

From: [Tennis Wick](#)
To: [Wil Lyons](#)
Subject: FW: May 6 BOS meeting on SDC. - TIME SENSITIVE
Date: Monday, May 5, 2025 3:25:57 PM

-----Original Message-----

From: JOAN BOURG <dirtgirls@aol.com>
Sent: Monday, May 5, 2025 1:12 PM
To: Tennis Wick <Tennis.Wick@sonoma-county.org>; District1 <District1@sonoma-county.org>
Cc: dirtgirls@aol.com
Subject: May 6 BOS meeting on SDC. - TIME SENSITIVE

EXTERNAL

Greeting Permit Sonoma, Mr. Wick, and Representative Hermosillo;

I am writing today to advocate and add our voice to tomorrow's BOS meeting concerning the SDC project . Many of us concerned about the overdesign of housing etc, for this amazing property, would like to see a NEW process ! One that is more open to the community, the people who live right here, for public input and exchange.

As it is , we have endured years of Zoom meetings, in person meetings, letter writing, only to have to project stall, or be misrepresented, and our concerns seem ignored.
Not to mention the county's error in not updating itself, allowing the Rogal Grupe to claim the Builder's Remedy.

To add to this, we now learn that further taxpayer monies may potentially be granted to the firm, Dyett and Bahtia, in order to re-do their botched work from the first time around. Taxpayer money ! Why not make the developer pay for this ? Why not hire someone who can actually do the job ?

Dyett-Bahtia did not do a proper job at all, completely failing at their taxpayer funded assembly of the first EIR, failing so horribly, that a County Judge called it "toothless ", among other comments of inadequacy, and would not allow it to stand.

I understand that tomorrow's BOS meeting will be granting Dyett and Bahtia MORE taxpayer money to attempt to offer another EIR, when they may NOT EVEN BE qualified to assess and offer an EIR of this scope. !
We need a re-do. Using a team that can offer what is wanted , and needed.

We all want a project at SDC that we can be proud of.

Let's take this opportunity to do better this time, involve the community in public forums, build a proper team , and do this right !

As it is, we are not safe, and our community of animals and citizens will suffer with the scope and scale currently proposed .

Respectfully submitted

Joanie Bourg
Lisa Storment
Locust ave
Sonoma.
iPad

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From: [Jane Brier](#)
To: [Tennis Wick](#); rebecca.wachsberg@sen.ca.gov; Senator.cabaldon@senate.ca.gov; [Wil Lyons](#); member.connolly@assembly.ca.gov; Senator.McGuire@senate.ca.gov; Melissa.apuya@asm.ca.gov
Subject: SDC: No Dyett and Bhatia!
Date: Monday, May 5, 2025 11:32:35 AM

EXTERNAL

We need a new beginning and a different approach. We need an open process that can lead to a reasonably scaled housing-first project and a thorough, legally-adequate EIR of which we can be proud. Dyett and Bhatia was grossly inadequate in multiple areas. In the words of the court,

"The EIR was wholly devoid of anything resembling either substantial evidence or the analytical route which could support the finding that the Preservation Alternative is infeasible."

And now their "toothless, vague and limited to hopeful intentions," gets paid another million dollars to redo its own work? And without a word of advance explanation or discussion with the community in the Sonoma Valley? I say No Deal!

Come on Sonoma, we can do better than this!

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From: [Arthur Dawson](#)
To: [Rebecca Hermosillo](#)
Cc: [Tennis Wick](#); [Wil Lyons](#)
Subject: Concerns about rehiring Dyett and Bhatia
Date: Monday, May 5, 2025 12:45:30 PM

EXTERNAL

Dear Rebecca,

I am writing to express my serious concerns about rehiring Dyett and Bhatia to redo the EIR for the SDC.

They already botched it once. wasting millions in taxpayer dollars. Public trust has been completely broken by this

Process—we need the county to hire a new consultant, not rubber stamp a continuing failure.

Please stand up at the Supervisors meeting tomorrow, vote against the motion to rehire on the consent calendar, and recommend that the County put out an RFP for a different consultant.

Some additional thoughts below.

The Court found the EIR prepared by Dyett and Bhatia was grossly inadequate in multiple areas. In a carefully reasoned, lengthy decision, the Court held that the EIR violated the California Environmental Quality Act (CEQA) in numerous respects including, among other violations, that the Plan EIR: failed to include an adequate project description with respect to the number of maximum housing units allowed; failed to adequately address impacts on biological resources, wildlife corridors, and wildfire evacuation; failed to address cumulative impacts; and failed to adequately respond to comments on the Draft EIR.

In the words of the court:

- a) "...the purported mitigation measures in the Plan, its goals and policies, are on the whole facially toothless, vague, and limited to hopeful intentions." The ruling goes on to state: "...the purported mitigation measures in the Plan are, as whole, ineffective, vague, and devoid of any semblance of performance standards in violation of CEQA...";
- b) "Nothing demonstrates that [the consultants] made any effort whatsoever to identify, much less consider, some possible mitigations while there is neither evidence nor analysis explaining how it came to the conclusion that there are no feasible mitigation measures.";
- c) "...there was no substantial evidence or analysis whatsoever" to support the County's contention that there are no feasible mitigation measures for the Plan's significant impacts on historic resources and transportation.;
- d) "The EIR was wholly devoid of anything resembling either substantial evidence or the analytical route which could support the finding that the Preservation Alternative is infeasible."

In short, the consultant's incomplete analysis, which failed to realistically explore reasonably scaled alternatives, let the Board and the community down wasting millions of taxpayer dollars. This could have been avoided if the County and consultant admitted the severity of impacts and reduced the project size, rather than approving an over-sized development in an area with insufficient infrastructure. This item seems to be a set up for another result-driven process where, a biased and not particularly competent consultant, ignores community input to justify a maximum-sized project that defies environmental constraints and common sense with respect to fire and evacuation danger.

With appreciation for all your service for the community,

Arthur

Arthur Dawson

Baseline Consulting

Glen Ellen, California

Phone: (707) 996-9967

Mobile: (707) 509-9427

Email: baseline@vom.com

Baselineconsult.com

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From: [Katie Everidge](#)
To: [Rebecca Hermosillo](#); [David Rabbitt](#); [district3](#); [district4](#); [James Gore](#); [district5](#)
Cc: [Tennis Wick](#); [Wil Lyons](#)
Subject: Please Remove Item 18 from Consent Agenda on 5.6.2025
Date: Monday, May 5, 2025 11:00:23 AM

EXTERNAL

Dear Sonoma County Board of Supervisors,

Please reconsider your decision to include a new consulting contract for Dyett and Bhatia on your Consent Agenda for tomorrow, May 6, 2025. As a Glen Ellen resident and District 1, I implore you to make this item open for further discussions and an individual vote.

Concent Agenda Item IV. 18

File #2025-0521

Title: Sonoma Developmental Center Mixed Use Development, Specific Plan, and Environmental Impact Report Services Contract

It is negligent to award this firm a contract up to \$913,997 with a Consent Vote. The use of the remaining funds from the state and the additional funds provided by the County should have more consideration and discussion. The last EIR that Dyett and Bhatia produced for the Sonoma Developmental Center was woefully inadequate and was found in violation of CEQA by Judge Bradford DeMeo. Their supposed knowledge and history of this site do not make them capable of producing a complete analysis, as the court found with its scathing judgment of the firm's previous EIR. Reference Superior Court of the State of California for the County of Sonoma Case No. SCV-272539. The community will not stand for another inept EIR from this firm and will fight against it as we did the last time.

Please consider accepting additional Request for Proposals from other firms that will be neutral on this project and do not have a history of failed Environmental Impact Reports. At the very least, please remove this item from the Consent Vote on the May 6, 2025, agenda and allow for additional consideration and discussion for this contract award.

Sincerely,

Katie Everidge

Resident of Glen Ellen

858.353.6514

To: District 1 Supervisor Rebecca Hermosillo; District 2 Supervisor David Rabbitt; District 3 Supervisor Chris Coursey; District 4 Supervisor James Gore; District 5 Supervisor Linda Hopkins
Copy: Permit Sonoma Director Tennis Wick; Permit Sonoma Planner Wil Lyons

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From: [Ritch Foster](#)
To: [Rebecca Hermosillo](#); [David Rabbitt](#); [district3](#); [James Gore](#); [district5](#); [Tennis Wick](#); [Wil Lyons](#); [Margie Foster](#); [Ritch Foster](#)
Subject: SDC Contract for EIR
Date: Monday, May 5, 2025 2:28:05 PM

EXTERNAL

Dear Supervisors, Tennis Wick, and Wil Lyons

We are both DISMAYED and ALARMED to find the County is considering hiring Dyett and Bhatia again, after their complete failure on their previous contracted EIR.

D&B proved to be very poor listeners along with being very poor communicators at their meetings. They clearly never understood the complexities of the unique property of SDC and were deaf to the concerns of the many people and groups from the surrounding communities.

Please DO NOT spend any more taxpayer monies on this firm that performed so poorly on their first attempt, requiring a costly lawsuit, PAID FOR BY CONCERNED CITIZENS, to expose the inadequacies of their work!

Let's finally work toward finding a solution and direction for this local treasured resource. Let's make a plan we can all be proud of, including lower density, more affordable housing, protection and expansion of the wildlife corridor and BELIEVABLE fire evacuation information!

Ritch Foster and Margie Foster, Glen Ellen residents since 1975

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From: [brad hall](#)
To: [Rebecca Hermosillo](#); [Tennis Wick](#); [Wil Lyons](#)
Subject: SDC and proposed no bid contract renewal
Date: Monday, May 5, 2025 2:38:38 PM

EXTERNAL

Hello - I am a long term resident of Glen Ellen (since 1972) and have voted in every election I have been eligible to do so since that time.

I am gravely concerned about the proposed contract renewal with the incumbent firm that produced a woefully inadequate planning document and EIR for the proposed redevelopment of the Sonoma Development Center (SDC). As you know the initial specific plan and EIR documents were basically shown to be inadequate if not even erroneous in their findings about traffic impacts, water supply, wildlife habitat corridor impacts and a host of other unresolved and glossed over issues. Please deny the renewal of the contract with the incumbent firm, take a step back, and start a new process that reflects a better and more sustainable vision for the one of a kind SDC properties.

More importantly, the whole process lacks transparency and outreach to the local community that has provided reams of comment and criticism over these past few years. I just found out about the BOS consent agenda meeting today, and have provided numerous comments and feedback to Sonoma BOS and planning department. You'd think that public servants would reach out to the public that has expressed several legitimate concerns, but no that didn't happen. Shame on you.

Please do the right thing and lets reboot the whole SDC planning process to develop a plan that better fits the goals and wishes of the local community. Its not too late.

Thank you,
Brad Hall
214 Bonnie Way, Glen Ellen
916.716.1279

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From: [John Harden](#)
To: [Wil Lyons](#)
Subject: SDC's future, on the agenda tomorrow
Date: Monday, May 5, 2025 2:32:14 PM

EXTERNAL

Hi Will,

I'm currently a Santa Rosa resident, one who grew up in Sonoma County (in the town of Sonoma) in the 1970s. I'm also one of a growing number of locals who has become aware and increasingly alarmed at the steps the county has been taking in the proposed redevelopment of the Sonoma Developmental Center property.

Tomorrow the Board of Supervisors seems prepared to approve without discussion the rewarding of consulting firm Dyett and Bhatia with nearly one million dollars of taxpayer money, to have them redo their own environmental impact report because the Superior Court of California deemed the original report grossly inadequate. This is irresponsible.

To ignore public comment and evade responsible analysis in a dash to exploit the commercial value of this historic, beautiful and ecologically sensitive area would be a disaster and an un-rightable wrong.

Properly there should be a request for proposals to open up the process for competitive bidding, with an eye toward addressing impacts on biological resources, wildlife corridors, wildfire evacuation, and the historic nature of the property.

Thank you,

John Harden

John Harden | 707.490.7124 | [Little Room Media](#) | [johnfilms.com](#)

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From: [Alice Horowitz](#)
To: [David Rabbitt](#); [Rebecca Hermosillo](#); [James Gore](#); [Chris Coursey](#); [Lynda Hopkins](#)
Cc: [Tennis Wick](#); [Wil Lyons](#)
Subject: BOS Meeting 5/6/25 Consent Calendar Agenda Item #18
Date: Monday, May 5, 2025 9:55:12 AM

EXTERNAL

Dear Sonoma County Supervisors,

I am writing to ask that Consent Calendar Agenda Item #18 (File # 2025-0521: Sonoma Developmental Center Mixed Use Development, Specific Plan, and Environmental Impact Report Services Contract) be 1) removed from tomorrow's agenda, and 2) rescheduled for a later date when the public is given ample notice that the item is up for discussion. Also, a consulting contract of this magnitude in importance and for this amount of taxpayer money should be a competitive process.

Dyett and Bhatia's incomplete analysis for the SDC Specific Plan EIR failed to realistically explore reasonably scaled alternatives and let the Board and the community down - wasting millions of tax payers dollars! This could have been avoided if the County and consultants had admitted the severity of impacts and reduced the project size, rather than approving an over-sized development in an area with insufficient infrastructure. To rehire Dyett and Bhatia to the tune of almost a million dollars (again, taxpayer money) to redo their own shoddy work seems like a set-up for another result-driven process where, a biased and not particularly competent consultant, ignores community input to justify a maximum-sized project that defies environmental constraints and common sense with respect to fire and evacuation danger.

We need a new consultant and a different approach. We also need an open process that can lead to a reasonably scaled housing-first project and a thorough, legally-adequate EIR of which we can all be proud!

Please remove the above-mentioned Consent Calendar item from tomorrow's Board of Supervisors meeting.

Respectfully,
Alice Horowitz

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From: [Vivien Hoyt](#)
To: [Rebecca Hermosillo](#); [Tennis Wick](#); [Wil Lyons](#); senator.McGuire@senate.ca.gov
Subject: SDC
Date: Monday, May 5, 2025 2:31:57 PM

EXTERNAL

Dear Sir/Madam,

I am writing again to stop the enormous buildout at SDC. For 3 years now, I have marched, written letters to the press/leaders but still, here we are again. It's obvious that we don't want this massive development in our small, rural town but it seems our leaders aren't listening.

The recent fire evacuation report, that we the residents paid for out of our own pockets, clearly shows that the proposed SDC build out will be a fire trap causing people to die in their cars similar to Paradise and Lahaina. It's also devastating for the wildlife and our water supply. We don't have the infrastructure to handle this much development and you will ruin the beauty of this sacred tourist area. There will be blood on your hands if this is allowed to go through.

We elected you to represent us so please listen to your voters. Thank you.

Sadly,

Taxpayer, voter
Vivien Hoyt

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From: [Jan](#)
To: [Rebecca Hermosillo](#); [David Rabbitt](#); [district3](#); [district4](#); [district5](#); [Tennis Wick](#); [Wil Lyons](#)
Subject: Consent Agenda
Date: Monday, May 5, 2025 9:05:11 AM

EXTERNAL

I am writing to oppose this agenda moving forward and to ask why is the board of supervisors considering or continuing a contract with the consulting firm (Dyett and Bhatia) that completely failed its earlier job of doing an adequate environmental analysis (EIR) of the SDC specific plan.

Why are these costs being borne by the taxpayer (public funds) rather than the developer whose plan purportedly is being used as the template for the specific plan?

The EIR consultant work plan, including the evacuation study, should not be approved before EIR scoping has occurred, without public input.

I am asking once again for another direction to be taken by this board to save SDC future. Please listen to your communities out cry for a smaller scaled down plan. The EIR- SDC Specific plan is wrong for our community and for Sonoma valley.

Please stand up for us.

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From: [Bobbie Jenkins](#)
To: [Wil Lyons](#)
Subject: SDC environmental review
Date: Monday, May 5, 2025 12:30:25 PM

EXTERNAL

On and on we go and it never ends. We have no respect for the environment, wildlife or lands, or the local residents who have cared for this earth.

Developers are rapacious and Money is God. There was NOT an honest environmental assessment.

Development is dangerous to all living creatures especially as the fires have proved over and over again.

There needs to be a process for an honest environmental assessment with citizens review.
and citizens should not have to pay for it.

Roberta Jenkins
830 Oak Lane
Sonoma, CA. 95476

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From: [Tennis Wick](#)
To: [Wil Lyons](#)
Subject: FW: Sonoma Developmental Center
Date: Monday, May 5, 2025 3:26:12 PM

-----Original Message-----

From: nancyeverskirwan@gmail.com <nancyeverskirwan@gmail.com>
Sent: Monday, May 5, 2025 1:05 PM
To: Rebecca Hermosillo <Rebecca.Hermosillo@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; assemblymember.Connolly@assembly.ca.gov; monica.hassan@dgs.ca.gov
Subject: Sonoma Developmental Center

EXTERNAL

At tomorrow's Board of Supervisor's meeting Permit Sonoma is recommending continuing the contract with Dyett and Bhatia as a consent calendar item.

This is the first I as an engaged member of the public heard of such an ill advised suggestion. First because you are saying no discussion is required. Spending \$1M is worthy of discussion. And they wasted the almost \$2M you paid them before. They are not qualified to address the EIR issues of this project or they would have done at least an adequate as opposed to wholly inadequate job last time. Even though they are familiar with the project their approach of doing the least possible analysis, investigation and reviewing of alternatives or consequences shows a inexcusable negligence of professional standards that does NOT WARRANT their being rehired on any terms. Second, why is the county paying for this redo since the Developer's Plan is the current template for the Specific Plan? Why isn't the Developer picking up the charges at this point in the process? And since the terms of the Specific Plan have been amended and expanded by the developer, Dyett and Bhatia, no longer has intimate knowledge of the issues under this new specific plan.

We all know there is inadequate water infrastructure, no wastewater hook-up, insufficient protection of riparian and wildlife corridors, inadequate roads in the area to handle added traffic and safety evacuations much less demolition and construction traffic and yet you persist. Why is it that you cannot see the disastrous consequences of taking this action? The community deserves a voice in the process and a say in the plans.

Nancy Evers Kirwan
1920 Grove Street
Sonoma, CA 95476

NEK

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From: [Joseph Lieber](#)
To: [David Rabbitt](#); [James Gore](#); [district5](#); [Tennis Wick](#); [Wil Lyons](#); [Rebecca Hermosillo](#)
Subject: SDC CEQA Study
Date: Monday, May 5, 2025 11:03:29 AM
Importance: High

EXTERNAL

Dear Elected Representatives and Staff:
May 5, 2025

TO:

Senator Mike McGuire: Senator.McGuire@senate.ca.gov

Rebecca Wachsberg (aide): rebecca.wachsberg@sen.ca.gov

Senator Chris Cabaldon: Senator.cabaldon@senate.ca.gov

Assemblymember Damon Connolly:

assemblymember.connolly@assembly.ca.gov

Melissa Apuya (aide): Melissa.apuya@asm.ca.gov

Monica Hassan (Deputy Director): Monica.Hassan@dgs.ca.gov

Gerald McLaughlin (Asset Management Branch):

gerald.mclaughlin@dgs.ca.gov

Jason Kenney (Chief Deputy Director): jason.kenney@dgs.ca.gov

Jennifer Iida (Public Information Officer): Jennifer.lida@dgs.ca.gov

Rebecca Hermosillo (District 1): rebecca.hermosillo@sonoma-county.org

David Rabbitt (District 2): david.rabbitt@sonoma-county.org

Chris Coursey (District 3): district3@sonoma-county.org

James Gore (District 4): district4@sonoma-county.org,
<mailto:james.gore@sonoma-county.org>

Linda Hopkins (District 5): district5@sonoma-county.org

Tennis Wick (Director): tennis.wick@sonoma-county.org

Wil Lyons (Planner): wil.lyons@sonoma-county.org

FROM: Joe Lieber

SUBJECT: SDC CEQA Evaluation

Dear Elected Representatives and Staff:

I just learned of Sonoma County's plans for hiring yet the same consultant who botched the original plan to prepare a detailed CEQA study supposedly to address the concerns of the judge who strongly rejected the adequacy of the consultant's report. This is throwing good money after bad all in the apparent and faultily-reasoned justification for efficiency. There is nothing efficient about hiring an incompetent company to continue this work. Besides, it is my understanding that this firm primarily prepares general planning documents, not specific ones such as what is proposed.

What needs to happen now is to get a truly fresh start that is transparent and honest. The definition of insanity is trying to do the same thing over and over again hoping for a different outcome. It seems that this proposed approach fits this definition!

Please heed Sonoma Valley Impact 100's advice to get a truly fresh start on this debacle and not waste more taxpayer's money on this. Hire a consultant who will work honestly with the community to come up with a reasonable and just solution to this very complicated problem.

Sincerely,

Joe Lieber

4080 Pepperwood Ct.

Sonoma, CA 95476

Email: cala1696@icloud.com

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From: [Barb Roy](#)
To: [Rebecca Hermosillo](#); [Tennis Wick](#); [Wil Lyons](#); [David Rabbitt](#); [district3](#); [district4](#); [district5](#)
Subject: EIR for SDC Consent item for 5/6/2025
Date: Monday, May 5, 2025 10:55:34 AM

EXTERNAL

Dear Supervisors and Permit Sonoma,

It is deeply disturbing that Dyett and Bhatia would be suggested to prepare an environmental analysis when they have already - at great expense to the public - prepared a completely failed and flawed EIR which has been rejected by the Court.

Their work was roundly criticized by the Court as inadequate, with mitigation measures being "toothless" and "vague". Where is the public input on an issue of such great concern to the community? A Consent item without discussion and essentially behind closed doors?

It is the mandate of the Board of Supervisors to speak for the interests of the communities impacted by your decisions - communities which have shown repeatedly to be open to a reasoned vision for SDC, not one based on sloppy, erroneous environmental analysis.

Thank you,

Barbara and Patrick Roy

G1310 Hill Road

Glen Ellen

the Sent from my iPad

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From: [Nancy Ryan](#)
To: rebecca.hermasillo@sonoma-county.org
Cc: [Wil Lyons](#); [Tennis Wick](#)
Subject: Dyett and Bhatia
Date: Monday, May 5, 2025 10:50:26 AM

EXTERNAL

Dear Supervisor Hermosillo, Mr. Wick and Mr. Lyons,

I just received word that the Board of Supervisors is set to vote on “consent calendar” a contract for Dyett and Bhatia.

I don’t know if you were present for any of the public meetings to explain the first report created by this consulting firm. I was. They were pathetic. A young male employee of Dyett and Bhatia, name I do not know, was attempting to answer questions from concerned citizens and he seemed to be incredibly unprepared and even confused about details of the report. My recollection is that someone from Permit Sonoma was weighing in and trying to bail out the consultants. And occasionally, the big boss, either Bhatia or Dyett, would weigh in with a bunch of jargon which clarified nothing.

All in all, I was left of the impression that the consulting firm had taken our tax dollars and slapped together a half baked report, possibly mostly recycled from some other big development proposal. It seemed to me that not one of the men described above had spent much time on the SDC property.

These meetings were conducted via Zoom. If possible, I urge you to take the time to watch a recording. You will see that I am not exaggerating.

The judge’s description of the report based on work done by Dyett and Bhatia in the SCALE lawsuit as “toothless and vague” is a mild description.

Please do not rehire Dyett and Bhatia.

Please re-open this entire SDC process up to the public.

Please fight this current Rogal plan with everything you have got.

Respectfully,
Nancy Ryan

Sent from my iPhone

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From: [Carolyn Scott](#)
To: [Tennis Wick](#)
Cc: [Wil Lyons](#); senator.mcguire@senate.ca.gov; rebecca.wachsberg@sen.ca.gov; cabaldon@senate.ca.gov; assemblymember.connolly@assembly.ca.gov; Melissa.apuya@asm.ca.gov; [Rebecca Hermosillo](#); [David Rabbitt](#); [district3](#); [district4](#); [James Gore](#); [district5](#)
Subject: the board meeting tomorrow regarding CEQA and the SDC development
Date: Monday, May 5, 2025 11:26:20 AM

EXTERNAL

Dear Representatives for the SDC project:

I am an Emmy-nominated, award-winning filmmaker. My new short film, "SMALL IS BEAUTIFUL," explores the challenges facing the residents near and around the SDC who are waging a fierce battle against the urban scale luxury development project threatening to engulf a critically important wildlife corridor.

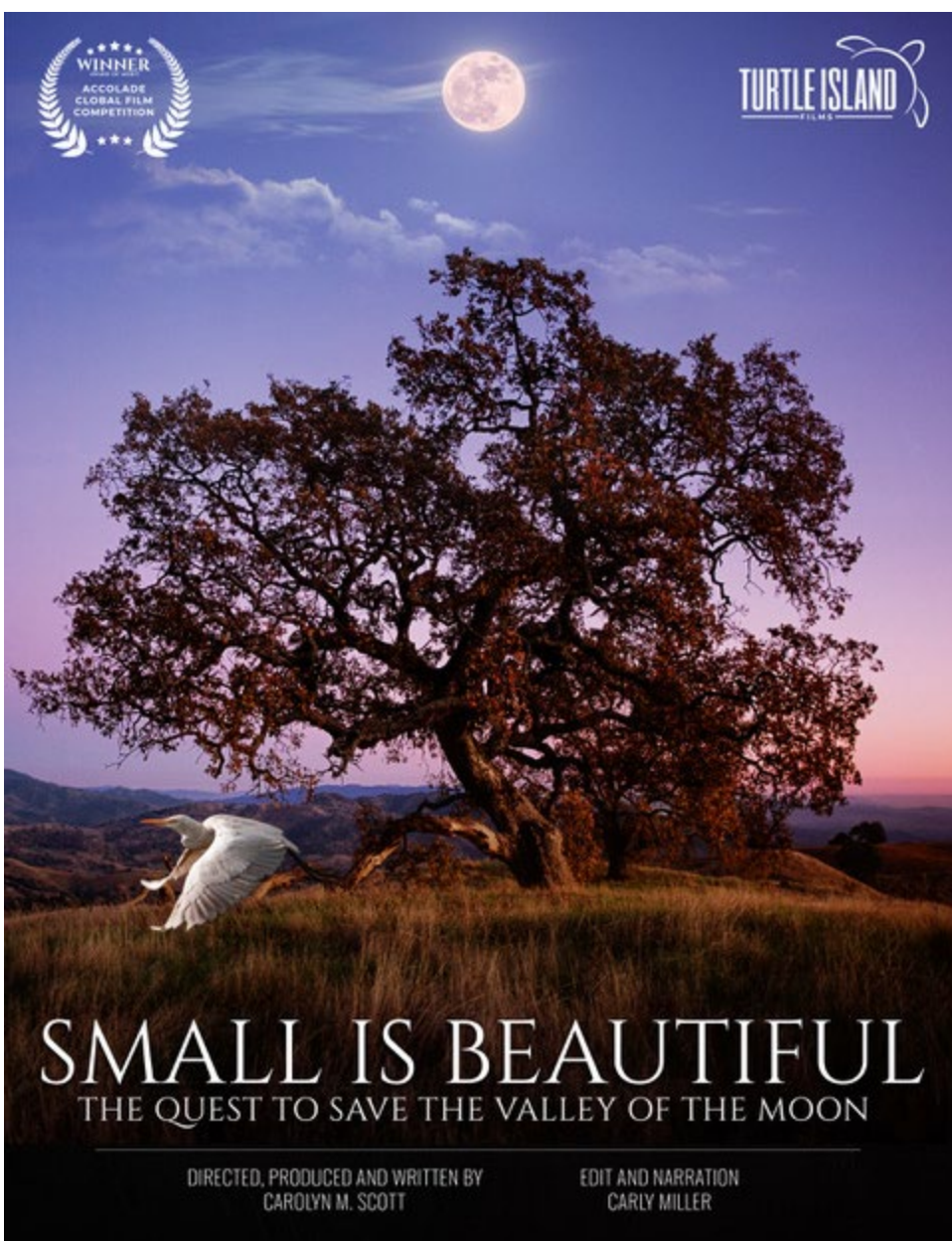
Set against the backdrop of California's increasing wildfire risks, the documentary highlights the precarious balance between urban expansion and environmental preservation. As climate change intensifies fire seasons, this rural community finds itself not only fighting to protect its natural heritage but also grappling with the potential catastrophic consequences of introducing large-scale development into a fire-prone landscape.

"Small is Beautiful" exposes the murky collusion between profit-driven developers and complacent officials. This film raises critical questions about who truly benefits from California's urbanization policies. It uncovers that 88% of these housing developments are luxury units, yet they are being built under the guise of "affordability." The film reveals the most disturbing reality: local control over our land is soon going away with new legislation that will override all environmental laws in the state and undermine local control to facilitate developers' plans, regardless of whether there is adequate water, roads, or other infrastructure to support their urban-scale plans.

The film has its European premiere in mid-June and is continuing to travel to communities and states who are concerned about the impacts of big development on the environment and the loss of local control of public lands.

Thank you for your time and consideration.

Sincerely,
Carolyn M. Scott



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From: [Caitlin Cornwall](#)
To: [Rebecca Hermosillo](#); [Lynda Hopkins](#); [James Gore](#); [Chris Coursey](#); [David Rabbitt](#); [Wil Lyons](#); [Tennis Wick](#); [Ross Markey](#)
Cc: [Richard Dale](#)
Subject: Comment: item 18 (SDC) on tomorrow's agenda
Date: Monday, May 5, 2025 2:39:31 PM
Attachments: [2025-05-05 Supervisors re completeness, D&B.pdf](#)
[ATorK4zIpb7vdeKhupXQ2bM5IGAwzT0ARcb_xn0zPS9-uuVHsUni7Ht3TddkbM0F4ORVMuT7ZQsknc5D_iOG.png](#)

EXTERNAL

Dear Sonoma County Supervisors, Permit Sonoma staff, and Planning Commission,

We write in relation to item 18 on the Supervisors' consent agenda tomorrow, titled "Sonoma Developmental Center ... report services contract."

Permit Sonoma's decision to declare project complete should be reconsidered or reversed, for at least two reasons:

- The application does not describe the water supply plan or provide evidence that supply is sufficient. This matters because the existing water system is unusable. Environmental and water supply impacts could be substantial if an entirely new system is built, or minor if the new project connects to the Sonoma Water aqueduct.
- The application proposes a 300-foot "fire buffer" outside the campus property, on land belonging to State Parks, without providing evidence that the developer has permission or funding to create and maintain it.

In addition, we share the local community's dissatisfaction with the performance so far of Dyett & Bhattia. Their faulty EIR wasted the County's time, funds, and credibility. Their community engagement process left many feeling ignored and left out of the process. Permit Sonoma should use a competitive RFP process to seek a firm that is known to respect public input and that will write a strong EIR, one with clear descriptions of mandatory measures for avoidance, minimization, and mitigation.

Sincerely yours,
Richard Dale, Executive Director
richard@sonomaecologycenter.org

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www.sonomaecologycenter.org

From: [Tracy Salcedo](#)
To: [Rebecca Hermosillo](#); [district4](#); [district5](#); [district3](#); [David Rabbitt](#); [James Gore](#)
Cc: [Tennis Wick](#); [Wil Lyons](#); [Ross Markey](#); [Scott Orr](#)
Subject: May 6, 2025 consent calendar item for SDC consultancy and scope of work
Date: Monday, May 5, 2025 2:41:00 PM
Attachments: [PastedGraphic-2.png](#)
[SMP Letter to BOS re SDC on consent agenda 5-5-25.pdf](#)
Importance: High

EXTERNAL

Hello Supervisors,

I have attached a letter from Sonoma Mountain Preservation requesting the removal of the consent calendar item for the Sonoma Developmental Center Mixed Use Development, Specific Plan, and Environmental Impact Report Services Contract.

Thank you for your consideration.

Kindly, Tracy

Tracy Salcedo

Chair

sonomamountainpreserve@gmail.com

sonomamountain.org

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From: [Lauren Wayson](#)
To: [Rebecca Hermosillo](#); [Tennis Wick](#); [Wil Lyons](#)
Subject: Urgent Concerns Regarding Consent Agenda Item on SDC EIR Contract
Date: Monday, May 5, 2025 12:32:19 PM

EXTERNAL

Dear Rebecca, Wil, Tennis,

As a local resident and taxpayer, I am horrified that the allocation of public funds and the safety of Sonoma Valley residents are not being prioritized in the proposed reappointment of Dyett & Bhatia—set for approval on tomorrow’s Consent Agenda.

This is the same firm that was already paid nearly \$1.8 million to produce an Environmental Impact Report (EIR) for the SDC Specific Plan that the court found to be grossly inadequate —“toothless, vague, and limited to hopeful intentions.” Now, without any competitive bidding or opportunity for public input, the County proposes to pay them nearly \$1 million more to redo their own deficient work.

This is not just fiscally irresponsible—it’s deeply troubling from a public safety and environmental standpoint. The court found serious failures in the prior EIR regarding wildfire evacuation, biological impacts, and mitigation planning. Continuing with the same consultant sends a clear message that accountability, transparency, and resident well-being are being ignored.

We need a fresh start—one that respects the court’s ruling, follows a transparent process, and truly engages the community. I urge you to pull this item from the Consent Agenda and delay approval until a proper, open process can take place.

Sincerely,

Lauren Wayson

Sonoma

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From: [Wendell Ann](#)
To: [Wil Lyons](#)
Subject: SDC agenda item 5/6
Date: Monday, May 5, 2025 8:07:19 AM

EXTERNAL

Please do not rehire the team that botched the report last time.
Even the judge said they were incompetent.
This is not a time for convenience
But for thoughtful decision making for our future!!

Wendy Westerbeke

Sonoma ,ca

&

Santa Fe,nm

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Text : 707-509-9483

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From: yennif54@gmail.com
To: [Rebecca Hermosillo](#); [Tennis Wick](#); [Wil Lyons](#)
Subject: Consent Agenda a new Dyett and Bhatia consulting contract for SDC environmental analysis
Date: Monday, May 5, 2025 2:47:40 PM

EXTERNAL

We the residents and taxpayers do not consent to this action!

1. **Process is important.** Without a Request for Proposals (RFP) or competitive bidding for this almost million dollar contract, Permit Sonoma is recommending continuing a contract with the consulting firm (Dyett and Bhatia) that completely failed its earlier job of doing an adequate environmental analysis (EIR) of the SDC specific plan.
2. **The Court found the EIR prepared by Dyett and Bhatia was grossly inadequate in multiple areas.** In a carefully reasoned, lengthy decision, the Court held that the EIR violated the California Environmental Quality Act (CEQA) in numerous respects including, among other violations, that the Plan EIR: failed to include an adequate project description with respect to the number of maximum housing units allowed; failed to adequately address impacts on biological resources, wildlife corridors, and wildfire evacuation; failed to address cumulative impacts; and failed to adequately respond to comments on the Draft EIR.
3. **In the words of the court:**
 - a) "...the purported mitigation measures in the Plan, its goals and policies, are on the whole facially toothless, vague, and limited to hopeful intentions." The ruling goes on to state: "...the purported mitigation measures in the Plan are, as whole, ineffective, vague, and devoid of any semblance of performance standards in violation of CEQA...";
 - b) "Nothing demonstrates that [the consultants] made any effort whatsoever to identify, much less consider, some possible mitigations while there is neither evidence nor analysis explaining how it came to the conclusion that there are no feasible mitigation measures.";
 - c) "...there was no substantial evidence or analysis whatsoever" to support the County's contention that there are no feasible mitigation measures for the Plan's significant impacts on historic resources and transportation.;
 - d) "The EIR was wholly devoid of anything resembling either substantial evidence or the analytical route which could support the finding that the Preservation Alternative is infeasible."
4. **In short, the consultant's incomplete analysis, which failed to realistically explore reasonably scaled alternatives, let the Board and the community down wasting millions of taxpayer dollars.** This could have been avoided if the County and consultant admitted the severity of impacts and reduced the project size, rather than approving an over-sized development in an area with insufficient infrastructure. This item seems to be a set up for another result-driven process where, a biased and not particularly competent consultant, ignores community input to justify a maximum-sized project that defies environmental constraints and common sense with respect to fire and evacuation danger.
5. Further, Dyett and Bhatia usually prepares "program" EIRs that are more general in nature. They do not have the expertise to prepare an adequate project-specific EIR.
6. **Why are these costs being borne by the taxpayer (public funds) rather than the developer whose plan purportedly is being used as the template for the specific plan?**
7. **The EIR consultant work plan, including the evacuation study, should not be approved before EIR scoping has occurred, without public input.** The scope of the various EIR issue area analyses should be subject to public review as part of EIR scoping. For example, the Fehr and Peers work plan for the evacuation study makes assumptions that are in direct conflict with reasonable assumptions used in a recent evacuation study prepared for the site and region.

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