some of the residents as they have moved into the community. I also have raised my own family and utilized the open spaces for hiking and recreational uses.

This place is a jewel that we must safeguard to protect both the memory of the residents who lived there and the future of generations who will enjoy being there. SEC has plans that address all of the needs of our community. Under their collaborative vision, biological and human development can be best served. The SEC guidelines will guarantee that the wise decisions that are made will continue to serve Sonoma County into the future.

Sincerely,
Gina Crozier, MFT, PPS
Sonoma Family Counseling.

Sent from my iPhone

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Chelsea Holup

From: Squarespace <form-submission@squarespace.info>
Sent: November 30, 2021 11:26 AM
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Sonoma County Developmental Center

EXTERNAL

Sent via form submission from *Sonoma Developmental Center Specific Plan*

Name: Marlene Lowenthal

Email: marlene.lowenthal@gmail.com

Subject: Sonoma County Developmental Center

Message: Please reconsider greatly reducing any planned housing, eliminate any commercial project and maintain a large open space area.

Thank you.

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Chelsea Holup

From: Hannah Whitman <Hannah.Whitman@sonoma-county.org>
Sent: November 30, 2021 3:05 PM
To: engage@sdcspecificplan.com
Subject: Comments received in D1 office
Attachments: Issue: Opposition to SDC alternatives; Constituent Matter: SDC Development Project; Constituent Matter: SDC ALTERNATIVES PLAN - PUBLIC COMMENT; Issue: SDC Proposals; Constituent Matter: SDC plan; Constituent Matter: SDC Property; SDC Alternatives Report - Public Comment; SDC Specific Plan Response

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Hello,

I have attached emailed comments received in Supervisor Gorin's office. Thank you.

Best,

Hannah Whitman
Aide to Supervisor Susan Gorin
Sonoma County Board of Supervisors
575 Administration Dr., Room 100A
Santa Rosa CA, 95403
Hannah.Whitman@sonoma-county.org
Phone: (707) 565-2241
Fax: (707) 565-3778

Chelsea Holup

From: Arielle Kubu-Jones
Sent: December 27, 2021 1:24 PM
To: chase.hunter@sonomanews.com
Cc: Brian Oh; Ross Markey; Bradley Dunn
Subject: RE: A fourth SDC option?

Hi Chase,

Transitioning this to my work e-mail since I am working today!

There is no "Fourth Option", though that is the language the Community has been using. At the Board of Supervisors meeting on January 25th, Permit Sonoma staff will be presenting a proposed Project Description to the Board that will be incorporating feedback gathered from the Community, including that submitted after the "Deadline" earlier in December. I expect the meeting on the 25th will be illuminating as far as what will be moved forward for the EIR phase of this proposal.

I am looping in all of the SDC Permit Sonoma folks, though they are all out until next week.

Arielle Kubu-Jones
District Director | Supervisor Susan Gorin | 1st District
arielle.kubu-jones@sonoma-county.org | 707.565.2241

---------- Forwarded message ---------
From: **Hunter, Chase** <Chase.Hunter@sonomanews.com>
Date: Mon, Dec 27, 2021 at 1:15 PM
Subject: A fourth SDC option?
To: Arielle Kubu-Jones <arielle.c.kubujones@gmail.com>

Good afternoon Arielle,

I just wanted to ask if there was a fourth option to the SDC that was proposed by anyone. I know that a hybrid or fourth option has been talked about, but I am not aware of any that have been submitted from the meetings that I've attended. Are you aware of any fourth option out there?

All the best,

Chase Hunter

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Chelsea Holup

From: Teri Shore <terishore@gmail.com>
Sent: December 28, 2021 12:05 PM
To: engage@sdcspecificplan.com; Susan Gorin; district3; district4; David Rabbitt; Lynda Hopkins
Cc: senator.dodd@senate.ca.gov; Pitts, Logan; senator.mcguire@senate.ca.gov; Wade.Crowfoot@resources.ca.gov
Subject: SDC - Need New Alternatives - Model on Marin Headlands

Dear Board of Supervisors,

1. **SDC Needs New Alternatives:** Please reject the three proposed alternatives for the Specific Plan for the Sonoma Developmental Center. Instead, provide new alternatives that reflect years of community input that focus on protecting the natural resources and wildlife corridor in perpetuity. Reduce housing and other development on the campus to the existing footprint. Consider the Marin Headlands as a model https://www.nps.gov/goga/marin-headlands.htm

2. **Consult with State for New Vision**: Please consult with the State of California to revisit the legislation and timeline to allow the county and the community produce a plan for the future of the Sonoma Developmental Center that prioritizes natural resources, open space, biodiversity, history, and outdoor access for all. This vision would align closely with the state's legislation, budget surplus, investment in housing, and commitment to conserving 30 percent of state's lands and waters by 2030. SDC could be a world-class heritage site for conservation and open space and access for all.

3. **Climate Emergency:** As proposed the alternatives will increase climate emissions and undermine county and state efforts to address climate change. Each of the alternatives will create an entirely new community in the heart of a rural Valley and a critical wildlife corridor that stretches from wilderness in the east to the protected coast. Housing needs to go into existing cities and towns with transit, services, schools and stores per decades of city-centered growth policy.

Sincerely yours,

Teri Shore

515 Hopkins St.

Sonoma, CA 95476

707 934 7081

terishore@gmail.com

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