



SUMMARY REPORT

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**Agenda Date:** 7/8/2025

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**To:** Sonoma County Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

**Staff Name and Phone Number:** Tennis Wick, (707) 565-1925, Ross Markey, Comprehensive Planning Manager, (707) 565-2543; Wil Lyons, Planner III (707) 565-7388

**Vote Requirement:** Majority

**Supervisorial District(s):** First

**Title:**

Sonoma Developmental Center Amended DGS Contract

**Recommended Action:**

Adopt a resolution authorizing the Permit Sonoma Director to execute an amended contract between Sonoma County and the California Department of General Services (DGS) and accept funds in the amount of \$270,820 for ongoing planning efforts and completion of environmental review at the Sonoma Developmental Center (SDC) site with a term ending June 30, 2026.

**Executive Summary:**

On December 17, 2019, the Board of Supervisors approved a \$3.5 million agreement with the State's Department of General Services (DGS) to develop a Specific Plan and Environmental Impact Report for the Sonoma Developmental Center (SDC). The contract ended on December 26, 2022, following the Board's adoption of the plan and report. Of the original funds, approximately \$1.2 million remained unspent and on June 26, 2024, DGS requested the County return \$512,100 of those remaining funds by August 2024.

At their December 3, 2024, hearing, the Board of Supervisors voided certification of the Sonoma Developmental Center Specific Plan Environmental Impact Report and set aside all related SDC Specific Plan approvals as directed by the Writ of Mandamus issued by the California Superior Court on October 22, 2024. The Board further directed Permit Sonoma to revise that EIR in accordance with the Writ and Judgment and bring the EIR back to the Board to consider recertification along with approval of the SDC Specific Plan and related legislative amendments in conjunction with the development application.

To support the enabling legislation which directed Sonoma County to lead planning efforts for the site, DGS is providing \$270,820 from the \$512,100 in state funds the County had previously returned to DGS. This is less the \$241,000 spent by DGS for ongoing operations on the site. If approved, total funds available to the County by DGS total approximately \$956,402 when combined with remaining DGS allotted funds of \$685,582 held in the Sonoma Development Center special revenue fund for plan implementation. The combined funds will be used to complete environmental review in response to the Writ and Judgment, analysis of the housing development application submitted by Eldridge Renewal, LLC and the hearing process to consider recertification of the SDC Specific Plan Environmental Impact Report (EIR) and Planning approvals. Staff recommends approval of the amended contract and return of funds to support these efforts.

**Discussion:**

On April 5, 2019, the Sonoma County Board of Supervisors voted to authorize preparation of a Specific Plan for the SDC contingent on financial support from the State of California.

On April 19, 2019, the State of California Department of Finance passed a budget trailer bill to enact Government Code Section 14670.10.5, which established a joint state-county partnership towards the preparation of a Specific Plan for the Sonoma Developmental Center (SDC) wherein the State funded the County's effort to prepare a Specific Plan for the site. Pursuant to the Government Code the State 2019-2020 budget provided a \$3.5 million one-time General Fund appropriation of \$3.5 million allocated to Sonoma County for the Specific Plan through a trust account.

On December 17, 2019, the Board authorized the Director of Permit Sonoma to execute an agreement with DGS to accept \$3.5 million to prepare the Specific Plan and associated Environmental Impact Report and to execute an agreement with Dyett & Bhatia to prepare the Specific Plan. The DGS agreement was executed on December 27, 2019 (Attachment 1).

Following adoption of the SDC Specific Plan on December 16, 2022, and the DGS contract expiration on December 26, 2022, Permit Sonoma staff reported final expenditures during the contract period to the state totaling approximately \$2.25 million for planning services. Approximately \$1.2 million of the state-appropriated \$3.5 million remains unspent. In August of 2023, Eldridge Renewal, LLC submitted a preapplication for a mixed-use housing development project on the site. The application was deemed complete for processing in March of 2025.

On June 26, 2024, Permit Sonoma staff received a letter from DGS requesting the return of \$512,100 of the remaining \$1.2 million in funds no later than August 15, 2024. This was approved by the Board in July 23, 2024.

On January 31, 2025, the agreement with DGS was extended to December 31, 2025, with no other amendments to the terms.

Following the court's issuance of a final Writ and Judgement, the Board decertified the SDC EIR and rescinded the Specific Plan and related approvals. Additional environmental review is required to prepare a revised EIR on the SDC Specific Plan and pending housing development application submitted by Eldridge Renewal, LLC. County staff have worked with DGS to develop a plan to complete the work contemplated in the original agreement. The proposed amended agreement would extend the term to June 30, 2026, to allow sufficient time for the planning and environmental processes. Additional minor amendments are provided in the contract to address the housing development application and further define DGS and County Roles in the process (Attachment 3). As part of the proposed amendments, DGS would return \$270,820 in remaining available funds to complete planning work for the SDC site. Combined with remaining county-held funds of \$685,582 held in the Sonoma Development Center special revenue fund, total funds available from DGS for this effort are approximately \$956,402. Per a proposed memorandum of understanding between Eldridge Renewal, LLC and the County, Eldridge Renewal will be responsible for the cost of permit application processing and any environmental review costs that exceed the remaining DGS funds, up to \$125,000.

**Strategic Plan:**

N/A  
**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

- April 5, 2019 - the Board authorized the preparation of the Specific Plan effort.
- December 17, 2019 - the Board authorized the contract with DGS to fund the Specific Plan and EIR effort.
- December 16, 2022 - the Board adopted the SDC Specific Plan and EIR.
- July 23, 2024, the Board authorized return of \$512,000 funds to DGS at that State’s request.
- December 3, 2024- The Board voided certification of SDC Specific Plan and EIR in response to Writ of Mandate and Judgement by California Superior Court. May 6, 2025- The Board authorized the director of Permit Sonoma to execute a contract for environmental review and planning services with Dyett and Bhatia.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY25-26 Adopted</b>	<b>FY26-27 Projected</b>	<b>FY27-28 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>			
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal	\$270,820		
Fees/Other			
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>	\$270,820		

**Narrative Explanation of Fiscal Impacts:**

California Department of General Services funds in the amount of \$270,820 will be recorded in the Sonoma Development Center special revenue fund (11165). The department will request a budget adjustment to program expenses as part of FY 2025-26 Consolidated Budget Adjustments.

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

Attachment 1: Draft Resolution of the Board of Supervisors for Acceptance of Funds from DGS and contract amendment

Attachment 2: State of California Department of General Services Agreement 19-30324, Revised December

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2024

Attachment 3: Revised Contract Between Sonoma County and California Department of General Services

**Related Items “On File” with the Clerk of the Board:**

N/A