

From: [Meg Beeler](#)
To: engage@sdcspecificplan.com
Subject: 1.25 agenda, SDC
Date: Monday, January 17, 2022 10:52:59 AM
Attachments: [SMP comments SDC 1.25.22.docx](#)

EXTERNAL

Dear Permit Sonoma,

After reading Permit Sonoma's reports regarding SDC, for the 1.25.22 BOS meeting, Sonoma Mountain Preservation has specific suggestions for going forward.

Thank you for your consideration and response.

Best,
Meg

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Meg Beeler, Chair
Sonoma Mountain Preservation
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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



January 17, 2022

Sonoma County Board of Supervisors
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
via email

Dear Members of the Sonoma County Board of Supervisors,

You have an opportunity to think big with SDC on January 25 by focusing on climate-resilient and democracy-supporting decisions. Rather than proceeding with a Specific Plan and EIR for urban housing infill and hotel, designed to pay for the State's \$100 million burden of neglect, we ask you to step up. These times call for imagination, not more of the same.

Specifically, we ask you to:

1. Direct County agencies to negotiate a two-year extension of the 2019 SDC planning agreement with the State's Department of General Services. It does not make sense to develop a Specific Plan and EIR based on faulty economics.
2. Add very low- and low-income housing to the County's legislative platform to support up to 75% of total units in this category.
3. Direct Permit Sonoma to continue working with the Planning Advisory Team and the Sonoma Valley community to develop a Project Description that more closely reflects community input by:
 - Using scientifically-based parameters for measuring building footprint and location in relation to wildlife corridor and stream protection;
 - Revisiting new building v. demolition in relation to climate impact, specifically carbon output during demolition;

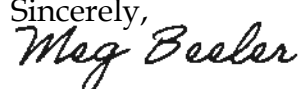
- Specifically looking at Vehicle Miles Traveled (VMT), emergency planning, and dark sky requirements in relation to proposed population expansion;
- Explore the establishment of a community trust to oversee development, implementation of Specific Plan and EIR standards, and long-term use of SDC.

An excellent starting point is the January 6, 2022 [letter from the North Sonoma Valley Municipal Advisory Council](#); please read it carefully before your January 25 meeting.

The vision and guiding principles established for the SDC Specific Plan include several essential principles integral to the redevelopment's long-term success; these are not reflected in Permit Sonoma's Project Description Framework released January 14, 2022:

- Balancing redevelopment with existing land uses by conforming to the *rural character* and values of the existing site.
- Protecting public trust resources by protecting 150-year old water rights.
- Integrating development with open space conservation, choosing a sustainable, climate-resilient development that enhances the permeability of the wildlife corridor that reaches across the County and connects Mendocino to Marin.

The unique cultural, historical, and ecological identity of SDC, along with the opportunity to get redevelopment right for this cherished community resource, are why so many citizens are passionately urging you to make space for a sustainable, community-driven transformation that enhances the future of the Sonoma Valley, Sonoma Mountain, and Sonoma County. Sonoma Mountain Preservation, which has been speaking for the mountain for 25 years, joins the chorus.

Sincerely,


Meg Beeler for the Board of Sonoma Mountain Preservation, traditional territory of Southern Pomo, Wappo, Patwin, and Coast Miwok:

Kim Batchelder, Bob Bowler, Arthur Dawson, Avery Hellman, Nancy Kirwan, Larry Modell, Tracy Salcedo, Teri Shore, Helen Bates, Mickey Cooke, Marilyn Goode, David Hansen, and Lucy Kortum

CC: Senator Mike Thompson, Representative Cecelia Aguiar-Curry, Senator Mike McGuire, Senator Bill Dodd, Sonoma City Council, Sonoma County Permit Sonoma, Springs Municipal Advisory Council, North Sonoma Valley Municipal Advisory Council, Sonoma Valley Citizens Advisory Commission, Sonoma Index Tribune, press Democrat, Sonoma Sun

Brian Oh

From: Arthur Dawson <baseline@vom.com>
Sent: Monday, January 3, 2022 1:50 PM
To: Hannah Whitman
Cc: jodyfalconer@vom.com
Subject: Community Land Trust info and contact

EXTERNAL

Hannah, please forward this message to the other council members. I believe Jody Falconer's email is right in line with what many of us in the local community have been envisioning for SDC. I have invited her to attend our upcoming meetings.

Arthur

(Jody's message)

Hi. I am hoping to get a message to Arthur regarding SDC possible trusts etc. I have been looking into Community Land trusts where a trust buys land and with that support community members can buy houses affiliated with the trust, and upon resale, reap some equity (that comes from the trust), and then resell within the trust so that housing prices never get out of reach for local folks. It would be wonderful if part of the SDC property could be used for this. A good example of this is OPAL Community Land Trust. [opalclt.org](https://www.opalclt.org). Look under About and then What we do. There is a great video with one of the originators. I actually am friends with 2 families who have been able to buy their homes through this trust. It would be so great to have something like this in Sonoma Valley. Gee, maybe our daughter could afford a home someday!
thank you

<https://www.opalclt.org/about/what-we-do/>

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Brian Oh

From: Thomas Conlon <tconlon@geopraxis.com>
Sent: Wednesday, January 12, 2022 12:38 AM
To: David Rabbitt; Susan Gorin; district3; district4; Lynda Hopkins
Cc: Tennis Wick; Brian Oh; rajeev@dyettandbhatia.com; bruce@ecobuildnetwork.org; Jim Heid; Tanya Narath
Subject: Fwd: SDC Specific Plan EIR should assess embodied carbon emissions
Attachments: SDC-embodied-carbon-2022-01-10-(GeoPraxis).pdf

EXTERNAL

Dear Supervisors,
Mr. King, author of [The New Carbon Architecture](#), is one of the experts I cited in my recent white paper (re-attached).
I'm forwarding Mr. King's comments per his request.
Best,
- Tom

----- Forwarded message -----

From: Bruce EBNet <bruce@ecobuildnetwork.org>
Date: Tue, Jan 11, 2022 at 3:31 PM
Subject: Re: SDC Specific Plan EIR should assess embodied carbon emissions
To: Thomas Conlon <tconlon@geopraxis.com>
Cc: SoCoGPU @google <socogpu@googlegroups.com>, Pete Gang <pete@commonsensedesign.com>

Mr. Conlon and Supervisors —

Several people have brought this work to my attention, and I have read Tom Conlon's paper in brief. I don't have the time to get deep in the details, and am not familiar with the SDC project, but am sure it has plenty of history and stakeholders. I can't presume to intrude, but am compelled to echo and amplify Tom's central point: it is far, far better for the climate (and usually the budget) to make creative use of existing facilities rather than scrape them for new buildings, no matter how high their LEED rating might be.

I urge Sonoma County to look beyond the letter of any particular governing regulations and do the right thing: Reuse and upgrade the energy performance of existing buildings, and make carefull allowance for the outsize climate effect of the materials you use (for both new and adaptive construction).

I urge Sonoma county to be a leader and set a great example with this highly visible project.

best,
and with a PS: Howdy to Dave Rabbitt, with whom I worked long ago,

Bruce King
(415) 987-7271
Reducing emissions is essential
Reversing emissions is even better:
[The New Carbon Architecture](#)

On Jan 11, 2022, at 1:02 PM, Thomas Conlon <tconlon@geopraxis.com> wrote:

FYI - I'm especially interested in hearing what building professionals like Bruce King, Pete Gang, and others may have to say about my thesis.

Please forgive cross-postings.

- Tom

----- Forwarded message -----

From: **Thomas Conlon** <tconlon@geopraxis.com>

Date: Tue, Jan 11, 2022 at 11:46 AM

Subject: SDC Specific Plan EIR should assess embodied carbon emissions

To: Karina Garcia <Karina.Garcia@sonoma-county.org>, Susan Gorin <Susan.Gorin@sonoma-county.org>

Cc: David Rabbitt <David.Rabbitt@sonoma-county.org>, James Gore <District4@sonoma-county.org>, Chris Coursey <district3@sonoma-county.org>, Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>, Tennis Wick <Tennis.Wick@sonoma-county.org>

Dear Supervisor Gorin,

Attached is a brief white paper I've prepared, drawing on my own 25+ years of experience as a buildings researcher and innovator, notably in the field of Building Information Modeling (a term coined to describe our firm's pioneering work at the time). I document the fact that the globe's top Architecture, Engineering, and Planning (AEP) professionals now recognize the urgent need to minimize the amount of "upfront" carbon embodied in new building materials to keep global average surface temperature rise below the dangerous threshold of 1.5C.

I argue that this so significantly expands the scope of the "building decarbonization" imperative that courts are likely to find that CEQA requires an assessment of the GHG impacts of embodied carbon in any major redevelopment plans and projects.

In anticipation of this new reality, I encourage you, and your colleagues on the Sonoma County Board of Supervisors to direct Permit Sonoma and the D&B Team to assess embodied carbon in the SDC Specific Plan EIR alternatives, and to take a much more thorough look at the reuse and adaptive-reuse potential at SDC, especially the many existing "Lower Potential Rehab Cost" buildings identified in both the WR&T and H&W studies.

Most Respectfully Submitted,

- Tom Conlon

CEO, GeoPraxis

--

Thomas P. Conlon

Ex-Com and Co-chair Climate & Energy, Sierra Club Sonoma Group
Steering Committee, Transition Sonoma Valley
PO Box 5 Sonoma CA 95476

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he/they

editor@TransitionSonomaValley.org

<http://TransitionSonomaValley.org>

<SDC-embodied-carbon-2022-01-10-(GeoPraxis).pdf>

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Brian Oh

From: no-reply@sonoma-county.org
Sent: Friday, January 14, 2022 10:09 AM
To: Susan Gorin
Subject: Issue: land trust request to extend time

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Sent To: County of Sonoma

Topic: Issue

Subject: land trust request to extend time

Message: the Sonoma County Land Trust needs more time to gather info for the wildlife corridor as discussed in today's PD.

Please support their request to extend the time window.

Nancy Doyle, MD

Sender's Name: nancy doyle

Sender's Email: doylepedmd@gmail.com

Sender's Home Phone: 707-542-6880

Sender's Cell Phone: 707-486-5690

Sender's Address:

3420 montecito ave

santa rosa, CA 95404

30 November 2021

RE: Sonoma Developmental Center Alternatives

Dear SDC Project Team,

We appreciate the difficulty in this task it is outweighed only by the magnitude of this opportunity and the importance that we leverage it as best we can.

At present, it would be difficult to choose from the three presented alternatives. B and C create the most housing units, but also create the greatest number of jobs, which, assuming at least some of this workforce will come from out of the area, will add to the local housing need to some degree.

Sonoma County's current RHNA numbers, which is of course just the development necessitated by the state, but nowhere close to our actual need, require that 35% of new units be very low or low, and another 16% moderate housing. None of the proposals' affordability opportunities come close to meeting these affordability ratios. Moreover, while the creation of jobs is ostensibly a good thing, assuming a good percentage of them are low wage jobs, such as landscaping, hotel maintenance, retail clerks, these jobs will serve to just increase the already lopsided low-wage jobs to affordable housing balance. Sonoma County has 2.7 low wage jobs per affordable housing unit, the City of Sonoma has 5.5 low wage jobs to affordable units. Developing the SDC site presents an opportunity to bring that ratio into better balance, but these alternatives likely exacerbate the problem.

There is a curious assumption underlying all of these proposals, the assumption that market rate housing is the key to making this project fiscally sustainable. But there is solid data to suggest that affordable housing projects can significantly buoy local incomes and local tax revenue. A recent McKinsey study concludes that a 100-unit affordable housing project catalyzes local income increases of \$7.9M the first year and \$2.4M annually, and generates \$827K in local tax revenue the first year and \$441K annually.

Finally, this one-time opportunity to plan a community is the chance to do it right. Housing policy not only created racial and income segregation, but maintains it. Planning for anything less than a fully integrated community is simply repeating shameful past wrongs. With the knowledge we have now about the deep and generational inequities created by housing policy, born mostly by our communities of color, failing to leverage this opportunity to increase housing & economic equity and justice would serve only to fortify structural racism and classism.

We respectfully ask you to go back to the drawing board and return with alternatives that better address our affordable housing needs.

We appreciate your service and your efforts to do right by this site and this community through thoughtful planning.

Respectfully,

Jen Klose
Executive Director



APPENDIX to North Sonoma Valley Municipal Advisory Council Letter of 01/06/22.

This appendix provides additional details in support of the concepts presented in the main body of the NSV MAC letter dated January 6, 2022. These details are a compilation of information provided in public comments on the SDC Specific Plan Alternatives Report (November 2021), a community survey, and NSV MAC input. These details should be addressed in the Specific Plan policies and design guidelines.

All “community survey” references below are to the non-affiliated survey conducted by Sonoma Valley resident Dr. Shannon Lee, Biology Department Faculty at Sonoma State University, in December 2021 ([link](#)).

OPEN SPACE:

General Information:

- Community input consistently emphasizes the singular opportunity the SDC campus represents in terms of protecting the open space and wildlife corridor in the context of a vibrant, sustainable community.
- Over 90% of the community survey respondents ranked “preservation of open space” as of the highest priority.

The Community Supports:

- Prioritizing the transfer of park-adjacent properties to Sonoma Valley Regional, Jack London State Historic parks, or a potential land trust with continued public access to trails and open space.
- Protecting the wildlife corridors, their permeability and related natural resources from the wide range of impacts associated with over-development of the campus.
- The wildlife corridors are not separate from SDC campus—animals are not cognizant of boundaries—and their protection is integral to all aspects of the site plan.
- Pursuing the development of performance standards to support housing and other development, as outlined in the Sonoma Land Trust’s memo to the NSV MAC, Springs MAC and Sonoma Valley Citizens Advisory Council in follow-up of the November 18, 2021 joint meeting.

HOUSING DENSITY:

General Information:

- The SDC site is outside of an urban growth area and surrounded by community separator lands and the rural village of Glen Ellen.
- Based on current United States’ census definitions, the Eldridge “census designated place,” including the SDC campus and the Glen Ellen community just south of the SDC, could add approximately 450 housing units, i.e., through redevelopment of the SDC campus, and still be within a rural (vs. urban) designation, assuming average occupancy in Sonoma County of 2.61 people per dwelling unit.
- Maintaining a rural designation for the site’s development is consistent with the Guiding Principles established for the site plan in that new development must complement the surrounding communities of Glen Ellen and Eldridge/Glen Ellen.

The Community Supports:

- The creation of additional housing on the SDC site, particularly affordable housing, *however at a substantially lower density—450 or fewer housing units—than in any of the draft alternatives published to date. (The number of housing units in all three plan alternatives is 990 or greater.)*



- 89% of community survey respondents support no more than 450 housing units; 65% of those supporting between 400-450 units, and 24%, less than 400 units.
- Related to this and to complementary community development as mentioned above, 87% of community survey respondents cited “preserving the rural character of Glen Ellen” as “very important.”
- The community does not prioritize market rate housing.

AFFORDABLE HOUSING:

The Community Supports:

- A higher percentage of mixed level affordable housing than the 25% of the published alternatives. Specifically:
- 76% of community survey respondents think that 25-50% (or more) of the SDC housing should be affordable; 49% of all respondents would push that percentage higher, with at least 50-75% of housing units affordable. Over half of that 49% would prefer that 75%+ of all housing be affordable.
- Housing to include housing for individuals with developmental disabilities (as indicated in state statute); community comments also support senior and veterans housing and related services.
- Housing should be fully accessible (to disabled), as outlined in letters from representatives of the disabled community.
- The survey showed little support for estate homes (81% of respondents opposed) or 3-story apartment buildings (68% opposed), however during the NSV MAC discussion of 12/15/21 it was acknowledged that 3-story housing may need to be considered to achieve higher levels of affordable housing.
- Adaptive re-use of existing buildings (see below) may alleviate need for 3-story structures.
- The community generally agrees that clustered housing and integrated affordability level housing should be considered.
- **The state of California has prioritized the creation of affordable housing, as has Sonoma County. The state must reconcile this priority with its fiscal responsibility with respect to the SDC property by defraying the significant site remediation costs.**
- Housing clusters and siting should be designed to support open space priorities as identified above.
- Housing should be located away from Arnold Drive to preserve the existing visual and historic character and density of the SDC campus.

Potential funding sources:

- Federal Infrastructure Investment and Jobs Act

ADAPTIVE REUSE OF EXISTING BUILDINGS:

General Information:

- ALL responsible structural studies of the single-story buildings on the east side of the SDC campus indicate that re-use of the buildings is both financially feasible, and a likely positive use of existing resources.
- It is important to note that all of the studies related to the re-use option were conducted using old financial data. Local new construction costs have escalated sharply in the past few years, and particularly in the past 12 months.
- The discussions of adaptive re-use have focused on perceived low demand, and the potential unwillingness of people to live in buildings that have been re-designed. However, there are examples of creative, livable residential re-use designs throughout urban environments both locally,



and in other regions of the US, including lofts in old train stations, apartments in old manufacturing facilities, etc.

- Additionally, those discussions regarding design do not take into account the changes we have seen in the past couple of years alone. Tiny houses, re-purposed shipping containers, etc., are designs that are now considered livable and comfortable despite the out-of-date view of such designs.

Community Benefits:

- The re-use option will reduce greenhouse gases associated with demolition and construction. It will reduce air quality problems since the impacts of dismantling of concrete, wood and toxics will be considerably reduced as compared to that of demolished whole buildings.
- The roadways will not be further burdened by the weight and number of overloaded trucks.
- Public safety will be improved due to reduced traffic flows.
- The unique and beautiful architectural nature of the existing buildings will be preserved.
- The re-use of the buildings will be less expensive, and less time consuming, resulting in a more rapid occupancy schedule.
- Local job creation will increase with the use of adaptive re-use of existing buildings due to the nature of the specialty construction skills required for the work.
- "Proof of concept," or the demonstration project aspect of the work, will serve as a model for additional other communities or similar projects.

The Community Supports:

- The community survey found that 49% of all respondents find **adaptive reuse of buildings to serve at-risk populations** to be of highest or high priority combined.
- In addition, a total of 64% of all respondents find **adaptive reuse of buildings to serve special needs populations** to be of highest or high priority combined.
- In addition, the community has indicated support for alternative housing types, e.g., co-housing, that could be implemented to make reuse financially feasible.

Potential funding sources:

- Grants
- Developer funds

UTILITY INFRASTRUCTURE:

Sewer Treatment / Water Recycling

General Information:

- The Sonoma Valley County Sanitation District Treatment Facility is located approximately 13 miles from the SDC Campus. The area surrounding the current treatment facility, located at the end of 8th Street East, routinely floods during the wet season.
- Untreated effluent is discharged into Nathanson Creek during flood events.
- Climate change, and associated sea level rise, will result in operations at the current location becoming increasingly difficult to maintain and sustain.
- Flood events will increase as groundwater levels rise.
- Discharges into Nathanson Creek will increase.
- Currently the Sanitation District pays a fine every time it has to dump overflow into the Nathanson Creek system. This happens multiple times a year. Adding additional homes to the sanitation system design will likely cause more frequent overflow problems.



Community Benefits:

- A sewage treatment facility could be sited on the SDC site—a location in the Sonoma Valley which is resistant to the impacts of climate change and sea level rise.
- Localized water recycling makes re-use financially feasible since the Sonoma Valley County Sanitation District does not, and will not, have the funds to create a large-scale water recycling program from its current location at the end of 8th St. East.
- Localized water recycling and storage is part of a fire resiliency plan.
- Wetlands associated with water treatment could be associated with a wildlife preserve and fire break, adding to climate resiliency.
- Groundwater recharge in the upper Sonoma Valley would benefit the groundwater plan requirements.
- Infrastructure requirements associated with SDC development would require an upgraded sewer treatment and water recycling plan.

Potential funding sources:

- Grants
- Reduced penalties for discharges into the Nathanson Creek system could be applied to the construction of a treatment facility.
- Recycled water sales.
- Local sewer district fees including SDC development, the existing town of Glen Ellen and potential expansion into areas that are currently served by underperforming septic systems.
- Developer funds.
- Federal Infrastructure Investment and Jobs Act

Energy Resiliency / Microgrid Construction

General Information:

- An energy sustainability plan and microgrid design should accompany any SDC development.
- Community Choice Aggregation is available in 23 municipalities and counties in California, serving 11 million customers.
- The Climate Center, located in Santa Rosa, is among the main organizing and lobbying organizations responsible for the development and adoption of Community Choice Aggregation.
- PG&E has shown itself to be an increasingly unreliable source for the electric grid.

Community Benefits:

- A move towards a localized, sustainable energy infrastructure can serve as an emergency preparedness resource.
- Reduced greenhouse gas emissions.
- Lower energy costs will attract potential commercial interests, and reduce operating costs for a sewage treatment plant, public school, etc.
- Local job creation will increase due the highly skilled workers required for construction, and the administration and monitoring of the system.

Potential funding sources:

- Grants
- Local rate payers
- Federal Infrastructure Investment and Jobs Act



FIRE SAFETY / CLIMATE RESILIENCY:

Fire Safety / Protections

General Information:

- Many of our appendix items address this indirectly, including water treatment and wetlands as fire protection; microgrid as protection against large scale electrical grid failure or neglect; adaptive reuse of the reinforced concrete buildings and the open space designation as fire protection. A community center could be used for any number of emergencies.
- Additionally, fire protection building code and WUI (Wildlands Urban Interface) requirements are codified.
- Evacuation plans and roadway emergency preparedness are big questions; it's our understanding that the EIR will address these issues.

Climate Resiliency

General Information:

- The Sonoma Valley wildlife corridor on the SDC campus is critical to maintain the quality of our water, forests, and wildlife in a rapidly changing and warming environment.
- Keeping landscapes connected via habitat linkages or corridors is the most frequently recommended approach to maintain ecosystem resilience in the face of climate change as it provides an "escape route" for plants and animals to relocate when their habitats are no longer viable.
- Linking also allows resources, including water and nutrients, to pass between habitats that are increasingly confined by human development to maintain ecosystem health for humans and wild residents.
- In 2015, when the SDC was still operational, a [paper prepared for Sonoma Land Trust](#) by researchers from the University of California, Berkeley, not only documented how the SDC's wildlife corridor maintains connectivity, but also addressed what it will take to ensure its integrity.
- The SDC "has high potential for landscape permeability and therefore is expected to allow for free passage of wildlife if left undisturbed," the researchers wrote. They also cited a state mandate—"a cornerstone of California's State Wildlife Action Plan"—that places a priority on making sure development does not encroach on such corridors.
- The researchers noted that protecting the corridor "will require preventing further development, especially in the northern portion of the SDC; as well as reduction in traffic speeds, artificial lighting, invasive species and domestic animal control, limiting human access, and a move toward wildlife-friendly fencing throughout the corridor."
- Aligns with the state's 30x30 goals.

Community Benefits:

- Clean and abundant water: connected creek corridors protect our streams and groundwater.
- Reduced wildfire risk: well-managed landscapes have less fuel to carry and spread flames.
- Climate change resilience: plants and animals can move through corridors to cooler places.
- Room to roam: connected landscapes maintain healthy flows of plants, animals, and resources.

HISTORIC PRESERVATION:

General Information:

- The community supports and recognizes the importance of preserving the historic, architectural, and aesthetic character of the SDC campus, including permanent protection, preservation and management of selected buildings and structures,



- This would include the historic cemetery, and related landscapes that sit within the boundary of the historic district of Sonoma Developmental Center.
- Inclusion of a museum, archival research center, library, and visitor center (The Gateway to Sonoma Mountain) on the grounds linked with and complementary to the Historic Cemetery, Open Space and Wildlife Corridor.
- This management structure is compatible with the goals of the Sonoma Land Trust, co-housing advocates, disability rights supporters, the numerous stakeholders that contributed to past community forums, and the recent community survey conducted and presented to the NSV MAC.

Community Benefits:

- In addition to bringing people together through public events, lectures and workshops, a museum will help provide a sense of community and place by celebrating our collective heritage.
- Museums educate, inspire, foster dialogue, curiosity, self-reflection and serve to help future generations comprehend their history and recognize the achievements of those who came before.
- Fosters partnerships and collaboration with the larger community and other non-profits
- Adaptive reuse of buildings to house research, museum and visitor centers will be effective in reducing our carbon footprint preparing for a future of fire safety, climate resiliency and sustainability of Sonoma Valley
- Historic preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills and consumes less energy than demolishing entire buildings and constructing new ones. Destruction of historic buildings unleashes vast amounts of embodied carbon into the atmosphere contributing to an already overtaxed and warming planet and adding to our carbon footprint.
- An historic district ensures that we are protecting and revitalizing the character of our town and ensuring that the most iconic and diverse collection of architectural buildings, sites and object are preserved for future generations
- Documentation supports that well preserved and revitalized historic districts are an economic boon to a community and affect property values in a very positive way.
- Historic districts are a vibrant, social and economic center for towns and are regarded as world class destinations.

The Community Supports:

- Preservation and rehabilitation of historically significant buildings, structures, landscapes and historic cemetery. These buildings include Sonoma House, McDougall, Oak Lodge, Hatch, PEC and King.
- Preservation of the SDC Library and other sources of written knowledge.
- Preservation of historic artifacts and digital archives currently stored on campus.
- Preservation of the knowledge possessed by individuals associated with SDC, Eldridge and Glen Ellen.

Potential Funding Sources:

- Glen Ellen Historical Society has already received grants and funding from private philanthropists to support a museum and visitor center.
- The Board of Directors of GEHS and general membership include experienced legal, development, grant writing, fundraising and cultural heritage professionals engaged in raising funding for the project.
- Establishment of "Friends of Glen Ellen Historic District" will be instrumental in organizing fundraisers and events providing financial assistance. Modeled after the Friends of Jack London, this



will have a self-generating funding source which includes an event/community center, museum, visitor center that includes historic tours and a world class archival and research hub

- Federal and State Grants
- State Historic Preservation Office Funding
- National Park Service Historic Preservation Funding
- National Trust for Historic Preservation Funding
- Privately Funded Grants
- Scholarships and Research Fellowships
- Governor Newsom's 2021 Executive Order for 30 x 30 State Funding

COMMERCIAL SPACE / JOB CREATION:

The Community Supports:

- The community has expressed support for innovative or educational use of commercial space at a scale that is compatible with the semi-rural Valley. Vocational training center is a popular idea.
- Although it is the NSV MAC's understanding that it is premature to designate too specifically, community suggestions have included a non-profit hub and a trade skills vocational center.
- Community comments have also noted that we have no identified tenants for commercial space at this time, and that the level of demand for commercial space is uncertain, reflective of significant changes in work patterns.
- Community comments have also noted that it's not clear that we have a shortage of jobs in Sonoma Valley—versus a shortage of affordable housing—and that *the scale of the commercial space designation needs to be appropriate for this rural community*.
- Commercial space ranked second lowest for "not important / neutral" as a re-development priority in the community survey.
- However, when survey respondents were asked to prioritize commercial development, a Community Center was the most popular (77% of survey respondents supporting), following by an Innovation/Research /Climate Hub at 60%.
- Hotel / Resort was the least popular with 10% support from community survey respondents.

Potential funding sources:

- Federal Infrastructure Investment and Jobs Act
- Legislative job training bill

COMMUNITY-ORIENTED COMMERCIAL:

The community is supportive of commercial space to be set aside for community-oriented usage to potentially include:

Community Center

General Information:

- Glen Ellen currently does not have a community center.

Community benefits:

- Potential uses and needs: emergency shelter, temporary emergency health clinic, community meetings, live performances.
- Provides a great boost to the local economy, providing jobs, both in the building and running of the facility. It also provides opportunities for the town to raise money through events, performances and weddings.



- Provides an opportunity for youth to congregate in a safe space promoting strong relationships through sports and recreational activities.
- Can be associated with the local Dunbar School for general assemblies, meetings, and activities, resulting in reduced project costs.

Potential funding sources:

- Grants
- Community fundraising
- Adaptive re-use of an existing building as a cost-saving measure

Relocate Dunbar School to SDC campus

General Information:

- Dunbar school currently serves grades K-5 and is located 3.5 miles from the SDC Campus. The current Dunbar campus is aged and located in a rural setting which requires either busing or car transportation for the commute.
- It is acknowledged that the Sonoma Valley Unified School District would need to run demographic and other feasibility studies as part of any determination to relocate.

Community Benefits:

- Job creation for the SDC development through school administration, maintenance, and enhanced school campus use by the public.
- The relocation allows for greater use of foot traffic to school from the proposed SDC campus development and the south Glen Ellen area.
- Reduced bus and individual car trips through Glen Ellen.
- Reduced greenhouse gases.
- Reduced bus maintenance and fuel costs.
- Multiple studies have indicated that school campus proximity to neighborhoods and housing promotes increased school campus use and greater neighborhood/ community continuity.
- Modernized Dunbar School campus

Potential funding sources:

- Grants
- Local school construction bonds
- Sale of existing Dunbar school campus as surplus land
- Developer funds. Most developments of the scale proposed for the SDC campus would require new school construction.

SITE GOVERNANCE:

General Information:

- Many members of the public have requested consideration of establishing a trust to implement the Specific Plan rather than a private developer. A trust would open opportunities for financing and site management that would broaden the potential for successful redevelopment AND community compatibility.
- The model of the Land/ Government-owned Trust for SDC governance and development was introduced at the first public meeting in 2016. Local community response was supportive of the Trust model for SDC governance.



- The SDC Planning Resource Committee was convened to consider the feasibility of forming a “State-Owned” trust, and to examine the required land disposition, land planning, development management, and infrastructure improvements issues.
- In 2018, the SDC Planning Resource Committee received a proposal from WRT Consulting for a financial assessment study of SDC site development potential, with an emphasis on: conservation of wildlife habitat and open space areas, protection and re-use of historic structures, adaptive re-use of existing buildings, and potential redevelopment off-setting revenue uses for the central SDC campus.
- It is important to note WRT Consulting performed the original Existing Conditions Assessment of the SDC site under a contract with the California State Department of General Services.
- An example of a successful community land trust model: OPAL Community Land Trust

Community Benefits:

- The non-profit government trust model reduces the profit incentives associated with private developers. Development companies generally generate a 25-30% profit on a specific project.
- Local trust governance allows for far more development financing opportunities. Public funding (governmental in nature), private funding (traditional lending sources: banks, pension funds, insurance companies), private non-profit funding (land trusts, housing trusts, other types of trust related grants).
- Local trust governance may allow for affordable housing occupancy formulas which enable a larger percentage of local workers and residents to live in the newly constructed homes. A private developer cannot make the housing available ONLY to local residents and workers. Any applicant, no matter their location of residency or occupation, is eligible for occupancy.
- A community housing trust-based model would only be responsible for the work associated with SDC campus development.

Potential funding sources:

- Private non-profit grants
- Private fund raising
- Governmental grants
- Traditional developer fund resources
- Income from commercial development

FAQ- SONOMA DEVELOPMENTAL CENTER

Why is Affordable Housing an issue in the discussions around the SDC?

- 1) Sonoma Valley is experiencing a massive crisis due to the lack of affordable and work force housing, leading to family hardship, diversion of an untenable portion of income to housing costs, unhealthy overcrowding, and ethnic and economic exclusion.
- 2) Mandated by State Law SB 82 (Government Code 14670.10.5), Governor's Executive Order (N-06-19), Fair Housing ("Affirmatively Furthering Fair Housing"), County of Sonoma General Plan (Land Use) and Sonoma County Housing Element/ RHNA (affordable and workforce housing creation mandated).

Why do we need a for-profit, private developer to create affordable housing at SDC?

- 1) We don't — the scarce land available can be best utilized by specific, non-profit affordable developers with extensive expertise in raising funds from multiple sources, who are dedicated to maintaining and preserving these homes with services.
- 2) The "market-rate housing proposed by for-profit master developers is inevitably luxury housing; will be low density and take up scarce open space; and much of it will be used for absentee investment (think Pacaso) and second homes. There are no restrictions.

Don't we need the housing to pay for the infrastructure?

- 1) Affordable and workforce housing can draw upon existing State sources of funding unique to such needs, including the Affordable Housing and Sustainable Communities Act.
- 2) The infrastructure estimates widely quoted are predominantly associated with the re-use of non-residential structures separate from housing. Affordable housing is being held hostage to non-housing priorities. The \$100 million dollar figure is a diversionary "red herring."

What about traffic, water and sewer, and utilities?

- 1) Till recently, the SDC had 3900 residents and 1900 employees, who commuted on a daily basis. Impacts will resemble historical averages.
- 2) Harney Drive will be extended to Highway 12 under any development scenario.

What about open space and the Wildlife corridor?

- 1) State law has set aside over 80% of the land as open space; other additional space may be specified. This is in addition to neighboring Regional and State parkland, reservoirs, and rural and vineyard land

- 2) Any wildlife corridor (still undetermined as to scope) can fit into existing open space and not encroach into the developed core of the property.

Hasn't there been a great deal of public input into the SDC planning?

- 1) The Three Alternatives proposed by Permit Sonoma, all very similar, were the product of a secretive Planning Advisory Team process which systematically downplayed and excluded Affordable and Workforce Housing proposals and community needs, while favoring vague unknown for-profit "Master Developers". The consultant (Dyett and Bhatia) has spent 1.5 million of taxpayer funds to come up with these widely despised proposals.
- 2) The process has been dominated by "insiders", predominantly white and well-to do, to exclude affordable and workforce housing and favor open space and no-growth agendas. Ten years has been wasted to produce an ethnically and economically exclusionary outcome.

What is proposed under the Three Alternatives that a "Master Developer" might respond to?

- 1) We don't know what the plans are for the non-residential portions, or even who the developers will be (or the money behind them). At this point, there are no restrictions imposed whatsoever. (Casino? Wal-Mart? Luxury Hotel? Corporate HQ?)
- 2) We could see a repeat of the recent action by the Board of Supervisors in choosing a Las Vegas slumlord for the Chanate site, without vetting their background. Recent reports on Tubbs Fire villain Bill Gallaher evading County monitoring of his housing developments built with government funds bode ill for competent oversight

Isn't there a state deadline?

- 1) The State must approve any plan- they are not obligated to accept an exclusionary and illegal proposal in which the timeline has been manipulated to create an artificial crisis.
- 2) Much of the site is going to be demolished anyway, since it is too old, too expensive to renovate, or toxic.

Can this proposal be stopped or modified to produce a better outcome?

- 1) If this proposal proceeds with only minimal or token changes, an Injunction against further action approving **any** of these flawed Three Alternatives is a near certainty.

RECOMMENDATIONS

Impose a six-month pause, and reconstitute a true advisory committee which represents all aspects of the community, including affordable-housing advocates and developers; affordable-housing consumers; representatives of the Latino community; and local residents. Conduct all meetings openly and with maximum outreach

Exclude for-profit, outside-of-the-jurisdiction consultants seeking a piece of the action.

Halt any SDC-wide EIR until we know what is actually going on.

Create an Affordable and Workforce Housing Zone (up to 120% AMI) on the site, which clearly defines the scope and possibilities for such development, separate from any non-residential usages.

This would entail, as **Development by Right**:

- Firm geographic delineation of space designated for affordable and workforce housing with predetermination of any claims for open space and setbacks. This would include all core campus east of Arnold, and existing housing sites on the west campus.
- Maximum approved densities, per acre, similar to those imposed in residential neighborhoods in all other Sonoma County jurisdictions
- Clear, reasonable parking requirements
- The minimal infrastructure requirements of the affordable and workforce housing would be derived from existing State funds and/or development bonds, and should be explored immediately.
- The county will waive developer fees for water and sewer hookups (grandfathered in under prior usage, and paid for by external funds)
- Waiver of Park Fees (abundant open space already included)

- Traffic and impact studies incorporate prior historical uses
- (NOTE: No waiver of School Fees for increased attendance at SVUSD schools, which are already dwindling in attendance)
- (NOTE: Within the above guidelines, no waiver of Design Review requirements)
- Cooperation by County with efforts by non-profit developers on acquiring financing, including Tax Credits and Infrastructure-Bond funds.
- Once this plan is agreed to, initiate an EIR related just to the Affordable and Workforce Housing Zone with the above parameters.
- 10-20 year build-out to minimize impacts

The SDC is a taxpayer-funded asset which should not be handed over to a for-profit developer with little attention paid to community needs. Don't squander this opportunity !

SONOMA DEVELOPMENTAL CENTER

***CRITIQUE OF BIASED PROCESS LEADING TO FLAWED
PROPOSED DEVELOPMENT PLANS***

December 21

I intend to demonstrate that:

The planning process for the SDC conversion has been dominated by a small, self-selected group of open space advocates, no-growth entities and exclusionary types who, from the beginning, sought to minimize public input, advance their own pet projects, and minimize affordable housing on this site.

The result has been a wasted decade of closed door meetings, manipulated public review and restricted outcomes. This flawed process has resulted in a massively unpopular process designed to push a hurry-up, last minute giveaway to private developers while excluding housing opportunities for working residents of Sonoma Valley.

How did we get here? How was all this time wasted in order to produce such an unacceptable outcome?

It was very apparent 15 years ago that the SDC was going to close

Discussion about closing all of California's Developmental Centers was already well under way in the early 2000's. Agnews DC near San Jose started the shutdown process first in 2006. This was no surprise to anybody that this issue was coming down the pike then.

The concept was to move all residents from the each of the Developmental Centers into the community, in housing dedicated and ADA-renovated just for them, under the oversight of the Department of

Developmental Service's Regional Centers, operated by sub-contractors to provide 24/7 oversight and supportive services. The fate of the SDC was apparent.

NOTE: The following quotes are drawn directly from the documents described in this critique, as listed on the final page.

“The Insiders” - The SDC Coalition (2012-14) – “The fix was in from the very beginning”

Apparently, plans for the conversion of the SDC to some form of public use were commenced by “insiders” (the “SDC Coalition”) at least 10 years ago, to the exclusion of all other “stakeholders” in the community. There is no record of how these people were chosen in the first place to assume such positions of influence. Representatives came from the Sonoma Land Trust; the Sonoma Ecology Center; the Sonoma County Open Space District, Valley of the Moon Natural History Association, Sonoma Mountain Preservation; and Sonoma County Regional Parks, among others, were evidently “self-appointed”.

From the beginning, the only mode of housing production evidently envisioned was market rate housing by one large developer, with only the least minimal set-aside of affordable units. Despite pledges of openness, no affordable housing entities or advocates were included in this coalition

In 2014, seeking to engage in an “end run” around public input, SB 1428, by State Senator Evans and Assemblyman Levine, was introduced to lock up all the land as permanent open space, prior to any public hearings. However, it did not proceed out of committee

“The Hired Gun” - The Potrero Group (2014-15) – “It was clear that meaningful community public input was to be discouraged”

The Potrero Group, a consulting firm from San Rafael identified as part of the national “Land Trust Alliance”, was chosen by the SDC Coalition, with private funding, to implement the insider's choices in 2014, and reported back in May 2015 with their recommendations.

The 4 page Executive Summary did not mention housing at all. The entire report only mentioned housing once, and that was in the context of employees of the unspecified “anchor institutions”.

The 3 “Core Pillars” – emphasized open space, consumer programs, and rural character only. The “Guiding Principles “ (page 32) did not reference housing (NOTE: “preserving a rural lifestyle” means excluding working people and using State tax payer assets to maintain high property values of high-end property owners)

As models, only larger non-relevant National, “Blue Ribbon” projects were reviewed. Most of these national examples were not relevant to the needs of Sonoma Valley and County.

The Presidio Trust was praised, when it notoriously excluded desperately needed affordable housing, in the middle of San Francisco, except for staff of on-site non-profits. Hamilton AFB and Alameda NAS were denigrated for their quite significant housing components, in lieu of a “Grand Vision”, and “lacking in a coherent unified transformation.

NOTE: The Agnews SDC in Santa Clara was sold to Sun(now Oracle) Microsystems as a corporate HQ, in the middle of Silicon Valley, which is the worst housing market in California, if not the nation. This was misrepresented in the Presidio group report. Also, the Fairview DC conversion included a large amount of housing through 55 year leases for consumers and staff. (unmentioned in report...)

The exclusionary nature of the Potrero Group Study is revealed in its own words, as quoted below.

“Transform SDC” – Main Report by Potrero Group (2015)

“....adding individuals (to the decision process) of state-level or national stature can ensure the site reaches its maximum potential and transcends some of the limitations associated with local or regional politics” (Pg 1), “niche interests”, or “divisive local politics” .(Pg 2)

Options were restricted to environmental “open space” preferences or development contributing to “revenue streams that can support site operations, staff and programs” (Pg 2)

(NOTE: Housing, once built, is self-supporting). What are these site operations, staff, or programs, or unspecified “anchor institution”? Thus, the emphasis on “self-sufficiency” to the detriment of housing)

The Potrero Group report criticized planning processes that become a “wish list” of community desires for a site, and recommended a central body to steer the “Vision”.

One public hearing was held on a Saturday morning in 2015. A great deal of community input emphasized affordable housing. We all left our names and contact info. Never formally heard back again, and the summaries of the input of that meeting conveniently omitted serious discussion of affordable housing as an option.(pg 17)

However, the most common response... was “the region’s lack of housing stock to meet the demand”, with 61 % of respondents listing this as key issue. (Seventy five per cent of respondents under 35 years old listed the housing shortage facing Sonoma Valley as a major concern.)

A top-down approach was recommended to exclude local input: The Potrero Group proposed to create a “Leadership Board” of State or National leaders”. To provide Transitional Leadership, -“A version of the current SDC Coalition (who hired the consultant) is an appropriate group of local stakeholders to fulfill this key role.” Pg 29

Conversely - “....the Presidio Council, comprised of leading national business leaders, environmental leaders and heads of cultural institutions” is a “national model rather than becoming enmeshed in local and regional politics”. The Potrero Report also recommended “State and National control”, a desire was expressed to minimize public input, and to create something with a national impact, a “Grand

Vision” with an elitist focus. A concern was mentioned that public input “may not allow for robust philanthropic involvement”. (pg 18)

An emphasis on “self-sufficiency “ was derived from a need to have housing development subsidize non-residential projects of an unspecified nature, but which clearly included “vanity projects” favored by open space and non-profit interests.

No interviews were conducted by the Potrero Group with any affordable housing entities or advocates.

Although lip service was paid to Housing for the Developmentally Disabled, the North Bay Regional Center, the State-designated entity which actually provides and oversees this process post closure for Sonoma County, is not consulted or even mentioned. Nor was ARCA, from northern Sacramento Valley, which actually outplaced SDC consumers into the community pre-closure.

“ The Usual Suspects”: The Project Advisory Team (PAT)- (2018-2012)

The Planning Advisory Team (PAT), chosen by County PRMD, was dominated by Environmentalist and “Big Green”-, who were heavily over-represented on the 15 member committee, including National Consultants from non-relevant site conversions

Only one housing-related representative, of an out-of-country affordable housing developer, was included, who was not a senior staffer. Pro-Housing input was deliberately limited

(Of the 15 PAT members, 11 did not even mention housing as a priority in their personal introduction; 3 mentioned it vaguely in a laundry list of issues; only one person emphasized affordable housing specifically)

The PAT met in secret; for some obscure reason it was exempt from the Brown Act. Why the need for secrecy? *Once again, extremely limited community input was seen as a positive feature.*

From the Summaries of the 12 PAT meetings, released after the fact

“County staff explained that development will only happen in the core campus, and that there will be no plans for development outside that core campus.” (Summary #1, pg 2)

- How was this decision made by PRMD? On what authority? What is the definition of the core campus?

The PAT demanded “Removal of images of multi-story housing facilities”..... and required that “New Development complements neighboring communities of Glen Ellen and Eldridge” (Summary #5, page2)

In reviewing brainstorming by PAT members as represented in the attached WORD CLOUD graphic – Affordable housing overwhelms all other choices as preferred usage/ However, “compatibility of development scale with Glen Ellen and Eldridge areas were discussed extensively” (Summary #6, Page 1)

“...the market analysis only looked at market rate housing....the analysis did not include affordable housing or senior housing”, even though “there is essentially unlimited demand for affordable housing in Sonoma Valley/ “The project should find a way to scale down the population”.(Summary #10, page 2)

“the project team agreed to lower the number of units proposed....” Summary #11, page 3 -

Glen Ellen Workshop –Summary of PAT recommendations - 4/16/2018 (presentations were made by staff from the Land Trust and the Sonoma Ecology Center, among others); no affordable housing advocates or developers were involved) -”.

Page 1 - Create a Master Use Planin which Glen Ellen has a major role”/”perhaps allow a small to moderate amount of housing”

Page 4- Question #7 – Who is working with the (SDC) Trust project? Answer– “There are private individuals involved who may not want their names out there”. ???

Page 7 “Goals/Guiding Principles for Eldridge Redevelopment”- Foster Development and uses that promote and benefit the GE community and residents....” The evident position of the PAT was that only immediate neighbors were to be the focus of attention.

NONE of the 10 bullet points from that meeting mentioned housing

“The Big Developer Giveaway” THE ALTERNATIVES REPORT (November 2021)

The State budgeted \$3.5 million for an implementation study and an EIR.

The consulting firm of Dyett and Bhatia was chosen by Permit Sonoma. A \$ 1,456,000 contract was awarded.

The parameters in the RFP resulted in single for profit, master developers submitting proposals.

After accepting the PAT report and it’s deeply flawed foundational premises, and interviewing the usual one-sided list of suspects, 3 similar Development Alternatives were proposed, with only minor differences. (NOTE: the identity of the three developers submitting proposals was hidden. Why?)

Market Rate housing (at a ratio of more than 3 to 1) is demanded as the only way to create inclusionary affordable housing, which is false.

At standard Sonoma County affordable housing densities of 24 units per acre,

Less than 1.5 % of the SDC land area is slated for affordable housing.

Flaws

- “Cooked” assumptions – parameters were set up at the beginning by a limited set of special interest entities in closed proceedings
- The rare community feedback process was controlled by elements of the environmental and no-growth lobbies – extensive community support for affordable housing was de-emphasized in their reports from the individual breakout sessions- (Community workshop synthesis)
- Interviews with 3 affordable housing developers (Key Informant Interviews) did not seem to incorporate any of their feedback regarding the potential role of well-established affordable housing development corporations in bringing their vast range of experience into the mix, or in their potential participation, without involving for-profit market-rate entities.
- “Self-sufficiency”- means subsidy for pet vanity projects/It is demanded that housing development must subsidize non-residential development, historical preservation and unspecified non-profit corporation vanity projects
- Discussions of infrastructure ignore affordable housing funding sources available through the State of California, Department of Housing and Community Development, (**AHDSC Program**)
- Nebulous promises of well-paying jobs for minorities have no basis in fact whatsoever, and are only cynical attempts to manipulate public perceptions.
- “Presidio held up as model”- The Presidio Trust implemented an elitist conversion which didn’t serve San Francisco’s community needs (Pacific Heights exercised a veto of affordable housing in that case, as some residents of Glen Ellen are seeking))
- Open space was the **ONLY** issue-everything else had to fit into their pre-defined boundaries
- Market rate housing was “necessary”/ only a minimal amount of affordable housing should be allowed, if any . Options for the “Missing Middle” of affordability for working families are ignored. More wordage is devoted to an animal shelter in the PAT report than to affordable housing.
- Hotel –nobody asked for this; nobody asked for a university; nobody asked for a “Grand Vision”. What are the unspecified “Anchor Institutions” spoken of? Are not these proposals in violation of green goals of locating non-residential usages in established urban areas?
- NOTE: All of the participating consultants stand to benefit from the development of the SDC under the defined parameters, which are not what the community asked for.
- Wildfire barrier – why here and nowhere else? Fires burned Glen Ellen and Kenwood and the Springs coming from other directions- the land designated for the “wildfire barrier” was previously occupied as part of the existing built-up infrastructure many decades ago.
- **Maps were distributed that misrepresented the previously built-up and developed areas of the SDC.** The dairy and prior built up residential land just west of Hiway 12 was omitted. However, a “wildlife corridor” of unspecified dimension is now demanded into the restricted “developed area”, reducing land available for affordable housing.

- No Highway 12 traffic access from the SDC was even discussed – on purpose- to skew traffic calculations and panic neighbors with the specter of Arnold Drive traffic jams.
- The past historical staff usages of up to 3900 residents and 1900 employees, with all their traffic impact, utility, water and sewer usage, fire and police requirements must be reflected in any EIR which would measure project impact.
- In 2019, SB 82 became state law. It was apparently an omnibus state budget bill, with no author listed. Between an item (#12 concerning a revision in the State financial system), and Item #14 (about a state-owned piece of land in Sacramento) and ..., item # 13 inserted Article 14670.10.5 into the CA Government Code which designated all but 180 acres of the 945 acre site as open space forever. In the midst of a supposed open and transparent planning process, this back-door legislation overrode all community input and process.
- It is apparent from the ZOOM meetings that respondents are overwhelmingly elderly and white.
- The residents of Glen Ellen were seen as the core constituency – one might say there is a tendency to utilize tax-payer funded assets to enhance neighboring property values.
- It is evident – elements of careerism and resume-building are interlaced within this entire process. Fundraising opportunities for selected agencies and chances to heighten state and local prominence within the” planning-industrial complex” were prioritized over local community needs.

Artificial “Hurry-Up”.

Three years later, after all this time, these flawed Alternatives are presented as “take it or leave it” at the last minute, after the State transition funding has been squandered. Threats are being made to the community of State takeover of the process, and potential sale to an even worse entity, if these bogus alternatives are not accepted immediately..

This is a deliberate, “run out the clock” strategy that is insulting to Sonoma Valley.

RECOMMENDATIONS:

- **Extend any decision deadlines for 1 year to overcome the flawed process and lack of Good Faith that has already occurred**
- **Reconstitute any advisory committees to include (non-Nimby) community and affordable housing input**
- **Full open, and transparent hearings and decision making**
- **Get the State to pay for the decrepit infrastructure related to affordable housing (Affordable Housing and Sustainable Communities Program, administered by the State Dept. of Housing and Community Development)**

- All affordable housing should be “by right”, with densities and planning approvals pre-guaranteed by prior master agreement and combined master EIR, with public input limited to design review

POTENTIAL LEGAL CHALLENGES:

NOTE: **A flawed process such as we have seen may result in significant litigation.**

Failure to include more than a token amount of affordable housing would be in violation of both the language in SB 82, which places affordable housing on a par with open space interests in the SDC planning, and of Governor Newsome’s Executive Order N-06-19, which prioritizes surplus state land for affordable housing. It may also be in violation of requirements that land use policies not contribute to racial or ethnic exclusion, (California Housing Accountability Act), or Federal Fair Housing Law (Dept. of Housing and Urban Development, Disparate Impact ruling)

SOURCE DOCUMENTS

(Highlight each link and then right-click and choose “Open”. Pdf. files take a while....)

- “Sonoma Development Center: Site Transformation Study/ Potrero Group” (for “Transform SDC”) 2015 https://potrerogroup.com/files/pdfs/PotreroGroup_SDC_Site-Transformation-Study.pdf
- “Community Workshop #1 Synthesis Report” - (for Transform SDC) 5/2/15 <https://transformsdc.files.wordpress.com/2015/07/transform-sdc-community-workshop-1-synthesis-report1.pdf>
- Summary of Community Input (Glen Ellen Forum) 4/16/18 https://glenellen.org/wp-content/uploads/2018/05/FINAL-SUMMARY_SDC-4-16-18-Workshop_Community-Input.pdf
- Eldridge Vision Workshop/ Summary Report (SDC Coalition) 6/19 https://transformsdc.files.wordpress.com/2019/12/eldridge-workshop-summary_12-13-19_final.pdf
- Executive Order N-06-19 / Governor Newsome – (Prioritizing Surplus State Land for Affordable Housing). <https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>
- State Law regarding SDC conversion 2019 (Article 14670.10.5, CA Government Code) <https://law.justia.com/codes/california/2019/code-gov/title-2/division-3/part-5-5/chapter-2/article-2/section-14670-10-5/>

- Profile and Background Report (Dyett and Bhatia) 9/20
<https://www.dropbox.com/s/qzc0v3ibt3v6b8z/SDC%20Specific%20Plan%20Profile%20and%20Background%20Report.pdf?dl=0>
- Community Survey Report #1 (Dyett and Bhatia) 9/20
https://static1.squarespace.com/static/5e44526401cadd5712640ee4/t/5f5a662f43e80f616e862ace/1599759927578/SDC+Community+Survey+Report_090820.pdf
- Community Workshop Report # 1 – (Dyett and Bhatia) 11/14/20
<https://static1.squarespace.com/static/5e98a65d0d6b5b50d26891fe/t/5fc6f1c36beae4543158e36b/1606873557232/Community+Meeting+1+Report.pdf>
- PAT (Planning Advisory Team) Meeting Summaries (# 1-12) - 1/20-4/21
<https://www.sdcspecificplan.com/meetings>
- Community Conversations 9/20; updated 10/20 (Dyett and Bhatia)
https://static1.squarespace.com/static/5e44526401cadd5712640ee4/t/5fad7e2869c60d415bf6c689/1605205549482/SDC%2BCommunity%2BConversations%2BReport_with+Addendum.pdf
- Draft Vision and Guiding Principles, updated (Dyett and Bhatia) - 1/11/21
<https://sonomacounty.ca.gov/PRMD/Boards-Commissions-and-Committees/PDF/SDC-Attachment-6-Vision-Guiding-Principles/>
- SDC Campus Project and Proposal (SDC Campus Project) 2/21
<http://transitionsonomavalley.org/wp-content/uploads/2021/03/SDC-Campus-Project-and-Proposal-2-28-21.pdf>
- Key Informant Interviews Report (Dyett and Bhatia) 4/21
https://static1.squarespace.com/static/5e44526401cadd5712640ee4/t/60663b57deac884f2836f38a/1617312603807/040121_Key_Informant_Interviews_Report.pdf
- Alternatives Report (Dyett and Bhatia) -Specific Plan Workshop 11/21
https://www.dropbox.com/s/uz0eeoikvk08nfl/SDC%20Alternatives%20Report_111021.pdf?dl=0
- Sonoma Ecology Center Memo 11/21 <https://sonomaecologycenter.org/wp-content/uploads/2021/11/SEC-Written-Comments-on-SDC-Specific-Plan.pdf>
- Infrastructure Funding - “ Affordable Housing and Sustainable Communities Program” – Department of Housing and Community Development, State of California.
<https://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>
- California Housing Accountability Act
https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65589.5
- FAQs: “engage: SDC Specific Plan” <https://www.sdcspecificplan.com/>

***ADDENDUM 1:** Subsequently (Dec21), the consultants produced a FAQ page, which responds negatively to all the community responses to the 3 proposed Alternatives. Operating from the fundamentally flawed basis that the only way to proceed at the SDC is to hire a private, for-profit master developer, it falsely claims that: affordable housing can only be developed as an inclusionary attachment to market rate; that there are no other funds for infrastructure other than from luxury hotels and non-residential*

activities; that the non-residential uses won't add to the traffic load; and that market rate housing is somehow restricted in price.

David Brigode has over 45 years of affordable housing experience in both San Francisco and Sonoma Counties, working in the field of affordable housing and land use, including affordable housing development and property management, fair housing, tenant's rights, and homelessness. In particular, I worked from 2008-2010 for West Bay Housing in San Francisco. Under contract with the State Dept. of Developmental Services, we developed single family homes for 3-5 developmentally disabled residents apiece in Marin, SF, and San Mateo counties, outplaced under the Agnews Developmental Center closure.

David Brigode

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DBrigode@comcast.net

Brian Oh

From: Thomas Conlon <tconlon@geopraxis.com>
Sent: Wednesday, January 12, 2022 12:38 AM
To: David Rabbitt; Susan Gorin; district3; district4; Lynda Hopkins
Cc: Tennis Wick; Brian Oh; rajeev@dyettandbhatia.com; bruce@ecobuildnetwork.org; Jim Heid; Tanya Narath
Subject: Fwd: SDC Specific Plan EIR should assess embodied carbon emissions
Attachments: SDC-embodied-carbon-2022-01-10-(GeoPraxis).pdf

EXTERNAL

Dear Supervisors,
Mr. King, author of [The New Carbon Architecture](#), is one of the experts I cited in my recent white paper (re-attached).
I'm forwarding Mr. King's comments per his request.
Best,
- Tom

----- Forwarded message -----

From: Bruce EBNet <bruce@ecobuildnetwork.org>
Date: Tue, Jan 11, 2022 at 3:31 PM
Subject: Re: SDC Specific Plan EIR should assess embodied carbon emissions
To: Thomas Conlon <tconlon@geopraxis.com>
Cc: SoCoGPU @google <socogpu@googlegroups.com>, Pete Gang <pete@commonsensedesign.com>

Mr. Conlon and Supervisors —

Several people have brought this work to my attention, and I have read Tom Conlon's paper in brief. I don't have the time to get deep in the details, and am not familiar with the SDC project, but am sure it has plenty of history and stakeholders. I can't presume to intrude, but am compelled to echo and amplify Tom's central point: it is far, far better for the climate (and usually the budget) to make creative use of existing facilities rather than scrape them for new buildings, no matter how high their LEED rating might be.

I urge Sonoma County to look beyond the letter of any particular governing regulations and do the right thing: Reuse and upgrade the energy performance of existing buildings, and make carefull allowance for the outsize climate effect of the materials you use (for both new and adaptive construction).

I urge Sonoma county to be a leader and set a great example with this highly visible project.

best,
and with a PS: Howdy to Dave Rabbitt, with whom I worked long ago,

Bruce King
(415) 987-7271
Reducing emissions is essential
Reversing emissions is even better:
[The New Carbon Architecture](#)

On Jan 11, 2022, at 1:02 PM, Thomas Conlon <tconlon@geopraxis.com> wrote:

FYI - I'm especially interested in hearing what building professionals like Bruce King, Pete Gang, and others may have to say about my thesis.

Please forgive cross-postings.

- Tom

----- Forwarded message -----

From: **Thomas Conlon** <tconlon@geopraxis.com>

Date: Tue, Jan 11, 2022 at 11:46 AM

Subject: SDC Specific Plan EIR should assess embodied carbon emissions

To: Karina Garcia <Karina.Garcia@sonoma-county.org>, Susan Gorin <Susan.Gorin@sonoma-county.org>

Cc: David Rabbitt <David.Rabbitt@sonoma-county.org>, James Gore <District4@sonoma-county.org>, Chris Coursey <district3@sonoma-county.org>, Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>, Tennis Wick <Tennis.Wick@sonoma-county.org>

Dear Supervisor Gorin,

Attached is a brief white paper I've prepared, drawing on my own 25+ years of experience as a buildings researcher and innovator, notably in the field of Building Information Modeling (a term coined to describe our firm's pioneering work at the time). I document the fact that the globe's top Architecture, Engineering, and Planning (AEP) professionals now recognize the urgent need to minimize the amount of "upfront" carbon embodied in new building materials to keep global average surface temperature rise below the dangerous threshold of 1.5C.

I argue that this so significantly expands the scope of the "building decarbonization" imperative that courts are likely to find that CEQA requires an assessment of the GHG impacts of embodied carbon in any major redevelopment plans and projects.

In anticipation of this new reality, I encourage you, and your colleagues on the Sonoma County Board of Supervisors to direct Permit Sonoma and the D&B Team to assess embodied carbon in the SDC Specific Plan EIR alternatives, and to take a much more thorough look at the reuse and adaptive-reuse potential at SDC, especially the many existing "Lower Potential Rehab Cost" buildings identified in both the WR&T and H&W studies.

Most Respectfully Submitted,

- Tom Conlon

CEO, GeoPraxis

--

Thomas P. Conlon

Ex-Com and Co-chair Climate & Energy, Sierra Club Sonoma Group
Steering Committee, Transition Sonoma Valley
PO Box 5 Sonoma CA 95476

[707-933-8805](tel:707-933-8805)

707-322-8056 (mobile)

he/they

editor@TransitionSonomaValley.org

<http://TransitionSonomaValley.org>

<SDC-embodied-carbon-2022-01-10-(GeoPraxis).pdf>

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From: Squarespace
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - PROJECT DESCRIPTION
Date: Tuesday, January 18, 2022 12:09:00 PM

EXTERNAL

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

Name: Anna Pier

Email: annapier@me.com

Subject: PROJECT DESCRIPTION

Message: Please send the NEW PROJECT DESCRIPTION (fourth alternative) as promised.

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! - SDC plans
Date: Tuesday, January 18, 2022 1:56:46 PM

EXTERNAL

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

Name: Skye Hallberg

Email: skyeberg@mac.com

Subject: SDC plans

Message: The State's requirements arev CB out of place. They let the property here decline, and their requirement that this provide large financial remuneration to the State is idiotic. The County needs to go back and fight the State on their requirements. Get rid of all these housing and profitability demands!

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From: [Squarespace](#)
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - SDC Specific Plan Proposal Discussion 1.25.22
Date: Sunday, January 16, 2022 12:20:40 PM

EXTERNAL

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

Name: meg beeler

Email: support@megbeeler.com

Subject: SDC Specific Plan Proposal Discussion 1.25.22

Message: Dear Members of the Sonoma County Board of Supervisors,

You have an opportunity to think big with SDC on January 25 by focusing on climate-resilient and democracy-supporting decisions. Rather than proceeding with a Specific Plan and EIR for urban housing infill and hotel, designed to pay for the State's \$100 million burden of neglect, we ask you to step up. These times call for imagination, not more of the same.

Specifically, we ask you to:

1. Direct County agencies to negotiate a two-year extension of the 2019 SDC planning agreement with the State's Department of General Services. It does not make sense to develop a Specific Plan and EIR based on faulty economics.
2. Add very low- and low-income housing to the County's legislative platform to support up to 75% of total units in this category.
3. Direct Permit Sonoma to continue working with the Planning Advisory Team and the Sonoma Valley community to develop a Project Description that more closely reflects community input by:
 - Using scientifically-based parameters for measuring building footprint and location in relation to wildlife corridor and stream protection;
 - Revisiting new building v. demolition in relation to climate impact, specifically carbon output during demolition;
 - Specifically looking at Vehicle Miles Traveled (VMT), emergency planning, and dark sky requirements in relation to proposed population expansion;
 - Explore the establishment of a community trust to oversee development, implementation of Specific Plan and EIR standards, and long-term use of SDC.

An excellent starting point is the January 6, 2022 letter from the North Sonoma Valley Municipal Advisory Council; please read it carefully before your January 25 meeting.

The vision and guiding principles established for the SDC Specific Plan include several essential principles integral to the redevelopment's long-term success; these are not reflected in Permit Sonoma's Project Description Framework released January 14, 2022:

- Balancing redevelopment with existing land uses by conforming to the rural character and values of the existing site.
- Protecting public trust resources by protecting 150-year old water rights.
- Integrating development with open space conservation, choosing a sustainable, climate-resilient development that enhances the permeability of the wildlife corridor that reaches across the County and connects Mendocino to Marin.

The unique cultural, historical, and ecological identity of SDC, along with the opportunity to

get redevelopment right for this cherished community resource, are why so many citizens are passionately urging you to make space for a sustainable, community-driven transformation that enhances the future of the Sonoma Valley, Sonoma Mountain, and Sonoma County. Sonoma Mountain Preservation, which has been speaking for the mountain for 25 years, joins the chorus.

/s/

Meg Beeler for the Board of Sonoma Mountain Preservation

PO Box 1772 Glen Ellen, CA 95442

www.sonomamountain.org

Traditional territory of Southern Pomo, Wappo, Patwin, and Coast Miwok

CC: Senator Mike Thompson, Representative Cecelia Aguiar-Curry, Senator Mike McGuire, Senator Bill Dodd, Sonoma City Council, Sonoma County Permit Sonoma, Springs Municipal Advisory Council, North Sonoma Valley Municipal Advisory Council, Sonoma Valley Citizens Advisory Commission, Sonoma Index Tribune, press Democrat, Sonoma Sun

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From: [Squarespace](#)
To: engage@sdcspecificplan.com
Subject: Form Submission - Leave a Comment! - Where is new alternative?
Date: Sunday, January 16, 2022 3:46:11 PM

EXTERNAL

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

Name: Claire Amkraut

Email: clamkraut@gmail.com

Subject: Where is new alternative?

Message: Hello, I've looked all over your site and can't find the alternative you published on Friday.

Please send out a pointer to it.

Thanks

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From: [Hannah Whitman](mailto:Hannah.Whitman@sonoma-county.org)
To: engage@sdcspecificplan.com
Subject: FW: Constituent Matter: Please protect Sonoma Developmental Center from overdevelopment
Date: Thursday, January 13, 2022 2:34:55 PM

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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, January 13, 2022 12:51 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Constituent Matter: Please protect Sonoma Developmental Center from overdevelopment

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Sent To: County of Sonoma

Topic: Constituent Matter

Subject: Please protect Sonoma Developmental Center from overdevelopment

Message: 1. We need more time! COVID has deeply affected all our lives, and significant delays have left us with a severely compressed timeline. The County should be asking the State for more time.

2. We need a NEW Alternative that a) substantially reduces overall development, b) integrates development with open space conservation, c) promotes a sustainable, climate-resilient community, d) protects natural resources, and e) maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor. Proposed Alternatives A, B, and C miss the mark on all counts! Demand a NEW REDUCED-DENSITY ALTERNATIVE!

3. We need revised financial assumptions. The state must clean up the infrastructure mess it has left on the SDC property. The high-density development proposed in the three alternatives is driven by the economic assumption that whoever purchases the property will cover the costs of remediating and replacing failing infrastructure on the site. That assumption makes economic feasibility impossible. Those costs should be shouldered by the state, not the community.

4. We need an SDC Specific Plan that balances redevelopment with existing land uses. An acceptable plan will protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.

Sender's Name: Herbert
Sender's Address:
914 Boccoli Street
Sonoma, CA 95476

From: [Hannah Whitman](#)
To: engage@sdcspecificplan.com
Subject: FW: Issue: SDC Plans
Date: Thursday, January 13, 2022 2:33:37 PM

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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, January 13, 2022 12:22 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: SDC Plans

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Sent To: County of Sonoma

Topic: Issue

Subject: SDC Plans

Message: Susan, first I want to thank you for your activity in the Boyes Hot Springs area. You have had a presence at many of our events. I have noticed and appreciated your efforts.

I am asking you and the other supervisors to negotiate an extension of the 2019 SDC planning agreement with the California Department of General Services to give more time to community and government agencies to complete the Plan.

It is important to encourage development with open space conservation.

The Covid-19 pandemic lead to a 13 month delay in the November 2021 draft alternatives.

I feel at this time the Board should not approve any of the proposed alternatives in the November 2012 Draft Alternatives Report. It is best for the county if Permit Sonoma could be directed to continue work with the Planning Advisory Team and the community to develop a 4th alternative.

The local paper published an article stating the people in Glen Ellen only want a 4th plan because they want property values to go up. I believe the statement might refer mostly to all of the speculators who have bought up all of the available open lands in the Glen Ellen area so that they can profit from the development of a pristine area. Friends and neighbors know that if we lose these important areas to inaccurate planning, the Valley of the Moon will be forever altered. We need to preserve the Wild Animal Corridor at all costs. And low cost housing is of great importance. This is greater than all of us!

Sender's Name: Claudia DiClemente

Sender's Email: claudiad@sonic.net

Sender's Home Phone: 7079381402

Sender's Work Phone: retired

Sender's Address:

POBox 1175

Boyes Hot Springs, CA 95416

From: [Bradley Dunn](#)
To: [Brian Oh](#)
Subject: FW: Sonoma Developmental Center
Date: Wednesday, January 5, 2022 3:46:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[SDC RECOMMENDATIONS.docx](#)

With the doc

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



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: David Brigode <DBrigode@comcast.net>
Sent: Wednesday, January 5, 2022 12:08 PM
To: Bradley Dunn <Bradley.Dunn@sonoma-county.org>
Cc: fallebach@gmail.com; dave ransom <dransom391@aol.com>
Subject: RE: Sonoma Developmental Center

EXTERNAL

Thank You for your response.

I am meeting with Supervisor Gorin tomorrow.

I ATTACH a viable scenario (which I am providing to her as well) for the production of affordable housing that removes that housing component from having to subsidize the non-residential

infrastructure, and would allow the SDC plan to comply with State law significantly prioritizing Affordable Housing on State surplus lands.

It would also separate the SDC non-residential portions from housing, and allow an EIR to proceed on just the residential component without being entangled in luxury hotel traffic studies, expensive central plant upgrades, or the whims of the eventual private sector master developer.

If you wish to comment I would be appreciative.

David Brigode
240 Del Rio Paseo
Sonoma, CA 95476
Cell: (707)-495-9769
DBrigode@comcast.net

From: Bradley Dunn [<mailto:Bradley.Dunn@sonoma-county.org>]
Sent: Wednesday, January 05, 2022 11:21 AM
To: 'David Brigode'
Cc: fallebach@gmail.com
Subject: RE: Sonoma Developmental Center

Hi David,

The [state law](#) that allows the county to program the land use for SDC requires that the resulting specific plan be economically feasible. Economic feasibility is also embodied in Guiding Principle #9 of the [Draft Vision and Guiding Principles document](#).

Hope that helps,

Bradley Dunn
Policy Manager
www.PermitsSonoma.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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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: David Brigode <DBrigode@comcast.net>
Sent: Wednesday, January 5, 2022 11:14 AM
To: Bradley Dunn <Bradley.Dunn@sonoma-county.org>
Cc: fallebach@gmail.com
Subject: RE: Sonoma Developmental Center

EXTERNAL

Mr. Dunn

I am sorry. I thought that three developers had responded to an RFP issued by Permit Sonoma. The proposals were so oriented to non-residential and profit oriented development that I assumed they must have come from a position of self-interest on the part of an outside developer.

I will correct future communications.

However, certainly Permit Sonoma and Dyett Bhatia were working from a set of parameters for these 3 scenarios that were created from some basis or framework....

- I did not see those parameters from any of the minutes of the PAT meetings or the public hearings. Do they exist in written form?

Particularly, from where did the concept derive that the only way to develop affordable housing was as trickle-down inclusionary housing which assigns the bulk of housing-related land to market rate?

Thank You

David Brigode
240 Del Rio Paseo
Sonoma, CA 95476
Cell: (707)-495-9769
DBrigode@comcast.net

From: Bradley Dunn [<mailto:Bradley.Dunn@sonoma-county.org>]

Sent: Tuesday, January 04, 2022 6:01 PM
To: 'David Brigode'
Subject: RE: Sonoma Developmental Center

Hi David,

Sorry for the delay in responding to you, but I just got back from vacation today.

I'm not sure that I am following you here. What three developers are you referring to?

If you are talking about the alternatives presented at the public meeting, those were not created by developers, but by Permit Sonoma and our consulting team led by the firm Dyett & Bhatia.

Are you asking for the RFP for the consultant team? We have been transparent throughout this process and will be happy to provide any additional information we can, but I want to make sure that I understand your request.

Best,

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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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: David Brigode <DBrigode@comcast.net>
Sent: Wednesday, December 29, 2021 3:45 PM
To: Bradley Dunn <Bradley.Dunn@sonoma-county.org>
Subject: Sonoma Developmental Center

EXTERNAL

Mr. Dunne-

I am researching the process that led up to the creation of the three Alternatives for the SDC.

May I see the documentation provided to the 3 developers?

-

(The Request for Proposals; Guidelines; or any parameters provided to those three respondents that they relied upon to create their proposals is what I am looking for.)

I already have the documents that are listed in the Specific Plan pages; however, the actual RFP (evidently from 2021 or 2020) does not seem to be available....

-

Also, why are the identities of the three developers hidden?

Thank You

David Brigode
240 Del Rio Paseo
Sonoma, CA 95476
Cell: (707)-495-9769
DBrigode@comcast.net

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RECOMMENDATIONS

Impose a 6 month pause, and reconstitute a true advisory committee which represents all aspects of the community, including affordable housing advocates and developers; affordable housing consumers; representatives of the Latino community; and local residents . Conduct all meetings openly and with maximum outreach

Exclude for-profit, outside-of-the-jurisdiction consultants seeking a piece of the action.

Halt any SDC-wide EIR until we know what is actually going on.....

Create an Affordable and Workforce Housing Zone (up to 120% AMI) on the site, which clearly defines the scope and possibilities for such development, separate from any non-residential usages.

This would entail, as **Development by Right**:

- Firm geographic delineation of space designated for affordable and workforce housing with predetermination of any claims for open space and setbacks. This would include all Core campus East of Arnold, and existing housing sites on West campus.
- Maximum approved densities, per acre, similar to those imposed in residential neighborhoods in all other Sonoma County jurisdictions
- Clear, reasonable parking requirements
- The minimal infrastructure requirements of the affordable and workforce housing would be derived from existing State funds and/or development bonds, and should be explored immediately.
- The county will waive developer fees for water and sewer hookups (grandfathered in under prior usage, and paid for by external funds)
- Waiver of Park Fees (abundant open space already included)
- Traffic and impact studies incorporate prior historical uses
- (NOTE: No waiver of School Fees for increased attendance at SVUSD schools, which are already dwindling in attendance)
- (NOTE: Within the above guidelines, no waiver of Design Review requirements)
- Cooperation by County with efforts by non-profit developers on acquiring financing, including Tax Credits and Infrastructure Bond funds.
- Once this plan is agreed to, initiate an EIR related just to the Affordable and Workforce Housing Zone with the above parameters.
- 10-20 year build-out to minimize impacts

The SDC is a taxpayer funded asset which should not be handed over to a for-profit developer with little attention paid to community needs. Don't squander this opportunity !

Date-11/15/2021

To-

From- Kathleen Miller on behalf of Family Advocates United-PHA

RE- Housing for IDD

As attending Zoom meetings presents special challenges right now I am writing this to inform those interested in creating housing options for the Individuals with Developmental Disabilities (IDD) on the former site of Sonoma Developmental Center (SDC). There are a number of key elements community homes for IDD need to include as follows:

1-They are single family homes that must be able to house three to four individuals with adequate room for staff. This most often means a four bedroom home with an additional office space. In the case of those with challenging behaviors this may also need to include a room where an individual experiencing difficulty may go to have quiet away from other residents.

2-In the case of a home housing those with challenging behaviors, the most likely case due to increasing need in this area, there needs to be an ample fenced backyard where residents can go to spend time outside safely. This was proven to be critical during lockdown recently. In addition, housing in areas where there are opportunities for walking is also very important. For many IDD with challenging behaviors walking is an important part of their day.

3- Parking for multiple cars needs to be part of the picture since at any given time there are multiple staff working in care homes. Most homes also include Vans for transporting residents. There are also frequent visitors including family or outside consultants.

While large single family housing sites may not be the dominant option being created for the SDC site they are an important option for homes for the IDD population.

From: no-reply@sonoma-county.org
To: [BOS](#)
Subject: Issue: SDC Development Plan Alternative - post-pone vote January 25th
Date: January 08, 2022 1:22:13 PM

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Sent To: County of Sonoma

Topic: Issue

Subject: SDC Development Plan Alternative - post-pone vote January 25th

Message: Dear Supervisors,

I ask that you please post-pone voting for any of the proposed alternatives for the SDC Development Plan at your January 25th session. The community overwhelming does not support any of the 3 alternatives proposed by Permit Sonoma and if a 4th alternative has been created in response to this, the community has had no time to review and comment.

A preferred alternative that truly reflects the community vision for SDC, as articulated in the January 2021 Draft Vision and Guiding Principles, needs to be drafted and commented on by the community.

More time needs to be taken to fully investigate not only the financial performance standards of this development, but most-importantly the ecological standards, to explore our options more carefully; to find a more creative approach to financing the development; to allow more research by experts into habitat protection not only in terms of the wildlife, but also wildfire resilience, flood control and recreational use. There should also be a utility infrastructure investigated, an energy sustainability plan, including a microgrid design and perhaps on-site sewage treatment.

Due to the impacts of wildfires and covid these past several years, it does not seem unreasonable to request a reset of the schedule for this project.

Thank you for helping us create a bold and forward thinking development that meets the needs of all of Sonoma county community now and in the future.

Sender's Name: Elizabeth Donnelly

Sender's Email: betsydonnelly@sonic.net

Sender's Home Phone: 7074782959

Sender's Address:

728 Louisa Drive

Santa Rosa, CA 95404

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: January 14, 2022 7:14 AM
To: Susan Gorin
Subject: Issue: SDC Plan

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Sent To: County of Sonoma

Topic: Issue

Subject: SDC Plan

Message: Susan,

As you well know, no one is happy with the 3 alternatives being considered for the SDC. The virus' impact alone on the ability to generate and evaluate an issue as complex as this warrants an extension. Please press the state to allow an additional 2 years to the time line.

I live in Glen Ellen, and the impact on my family is significant.

Sender's Name: Michael N Schuh

Sender's Email: mschuh@foundationcapital.com Sender's Home Phone: 7078332135 Sender's Cell Phone: 7079336360

Sender's Address:

PO Box 1897

Glen Ellen, CA 95442

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: January 08, 2022 1:22 PM
To: BOS
Subject: Issue: SDC Development Plan Alternative - post-pone vote January 25th

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More time needs to be taken to fully investigate not only the financial performance standards of this development, but most-importantly the ecological standards, to explore our options more carefully; to find a more creative approach to financing the development; to allow more research by experts into habitat protection not only in terms of the wildlife, but also wildfire resilience, flood control and recreational use. There should also be a utility infrastructure investigated, an energy sustainability plan, including a microgrid design and perhaps on-site sewage treatment.

Due to the impacts of wildfires and covid these past several years, it does not seem unreasonable to request a reset of the schedule for this project.

Thank you for helping us create a bold and forward thinking development that meets the needs of all of Sonoma county community now and in the future.

Sender's Name: Elizabeth Donnelly

Sender's Email: betsydonnelly@sonic.net

Sender's Home Phone: 7074782959

Sender's Address:

728 Louisa Drive

Santa Rosa, CA 95404

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: January 13, 2022 7:30 PM
To: Susan Gorin
Subject: Issue: SDC.....a once in a generation opportunity

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Sent To: County of Sonoma

Topic: Issue

Subject: SDC.....a once in a generation opportunity

Message: Supervisor Gorin,

I have never before contacted my representative official, either at a local, State or Federal level, however the decision to be made on the future of SDC is a once in a generation decision that demands that I need to make my voice heard.

While I am usually a fiscal conservative, some decisions move beyond dollars and cents, and this is one of those decisions. The SDC has existed for 130 years and almost by accident (or at least a secondary benefit) has resulted in a large swath of land in the middle of Sonoma Valley escaping development. In a 130 years from now the ONLY decision that will be deemed wise by the future residents of Sonoma Valley will be one that preserves the maximum of SDC open space and keeps the wildlife corridor open, all other goals for the center pale in comparison.

Pleas vote with future generations in mind, Patrick Treacy, Sonoma

Sender's Name: Patrick Treacy

Sender's Email: pjtreacy@aol.com

Sender's Home Phone: 7079398636

Sender's Address:

18644 White Oak Drive

Sonoma, CA 95476

Chelsea Holup

From: no-reply@sonoma-county.org
Sent: January 14, 2022 1:57 PM
To: Susan Gorin
Subject: Issue: Sonoma Developmental Center

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Sent To: County of Sonoma

Topic: Issue

Subject: Sonoma Developmental Center

Message: Dear Supervisor Gorin,

Please ask the California Department of General Services to give our community and local government agencies two more years to develop a Specific Plan that will result in a sustainable climate-resilient community and protection for natural resources and the Sonoma Valley Wildlife Corridor. None of the current three alternatives comes close to meeting this goal. None of the three alternatives balances the redevelopment of the SDC with existing land uses in Glen Ellen and nearby areas. All three plans offer too much housing (and too low a percentage of BMR housing). Please do not adopt one of these plans or try to cut & paste using these three alternatives as a base document.

Covid-19 caused a 13-month delay in the release of the draft alternatives. In spite of the fact that interested parties have had very little time to review these alternatives, we already have a starting point for a preferred fourth alternative, the 1/5/2022 letter from the North Sonoma Valley MAC. The community needs more time to come up with a Specific Plan that does justice to the beautiful SDC property and its neighbors.

Sender's Name: Dianne Brinson

Sender's Email: dbrinson@sonic.net

Sender's Cell Phone: 6502916142

Sender's Address:

442 Trail Ridge Place

Santa Rosa, CA 95409

Chelsea Holup

From: Arielle Kubu-Jones
Sent: December 28, 2021 3:32 PM
To: Arielle Kubu-Jones
Subject: Public Comment-FW: Supervisors and Chanate
Attachments: SDC Closed Process 21 rev.docx

Commissioners,

Please see below and attached for public comment on SDC.

I hope you had a wonderful holiday.

Arielle Kubu-Jones

District Director | Supervisor Susan Gorin | 1st District
arielle.kubu-jones@sonoma-county.org | 707.565.2241

From: David Brigode <DBrigode@comcast.net>
Sent: Tuesday, December 28, 2021 3:02 PM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Cc: fallebach@gmail.com
Subject: FW: Supervisors and Chanate

EXTERNAL

Ms. Kubu-Jones-

I am referred to you by Fred Allebach.

I would like to send some information and research I have conducted on the SDC planning process to the Sonoma Valley Advisory Committees (all 3).

Would I be able to obtain e-mail addresses for them? Or, would you be able to forward both this letter, and more crucially, the **10 page background report that is ATTACHED** above to all committee members?

Additionally, I see that committee members have formed an ad-hoc committee to review the Alternatives proposed for the site. I would wish to volunteer to serve on such an ad-hoc body.

Thank You

The Sonoma County Supervisors are about to make an even bigger mistake than Chanate with regards to the Sonoma Developmental Center.

After 10 years of often closed “consultant” input and one-sided decision-making, the exclusive rights to development of 180 acres of SDC “core campus” are about to be given away to an unspecified private developer.

3 “Alternatives” have been submitted to the Supervisors for approval on January 25th. The identities of the three developers are hidden. They all minimize affordable housing , and maximize luxury housing

Of the 945 acres at the SDC, affordable housing would consist of less than 1.5% of the area, which is unacceptable. The rest would be unspecified non-residential uses, which could be anything. (Casino? Wal-Mart? Luxury Hotel?)

The proposals being hurried through the Board are potentially in violation of SB 82, which places affordable housing on a par with open space at the SDC.

It also contradicts Governor Newsome’s Executive Order N-06-19, which prioritizes State surplus land for Affordable Housing. Deliberate exclusion of racial and ethnic minorities is also a violation of Federal Housing Law (“Disparate impact”)

This is a horrible wasted opportunity to address the serious affordable housing crisis in Sonoma Valley.

(NOTE: I ATTACH an extensive 10 page summary of references and citations documenting the back door, exclusionary, and potentially illegal 10 year process leading to up to this “take it or leave it” scam)

David Brigode
240 Del Rio Paseo
Sonoma, CA 95476
DBrigode@comcast.net
707-495-9769

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Chelsea Holup

From: Josette Brose-Eichar <josette@lavenderfloral.com>
Sent: January 04, 2022 3:25 PM
To: Hannah Whitman
Subject: Re: next North Valley MAC meeting

EXTERNAL

Hi Hannah,

I thought I would go ahead and give you a couple of thoughts I had for the MAC meeting tomorrow. I may not get a chance to speak, if there are lots of people attending.

The letter and appendix were very well thought out and thorough. But, two points I would like to bring up are:

Discussion of a dedicated shuttle or transportation service for workers and residents of SDC. Public transportation is very poor, so a dedicated shuttle service to bring people to the city of Sonoma for shopping and medical needs would go a long way to reducing the number of vehicles.

On grey water, recycled water, it does not have to be a centralized system to be efficient. I have been researching Hydro Loop. These systems are widely used in Europe and can be done for commercial and housing developments. This system can do it all, including using grey water to flush toilets. I have been investigating for my own home, but there is very little support for it here in California and if I were to install it, I was told I would be the first person in CA to do so.

Thank you and sincerely,

Josette Brose-Eichar

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Chelsea Holup

From: Will Shonbrun <willshonbrun@comcast.net>
Sent: January 04, 2022 2:46 PM
To: Hannah Whitman
Cc: Arthur Dawson
Subject: SDC Alternatives
Attachments: Visions of Valleyville.docx

EXTERNAL

Dear Recipients,

Please consider my opinion piece on SDC that was recently published in the Kenwood Press as a guest editorial.
<https://kenwoodpress-ca.newsmemory.com/?startWithTab=login>

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Will Shonbrun

Chelsea Holup

From: Kyreen Gonzalez
Sent: January 10, 2022 8:34 AM
Subject: SDC Development Plan - comments
Attachments: Issue: SDC Development Plan Alternative - post-pone vote January 25th; SDC Plans; Fwd: SDC Alternatives

Regards,

Kyreen Gonzalez
Deputy Clerk of the Board
County of Sonoma, Board of Supervisors
kyreen.gonzalez@sonoma-county.org
575 Administration Dr., Room 100A
Santa Rosa, CA 95403



Chelsea Holup

From: rick.luttmann@sonoma.edu
Sent: January 04, 2022 8:16 PM
To: BOS
Subject: SDC Plans

EXTERNAL

Dear Sonoma County Board of the Supervisors,

The following environmental and allied organizations urge you to reject the three urban-style planning alternatives as proposed for the historic campus in the Sonoma Developmental Center (SDC) Specific Plan and to develop new alternatives that fully address conservation, community and climate.

We request that you delay action on the SDC Specific Plan, direct Permit Sonoma to develop new alternatives, and request that our state legislators act to provide more time and resources to create a visionary plan that honors and serves the best interests of the people and lands of Sonoma County and the State of California.

Specifically, we call for new alternatives that fully protect the Sonoma Valley Wildlife Corridor and Sonoma Creek, provide affordable housing for those most in need, and preserve the history and rural character of the land. As an immediate next step, we support the immediate permanent protection of the designated 745 acres of open space and transfer to state and regional parks.

All three alternatives proposed by Permit Sonoma and the SDC Specific Plan consultants would drastically increase driving and associated Vehicle Miles Traveled and Greenhouse Gas Emissions and undermine decades of city-centered growth policies. The plans also conflict with local, county, regional and state policies to reduce climate-changing emissions, achieve equitable housing and preserve biodiversity.

As you know, to date, all Permit Sonoma's proposed urbanization plans for the historic campus are widely opposed by environmental and housing groups, all three Municipal Advisory Councils in Sonoma Valley, the City of Sonoma and the community at large.

So we ask that the Board of Supervisors request that our state legislators: a) provide additional time to develop the SDC Specific Plan, given COVID constraints; b) revisit the legislation for transitioning the site given the state budget surplus, significant investments in housing and homelessness, and the Governor's Initiative to conserve 30 percent of the state's lands by 2030 and c) seek and provide transitional funding for the clean-up and repurposing of the SDC site.

For the 200-acre historic campus, we request that you direct Permit Sonoma to develop new alternatives as follows:

1) Conservation: Fully protect SDC open space and wild lands in perpetuity including the Sonoma Valley Wildlife Corridor and Sonoma Creek. The wildlife corridor has regional and statewide environmental significance as a critical linkage for wildlife between wilderness areas to the east and the Sonoma coast. The open space lands provide clean air and water as well access to outdoor activities for all. The historic small farm and agricultural lands should also be preserved.

2) Community: Offer appropriate redevelopment of the rural campus focused within the existing building footprint for history, culture and housing those most in need—specifically developmentally disabled residents; and that serves the public trust and communities including Sonoma Valley, and Sonoma County, and the people of the State of California.

3) Climate: Address the climate emergency, greenhouse gas emissions and associated extreme events such as wildfires and flooding. As proposed, the development would significantly increase driving and climate changing emissions in conflict with county, state and national policies to reduce them.

We should never create a new 70s style subdivision with a hotel as the county is proposing. Housing needs to go in existing cities and towns, not in the middle of a wildlife corridor. The SDC lands are state property so important across the state and county.

As proposed, the draft alternatives would comprise the biggest subdivision and development in the history of Sonoma Valley – equal in housing units to the sprawling Temelec, Chanterelle and & Flags subdivisions on the south end of Sonoma Valley.

That state legislation that set parameters for reuse of SDC needs to be revisited as it severely constrains the planning. It was adopted before the state surplus, before COVID, and before many new climate, housing and conservation investments and policies were adopted by the Newsom administration. For example, SDC's open space lands could be incorporated into the State of California's new initiative to conserve 30 percent of the state's lands by 2030.

Now is the time for the county and the state to correct course in collaboration with the community for the reuse of SDC.

Marin Headlands is a good model to consider where public lands were converted to multiple public uses without significant urban or commercial development. <https://www.nps.gov/goga/marin-headlands.htm> Remember that Marin Headlands was once slated for a major subdivision that seemed inevitable.

We can do it if we have the vision and the will. And I think we do. As local environmental hero Bill Kortum always said: "Don't be hesitant in expressing yourself in your love of the landscape," and "Don't give up."

-- Rick Luttmann

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Chelsea Holup

From: Teri Shore <terishore@gmail.com>
Sent: January 05, 2022 9:41 AM
To: Hannah Whitman; Arthur Dawson
Subject: SDC Public Comment - North Valley MAC - Jan. 5, 2022 Meeting

EXTERNAL

Dear Chair Dawson and North Valley MAC members,

As a 30-year resident of Sonoma Valley and long-time environmentalist, I am writing to support the North Valley MAC's draft letter on the SDC Specific Plan to reject the three proposed alternatives and address the many issues detailed in the letter. I urge a yes vote by all members to send it as is to the County Supervisors, Permit Sonoma, SDC consultants as well as to our state legislators, Governor Newsom and State Secretary of Natural Resources.

The letter is clear, factual, professional and overall very impressive. Thanks to all who contributed to its development.

The North Bay MAC may also consider sending the letter to local, Bay Area and statewide media outlets with a summary or cover press release to draw attention to the significance of the state lands that belong to all residents of California.

Additional Recommendations

In addition, I'd like to provide my personal recommendation that the entire property including the historic campus be retained as a public or non-profit entity and never sold to a private developer. I recommend that we model the reuse on the Marin Headlands.

Marin Headlands Model: The County and the State of California should put on the brakes and think 50 to 100 or even 200 years ahead and consider a model more like the Marin Headlands. Those lands were put into public trust when the military left after World War II and are now part of the Golden Gate National Recreation Area. The old buildings are reused for parks operations, including some staff housing, as well as by non-profits and the public. The beaches and trails are free and open to all, with buses from nearby San Francisco. Recall that at one time, a huge subdivision was planned there, known as Marincello. But civic activists stopped what seemed inevitable at the time. We can do the same at SDC.

Don't Urbanize: We should not urbanize SDC or build a new town there as it reverses decades of city-centered growth policies and will increase climate changing emissions. It would also open the door to urbanization of the entire rural and agricultural valley from Glen Ellen to Sonoma. I will increase development pressure on other large open properties that could change owners at some point such as the Hanna Boys Center and Sonoma Golf Club.

Revisit State Legislation: That state legislation that set parameters for reuse of SDC needs to be revisited as it severely constrains the planning. It was adopted before the state surplus, before COVID, and before many new climate, housing and conservation investments and policies were adopted by the Newsom administration. For example, SDC's open space lands could be incorporated into the State of California's new initiative to conserve 30 percent of the state's lands by 2030.

We can do it if we have the vision and the will. And I think we do. As local environmental hero Bill Kortum always said: "Don't be hesitant in expressing yourself in your love of the landscape," and "Don't give up."

Thank you for your consideration,

Teri Shore
515 Hopkins St.
Sonoma, CA 95476

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January 6, 2022

Sonoma County Board of Supervisors
575 Administration Drive, Room 102A
Santa Rosa, California
Via email:

Dear Sonoma County Board of Supervisors:

The North Sonoma Valley Municipal Advisory Council (NSV MAC) has prepared this letter for consideration by the Board of Supervisors (Board) and Sonoma County planning staff regarding the proposed land use and design alternatives for the SDC Specific Plan. The primary purpose of this letter is to summarize public input received by the NSV MAC in response to the SDC Specific Plan Alternatives Report prepared by Dyett & Bhatia and published by the County in early November 2021.

This letter incorporates the extensive community input from public meetings on November 17, 2021, December 15, 2021 and January 5, 2022, the Sonoma Valley community survey, as well as written correspondence and NSV MAC comments, and synthesizes this information into several main themes to create the framework for a community-supported land use alternative. **The intent of this exercise is to provide sufficient information to enable the Board to direct Permit Sonoma staff to develop a preferred alternative that truly reflects the community vision for SDC as articulated in the January 2021 Draft Vision and Guiding Principles.**

As reflected in the hundreds of comments received since publication of the Alternatives Report, the Sonoma Valley community does not support any of the three alternatives proposed by the County; 71% of participants rejected all three alternatives when polled during the SDC Alternatives Workshop on November 13, 2021. We also reference a non-affiliated Sonoma Valley survey (community survey) conducted by Sonoma Valley resident Dr. Shannon Lee, Biology Department Faculty at Sonoma State University in December 2021. The survey received 672 responses, 95% of which were from Sonoma Valley and Sonoma County residents. The SDC is not suitable as an “urban infill site” and the community’s rejection of the proposed alternatives reflects the incompatibility of the scale of proposed development with the adjacent Glen Ellen communities and the site’s environmental constraints.

Request for Community-Driven Process for Preferred Alternative

On behalf of the community, the NSV MAC requests the Board to delay the initiation of the California Environmental Quality Act (CEQA) process to prepare an Environmental Impact Report (EIR) for a preferred alternative until after a new alternative reflective of site constraints and community input is developed as promised in the December 17, 2019 agreement between the State of California and Sonoma County. The NSV MAC requests the Board to direct staff to pursue this new alternative as outlined in this letter.

Community Input as Framework for a Preferred Alternative

The community continues to support the January 2021 Vision and Guiding Principles that have underpinned community workshops, Sonoma County requests for proposals for preparation of the Specific Plan, and related efforts during this multi-year SDC redevelopment process. These principles are most recently expressed on pages 10-11 of the Specific Plan Alternatives Report. The community feedback conveyed in this letter reflects these principles through an integrated vision of development at an appropriate scale, with an intention to balance affordable, inclusive housing and related commercial development with the protection of SDC’s open space (a California public trust resource), the Sonoma Valley Wildlife Corridor, the historic district portions of the SDC campus, fire safety and climate resiliency, and the rural character of the surrounding region. An alternative with substantially reduced



density is necessary to ensure that the negative impacts of development on traffic, public safety, wildlife corridors, water/water treatment, and related issues do not cause environmental and social harm.

The nine community priorities are summarized below and detailed in the Appendix to this letter.

OPEN SPACE. Community input consistently emphasizes the singular opportunity the SDC campus represents in terms of protecting the open space and wildlife corridor in the context of a vibrant, sustainable community. Over 90% of community survey respondents ranked “preservation of open space” as the highest priority; this is consistent with the state’s 30x30 goals.

This concern goes beyond setting aside open space lands and creating creek and sensitive habitat setbacks. The density of development planned within the SDC campus must not exceed the carrying capacity of the site’s resources. In other words, it must not result in overuse of open space resources or interference with wildlife movement and permeability.

HOUSING DENSITY. The community unequivocally supports the creation of additional housing on the SDC site, particularly affordable housing, however at a lower density (450 or fewer housing units) than that included in any of the alternatives published to date. Higher housing density will move the surrounding communities from a “rural” to “urban” designation based on current U.S. census definitions (see Appendix) and is a primary driver of unacceptable impacts, including environmental, infrastructure, traffic and related public safety issues.

AFFORDABLE HOUSING. The community supports a considerably higher percentage of affordable housing than the approximately 25% included in the published alternatives, **with 76% of community survey respondents indicating a preference for 50-75% (or more) affordable units.** Use of available funding mechanisms and incentives—including revisiting the State’s obligations for SDC site cleanup and remediation—must be included in the financial feasibility assumptions to maximize the affordable housing percentage (see Site Governance / Funding below).

ADAPTIVE REUSE OF EXISTING BUILDINGS. Public and NSV MAC member comments indicate that the County should revisit the potential reuse of existing buildings to satisfy some of the housing needs on the East Side of the SDC campus.

UTILITY INFRASTRUCTURE. An energy sustainability plan, including a microgrid design, should accompany any SDC development, as should a thorough review of the potential benefits of an on-site sewage treatment facility in light of the challenges to the existing Sonoma Valley infrastructure.

FIRE SAFETY/ CLIMATE RESILIENCY: Fire safety and climate resiliency will be impacted by the other elements of the site plan—water use/recycling, energy grids, housing density—and their impacts on traffic and public safety. These interconnected factors must be more intentionally considered in any preferred alternative for this site. The Sonoma Valley community has expressed particular concern that fire risk, evacuations and related community preparations have evolved significantly during the course of the SDC re-development process. 71% of community survey respondents indicated that the County has not adequately addressed fire hazard, traffic and other impacts to the community in the proposed alternatives.

HISTORIC PRESERVATION. The community recognizes the importance of preserving the historic, architectural, and aesthetic character of the SDC campus, and envisions permanent protection, preservation and management of selected buildings and structures within the historic district. More specifically, the community has consistently supported the preservation of an historic district on the



west side of the SDC campus which could include a museum, library, research hub and visitor center, all of which would be linked with the cemetery and open space.

COMMERCIAL SPACE / JOB CREATION: The community supports innovative use of commercial space (education, training, research) and inclusive job creation at a scale suitable for this semi-rural site. In addition, the community wants to see commercial space set aside for **COMMUNITY**-oriented functions, e.g., a community center or school, and is prepared to explore funding options for these uses.

SITE GOVERNANCE / FINANCING: Many members of the public have requested consideration of establishing a trust or similar management entity to oversee redevelopment and implementation of the Specific Plan rather than a private developer. A trust mechanism would open opportunities for public financing and site management that would broaden the potential for successful redevelopment AND community compatibility. In fact, the Board's April 2019 resolution "Supporting a Land Use Planning process and considerations for disposition of the Sonoma Developmental Center Site," states:

"Be it further resolved that the Board may also consider in the future a Joint Powers Authority, Trust or other mechanism to facilitate the disposition and transition of the site to meet the desired outcomes."

Community members have clearly articulated the conflict inherent in creating a plan that is both appropriate for Sonoma Valley and financially feasible, with these economics driven in large part by the dilapidated infrastructure and environmental cleanup liabilities left by the State. The State must help defray the significant costs to clean up the site that it has left in poor condition to ensure that the plan is not merely driven by economic factors. 89% of community residents surveyed believe that the State should be responsible for clean-up and other remedial maintenance of the site.

Conclusions

The Sonoma Valley community's reasons for rejection of the proposed alternative plans are aligned and consistent. The alternatives do not reflect the themes heard over and over in multiple Valley-wide workshops regarding the appropriate size and scale of development, and adequate protection of the wildlife corridor and surrounding open space. None of the current alternatives reflect the many environmental constraints on the site, nor do any strike a balance between financial interests, affordable housing, and environmental and community well-being.

The community has spoken clearly. On its behalf, the NSV MAC respectfully reiterates its request that the Sonoma County Board of Supervisors direct staff to work with the community to develop an alternative using the framework as outlined above and detailed in the accompanying Appendix.

Sincerely,

Arthur Dawson

Chair, North Sonoma Valley Municipal Advisory Council

cc: Permit Sonoma, Sonoma City Council Mayor Jack Ding, Congressman Thompson, Senator McGuire, Senator Dodd, Gov. Gavin Newsom, Wade Crowfoot, local media, Assemblymember Aguiar-Curry, Springs MAC, SVCAC, Sonoma County Regional Parks, Agricultural Preservation and Open Space District, Sonoma County Historical Society



APPENDIX to North Sonoma Valley Municipal Advisory Council Letter of 01/06/22.

This appendix provides additional details in support of the concepts presented in the main body of the NSV MAC letter dated January 6, 2022. These details are a compilation of information provided in public comments on the SDC Specific Plan Alternatives Report (November 2021), a community survey, and NSV MAC input. These details should be addressed in the Specific Plan policies and design guidelines.

All “community survey” references below are to the non-affiliated survey conducted by Sonoma Valley resident Dr. Shannon Lee, Biology Department Faculty at Sonoma State University, in December 2021 ([link](#)).

OPEN SPACE:

General Information:

- Community input consistently emphasizes the singular opportunity the SDC campus represents in terms of protecting the open space and wildlife corridor in the context of a vibrant, sustainable community.
- Over 90% of the community survey respondents ranked “preservation of open space” as of the highest priority.

The Community Supports:

- Prioritizing the transfer of park-adjacent properties to Sonoma Valley Regional, Jack London State Historic parks, or a potential land trust with continued public access to trails and open space.
- Protecting the wildlife corridors, their permeability and related natural resources from the wide range of impacts associated with over-development of the campus.
- The wildlife corridors are not separate from SDC campus—animals are not cognizant of boundaries—and their protection is integral to all aspects of the site plan.
- Pursuing the development of performance standards to support housing and other development, as outlined in the Sonoma Land Trust’s memo to the NSV MAC, Springs MAC and Sonoma Valley Citizens Advisory Council in follow-up of the November 18, 2021 joint meeting.

HOUSING DENSITY:

General Information:

- The SDC site is outside of an urban growth area and surrounded by community separator lands and the rural village of Glen Ellen.
- Based on current United States’ census definitions, the Eldridge “census designated place,” including the SDC campus and the Glen Ellen community just south of the SDC, could add approximately 450 housing units, i.e., through redevelopment of the SDC campus, and still be within a rural (vs. urban) designation, assuming average occupancy in Sonoma County of 2.61 people per dwelling unit.
- Maintaining a rural designation for the site’s development is consistent with the Guiding Principles established for the site plan in that new development must complement the surrounding communities of Glen Ellen and Eldridge/Glen Ellen.

The Community Supports:

- The creation of additional housing on the SDC site, particularly affordable housing, *however at a substantially lower density—450 or fewer housing units—than in any of the draft alternatives published to date. (The number of housing units in all three plan alternatives is 990 or greater.)*



- 89% of community survey respondents support no more than 450 housing units; 65% of those supporting between 400-450 units, and 24%, less than 400 units.
- Related to this and to complementary community development as mentioned above, 87% of community survey respondents cited “preserving the rural character of Glen Ellen” as “very important.”
- The community does not prioritize market rate housing.

AFFORDABLE HOUSING:

The Community Supports:

- A higher percentage of mixed level affordable housing than the 25% of the published alternatives. Specifically:
- 76% of community survey respondents think that 25-50% (or more) of the SDC housing should be affordable; 49% of all respondents would push that percentage higher, with at least 50-75% of housing units affordable. Over half of that 49% would prefer that 75%+ of all housing be affordable.
- Housing to include housing for individuals with developmental disabilities (as indicated in state statute); community comments also support senior and veterans housing and related services.
- Housing should be fully accessible (to disabled), as outlined in letters from representatives of the disabled community.
- The survey showed little support for estate homes (81% of respondents opposed) or 3-story apartment buildings (68% opposed), however during the NSV MAC discussion of 12/15/21 it was acknowledged that 3-story housing may need to be considered to achieve higher levels of affordable housing.
- Adaptive re-use of existing buildings (see below) may alleviate need for 3-story structures.
- The community generally agrees that clustered housing and integrated affordability level housing should be considered.
- **The state of California has prioritized the creation of affordable housing, as has Sonoma County. The state must reconcile this priority with its fiscal responsibility with respect to the SDC property by defraying the significant site remediation costs.**
- Housing clusters and siting should be designed to support open space priorities as identified above.
- Housing should be located away from Arnold Drive to preserve the existing visual and historic character and density of the SDC campus.

Potential funding sources:

- Federal Infrastructure Investment and Jobs Act

ADAPTIVE REUSE OF EXISTING BUILDINGS:

General Information:

- ALL responsible structural studies of the single-story buildings on the east side of the SDC campus indicate that re-use of the buildings is both financially feasible, and a likely positive use of existing resources.
- It is important to note that all of the studies related to the re-use option were conducted using old financial data. Local new construction costs have escalated sharply in the past few years, and particularly in the past 12 months.
- The discussions of adaptive re-use have focused on perceived low demand, and the potential unwillingness of people to live in buildings that have been re-designed. However, there are examples of creative, livable residential re-use designs throughout urban environments both locally,



and in other regions of the US, including lofts in old train stations, apartments in old manufacturing facilities, etc.

- Additionally, those discussions regarding design do not take into account the changes we have seen in the past couple of years alone. Tiny houses, re-purposed shipping containers, etc., are designs that are now considered livable and comfortable despite the out-of-date view of such designs.

Community Benefits:

- The re-use option will reduce greenhouse gases associated with demolition and construction. It will reduce air quality problems since the impacts of dismantling of concrete, wood and toxics will be considerably reduced as compared to that of demolished whole buildings.
- The roadways will not be further burdened by the weight and number of overloaded trucks.
- Public safety will be improved due to reduced traffic flows.
- The unique and beautiful architectural nature of the existing buildings will be preserved.
- The re-use of the buildings will be less expensive, and less time consuming, resulting in a more rapid occupancy schedule.
- Local job creation will increase with the use of adaptive re-use of existing buildings due to the nature of the specialty construction skills required for the work.
- "Proof of concept," or the demonstration project aspect of the work, will serve as a model for additional other communities or similar projects.

The Community Supports:

- The community survey found that 49% of all respondents find **adaptive reuse of buildings to serve at-risk populations** to be of highest or high priority combined.
- In addition, a total of 64% of all respondents find **adaptive reuse of buildings to serve special needs populations** to be of highest or high priority combined.
- In addition, the community has indicated support for alternative housing types, e.g., co-housing, that could be implemented to make reuse financially feasible.

Potential funding sources:

- Grants
- Developer funds

UTILITY INFRASTRUCTURE:

Sewer Treatment / Water Recycling

General Information:

- The Sonoma Valley County Sanitation District Treatment Facility is located approximately 13 miles from the SDC Campus. The area surrounding the current treatment facility, located at the end of 8th Street East, routinely floods during the wet season.
- Untreated effluent is discharged into Nathanson Creek during flood events.
- Climate change, and associated sea level rise, will result in operations at the current location becoming increasingly difficult to maintain and sustain.
- Flood events will increase as groundwater levels rise.
- Discharges into Nathanson Creek will increase.
- Currently the Sanitation District pays a fine every time it has to dump overflow into the Nathanson Creek system. This happens multiple times a year. Adding additional homes to the sanitation system design will likely cause more frequent overflow problems.



Community Benefits:

- A sewage treatment facility could be sited on the SDC site—a location in the Sonoma Valley which is resistant to the impacts of climate change and sea level rise.
- Localized water recycling makes re-use financially feasible since the Sonoma Valley County Sanitation District does not, and will not, have the funds to create a large-scale water recycling program from its current location at the end of 8th St. East.
- Localized water recycling and storage is part of a fire resiliency plan.
- Wetlands associated with water treatment could be associated with a wildlife preserve and fire break, adding to climate resiliency.
- Groundwater recharge in the upper Sonoma Valley would benefit the groundwater plan requirements.
- Infrastructure requirements associated with SDC development would require an upgraded sewer treatment and water recycling plan.

Potential funding sources:

- Grants
- Reduced penalties for discharges into the Nathanson Creek system could be applied to the construction of a treatment facility.
- Recycled water sales.
- Local sewer district fees including SDC development, the existing town of Glen Ellen and potential expansion into areas that are currently served by underperforming septic systems.
- Developer funds.
- Federal Infrastructure Investment and Jobs Act

Energy Resiliency / Microgrid Construction

General Information:

- An energy sustainability plan and microgrid design should accompany any SDC development.
- Community Choice Aggregation is available in 23 municipalities and counties in California, serving 11 million customers.
- The Climate Center, located in Santa Rosa, is among the main organizing and lobbying organizations responsible for the development and adoption of Community Choice Aggregation.
- PG&E has shown itself to be an increasingly unreliable source for the electric grid.

Community Benefits:

- A move towards a localized, sustainable energy infrastructure can serve as an emergency preparedness resource.
- Reduced greenhouse gas emissions.
- Lower energy costs will attract potential commercial interests, and reduce operating costs for a sewage treatment plant, public school, etc.
- Local job creation will increase due the highly skilled workers required for construction, and the administration and monitoring of the system.

Potential funding sources:

- Grants
- Local rate payers
- Federal Infrastructure Investment and Jobs Act



FIRE SAFETY / CLIMATE RESILIENCY:

Fire Safety / Protections

General Information:

- Many of our appendix items address this indirectly, including water treatment and wetlands as fire protection; microgrid as protection against large scale electrical grid failure or neglect; adaptive reuse of the reinforced concrete buildings and the open space designation as fire protection. A community center could be used for any number of emergencies.
- Additionally, fire protection building code and WUI (Wildlands Urban Interface) requirements are codified.
- Evacuation plans and roadway emergency preparedness are big questions; it's our understanding that the EIR will address these issues.

Climate Resiliency

General Information:

- The Sonoma Valley wildlife corridor on the SDC campus is critical to maintain the quality of our water, forests, and wildlife in a rapidly changing and warming environment.
- Keeping landscapes connected via habitat linkages or corridors is the most frequently recommended approach to maintain ecosystem resilience in the face of climate change as it provides an "escape route" for plants and animals to relocate when their habitats are no longer viable.
- Linking also allows resources, including water and nutrients, to pass between habitats that are increasingly confined by human development to maintain ecosystem health for humans and wild residents.
- In 2015, when the SDC was still operational, a [paper prepared for Sonoma Land Trust](#) by researchers from the University of California, Berkeley, not only documented how the SDC's wildlife corridor maintains connectivity, but also addressed what it will take to ensure its integrity.
- The SDC "has high potential for landscape permeability and therefore is expected to allow for free passage of wildlife if left undisturbed," the researchers wrote. They also cited a state mandate—"a cornerstone of California's State Wildlife Action Plan"—that places a priority on making sure development does not encroach on such corridors.
- The researchers noted that protecting the corridor "will require preventing further development, especially in the northern portion of the SDC; as well as reduction in traffic speeds, artificial lighting, invasive species and domestic animal control, limiting human access, and a move toward wildlife-friendly fencing throughout the corridor."
- Aligns with the state's 30x30 goals.

Community Benefits:

- Clean and abundant water: connected creek corridors protect our streams and groundwater.
- Reduced wildfire risk: well-managed landscapes have less fuel to carry and spread flames.
- Climate change resilience: plants and animals can move through corridors to cooler places.
- Room to roam: connected landscapes maintain healthy flows of plants, animals, and resources.

HISTORIC PRESERVATION:

General Information:

- The community supports and recognizes the importance of preserving the historic, architectural, and aesthetic character of the SDC campus, including permanent protection, preservation and management of selected buildings and structures,



- This would include the historic cemetery, and related landscapes that sit within the boundary of the historic district of Sonoma Developmental Center.
- Inclusion of a museum, archival research center, library, and visitor center (The Gateway to Sonoma Mountain) on the grounds linked with and complementary to the Historic Cemetery, Open Space and Wildlife Corridor.
- This management structure is compatible with the goals of the Sonoma Land Trust, co-housing advocates, disability rights supporters, the numerous stakeholders that contributed to past community forums, and the recent community survey conducted and presented to the NSV MAC.

Community Benefits:

- In addition to bringing people together through public events, lectures and workshops, a museum will help provide a sense of community and place by celebrating our collective heritage.
- Museums educate, inspire, foster dialogue, curiosity, self- reflection and serve to help future generations comprehend their history and recognize the achievements of those who came before.
- Fosters partnerships and collaboration with the larger community and other non-profits
- Adaptive reuse of buildings to house research, museum and visitor centers will be effective in reducing our carbon footprint preparing for a future of fire safety, climate resiliency and sustainability of Sonoma Valley
- Historic preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills and consumes less energy than demolishing entire buildings and constructing new ones. Destruction of historic buildings unleashes vast amounts of embodied carbon into the atmosphere contributing to an already overtaxed and warming planet and adding to our carbon footprint.
- An historic district ensures that we are protecting and revitalizing the character of our town and ensuring that the most iconic and diverse collection of architectural buildings, sites and object are preserved for future generations
- Documentation supports that well preserved and revitalized historic districts are an economic boon to a community and affect property values in a very positive way.
- Historic districts are a vibrant, social and economic center for towns and are regarded as world class destinations.

The Community Supports:

- Preservation and rehabilitation of historically significant buildings, structures, landscapes and historic cemetery. These buildings include Sonoma House, McDougall, Oak Lodge, Hatch, PEC and King.
- Preservation of the SDC Library and other sources of written knowledge.
- Preservation of historic artifacts and digital archives currently stored on campus.
- Preservation of the knowledge possessed by individuals associated with SDC, Eldridge and Glen Ellen.

Potential Funding Sources:

- Glen Ellen Historical Society has already received grants and funding from private philanthropists to support a museum and visitor center.
- The Board of Directors of GEHS and general membership include experienced legal, development, grant writing, fundraising and cultural heritage professionals engaged in raising funding for the project.
- Establishment of "Friends of Glen Ellen Historic District" will be instrumental in organizing fundraisers and events providing financial assistance. Modeled after the Friends of Jack London, this



will have a self-generating funding source which includes an event/community center, museum, visitor center that includes historic tours and a world class archival and research hub

- Federal and State Grants
- State Historic Preservation Office Funding
- National Park Service Historic Preservation Funding
- National Trust for Historic Preservation Funding
- Privately Funded Grants
- Scholarships and Research Fellowships
- Governor Newsom's 2021 Executive Order for 30 x 30 State Funding

COMMERCIAL SPACE / JOB CREATION:

The Community Supports:

- The community has expressed support for innovative or educational use of commercial space at a scale that is compatible with the semi-rural Valley. Vocational training center is a popular idea.
- Although it is the NSV MAC's understanding that it is premature to designate too specifically, community suggestions have included a non-profit hub and a trade skills vocational center.
- Community comments have also noted that we have no identified tenants for commercial space at this time, and that the level of demand for commercial space is uncertain, reflective of significant changes in work patterns.
- Community comments have also noted that it's not clear that we have a shortage of jobs in Sonoma Valley—versus a shortage of affordable housing—and that *the scale of the commercial space designation needs to be appropriate for this rural community*.
- Commercial space ranked second lowest for “not important / neutral” as a re-development priority in the community survey.
- However, when survey respondents were asked to prioritize commercial development, a Community Center was the most popular (77% of survey respondents supporting), following by an Innovation/Research /Climate Hub at 60%.
- Hotel / Resort was the least popular with 10% support from community survey respondents.

Potential funding sources:

- Federal Infrastructure Investment and Jobs Act
- Legislative job training bill

COMMUNITY-ORIENTED COMMERCIAL:

The community is supportive of commercial space to be set aside for community-oriented usage to potentially include:

Community Center

General Information:

- Glen Ellen currently does not have a community center.

Community benefits:

- Potential uses and needs: emergency shelter, temporary emergency health clinic, community meetings, live performances.
- Provides a great boost to the local economy, providing jobs, both in the building and running of the facility. It also provides opportunities for the town to raise money through events, performances and weddings.



- Provides an opportunity for youth to congregate in a safe space promoting strong relationships through sports and recreational activities.
- Can be associated with the local Dunbar School for general assemblies, meetings, and activities, resulting in reduced project costs.

Potential funding sources:

- Grants
- Community fundraising
- Adaptive re-use of an existing building as a cost-saving measure

Relocate Dunbar School to SDC campus

General Information:

- Dunbar school currently serves grades K-5 and is located 3.5 miles from the SDC Campus. The current Dunbar campus is aged and located in a rural setting which requires either busing or car transportation for the commute.
- It is acknowledged that the Sonoma Valley Unified School District would need to run demographic and other feasibility studies as part of any determination to relocate.

Community Benefits:

- Job creation for the SDC development through school administration, maintenance, and enhanced school campus use by the public.
- The relocation allows for greater use of foot traffic to school from the proposed SDC campus development and the south Glen Ellen area.
- Reduced bus and individual car trips through Glen Ellen.
- Reduced greenhouse gases.
- Reduced bus maintenance and fuel costs.
- Multiple studies have indicated that school campus proximity to neighborhoods and housing promotes increased school campus use and greater neighborhood/ community continuity.
- Modernized Dunbar School campus

Potential funding sources:

- Grants
- Local school construction bonds
- Sale of existing Dunbar school campus as surplus land
- Developer funds. Most developments of the scale proposed for the SDC campus would require new school construction.

SITE GOVERNANCE:

General Information:

- Many members of the public have requested consideration of establishing a trust to implement the Specific Plan rather than a private developer. A trust would open opportunities for financing and site management that would broaden the potential for successful redevelopment AND community compatibility.
- The model of the Land/ Government-owned Trust for SDC governance and development was introduced at the first public meeting in 2016. Local community response was supportive of the Trust model for SDC governance.



- The SDC Planning Resource Committee was convened to consider the feasibility of forming a “State-Owned” trust, and to examine the required land disposition, land planning, development management, and infrastructure improvements issues.
- In 2018, the SDC Planning Resource Committee received a proposal from WRT Consulting for a financial assessment study of SDC site development potential, with an emphasis on: conservation of wildlife habitat and open space areas, protection and re-use of historic structures, adaptive re-use of existing buildings, and potential redevelopment off-setting revenue uses for the central SDC campus.
- It is important to note WRT Consulting performed the original Existing Conditions Assessment of the SDC site under a contract with the California State Department of General Services.
- An example of a successful community land trust model: OPAL Community Land Trust

Community Benefits:

- The non-profit government trust model reduces the profit incentives associated with private developers. Development companies generally generate a 25-30% profit on a specific project.
- Local trust governance allows for far more development financing opportunities. Public funding (governmental in nature), private funding (traditional lending sources: banks, pension funds, insurance companies), private non-profit funding (land trusts, housing trusts, other types of trust related grants).
- Local trust governance may allow for affordable housing occupancy formulas which enable a larger percentage of local workers and residents to live in the newly constructed homes. A private developer cannot make the housing available ONLY to local residents and workers. Any applicant, no matter their location of residency or occupation, is eligible for occupancy.
- A community housing trust-based model would only be responsible for the work associated with SDC campus development.

Potential funding sources:

- Private non-profit grants
- Private fund raising
- Governmental grants
- Traditional developer fund resources
- Income from commercial development

To: Sonoma County Board of Supervisors
From: SDC Campus Project
sdccampusproject@gmail.com

1/22/2021

Re: SDC Specific Plan

We are writing to advocate for our group's proposal for affordable co-housing and regenerative farming to be included in each of the three SDC Specific Plan alternatives. In the past 24 months we have extensively researched the potential for adaptive reuse of some the existing residential buildings on the east side of Arnold Drive. We have been studying the WRT report, touring the campus and buildings, obtaining public documents and plans from the Department of General Services, inspecting the buildings with long-time knowledgeable Department of Developmental Services staff, and collaborating with energy and HVAC consultants.

Adaptive Reuse for Affordable Housing As Soon As Possible

There are mistaken ideas that these buildings are dormitories (and therefore unusable for housing) and that they have toxics that cannot be remediated. We have found the opposite to be true. They are perfect for co-housing for people who are housing insecure or otherwise not served by typical affordable housing: disabled, seniors, veterans, students, our workforce of minimum wage earners, agricultural workers, hospitality and child care employees, singles and young families, all below 60% of Area Median Income (AMI).

The waiting lists for Section 8 vouchers and affordable housing projects are in the thousands. By providing housing for people who work in the local community, traffic is reduced, lifestyles are enhanced, and the economy is improved. Business owners, nonprofits, and public agencies are finding it difficult to hire employees because of the workforce housing shortage. Access to this kind of housing will be a boon to the economy, creating truly affordable housing to the working community.

Co-housing has become a solution to the affordable housing crisis around the country. Each of these units has a large bedroom, 14' x 20' (280 sq. ft.), with an attached private half bathroom; a shower is down the hall, shared with three or four other units. Other amenities include large common living rooms, meeting

rooms, offices, kitchen and large dining room, laundry, study, yoga, music, and other rooms as desired. Each building will have space for an organic food garden from converted lawns, providing a sense of community needed for a beneficial lifestyle.

Adaptive reuse is often less expensive, better for the environment, and quicker to develop than new construction. Indeed it is the only way for Sonoma County to get truly affordable housing units occupied at SDC before the end of the upcoming Regional Housing Needs Assessment (RHNA) cycle. Refer to HBRE, Home Building and Remodeling Experts article here: <https://hbre.us/the-benefits-of-adaptive-reuse/>

All hazardous materials must be removed before **either** the buildings are demolished or adaptively reused. Refer to the handling of toxics on page nine of our proposal, attached separately.

Regenerative Farming

Use of some of the historic agricultural land on the east side of the campus, near the residential buildings along Railroad Street, well away from the wildlife corridor and wetlands is essential.

A sustainable community that can provide food for its residents and surrounding community is vital for the future. Food insecurity is a growing threat to people of lower income, elders, the infirm, families, and children. The mission of SDC has been to serve those in need. Using the land in this way carries on that tradition. Local agriculture is important to health, the environment (carbon sequestration), jobs, sense of community, and will aid in fire prevention. See page four of our proposal, attached separately.

To abandon this prime farmland and demolish the residential buildings is not a responsible use of State resources and does not respect their historic legacy value. Furthermore, the design of the existing residential units on the east side of Arnold Drive is ideal for supportive co-housing. These are the very places that were the heart of SDC...where the people lived and worked.

In conclusion, the SDC Specific Plan must include these vital elements in all project alternatives. We look forward to a vital, inclusive, sustainable community to evolve at the Sonoma Developmental Center campus and surrounding land.

ADDENDUM to SDC Campus Project Proposal

Adaptive Reuse of Residential and Other Buildings at SDC

The campus of the Sonoma Developmental Center is comprised of many old buildings previously used as residential units, a hospital, a commercial kitchen, workshops, warehouses, offices, and various other types of buildings. Many of these buildings would lend themselves to adaptive reuse for many purposes, saving money, time, energy, and production of greenhouse gases. The SDC campus provides a perfect opportunity to put the principles of adaptive reuse to work in creative ways to help alleviate the problems our community faces, such as lack of affordable housing, the need for good jobs, etc.

“The greenest building is...one that is already built.”

—Carl Elefante, former president of the American Institute of Architects

Why is adaptive reuse of old buildings important?

- Vast inventory of old buildings suitable for reuse.
See <https://www.sdcspecificplan.com/documents>. Click on SDC Adaptive Reuse Potential Evaluation (March 2021). Go to p. 56, Figure B-5: Draft Rapid Assessment: Composite Conditions-January 18, 2018.
- Generally superior materials used in old buildings, e.g., lumber, bricks, cement, etc.
- Generally better-quality construction in old buildings
- Infrastructure in place already in and around old buildings, e.g., roads, curbs, sidewalks, parking lots, sewer and water mains, power, etc.
- Preservation of history, heritage, and culture in old buildings
- Renovations often less expensive than building new
- Cost savings on demolition
- Cost savings on new building materials
- Renovation saves time, being faster than new construction
- Possible financial incentives and tax advantages for reuse, Federal, State and local funds

- Environmental benefits, e.g., reduced waste from demolition of old buildings and reduced energy from creating new materials
- New building generates more greenhouse gas emissions than adaptive reuse. See Appendix on embodied carbon, attached.
- Reuse conserves energy; less embodied energy in old buildings.
- Possibility for live/work reuse of buildings
- Community support of reuse of old buildings
- Cement and tile roof materials of buildings on the east side of the campus helped to stop the 2017 wildfire from encroaching into the campus.

Examples of Adaptive Reuse of Old Buildings

CraftWork, coworking space rentals, Healdsburg, CA, 2017.

Ghirardelli Square, considered the first successful adaptive reuse project in the country (shops, restaurant, hotel), San Francisco, CA, 1964.

Petaluma Silk Mill, became a 75-room Hampton Inn Hotel, Petaluma, CA, 2018.

SoMa, South of Market Street, formerly industrial area, now with apartments, museums, nightlife, a baseball stadium, San Francisco, CA, 2018.

Villa Park Orchards Association Packing House became a student housing complex at Chapman University, Orange, CA, 2018.

Western Metal Supply Co., building saved and became part of Petco Park (suites, restaurant, and ballpark seating), San Diego, CA, 2004.

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SDC Campus Project and Proposal

Sustainable Housing, Agriculture, and Jobs for SDC
Sonoma County, California



Summary

The SDC Campus Project is the proposal of a group of local citizens to reuse and repurpose some of the existing buildings on the Sonoma Developmental Center (SDC) campus to create a community asset offering truly affordable cohousing and growing food in historic agricultural lands. We support the reuse of many of the existing office and maintenance buildings for use by nonprofits, small businesses, cultural activities, and light industry, thereby creating jobs for local residents.

* * * *

Project Description

“Priorities in the transfer process include the following: Demonstrate methods to build a sustainable community that provides a housing/jobs balance, enhances watershed management and groundwater supplies, provides renewable energy, substantially reduces CO2 emissions, and preserves cultural heritage.” – Sonoma Land Trust/ Transform SDC

One key intention of the SDC Campus Project is to develop housing that addresses the climate crisis by reducing greenhouse gas emissions. By providing some creative options for affordable housing, our plan enables people working in the Sonoma Valley, Eldridge, and nearby communities to live close to their place of employment. This concept is generally known as creating a housing/jobs balance, which reduces greenhouse gas emissions from vehicle miles traveled to and from work. In addition, agricultural crops are an integral part of easing carbon emissions. Plants become a carbon sink to pull down carbon dioxide from the air into the soil (sequestration). By partnering with Sonoma County, experienced nonprofits, agencies, and businesses, we can create a viable, self-sustaining community of residents and businesses. This will contribute to the State’s income to offset expenses at SDC, while addressing the extreme housing shortage.

* * * *

What is the SDC Campus Project?

THE SDC CAMPUS AND THE HOUSING CRISIS

California is experiencing an acute affordable housing crisis. The cost of land significantly limits the development of affordable housing. It is the intent of the Legislature that priority be given to affordable housing in the disposition of the Sonoma Developmental Center state real property. – California Government Code: GOV: Section 14670.10.5, Section 1 a (6)

Sonoma County's housing crisis has been well documented, beginning with the displacement of some 10,000 homeowners during the subprime debacle, then driven by a wave of vacation home acquisitions and apartment conversions to luxury rentals. This was further intensified by double-digit rent increases and topped finally by the loss of over 5,600 homes in the 2017 fires. We are all suffering from the effects: working young adults, families, and elderly paying half their income or more to keep a roof over their head, families doubled up, students couch surfing, people living in their cars, and people leaving the county for a more affordable life.

The agreement shall require that housing be a priority in the planning process and that any housing proposal determined to be appropriate for the property shall include affordable housing. It is further the intent of the state that priority be given to projects that include housing that is deed restricted to provide housing for individuals with developmental disabilities. – California Government Code: GOV: Section 14670.10.5, Section 1c (4)

We see in the SDC campus an important opportunity to address the needs of the large number of residents with incomes less than the Area Median Income (AMI). Developers state that building housing affordable in Sonoma Valley doesn't "pencil out." Housing consultants urge local governments to focus on "the missing middle," but to do so ignores the needs of a worker who earns \$15 an hour, or \$28,800 a year. We propose to house individuals or families with incomes lower than Area Median Income (AMI), with many in the 30% to 60% of AMI range, with rents no more than 30% of individual or family income. Already publicly owned, the SDC offers a unique opportunity to provide affordable housing that will "pencil out" for those who need it most, while stimulating the local economy, helping businesses to retain employees, enhancing people's lives, and providing income to the State and County.

CAMPUS HOUSING PROJECT

The SDC Campus Project proposes a co-living use of all the existing residential buildings where clients lived. Most SDC residential units consist of large bedrooms with a private half bathroom, a shower down the hall, a kitchen, dining room, meeting rooms,

offices, and a large gathering room. It may be possible to add showers in the existing bathrooms during remodeling. Utilities and Wi-Fi would be provided.

This has become a solution to the affordable housing crisis around the country. The residential buildings at SDC provide an opportunity to offer housing for singles, elders, disabled, young families, students, veterans, vineyard workers, hospitality employees, and people needing temporary housing. By providing housing for people who work in the local community, traffic is reduced, lifestyles are enhanced, and the economy is improved. Business owners, nonprofits, and public agencies are finding it difficult to hire employees because of the workforce housing shortage. Access to this kind of housing will be a boon to the economy, creating truly affordable housing to the working community.

THE INITIAL PLAN – A HOUSING SOLUTION AT SDC

“State-managed and County facilitated interim use plan and activity. FY 19-20 through site development and activity. Estimated Revenue: Unknown.” Priorities stated include “the County will work closely with the State to determine any feasible interim uses during the long-term planning process.” – Sonoma Land Trust/Transition Proposal for SDC, Key Component #3

We propose that the existing buildings be utilized for housing, job training and business uses during the development process, in addition to farming agricultural land, which would provide income to the State, offsetting the expenses of maintenance and providing the local community with much needed housing, jobs, and food.

Much has been said about the condition of the buildings. The Wallace, Roberts & Todd (WRT) report says in the State funded overview of the buildings “Building Condition Overview: With few exceptions, the buildings at the Sonoma Developmental Center have been well-maintained and are in good or fair, serviceable condition.... In general, buildings are clean and well cared for, both inside and out.” Claims are made that there are lead and asbestos problems. This may apply to a few of the unused buildings, yet the facilities people at SDC have been careful to remediate any such problems in used buildings over the years, and those procedures will remain in place. Water is now being supplied by the County system (Sonoma Water), and there is technology to supply heat and cooling by electric heat pumps to individual buildings.

Our group has been working for two years to develop a plan for initial uses beginning as soon as possible. We have researched extensively the conditions and possibilities for reuse of the existing campus by studying the WRT report, touring the campus, inspecting the buildings, and collaborating with energy consultants. To leave these buildings unused and not fully maintained during the development process (potentially three to five years or more) or to demolish them, is not a responsible use of State resources and does not respect their historic legacy value.

AGRICULTURE AT SDC

“In the solution of great economic problems of the present age, I see a return to the soil.” – Jack London

SDC has a historic tradition of sustainable agriculture on the property for nearly 100 years, growing food for the residents and staff. Our community is now realizing the benefits of organic, healthy food that is grown locally. While there are several Farmers' Markets in Sonoma Valley on various days, most people still buy their produce from grocery stores. The vast majority of that produce is transported hundreds and thousands of miles from the grower to the consumer. Energy to cool the products, gas to transport, plastic to wrap, and emissions into the atmosphere are eliminated by selling directly from the grower to the consumer near the agricultural field.

Sonoma Valley and County are fortunate to have a good number of organic farmers, young people, returning veterans, and more who need land to grow crops. Some of the historic agricultural land at SDC on the east side of the campus can be used for this purpose. This is not near the wetlands or wildlife corridor, which must be protected. In addition, some of the existing lawns can be converted to organic gardens. The land, the talent, hard work, and desire is there to renew the tradition of sustainable agriculture on the SDC Campus.

Food insecurity is a growing threat to people of lower income, elders, the infirm, families, and children. The mission of SDC has been to serve those in need. Using the land in this way carries on that tradition. Local agriculture is important to health, the environment (carbon sequestration), jobs, sense of community, and will aid in fire prevention. There are organizations in Sonoma County that can come together to make this community of housing, jobs, and agriculture a reality.

* * * *

SDC Campus Project Proposal

THE VISION

“To address the shortage of housing for Californians, Governor Newsom ordered the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) to identify and prioritize excess state-owned property and aggressively pursue sustainable, innovative, cost-effective housing projects.”
– Governor Gavin Newsom, Executive Order on Affordable Housing

The SDC Campus Project has developed this proposal in accordance with Governor Newsom's Executive Order on Affordable Housing.

The ultimate uses for the SDC campus will be proposed over the next few years by the study being organized by Sonoma County. The Wallace Roberts & Todd (WRT) Report and input from citizen study groups provide some insight into uses that could be appropriate, with consideration for the demand that exists in the county (in no particular order):

- 1) Individual neighborhoods to create community
- 2) Affordable, intergenerational housing for individuals and families
- 3) Professional and nonprofit offices in existing buildings
- 4) Medical clinic
- 5) Theater for the performing arts
- 6) Open space, wildlife corridor, recreation, and agriculture
- 7) Educational or institutional facilities.
- 8) Light, clean industry in existing buildings
- 9) Local public transit
- 10) Historical museum

The reuse of many of the existing residential buildings will fit well with these uses which provide a sense of community, local food sources, and a sustainable way of living, while respecting the historic campus and its spirit.

THE PLAN

The goal is to establish an environmentally and financially sustainable operation. This includes installing zoned electric mini-split heat pumps for heating and cooling in the buildings, eventually adding solar photovoltaic (PV) panels. It encourages use by residents of nearby space for organic farming of produce, and use of some of the historic agricultural lands for local organic farming.

There are thirteen existing residential buildings on the east side of Arnold Drive, many that were evaluated in the WRT report as most usable with the least cost of upgrade. These buildings are the basis for the initial co-housing in this proposal. The majority of these residential buildings are laid out with large bedrooms with private half bathrooms, with a shower down the hall. It may be possible to convert one toilet in each pair to a shower during bathroom remodels. We anticipate these units being occupied by either individuals or families. For individuals, this will involve shared housing, cooking, dining, and living space (co-housing). For families, adjacent rooms with a common bathroom would be occupied. There are numerous small rooms that can provide space for residents to enjoy a library/reading room, yoga, music, tutoring/study, etc. A laundry room is in place.

While these buildings were built for food coming from a central kitchen, the food warming room in each building has sinks, counters, and adequate electrical capacity to be upgraded to support an all-electric kitchen. Residents can use the kitchen, and entities can volunteer or be funded to prepare meals for gatherings of residents.

Each building should be operated by an experienced housing management company or nonprofit organization solely established to manage the buildings. Rents can be set at a low level sufficient to cover setup and operating costs only. Any income beyond these costs should contribute to operating costs of the campus. This proposal uses the residential buildings on the east side of the campus. We hope that other buildings and space on the campus will also be used for residential housing at a variety of price levels, as well as for businesses and activities that serve and employ residents of Sonoma County.

SELECTION OF RESIDENTS

The project can start with one or two buildings and can grow as demand increases. Preference for this affordable co-housing cannot legally be given to Sonoma County residents exclusively; applicants from outside the County cannot be turned away. But marketing can be focused locally. Ideal residents would be individuals and families who are working in the surrounding communities of Glen Ellen, Kenwood, Santa Rosa, and Sonoma Valley. By providing housing to local workers, traffic congestion for commuters to local jobs and greenhouse gas emissions would be reduced. Many individuals and families in the county are employed yet cannot afford the going rents or tolerate a long commute. These will be the easiest to house at SDC and are the basis for our financial plan.



Cohen residential building at SDC

SELECTION OF BUILDINGS

Residential buildings should be near one another to facilitate managing their operation and interconnecting their solar PV systems. These are on the east side of Arnold Drive. There are thirteen residential buildings of styles H1, H2, or H3, built in the 1950s and on, all of which are rated 1 (one) by WRT for reusability, yet infrastructure condition will determine the ones to use first. Some have concrete shear wall construction, some multi-story wood, and some reinforced masonry, all with flexible diaphragm floors or ceilings. These are among the buildings most likely to be used for the long term, and housing is their most likely long-term use. These buildings require no or minimal strengthening for long term reuse. The building names are Cromwell, Poppe, Stoneman, Judah, Bemis, Corcoran, Cohen, Malone, Smith, Brent, Roadruck, and Bentley. The Lux building was also evaluated, but removed from consideration due to reported damage to its sewer facilities. Cohen and Malone are attached together and located near the trailers currently used as offices (with water and sewer in place). Cohen and Malone would likely be the first buildings to be developed for housing, with development of the other buildings following soon after.

UTILITIES

All the energy required initially can be supplied by PG&E and existing electrical distribution infrastructure to operate heat pumps for all the heating, cooling, and lighting. Eventually solar PV panels can be installed on the building roofs and/or on ground-mounted racks for general electrical uses. These panels can be connected in a micro grid with backup batteries and tied into PG&E along with the rest of the site. The water distribution now comes from the County's Sonoma Water system, and the existing sewer lines are being surveyed by the County and State. Some of the damaged water supply and wastewater lines could be repaired for use, and upgrades will be required as the whole campus is developed. Wi-fi services can be provided by connecting to a cable or satellite service.

Electrical

The primary campus electrical power source is PG&E. The site has three diesel generators that automatically start up when PG&E power fails. The generators and distribution wiring are considered in good enough condition to continue use. We recommend that installing backup batteries and creating a micro electrical grid that can greatly improve reliability and reduce operating costs.

Power is distributed on the site at high voltage (for efficiency) and dropped to household voltage by transformers on pads located outside the buildings. There appears to be a single 2.4kv to 208/120-volt transformer for each building (or pair of buildings).

The hospital-grade lighting, receptacles, and switches inside the buildings are much higher quality than conventional residential devices, and most appear to remain useable. However, they were installed when the buildings were constructed and so any

that have failed should be replaced. The existing lighting appears to be typical T-12 tube fluorescent, compact fluorescent, and incandescent, suggesting that energy consumption can be reduced by at least 50% by converting fixtures to LEDs. Reducing lighting demand by this large amount will help to free up service panel capacity, which can then be allocated to accommodate other electrical end uses.

The receptacles appear to be standard 3-prong 120-volt types, suggesting that the grounding is to code.

Electrical Upgrade Considerations

It should be straight forward and cost-effective to use the existing PG&E power, tie the solar inverters (and/or micro-inverters) to the existing service panels, and ultimately tie the solar arrays to transfer switches connecting the back-up battery systems to the building circuit breaker panels.

Assuming this project will grow to several buildings, those in close proximity should be tied together to optimize load sharing and back-up battery cost control. In 2018, Santa Rosa Junior College was awarded a \$4.9 million dollar grant from the California Energy Commission to build a demonstration micro-grid at the Santa Rosa Junior College Campus. The SDC Campus Project should seek to secure similar funding.

Water and Sewer

SDC is currently receiving water from the Sonoma Aqueduct, operated by the Sonoma County Water Agency (Sonoma Water). For future use, the formerly independent SDC domestic water supply appears more than adequate for the campus' needs, recognizing that the water system has deficiencies that will need correction as the whole site evolves. The distribution piping has some challenges for long-term use. However, at present, it appears that the pipes that connect the new distribution pipes to these buildings require minimal attention to continue supplying all of the needs.

The SDC sewer system delivers sewage to the Sonoma Valley County Sanitation District system, also operated by Sonoma Water. This collection system is operational but will need phased replacement for long-term use. Assuming some of the existing campus buildings will be part of the long-term campus, and the buildings we have selected being in the best condition, it is reasonable to treat these buildings as useable for immediate affordable housing. In the interim years while the County plan develops, some routine maintenance and repair costs are anticipated. The SDC storm drain system will need replacement as the long-term plan for use of the site is established, but it is assumed to work adequately as is for immediate use.

Heating and Cooling

Heating and cooling of the buildings will be done with newly installed high-efficiency electric heat pumps. Each wing of these buildings has sets of two bedrooms with a

shared toilet/sink, each of which will be configured to use a new ductless, variable refrigerant flow (VRF) system. In such “mini-split” or “multi-split” systems there is an inverter-driven compressor mounted outside and copper tubing carrying compressed fluid to one or more indoor evaporator/condenser units. The indoor units will be wall-mounted in each of the rooms and common rooms. Additional interior fans may be provided as needed to improve air distribution and ensure adequate ventilation. This zoned, high-efficiency design approach will also avoid disturbing any old asbestos insulation (mainly associated with the original hydronic systems) that may be encountered.

Heating of domestic hot water (DHW) will be done with one new, high-efficiency electric heat pump hot water heater (HPHW) dedicated to each building wing. These new storage type systems will be plumbed to feed into the existing hot water distribution pipes. New branch-circuit wiring will be added to accommodate these new loads, as necessary.

HAZARDOUS MATERIALS

The WRT Report confirmed that asbestos and lead paint are the only significant hazardous materials likely to be encountered inside the occupied spaces of these residential buildings. Where present, these hazards would be most common in either wall paint or floor tiles. In this form, hazardous conditions would only become a problem when the walls or floors are cut into for remodeling. Accordingly, all such work will be performed only by personnel skilled and certified to work safely with such hazardous materials. As long as no such modifications are made by unskilled personnel, a sealing coat of encapsulant paint will be a satisfactory plan. Any damage to floor tiles in the past was handled by a licensed asbestos management contractor, properly disposed of, and replaced by the maintenance team at SDC. This will be the future procedure.

Abandoning the obsolete central hydronic systems and converting to zonal heat pump space heaters and water heaters will allow the old boiler rooms to be bypassed. These unoccupied basement rooms can then be sealed off and entered only by skilled personnel who are trained to encapsulate and/or remove the asbestos they contain.

AGRICULTURE

It is our intent that agricultural activities be pursued by local farmers and residents. WRT identifies seven areas on the east side of the campus that we propose to be considered for agricultural use. Of these, areas 1 and 7 appear usable for food crops that are practical for immediate use. Reuse of lawns for gardens can be considered. (See map on back page.)

TRANSPORTATION

The plan is that many of the people who choose to live in these affordable facilities will eventually be employed on site, but others will likely be employed in either Sonoma Valley or Santa Rosa, making a commute necessary. Although WRT says these roads have capacity for more cars at existing levels, those who are backed up during rush hour, which runs from about 2:30 to 7:00 p.m., would disagree. As the campus fills in, it seems likely that a shuttle bus evolving to municipal service will be important.

FINANCES

Costs of preparing Cohen building (Assume Malone is the same.)

Installation of heat pump system	\$50,000
Kitchen upgrade to be a full kitchen.....	15,000
Additional door locks added or changed.....	2,000
Painting inside	20,000
Replacing light bulbs, receptacles and switches	500
Insulating windows with inserts.....	20,000

Total...\$107,500

Unknown costs are plumbing repairs, sewer line repairs, and window enlargement, if needed. Some labor for upgrades and painting can be donated by community members. The cost to upgrade the two buildings will need to be obtained from multiple sources including, grants, and donations.

Monthly Operating costs for Cohen building (Assume Malone is the same.)

Live in superintendent - free rent plus salary.....	\$3,000
Water and sewer usage	2,000
Payment to State of CA for Operations and Maintenance.....	2,000
Electricity for lighting, stove, washer/dryer, heat pumps.....	2,500
Insurance costs estimate.....	500
Minor repairs.....	500

Total Operating Cost.....\$10,500

Monthly Income from Cohen building (Assume Malone is the same.)

Rents for each bedroom: \$800 x 14	\$11,200
Rents for 5 small bedrooms: \$400 x 5	2,000
Rents for 3 office spaces in one wing: \$650 x 3	1,950

Total Income.....\$15,150

* * * *

SDC Campus Project Board

Bonnie Brown (Co-chair) is an organic gardener and owner of an architectural etched glass business for thirty-five years. She has renovated five older homes and been a landlord in Sonoma Valley for twenty-two years. Having lived in substandard housing as a student and single mother, her priority is a truly affordable community for our workforce with jobs in the area, farming of organic food, and local transit.

Frank Windes (Co-chair, Treasurer) was an electrical engineer at IBM for thirty-three years. He has been a Sonoma resident for twenty-nine years. As a member of Sonoma United Methodist Church, he serves on the Finance Committee and the Board of Trustees and participates in the Spiritual Action Group and the Sonoma Valley Housing Group. Frank enjoys singing with the Sonoma Valley Chorale.

Jerry Bernhaut (Secretary) is an environmental attorney, currently residing in Santa Rosa. He was a forty-year resident of Sonoma Valley. He is a member of California River Watch, Forest Unlimited, Sonoma Valley Climate Coalition, and Transition Sonoma Valley.

Michelle Dench is a mom, financial advisor for the past fifteen years, and community builder. She is a CFO/Program Director for a nonprofit in Sonoma. Michelle has been a financial advisor, investment manager, and educator, helping startup businesses and community projects in Sonoma County.

Ann Wray is a retired English teacher who has lived in Sonoma Valley since 1970. She is a nature enthusiast and is an organic gardener. She is a member of Sonoma United Methodist Church and its Spiritual Action Group, Finance Committee, and Fundraising Committee. She serves on the Board of Sunshine Preschool and also belongs to the Sonoma Valley Housing Group.

Norm Wray has lived in Sonoma Valley since 1970, forty-four years adjacent to SDC. He is a forty-year general contractor and a member of the Methodist Church, involved with the Spiritual Action Group, Sonoma Valley Housing Group, and Board of Trustees. He was a longtime volunteer at the Willmar Center for Bereaved Children in Sonoma. He has studied in detail the causes of the banking and housing crises and is an advocate for Public Banking.

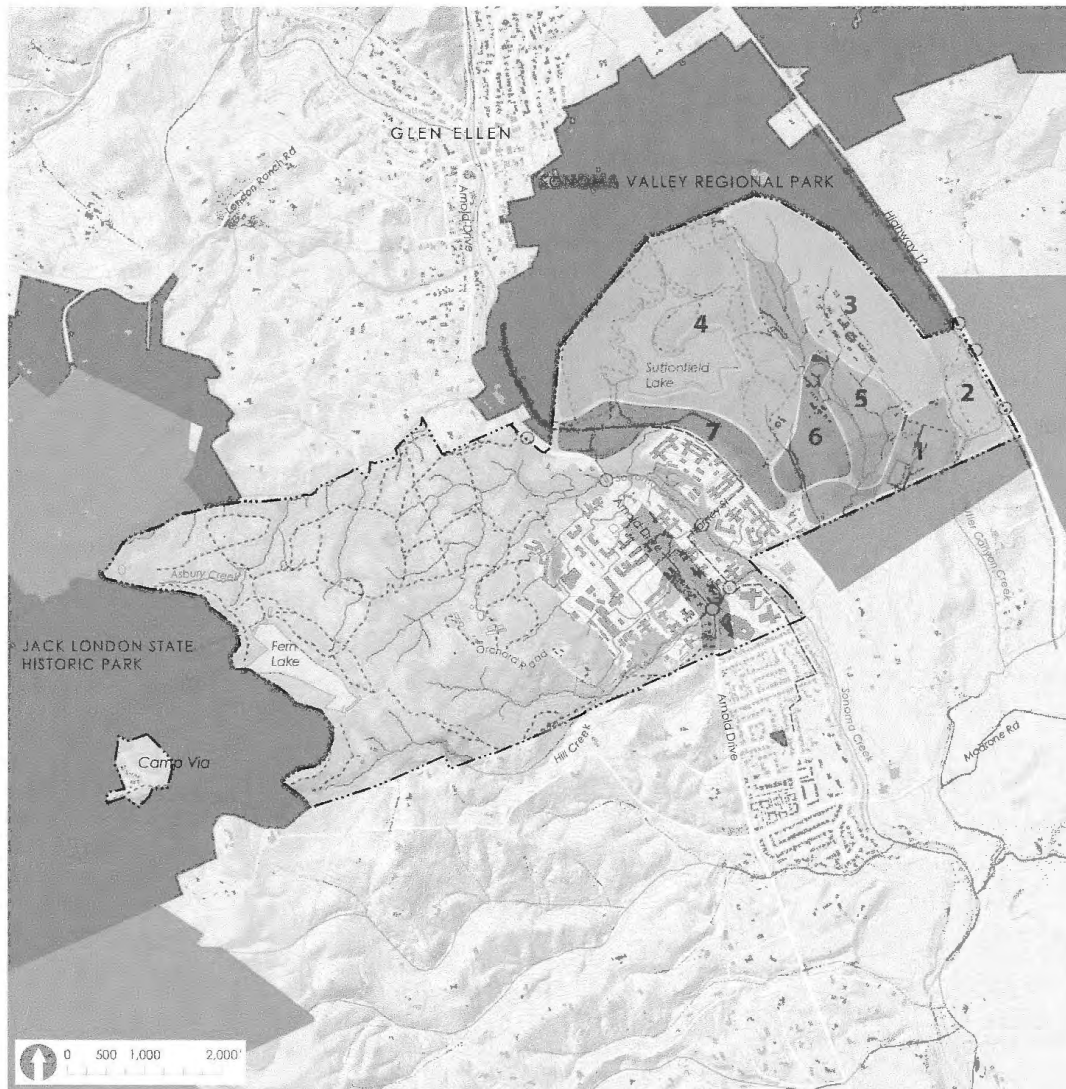
Tom Conlon (Advisor) is an expert in energy-efficiency. His clients have included Pacific Gas & Electric, the California Energy Commission, the Electric Power Research Institute, and The World Bank (Jamaica). He has founded several “green” businesses, including one acquired by Autodesk in 2008. He is a journeyman electrician and certified Home Energy Rater. Tom has served on the Sonoma County Climate Action 2020 Stakeholder Advisory Group and on the boards of the Business Environmental Alliance, Rotary Club of Sonoma Valley, and Transition Sonoma Valley.

Dave Ransom (Advisor) is a retired journalist who lives in Santa Rosa and goes to the Methodist Church in Sonoma, where he is a member of its Spiritual Action Group. He is also a member of the Sonoma Valley Housing Group (which he has represented on the council of the countywide Alliance for a Just Recovery), as well as of the Sonoma Valley (Immigration) Action Coalition.

Seth Dolinsky (Advisor) has a long history in land management, agriculture, and community organization. A landscape contractor specializing in Regenerative Land Management, he has a BA in Environmental Science and a Horticulture degree. Seth is the Executive Director of the local nonprofit Sonoma Springs Community Hall and has launched the Sonoma Valley Agricultural Cooperative. He has worked for local farms Oak Hill and Paul's Produce, the Sonoma Community Center, and Sonoma Ecology Center. His vision for SDC is for a vital, healthy community living in harmony with the surrounding landscape.

For more information on this project and the group, contact Bonnie Brown at:
bonniebrown42020@gmail.com

Figure 9-6
AGRICULTURE



Source
USGS, GreenInfo Network,
Sonoma Ecology Center

"We say, instead of demolishing, we should work with what already exists."

- Jean-Philippe Vassal, Pritzker Prize for Architecture 2021

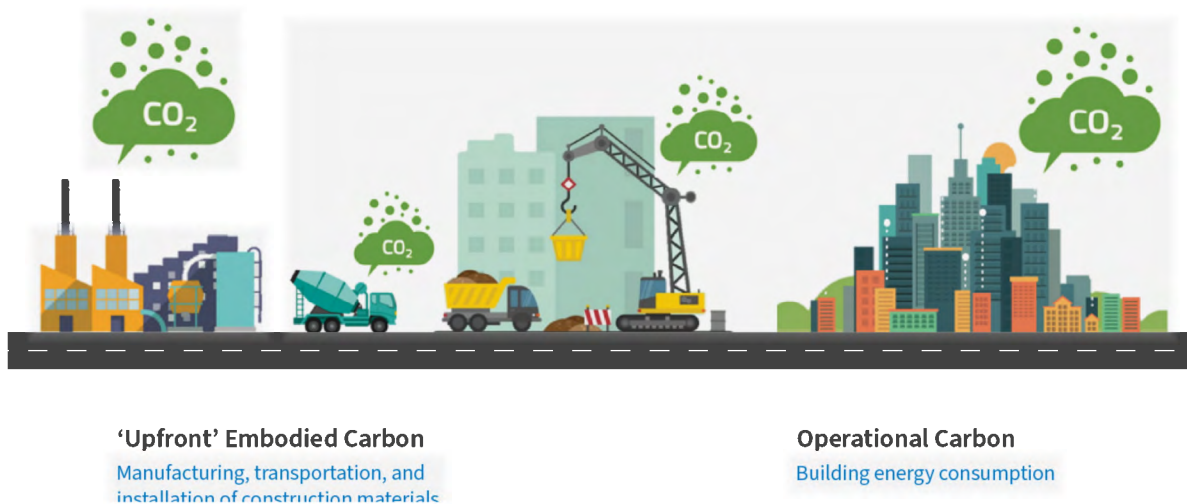
All three of the alternatives proposed for the redevelopment of **Sonoma Developmental Center (SDC)** contain a fatally anachronistic flaw that is likely to prevent them from ever being built out. Each would require extraordinarily expensive mitigation measures to offset their prodigious greenhouse gas emissions. Although not widely understood, the initial estimates of Dyett & Bhatia's (D&B) traffic consultant already confirm this, despite counting only a fraction of the plan's cumulative emissions.

The fact that such retrograde design proposals surface from time to time is not all that surprising. However, for this to happen on the most prominent redevelopment project in the history of Sonoma County, in the once climate-proud State of California, is conspicuous.

In contrast to what has been unfolding in Sonoma County, the global leaders of the architecture, engineering, and planning (AEP) professions have recently come together to acknowledge the role its practitioners must play to avert climate catastrophe. In October of 2021, more than 60 of the largest and most influential international architecture, landscape architecture, engineering, planning, and construction firms, collectively responsible for over \$300 billion in annual construction, along with two dozen organizations representing over one million building industry professionals worldwide, issued a Communiqué to government leaders headed to the United Nations Climate Change Conference of the Parties (COP 26) challenging them to step up their emissions reduction targets for the built environment. They said the following:

"Buildings are the largest source of the world's carbon emissions globally and account for approximately 40% of total emissions. When accounting for the embodied carbon of building interiors, systems, and associated infrastructure, that percentage is substantially higher.

*Decarbonizing the built environment is therefore essential to not exceeding the 1.5°C target."*¹



1 <https://architecture2030.org/1-5c-cop26-communique/>

A December 2021 article in Sierra Club's national magazine provides an excellent overview of the AEP industry's efforts to rise to this challenge: "To Build or Not To Build" has become the key question.²

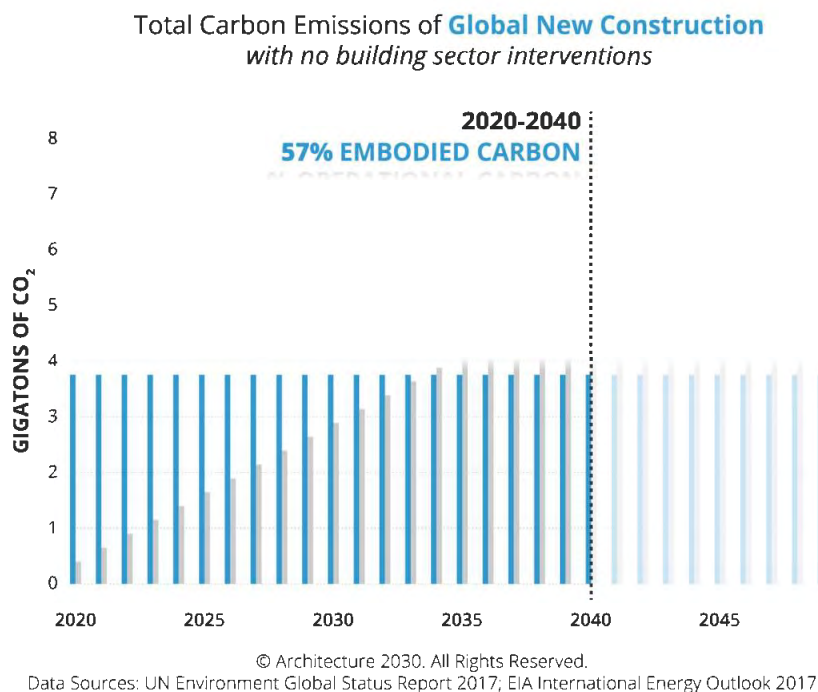
In 2021 the most prestigious honor in architecture, the Pritzker Prize, was awarded to Lacaton and Vassal, a French firm that essentially builds nothing new. Instead they embrace the creative challenge of reusing not just the most iconic historic structures, but also modest older ones, like the high-mass institutional buildings that have stood at SDC for at least the past 50 years:

"We're recycling Coke cans; we're recycling beer bottles. Why are we tearing viable buildings down in the name of progress? The greenest building is one that is already built."

- Carl Elefante, former president of the American Institute of Architects

Most relevant to the future of SDC is the growing consensus among AEP professionals that "embodied carbon" (from the extraction, production, and transportation of materials and the fabrication and demolition of structures) must be added to "operational carbon" (which has long been the main focus of building energy code and CEQA analyses). Assessments of construction, operational and embodied GHGs are all needed to capture the comprehensive emissions profile of any plan or project.

When we look at all the new construction that is projected to take place between now and 2040, the critical role embodied carbon plays becomes obvious.



2 <https://www.sierraclub.org/sierra/2021-6-winter/feature/build-or-not-build>

Unlike operational carbon emissions, which can be reduced over time with building energy upgrades and the use of renewable energy, embodied carbon emissions are locked in place as soon as a building is built.

According to Edward Mazria, founder of the Architecture 2030 Challenge, “It is critical that we get a handle on embodied carbon now if we hope to achieve zero emissions by 2040.”³

Achieving zero embodied emissions will require adopting the principles of:

- **Reuse**, including renovating existing buildings, using recycled materials, and designing for deconstruction.
- **Reduce**, including material optimization and the specification of low to zero carbon materials.
- **Sequester**, including the design of carbon sequestering sites and the use of carbon sequestering materials.

Increasingly AEP professionals are coming to terms with the fact that once all relevant building lifecycle GHG emissions are factored in, traditional “scrape and build” approaches to redevelopment no longer “pencil”. The lifecycle greenhouse gas impacts are simply too great to demolish existing structures that still retain any significant functional utility.

This is particularly true for those structures and components of buildings that are constructed of heavy concrete and steel. These two materials are among the most durable and emissions-intensive to mine, transport, manufacture, and distribute, and likely constitute the vast majority of the mass embodied in the existing structures at SDC.

In 2019 Sierra Club California produced a landmark report on the failings of California’s cement industry to reduce the emissions embodied in newly manufactured cement⁴. Another acknowledged expert in the space, Bruce King, has written extensively on the embodied carbon of materials in his book, *New Carbon Architecture*⁵.

Although these urgent industry concerns have risen to prominence, they have not yet been adequately assessed by the SDC consultants. Dyett & Bhatia (D&B) subcontractor Hornberger & Worstell’s (H&W) did provide a cursory assessment of the issue, but their Adaptive Reuse Potential Evaluation of SDC (March 2021) admitted to relying on a “subjective” methodology (p.13), and mostly prior research, most notably the Wallace Roberts & Todd (WRT, 2018) assessment. Unfortunately, the H&W approach is poorly documented and appears to combine “embodied energy” (a generally quantitative attribute) with several other unrelated qualitative factors under the catch-all label, “Why Old Buildings Matter”. The report makes little effort to explain its sketchy findings, or why other more common quantitative methods of assessing “embodied carbon”, using tools such as TALLY, EC3, etc. were not considered relevant to the task at hand.⁶

3 <https://architecture2030.org/why-the-building-sector/>

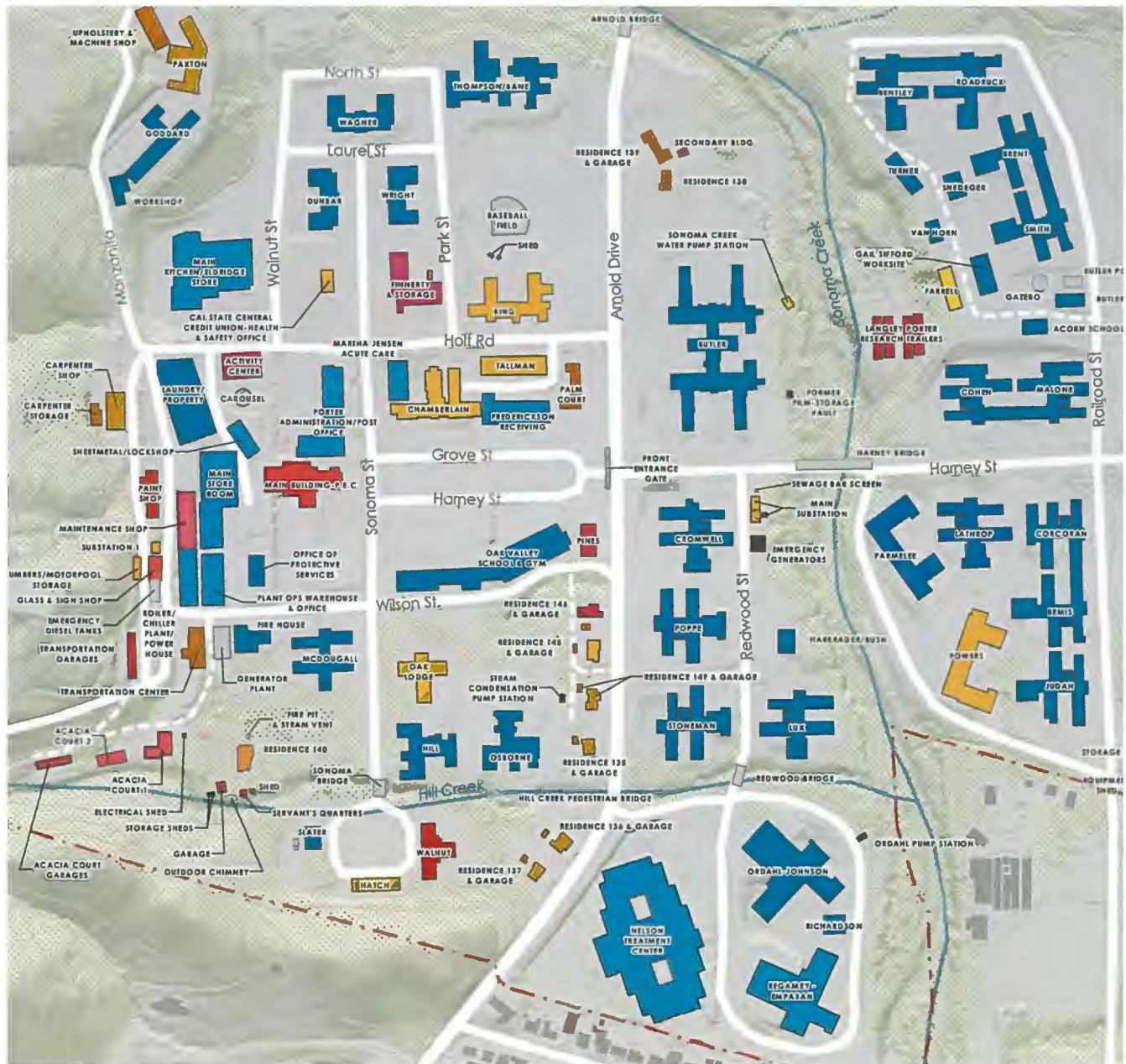
4 <https://www.sierraclub.org/sites/www.sierraclub.org/files/sce/sierra-club-california/PDFs/CA-Cement-Report.pdf>

5 <https://www.ecobuildnetwork.org/projects/new-carbon-architecture>

6 <https://www.buildinggreen.com/news-analysis/embodied-carbon-tools-assessing-options>

Nevertheless, Table B-5, buried on the final page of the Appendix makes it clear that the vast majority of existing square footage at SDC actually rises to H&W’s highest level of ranking: “Better Overall Condition with Lower Potential Rehab Cost” (as indicated in blue in the excerpted figure below).

Regardless of the co-benefits related to GHG emissions-reduction, if the potential for widespread reuse of SDC’s existing buildings at lower cost is indeed so significant, it’s unclear why this important finding wasn’t featured or even explored at all in any of the proposed Alternatives.



Appendix Figure B-5 - Adaptive Reuse Potential Evaluation of SDC (March 2021, H&W)

In its recent *Greenest Building Report*, the National Trust for Historic Preservation wrote that it takes 10 to 80 years for a new green building to recover the environmental cost of demolishing an existing one. "Reused materials already have the embodied carbon of having been mined or forested and processed and shipped and constructed into a building," explains Thompson M. Mayes, the chief legal officer and general counsel at the trust and the author of *Why Old Places Matter: How Historic Places Affect Our Identity and Well-Being*. The benefits of reuse extend further, into land conservation, he adds. "Existing buildings are already on property that's been developed. So reuse diminishes the use of green open space, so you have the conservation benefits of preserving habitat."

SDC is not the only proposed redevelopment plan in California trying to decide how embodied "upfront" carbon impacts the critical question: To build or not build?

During public review of the Draft Environmental Impact Report (DEIR) for the proposed new ballpark at Howard Terminal in Oakland, the community group, West Oakland Benefits for Equity (WOBE), filed the following comment in response to "Mitigation Measure GHG-1 – Preparation and Implementation of a GHG Reduction Plan":

"We are concerned that the GHG Reduction Plan does not mention the embodied carbon in the construction materials themselves, and suggest that this mitigation measure should include evaluations of reduced-carbon construction materials as well as a life-cycle analysis of the proposed horizontal and vertical construction from the perspective of embodied carbon and GHG emissions. This is particularly relevant to the structural systems of the proposed project elements."

In the Final Environmental Impact Report (FEIR)⁷ the Lead Agency's long and somewhat tortured response to WOBE's comment appears to be in direct conflict with the AEP industry's emerging consensus outlined above. The FEIR concludes, in effect, that the embodied emissions of construction materials are irrelevant for the purposes of project environmental review under CEQA. The unusually lengthy response, which occasionally appears redundant and internally inconsistent, seems to rely primarily on a nearly 5-year old draft white paper released by the Association of Environmental Professionals.⁸ Interestingly the primary author of that white paper was the same lead consultant responsible for Sonoma County's ill-fated "Climate Action 2020 Plan, which was ultimately found "inadequate" for use under CEQA in Sonoma Superior Court Case SCV-259242⁹. The City of Oakland's response also cites a 2009 decision by the California Natural Resources Agency to remove the term "lifecycle" from Appendix F of the State CEQA guidelines, where it had previously appeared.

Ironically, the response fails to clarify one apparent contradiction arising out of GHG Chapter 4.7¹⁰ of the same Ballpark DEIR: Measure B-4 of the City's own 2030 Equitable Climate Action Plan (ECAP) actually acknowledges the benefits of limiting embodied emissions in new construction:

"B-4: Reduce Lifecycle Emissions from Building Materials. By 2023, the City will adopt a concrete code for new construction that limits embodied carbon emissions. In subsequent building code updates, the City will implement improved embodied carbon performance

7 https://cao-94612.s3.amazonaws.com/documents/5.2_RTC_Organizations-O-1-to-O-54_FEIR.pdf p 474,

8 https://califaep.org/docs/Draft_AEP_White_Paper_Lifecycle_CEQA_CAPs_082017.pdf

9 <http://transitionsonomavalley.org/wp-content/uploads/2017/07/Order-Granting-Writ-7-20-17.pdf>

10 <https://cao-94612.s3.amazonaws.com/documents/Chapter-4.7-Green-House-Gas-Emissions.pdf>

standards including additional materials and material-efficient building practices, with exemptions for cost barriers as needed to prevent these changes from directly increasing housing or rent costs. The City will ensure requirements are at least as stringent as the State of California procurement standards in effect at the time of the building code adoption. The City will explore ways of supporting local market development for low-lifecycle-emission and carbon-storing biogenic building materials.”

Given the growing consensus among prominent A/E/P professionals in favor of addressing lifecycle embodied carbon emissions, the age and questionable quality of the citations used to argue this is not required under CEQA, and the significance of the GHG emissions in question, it would appear this controversy is ripe for judicial intervention.

Sonoma County should try to steer clear of this inevitable controversy by ensuring the Sonoma Developmental Center Specific Plan DEIR includes a reasonably robust quantitative assessment of the embodied carbon emissions associated with all plan alternatives and the No Project alternative.



January 12, 2022

Sonoma County Board of Supervisors
575 Administration Drive
Room 102A
Santa Rosa, California 95403
Via email:

Dear Sonoma County Board of Supervisors:

The Springs Municipal Advisory Council (SMAC) approved on January 12, 2022 the following recommendation for the future use of the Sonoma Developmental Center (SDC) in Eldridge, California.

We want to urge the Board of Supervisors (BOS) to consider a fourth alternative that is inclusive of the ideas and vision of our Sonoma Valley community. The information provided by local organizations was not incorporated into the plans. There needs to be an effort to outreach to Latinx, low income elder communities, renters, disabled and other disenfranchised populations. Locally gathered information will be useful in addressing the recent, pressing and ongoing concerns not exclusive of but including drought and fire. As a guiding principle, we urge the BOS to require local knowledge and experience in formulating a fourth option.

We acknowledge that during a Global Pandemic, outreach can be challenging and for that reason alone, we request adequate time—up to a 2-year period—to find another alternative.

In addition, we urge the BOS to lobby the State of California to financially support the remediation and repair of the SDC campus.

We have heard the variety of interests regarding the development of SDC. Some are competing and others are complimentary. The following are some commonalities and agreements among the stakeholders that we represent:

Affordable Housing:

That any future SDC housing development be affordable; either owner occupied or long-term rental units. Our recommendation is that housing be for people who work and/or live in Sonoma Valley. The development should be a phased project, incorporating multiple



developers and should periodically evaluate the impact to fire, roads, climate, equity, and infrastructure.

Road Access and Transportation:

Consider and evaluate a second access to HWY 12 from the Eastside of SDC campus for emergency egress with the possibility of a permanent thoroughfare if modeling agrees. Provided that said road not have an impact on the wildlife corridor. Any plan should include a class 4 bike lane through the existing SDC and the new egress road.

Vegetation/wildlife/land Preservation:

Maintain the rural nature of our valley. Develop and plan to maintain the wildlife corridor while preserving in perpetuity the currently undeveloped/natural lands of the site.

Community Services & Facilities:

That the development provide the following community services at the new SDC:

- Education and Employment Training facilities
- Community facilities that include: a plaza, community hall, park, and a performing arts theater
- Recreation: Swimming pools, sports fields, fitness classes
- Mental Health outreach or crisis center for youth and adults
- Community Health Center

Funding:

Explore creative funding from all levels of government and non-government organizations.

These suggestions were developed based upon information provided by the Springs Municipal Advisory Council members, Sonoma Valley Housing Group and community members. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maite Iturri", with a long, sweeping horizontal line extending to the right.

Maite Iturri
Chair, *Springs Municipal Advisory Council*

CC: Congressman Mike Thompson, Representative Cecilia Aguiar-Curry, Governor Gavin Newsom, Senator Mike McGuire, Senator Bill Dodd, Senator Diane Feinstein, Senator Alex Padilla, North Sonoma Valley Municipal Advisory Council, Generation Housing, Sonoma City Council, Luther Burbank Housing, MidPen Housing, Sonoma County Community Development Commission, Sonoma County Permit Sonoma, Sonoma Valley Citizens Advisory Commission, Sonoma Index Tribune, Press Democrat, Sonoma Sun, SAHA

From: rick.luttmann@sonoma.edu
To: [BOS](#)
Subject: SDC Plans
Date: January 04, 2022 8:16:32 PM

EXTERNAL

Dear Sonoma County Board of the Supervisors,

The following environmental and allied organizations urge you to reject the three urban-style planning alternatives as proposed for the historic campus in the Sonoma Developmental Center (SDC) Specific Plan and to develop new alternatives that fully address conservation, community and climate.

We request that you delay action on the SDC Specific Plan, direct Permit Sonoma to develop new alternatives, and request that our state legislators act to provide more time and resources to create a visionary plan that honors and serves the best interests of the people and lands of Sonoma County and the State of California.

Specifically, we call for new alternatives that fully protect the Sonoma Valley Wildlife Corridor and Sonoma Creek, provide affordable housing for those most in need, and preserve the history and rural character of the land. As an immediate next step, we support the immediate permanent protection of the designated 745 acres of open space and transfer to state and regional parks.

All three alternatives proposed by Permit Sonoma and the SDC Specific Plan consultants would drastically increase driving and associated Vehicle Miles Traveled and Greenhouse Gas Emissions and undermine decades of city-centered growth policies. The plans also conflict with local, county, regional and state policies to reduce climate-changing emissions, achieve equitable housing and preserve biodiversity.

As you know, to date, all Permit Sonoma's proposed urbanization plans for the historic campus are widely opposed by environmental and housing groups, all three Municipal Advisory Councils in Sonoma Valley, the City of Sonoma and the community at large.

So we ask that the Board of Supervisors request that our state legislators: a) provide additional time to develop the SDC Specific Plan, given COVID constraints; b) revisit the legislation for transitioning the site given the state budget surplus, significant investments in housing and homelessness, and the Governor's Initiative to conserve 30 percent of the state's lands by 2030 and c) seek and provide transitional funding for the clean-up and repurposing of the SDC site.

For the 200-acre historic campus, we request that you direct Permit Sonoma to develop new alternatives as follows:

- 1) Conservation: Fully protect SDC open space and wild lands in perpetuity including the Sonoma Valley Wildlife Corridor and Sonoma Creek. The wildlife corridor has regional and statewide environmental significance as a critical linkage for wildlife between wilderness areas to the east and the Sonoma coast. The open space lands provide clean air and water as well access to outdoor activities for all. The historic small farm and agricultural lands should also be preserved.
- 2) Community: Offer appropriate redevelopment of the rural campus focused within the existing building footprint for history, culture and housing those most in need—specifically developmentally disabled residents; and that serves the public trust and communities including Sonoma Valley, and Sonoma County, and the people of the State of California.

3) Climate: Address the climate emergency, greenhouse gas emissions and associated extreme events such as wildfires and flooding. As proposed, the development would significantly increase driving and climate changing emissions in conflict with county, state and national policies to reduce them.

We should never create a new 70s style subdivision with a hotel as the county is proposing. Housing needs to go in existing cities and towns, not in the middle of a wildlife corridor. The SDC lands are state property so important across the state and county.

As proposed, the draft alternatives would comprise the biggest subdivision and development in the history of Sonoma Valley – equal in housing units to the sprawling Temelec, Chanterelle and & Flags subdivisions on the south end of Sonoma Valley.

That state legislation that set parameters for reuse of SDC needs to be revisited as it severely constrains the planning. It was adopted before the state surplus, before COVID, and before many new climate, housing and conservation investments and policies were adopted by the Newsom administration. For example, SDC's open space lands could be incorporated into the State of California's new initiative to conserve 30 percent of the state's lands by 2030.

Now is the time for the county and the state to correct course in collaboration with the community for the reuse of SDC.

Marin Headlands is a good model to consider where public lands were converted to multiple public uses without significant urban or commercial development. <https://www.nps.gov/goga/marin-headlands.htm> Remember that Marin Headlands was once slated for a major subdivision that seemed inevitable.

We can do it if we have the vision and the will. And I think we do. As local environmental hero Bill Kortum always said: "Don't be hesitant in expressing yourself in your love of the landscape," and "Don't give up."

-- Rick Luttmann

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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: [David Eichar](#)
To: [Hannah Whitman](#)
Subject: SDC Resolution - tonight's agenda item
Date: January 05, 2022 11:16:26 AM

EXTERNAL

North Sonoma Valley MAC members:

Excellent letter to the supervisors and appendix regarding the SDC Specific Plan. I have just a couple of suggested additions.

Copy Assemblymember Cecilia Aguiar-Curry in addition to the others.

The Federal Infrastructure Investment and Jobs Act is a potential funding sources for Sewer Treatment / Water Recycling and Energy Resiliency / Microgrid Construction.

The infrastructure act invests \$65 billion to rebuild the electric grid and \$55 billion to upgrade water infrastructure.

For deed restricted affordable housing, this should be across all of the income levels:

- Extremely low income
- Very low income
- Lower income
- Moderate income

Not just the moderate income level.

Regards,
David Eichar

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From: [Nancy Evers Kirwan](#)
To: [Senator.McGuire@senate.ca.gov](#); [Ezreah.chaaban@se.ca.gov](#); [Senator.Dodd@senate.ca.gov](#); [rebecca.wachberg@sen.ca.gov](#); [Cecelia.Aguilar-Curry@asm.ca.gov](#); [Tracy.Krumpen@asm.ca.gov](#); [Assemblymember.Levine@assembly.ca.gov](#); [Terry.Schanz@asm.ca.gov](#); [Jim.Wood@asm.ca.gov](#); [Jason.Kenney@dgs.ca.gov](#); [ruth.valenzuela@asm.ca.gov](#); [Gerald.McLaughlin@dgs.ca.gov](#); [Susan.Gorin](#); [David.Rabbitt](#); [district3](#); [district4](#); [district5](#)
Cc: [Tennis Wick](#); [Brian Oh](#); [Bradley Dunn](#); [rajeev@dyettandbhatia.com](#); [Teri Shore](#); [Meg Beeler](#); [Arthur Dawson](#); [Tracy Salcedo](#); [John McCaull](#)
Subject: SDC, Sonoma CA
Date: Monday, January 17, 2022 4:46:02 PM

EXTERNAL

Dear Ladies and Gentlemen,

I am not addressing housing or affordable housing which we all agree is a necessity and should be included on the site.

Exhibit B-1 of the contract between the State and the County shows the glaring differences between what was supposed to happen when and what in fact happened. **The County and the State are obviously not bound by their timetable.**

Plan Alternatives were supposed to be developed by October 2020, they were delivered November 2021 **over a year late**, due to fires, COVID and shelter in place orders. The administrative draft of the Specific Plan on the Preferred Alternative was to be completed by March of 2021. We have **not seen this** to date. Public Review of Draft Specific Plan was supposed to take place from March through August of 2021, but instead took place from **November 1 through 28, of 2021. That was 8 months late and cut short by 5 months to less than 1 month.** Draft EIR and NOP were to be submitted by September 2021 and finalized by February 2022. They have **not been presented** as of January of 2022. The EIR has been shifted from being prepared from January 2021 through March 2022 to being prepared from late January or February to June 2022. **A reduction of time from 15 months to less than 6.** How will the County do a professional EIR job with such a complex development? How will there be time for comments and development of mitigations?

The State was to have prepared an RFP by March of 2021 and released it by August of 2021. Has that been done? I have seen no evidence of such a posting. Have proposals been evaluated and a developer selected as was scheduled to be completed by November 2021? If so there has been no disclosure of the fact.

Obviously the **County and the State do not feel constrained to stick to their schedule.** So they are blatantly **misleading the public** by insisting that the timetable must be stuck to. To jam through such a complex and strategic development in such a short period of time has and will lead to long delays, major errors, possible lawsuits, serious erosion of public trust, and destructive development on a crucial piece of open space/Wildlife Corridor that once developed can never be retrieved.

The contract states that it can be amended by written agreement of the parties. The County of Sonoma should ask for an extension of the Agreement and the State should concur so that an alternative that is feasible can be worked out. **In fact the State should ask for an extension so it can meet its current natural resources protection goals abrogated by this contract.**

The State should reconsider its obligation to clean up the site rather than dump it on the County to **make the community pay** through over-development, excessive traffic, fire-safety risks, increased pollution and loss of a crucial wildlife corridor, especially since the State now has a \$45B surplus.

Furthermore, why wasn't the CA Natural Resources Agency a party to this contract so that the natural resources on the site were protected and represented at the table? The Alternative Plans address none of and meet none of the State's 30 x 30 efforts, protecting Biodiversity goals, Building Climate Resilience plans nor the State's desire to accelerate the use of Climate Based Solutions.

A plan that takes all these issues into account will be a model for forward looking development.

PLEASE STOP THIS RUNAWAY FREIGHT TRAIN!!

Nancy Evers Kirwan
1920 Grove Street
Sonoma CA 95476

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From: [Tiare Welch](#)
To: engage@sdcspecificplan.com
Subject: SDC
Date: Thursday, January 13, 2022 3:10:06 PM

EXTERNAL

Dear members of the planning team,

I know the state wants to move ahead on SDC plans, but with the fires and Covid, community involvement has been severely hampered.

Please explain to the state representatives that we need an extension on the time line to plan together for the best direction.

This is of utmost importance.

SDC land is the Heart of Sonoma Valley. The campus area and surrounding open space need site specific solutions keeping the rural open wild lands protected.

I know the site has been left derelict for some time. But there will be solutions and financing forthcoming if we have more time to plan.

So many groups are starting to come up with new ideas.

Please support an extension of our time line.

Thanks so much for your attention and care to this matter,

Tiare Welch

Resident of Sonoma Valley

Since 1975

Right Here..Right Now

<">

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"We say, instead of demolishing, we should work with what already exists."

- Jean-Philippe Vassal, Pritzker Prize for Architecture 2021

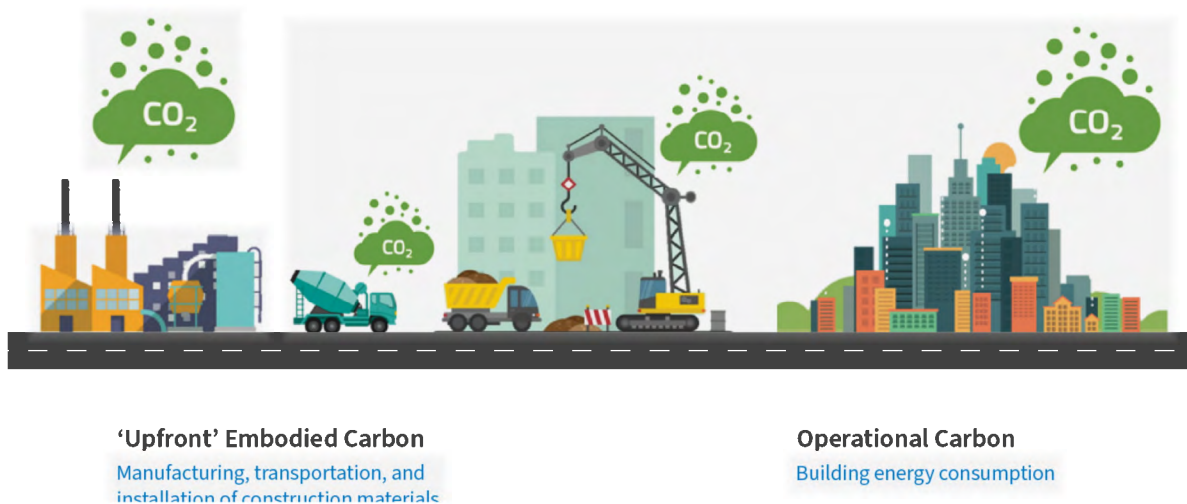
All three of the alternatives proposed for the redevelopment of **Sonoma Developmental Center (SDC)** contain a fatally anachronistic flaw that is likely to prevent them from ever being built out. Each would require extraordinarily expensive mitigation measures to offset their prodigious greenhouse gas emissions. Although not widely understood, the initial estimates of Dyett & Bhatia's (D&B) traffic consultant already confirm this, despite counting only a fraction of the plan's cumulative emissions.

The fact that such retrograde design proposals surface from time to time is not all that surprising. However, for this to happen on the most prominent redevelopment project in the history of Sonoma County, in the once climate-proud State of California, is conspicuous.

In contrast to what has been unfolding in Sonoma County, the global leaders of the architecture, engineering, and planning (AEP) professions have recently come together to acknowledge the role its practitioners must play to avert climate catastrophe. In October of 2021, more than 60 of the largest and most influential international architecture, landscape architecture, engineering, planning, and construction firms, collectively responsible for over \$300 billion in annual construction, along with two dozen organizations representing over one million building industry professionals worldwide, issued a Communiqué to government leaders headed to the United Nations Climate Change Conference of the Parties (COP 26) challenging them to step up their emissions reduction targets for the built environment. They said the following:

"Buildings are the largest source of the world's carbon emissions globally and account for approximately 40% of total emissions. When accounting for the embodied carbon of building interiors, systems, and associated infrastructure, that percentage is substantially higher.

*Decarbonizing the built environment is therefore essential to not exceeding the 1.5°C target."*¹



1 <https://architecture2030.org/1-5c-cop26-communique/>

A December 2021 article in Sierra Club's national magazine provides an excellent overview of the AEP industry's efforts to rise to this challenge: "To Build or Not To Build" has become the key question.²

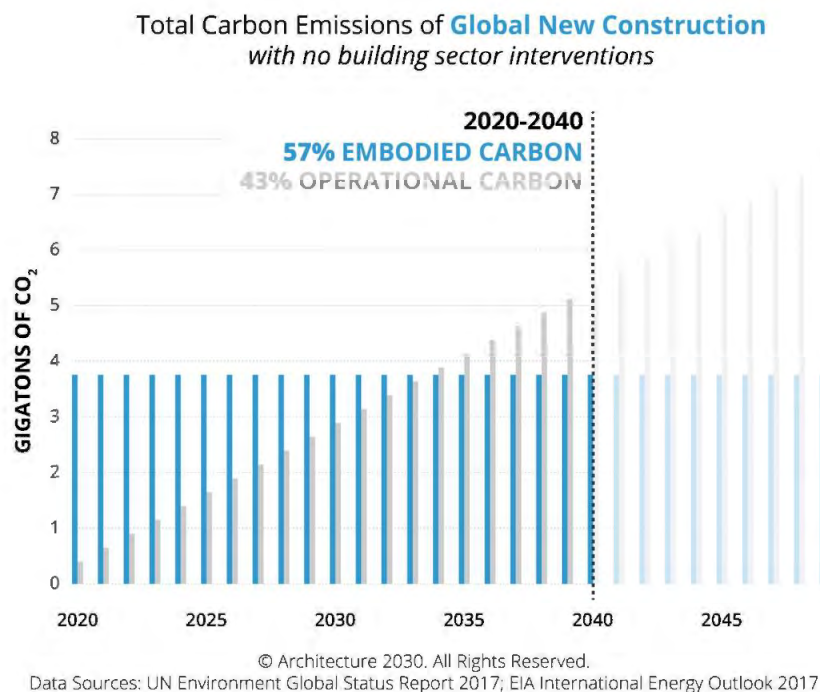
In 2021 the most prestigious honor in architecture, the Pritzker Prize, was awarded to Lacaton and Vassal, a French firm that essentially builds nothing new. Instead they embrace the creative challenge of reusing not just the most iconic historic structures, but also modest older ones, like the high-mass institutional buildings that have stood at SDC for at least the past 50 years:

"We're recycling Coke cans; we're recycling beer bottles. Why are we tearing viable buildings down in the name of progress? The greenest building is one that is already built."

- Carl Elefante, former president of the American Institute of Architects

Most relevant to the future of SDC is the growing consensus among AEP professionals that "embodied carbon" (from the extraction, production, and transportation of materials and the fabrication and demolition of structures) must be added to "operational carbon" (which has long been the main focus of building energy code and CEQA analyses). Assessments of construction, operational and embodied GHGs are all needed to capture the comprehensive emissions profile of any plan or project.

When we look at all the new construction that is projected to take place between now and 2040, the critical role embodied carbon plays becomes obvious.



2 <https://www.sierraclub.org/sierra/2021-6-winter/feature/build-or-not-build>

Unlike operational carbon emissions, which can be reduced over time with building energy upgrades and the use of renewable energy, embodied carbon emissions are locked in place as soon as a building is built.

According to Edward Mazria, founder of the Architecture 2030 Challenge, “It is critical that we get a handle on embodied carbon now if we hope to achieve zero emissions by 2040.”³

Achieving zero embodied emissions will require adopting the principles of:

- **Reuse**, including renovating existing buildings, using recycled materials, and designing for deconstruction.
- **Reduce**, including material optimization and the specification of low to zero carbon materials.
- **Sequester**, including the design of carbon sequestering sites and the use of carbon sequestering materials.

Increasingly AEP professionals are coming to terms with the fact that once all relevant building lifecycle GHG emissions are factored in, traditional “scrape and build” approaches to redevelopment no longer “pencil”. The lifecycle greenhouse gas impacts are simply too great to demolish existing structures that still retain any significant functional utility.

This is particularly true for those structures and components of buildings that are constructed of heavy concrete and steel. These two materials are among the most durable and emissions-intensive to mine, transport, manufacture, and distribute, and likely constitute the vast majority of the mass embodied in the existing structures at SDC.

In 2019 Sierra Club California produced a landmark report on the failings of California’s cement industry to reduce the emissions embodied in newly manufactured cement⁴. Another acknowledged expert in the space, Bruce King, has written extensively on the embodied carbon of materials in his book, *New Carbon Architecture*⁵.

Although these urgent industry concerns have risen to prominence, they have not yet been adequately assessed by the SDC consultants. Dyett & Bhatia (D&B) subcontractor Hornberger & Worstell’s (H&W) did provide a cursory assessment of the issue, but their Adaptive Reuse Potential Evaluation of SDC (March 2021) admitted to relying on a “subjective” methodology (p.13), and mostly prior research, most notably the Wallace Roberts & Todd (WRT, 2018) assessment. Unfortunately, the H&W approach is poorly documented and appears to combine “embodied energy” (a generally quantitative attribute) with several other unrelated qualitative factors under the catch-all label, “Why Old Buildings Matter”. The report makes little effort to explain its sketchy findings, or why other more common quantitative methods of assessing “embodied carbon”, using tools such as TALLY, EC3, etc. were not considered relevant to the task at hand.⁶

3 <https://architecture2030.org/why-the-building-sector/>

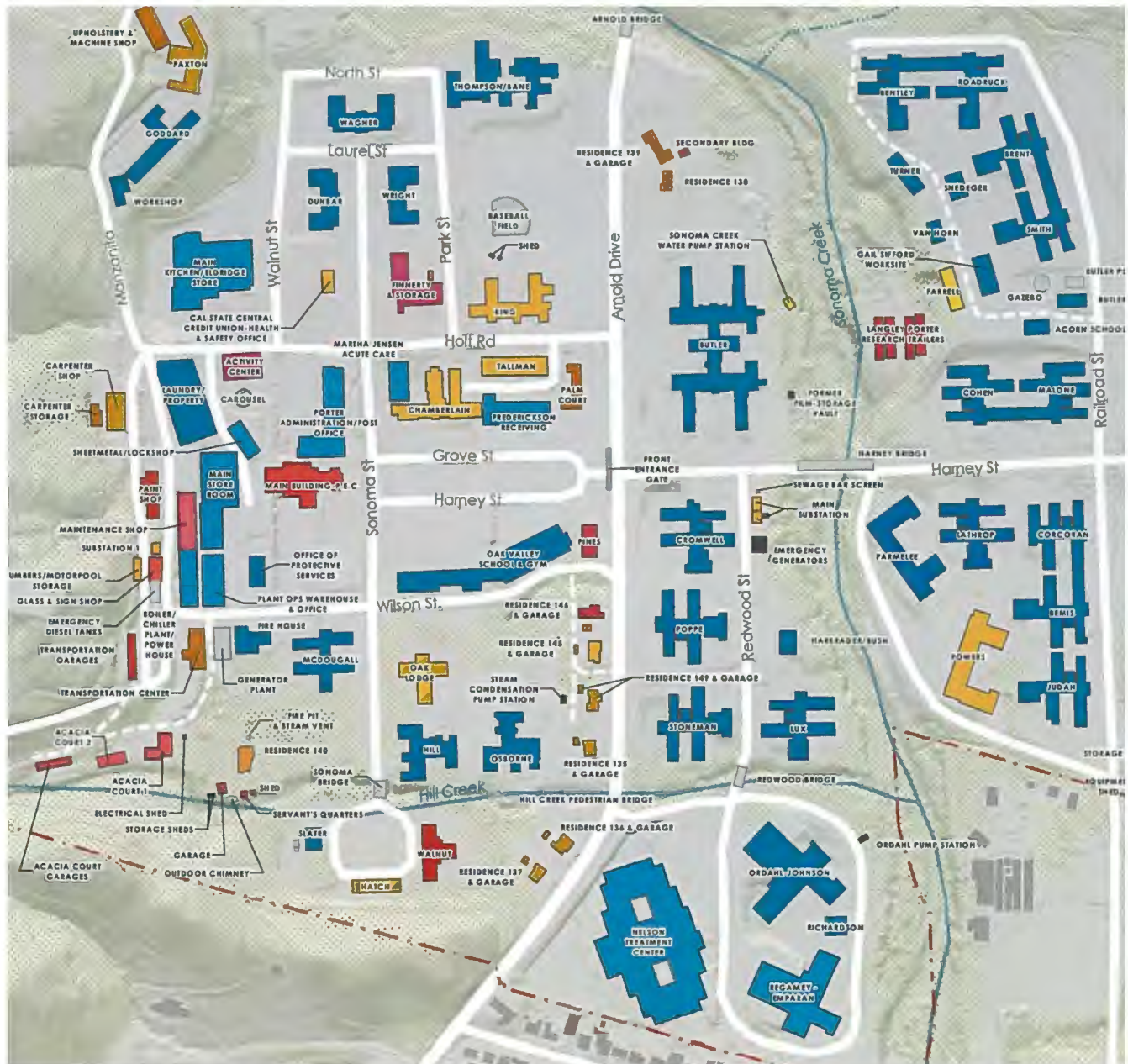
4 <https://www.sierraclub.org/sites/www.sierraclub.org/files/sce/sierra-club-california/PDFs/CA-Cement-Report.pdf>

5 <https://www.ecobuildnetwork.org/projects/new-carbon-architecture>

6 <https://www.buildinggreen.com/news-analysis/embodied-carbon-tools-assessing-options>

Nevertheless, Table B-5, buried on the final page of the Appendix makes it clear that the vast majority of existing square footage at SDC actually rises to H&W’s highest level of ranking: “Better Overall Condition with Lower Potential Rehab Cost” (as indicated in blue in the excerpted figure below).

Regardless of the co-benefits related to GHG emissions-reduction, if the potential for widespread reuse of SDC’s existing buildings at lower cost is indeed so significant, it’s unclear why this important finding wasn’t featured or even explored at all in any of the proposed Alternatives.



Appendix Figure B-5 - Adaptive Reuse Potential Evaluation of SDC (March 2021, H&W)

In its recent *Greenest Building Report*, the National Trust for Historic Preservation wrote that it takes 10 to 80 years for a new green building to recover the environmental cost of demolishing an existing one. "Reused materials already have the embodied carbon of having been mined or forested and processed and shipped and constructed into a building," explains Thompson M. Mayes, the chief legal officer and general counsel at the trust and the author of *Why Old Places Matter: How Historic Places Affect Our Identity and Well-Being*. The benefits of reuse extend further, into land conservation, he adds. "Existing buildings are already on property that's been developed. So reuse diminishes the use of green open space, so you have the conservation benefits of preserving habitat."

SDC is not the only proposed redevelopment plan in California trying to decide how embodied "upfront" carbon impacts the critical question: To build or not build?

During public review of the Draft Environmental Impact Report (DEIR) for the proposed new ballpark at Howard Terminal in Oakland, the community group, West Oakland Benefits for Equity (WOBE), filed the following comment in response to "Mitigation Measure GHG-1 – Preparation and Implementation of a GHG Reduction Plan":

"We are concerned that the GHG Reduction Plan does not mention the embodied carbon in the construction materials themselves, and suggest that this mitigation measure should include evaluations of reduced-carbon construction materials as well as a life-cycle analysis of the proposed horizontal and vertical construction from the perspective of embodied carbon and GHG emissions. This is particularly relevant to the structural systems of the proposed project elements."

In the Final Environmental Impact Report (FEIR)⁷ the Lead Agency's long and somewhat tortured response to WOBE's comment appears to be in direct conflict with the AEP industry's emerging consensus outlined above. The FEIR concludes, in effect, that the embodied emissions of construction materials are irrelevant for the purposes of project environmental review under CEQA. The unusually lengthy response, which occasionally appears redundant and internally inconsistent, seems to rely primarily on a nearly 5-year old draft white paper released by the Association of Environmental Professionals.⁸ Interestingly the primary author of that white paper was the same lead consultant responsible for Sonoma County's ill-fated "Climate Action 2020 Plan, which was ultimately found "inadequate" for use under CEQA in Sonoma Superior Court Case SCV-259242⁹. The City of Oakland's response also cites a 2009 decision by the California Natural Resources Agency to remove the term "lifecycle" from Appendix F of the State CEQA guidelines, where it had previously appeared.

Ironically, the response fails to clarify one apparent contradiction arising out of GHG Chapter 4.7¹⁰ of the same Ballpark DEIR: Measure B-4 of the City's own 2030 Equitable Climate Action Plan (ECAP) actually acknowledges the benefits of limiting embodied emissions in new construction:

"B-4: Reduce Lifecycle Emissions from Building Materials. By 2023, the City will adopt a concrete code for new construction that limits embodied carbon emissions. In subsequent building code updates, the City will implement improved embodied carbon performance

7 https://cao-94612.s3.amazonaws.com/documents/5.2_RTC_Organizations-O-1-to-O-54_FEIR.pdf p 474,

8 https://califaep.org/docs/Draft_AEP_White_Paper_Lifecycle_CEQA_CAPs_082017.pdf

9 <http://transitionsonomavalley.org/wp-content/uploads/2017/07/Order-Granting-Writ-7-20-17.pdf>

10 <https://cao-94612.s3.amazonaws.com/documents/Chapter-4.7-Green-House-Gas-Emissions.pdf>

standards including additional materials and material-efficient building practices, with exemptions for cost barriers as needed to prevent these changes from directly increasing housing or rent costs. The City will ensure requirements are at least as stringent as the State of California procurement standards in effect at the time of the building code adoption. The City will explore ways of supporting local market development for low-lifecycle-emission and carbon-storing biogenic building materials.”

Given the growing consensus among prominent A/E/P professionals in favor of addressing lifecycle embodied carbon emissions, the age and questionable quality of the citations used to argue this is not required under CEQA, and the significance of the GHG emissions in question, it would appear this controversy is ripe for judicial intervention.

Sonoma County should try to steer clear of this inevitable controversy by ensuring the Sonoma Developmental Center Specific Plan DEIR includes a reasonably robust quantitative assessment of the embodied carbon emissions associated with all plan alternatives and the No Project alternative.



**SONOMA GROUP OF THE
REDWOOD CHAPTER**

P.O. Box 466
Santa Rosa, CA 95402

sierraclub.org/redwood/sonoma

January 13, 2022

Sonoma County Board of Supervisors
575 Administration Drive
Santa Rosa, CA 95401

VIA EMAIL

Re: Sonoma Developmental Center Specific Plan – New Alternatives Needed

Dear Sonoma County Board of Supervisors,

Sierra Club Sonoma Group urges the Board of Supervisors to reject the three alternatives proposed for the Sonoma Developmental Center (SDC) Specific Plan and to develop new alternatives for the historic campus that:

- 1) Fully protect SDC open space and wild lands in perpetuity including the Sonoma Valley Wildlife Corridor and Sonoma Creek;
- 2) Offer appropriate redevelopment of the rural campus focused within the existing building footprint for housing those most in need;
- 3) Address the climate emergency, greenhouse gas emissions and associated extreme events such as wildfires and flooding; and
- 4) Serve the communities adjacent to the site, Sonoma Valley, and Sonoma County as a whole as consistent with existing General Plans, Housing Element and growth or population projections.
- 5) The new alternatives should include a public option for the entire property and instead of selling it to a private developer.

Sierra Club also requests that the Board of Supervisors ask our state legislators act to provide more time and resources to create a visionary plan that honors and serves the best interests of the people and lands of Sonoma County and the State of California.

Discussion

Sierra Club supports the immediate permanent protection of the 745 acres of open space and transfer to state and regional parks. We are most concerned about the SDC Specific Plan alternatives for the 200-acre historic campus.

As proposed the Sonoma Development Center Specific Plan alternatives Sonoma County planners proposed three similar variations of urban-style development on the historic campus that featured hundreds of single-family homes, a new hotel, restaurants, and commercial and office space, and a new road.

All three alternatives would drastically increase driving and associated Vehicle Miles Traveled and Greenhouse Gas Emissions and undermine decades of city-centered growth policies. The plans also conflict with Sierra Club's Climate, Housing and Infill policies as well as local, county, regional and state policies to reduce climate-changing emissions, achieve equitable housing and preserve biodiversity.

While the alternatives refer to protection of the existing open space and wildlands, they do not address how or when those lands will be protected in perpetuity. They also fail to provide adequate environmental protections for the Sonoma Valley Wildlife Corridor and Sonoma Creek, both of which have regional significance.

The proposed housing is for up to 1,200 new single-family homes, 75 percent market rate. The greatest need is for low-income affordable housing and the plans should reflect that reality. The number of homes needs to be scaled back significantly to align with the rural nature of the lands and to focus on housing for those most in need, specifically developmentally disabled per the state legislation. Based on our analysis, 50 to 100 units of housing is more appropriate; and should be contained within existing footprint and/or rehabbed buildings if possible.

State Legislation

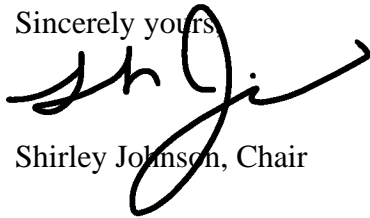
State legislation requires the conservation of SDC's open space, prioritizing affordable housing as determined to be appropriate for the property, as well as to increase land values, expedite marketing, and maximize interested third-party potential purchasers.

The state legislation constrains the planning and re-use. It was written in 2019 before the state surplus, before COVID, and before many new climate, housing and conservation investments and policies were adopted by the Newsom administration. For example, SDC's open space lands could be incorporated into the State of California's new initiative to conserve 30 percent of the state's lands by 2030, known as 30 X 30.

Action Requested

Sierra Club Sonoma Group believes that the Board of Supervisors reject the proposed SDC Specific Plan Alternatives, delay a vote and direct staff to develop new alternatives, and request that the State of California extend the deadline for a plan and revisit the state legislation for the repurposing of SDC.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Shirley Johnson', written over the typed name.

Shirley Johnson, Chair

Sonoma Group Executive Committee-Shirley Johnson (Chair), Richard Sachen, Tom Conlon, Theresa Ryan, Dan Mayhew, Ellen Hathaway

Summary Report: SDC Redevelopment Planning Community Survey

December 2021

Document prepared by Shannon Lee

Editorial consultation provided by Tracy Salcedo

Contents:

- I. Introduction
 - II. Survey details
 - III. Demographics
 - IV. Connection to SDC
 - V. Feedback on process
 - VI. Broad view
 - VII. Comments on proposed alternatives
 - VIII. Open space
 - IX. Housing
 - X. Community
 - XI. Elements for underserved groups
 - XII. Historic preservation
 - XIII. Traffic, safety, and quality of life
 - XIV. Final thoughts
 - XV. Addendum A (intro text to the survey)
 - XVI. Addendum B (full transcript of comments from survey Question #27)
 - a. Please see separate document
-

I. Introduction

This report provides a summary of results from a community driven survey that was made available to the community in December 2021. Data are presented and summarized. Some commentary is provided to help make connections or point out inconsistencies across answer sets.

This report was assembled by a Glen Ellen community member working independently of any stakeholder group, local nonprofit, or affiliation. Shannon Lee has lived in Glen Ellen since 2009, is a professor of biology at Sonoma State University, and, as a scientist, is a data-driven, objective person.

Shannon received editorial input from Glen Ellen resident and professional writer/editor, Tracy Salcedo, who, in this capacity, was also working without affiliation to local groups in which she has been heavily involved.

Any questions regarding this report, or the survey, should be directed to Shannon Lee at shannonlee@me.com or via 818-399-0425 (best to text and we can set up a time to voice call).

II. Survey details

In late November 2021, Shannon Lee voiced the idea of mounting a grassroots effort to assemble more information from a broader swath of the community as regards the redevelopment process at SDC/Eldridge. Seeing an appetite for this additional input to the process, she began to gather questions from various folks, as well as bounce ideas off others.

A survey of 26 selection-style questions and 1 commentary long-form question was designed in Survey Monkey. The survey was launched midday on Saturday, December 11th, and remained open until midday on Tuesday, December 14th. The survey provided Spanish language translation directly adjacent to the English text for every question and answer. The introductory text for the survey is provided in Addendum A.

The survey link was pushed out into the community via several avenues:

- **Personal email networks** – The link was sent out through personal email and then shared multiple times, as was encouraged. It is difficult to quantify how many networks, let alone individuals, were touched in this process but it reached a variety of stakeholder groups, from county-sanctioned advisory groups to housing groups, nonprofits, Latino community, health care, school district, community activists, government, etc.
- **Community email network** – The Glen Ellen Forum has the capability to send an email newsletter via Constant Contact and Board president Amanda Shone approved use of that email list to reach out into the Glen Ellen community. The link was sent with clear instruction that the survey was not an endeavor of the nonprofit, but an independent effort. This blast was sent to a total of 644 unique email addresses.
- **Social media- Facebook** – On Shannon Lee’s personal page a post was created including the survey link. In addition, a post was approved to go up on the Glen Ellen Forum Facebook page. This notification was also shared on several prominent community pages: Sonoma Valley Community Information, Eldridge for All, Sonoma Mountain Preservation, and the Springs Community Group. It was also put up on a group page named Conversation & Action for Sonoma Valley. It is difficult to quantify exactly how many people encountered the posted information over the time the survey was open. However, analytics show that 142 individuals were ‘reached’ by the Glen Ellen Forum page and one share originated from that page.
- **Social networking- NextDoor** – The author of this report does not use NextDoor but was made aware that the survey link was shared there as well. The understanding is that it was shared in Glen Ellen/Warm Springs/Sonoma Valley networks, but no other details are available on the reach that this allowed.

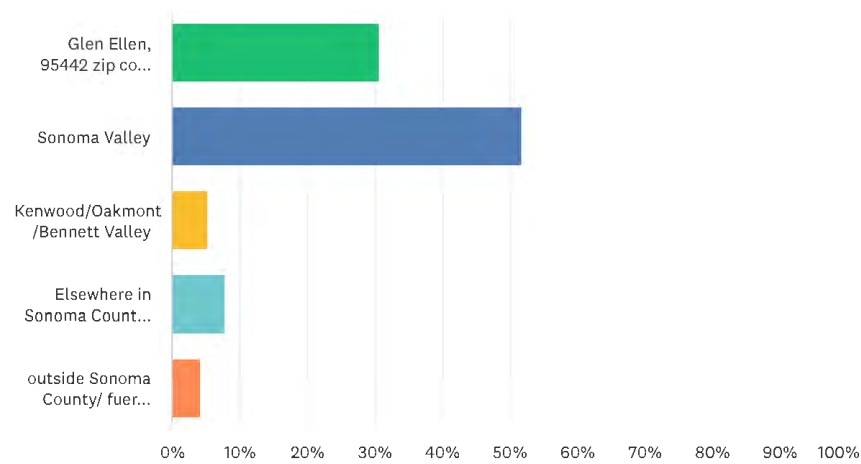
In total, 672 individuals completed the survey. This is a significant number of participants. According to [Survey Monkey](#), a sample size of ~380 is all that would be needed to achieve a market research confidence level of 95% and a margin of error of 5% on a population the size of Sonoma County. Most participants answered all questions and 247 (37%) provided comments on Question #27. Those comments are included here as Addendum B.

III. Demographics

Three questions directly addressed demographic aspects of the survey respondents.

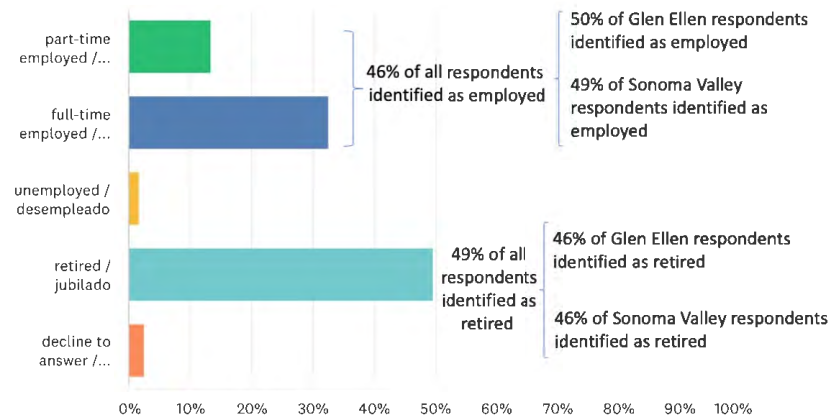
Where do you live?¿Donde vives?

Answered: 666 Skipped: 6



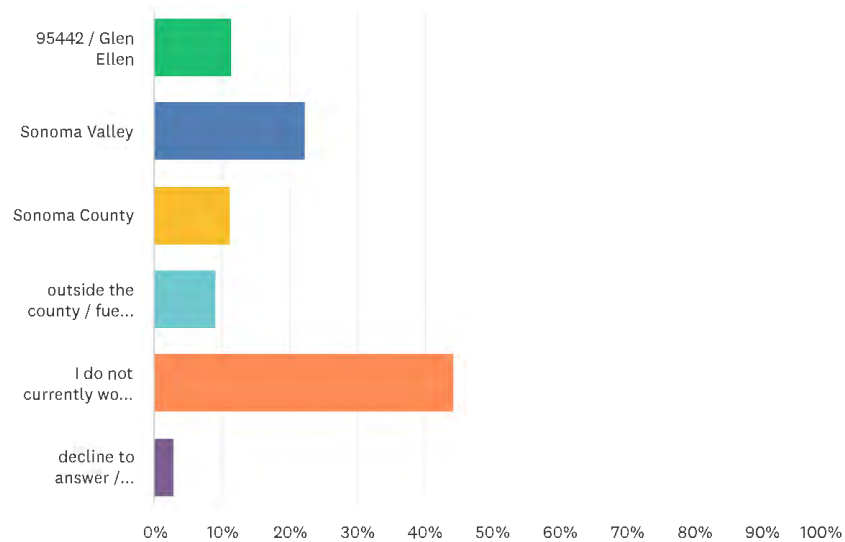
Employment status?¿Estado de Empleo?

Answered: 668 Skipped: 4



Where do you work?¿Dónde trabajas?

Answered: 658 Skipped: 14



Demographics: Summary

In terms of the demographic information gathered:

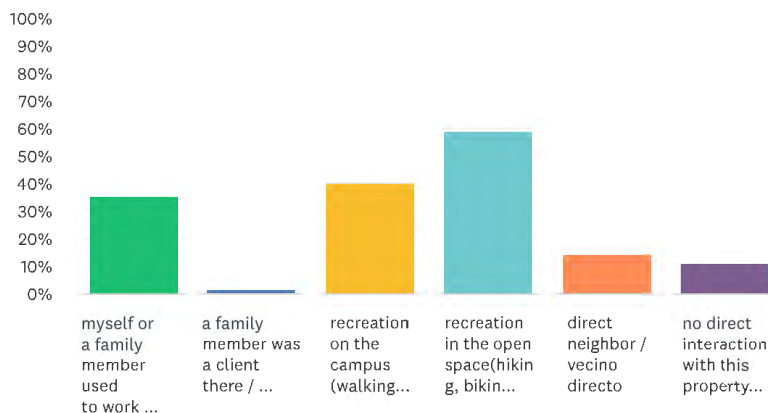
- **Where do you live?** Majority of respondents live in Sonoma Valley
 - 52% of the question respondents identified as living in Sonoma Valley
 - 31% in Glen Ellen/95442
 - 8% elsewhere in Sonoma County
 - 5% in Kenwood/Oakmont/Bennett Valley
 - 4% outside of Sonoma County
- **Do you work?** The greatest proportion, but not a majority, of respondents are retirees
 - 49% of all respondents identified as retired
 - 46% of all respondents identified as being employed
 - full-time (33%)
 - part-time (13%)
 - 2% of all respondents identified as being unemployed
- **Where do you work?** The greatest proportion of respondents work in Sonoma Valley
 - 22% of all respondents work in Sonoma Valley
 - 12% of all respondents work in Glen Ellen
 - 11% work elsewhere in Sonoma County
 - 9% work outside the county

IV. Connection to SDC

Three questions directly probed personal connections to the SDC/Eldridge campus and property.

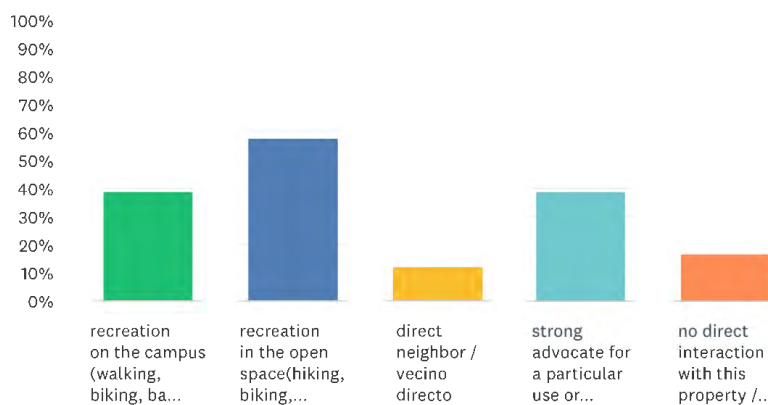
Which two answers best characterize your past interactions with the SDC property?¿Cuáles dos respuestas caracterizan mejor sus interacciones pasadas con la propiedad SDC?

Answered: 671 Skipped: 1



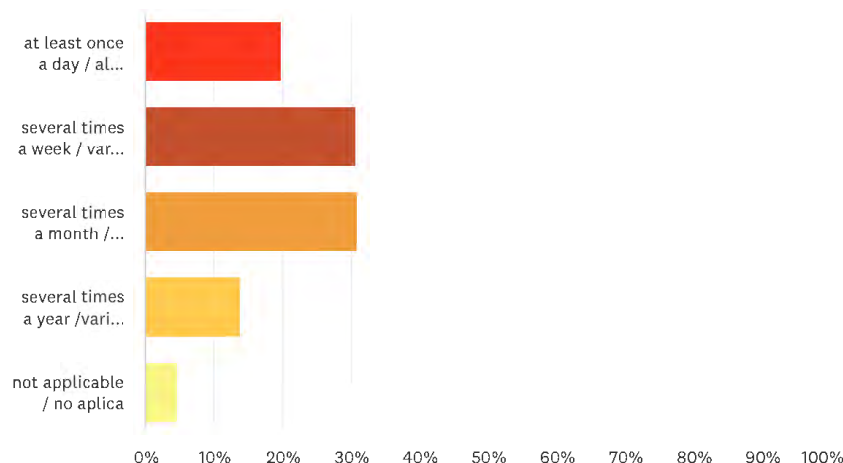
Which two answers best characterize your current interactions with the SDC property?¿Cuáles dos respuestas caracterizan mejor sus interacciones actuales con la propiedad SDC?

Answered: 669 Skipped: 3



How often do you pass through the SDC property (driving, biking, walking, or hiking)?¿Con qué frecuencia pasa por la propiedad de la SDC (en automóvil, en bicicleta, a pie o de excursión)?

Answered: 670 Skipped: 2



Connection to SDC: Summary

In terms of personal connections that respondents had/have with this property:

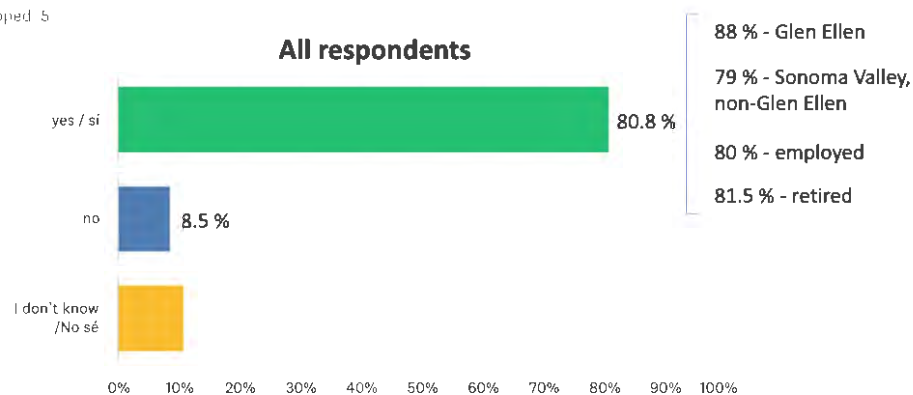
- **Do respondents have a past connection with the property? Yes!**
 - 89% of respondents expressed having past direct interactions with the SDC property
 - Of the choices offered, the three most popular past direct interactions were:
 - recreation in the open space (59%)
 - recreation on the campus (40%)
 - myself, or a family member, used to work or volunteer there (35%)
- **Do respondents have a current connection with the property? Yes!**
 - 83% of respondents expressed having current direct interactions with the SDC property
 - Of the choices offered, the three most popular current direct interactions were:
 - recreation in the open space (58%)
 - recreation on the campus (39%)
 - strong advocate for a particular use or element on the property (39%)
 - 82% of respondents drive, bike, walk, or hike through the property with considerable frequency
 - 20% of respondents say they pass through the SDC at least once a day
 - 31% say they pass through several times a week
 - 31% say they pass through several times a month

V. Feedback on process

Four questions explored respondent sentiment on the process thus far.

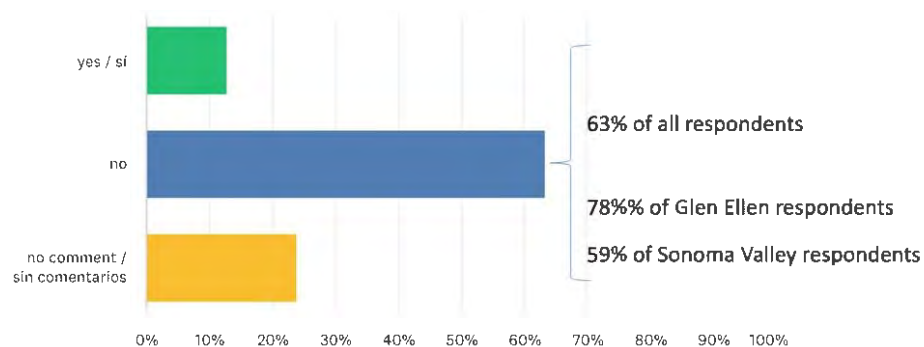
The current deadline for the county to decide on a redevelopment plan is mid January. Do you support a request for that deadline to be extended? La fecha límite actual para que el condado decida sobre un plan de remodelación es a mediados de enero. ¿Apoya una solicitud de prórroga de ese plazo?

Answered: 65/7 Skipped: 5



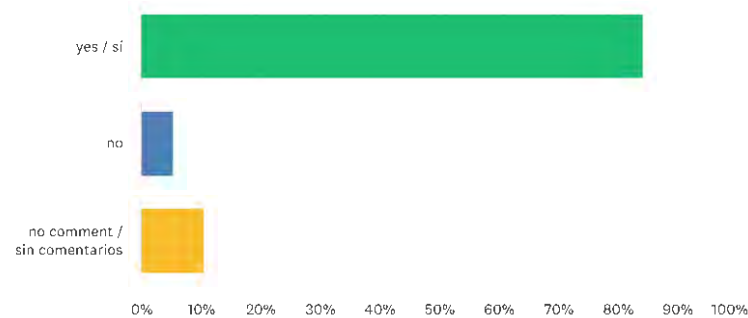
Do you feel like the Proposed Alternatives Report reflected a 'community driven' planning process? ¿Considera que el Informe de alternativas propuestas refleja un proceso de planificación "impulsado por la comunidad"?

Answered: 66/7 Skipped: 1



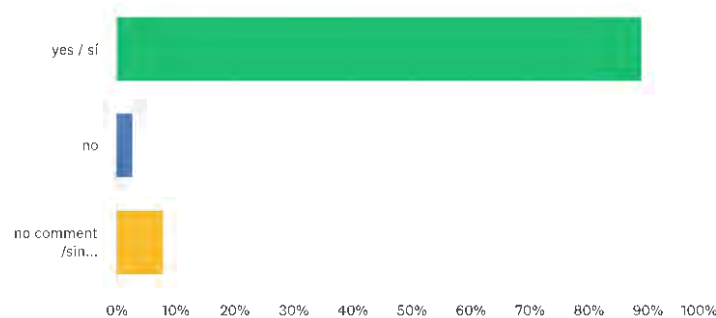
Do you think the County should consider other funding options to increase public benefits and decrease dependency on market rate housing and commercial development? ¿Cree que el condado debería considerar otras opciones de financiamiento para aumentar los beneficios públicos y disminuir la dependencia de viviendas y desarrollos comerciales a precio de mercado?

Answered: 666 Skipped: 0



Should the State be responsible for cleaning up toxics, replacing aging infrastructure, and performing basic remedial maintenance on historic resources on the property? ¿Debería el Estado ser responsable de limpiar los tóxicos, reemplazar la infraestructura obsoleta y realizar el mantenimiento correctivo básico de los recursos históricos de la propiedad?

Answered: 665 Skipped: 7



Feedback on process: Summary

These four questions relating to process and perceptions have yielded strong results:

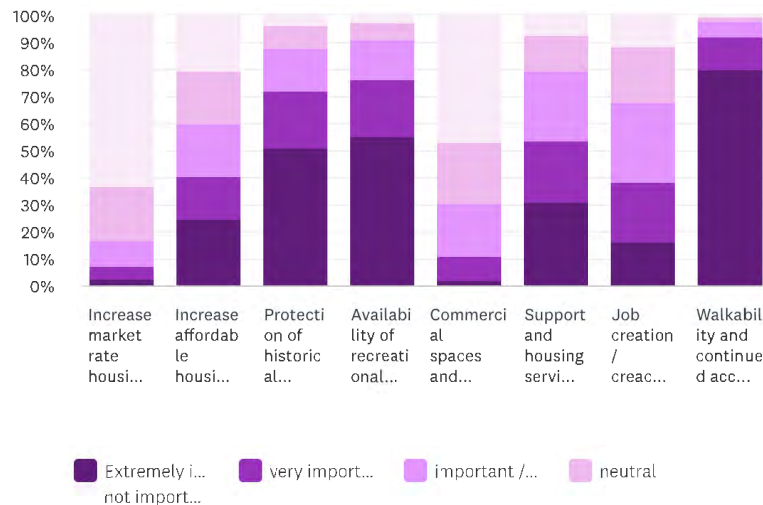
- 81% of all respondents would like to see the process extended
- 63% of all respondents do not feel that the alternatives report reflects a community-driven process
- 84% of all respondents would like the County to find other funding options that are less reliant on market rate housing and commercial development
- 89% of all respondents feel the State should be responsible for toxics clean-up, infrastructure replacement and historical resource maintenance

VI. Broad view

Three survey questions get at a larger picture / overview perspective on the redevelopment of the property. These multifaceted questions have explanations below each graphic.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

Answered: 670 Skipped: 2



This graphic shows the results of respondents qualifying their hopes for redevelopment into categories of extremely important (dark purple) down to not important (light pink) for the options offered in this question. The darker the column, the expression of greater importance for that item.

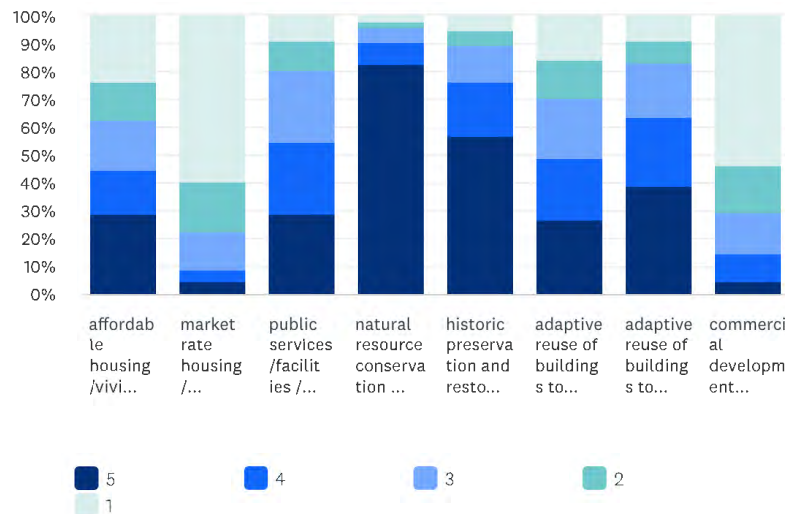
Note that by far, the column with the most significant positive response is **Walkability and continued access to the open space**.

Protection of historical features and **Availability of recreational spaces and facilities** are also deemed considerably important by the respondents.

In terms of 'not important' or neutral scoring, the two columns with most negative response are **Increase market rate housing** and **Commercial spaces and services**.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

Answered: 670 Skipped: 2



This graphic shows the results of respondents applying a high priority (5- dark blue) down to low priority (1- light blue) score to each of these potentials for conversion of the property.

The darker the overall response the higher priority scores received.

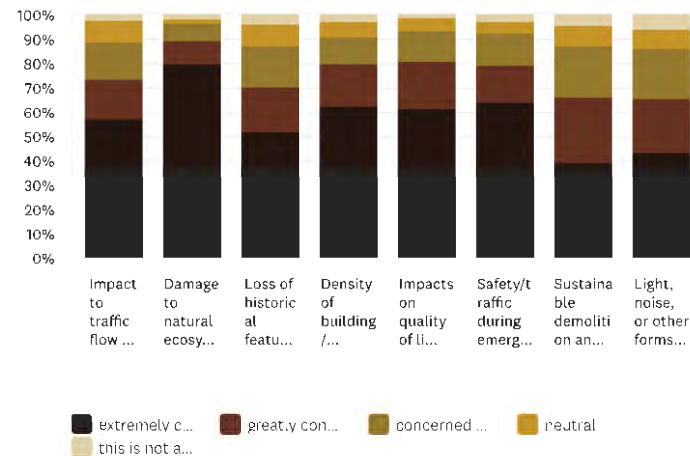
NOTE: The adaptive reuse columns are (on the left) adaptive reuse of buildings to serve at-risk populations and (on the right) adaptive reuse of buildings to serve special needs populations.

Natural resource conservation and **Historic preservation and restoration** are the columns with the most favorable 'high priority' responses.

Market rate housing and **Commercial development** are the columns with the least favorable responses (greater proportion of lower priority scores).

Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 2



The graphic shows the results of respondents qualifying their concerns of redevelopment into categories of extremely concerned (dark brown) down to this is not an issue (light brown), for the options offered in this question. The darker the column, the greater expression of concern regarding that item.

Note that the level of concern is quite high for all options listed in this question. The column garnering the greatest concern is **Damage to natural ecosystems**, with 90% of respondents scoring this item with extremely or greatly concerned. The two columns that result in the least concern (although still very high) are **Sustainable demolition and building** and **Light, noise, or other forms of pollution**.

Broad view: Summary

As regards the redevelopment of the SDC property, respondents overall:

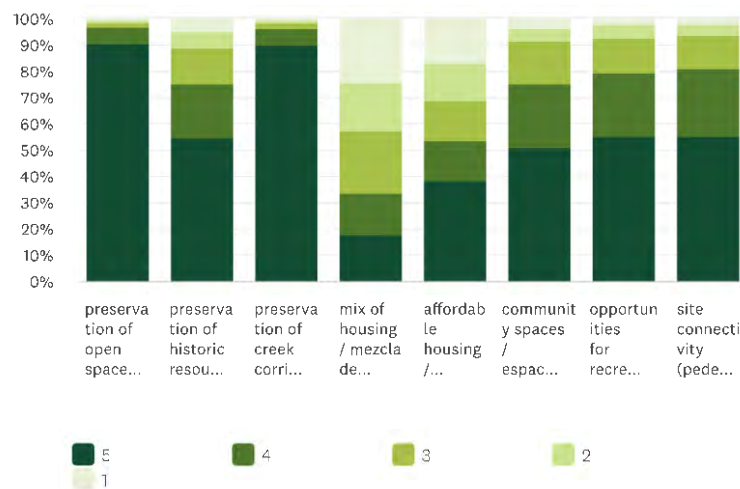
- hope for walkability and continued access to the open space, availability of recreational spaces, and protection of historical features
- see natural resource conservation and historic preservation and restoration as top priorities
- are most concerned about damage to natural ecosystems, although they also express strong concerns regarding:
 - impact to traffic flow
 - loss of historical features
 - density of building
 - impacts on quality of life
 - safety/traffic during emergencies
 - sustainable demolition and building
 - light, noise, or other forms of pollution

VII. Comments on proposed alternatives

Four survey questions asked directly about elements found on the three alternatives proposed in the specific plan report. These multifaceted questions have explanations below each graphic.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 660 Skipped: 1



This graphic shows the results of respondents applying a high priority (5- dark green) down to low priority (1- light green) score to each of these features found in all of the alternatives.

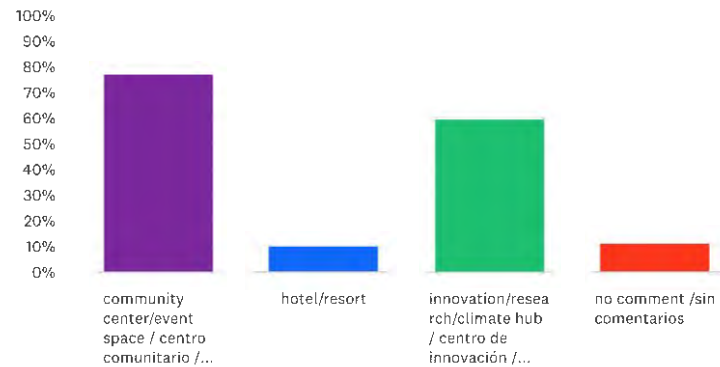
Note that the two very highest priority columns are **Preservation of open space** and **Preservation of creek corridor**. However, all but two features listed in this question received a highest priority score from over 50% of the respondents:

- Preservation of open space (90%)
- Preservation of historic resources (55%)
- Preservation of the creek corridor (90%)
- Community spaces (51%)
- Opportunities for recreation (ballfields & trails) (55%)
- Site connectivity (pedestrian and bike on and beyond campus) (55%)

The two features with lower priority scoring in this set are **Mix of housing** and **Affordable housing**, which is interesting because you will find some contradictory responses in the housing section of this report.

Which of the following commercial features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características comerciales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

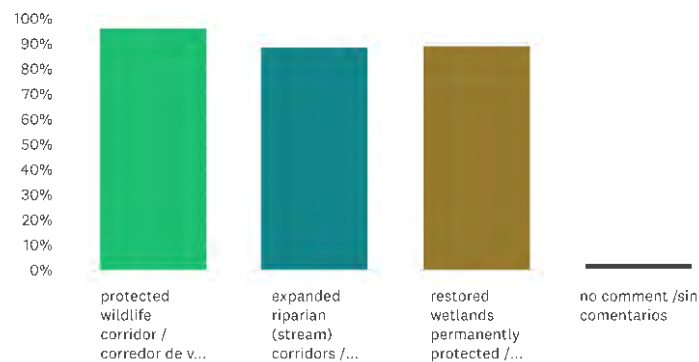
Answered: 665 Skipped: 9



Of the commercial features listed in this question, the most popular is the **Community center/event space** (77%) followed by the **Innovation/research/climate hub** (60%). The least popular is **Hotel/resort** (10%).

Which of the following natural features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características naturales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

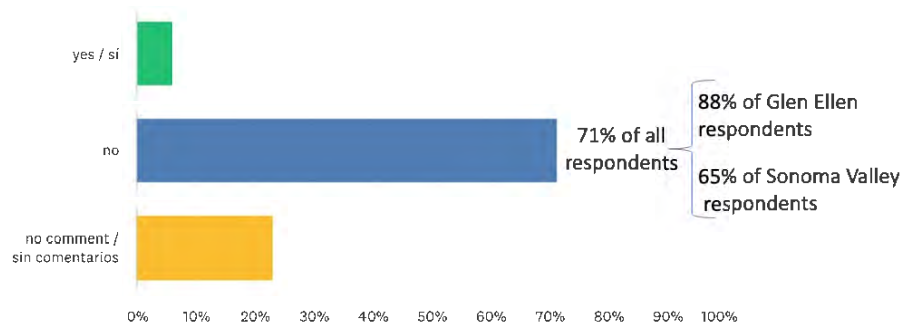
Answered: 668 Skipped: 4



Of the natural features listed in this question, all were very popular: **Protected wildlife corridor** (96%), **Expanded riparian (stream) corridors** (88%), and **Restored wetlands** (89%).

Do you think the County adequately addressed fire hazards, traffic and other impacts to the community predicted from the proposed development? ¿Cree que el condado abordó de manera adecuada los peligros de incendio, el tráfico y otros impactos a la comunidad previstos por el desarrollo propuesto?

Answered: 665 Skipped: 7



As you can see in the graph above, respondents overwhelmingly expressed a sentiment that the County has not adequately addressed fire hazards, traffic, and other impacts to the community in the alternatives. Glen Ellen respondents showed a greater concern than Sonoma Valley respondents which is not surprisingly because, in general, those respondents, are more likely to have been directly impacted by the 2017 Nuns Fire (and other more recent wildfire events requiring evacuations).

Comments on proposed alternatives: Summary

As regards features and considerations put forth in the specific plan alternatives report, survey respondents:

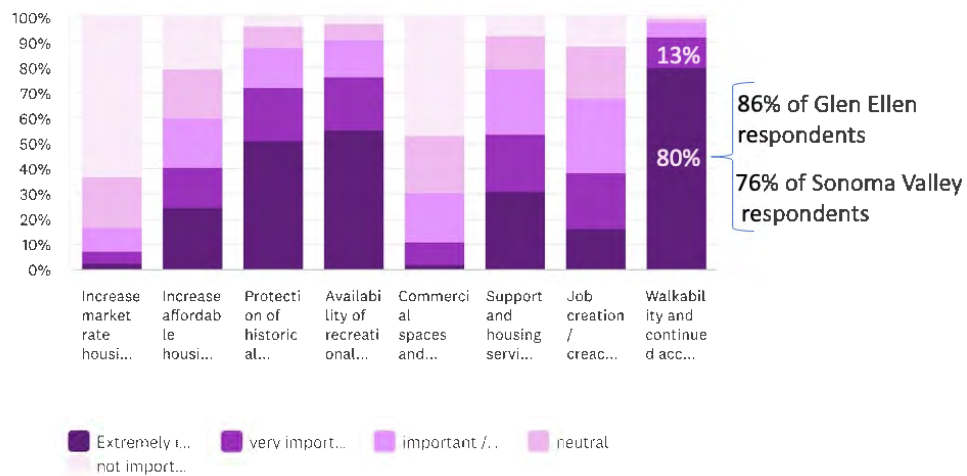
- give exceedingly high priority to the preservation of both the open space and the creek corridor
- give strong priority to preservation of historic resources, opportunities for recreation, site connectivity, and community spaces
- support a community center/event center and an innovation/research/climate hub
- very strongly support a protected wildlife corridor, expanded riparian (stream) corridors, and restored wetlands permanently protected
- overwhelmingly feel that the County did not adequately address fire hazards, traffic, and other impacts to the community in the proposed alternatives

VIII. Open space

Four survey questions touched on open spaces. These graphs have already been displayed once before in this report, either in the **Broad view** or **Comments on proposed alternatives** sections. They are grouped here for ease in seeing the overall sentiment on open spaces in the redevelopment process. These multifaceted questions have explanations below each graphic.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

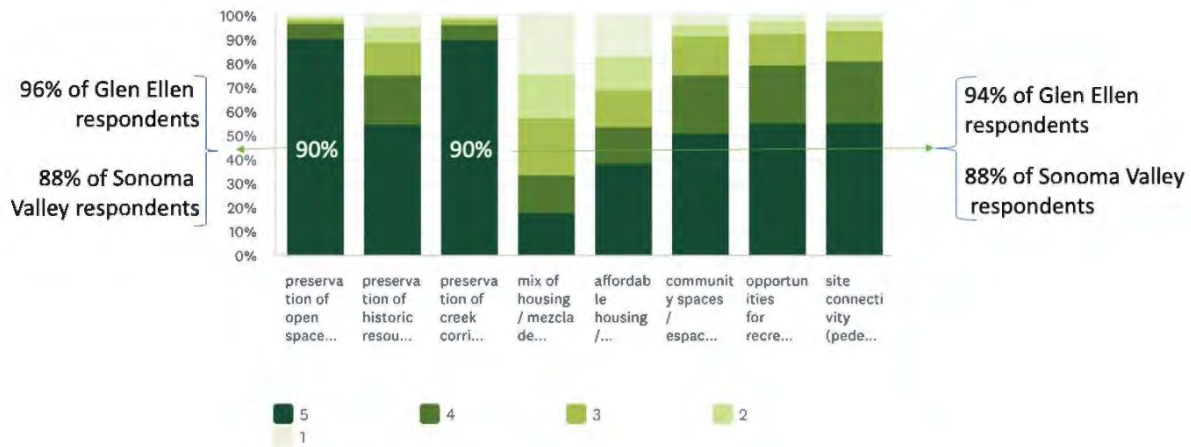
Answered: 670 Skipped: 2



The far-left column on this graph shows the level of importance regarding **Walkability and continued access to the open space**. While driven in part by the high score provided by Glen Ellen respondents, the Sonoma Valley respondents also overwhelmingly scored this element in the extremely important category, and this leads to the overall respondent picture (80% extremely important and 13% very important). Note that this column is the highest overall in terms of importance for all of the elements appearing in this question.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

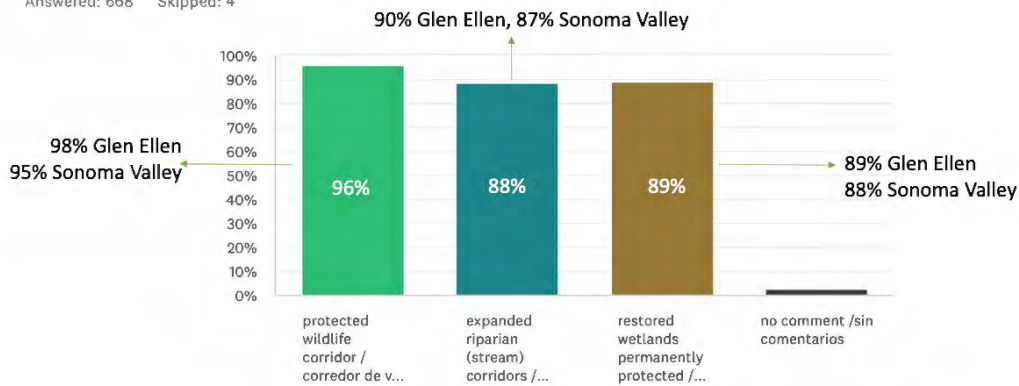
Answered: 668 Skipped: 4



This graph shows two columns specific to open space features. It is noticeably clear from the responses that both **Preservation of open space** and **Preservation of creek corridor** are of high priority. It is no surprise that Glen Ellen respondents would have a higher priority in this regard but note that Sonoma Valley respondents also overwhelmingly chose high priority for both of these features.

Which of the following natural features, listed among the Proposed Alternatives would you support? (choose all that apply) ¿Cuál de las siguientes características naturales, enumeradas entre las alternativas propuestas, apoyaría? (elija todo lo que corresponda)

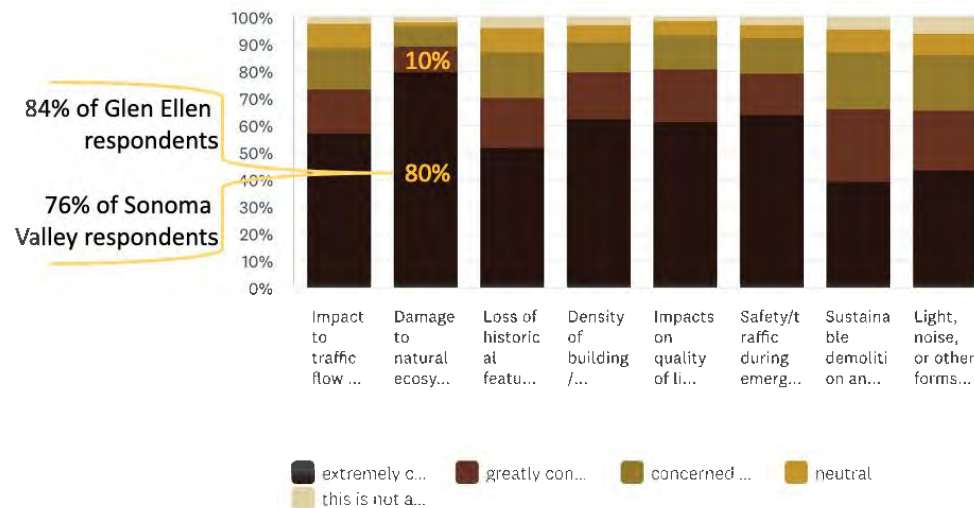
Answered: 668 Skipped: 4



All three of these natural features related to open space received support in this question. And although the support is from a higher proportion of individuals in Glen Ellen for each, the difference is slight. It is also notable that for this survey question only 4 individuals chose to not answer, and a small sliver selected no comment.

Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 3



For this question on concerns regarding the redevelopment, the column with highest level of concern centered on wild open space. A total of 90% of respondents scored **Damage to natural ecosystems** as an issue that they are extremely or greatly concerned about. Again, the level of concern was slightly higher among Glen Ellen respondents, but more than ¾ of all Sonoma Valley respondents scored this item with the extremely concerned designation.

Open space: Summary

As regards open space and redevelopment:

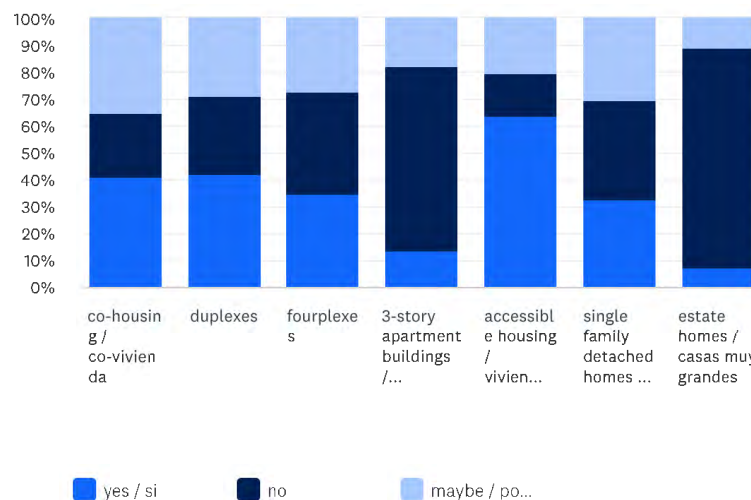
- 93% of respondents hope that proposals will still allow for walkability and access to the open space
- 90% of respondents are extremely, or greatly, concerned about damage to natural ecosystems
- 90% of respondents give a highest priority score to protection of open space and creek corridor
- greater or equal to 88% of respondents express support for a protected wildlife corridor, expanded riparian (stream) corridors, restored wetlands permanently protected

IX. Housing

Six of the survey questions touch on housing, two of which have been seen earlier in this report, but it is important to include them again in this topic section. These multifaceted questions have explanations below each graphic.

Which types of housing should be included in the redevelopment? ¿Qué tipos de vivienda deben incluirse en la remodelación?

Answered: 668 Skipped: 4



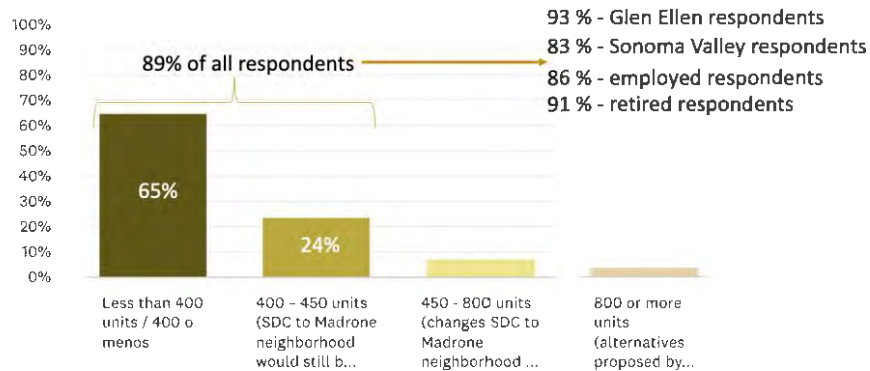
This question asked whether certain types of housing should be included in the redevelopment. Bright blue represents yes, light blue represents maybe, and dark blue represents no.

The category with the highest yes score is **Accessible housing** (64%). **Co-housing** and **Duplexes** had yes scores in the 40% range, with maybe and yes combined pushing into the 70%s. **Fourplexes** and **Single family detached homes** has yes scores in the 30% range, with maybe and yes combined in the 60%s.

The two categories with the lowest yes/highest no scores are **Estate homes** (7% yes, 81% no) and **3-story apartment buildings** (13% yes, 69% no). Regarding apartments, there may be some disconnect in understanding regarding the constraints of affordable housing designation. You will see below that respondents feel strongly about affordable housing, and yet here score apartment buildings quite low. These results are somewhat at odds with each other, but speak to a bigger issue, which is how the County has failed to educate the community regarding the parameters, constraints, and definitions used in zoning and specific to housing.

How much housing do you support at SDC? ¿A cuántas casas apoyas en SDC?

Answered: 644 Skipped: 23

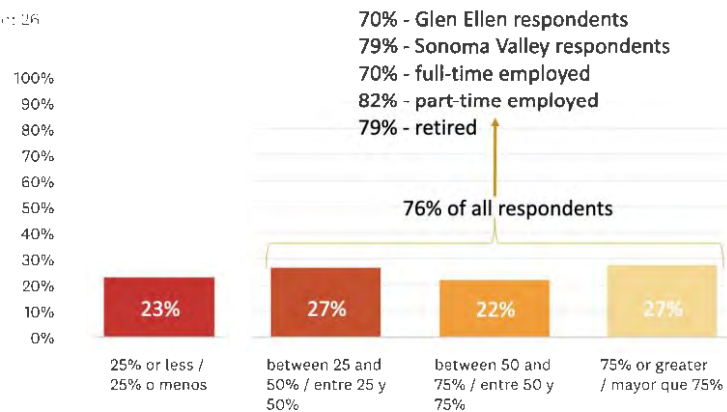


It is important to point out that 4% of survey participants chose to not answer this question. Of the 644 who did answer, 65% support less than 400 housing units, 24% support 400 to 450 housing units, and a combined 11% support over 450 housing units. NOTE: The number of housing units in all three plans is 990 or greater.

Of all question respondents, 89% would like to see less than 451 units and although the proportions are slightly higher among Glen Ellen respondents and retired respondents, those responses are not the only drivers of this sentiment. Greater than 4 out of every 5 Sonoma Valley respondent and 6 out of every 7 employed respondents, expressed support for less than 451 housing units.

In the redevelopment of SDC, what percentage of housing do you think should be affordable (moderate, low, or very low income)? En la remodelación de SDC, ¿qué porcentaje de la vivienda cree que debería ser asequible (ingresos moderados, bajos o muy bajos)?

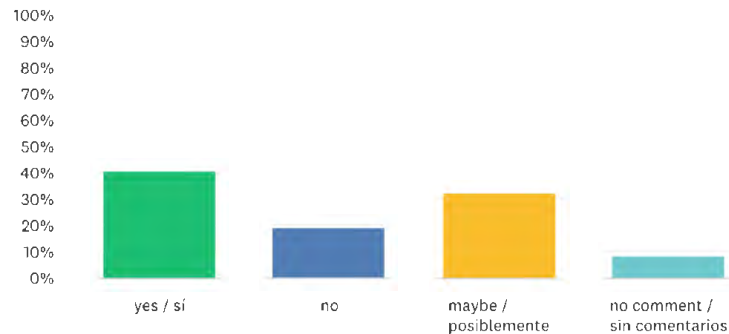
Answered: 646 Skipped: 26



Again, nearly 4% chose not to answer this question about percentage of affordable housing. Considering the 646 who did, no single answer stands out, but 23% of all respondents would like to see 25% or less of the units be affordable. When the other three answers are combined, it is clear that more than $\frac{3}{4}$ of all respondents would like to see more than 25% of the units as affordable. The drivers of this are the part-time employed (82%), the retired (79%), and the Sonoma Valley respondents (79%), although the other categories are not far behind.

Should housing development in the SDC have a mix of all affordability classes? ¿Debería el desarrollo de viviendas en la SDC tener una combinación de todas las clases de asequibilidad?

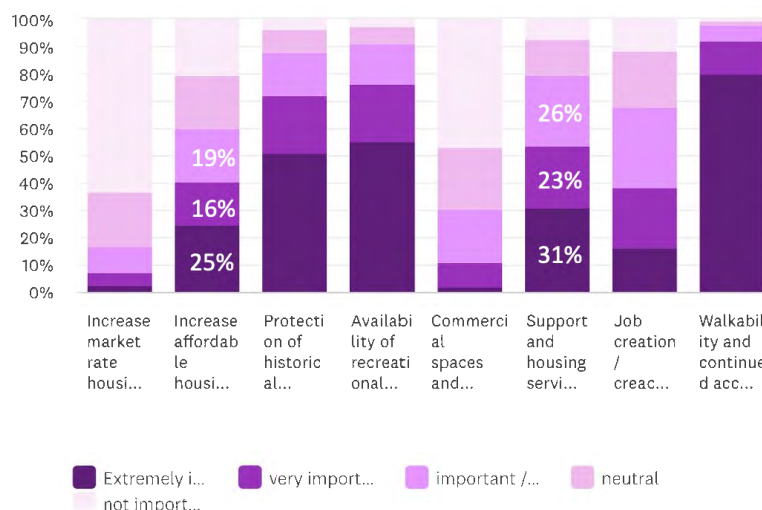
Answered: 670 Skipped: 0



According to these data, 70% of all respondents feel that yes (40%) or maybe (32%), the housing development at SDC should have a mix of all affordability classes.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

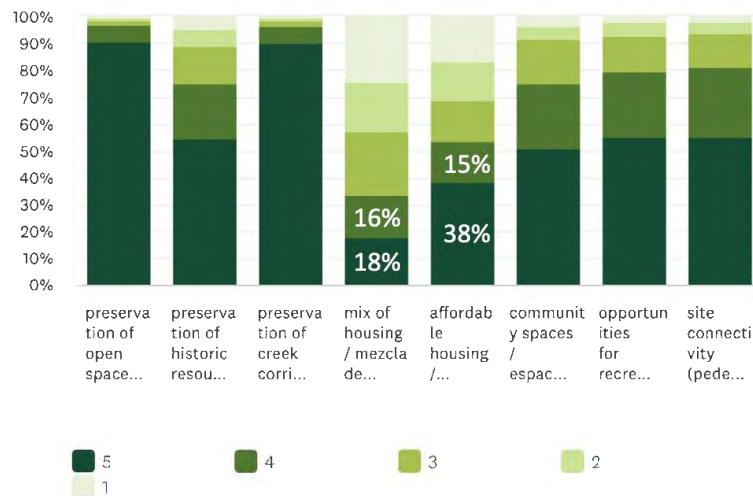
Answered: 670 Skipped: 2



According to this question about hopes for the redevelopment, a total of 60% of all respondents score **Increase affordable housing** as important, very important, or extremely important. A total of 80% of all respondents score **Support and housing services for the disabled and other underserved communities** as important, very important, or extremely important. **Increase market rate housing** is the highest not important score among these elements.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 668 Skipped: 4



This question on features present in all alternatives has two columns related to housing. 18% of all respondents gave **Mix of housing** the highest priority score and 16% gave it a high priority score. 38% of all respondents gave **Affordable housing** the highest priority score and 15% gave it a high priority score. In this set of features, these two columns received the lowest priority scores overall.

Housing: Summary

As regards housing and redevelopment, there are some mixed and potentially even contradictory results. The clearest messages that these data present:

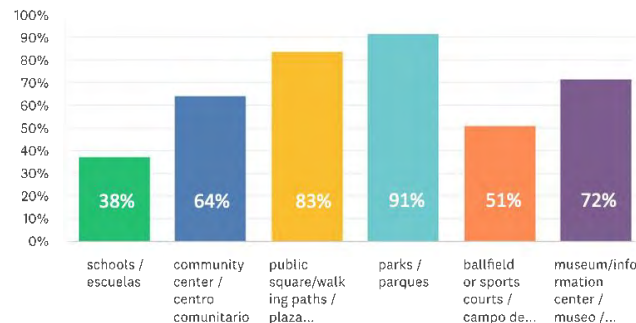
- 89% of respondents would like to see less than 451 housing units in the final plan
- 80% of all respondents give some level of importance to housing and services for the disabled and underserved
- 76% of all respondents would like to see no less than 25% of the units as affordable housing
- 70% of all respondents say that yes, or maybe, housing should be a mix of all affordability classes, although on a separate question, only 34% of all respondents give mix of housing a highest or high priority score
- 63% of all respondents score increased market rate housing as not important
- 60% of all respondents give some level of importance to affordable housing and 53% of all respondents score affordable housing as highest or high priority

X. Community

Five of the survey questions touch on aspects of community elements, character, and services. These multifaceted questions have explanations below each graphic.

If these were made available to you at SDC, what public facilities would you support or use? (choose all that apply) Si estos estuvieran disponibles para usted en SDC, ¿qué instalaciones públicas apoyaría o usaría? (elija todo lo que corresponda)

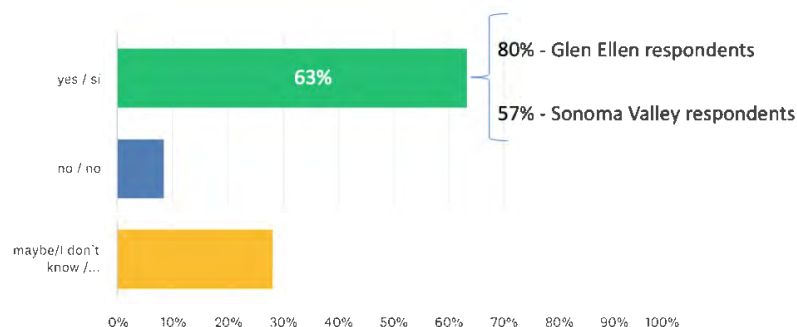
Answered: 664 Skipped: 8



According to these data, the public facility that received the most positive response was **Parks**, followed by **Public Square/walking paths/plaza**. Three other choices gained support from a majority of respondents: **Museum/information center**, **Community center**, and **Ballfield or sports courts**. 38% of all respondents said they would support or use a **School**.

If an existing building could serve as a community center for Glen Ellen, would you participate in community activities and support any needed renovation needed to adapt and upgrade the building? Si un edificio existente pudiera servir como centro comunitario para Glen Ellen, ¿participarías en las actividades comunitarias y apoyarías cualquier renovación necesaria para adaptar y mejorar el edificio?

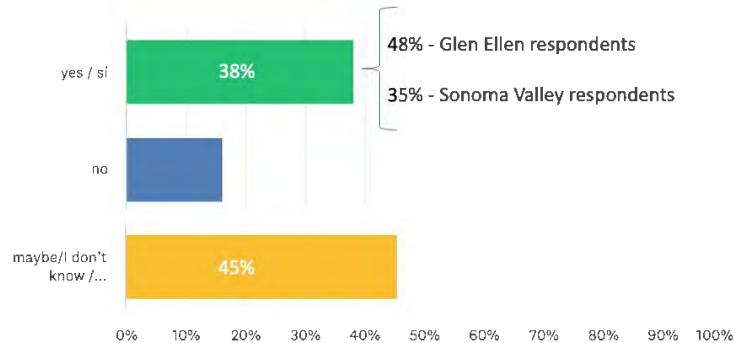
Answered: 664 Skipped: 8



63% of all respondents said they would participate in activities at, and support renovation for the conversion of, an existing building into a community center. It is not surprising that Glen Ellen respondents are driving this result. A majority of Sonoma Valley respondents also share this sentiment.

Would you support the relocation of Dunbar Elementary School to the SDC property? ¿Apoyaría la reubicación de la Escuela Primaria Dunbar a la propiedad de SDC?

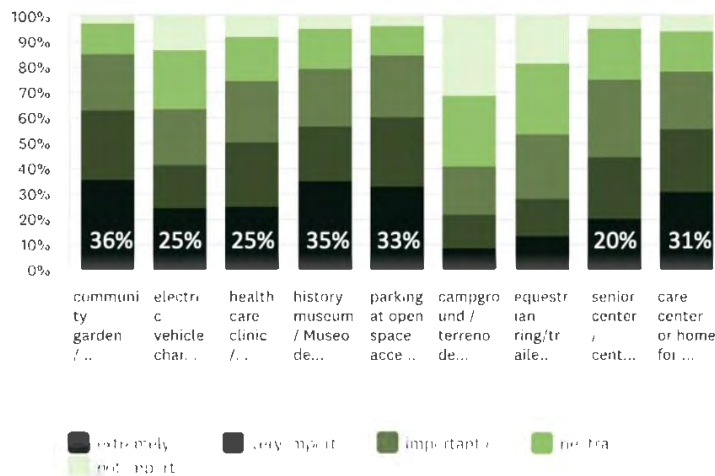
Answered: 669 Skipped: 3



More than 1 in 3 respondents support the relocation of Dunbar Elementary School to the SDC property. 48% of Glen Ellen respondents and 35% of Sonoma Valley respondents expressed this sentiment.

Please score each of these in terms of other features that could be developed on the SDC property. Califique cada uno de estos en términos de otras características que podrían desarrollarse en la propiedad de SDC.

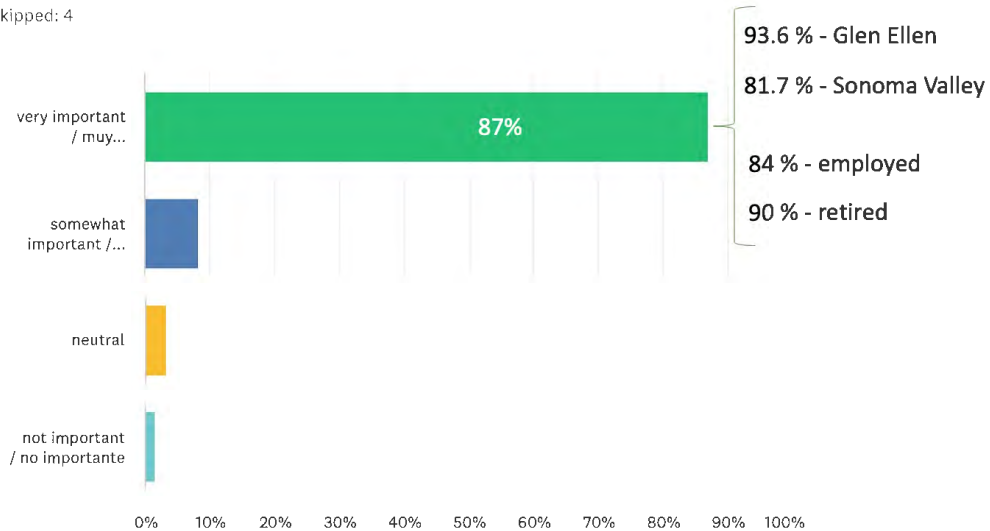
All values are in percentage



More than 1 in 3 of all respondents find these features extremely important: **Community garden, History museum, Parking at open space access points, and Care center or home for the disabled**. More than 50% of respondents scored all features, except **Campground**, as important, very important, or extremely important.

How important is it to you to preserve the rural character of Glen Ellen and the area nearby? ¿Qué importancia tiene para usted preservar el carácter rural de Glen Ellen y el área cercana?

Answered: 668 Skipped: 4



An overwhelming 87% of respondents answered that it is very important to **Preserve the rural character of Glen Ellen and the area nearby**. Another 8% find it somewhat important. Perhaps not surprisingly, 93.6% of Glen Ellen respondents and 90% of retired respondents said this was very important. However, the Sonoma Valley and employed respondents also overwhelmingly matched this response.

Community: Summary

As regards community elements, the survey results indicate that:

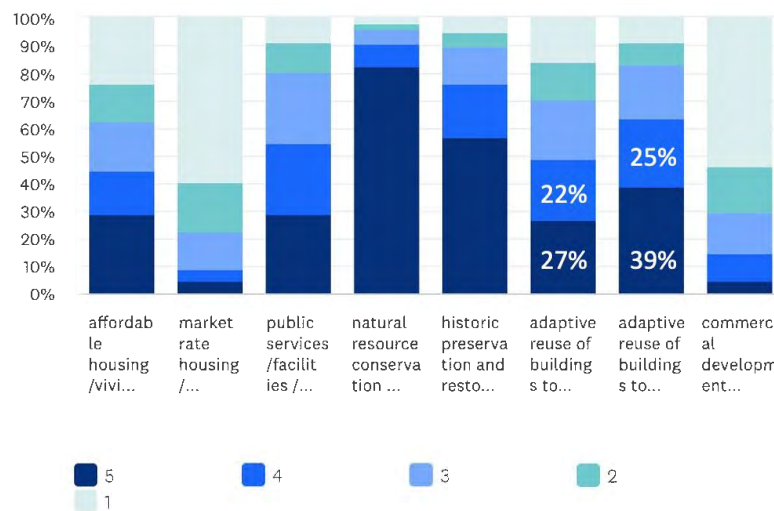
- 87% of all participants feel that it is very important to preserve the rural character of Glen Ellen and the area nearby
- more than two thirds of all respondents would participate in community activities and support any needed renovation to adapt and upgrade an existing building into a community center
- a majority of respondents are interested in:
 - Parks
 - public square/walking paths/plaza
 - museum/information center
 - community center
 - ballfield or sports courts
- 38% of all respondents support the relocation of Dunbar Elementary School to the SDC site
- more than 30% of all respondents find these features extremely important:
 - community garden
 - history museum
 - parking at open space access points
 - care center or home for the disabled

XI. Elements for underserved groups

Four of the survey questions touched on community groups in need. These multifaceted questions have explanations below each graphic.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

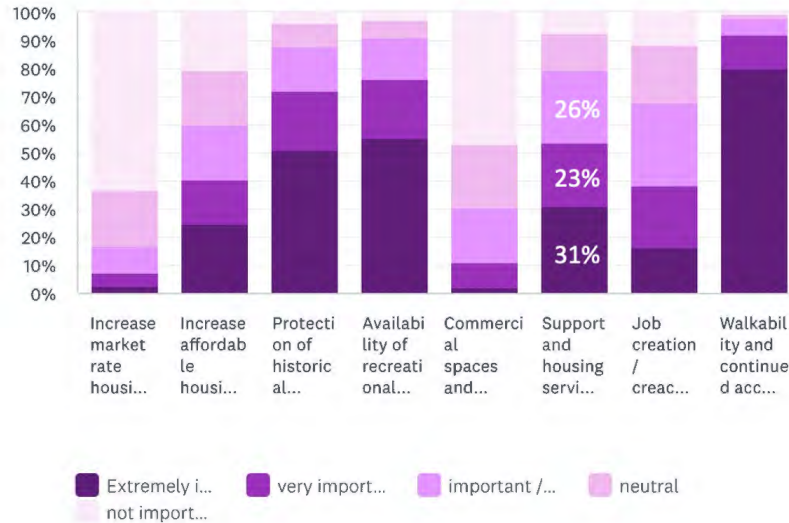
Answered: 670 Skipped: 2



A total of 49% of all respondents find **Adaptive reuse of buildings to serve at-risk populations** to be of highest or high priority combined. A total of 64% of all respondents find **Adaptive reuse of buildings to serve special needs populations** to be of highest or high priority combined. Also, on this graph you can see support for **Public services** and **Affordable housing**, both of which intersect with underserved groups.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

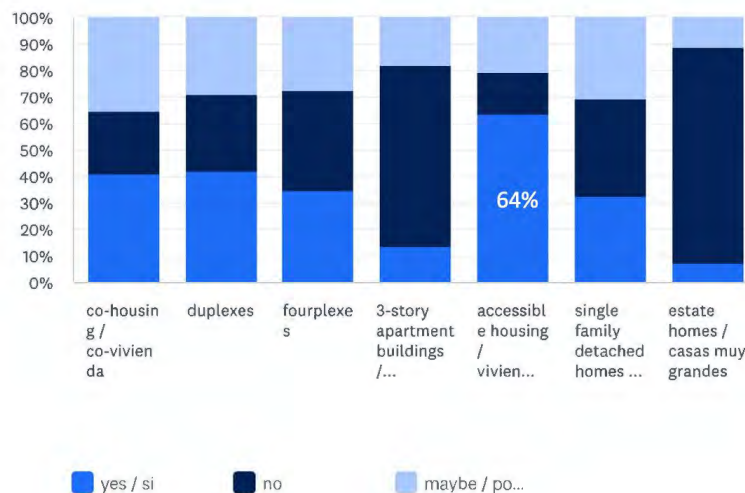
Answered: 670 Skipped: 2



These data show strong positive response regarding support for underserved groups. 80% of all respondents find **Support and housing services for the disabled and other underserved communities** to be important, very important, and extremely important. Note that this support scores higher than both **Job creation** and **Increase affordable housing**, and scores far higher than **Commercial spaces and services** and **Increase market rate housing**.

Which types of housing should be included in the redevelopment? ¿Qué tipos de vivienda deben incluirse en la remodelación?

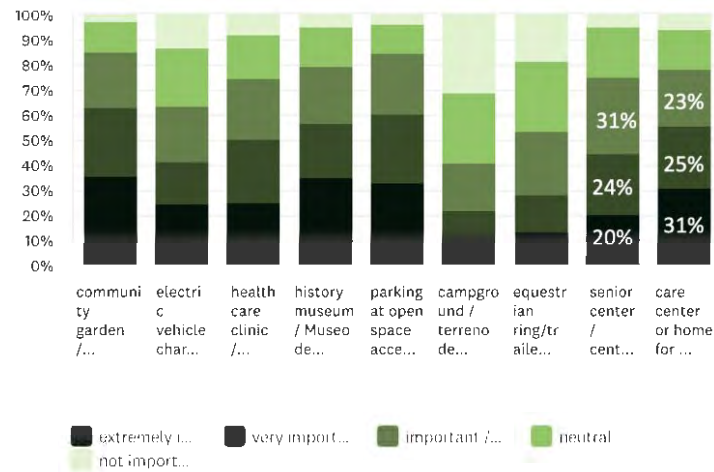
Answered: 668 Skipped: 4



Of the choices given on types of housing, the most favorable response intersects with the underserved. 64% of all respondents said yes to the inclusion of **Accessible housing**.

Please score each of these in terms of other features that could be developed on the SDC property. Califique cada uno de estos en términos de otras características que podrían desarrollarse en la propiedad de SDC.

Answered: 1160 Skipped: 2



In terms of features that could be developed on the SDC property, 75% of all respondents say that the development of a **Senior center** is important, very important, or extremely important. 79% of all respondents say that the development of a **Care center or home for the disabled** is important, very important, or extremely important.

Elements for underserved groups: Summary

As regards responses that intersect with needs of underserved groups, the survey suggests that:

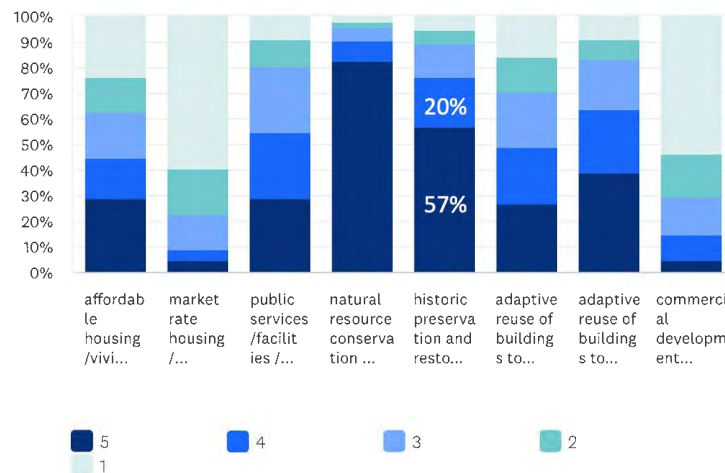
- these percentages of all respondents find these elements to be important, very important, and extremely important:
 - 80% - Support & housing services for the disabled and other underserved communities
 - 79% - Care center or home for the disabled
 - 75% - Senior center
- these percentages of all respondents find these elements to be of highest or high priority combined:
 - 64% - Adaptive reuse of buildings to serve special needs populations
 - 49% - Adaptive reuse of buildings to serve at-risk populations
- 64% of all respondents think that Accessible housing should be included in the redevelopment

XII. Historic preservation

Four of the survey questions touched on the historic elements of the SDC property. These multifaceted questions have explanations below each graphic.

If funding was no object, how would you convert the SDC property? (rank each 5 high priority, 1 low priority) Si la financiación no fuera un problema, ¿cómo convertiría la propiedad de la SDC? (clasifique cada 5 de alta prioridad, 1 de baja prioridad)

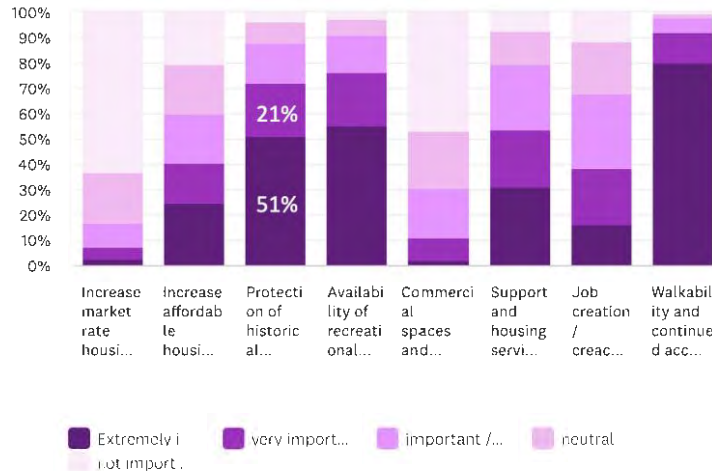
Answered: 670 Skipped: 2



Greater than 3 out of 4 survey respondents scored **Historic preservation and restoration** as very high (57%) or high (20%) priority. 5% score this as low priority.

Please score each of these in terms of your hopes for the re-development of the SDC property. Califique cada uno de estos en términos de sus esperanzas para el redesarrollo de la propiedad de la SDC

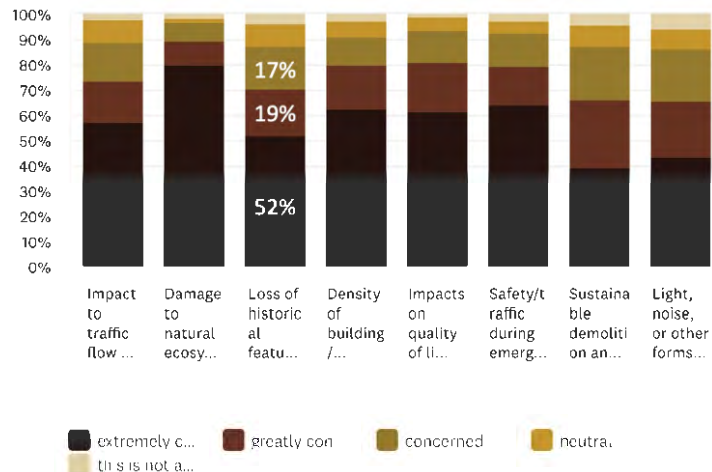
Answered: 670 Skipped: 2



In terms of hopes for the redevelopment, 72% of respondents find **Protection of historical resources** to be extremely (51%) or very important (21%). Only 4% score this as not important.

Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

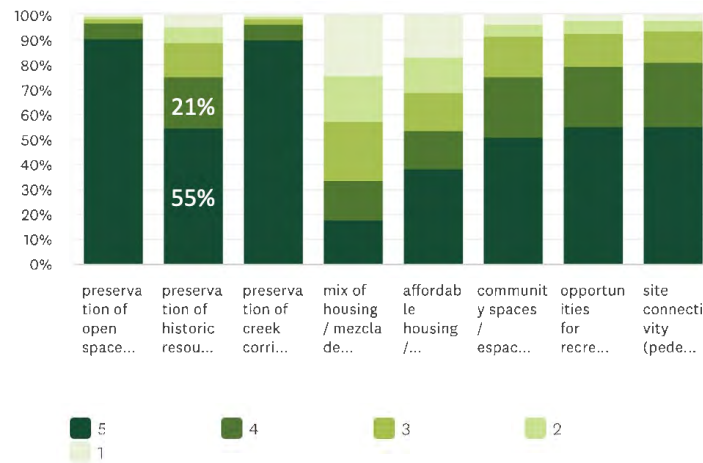
Answered: 669 Skipped: 3



Of all respondents, 88% express some level of concern regarding **Loss of historical features**. Only 4% say this is not a concern.

All the alternatives include the following features. Please designate each as high priority (5) to low priority (1). Todas las alternativas incluyen estas características. Designe cada uno como de alta prioridad (5) a baja prioridad (1)

Answered: 668 Skipped: 4



Of all respondents, 76% give **Preservation of historic resources** the top or second highest priority for possible features in the re-development. 5% of respondents give this category a low priority score.

Historic preservation: Summary

As regards responses that intersect with historic preservation, of all respondents:

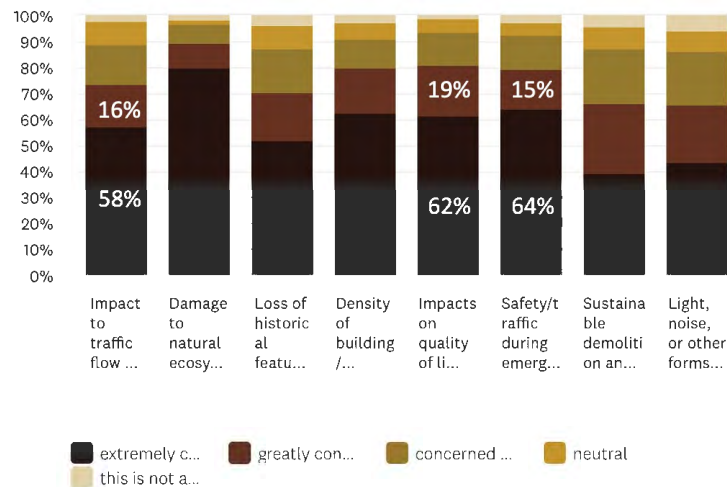
- 57% score historic preservation and restoration as high priority
- 55% score preservation of historic resources as high priority
- 52% say that they are extremely concerned about the loss of historical features
 - 19% say they are greatly concerned
 - 17% say they are concerned
- 51% find protection of historic resources to be extremely important
 - 21% score it as very important
 - 16% score it as important
- 5% or less give this topic a low priority, not important, or not a concern

XIII. Traffic, safety, and quality of life

Two questions intersect with the topics of quality of life, traffic, and safety.

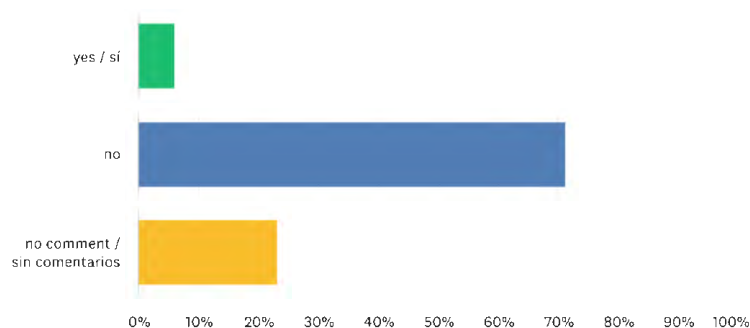
Please score each of these in terms of your concerns regarding the re-development of the SDC property. Califique cada uno de estos en términos de sus inquietudes con respecto a la remodelación de la propiedad de la SDC

Answered: 669 Skipped: 3



Do you think the County adequately addressed fire hazards, traffic and other impacts to the community predicted from the proposed development? ¿Cree que el condado abordó de manera adecuada los peligros de incendio, el tráfico y otros impactos a la comunidad previstos por el desarrollo propuesto?

Answered: 669 Skipped: 3



Traffic, safety, and quality of life: Summary

- 81% of respondents give high concern scores to **Impacts on quality of life**
 - Less than 3% say this is not a concern
- 79% of respondents give high concern scores to **Safety/traffic during emergencies**
 - Less than 3% say this is not a concern
- 74% of respondents express extreme or great concern about **Impacts to traffic flow**

- A strong majority of respondents (71%) do not think that the County has adequately addressed fire hazards, traffic and other impacts to the community thus far in the process of SDC redevelopment

XIV. Final thoughts

This survey had 26 selection questions and 1 long-form question. 672 individuals responded and completed the survey. Here are the summarized takeaway bullet points.

Demographics of respondents:

- 52% said they live in Sonoma Valley and 31% live in Glen Ellen/95442
- 49% identified as retired, 46% identified as working part-time or full-time
- Most working respondents are employed in Sonoma Valley and outside of Glen Ellen

Personal connections to the SDC campus/property:

- 89% of respondents say they had a past connection
 - 59% identify recreation in the open space as their past use
- 83% of respondents say they have a current connection
 - 58% identify recreation in the open space as their current use
- 82% say they drive, bike, walk, or hike through the property at least several times a month

Standout results:

Of the survey respondents for each question:

- 96% support a **protected wildlife corridor** (641/668)
- 96% support the development of **800 housing units or less** (620/644)
 - 89% would like to see less than 451 units
- 90% give high priority to the **protection of open spaces** (602/668) and the **preservation of creek corridor** (598/668)
- 90% did not select a hotel/resort when given that option for commercial features found in the current plans (595/663)
- 89% support **restored wetlands permanently protected** (595/668)
- 89% say the **State should be responsible** for cleaning up toxics, replacing aging infrastructure, and performing basic remedial maintenance on historic resources on the property (593/665)
- 88% support an **expanded riparian (stream) corridor** (589/668)
- 87% say it is very important to **preserve the rural character of Glen Ellen and the area nearby** (581/688)
- 84% think the County should **consider other funding options** to increase public benefits and decrease dependency on market rate housing and commercial development (561/666)
- 83% give high priority to **conservation of natural resources** (547/670)
- 81% support **extension of the deadline** for the county to decide on a redevelopment plan (539/667)
- 81% say no to the inclusion of **estate homes** in the re-development plans (523/668)
- 80% say that **walkability and continued access to the open space** is extremely important when asked about their hopes for the re-development (529/670)
- 80% say they are extremely concerned about **damage to natural ecosystems** (531/669)

XV. Addendum A (intro text to the survey)

Dear community member,

Thank you for clicking on this survey link. This survey was created by a private citizen and is not sponsored by any governmental group nor nonprofit entity. The intention of this survey is to gather more community input on the Sonoma Development Center (SDC) redevelopment process and outcomes. SDC is the property that formerly housed and cared for the disabled community between Jack London Village and Martin St. in Glen Ellen. If you have not already done so, please explore the Alternatives Report at this link: www.sdcspecificplan.com before taking this survey. The vision and guiding principles referred to in this survey are on pages 7–11 of the report. Keep in mind that any proposal will need to work within the framework of the Specific Plan's vision and guiding principles. The alternatives referred to in this survey are on pages 22-54 of the report. Three plans have been proposed. The planning process is a zoning exercise to establish limits on where certain land uses can occur and the density or coverage of that land use. The community is working to prepare a fourth alternative. Your anonymous participation in this survey is an opportunity to contribute to a community vision that helps define compatible land use. The data from this survey will be presented and shared with the county via the North Sonoma Valley Municipal Advisory Council and will be shared with local media.

Again, thank you for your time.

Estimado miembro de la comunidad,

Gracias por venir a este sitio web. Esta encuesta fue creada por un ciudadano privado y no está patrocinada por ningún grupo gubernamental ni entidad sin fines de lucro. La intención de esta encuesta es recopilar más aportes de la comunidad sobre el proceso de reurbanización y los resultados de la SDC. 'SDC' es la propiedad que anteriormente albergaba y cuidaba a la comunidad de discapacitados entre Jack London Village y Martin St. en Glen Ellen. Si aún no lo ha hecho, explore el informe 'Alternatives Report' en este sitio: www.sdcspecificplan.com antes de realizar esta encuesta. La visión y los principios rectores a los que se hace referencia en esta encuesta se encuentran en las páginas 7 a 11 del informe. Tenga en cuenta que cualquier propuesta deberá trabajar en el marco de la visión y los principios rectores del Plan Específico. Las alternativas a las que se hace referencia en esta encuesta se encuentran en las páginas 22 a 54 del informe. Se han propuesto tres planes. El proceso de planificación es un ejercicio de zonificación para establecer límites sobre dónde pueden ocurrir ciertos usos de la tierra y la densidad o cobertura de ese uso de la tierra. La comunidad está trabajando para preparar una cuarta alternativa. Su participación anónima en esta encuesta es una oportunidad para contribuir a una visión comunitaria que ayuda a definir el uso compatible de la tierra. Los datos de esta encuesta se presentarán y compartirán con el condado mediante el Consejo Asesor Municipal del Norte de Sonoma Valley (NSVMAC) y se compartirán con los medios de comunicación locales.

Nuevamente, gracias por tu tiempo.

XVI. Addendum B (transcript of comments from Question #27) - please see separate document

Q27 Thank you for completing this survey. Please share any other comments you have below: Gracias por completar esta encuesta. Comparta cualquier otro comentario que tenga a continuación:

Answered: 247 Skipped: 425

#	RESPONSES	DATE
1	Thank you so much for this survey. It made it easier than self generating a letter on my own. I really appreciate the details of the survey and choices given.	12/14/2021 11:43 AM
2	No housing	12/14/2021 11:24 AM
3	Thanks for offering us a chance to participate in these decisions.	12/14/2021 11:21 AM
4	Save the SDC and Glen Ellen	12/14/2021 10:42 AM
5	The plan to put housing on the property will not work with the wild life corridor . The people that did the survey don't seem to understand this is not the location for housing and more traffic .	12/14/2021 10:34 AM
6	Our roads and community services do not support dense housing. Our valley and its natural beauty is being choked out by those who only see \$\$\$ lining their pockets. Let's use the good sense we've got left, hanging by a thread, to preserve the reason people love this area so much!!	12/14/2021 9:50 AM
7	Open space please. Low impact reconstruction. For the people not corporations and hospitality.	12/14/2021 8:39 AM
8	Thank you for this survey You nailed it!	12/14/2021 8:07 AM
9	Thanks for the survey.	12/14/2021 7:06 AM
10	SDC was always a place for the community of all socio economic levels. It was a welcoming location with no boundaries. Please keep it a place for all of us and not another place in the valley just for the wealthy. The majority of our population is middle to lower class. Meet our needs and make us proud. Make us feel heard and valued. And definitely do everything in your power to protect the natural beauty and habitat of this glorious property that has provided incredible recreational activities for its neighbors. Thank you for taking care to create an environment that will best meet the needs of our community as more and more incredible community members move away because of the outrageous cost of housing.	12/13/2021 10:38 PM
11	The character of the area needs to be preserved.	12/13/2021 10:28 PM
12	The roads in Glen Ellen cannot support the proposed number of homes (people, cars). In 2017 it was difficult to evacuate quickly because of the number of cars trying to leave. Over development would be setting the stage for disaster. I feel it is important to limit the development in order to preserve the 'character' of the Glen Ellen area. The wildlife corridor is an important component in the balance of nature and it is necessary to preserve it.	12/13/2021 9:56 PM
13	Help the area housing crisis should be absolute number one priority!	12/13/2021 9:46 PM
14	I was employed at SDC for about 30 years and am familiar with grounds and the Glen Ellen area and lived in Glen Ellen for a number of years. I feel strongly that the rural nature of the area should be preserved.	12/13/2021 9:22 PM
15	Protect our planet! No new development, especially in a fire risk area like this. Keep nature as is.	12/13/2021 9:08 PM
16	Please preserve this unique property. Do not consider grand hotels or homes.	12/13/2021 8:53 PM
17	I would love to see a mix of business/retail, housing, community services, and some trade schooling for industries that are not covered in school anymore.	12/13/2021 8:47 PM
18	The state should be responsible for upgrade or tear down of poorly maintained buildings. Keep	12/13/2021 8:35 PM

SDC Redevelopment Community Input Dec 21

the vast area open as natural resource and any business opportunity should serve the community of Sonoma Valley and not tourists.

19	Hope something good comes of it.	12/13/2021 8:32 PM
20	Arnold Drive would not be able to accommodate a substantial population increase in Glen Ellen. No plan should disrupt the tranquility of Glen Ellen.	12/13/2021 8:05 PM
21	The 3 alternatives lack creativity and do not take into consideration the realities of 2021. I propose going back to the state and asking them to re-evaluate. Since they wrote that legislation climate change has dramatically changed our world. There is no scenario where putting that high of density housing in high wildfire prone Glen Ellen is a good idea. And I dismiss the argument that when SDC was at full capacity the Glen Ellen infrastructure could handle it, I argue Glen Ellen is NOTHING like it was back then and it's not even a comparable scenario. I've also seen the science of the importance of this wildlife corridor, one of the handful remaining in California. The state has acknowledged the urgency in protecting this corridor. I don't think any of these plans will pass any EIR (in either fire safety or wildlife corridor preservation) and thus you are wasting your time perusing any of these alternatives. I reject all these alternatives and insists it's time to get creative and come up with a 4th alternative that takes into consideration both the current 2021 realities and the voice of the people.	12/13/2021 8:01 PM
22	Do not quadruple the population of GE! Make it a better place to raise families and enjoy.	12/13/2021 7:56 PM
23	I believe just a select few historic buildings should be refurbished. Retrofitting for earthquakes may be too expensive and ought only be done for 1-3 prominent structures. Stone walls can give continuity.	12/13/2021 7:51 PM
24	Thank you for this very thoughtful and much needed survey!	12/13/2021 7:44 PM
25	more time for input	12/13/2021 7:40 PM
26	Affordable housing without selling off some land for a resort and luxury housing will never happen. Use one to pay for the other and stop looking for people in the community to subsidize those that expect a free ride. The resort would supply real jobs. The current options are doomed. What developer wants to lose money on a fantasy plan that is unrealistic to ever happen.	12/13/2021 7:33 PM
27	Se necesita vivienda. A bajo costo. Para personas que están trabajando Mi esposo y yo hemos tratado de comprar una casita. Pero no calificamos. Los precios son demasiado caros.	12/13/2021 7:26 PM
28	Hello my name is Ashley. I am 19 and was born and raised in sonoma my whole life. We need affordable housing. If you care about our town please care about the people who live here. Happy holidays.	12/13/2021 6:48 PM
29	I feel that the State of California failed the residents of Sonoma County in not providing upkeep to this property before now. It should not be up to to Sonoma County taxpayers to clean this up. And the proposals did not take into account the desires of the residents and agencies dedicated to the future of Sonoma Mountain and Glen Ellen. Thank you for providing this method of input.	12/13/2021 6:37 PM
30	Please don't build a hotel!!!	12/13/2021 6:09 PM
31	I sincerely hope that the redevelopment of the SDC does not become a land grab where outside monied interests do what they want and the local community bears the consequences.	12/13/2021 5:59 PM
32	FREE PUBLIC OPEN SPACE OVER ALL OTHER CONSIDERATIONS!! This is a unique opportunity to protect access to this beautiful property for ALL - not just the rich and selfish!	12/13/2021 5:58 PM
33	Thanks for your efforts	12/13/2021 5:27 PM
34	Ojalá que se use ese espacio para viviendas en bajos precios para la gente local y sus alrededores principalmente .. y no para gente rica que se hace mas rica...	12/13/2021 5:13 PM
35	N/a	12/13/2021 5:10 PM
36	Whatever is done , it should be of "light day use" or very small quite living spaces with as little traffic added as possible. Like maybe Elder budget housing. We have several ball parks already that I do not see being used enough.	12/13/2021 5:06 PM

SDC Redevelopment Community Input Dec 21

37	High-end development of this property would be tragic.	12/13/2021 4:54 PM
38	Keep it simple and sustainable.	12/13/2021 4:54 PM
39	Muy importante lo de la vivienda a precios accesibles	12/13/2021 4:54 PM
40	Thank you! I could support a very small hotel if a hostel could be part of this (not an option provided so I didn't select hotel). I support a high level of affordable housing, with the necessary mix that affordable housing experts recommend for healthy, vibrant neighborhoods and some concession to financial viability (not sure exactly what this mix is so did my best with survey). I could support an innovation hub (and ticked this box), but not alternative C. Too much housing in C and too dependent on a "what if" since no tenant(s) have been identified and market for office / work space is weak.	12/13/2021 4:44 PM
41	Many of these questions/responses require qualification. For example, on housing there should be some amount of very low income, subsidized type housing, yes, but most should target middle class people/families who grew up here in the valley to should be able to continue living here by sizing homes/lots and construction styles to keep costs low. Totally fine to have some larger, more market rate homes interspersed as well, but again, there should be a residency/legacy test. And yes the state should be responsible for toxics remediation but not necessarily deferred maintenance and historic preservation of buildings. Hotel/motel, institutional/innovation hub and commercial development are all fine to keep housing numbers down and have the thing cost out...as long as planned appropriately and provide job opportunities similar to what SDC provided historically	12/13/2021 4:36 PM
42	I no longer reside in Glen Ellen, though I still own property there. I spent many hours of recreation in the regional park and on SDC property. I was also aware of the central importance of employment. I still enjoy this area when I am visiting. Glen Ellen is a wildlife habitat of importance and should not be devoted entirely to tourism, as seems to be the case since the closing of the SDC. I think most longtime residents would agree.	12/13/2021 4:33 PM
43	All 3 "alternatives" are inappropriate and overbuilt for this sensitive environmental treasure. Not even enough parking and ignores our ability to safely exit during evacuations. STOP THE INSANITY! We need a 4th alternative with pocket neighborhoods surrounded by open space. Focus should be on affordable housing, but even then, no more than 400-450 units in total. Wild life and people needs to roam freely around the pocket neighborhoods. This should not be dense and if market rate housing is included, it should be mixed in with the affordable housing. There should not be a "low income" area. Development should be inclusive. NO speculative office space, etc. Minimal night time lighting so we can remain the Valley of the Moon!	12/13/2021 4:28 PM
44	I would like to see a trade school on site, with childcare facilities. This would be a wonderful option to so many that are unable to attend collage.	12/13/2021 4:23 PM
45	This beautiful piece of property needs to be preserved as much as possible for as long as possible. It will never be able to go back once we start going forward. We don't need large hotels or mansions. Water is scarce and traffic needs to be addressed. SDC used it's own water and treatment plant. The state claims to have a huge surplus so let them come in and clean things up. Then you wouldn't need huge investors.	12/13/2021 4:10 PM
46	I appreciate this survey. Greater attention needs to be paid to actual fire lines in 2017 and the likely recurring evacuations and the risk of another 1000 to 2000 plus vehicles trying to escape on already crowded single lane roads. Parts are difficult to answer. For instance, there is a big difference between 50 and 75% in number or types of housing or how many three story apartment buildings would be considered.	12/13/2021 3:59 PM
47	I really liked the idea of an innovation center or climate hub.	12/13/2021 3:49 PM
48	I would like to see affordable housing be considered for local educators, nurses, firefighters and law enforcement	12/13/2021 3:36 PM
49	The maintenance of the existing buildings is slowly changing for the worse with no heat being sent to each resulting in the most utilizable buildings losing ground each day for tomorrow's viability. The State has a real obligation to keep these building in a condition of stability and not on a list of demolition tomorrow. I am a strong proponent of affordable housing but not at the cost of losing the pristine nature of the grounds. I am also a strong proponent of having Sonoma State U or Santa Rosa Community College assuming ownership of some part of the future use of SDC.	12/13/2021 2:17 PM

SDC Redevelopment Community Input Dec 21

50	There is a hug deficit of affordable housing and housing for the homeless in Sonoma County. This should be the priority for redevelopment of this site. Facilities may also be considered for that population on the site but market rate housing should NOT be on this property!	12/13/2021 1:47 PM
51	Historical preservation questions all depend on the perspective taken-YES to remembering the complex history on the site that includes eugenics/forced sterilization, Indigenous history, etc. NO to the idealized "history of care legacy" being memorialized, especially when it a result of mostly white, often male, non-disabled people in positions of power setting that narrative.	12/13/2021 1:46 PM
52	Thank you for doing this work. Data speaks and helps give communities a voice.	12/13/2021 1:34 PM
53	Improve the landscaping. This should not be a place for the homeless to camp. Work on the curb appeal.	12/13/2021 1:22 PM
54	The current 3 proposals are all extremely short sighted with little regard for public safety, fire evacuation, drought and the impact on the current community	12/13/2021 1:14 PM
55	Thank you!!	12/13/2021 1:02 PM
56	The three current plans are very similar and very poorly done.	12/13/2021 1:00 PM
57	many of these were leading questions that would have benefited from a comment box to clarify the answers	12/13/2021 12:59 PM
58	I am definitely against this property being for commercial endeavors.	12/13/2021 12:47 PM
59	Excellent survey! Thank you	12/13/2021 12:32 PM
60	We do not need more housing in this Valley. We already have a population that is too high (considering the amount of water used and waste produced). We need full ecosystem protection and an expanded hiking and biking network, with additional 30 bus service. Especially, no 'Affordable Housing', which is more appropriate to existing urban areas like the East Bay and Central Valley.	12/13/2021 12:17 PM
61	I would like to see the site remain as open as possible. It is a jewel that should not be merely for the wealthy.	12/13/2021 11:27 AM
62	DO THE RIGHT THING, MAKE THIS AREA AFFORDABLE AND COMMUNITY BASE CENTER!!	12/13/2021 11:15 AM
63	Apoyo lo q es mejor para Sonoma	12/13/2021 11:12 AM
64	Very good Questionnaire well thought out. Small glitch if you use the back button to check on one of your answers you have to restart the whole survey, perhaps this could be fixed. Thank you	12/13/2021 11:11 AM
65	I would love to see the space used for outdoor recreation for all. It would also be great if the development plan included programs that serve the developmentally disabled of all ages that once lived and were served on the SDC property. I envision special needs camps, art/activity/motor groups and an activity sports hub for this undeserved population. I am an occupational therapist that lives in the neighborhood next to the SDC and would love to some day help in the development of such programs depending on how the development of the property progresses.	12/13/2021 11:03 AM
66	I don't believe more dense housing will bring in more jobs in the long run. Workers will also be brought in from outside our community as there are not enough skilled workers already in our area to hire people for projects. Too much hype on how higher density will improve the community. Still seems like it will be a land grab for big property owners and once again it will be who you know and how you're connected to cash in the land grab opportunity.	12/13/2021 10:59 AM
67	The SDC is a historical location that is precious and should not be redeveloped to include a multitude of housing and activities. Proposing to double a population in a small town is not using our resources in a thoughtful manner. There is a need for truly affordable housing and support for people with disabilities. Please don't saturate our community with a resort and over priced housing. Please take our open space and quality of life into consideration. Not everything needs to be more housing!	12/13/2021 10:26 AM
68	The area should be self sufficient housing and retraining for homeless, including counseling, drug rehab, and job training.	12/13/2021 10:10 AM

SDC Redevelopment Community Input Dec 21

69	Very important to keep wildlife corridor open.	12/13/2021 10:01 AM
70	If you'd asked me this 8 years ago, my answers would be very different but after multiple fires, evacuations and power outages that cripple us, dumping more housing where there is only one road in and out is just wrong. We can barely get out as it is. I've lived in this valley over 50 years and what's happening here is not right. New growth vineyards are robbing our water; PG&E shareholders get more from our power utility than we do and solar is now being attacked. And, let's talk wild life corridors, mountain lions and the non-human population that just isn't taken into account. Get the state to clean this mess up and employ our local residents; start using the adequate buildings for shops that further clean up and get the facilities taken care of first while the State is still participating, even though at a minimum.	12/13/2021 9:57 AM
71	Thank you for doing this survey. I would welcome more options for "other," as multiple choice can limit accuracy. Ex. I don't live in the area anymore, but Glen Ellen is my home and I am profoundly concerned about what happens to it.	12/13/2021 9:33 AM
72	Espero que ayga más vivienda porque es una gran preocupación para nuestra comunidad de sonoma	12/13/2021 9:29 AM
73	En Sonoma estamos muy nesecitados de vivienda accesible porque el sueldo es muy poco y la renta es muy alta por favor neseditamos mucha alluda	12/13/2021 9:28 AM
74	Make it open space, no buildings that wold increase traffic and noise pollution	12/13/2021 9:23 AM
75	I am a Glen Ellen resident, and have a 3 yr old child. I am concerned that heavy construction/development will impact the wildlife around Glen Ellen. The SDC is a beautiful-nature preserve, and continues to inspire children (who are THE future) to love and respect nature, to become environmentalists, and acknowledge that their presence leaves a mark on this world, way beyond their years. As a Glen Ellen family, we do NOT support commercial development, and would like the keep the area as is, and protected as a regional park. If the input of the community who will be directly impacted by redevelopment is, indeed, an important aspect of the County's decision, then I implore you to listen to us, and protect the area as a wildlife/nature preserve.	12/13/2021 9:22 AM
76	The report that the County came up with was a total sham, terrible options offered that provided poor solutions.	12/13/2021 9:14 AM
77	We the people could really love a progressive community, a place to meet, and the history of the place needs to be conserved.	12/13/2021 9:13 AM
78	The State and the County needs to reset the timetable for any final decision. The 3 alternatives are absolutely unacceptable. If they continue pushing for one of these plans to be adopted they should expect that law suites will be forth coming. This land should be protected against any such abominations. The State needs to step up and do the right thing. This property should be kept in a Trust and developed into an historic park and recreation area similar to the Presidio in San Francisco.	12/13/2021 9:12 AM
79	Please don't let greed rule the day.	12/13/2021 9:11 AM
80	It was good enough for the developmentally disabled.	12/13/2021 9:10 AM
81	thank you	12/13/2021 9:03 AM
82	Please make CA DGS remove ALL toxic material placed in and on the property over the 100 plus years of state operation.	12/13/2021 8:51 AM
83	I feel it is extremely important to consider the environmental impact of any development. Maintaining the relatively rural environment of SDC and preserving the wildlife corridor needs to be a high priority. Traffic impacts of all three proposals will be significant. A hotel should be completely off the table, as should be any consideration of a significant increase in any type of housing. I would support a proposal that includes an increase in recreation opportunities, a community center, and/or health or educational related facilities that serve the public.	12/13/2021 8:49 AM
84	I think the existing buildings should be renovated into affordable housing. The garden, farm, bank, laundry, etc should be restored and should put effort into becoming self sustainable again. Some buildings should be used for mental health care/rehab facilities. Do not add more structures for housing. Instead, have affordable housing with on site job opportunities.	12/13/2021 8:34 AM
85	Restore the farm, dairy and orchard which supplied not only SDC but several other	12/13/2021 8:34 AM

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developmental centers. Would offer work to residents living at SDC.

86	TY for all the hard work and efforts gone in to this survey.	12/13/2021 8:30 AM
87	Work with the existing footprint of the buildings and leave the green open spaces for public use and wildlife use!	12/13/2021 8:14 AM
88	This community, which has been a good neighbor of this property for decades, has been essentially ignored after years of good faith effort by the community to support a reasonable transition of uses.	12/13/2021 8:03 AM
89	Tiny houses on AFFORDABLE tiny lots. Use the foundations that currently exist when possible/safe. Keep the same housing footprint. NO Market value, single family homes. Preserve open space.	12/13/2021 8:01 AM
90	Please keep open space for people and animals. Couldn't the Ecology Center or Land Trust be primarily involved in stewards of this beautiful land?	12/13/2021 8:00 AM
91	No housing!!! Make SDC a giant multi-use park!!	12/13/2021 7:09 AM
92	An additional comment - the redevelopment of the SDC should occur over a long period of time to decrease the annual cost and facilitate refinement of plans based on lessons learned during the redevelopment	12/13/2021 6:55 AM
93	Good Survey. Thank you.	12/13/2021 6:50 AM
94	Good luck!	12/13/2021 6:46 AM
95	no comment	12/13/2021 5:20 AM
96	Save the land for the wild life as much as possible	12/13/2021 5:15 AM
97	#16 community spaces is vague, should have examples, such as a public square or public gardens. That would be cool!	12/13/2021 5:12 AM
98	Sonoma Valley is of historical importance, and the development plan should maintain that history for future generations. A Jack London museum would be one idea. Maintaining the forested area and the wildlife corridor are our responsibility; one small hotel would probably not impact this too much, but a project like Asilomar could provide space for on-site conferences and a restaurant. Low-income housing could be placed elsewhere, preferably in an area with good bus service. Adding more traffic would be a disaster for many reasons including the potential of wildfire evacuation.	12/13/2021 5:03 AM
99	You cannot force a mega community into the middle of a rural community! It's just plain wrong; and, I didn't bust my ass for 31 years to live in an upscale quiet community only to have some Libtard politicians dilute my property value with some il-conceived robin hood socialist plan for a low income housing gift. No-one ever promised the American dream included free (or assisted) housing. I object to the Socialist affect whereby families in the Firehouse Village and other "affordable housing" drive Cadillac Escalades while enjoying taxpayer funded housing and I drive an older vehicle having worked a full-time job plus two part-time jobs for twenty years just to be able to make ends meet. While I no longer have to work part time jobs, having worked VERY hard to "climb the corporate ladder", you politicians giving away that housing PRIVILEGE to others unwilling to work as hard for it, is just wrong!	12/13/2021 4:10 AM
100	Strongly opposed to any hotels and high- density housing	12/13/2021 3:29 AM
101	I am unable to complete this survey for reasons of: lack of transparency and survey construction issues.	12/13/2021 12:39 AM
102	After listening at online forums and reading the proposals and community input it is very clear that extremely knowledgeable, professional and dedicated community members have created viable and visionary options that will enhance and elevate the land and community. I urge the county to listen and stand behind postponing the deadline and support the hardworking community in creating what they know is needed and wanted for future generations. It would be such a shame to blow this opportunity and alienate the people who actually live in Glen Ellen. Thank you.	12/13/2021 12:20 AM
103	Number issue is support fir disability community .. housing, jobs, training and inclusion in all decision making	12/13/2021 12:16 AM

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104	I find it unbelievable that the State is not doing the necessary updating of the available cottages and main buildings when SDC was only closed in 2018. How long did the State and Sonoma County know it was not inhabitable to clients and employees as well as the public! The State should used it's surplus to upgrade buildings much like was done for the Presidio in San Francisco. We do not need a "boutique hotel or exclusive restaurant let only market rate houses. The community spent years discussing uses of the property and the State and Country have all but ignored the wants and wishes of that community. I can only surmise the obvious- back door agreements with lobbyists, developers, State leaders and the State agency in charge of the Development Centers. Give the Sonoma Valley Community what they wanted not what developers want!	12/12/2021 11:52 PM
105	Resort/hotels/commercial entities are NOT welcome. Unless politicians listen to voters' voices, the wil NOT be re-elected.	12/12/2021 11:33 PM
106	This property is a jewel of open space in the county. Let's keep it rural and attractive. The least development, the better. All of the upper level property should have state park status.	12/12/2021 10:50 PM
107	It is most important to preserve as much open space as possible and to encourage natural habitat	12/12/2021 9:58 PM
108	Property should be open to public usage, inappropriate for housing. Revisit plans after 5 years, 10 years, 15 years	12/12/2021 9:39 PM
109	Affordable housing should be located adjacent to services and multiple modes of transportation.	12/12/2021 9:14 PM
110	I would have thought that the three options would have been quite a bit more different than they are, for real choices	12/12/2021 8:23 PM
111	Land trust	12/12/2021 8:20 PM
112	Thank you for this excellent survey, we need more community input.	12/12/2021 8:19 PM
113	Good job God be with you guys	12/12/2021 7:55 PM
114	Thanks for all your efforts in creating this survey!	12/12/2021 7:43 PM
115	No housing. Keep the natural beauty of the property.	12/12/2021 7:41 PM
116	This is such a unique opportunity, not only for Sonoma - but the country as well. Stop accommodating real estate investing and make a truly magical GREEN environment for all.	12/12/2021 7:35 PM
117	The proposed 3 plans are ridiculous! The pure fabric of our way of life here in Glen Ellen will be forever ruined! This is a high jacking and all of the money hungry planners know it. No water and utilities. Let's put some brains behind this instead of money!	12/12/2021 7:33 PM
118	Lots of affordable housing please, while protecting exiting open space. It is impossible to keep development at bay, we must move forward with thoughtful generosity.	12/12/2021 7:12 PM
119	Quality of life is important for humans and wildlife. We do not need more luxury hotels and estates. The rural charm needs to be preserved, not commercially repackaged as some ostentatious tourist destination. That's what Healdsburg is for.	12/12/2021 7:06 PM
120	How about a youth hostel similar to the ones in Europe	12/12/2021 6:56 PM
121	The state should be responsible for cleaning up any environmental issues and restoring the basic systems (water and electrical) to working order.	12/12/2021 6:52 PM
122	Keep any development on the flatlands that are/were previously developed. NO RESORTS. NO MANSIONS/ESTATES. Leaving this area during fires is already difficult, slow, dangerous and frightening. 1,000 new homes means 2-3,000 more cars. This doesn't even account for the customers at the resort. Protect us and protect wildlife by implementing extreme limits on development	12/12/2021 6:47 PM
123	Part of the existing campus should be used to expand LPS housing for State Hospital patients to free up Napa beds for more Forensic commitments to address court wait lists. The state would save money by repairing existing institutions instead of building new ones.	12/12/2021 6:45 PM
124	I thought the options were brilliant and well rendered. I love hiking there and think the property is exceptional and should be treasured, and also revitalized. The options allow for enhancing a lovely area without degrading the land, and keeping the outdoor opportunities it allows for.	12/12/2021 6:39 PM

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Affordable housing and a clinic (state not bond funded though) are both critical for our town which lacks housing yet requires low income workers. I hope these options succeed.

125	I think it's a real shame that u kicked out developmentally disabled people and want to put rich house in there. U should use the building and facilities for seniors and folks with disabilities. It is what the property was made for	12/12/2021 6:37 PM
126	No more land grabs for the wealthy and tourists	12/12/2021 6:32 PM
127	I don't support any of the three alternative plans. I support Sonoma Ecology Center's vision for SDC	12/12/2021 6:16 PM
128	I support a Trust to oversee and gradually shepherd this gem's transition into its new form. I love the idea of mixed housing to support the underserved- low income workers, special needs, fixed income. We need to plan the minimum infrastructure needed to support these populations as well (like transportation needs). We have a huge responsibility to protect our wildlife corridor. That is SO IMPORTANT to me. Figuring out a workable disaster/evacuation response is also really important for this new development. Thanks Shannon & so many, for your work and care for our precious town! Keep Glen Ellen rural!!!	12/12/2021 6:15 PM
129	What about an acute care hospital on SDC property for Sonoma Valley as well as a skilled nursing facility	12/12/2021 6:13 PM
130	The hotel/resort term can easily be misconstrued. I am FOR a small boutique hotel with sustainable practices, NOT a large resort. I think most people would say no to a hotel, thinking it would be a large resort or a 4 story "Marriott" convention hotel. A small boutique hotel would be good for the community and have F&B and even recreational activities the community could use.	12/12/2021 6:03 PM
131	Absolutely no approval of over 100 resident homes. We don't want another small city to replace this beautiful rural area ! In addition how would current utilities, water, sewer, electric support the number of houses currently proposed !	12/12/2021 5:56 PM
132	The SDC has been a calm Oasis in Glen Ellen, it needs to stay that way. It makes no se se to make it a major housing/office/tourism/anything busy, we need to preserve the rural character of our town. It can support maybe 50 housing units, they should be affordable so people can stay in the valley. But major housing developments belong close to cities and services and major roads. It would be a disaster for Glen Ellen.	12/12/2021 5:42 PM
133	Very thorough survey. Thank you for your time.	12/12/2021 5:41 PM
134	Every household will have 2 or more cars, there are only 2 one lane in each direction roads. Fire danger grows every year, who knows what the aqua levels are....	12/12/2021 5:31 PM
135	Thank you for asking these important questions	12/12/2021 5:30 PM
136	Jordan Winslow	12/12/2021 5:30 PM
137	I believe this survey has allowed me to respond to the most significant issues involved in redevelopment of SDC. I urge that everyone in our area support co-housing and a limit on the number of vehicles allowed per household so that we can minimize the impact of traffic in this unique and fragile place.	12/12/2021 5:21 PM
138	Grew up going there with my parents. I worked Ther as well and absolutely loved my time there. I miss the place, the residents and the people that made it a great place to work. Ty	12/12/2021 5:02 PM
139	It would be nice if redevelopment included Modern shared / community housing for low / lower income retirees. And, in part as a nod to the history, some options for mental health research / clinics.	12/12/2021 4:54 PM
140	Let's use this land wisely for the benefit of the public rather than see it full of new houses and huge traffic problems	12/12/2021 4:45 PM
141	Thank you for contributing to this project I support the legacy of having this property serve the needs of animals & community for recreation. My first consideration for individuals served would be the disabled & elderly as those populations are most in lone with the spirit with which this beautiful property was purchased & cared for	12/12/2021 4:31 PM
142	Preserving the open space & the wildlife corridor are paramount. The Ecology Center should be involved in any aspects of development. Thanks!	12/12/2021 4:30 PM

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143	This property is the heart of Sonoma Valley and needs to be preserved as open space for the current and future residents - both human and wildlife. It is a critical wildlife corridor that must be maintained, not developed for commercial use. Without this open corridor, the Sonoma Valley ecosystem would be damaged forever. We are all custodians of this precious segment of the island - planet that we temporarily inhabit. This property belongs to no one - other than the earth. We owe the native people who inhabited this valley long before us the respect to honor their wisdom and Mother Earth. Save this precious land for future generations to enjoy.	12/12/2021 4:27 PM
144	Protecting the wildlife and natural environment need to be prioritized.	12/12/2021 4:15 PM
145	We need to keep Glen Ellen a small community. There is no room for increased housing with increased traffic. Keep our little town as it is. We love Glen Ellen!!	12/12/2021 4:14 PM
146	None	12/12/2021 4:14 PM
147	Historical equine use and stables should be revisited.	12/12/2021 4:14 PM
148	Where is the water coming from. Number one for me is our water situation. Second is the traffic and schools.	12/12/2021 4:09 PM
149	Listen to the people in the valley and area around the SDC. Not the big businesses.	12/12/2021 3:59 PM
150	Question 18 listed both community center and event space. I support a community center, for use by the local community, not an event space, rented out to tourists and/or business conferences.	12/12/2021 3:54 PM
151	I feel that there really should be an effort to use what is already there. There is a need for housing but those numbers are way too high. We seriously lack the infrastructure. It's obvious!	12/12/2021 3:53 PM
152	None	12/12/2021 3:37 PM
153	thank you for this survey. we as a community can surely get more creative than the 3 alternatives that were offered. we must balance nature, habitat, open space corridors for animals and people, and maintaining a DARK night sky, with community desires and income streams for the site. The State needs to clean up toxic buildings let go for decades... it should not all be on us now... THIS IS OUR LAND BY virtue of being citizens of Calif , and of the Sonoma Valley. we love this land and will fight for it's pureness and access. thank you	12/12/2021 3:29 PM
154	Don't add more population or tourists to the Valley; if commercial activity of any sort is to happen at SDC, it should be of a nature that provides high-paying jobs for those who already live here	12/12/2021 3:14 PM
155	SDC has been an educational campus since inception. Retain sec as an education/research/non-profit center.	12/12/2021 3:10 PM
156	I'm thankful for those who are shepherding this issue through the process.	12/12/2021 2:57 PM
157	I am looking forward to see our community grow with the times. This is like a healing sanctuary for those dearly departed souls and a community that cares what happens to this beautiful space.	12/12/2021 2:51 PM
158	Perhaps this should be presented at levels beyond theeCounty Board of Supervisors.	12/12/2021 2:47 PM
159	Thank you for taking the time, energy and resources to create this survey and give Sonoma Valley residents a voice. SDC is a unique property and this is a unique opportunity to preserve it.	12/12/2021 2:36 PM
160	Can the recently passed Federal Infrastructure dollars be accessed to support redevelopment and preservation of this land as an environmental space for research and recreation? The roads around this area cannot support much more traffic than there was when the SDC was operating at full capacity. Increasingly it is used as a commute path between northern and southern Sonoma County. This area with its limited roads and accesses will become even more high risk with increased population due to housing and businesses than during the Tubbs fire of 2017. Our area is beautiful and wonderful to live in all year around. However, even with "fire safe" building practices, fire season now requires us to be wise and judicious in populating the Eldridge/Glen Ellen area.	12/12/2021 2:33 PM
161	Please show respect to what this property represented. No big money development. It is sacred property.	12/12/2021 2:14 PM

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162	I feel that a healthy wildlife corridor is vital and to build upon the latest data requires time. For a tech center, it would be good to emphasize and utilize extensive local expertise in providing the latest data-based information on maintaining healthy wildlife/human environment, ways to prepare for increased wildfires, etc . Thanks for the opportunity to give more feedback.	12/12/2021 2:04 PM
163	Please: Highest amount of open space and wildlife protection, yes to preservation of historic buildings and museum, no commercial or hotels, lowest amount of housing. Thank you!	12/12/2021 2:03 PM
164	Great survey, unlike the bogus County created one, that did not list choices and alternatives. Good luck and hope you get lots of responses.	12/12/2021 2:02 PM
165	As long as there is a person standing in the rain with a sign asking for help, SDC should be available to that person. NO "HOUSING"! NO RESORT!	12/12/2021 2:00 PM
166	As a direct neighbor of the SDC property we are extremely concerned with the current alternatives presented and do not support any of them. We hope the deadline will be moved so something more in line with our community wants and needs are met. We must protect the wildlife, creek and current Eldridge/Glen Ellen residents	12/12/2021 1:50 PM
167	I am very concerned about WATER and traffic if SDC is developed according to the 3 plans. I am also very concerned about the animals who use SDC to travel back and forth across the valley.	12/12/2021 1:47 PM
168	Many thanks to all persons who are working to facilitate this vision. I do not think the county or state are listening to our community or honoring their legal and verbal commitments to us.	12/12/2021 1:46 PM
169	Please do use this treasured space for anything but for the community and for the public to access. Thank you	12/12/2021 1:40 PM
170	I worked at SDC for 30 years; my children attended Dunbar School. I am deeply invested in seeing Eldridge follow in the Presidio model. Let's be creative!	12/12/2021 1:36 PM
171	Since added housing and commercial ventures on SDC would lead to early exhaustion of water available in the Valley, and seriously degrade environmental qualities, they should be kept to much lower minimums than any of the 3 proposals would sacrifice.	12/12/2021 1:34 PM
172	Not a good area for housing development. It would be too difficult to evacuate during a fire.	12/12/2021 1:30 PM
173	I have lived in Glen Ellen for 35 years and I am VERY concerned about traffic and low-income housing.	12/12/2021 1:30 PM
174	I actually didn't fit into the answers of how often I visit. Sometimes I visit several times a month, and sometimes I didn't visit on a given month. The wildlife corridor is THE most important issue here. Maybe Wildlands can help \$ wise.	12/12/2021 1:15 PM
175	TRAFFIC STUDIES NEED TO LEAD THE QUESTION OF WHAT IS TRULY VIABLE in terms of housing.	12/12/2021 1:04 PM
176	I do support services for the disabled, but in the community at large. I would not like to see another institution return (even a small one). I have always thought that a satellite for SRJC would a perfect use of that property, but I understand that they are not interested. If part of the land is used for housing, please choose a mix of affordability.	12/12/2021 1:03 PM
177	I think any housing and any new/planned use of the property should be kept to an absolute minimum. I think a majority of the land should be preserved as open space and forever protected.	12/12/2021 12:56 PM
178	Escaping a fire down Arnold is already an issue. More housing would create a nightmare scenario.	12/12/2021 12:21 PM
179	The site was originally donated for the homing and care of the DD population and should be utilized to help provide respite care and emergency care for the DD and as a clearing house for specialized services for the DD!!	12/12/2021 12:19 PM
180	Protect the wildlife first and foremost. Listen to the Sonoma Land Trust and their opinions. Using a professional consultant from San Francisco is the WRONG idea -- this is precious rural land and it needs to be protected.	12/12/2021 12:12 PM
181	The alternatives as presented are totally unacceptable and are not in the best interests of the rural community or Sonoma County. It appears the creators are out of touch with the desires of	12/12/2021 12:10 PM

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the community and the established quality of life. Good planning would recognize this and not propose a "metropolitan" approach to an obvious rural entity.

182	SDC needs to remain an open space, wildlife corridor it is extremely important for the health of the wildlife in the area.	12/12/2021 11:51 AM
183	This space is not just what you see on the valley floor. It extends I to the hills and is a beautiful part of the valley that needs to be kept as is or developments need to protect that	12/12/2021 11:38 AM
184	Don't ruin our town, this is a gem that we will never get back. We live here because of the wildlife and open space! This will not fix the housing crisis	12/12/2021 11:37 AM
185	This rare open space property should be kept completely as open space. Do NOT try to improve it by adding structures and other detractors. Do NOT be pressured by developers.	12/12/2021 11:36 AM
186	I worked at SDC 35 years and love the area. Do not support	12/12/2021 11:33 AM
187	This is a beautiful property and has the potential to become a sustainable community to serve all types. There should be mixed housing. Meaning preserving some historical buildings. Creating affordable housing as well as market housing. Have centers that serve the community that are in any small village.	12/12/2021 11:30 AM
188	The State has an obligation to clean up the site and bring the infrastructure up to code. I feel the State has dumped all that responsibility on the County, and Im afraid the County is accepting it in the guise of a "self-sustaining" project, as exemplified in the 3 proposals.	12/12/2021 11:22 AM
189	I hope the beauty of Eldridge does not get lost.	12/12/2021 11:21 AM
190	I support the lock the doors and walk away plan. Let it be taken over by vines and critters like a sunken ship becomes a home for coral and fish. Maybe it can be studied like a body at the body farm.	12/12/2021 11:16 AM
191	No housing development on SDC land! Preserve the open lands	12/12/2021 11:13 AM
192	Thank you for this survey. It is the first I have seen of all of them where I felt that the real issues were addressed and I was able to truly voice my position.	12/12/2021 11:11 AM
193	This beautiful historic land will be absolutely ruined if houses are built! The wildlife corridor is so incredibly important and is not being considered at all! Not to mention we are in a drought, water is an extremely precious commodity- we are being told to conserve, ration and rip out landscaping - so why in the world would you propose housing, and worse, apartments and hotels for an area already struggling region ! We are told to keep water uses at a bare minimum! Not to mention our native wildlife who already struggle with safe passage, food, water and open space to thrive and reproduce! The decision to develop the SDC housing is purely greed driven with absolutely zero thought to what is right and best for the environment, native wildlife, and the tiny town of Glen Ellen.	12/12/2021 11:08 AM
194	The wildlife corridor and preservation and conservation of open space is most important to me. I don't think the 35-42 acres in the 3 proposals is nearly enough. I'd like to see this number doubled.	12/12/2021 11:05 AM
195	Save the past!	12/12/2021 11:04 AM
196	SDC is a beautiful piece of land and should not be wasted. Should really be preserved.	12/12/2021 10:38 AM
197	Make it affordable, sustainable and community oriented, higher learning possibly	12/12/2021 10:35 AM
198	People services ..education .. Rehab .. Job training .. Homeless .. Etc	12/12/2021 10:33 AM
199	The challenge here is to not change the flavor and culture of the valley. Several thousand people used to live and work here. It can probably support those same numbers without hurting the valley. Definitely need a connection to highway 12 to get traffic off of Arnold Drive, Need dedicated bike trail into Sonoma. Need to hide cars under buildings or behind buildings. Minimize car culture as the previous residents did not drive cars. The property functioned well before environmentally as far as having its own water source. Need substantial solar to make it energy efficient and/or energy independent. Trying to make it attractive and then market it to developers seems short sighted. Must be another path to repurpose. Don't know why we need a hotel unless we push to kill all the air B&B's and return sanity to existing neighborhoods in Glen Ellen.	12/12/2021 10:18 AM

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200	Keep Glen Ellen rural!	12/12/2021 9:43 AM
201	Generally support some mixed use with an emphasis on outdoor recreation and land conservation coupled with enhanced walkability and safe bike route infrastructure. Some additional commercial features such as a boutique hotel, a handful of shops and a few restaurants to support community to minimize need for residents to constantly leave property seem reasonable. I am concerned that traffic will become a big issue especially during evacuations if the property is over developed.	12/12/2021 9:42 AM
202	I am particularly concerned about the historic area proposed three years ago which will include a museum, visitor center and event center.	12/12/2021 9:38 AM
203	Thank You for your time and inclusivity on this challenging topic.	12/12/2021 9:22 AM
204	This property is unique and incredibly valuable. Private special interests have had their eyes on it since, and even before, Reagen's governorship . They will ruin much that is precious in the name of profit. The natural open spaces need to be preserved for all of us and future generations. The already developed spaces need to be redeveloped to meet community needs, most particularly those with special needs.	12/12/2021 9:13 AM
205	My priority is maintaining the natural environment and protecting wildlife and keeping any development to a minimum in order to preserve the uncommercial small town nature of Glen Ellen	12/12/2021 8:57 AM
206	Destroying the natural beauty with housing, hotels, or other real estate ventures is egregious. The area should be preserved . DON'T ruin the ecosystem!!!!	12/12/2021 8:45 AM
207	Thank you for providing a way to get more local citizen input to county. I feel community input was very marginalized in the process so far and was not evident in current proposals.	12/12/2021 8:08 AM
208	Housing should be built near city centers or large employment areas, this is not that. At best development should be as a model for sustainable living with maybe 50-100 units in my opinion	12/12/2021 8:01 AM
209	I was totally appalled by the three very similar proposals. The state should not make the condition that this be self supporting . Continuing on with any of these proposals will be something that we will regret tremendously in the future.	12/12/2021 7:57 AM
210	What about a rehab center?	12/12/2021 7:49 AM
211	Na	12/12/2021 7:41 AM
212	Not to be self-centered, but the problem I have with affordable housing options is that I'm very low income and live in substandard housing (old, unmaintained apartment) but the minute nice units are built, they're gone in a flash and you can never get into them. I don't know who manages to get into the very pretty low-income housing units in Sonoma. Do you have to know someone? (Sorry to be cynical.)	12/12/2021 6:08 AM
213	I realize that this is a complicated process that will end in more housing development than wanted, based on the need to make the plan financially feasible. The math seems to require building a new town, so a diversity of uses is important to provide private and public activities to serve the people living there to reduce traffic: food store(s), local pub, barber, hair and nail saloon, businesses, police. Traffic will become a problem because the county is not acknowledging the full impact to Arnold Dr. (a two lane road). Preferred evacuation route for everyone south/east from Kenwood will be Hwy 12 - Madrone - Arnold. The road is a canopy covered one lane escape route that could become a flame trap if fire reaches this road. Power lines run through these trees and could be in danger of being pulled down by fire and wind and blocking traffic. Population density matters when you've got only two two-lane roads, one jammed with traffic and lights already (hwy 12), that serve thousands of people. Plus, giving less than 3 weeks of comment time and the last week a busy holiday, demonstrates that the county or/and consulting firm abandoned its sincere commitment to public input. I worked for county govt. for 32 years, this blatant move got them the distrust that is strong in the community, and it will make the plan harder to sell and make the projects more costly.	12/12/2021 5:16 AM
214	New water wells and storage structures as well as improved dam safety are chief issues that seem to be being ignored in these surveys.	12/11/2021 11:06 PM
215	It's an important historical site, that should be reserved for many generations. The natural habitat can also be affected, the natural habitat and access to the public is high priority.	12/11/2021 10:03 PM

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216	It doesn't look like services to that area are being addressed, such as fire and police. If the state continues to own that property, they will not pay county taxes. The present fire and police will soon go away.	12/11/2021 10:01 PM
217	I appreciate you taking the time to put this together!	12/11/2021 9:23 PM
218	<p>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, B.A. Environmental Studies and Planning 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. 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- 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.
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- 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>.
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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

SDC Redevelopment Community Input Dec 21

input. Thank you for your consideration. Richard Dale Executive Director Sonoma Ecology Center

219	The Sonoma developmental center should be closely monitored for fire hazard. The main building should become a library and an access point for residents of Glen Ellen.	12/11/2021 9:04 PM
220	We have to get this right. Extend the deadline. We cannot rush these important decisions because our future depends on it.	12/11/2021 8:52 PM
221	We have one chance to get it right. Preserve open space while supporting affordable housing and community.	12/11/2021 8:21 PM
222	I would support a Asilomar type conversation center at the site as well as an Eldridge Trust to manage the assets at the site. Regional water issues not addressed in the survey or the 3 alternatives by County staff	12/11/2021 7:56 PM
223	Preserving the wildlife corridor is the most important. Development should be done in phases and impact on wildlife measured. Develop WNT should be stopped if it is negatively impacting the corridor.	12/11/2021 7:53 PM
224	The state does not want it. The County will not pay for it. While GE wants NO development, NO ONE, will pay higher taxes to keep it undeveloped.	12/11/2021 7:28 PM
225	The state should keep SDC as a state park. Wildlife are/ have been the residents. More traffic is a direct threat to the Valley/ successful evacuation is already questionable with 2-lane Sonoma Hwy only escape.	12/11/2021 7:25 PM
226	Thanks for creating this survey.	12/11/2021 7:23 PM
227	Put housing where it belongs, near services and schools and adequate public transportation. Use SDC for groundwater and water improvement, community center, institutional research.	12/11/2021 7:21 PM
228	In a perfect world, I would love to see the State of CA pay every penny for clean-up of the site, which would mean removing just about everything, leaving only a handful of choice buildings for adaptive reuse for community activities, and making the rest of the campus - along with the 700+/- acres already promised as open space - into a beautiful park that would forever enhance the wildlife corridor.	12/11/2021 7:10 PM
229	The SDC becomes the property of the whole of Sonoma County and not the private reserve of Glen Ellen residents. The County has engaged in a planning process and it should run its course and not be derailed by people who have either just become aware of the process or who are unhappy with the direction it may be going. Let the County do its job and develop a plan without interference. That's what we pay our professionals and their consultants to do.	12/11/2021 6:58 PM
230	Thank you for doing this Survey Monkey! The questions were spot on and gives the community a clear opportunity to speak their mind as individuals!	12/11/2021 6:58 PM
231	Don't get too caught up in enforcing wild life, open space and historical preservation or you'll get stuck in perpetual debate, halt progress, drive up development costs and leave us with nothing but rotting, condemned buildings. Be mindful and be kind; this town is too small to be mean.	12/11/2021 6:44 PM
232	Thank you very much for developing this survey, it feels much more representative of the communities concerns for the space.	12/11/2021 6:42 PM
233	Good luck with getting the extension	12/11/2021 6:34 PM
234	Economics need to be realistic. Balance market rate and affordable housing. Site plan needs to be economically feasible or we will be waiting 20 more years as politicians campaign and nothing happens. There has been no leadership by Gorin. She needs to retire.	12/11/2021 6:16 PM
235	I would like more specifics on what the "innovation hub" consists of. Are we in any conversations with any potential partners on this, or is this just a good idea that we hope somebody can make happen? Also, the costs of remediation of the water, soil, and infrastructure are so massive, it is hard to imagine any developer taking those on, rather than just building on Petaluma Hill road or in Windsor	12/11/2021 5:46 PM
236	What can the Housing Land Trust.org out of Healdsburg offer us?	12/11/2021 5:43 PM
237	SDC was an important part of the surrounding community and redevelopment of the site should	12/11/2021 5:39 PM

SDC Redevelopment Community Input Dec 21

seek to honor the history of the site and strive to fit in with Glen Ellen's unique character.

238	Thanks for doing this!	12/11/2021 5:34 PM
239	I think that there should be an Arts and Crafts school modeled after Penland (NC) and Haystack (ME); then there could be artist housing and it would a great draw to the area as an arts town and provide stability to struggling artists at the same time it benefits the county	12/11/2021 5:28 PM
240	The state needs to take responsibility for the years and decades of deferred maintenance of the buildings. Having the proposed development responsible for funding the project is the wrong and a biased formula that ignores the state's responsibilities.	12/11/2021 5:14 PM
241	The current proposals only benefit the developers and not the Glen Ellen community. They are in fact, disgusting.	12/11/2021 5:01 PM
242	Would like more information of # of affordable housing units and proposed planned rezoing of other properties around the valley which will be affordable housing. Make sure affordable housing is planned in areas that allow for affordable everyday living and shopping - like along Hwy 12 near large supermarkets and drug stores. Walking distance for K-12 school.	12/11/2021 4:59 PM
243	Thank you for creating this survey!	12/11/2021 4:54 PM
244	Thank you for the opportunity to share our comments and concerns regarding this very important property that will affect us all in Glen Ellen and the Sonoma Valley	12/11/2021 4:47 PM
245	Thank you for putting this together. Typo in question 25.	12/11/2021 4:40 PM
246	Whew. Thank you, Shannon.	12/11/2021 2:59 PM
247	We need the grace of time and the benefit of open minds and hearts to create the best solution.	12/11/2021 2:55 PM



SONOMA ECOLOGY CENTER

Protecting the beauty and biodiversity of Sonoma Valley

Comments on the January 14 SDC Specific Plan project description

To the Sonoma County Board of Supervisors

January 19, 2022

What does success look like for the Specific Plan and the future of the SDC campus?

We feel that success is a Plan that most community interests, the County, and elected representatives can strongly support, so that with a unified voice, we can ask the state to work beside us to create the best possible version of that Plan.

With this alignment, the substantial financial resources that the State has available for many of the needs and goals for the site may be available. Without these resources, given the costs of development, most development options for the site are likely unrealistic.

To reach this alignment we need to:

1. Have excellent facilitation and a process to craft a preferred alternative with multiple interests engaged. The pandemic and some missteps have done the opposite. The community and planning team are not aligned. A plan that emerges from such conflict is likely to be dogged by community concern and legal challenges. A plan with broad support may take front-end time, but save time overall.
2. Build a partnership with the state. The SDC site can answer many of the state's priorities. These priorities have significant funding that could be used for redevelopment on the site: land protection, affordable housing, water stewardship, innovative energy systems, transit, fire safety, workforce development. Use mutual interest to help develop the site.
3. Ask for more time. The pandemic, the too-short window for CEQA review, and the need to present a unified voice to unlock State resources may require this. Resources to extend the timetable are available at the state this next budget year. Six to 24 months is reasonable, given the circumstances and the benefits to the State of a successful project.

We have provided specific comments on scale, natural resources, design, housing, traffic, safety and economy in [our letter](#) of Nov 27, 2021.

Thank you for your consideration.

Richard Dale
Executive Director
Sonoma Ecology Center



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Protecting the beauty and biodiversity of Sonoma Valley

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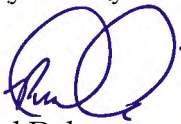
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- There are two vertical, actively eroding cliff banks on Sonoma Creek that should be given a wide berth by any new structures. One such area is at the southeast corner of Redwood Road; the other is near the Lux building.

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

To: Doug Bush

Subject: RE: Sonoma Development Center Specific Plan is illegal and if you go through with it, your group will face high publicity Law Suits for breaking many Environmental Laws covered in the Endangered Species Act!

From: Home <sequoiarising@sonic.net>

Sent: Sunday, January 16, 2022 2:09 PM

To: Doug Bush <Doug.Bush@sonoma-county.org>

Subject: Sonoma Development Center Specific Plan is illegal and if you go through with it, your group will face high publicity Law Suits for breaking many Environmental Laws covered in the Endangered Species Act!

EXTERNAL

SEQUOIA (c) 2001 Lorie Golden This song contains the voices of our last birds, our last squirrels, wind and waves. All of Nature, and all of our ancestors past and future are forming the strength behind the actions to be taken as outlined in the following letter.....

Before and after civilization, the Forest

Technology won't set us free!

Oh, spirit of Sequoia, now infuse

What we believe and all that we do....

Sequoia....You are strong enough to resist fire!

Sequoia.....Raise our vision higher!

We live with Beauty all around, in Eden's Garden, sacred
ground

One of these days, we will understand how to live for Love and
not rape the land...

Sequoia.....You are strong enough to resist fire!

Sequoia.....We are strong enough to resist authority now!

Sequoia.....You show us how!

Sequoia.....Raise our vision
higher.....

Dear Doug Bush, Director of Permit
Sonoma,

I recently found out about your group's plans to build something is totally against what Planet
Earth needs now.

I have studied Environmental Law since 1970, at the inception of the first Endangered
Species Act.

I am now in the process of hiring a Legal Team of lawyers experienced in Business Law as

well as Environmental Law.

If you continue to ignore what the Earth and its inhabitants need RIGHT NOW, which is a very LIGHT HUMAN FOOTPRINT, your group and all the others planning with you will be seeing your names in HIGH PUBLICITY LAW SUITS SOON.

If you wish you speak to me about this, please feel free to call me at 707~827~8353. We can work this out without Law Suits, but we are prepared to sue in high publicity court cases if you continue with your plan for Sonoma Development Center, 945 acres in Glen Ellen, CA. Many people in many environmental groups in Sonoma County are already reading this letter and we are uniting now to form a powerful force against your current plans for Sonoma Development Center re-construction, which represents only the greed and ignorance of those who plan to finance it. This plan will not be going through. We have the means to call a complete HALT to all processes that further disrupt the Life Force on the Body of Mother Earth. Beware of a well informed public fortified with the Deep Love and unified efforts of Artists, Scientists, Well Educated Citizens, their Children and all our ancestors who urge you to employ Love and Common Sense over greed NOW.

You can remember having heard my voice singing my original song, SEQUOIA, during the Tree Ordinance considerations of last Spring.

Let me refresh your memory with some of the lyrics. Bear in mind that I totally relate with being a Redwood Tree, which grows twice as tall as the next tallest tree, which is a Douglas fir. Recall that Redwoods resist fire, and we certainly can and will resist any "authority" that continues to make decisions that are catastrophic to the healing of the wounds to the Body of

Mother Earth that drive environmental emergencies. All species that are not domesticated are down to their near extinction numbers. I have unlimited funds and I am a powerful Recording Artist who is now in the process of gaining momentum with the release of my album, SEQUOIA, which will be launched on the soon~to~appear website for TIMELESS SOUND PRODUCTIONS.

* So, you can either GET WITH THE PROGRAM TO WORK TOGETHER TO HEAL MOTHER EARTH BY NOT CONTINUING TO TAKE THE LAST OF THE WATER, AIR, AND DESTROY THE LAST OF OUR PRECIOUS ANIMALS, BIRDS, FISH AND INSECTS, OR YOUR ACTIONS WILL BE NOTED IN ALL FORMS OF MEDIA AS BEING CONTRARY TO THE LOUD CRIES OF OUR CHILDREN, AND ALL THE SPECIES OF NON-HUMANS WHO MAKE OUR LIVES POSSIBLE AND BEAUTIFUL.

* We hope you and the others at Permit Sonoma CHOOSE SANITY AND GRACE OVER GREED AND IGNORANCE NOW!

* All it takes to heal all the severe disruptions to the Life Force is LOVE and GRATITUDE to Mother Earth for every breath, for every drop of water and morsels of food she has given us our whole lives. Your continued refusal to LOVE MOTHER EARTH NOW will bring your group and those around you down to infamy in the public record and in the public eye through HIGH PUBLICITY OF YOUR CRIMES AGAINST MOTHER EARTH and all her children. This includes all our children, since WE ARE ONE.

This message is being forwarded to SoCoCan! ,Climate Activists, who are alarmed at your

continued plans for abuse and disruption of the Life Force and are gathering now to form a unite effort to STOP BUSINESS~AS~USUAL and HALT ALL PLANS FOR LOGGING OUR LAST FORESTS, DESTROYING AND/OR CONSUMING OUR LAST WATER, POLLUTING OUR AIR,.....The Sebastopol City Council, all the City Councils of Sonoma County, the Board of Supervisors are also reading this letter so that they can be forewarned that any plans by any of these groups will receive the same treatment of high publicity Law Suits if they continue on their current trajectory of ignoring the will of the People and our Children and the TRUE NEEDS OF OUR PRECIOUS PLANET, MOTHER EARTH.

We would rather meet in person or by the miracle of Zoom to discuss these things than file Law Suits. But we are prepared to do ALL THAT IS NECESSARY TO ENACT PLANS TO HEAL THE CAUSES OF CLIMATE CRISIS NOW.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

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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.

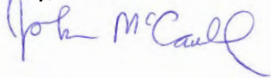
9. Instead of trying to solve the \$100 million infrastructure cost problem by trying to squeeze as many houses, hotel rooms and commercial uses as we can onto the SDC property, Sonoma Land Trust proposes a different approach based on developing a set of performance standards that will assure that the 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,

A handwritten signature in blue ink, appearing to read "John McCaul".

Land Acquisition Director

C.C. Sonoma County Board of Supervisors
Tennis Wick, Permit Sonoma



January 17, 2022

Sonoma County Board of Supervisors
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
via email

Dear Members of the Sonoma County Board of Supervisors,

You have an opportunity to think big with SDC on January 25 by focusing on climate-resilient and democracy-supporting decisions. Rather than proceeding with a Specific Plan and EIR for urban housing infill and hotel, designed to pay for the State's \$100 million burden of neglect, we ask you to step up. These times call for imagination, not more of the same.

Specifically, we ask you to:

1. Direct County agencies to negotiate a two-year extension of the 2019 SDC planning agreement with the State's Department of General Services. It does not make sense to develop a Specific Plan and EIR based on faulty economics.
2. Add very low- and low-income housing to the County's legislative platform to support up to 75% of total units in this category.
3. Direct Permit Sonoma to continue working with the Planning Advisory Team and the Sonoma Valley community to develop a Project Description that more closely reflects community input by:
 - Using scientifically-based parameters for measuring building footprint and location in relation to wildlife corridor and stream protection;
 - Revisiting new building v. demolition in relation to climate impact, specifically carbon output during demolition;

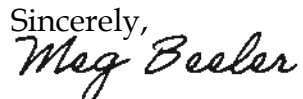
- Specifically looking at Vehicle Miles Traveled (VMT), emergency planning, and dark sky requirements in relation to proposed population expansion;
- Explore the establishment of a community trust to oversee development, implementation of Specific Plan and EIR standards, and long-term use of SDC.

An excellent starting point is the January 6, 2022 [letter from the North Sonoma Valley Municipal Advisory Council](#); please read it carefully before your January 25 meeting.

The vision and guiding principles established for the SDC Specific Plan include several essential principles integral to the redevelopment's long-term success; these are not reflected in Permit Sonoma's Project Description Framework released January 14, 2022:

- Balancing redevelopment with existing land uses by conforming to the *rural character* and values of the existing site.
- Protecting public trust resources by protecting 150-year old water rights.
- Integrating development with open space conservation, choosing a sustainable, climate-resilient development that enhances the permeability of the wildlife corridor that reaches across the County and connects Mendocino to Marin.

The unique cultural, historical, and ecological identity of SDC, along with the opportunity to get redevelopment right for this cherished community resource, are why so many citizens are passionately urging you to make space for a sustainable, community-driven transformation that enhances the future of the Sonoma Valley, Sonoma Mountain, and Sonoma County. Sonoma Mountain Preservation, which has been speaking for the mountain for 25 years, joins the chorus.

Sincerely,


Meg Beeler for the Board of Sonoma Mountain Preservation, traditional territory of Southern Pomo, Wappo, Patwin, and Coast Miwok:

Kim Batchelder, Bob Bowler, Arthur Dawson, Avery Hellman, Nancy Kirwan, Larry Modell, Tracy Salcedo, Teri Shore, Helen Bates, Mickey Cooke, Marilyn Goode, David Hansen, and Lucy Kortum

CC: Senator Mike Thompson, Representative Cecelia Aguiar-Curry, Senator Mike McGuire, Senator Bill Dodd, Sonoma City Council, Sonoma County Permit Sonoma, Springs Municipal Advisory Council, North Sonoma Valley Municipal Advisory Council, Sonoma Valley Citizens Advisory Commission, Sonoma Index Tribune, press Democrat, Sonoma Sun

From: [Home](#)
To: [SDC Planning Team](#)
Subject: Sonoma Development Center in Glen Ellen plan
Date: Sunday, January 16, 2022 1:30:18 PM

EXTERNAL

I am trying to subscribe to receive e-mails about the planning stages for the Sonoma Development Center plans in Glen Ellen.

Looking forward to your response.

I want to attend any Zoom meetings re: this plan.

thank you,

Lori Golden
sequoiarising@sonic.net

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From: [Shirley Johnson](#)
To: [BOS](#); engage@sdcspecificplan.com; [Susan Gorin](#); [district3](#); [district4](#); [David Rabbitt](#); [Lynda Hopkins](#)
Cc: senator.dodd@senate.ca.gov
Subject: Sonoma Developmental Center Specific Plan – New Alternatives Needed
Date: Thursday, January 13, 2022 12:16:59 PM
Attachments: [SDCLtrSCSonomaGroup1.22.SJ.pdf](#)

EXTERNAL

(see attached signed copy)

SONOMA GROUP OF THE REDWOOD CHAPTER

P.O. Box 466
Santa Rosa, CA 95402

sierraclub.org/redwood/sonoma

January 13, 2022

Sonoma County Board of Supervisors
575 Administration Drive
Santa Rosa, CA 95401

VIA EMAIL

Re: Sonoma Developmental Center Specific Plan – New Alternatives Needed

Dear Sonoma County Board of Supervisors,

Sierra Club Sonoma Group urges the Board of Supervisors to reject the three alternatives proposed for the Sonoma Developmental Center (SDC) Specific Plan and to develop new alternatives for the historic campus that:

- 1) Fully protect SDC open space and wild lands in perpetuity including the Sonoma Valley Wildlife Corridor and Sonoma Creek;
- 2) Offer appropriate redevelopment of the rural campus focused within the existing building footprint for housing those most in need;
- 3) Address the climate emergency, greenhouse gas emissions and associated extreme events such as wildfires and flooding; and
- 4) Serve the communities adjacent to the site, Sonoma Valley, and Sonoma County as a whole as consistent with existing General Plans, Housing Element and growth or population projections.
- 5) The new alternatives should include a public option for the entire property and instead of selling it to a private developer.

Sierra Club also requests that the Board of Supervisors ask our state legislators act to provide more time and resources to create a visionary plan that honors and serves the best interests of the people and lands of Sonoma County and the State of California.

Discussion

Sierra Club supports the immediate permanent protection of the 745 acres of open space and

transfer to state and regional parks. We are most concerned about the SDC Specific Plan alternatives for the 200-acre historic campus.

As proposed the Sonoma Development Center Specific Plan alternatives Sonoma County planners proposed three similar variations of urban-style development on the historic campus that featured hundreds of single-family homes, a new hotel, restaurants, and commercial and office space, and a new road.

All three alternatives would drastically increase driving and associated Vehicle Miles Traveled and Greenhouse Gas Emissions and undermine decades of city-centered growth policies. The plans also conflict with Sierra Club's Climate, Housing and Infill policies as well as local, county, regional and state policies to reduce climate-changing emissions, achieve equitable housing and preserve biodiversity.

While the alternatives refer to protection of the existing open space and wildlands, they do not address how or when those lands will be protected in perpetuity. They also fail to provide adequate environmental protections for the Sonoma Valley Wildlife Corridor and Sonoma Creek, both of which have regional significance.

The proposed housing is for up to 1,200 new single-family homes, 75 percent market rate. The greatest need is for low-income affordable housing and the plans should reflect that reality. The number of homes needs to be scaled back significantly to align with the rural nature of the lands and to focus on housing for those most in need, specifically developmentally disabled per the state legislation. Based on our analysis, 50 to 100 units of housing is more appropriate; and should be contained within existing footprint and/or rehabbed buildings if possible.

State Legislation

State legislation requires the conservation of SDC's open space, prioritizing affordable housing as determined to be appropriate for the property, as well as to increase land values, expedite marketing, and maximize interested third-party potential purchasers.

The state legislation constrains the planning and re-use. It was written in 2019 before the state surplus, before COVID, and before many new climate, housing and conservation investments and policies were adopted by the Newsom administration. For example, SDC's open space lands could be incorporated into the State of California's new initiative to conserve 30 percent of the state's lands by 2030, known as 30 X 30.

Action Requested

Sierra Club Sonoma Group believes that the Board of Supervisors reject the proposed SDC Specific Plan Alternatives, delay a vote and direct staff to develop new alternatives, and request that the State of California extend the deadline for a plan and revisit the state legislation for the repurposing of SDC.

Sincerely yours,

Shirley Johnson, Chair

Sonoma Group Executive Committee-Shirley Johnson (Chair), Richard Sachen, Tom Conlon, Theresa Ryan, Dan Mayhew, Ellen Hathaway

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From: [Robert Cherwink](#)
To: engage@sdcspecificplan.com
Cc: [Sonoma Land Trust](#); [Sonoma County Conservation Action](#); [Sonoma Ecology Center](#)
Subject: Sonoma Valley Wildlife Corridor on the Sonoma Developmental Center property
Date: Friday, January 7, 2022 1:10:13 PM

EXTERNAL

Greetings!

The entire concept of the Sonoma Valley Wildlife Corridor is so important – We simply have to plan to protect, maintain and enhance the Corridor. What happens with the Sonoma Developmental Center in the near future will affect Sonoma Valley for generations to come.

I hope that you have watched this video by Doug McConnell, popular host of NBC Bay Area's OpenRoad TV series. He states the problems and needs very clearly. I hope that you will do everything that you can to follow his lead, and the suggestions of the Sonoma Valley Land Trust and Sonoma Valley Ecology Center.

Here is the link for the video: <https://youtu.be/uDFtFHwajOA>

Thank you for your consideration!

Best regards,

Robert Cherwink, B.A. Environmental Studies and Planning
1515 Fowler Creek Rd
Sonoma, California 95476

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Visions of Valleyville: The Town to Come

By Will Shonbrun

The game and how it's played

The people who lived here in the Sonoma Valley the many centuries before the Old-World immigrant ancestors, i.e., the white man, moved in, did not think of the land as a commodity. That was a newfound concept to them. Land, places, had value to Native American people that lived in the North Bay, of course, but for what it, a particular place, provided. Could be water, food, shelter and whatever other bounty a place had to offer. The weather and terrain would be factors to entice people to live there, perhaps the perceived spirituality of a place would matter, and why not just the sheer beauty of it and the way it made one feel just to look at it and be in it.

The Native Americans didn't trade for land, it wasn't in their version of commerce. They bartered and traded, wagered, and probably took what wasn't theirs, from time to time, just like early Americans have done since their arrival. But if they considered the land sacred – after all it was the source of everything they needed to survive – then how could it be sold? How could one own what was holy and given by a spiritual benefactor? Such a place is by its nature sacred.

The place named Sonoma Developmental Center (SDC), historically called not so nice names, is comprised of roughly 1000 acres and sits at the base of Sonoma Mountain in a strikingly scenic place. The campus of SDC is about 200- acres, situated mostly on the valley floor and lower hills and rises up the mountain for about 700-acres of undeveloped wildlands. Undeveloped, at least so far. But it's a good bet that the State of California wants a steep price for (what it considers) its land.

Land in Sonoma Valley, home to vineyards and wineries and mountain-top mansions, is preciously high. And to the state, SDC land is just a huge, juicy money-pot for the taking. The nature of the place itself, its wildness and diversity, will not account for much in the bargaining process. Anyway, it's basically the lower, developed sections that developers, housing and commercial, will be looking to chomp down on. It won't even need much landscaping as it's already there.

And most importantly, in the disposition of the land in question, the state runs the show; not the county or its many agencies involved, or non-profits, or coalitions of stakeholders. It was the state that made the rules of the game (quite a while back) by requiring all submitted plans for land use be based on its dictated criteria. These three major requirements were that the land had to produce revenue, that it had to have housing, and that a portion of it would remain in conservation and ostensibly undeveloped.

In order to ensure its dictates, the state and the county contracted with a consultancy firm to draw up three plans for the projected land use. And lo and behold all three consultant's plans

conformed to decreed rules. These include: a hotel/resort; market rate homes, with some percentage (20% to 25%) “affordable”; and an unspecified number of acres to be left undeveloped. To say there will be winners and losers in this game of fortune is understatement. The state will come out on top; the county will clean up in land management through taxes, licensing, permits, etc., and the public will get the shaft.

It's my contention that this was a rigged game from the start. Despite years of public meetings to encourage “public input”, the final three acceptable appointed consultants’ plans include little-to-nothing of what the public wanted. These were, among other things, a protected wildlife corridor, a predominance of affordable workforce housing, well-paying jobs and non-profit institutions focusing on education and research. This is not remotely what the state and the county are now promoting. Once again, the public, the residents of the Sonoma Valley, have been played in nothing more than a slick game of bait-and-switch.

The plan being offered features (at least one) high-end hotel and resort, market-rate and up housing, an indeterminate number of commercial enterprises, no secured wildlife corridor, and for all we know, a casino and a golf course. It is all about the revenue, we are now told; accept it or get lost. So much for political bureaucratic honest brokers.

A vision of the future

Once humans move en masse onto the already developed lower sections they will gradually move up the lower hillsides and fill those in. It’s just what humans do. The SDC, now defunct, is

situated in Eldridge, labeled as a consensus-designated place by the State of California. Over the years its population ranged from 1200 to 2400 and it's under the jurisdiction of state senator, Mike McGuire and Assemblymember Cecillia Aquiar-Curry, and Congressional Representative Mike Thompson. It even has its own Post Office and at one time public schools.

Perhaps the name of the place will stay, Eldridge, or be changed to another town name. Seems irrelevant to me, but that it will become another small town, like Glen Ellen or Kenwood is more to the point. Humans have a way of building towns wherever they go, and this wouldn't be the first time. Will this be years ahead? For sure. But in my view, it's inevitable.

The only way people have been able to curb their appetite for profit through selling land is to make some portion of it off-limits; conservation and preservation of certain tracts. For example, state and regional parks. Jack London State Park is adjacent the upper region of SDC. It could easily be incorporated into Jack London and be spared commercialization and burgeoning residential development. The state could do it by decree as it did once before in that same region. That can't cost much as it's their view they own it already. But it's not going to happen. That was obvious almost seven years ago when the state decided to close up developmental centers and go out of that business.

The SDC lands will become a small town, initially, and it will grow and expand with time, as towns have a habit of doing. There will be housing there, there was before, but of a different nature. The housing will be high-end single-family types with a

sprinkling of McMansions on the hills. The putative affordable housing, apartments and such, will be neatly placed out of sight and effectively invisible to the new breed of financially comfortable newcomers. There'll be at least one high-end resort and hotel, and various commercial enterprises and service businesses to ... serve the new population. And vehicles by the shipload of every size and shape will fill the air and all the senses, always moving, bringing in stuff and carrying out waste, all day every day to the end of time. A paved wonderland. One can only imagine that transformation.

So, adios SDC, and buenos dias Valleyville.

A personal tale

There was a time not long ago, a person, maybe accompanied by a dog, though that was frowned upon, could walk up from Arnold Drive and wend his way westward up the SDC mountain land. Following intersecting trails you'd wind up at the upper reservoir, maybe jump in on a hot day and take a rest along the high-grassed bank. Then you could hike up to the big redwood, probably accommodate 8 to 10 hand-in-hand circling its startlingly massive base, and gawk for a while, and then continue your hike to the upper orchards. Depending on the season you might forage apples, see rolling meadows of wildflowers, and remember to watch out for rattlers while keeping an eye on the dog.

Nature is wild up there. People don't live up there. Only the other animals and a diverse forest of trees and plants. There's an abundance of things to eat if you know some of your flora.

There are sources of water on the land and moving streams in the winter. The water probably wouldn't kill you. It's conducive to all kinds of wildlife and was one of the last places a person could go to get away from progress, and just dig the solace and the quiet of nature.

It reminds one of the old saying that we know the price of everything and the value of nothing. And the newer one: "You pave paradise and put up a parking lot". So it goes and I don't mind that I won't live to see it.



January 19, 2022

Sonoma County Board of Supervisors
575 Administration Drive
Room 102A
Santa Rosa, California

Via e-mail:

To the Sonoma County Board of Supervisors:

This letter provides the comments of the Valley of the Moon Alliance (VOTMA) on the Sonoma Developmental Center (SDC) Specific Plan Alternatives Report prepared by Dyett & Bhatia and published by the County in early November 2021, along with freshly released Permit Sonoma materials prepared for the January 25, 2022 Board of Supervisors meeting. The Valley of the Moon Alliance (VOTMA) is an organization supported by hundreds of neighbors formed to protect and preserve the Sonoma Valley.

1. The Alternatives.

VOTMA agrees with the Sonoma Land Trust and both Municipal Advisory Councils in the Sonoma Valley that the draft alternatives A, B, and C released by the County do not meet several essential principles that are integral to both the success of the SDC Specific Plan and its acceptance by the local community.

We likewise see the newly released Permit Sonoma alternative as only a minor re-working of the first three alternatives, with the same basic scale and scope of housing, and the same deleterious traffic and other impacts for the Glen Ellen area of the Sonoma Valley.

2. Broader impacts and costs to the County.

In reviewing or approving any of the four alternatives now under consideration, the Board should be careful of the implications each has for the future public works program of the County, and for the County's associated expenditures in that respect. The greatly increased housing densities proposed that would be concentrated on Arnold Drive would inevitably result in increased expenditures out of the County budget for upstream road widening, intersection construction and signaling systems, sanitation trunk-line and pump-station improvements, policing and fire and ambulance response costs, maintenance and service costs, etc. All would

be a cost burden to the County as a whole, and all would affect residents of all of the Districts of the County over the long term.

3. Appeal to the State.

We believe the County should make a vigorous effort to negotiate a time extension for the 2019 SDC planning agreement with the California Department of General Services, to give the community and government agencies more time to develop an appropriate Specific Plan that is acceptable to the people of the Sonoma Valley.

4. Resolution with the State regarding the clean up costs associated with the project.

From public comments, and from the Alternative Plans presented as “financially feasible” by the County’s consultants, it is clear that the implied costs of cleanup and restoration that are embedded in the SDC property have become a significant driving force in the design of, and particularly the scale of, the alternatives for the site. That in turn has led to high densities and an increasing incompatibility with the rural and neighborhood character of the surrounding Glen Ellen and Eldridge area.

We ask that the Board of Supervisors make a vigorous effort with the State, as the present owner of the property, to clarify and define how those implied costs will be handled in any future transfer of the land to an agency or private developer, and what provisions the State will make to clean up the property before such transfer is made. An early determination in that regard could change the face, and the density, of the alternatives as now proposed.

5. Provide adequate time to review the new alternative.

We ask that the Board of Supervisors provide the community with more time to digest and comment on the new alternative released by Permit Sonoma on January 15. At least six weeks is needed for the community to review, meet and comment, and the review process should occur before a Preferred Alternative is selected and before the CEQA/EIR process begins.

The Board should also not approve any of the proposed alternatives at this time, and should instead direct Permit Sonoma to continue to work with the Planning Advisory Team and the community to develop a “reduced density alternative” that would be available for public review and comment for an appropriate period of time, and only then would be presented to the Board for consideration. An excellent starting point for an acceptable framework for such an alternative is the January 5, 2022 letter from the North Sonoma Valley Municipal Advisory Council.

Whatever new alternative is developed, there needs to be adequate time for public review and comment on that new alternative. No acceptable alternative is presently ready for approval. Further, the EIR that will be required for this plan will be subject to very close scrutiny by VOTMA, The MACs in the Sonoma Valley, SVCAC, the Sonoma City Council and others. It is better to get things right at the beginning than to rush ahead before there is broad support for a plan.

6. Governance plan.

VOTMA also believes that more time is needed to consider what governance structure should be developed to oversee and manage this unique piece of land once it is transferred from the State. Establishment of such a structure would allow the County to proceed with the approved development plan with a higher degree of confidence, including confidence that the community will continue to have a voice in the process.

Thank you for the opportunity to comment on this important matter.

Kathy Pons, President of Board of Directors

Valley of The Moon Alliance