

## The Choices We Have

<b>Issue</b>	<b>With Private Developers / County's Specific Plan</b>	<b>With Community's "Next 100 years" Proposal</b> <i>see proposal at: <a href="http://EldridgeForAll.org/proposals">EldridgeForAll.org/proposals</a></i>
Land disposition	Land is sold to developers and is lost to the public forever. Promises from developers don't have to be obeyed and developer can sell the land to others.	Keeps the land in public hands in perpetuity
Community Control	None. Developers only have to follow the county's zoning laws.	Directors of the SMCS District are elected locally and follow community advice.
Open Space	Open space can be used for (1) Agriculture, (2) Farm animals, (3) Cannabis farms, (4) Vineyards and tasting rooms, (5) Farm stands, (6) Lumber acquisition, and many more uses.	Open space remains untouched and preserved.
Wildlife and Riparian Corridors	Severe impact on the wildlife corridor due to (1) allowed uses in open space, (2) fencing, night time lighting, pets, and construction, (3) vastly increased traffic. Riparian corridors impacted by fencing, lighting, pets, and construction.	All projects will follow the recommendations of the community trust as well as advice from the Sonoma Land Trust and Sonoma Ecology Center
Other Environmental Impacts	Large amounts of greenhouse gasses will be released in by building demolition, 1000+ homes will use much more water than is available in Sonoma Valley. Any jobs created will not be filled by local people but will require long commutes.	Whenever possible, buildings will be repurposed and reused. "deconstructed" buildings will have their materials reused. Housing on a scale that is within the area's "carrying capacity". Permanent home for the Sonoma Ecology Center.
Historic Preservation	Two historic landmarks will be preserved – Sonoma House and Main building (PEC). All others can be torn down. If they demolish enough buildings the site loses its Historic District status.	Develops a Museum, visitor's center, and repurposes and reuses a large number of historic buildings.
Housing	1000+ homes, Hotel/Resort are planned. ~250 homes will be "affordable" but still too expensive for essential workers in Sonoma Valley to afford to live there.	A community of 470 homes, most of which will be truly affordable to Sonoma Valley essential workers. Some homes will be designed explicitly for people with disabilities. Co-housing for workers. Hostel for visitors.
Services and additional elements	Shops, stores, and commercial spaces envisioned. Possible agriculture development. Decisions driven by financial concerns.	Health care, day care centers, job/skills training shops, parks, community gardens, recreation facilities, solar power for utilities, maker spaces, artist lofts, and possible solar farms

Long term decisions	Choices of what to build and are when driven by financial profit. The money leaves the community.	Growth and development decisions in a phased approach that meets environmental protection metrics and community needs – for now, and for generations to come.
---------------------	---	---

**Which do you support!**  
**Choose for you and for your grandchildren**