

## 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.
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