



County of Sonoma

State of California

Date: April 5, 2019

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
supporting a Land Use Planning process and considerations for disposition of the Sonoma
Developmental Center Site.**

Whereas, in 2015 the State of California, Department of Developmental Services provided notice to residents and local jurisdictions that it was planning to close the Sonoma Developmental Center and place the residents in homes in the community;

Whereas, the County engaged affected departments and local stakeholder groups regarding the closure process, disposition of the property and possible future uses of the approximately 945-acre site;

Whereas, the County also engaged in discussions with the State to consider alternatives to the State's surplus process;

Whereas, the State issued a Request for Proposals to conduct a detailed site assessment, including a Phase I assessment, constraints and opportunities analysis, infrastructure assessment, and conceptual land use analysis meant to inform the disposition process;

Whereas, the Phase I site assessment concluded that the open space areas of the property represented important regional wildlife corridors and preserved ecosystems and that development should take place within the identified approximately 200 acre existing building envelop;

Whereas, the site consists of an approximately 945-acre property currently designated Public Quasi Public in the Sonoma County General Plan and zoned as Public Facilities (PF);

Whereas, the site contains significant biotic, scenic, and water resources that provide the scenic backdrop for the community and important watershed, water

supply, wildlife habitat, migration corridors, and recreation opportunities, which must be protected;

Whereas, approximately 745 acres of the site is also designated as a Community Separator in the Open Space Element of the General Plan that was adopted by the voters of Sonoma County limiting any changes in land use on approximately 745 acres of the Sonoma Developmental Center site;

Whereas, approximately 200 acres of the site consists of the core campus-style development area that was originally developed in 1891 as one of the oldest developmental centers and now consists of 140 buildings, a cemetery, and related infrastructure;

Whereas, General Plan Policy LU-20ff states: *“ Consider future public uses of the Sonoma Developmental Center and Skaggs Island properties as a priority if they are declared surplus and offered for sale to local agencies, particularly park, recreation, and open space uses and affordable housing.”*;

Whereas, the County retains land use authority over future uses of the site, other than those of the State;

Whereas, patient care at the Sonoma Developmental Center ended on or about December 31, 2018 and the State began a “warm closure” process, and it is anticipated that responsibility for the site will be transferred to the State Department of General Services in July 2019 to maintain;

Whereas, the County’s legislative delegation proposed an alternative planning and disposition process that would enable the County and the State to work together in the planning for the transition, disposition and ultimate redevelopment of the Sonoma Developmental Center site;

Whereas, Governor Newsom has proclaimed a statewide affordable housing crisis and issued an Executive Order to provide for affordable housing on excess state property;

Whereas, the October 2017 wildfires significantly exacerbated an already existing housing shortage in Sonoma County, destroying approximately 5300 homes;

Whereas, in December 2018, the Board of Supervisors approved the Recovery & Resiliency Framework which includes broad goals and proposed activities to address the existing and acute post-fire housing crisis in Sonoma County with a vision of producing 30,000 new housing units countywide by 2023;

Whereas, the County recommends the development of a Specific Plan or similar land use plan to provide a well-coordinated planning process to facilitate interim

and further land uses, identify community needs, facilitate housing, define environmental and economic opportunities, designate future land uses, create more certainty for the developer and the community, thereby reducing the risk of investment, increasing the land values for the state, and defining a clear pathway for the desired outcomes for the community;

Whereas, the cost for the development of a Specific Plan or similar land use plan and Environmental Impact Report is estimated at \$3.5 million and is proposed to be funded by the State;

Whereas, the County can lead the transition to desired land uses by initiating the land use planning process, including a robust community engagement process, concurrent with the property disposition efforts; and

Whereas, the State would retain ownership, operation and maintenance of the property during the planning process which is estimated to take 24-36 months, and the County would work closely with the State to determine feasible interim uses.

Now, Therefore, Be It Resolved that the Board of Supervisors hereby supports this partnership between the State and the County that timely moves the site from State ownership to a community asset through a locally controlled expedited land use planning and stakeholder engagement process that is integrated with the State's disposition process.

Be It Further Resolved that the Board supports the development of a Specific Plan or similar land use planning process to include park, recreation, and open space uses on the portion of the site designated by ballot measure of the voters of Sonoma County as a Community Separator, and to redevelop the 200-acre core campus area to include affordable housing consistent with General Plan Policy LU-20ff.

Be It Further Resolved that through the land use planning process the Board shall consider a mix of housing types and income levels and other land uses that would provide for feasible and sustainable development consistent with policies of the General Plan Land Use and Housing Element.

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.

Be It Further Resolved that the Board supports efforts to use a portion of property sale proceeds to increase housing for individuals with developmental disabilities, to preserve the SDC cemetery, and to establish a museum that preserves the unique history of this State facility.

Supervisors:

Gorin:

Zane:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.