



April 19, 2019

Honorable Holly Mitchell, Chair
Senate Budget and Fiscal Review Committee

Attention: Mr. Joe Stephenshaw, Staff Director (2)

Honorable Phil Ting, Chair
Assembly Budget Committee

Attention: Mr. Christian Griffith, Chief Consultant (2)

Amendment to Various Budget Bill Items, Support, Department of General Services and Department of Developmental Services; and Trailer Bill Language, Department of General Services

Sonoma Developmental Center—It is requested that Item 7760-001-0001 be increased by \$21,064,000 to manage the Sonoma Development Center and begin decommissioning activities through a warm shutdown until the final disposition of the campus is complete. This funding is necessary to allow the Department of General Services to enter into an Interagency Agreement with the Department of Developmental Services so existing facilities staff, who are familiar with the facilities, can maintain the property in warm shut-down and manage decommissioning activities. This amount also includes \$3.5 million for a locally-led planning process for the long-term use of the property, as outlined in proposed trailer bill language (see Attachment 1). Beginning July 1, 2019, jurisdiction of the property will be transferred to the Department of General Services. It is further requested that Item 4300-001-0001 be amended by increasing reimbursements by \$6,126,000 to support the Department of Developmental Services.

The effect of my requested action is reflected on the attachment.

If you have any questions or need additional information regarding this matter, please call Evelyn Suess, Principal Program Budget Analyst, at (916) 445-3274.

KEELY MARTIN BOSLER
Director
By:

/s/ Vivek Viswanathan

VIVEK VISWANATHAN
Chief Deputy Director

Attachment

cc: On following page

cc: Honorable Anthony Portantino, Chair, Senate Appropriations Committee
Attention: Mr. Mark McKenzie, Staff Director
Honorable Jim Nielsen, Vice Chair, Senate Budget and Fiscal Review Committee
Attention: Mr. Kirk Feely, Budget Fiscal Director
Honorable Lorena Gonzalez, Chair, Assembly Appropriations Committee
Attention: Mr. Jay Dickenson, Chief Consultant
Honorable Jay Obernolte, Vice Chair, Assembly Budget Committee
Attention: Ms. Cyndi Hillery, Staff Director
Honorable Maria Elena Durazo, Chair, Senate Budget and Fiscal Review Subcommittee No. 4
Honorable Jim Cooper, Chair, Assembly Budget Subcommittee No. 4
Honorable Richard Pan, Chair, Senate Budget and Fiscal Review Subcommittee No. 3
Honorable Eloise Gomez Reyes, Acting Chair, Assembly Budget Subcommittee No. 1
Mr. Gabriel Petek, Legislative Analyst (4)
Mr. Christopher W. Woods, Senate President pro Tempore's Office (2)
Mr. Jason Sisney, Assembly Speaker's Office (2)
Ms. Jayme Chick, Deputy Chief of Staff, Policy, Assembly Republican Leader's Office
Mr. Joe Shinstock, Policy and Fiscal Director, Assembly Republican Leader's Office
Honorable Marybel Batjer, Secretary, Government Operations Agency
Mr. Matt Henigan, Deputy Director of Sustainability, Government Operations Agency
Mr. Bryan O'dell, Assistant Secretary of Legislation, Government Operations Agency
Mr. Justyn Howard, Deputy Secretary, Fiscal Policy and Administration, Government Operations Agency
Mr. Daniel Kim, Director, Department of General Services
Mr. Andrew Sturmfels, Chief of Administrative Services, Department of General Services
Ms. Rhonda Basarich, Chief of the Office of Fiscal Services, Department of General Services
Ms. Jacqueline Campion, Budget Officer, Department of General Services
Ms. Michelle Baass, Undersecretary, Health and Human Services Agency
Mr. Marko Mijic, Deputy Secretary, Health and Human Services Agency
Mr. Kris Kent, Assistant Secretary, Health and Human Services Agency
Ms. Nancy Bargmann, Director, Department of Developmental Services
Mr. John Doyle, Chief Deputy Director, Department of Developmental Services
Mr. Brian Winfield, Chief Deputy Director, Department of Developmental Services
Ms. Betty Lai, Fiscal Forecasting Branch Manager, Department of Developmental Services

Sonoma Developmental Center

GOVT CODE:

SECTION 1. The Legislature finds and declares all of the following:

- (a) The Sonoma Developmental Center is located in Eldridge, Sonoma County near the community of Glen Ellen and is comprised of a developed campus covering approximately 180 acres and approximately 700 acres of open space adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park.
- (b) The Sonoma Developmental Center opened in 1891 and is a state-run residential care facility dedicated to serving individuals with developmental disabilities.
- (c) In the October 2015 Plan for the Closure of the Sonoma Developmental Center, the Department of Developmental Services recognized the unique natural and historic resources of the property and acknowledged that it was not the intent of the state to follow the traditional state surplus property process.
- (d) The Department of Developmental Services concluded residential operations at the Sonoma Developmental Center in December 2018 after successfully relocating all residents to homes in the community.
- (e) With the campus closed for developmental services, the property will be maintained and managed by the Department of General Services and a process to determine the future of the site is needed.
- (f) 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.
- (g) It is the intent of the Legislature to establish a partnership between the Department of General Services and the County of Sonoma that provides for a priority land use planning process. During this process, the Department of General Services will maintain the Sonoma Developmental Center and the County of Sonoma will manage the planning process. The planning and disposition process is expected to be of a three-year duration.
- (h) It is the intent of the Legislature that the lands outside the core developed campus and its related infrastructure be preserved as public parkland and open space.

SEC. 2 Section 11011.XX is added to the Government Code to read:

1.1 For the purposes of this section the following definitions shall apply:

- a. "Director" refers to the Director of General Services.
- b. "Department" refers to the Department of General Services.
- c. "County" refers to the County of Sonoma.
- d. "Property" refers to all state-owned real property comprising the Sonoma Developmental Center.
- e. "Agreement" refers to the formal agreement between the Department of General Services and the County of Sonoma to implement a disposition and land use planning process.
- f. "Specific Plan" refers to a comprehensive planning and zoning document for a defined geographic region of Sonoma County.

1.2 (a) The director may, upon those terms and conditions that the director deems to be in the best interest of the state, enter into an agreement with the county for the county to develop a Specific Plan and manage the land use planning process integrated with a disposition process to be carried out by the department. The disposition may include the sale, lease, exchange, or other transfer of all or part of the property or property interest the director deems to be in the best interest of the state. The planning process will facilitate the disposition of the property by amending the County General Plan and zoning, completing environmental review, and addressing the economic feasibility of future development.

(b) In carrying out the land use planning and disposition process, the director and county will provide for the expeditious planning of future land uses for the site and an opportunity for community input, with the intent to reduce uncertainty, increase land values, expedite marketing, and maximize interested third party potential purchasers.

(c) The department recognizes the property's exceptional open space, natural resources, and wildlife habitat. The disposition of the property or property interests shall provide for the permanent protection of the open space and natural resources as a public resource to the greatest extent feasible and shall be upon terms and conditions the director deems to be in the best interest of the state.

(d) Availability of affordable housing is of statewide importance and the agreement shall require that housing be a priority in the planning process. The agreement shall require 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.

(e) Recognizing the need for conservation of water resources to preserve or enhance habitat, fish and wildlife resources, groundwater resources, and recreation, the department may petition the State Water Resources Control Board for a change of purpose of use.

(f) The agreement shall consider options for the appropriate protection of the Eldridge Cemetery located on the property.

1.3 The director is authorized to enter into any additional agreements, upon terms and conditions that the director determines to be in the best interest of the state, to provide for the management, operations, and maintenance of the property.

1.4 Excepting any transfer to a state agency in accordance with Section 11011, no transfer, sale or final disposition of any portion of the property or property interest authorized pursuant to Section 1.2, shall occur until the director has determined that the county has granted necessary approvals to rezone the property, approved a specific plan or plans for the property, and approved any necessary development agreements needed for disposition of all or any portion of the property, or the director has determined that such transfer, sale or final disposition is in the best interests of the state.

1.5 The state owns riparian water rights and pre-1914 and post-1914 appropriative water rights and owns and operates a municipal water supply, treatment, and distribution system on the property. All riparian rights shall remain with the property. The state may hold riparian water rights and, pre-1914 and post-1914 appropriative water rights for existing and future domestic uses on the property.

1.6 The county shall provide quarterly reports to the department that shall include expenditures and contracts and an update describing the progress of the expedited planning process.