

Save Sonoma

Why to vote opposed to the Proposed GLUP for the Sebastiani Parcels

- Proposed mixed-use rezoning targets land in a Very High Fire Hazard Severity Zone
- **Planning Consistency:** has no precedence in California for agricultural and historic land (see Appendix A)
- Loss of agricultural land and historic winery buildings is irreversible
- Proposal relies on optimistic economic assumptions
- Process has lacked transparency and meaningful alternatives analysis
- Infill development offers a safer, GLUP-consistent path forward
- Commercial growth belongs along the Plaza, Broadway, and existing corridors
- **1142 residents have signed a petition opposing the change** <https://c.org/FfMYyPZ6zq>
- Mixed-use development exposes taxpayers to **unknown infrastructure costs**, including roads, utilities, stormwater systems, and long-term maintenance
- Development in a Very High Fire Hazard Severity Zone risks **insurance unavailability or reliance on the FAIR Plan**, shifting financial exposure to the public
- Additional density would require expanded fire protection staffing, equipment, and emergency services
- Citizens will pursue referendum and repeal if necessary
- Proposal conflicts directly with GLUP Goal LU-3
- Sonoma is the birthplace of California wine - in 1857. 169 years ago.
