



Sonoma Developmental Center

April 5, 2019

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Presentation Overview

- Property background, timeline and community engagement
- Update on State/County discussions
- Priorities for Transfer Process
- Legislative Delegation proposal
- Board of Supervisors actions



Property



- **Historical Significance**
 - Served community since 1891
- **Core Campus**
 - About 200 acres developed
 - Zoned for Public Facilities
 - 140 buildings
 - Built 1800's and 1990's
- **Open Space**
 - 745 undeveloped acres
 - Protected by Community Separator by ballot measure
 - Critical riparian habitat
 - Watershed resources



Glen Ellen

Bouverie
Preserve

Sonoma Valley
Regional Park

Highway 12

Jack London Ranch
State Park

Camp
Via

Sonoma Developmental Center

Oak
Hill
Farm
Conservation
Easement

Old Hill Ranch
Conservation Easement

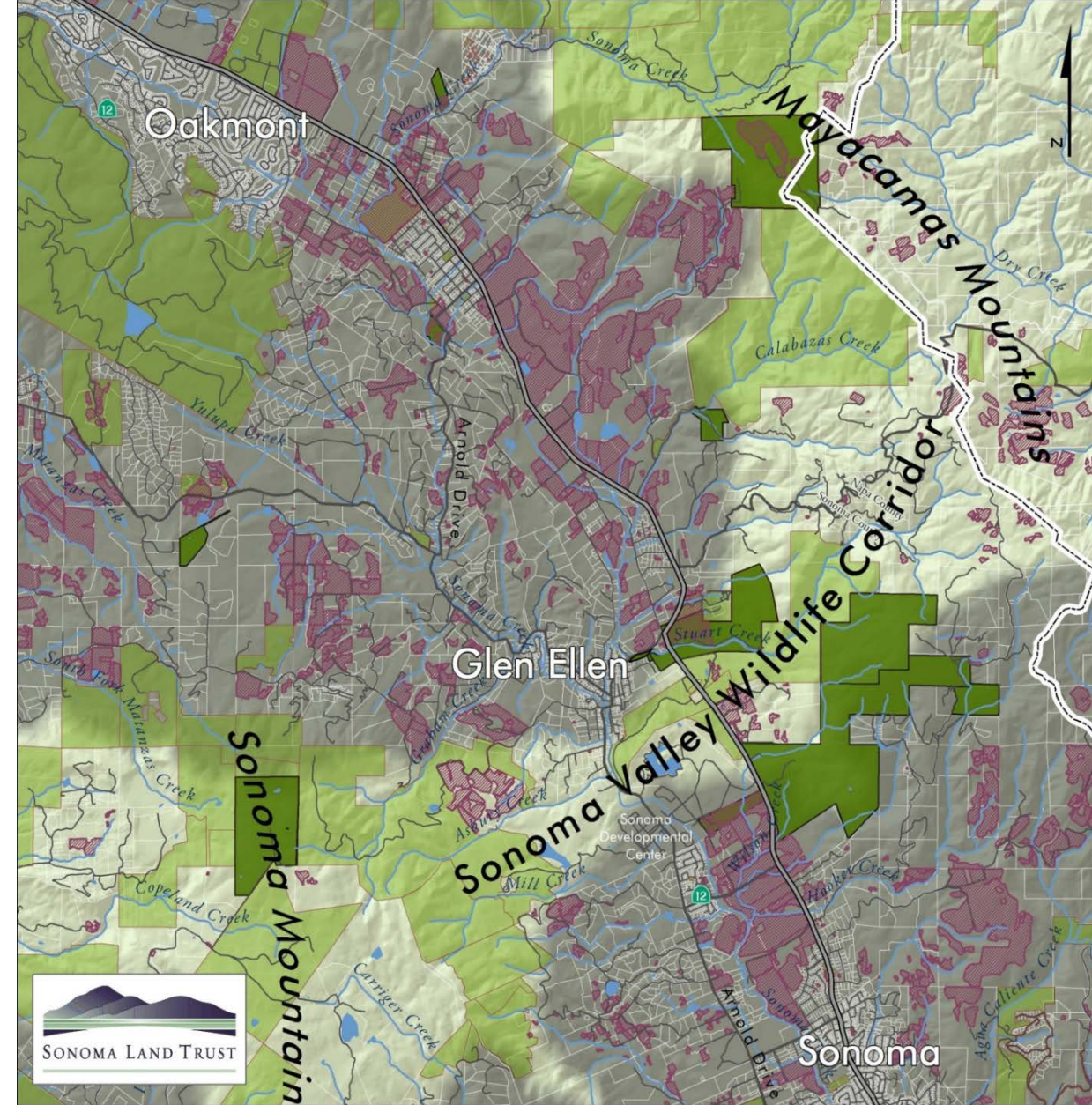
McCrea
Conservation
Easement

hold Drive

N



Sonoma Valley Wildlife Corridor



Timeline

- **April 2014** – Community advocates for continued services, preservation of cultural assets, historical museum, and conversation of open space lands
- **May 2015** - State plans to close Developmental Centers
 - Find Community homes for 400 Sonoma Developmental Center residents
 - Develop a reuse plan for the property (~1000 Acres)
- **May 2018** – BOS directs staff to negotiate with State and provided guidelines
 - SDC Town Hall with State Senators Mike McGuire and Bill Dodd, Assembly member Cecilia Aguiar-Curry, and Supervisor Susan Gorin
- **June 2018** – SDC Community Workshop
- **December 2018** - Patient care terminated



Community Meetings

- 6/23/2018 SDC Community Workshop – Existing Conditions Report
- 5/10/2018 SDC Town Hall
- 4/16/18 SDC Community Workshop hosted by Glen Ellen Forum
- 12/2/2017 SDC Community Workshop hosted by WRT and State of California
- 11/18/2017 Family and Conservator Information Session
- 11/2/2017 Meetings of SDC Community Advisory Committee
- 10/21/2017 SDC Town Hall Meeting at Altimira Middle School, Sonoma, CA
- 9/28/2017 SDC Community Advisory Committee (WRT created SDC Community Advisory Committee)
- 5/15/2017 SDC Kick-off meeting DGS DDS SoCo
- 5/6/2017 Family and Conservator Information Session
- 1/28/2017 Family and Conservator Information Session
- 8/20/2015 SDC Town Hall
- 9/21/2015 STATE: DDS SDC Public Hearing on the Draft Plan
- 7/18/2015 STATE DDS PUBLIC HEARING ON THE TRANSFORMATION OF SDC
- 6/27/2015 Family and Conservator Information Session
- 5/2/2015 Transform SDC Community Workshop #1



Warm Shutdown

- The current State budget includes “warm closure” costs through June 2019
- Ongoing annual costs of operations and maintenance estimated between \$12 million to \$13 million
- The state funding provides for security, fire services, and grounds maintenance



Community Concerns/Impact

- Loss of jobs
- Significant historical and community site
- Access to land for recreation and outdoor activities by public at-large
- Security of site during the transition period
- Future land uses and potential impacts



Sonoma Developmental Center Coalition

Collective voice of community



**Sonoma
Water**



**AG +
OPEN
SPACE**
SONOMA COUNTY



The State's Role

Responsibilities

- Land owner
- Maintenance of property
- Manage the sale process

Commitment to the Community

- Realize the property's potential for positive
Countywide economic and environmental benefits
- Provide for affordable housing
- Preserve open space and protect natural resources
- Maximize sale value to benefit taxpayers



The County's Role

Responsibilities

- Land Use Planning, Zoning and Entitlements

Commitment to the Community

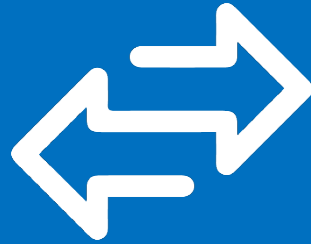
- Create vision for reuse with community input
- Realize the property's potential for positive
Countywide economic and environmental benefits
- Preserve open space and protect natural resources



Options Considered for Disposition of the Property



Surplus



Transfer



Hybrid



State Commitment to Hybrid Option

- Identify funding to support an expedited Land Use Planning and Community Engagement Process led by the County
- Property disposition process informed by County's Land Use Planning and Community Engagement Process
- Support for the mutual goals for affordable housing, open space preservation, and preservation of cemetery
- Coordinate with Department of Finance to ensure funding in Governor's May Revise



County's Commitment to Land Use Planning

- County managed process
- Results must be consistent with General Plan
- Involves extensive community engagement
- Initiate expedited Land Use Planning Process



Land Use Planning Effort

- Constraints and Opportunity Analysis
 - Economic Demand and Feasibility
 - Land Use, Open Space and Zoning Plan
 - Design Guidelines
 - Infrastructure Needs and Costs
 - Financing Plan
 - Environmental Impact Report
 - Zoning Ordinance updates for implementation
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- **Extensive community engagement**
 - **Comprehensive reports**
 - **Provides certainty and reduces risks and costs to development**
 - **Estimated cost: \$3.5 million over three years**

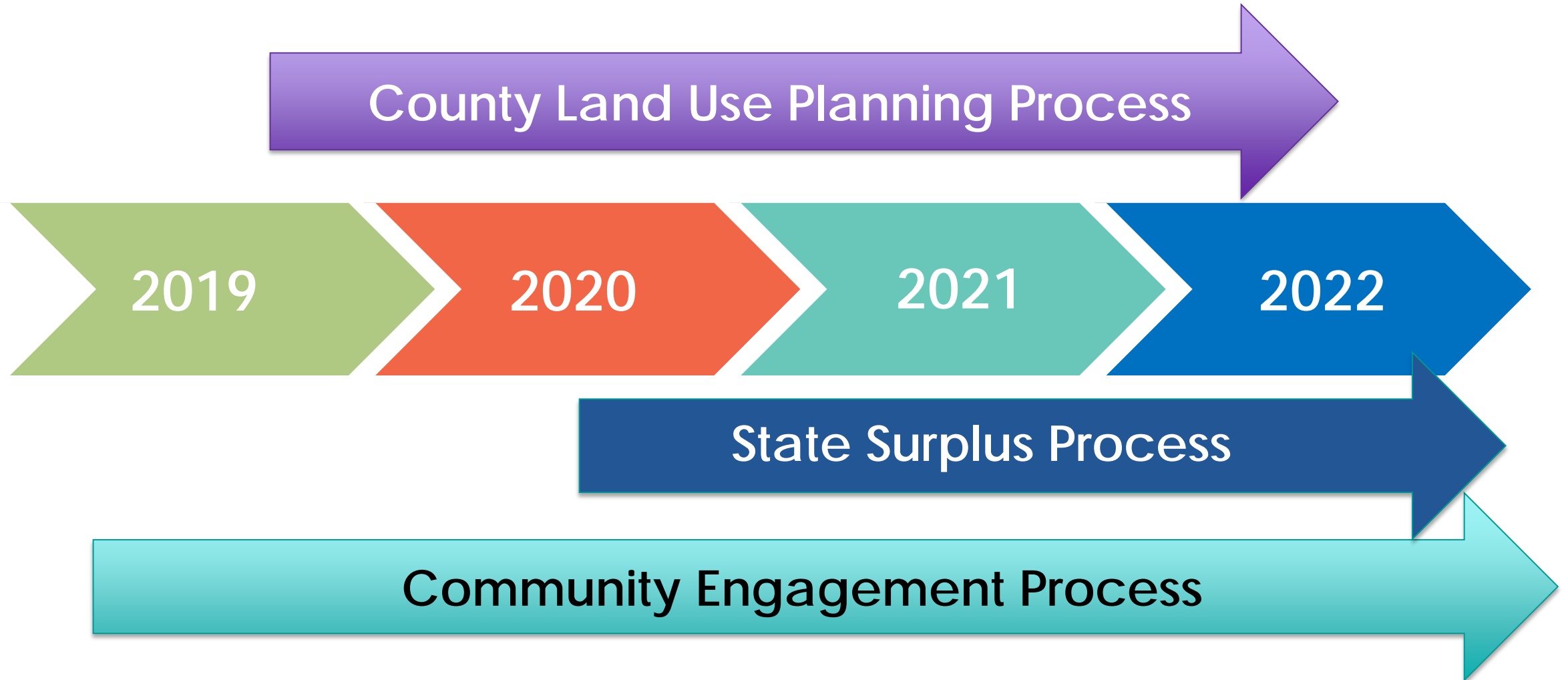


Priorities for Transfer Process

- Reduce development risks and provide greater certainty
- Ensure timely transition to minimize deterioration of the facilities and ensure safety and site security
- Provide a public engagement process to build consensus regarding future land uses
- Provide for a mix of affordable housing and open space uses consistent with existing County General Plan
- Secure permanent protection of historic and natural resources
- Demonstrate methods to build a sustainable community that provides a housing/jobs balance, enhances groundwater supplies, provides renewable energy, substantially reduces carbon, and preserves our cultural heritage.



Timeline



Board Request

- Receive an update on the Sonoma Developmental Center transition and site disposition process.
- Direct staff to initiate and manage a land use planning process including issuing a request for proposals for planning, community engagement and CEQA analysis contingent on secured funding from the state.
- Adopt resolution supporting Land Use Planning process considerations for disposition of the Sonoma Developmental Center Site.
- Adopt a budget resolution authorizing adjustments to the Board Adopted Budget for FY 2018-2019 of up to \$150,000, to be utilized at the discretion of the Permit Sonoma director or their designee, to initiate land use planning for the SDC.



Sonoma County Delegation Proposal

- Senator Mike McGuire
- Assembly Member Cecilia Aguiar-Curry
- Senator Bill Dodd
- Chief Deputy Director of the Department of Developmental Services
John Doyle
- Director of the Department of General Services Daniel Kim



Questions

