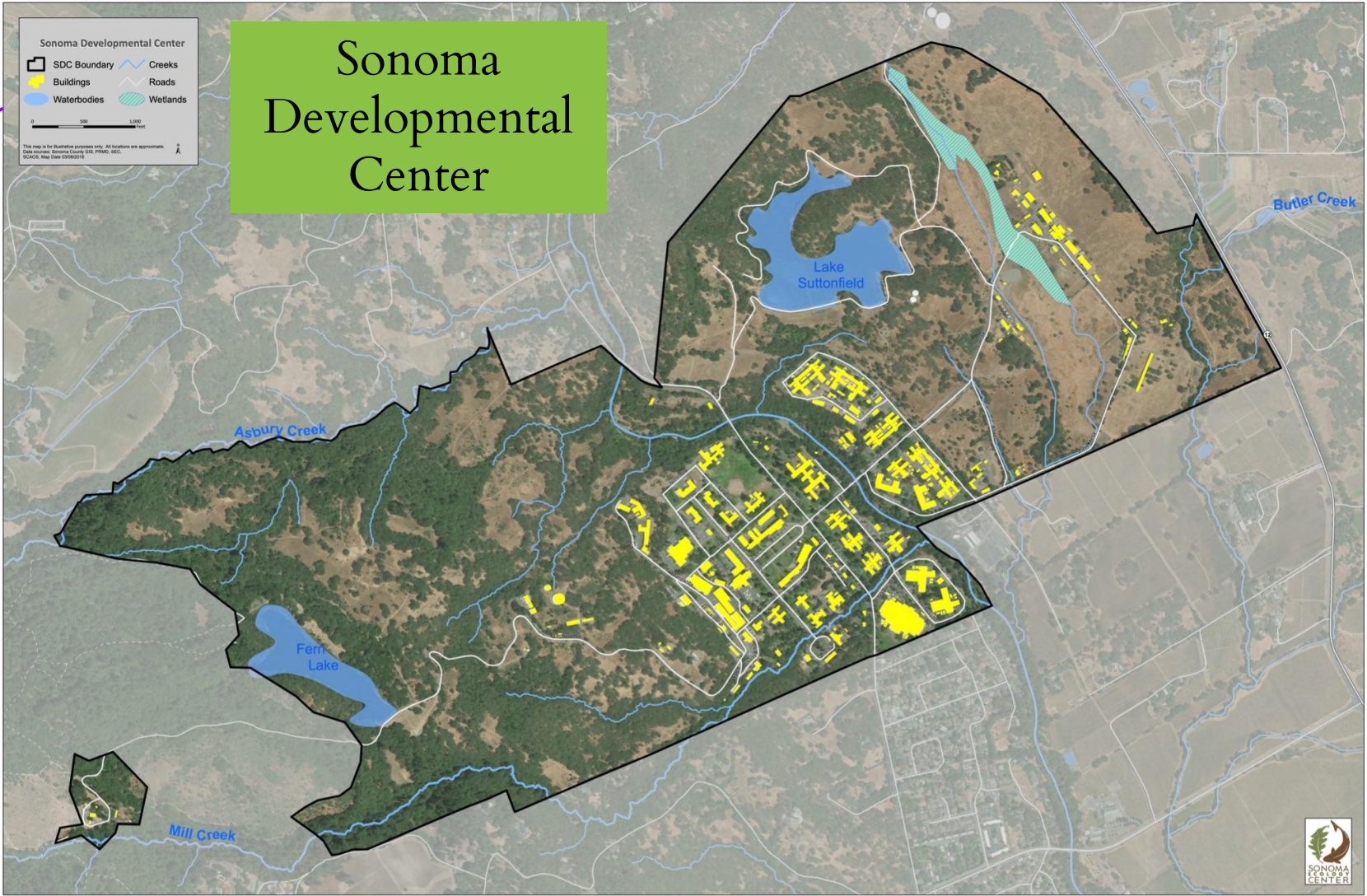
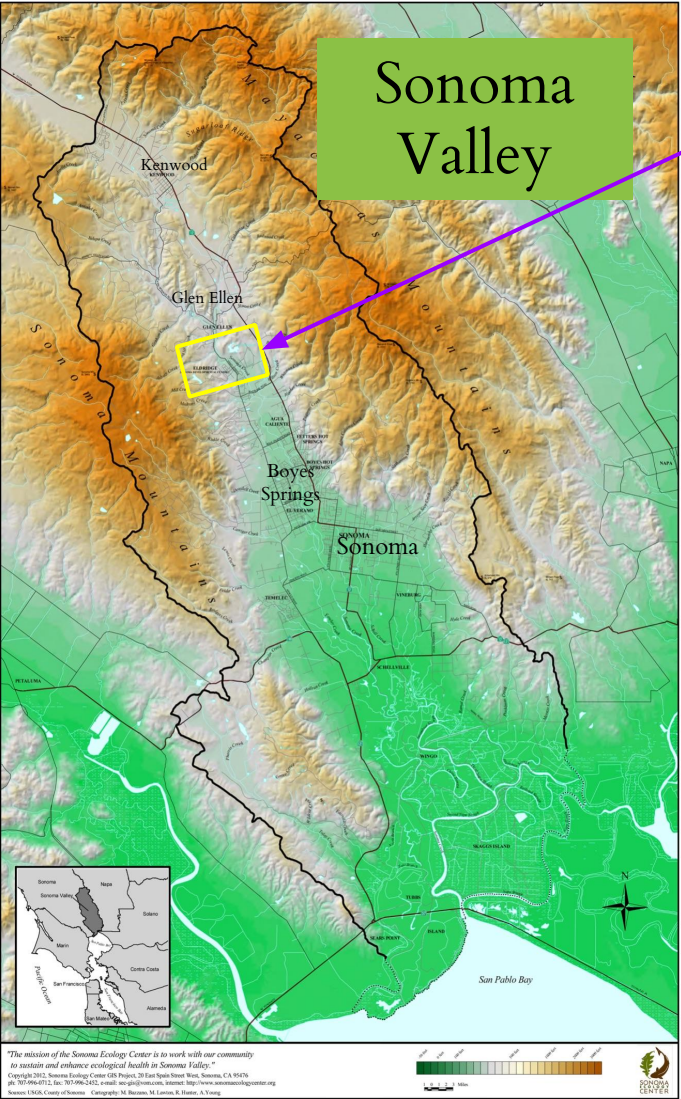


THE ELDRIDGE ENTERPRISE

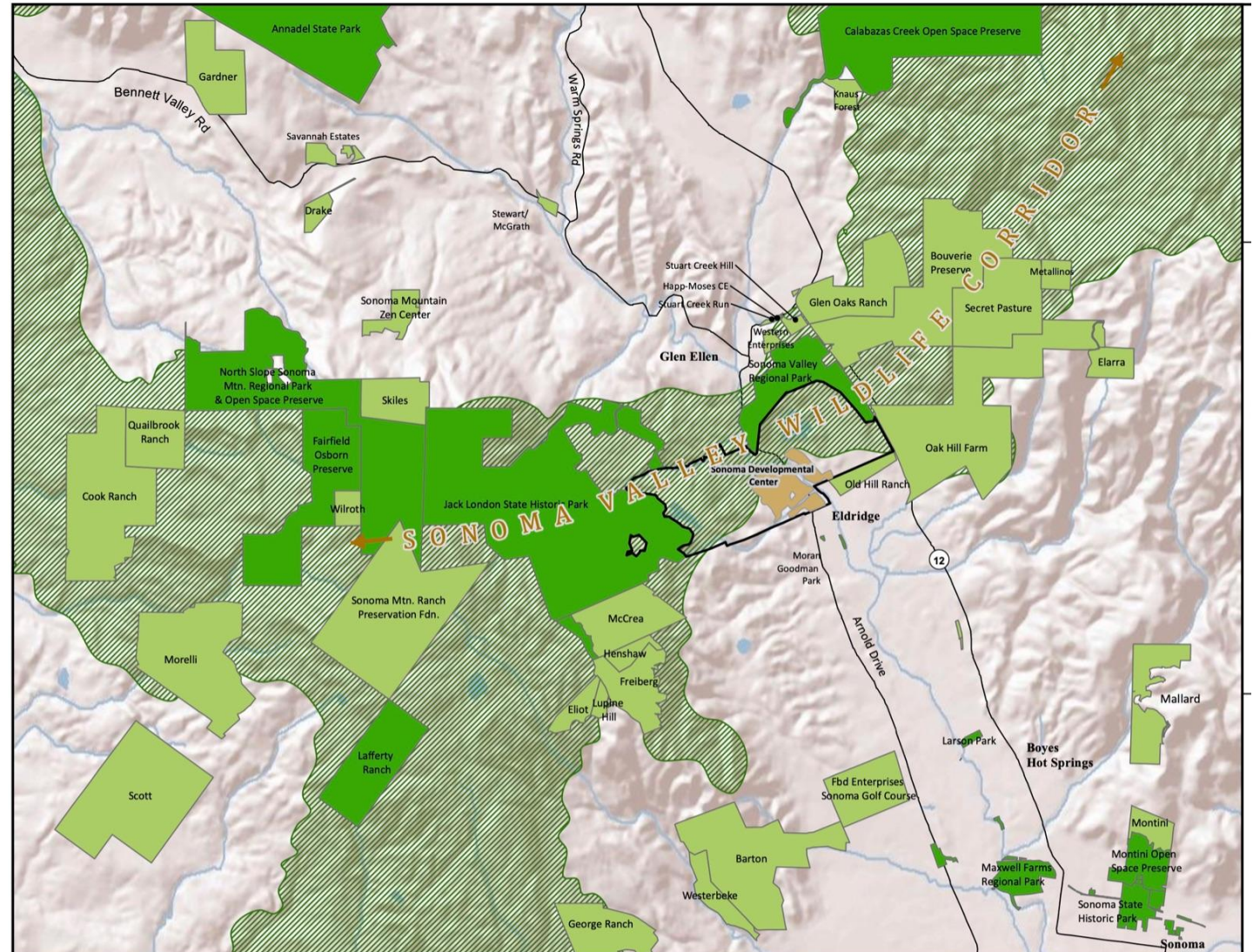


SITE - SETTING



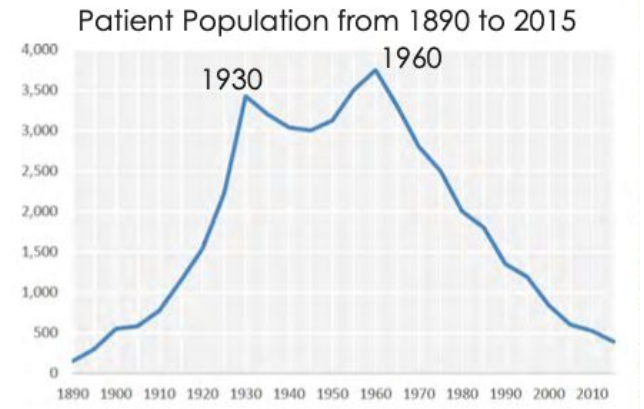
SITE - SETTING

- Geographically diverse
- Extraordinary biodiversity
- Significant water resources
- A regionally significant wildlife corridor



SITE HISTORY

- Settled as Holocene began, Yukian/Wappo, then Pomo and Miwok. Miwok land at time of Californio incursion (WRT Existing Conditions Report, 2018)
- 1889 - 1,670 acre Hill Ranch sold to the state to expand its new facility for developmentally disabled
- Facility opens in 1891, with 148 residents, 25 staff (Press Democrat, Nov 20, 1966)
- 1960s - US begins transition away from institutional care for people with DD. SDC has 3500 residents, 1800 staff, 500 volunteers (Press Democrat, Nov 20, 1966)
- Dec 31, 2018 - State closes SDC facility



1910



1913



1915



1950



1962



1990

A ONCE-IN-A-GENERATION OPPORTUNITY



Create a "visionary institution" at SDC "that embraces California's highest values of innovation and sustainability while simultaneously becoming financially self-sufficient."

2015 Site Transformation Study, Potrero Group

Support for a "transformational", "novel" outcome at Eldridge that produces "generational" change.

Sonoma County Board of Supervisors,
January 26, 2021

THE ELDRIDGE ENTERPRISE

A global RD&D hub
dedicated to a livable future

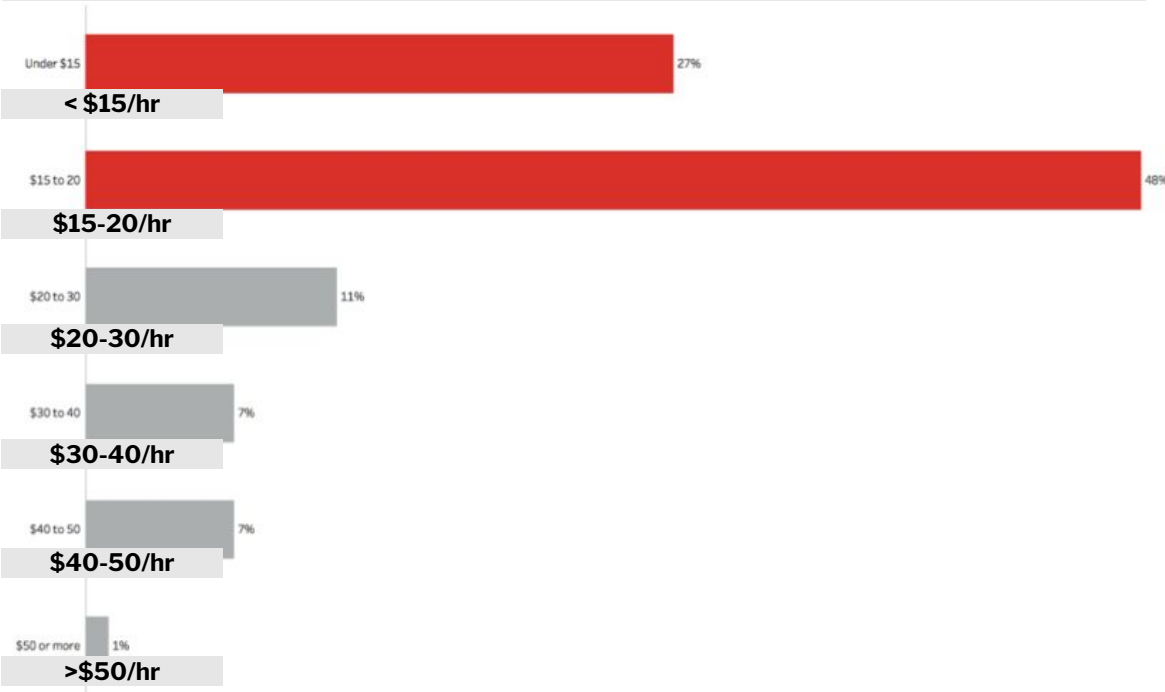
- Its charge is to research, design, and develop solutions to mitigate and adapt to climate change.
- A partnership of public, private and social sectors that accelerates the creation of building blocks for a post-petroleum society.
- Scalable to fit specific plan and site context. Governed using community-driven Guiding Principles.
- Promotes respect and care for people and the natural environment, and prosperity for the community as a whole.
- Builds a bright and viable future for multiple generations.

WHAT ARE WE SOLVING FOR? – ECONOMIC EQUITY

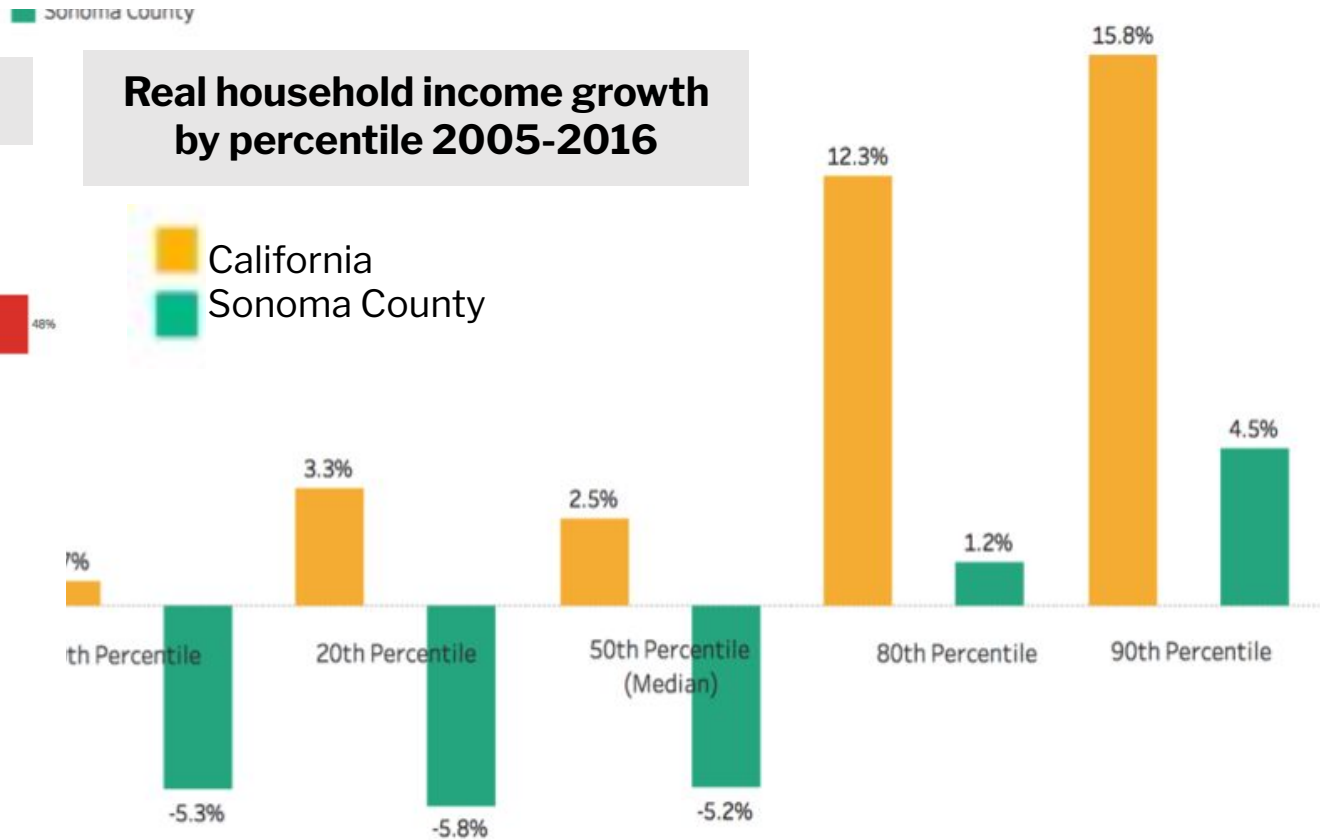
Sonoma Valley and County are losing their middle

Good mid-level jobs, like there were at SDC, are decreasing

Projected Son Co job growth by wage 2014-2024



Real household income growth by percentile 2005-2016

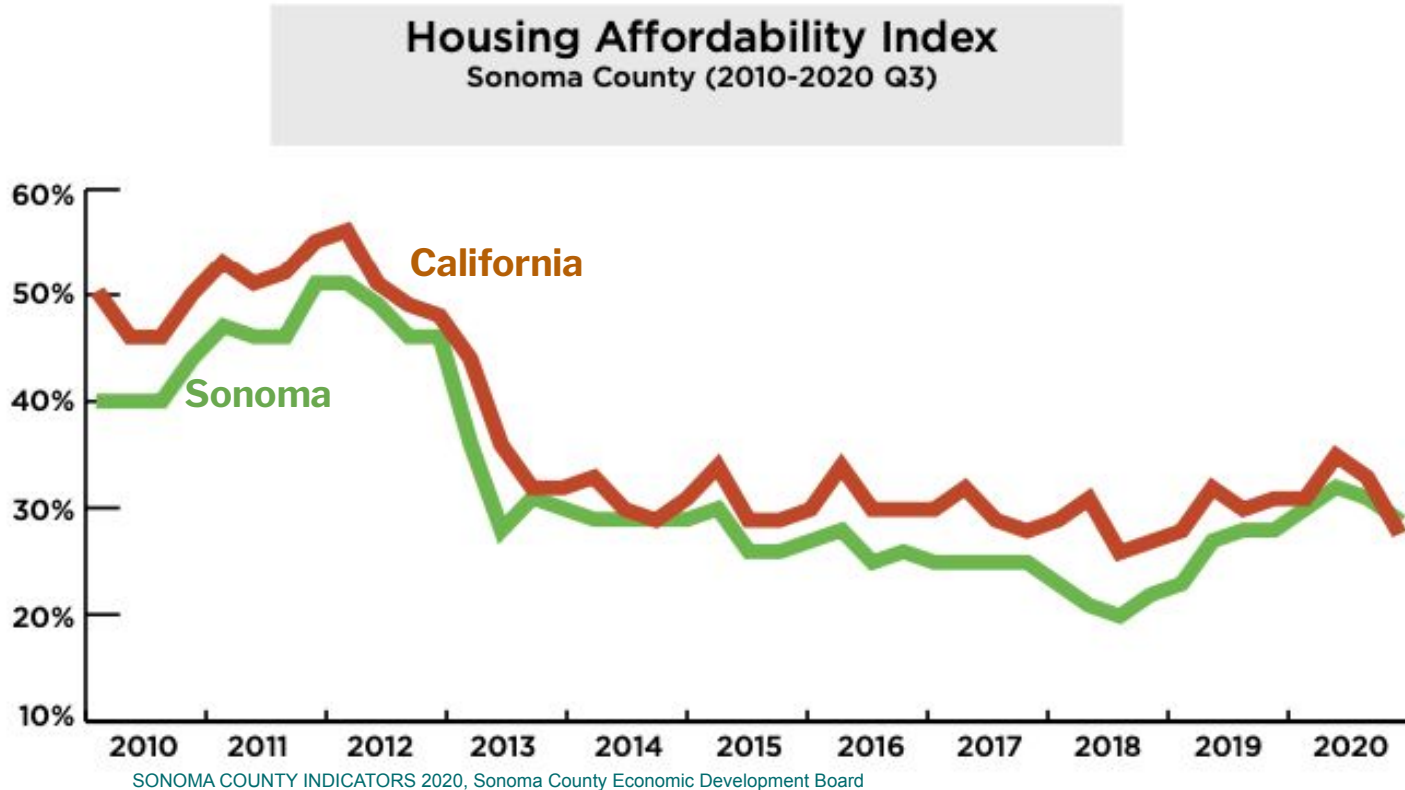


Both graphs: The State of Working Sonoma, North Bay Jobs with Justice https://www.northbayjobswithjustice.org/State%20of%20Working%20Sonoma%202018_Final%20Report.pdf

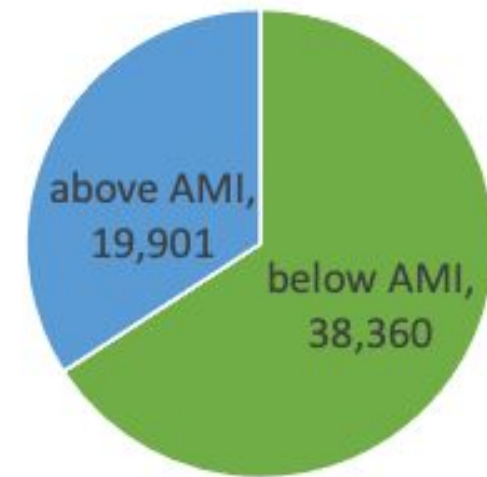
WHAT ARE WE SOLVING FOR? – SOCIAL EQUITY

Housing isn't affordable for large portions of the income spectrum.

We have an enormous deficit of housing, especially lower-cost homes.



Sonoma County Needs 58,000 Homes by 2030

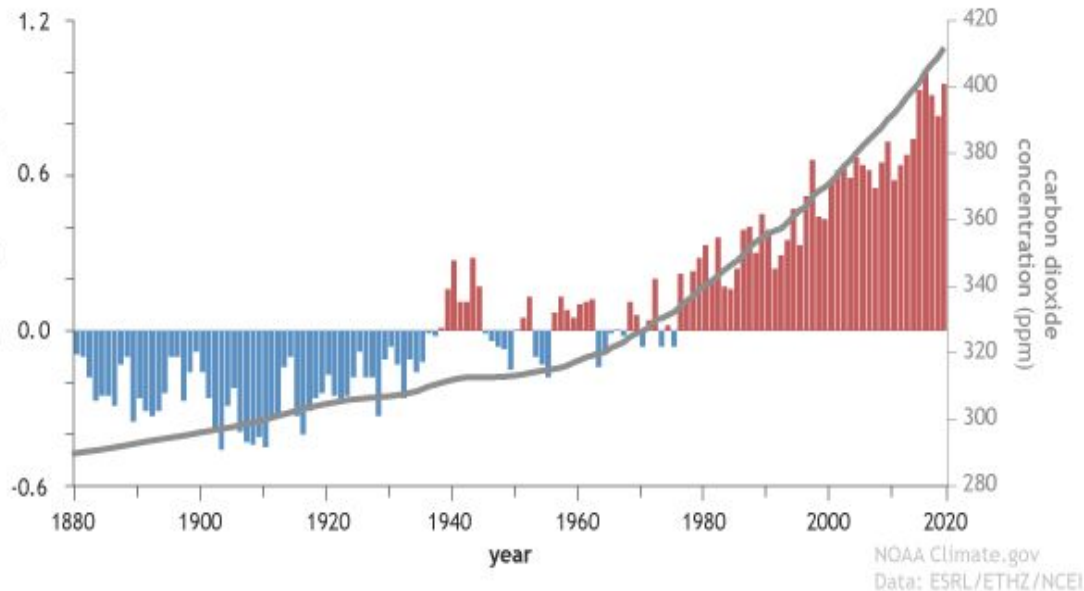


Redrawn from Generation Housing: https://generationhousing.org/58k_report/

WHAT ARE WE SOLVING FOR? – ENVIRONMENT

- Accelerating climate change demands adaptation and mitigation solutions
- The site's extraordinary assets need stewarding

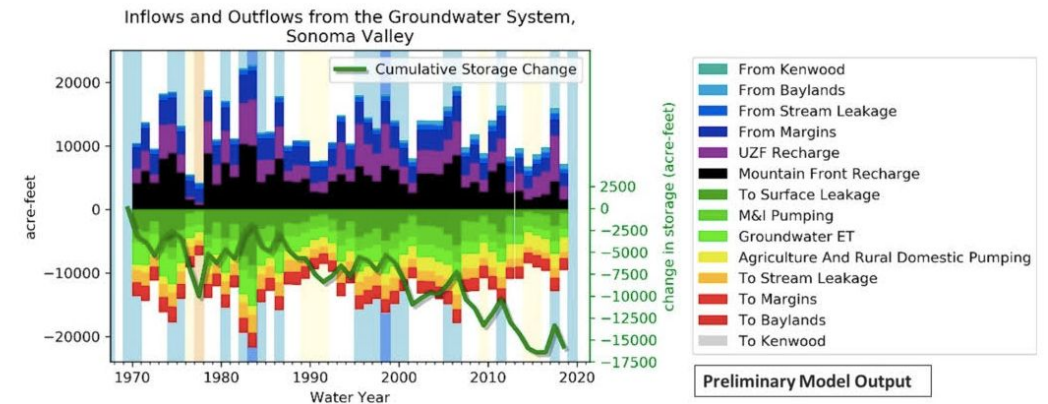
CO2 Levels 1880 to 2020



Over 1000 species on the site - several state and federally listed
Source: iNaturalist database

7837 OBSERVATIONS	452 SPECIES	784 IDENTIFIERS	89 OBSERVERS	4,308 OBSERVATIONS	550 SPECIES	399 IDENTIFIERS	189 OBSERVERS
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Species shown in the grid include: Western Gray Squirrel, Wild Turkey, Virginia Opossum, Great Egret, Pacific Madrone, Pacific Hound's Tongue, Way-leafed Soap Plant, Coast Live Oak, Bobcat, Great Blue Heron, California Slender Salamander, Acorn Woodpecker, Milkmaids, French Broom, Hairy Vetch, Sun Cup, Western Fence Lizard, Mountain Lion, Common Raccoon, Western Forest Scorpion, Toyon, California Bay, Western Blue-eyed Grass, and Johnnydick.



Declining Groundwater in Sonoma Valley

Source: Sonoma Valley Groundwater Sustainability Agency

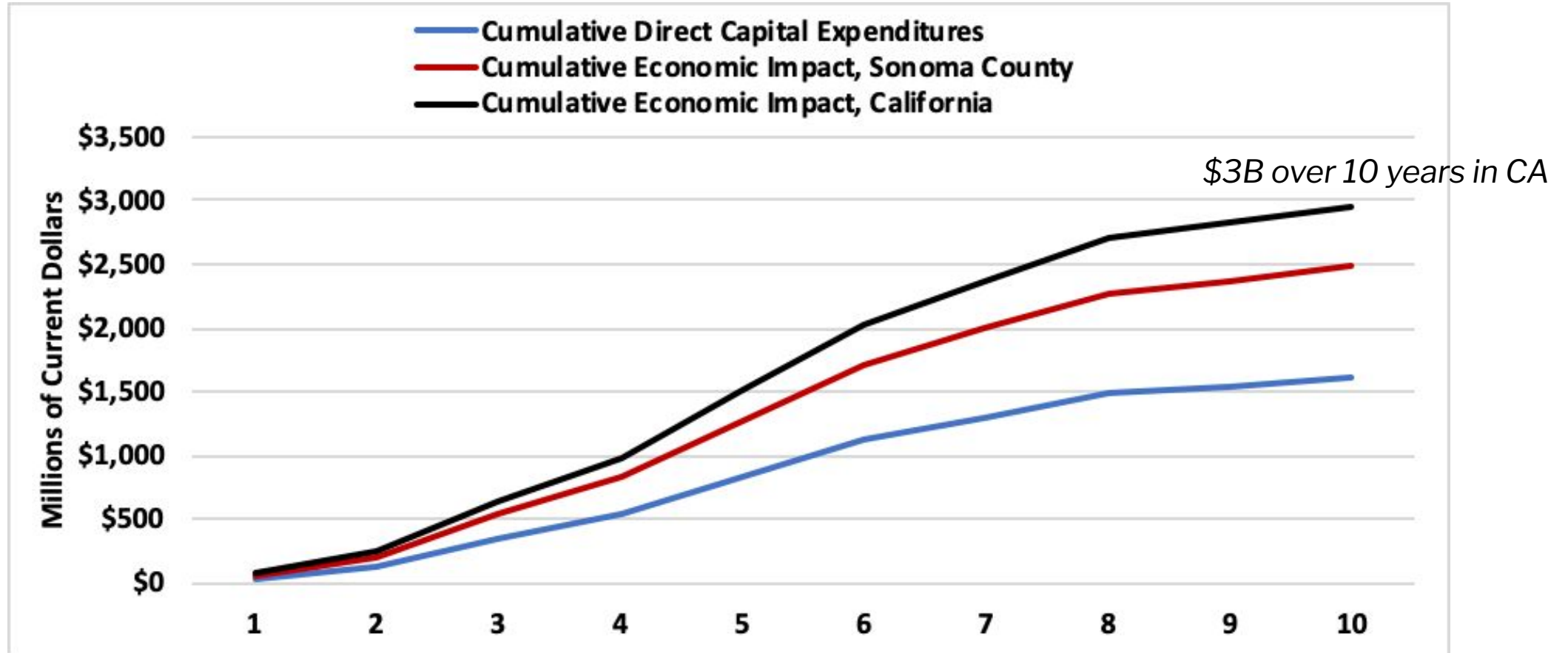
CREATING ECONOMIC PROSPERITY FOR TODAY AND FUTURE GENERATIONS

- Up to 2,000 Eldridge Enterprise employees
 - Research: chemistry, biology, physics, technology, earth sciences
 - Engineering: product and process design and development
 - Business support services
- Business and support facilities
 - Labs, industrial design space, offices, meeting space
 - Food, daycare, health care, recreation, education services
- Up to 900 units of workforce and community housing
 - Market rate and affordable housing
 - Crisis homes for developmentally disabled



ECONOMIC ANALYSIS - CUMULATIVE CAPITAL EXPENDITURES

Benefits to Sonoma County and California

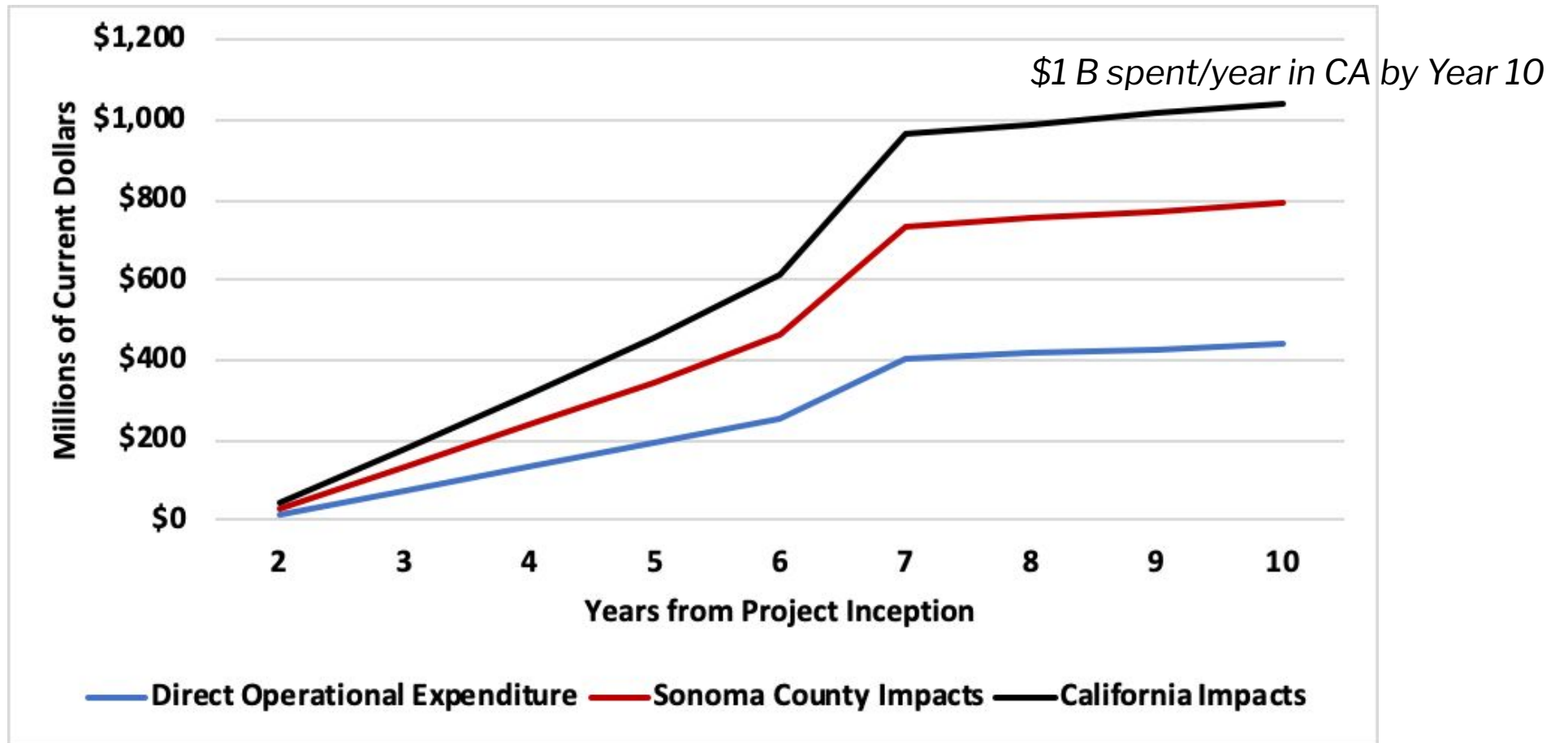


Source: IMPLAN Model and EFA

2,000 FTE directly employed. Bring water/sewer, power and communications up to code.
Construct labs and commercial structures (1.4 million square feet). Build housing (1.2 million square feet).

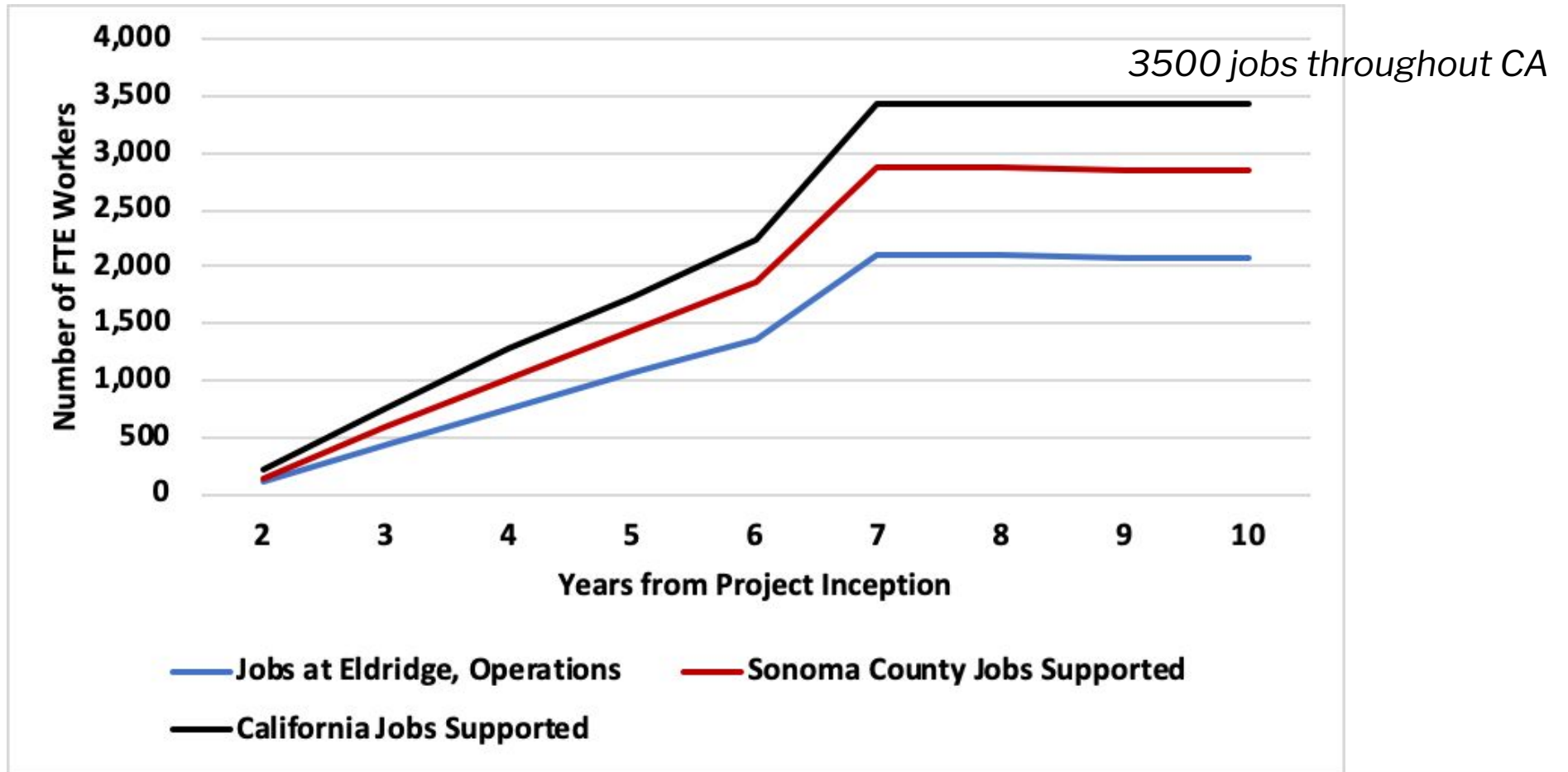
ECONOMIC ANALYSIS - OPERATIONAL SPENDING

Benefits to Sonoma County and California



ECONOMIC ANALYSIS - EMPLOYMENT

Jobs supported by the Eldridge Enterprise in
Sonoma County and California



ECONOMIC ANALYSIS

Cumulative Eldridge Enterprise Benefits to California, Ten Year Project Life, \$ in Millions of Current Dollars

Capital Expenditures	Direct Capital Spending	Indirect & Induced Spending in Sonoma County & California	Total Direct, Indirect & Induced Spending for all California	State & Local Tax Benefits
Infrastructure	\$122.5	\$99.4	\$221.9	\$9.1
RD&D Facilities	\$745.2	\$657.3	\$1,402.5	\$53.8
Housing	\$746.3	\$582.5	\$1,328.8	\$53.6
Total Capital Expenditures	\$1,614.0	\$1,339.2	\$2,953.2	\$116.5
Annual Average Employment (FTE)	287	651	983	n.a.

Source: IMPLAN Model & EFA

Annual Eldridge Enterprise Benefits to California, (Annual Avg for years 2 to 20), \$ in Millions of Current Dollars

Operational Expenditures	Direct Operational Spending	Indirect & Induced Spending in Sonoma County & California	Total Direct, Indirect & Induced Spending for all California	State & Local Tax Benefit
Total Expenditures	\$390.3	\$546.4	\$936.7	\$42.5
Employment (FTE)	1,735	1,119	2,854	n.a.

Source: IMPLAN Model & EFA

SUMMARY OF BENEFITS: LOCAL, STATE & FEDERAL

Bring solutions to climate change to market

Diversify our economy and demographics

Provide pathways out of poverty

Co-locate jobs, homes, and services

Build for fire and drought

Self-supplied with water, recharge groundwater

Microgrid, island-able renewable energy

Protect 700 acres of open space, wildlife corridor, and water



FINANCING THE ELDRIDGE ENTERPRISE

A partnership of public, private and social sectors...

Public: The State of California owns the SDC site.

California can recoup its previous investment in the site.

Further investment supports economic self-sufficiency for the site, and creates ongoing economic benefits for Sonoma County and the State.

Private: Tremendous economic opportunity exists in mitigating and adapting to climate change.

Non-petroleum materials alone are estimated to be worth over \$1 trillion.

Social: Eldridge Enterprise advances environmental justice, economic and social equity, alongside health for humans and the natural environment.



CONCEPT AUTHORS

Concept and presentation created at
the request of Sonoma County
Supervisor Susan Gorin

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