



Sonoma Mountain Preservation

P.O. Box 1772
Glen Ellen, CA 95442

Tennis Wick
Permit Sonoma
2550 Ventura Ave.
Santa Rosa, CA 95403
Dec. 12, 2020

Dear Tennis,

We are writing on behalf of the Sonoma Mountain Preservation Board with great concern about the SDC Specific Plan process. As we all know COVID and fires have impacted the schedule. However, the extensive delays, postponements, and goal slippage indicate poor management of the consultants and lack of transparency in a process that is supposed to be community driven.

SMP has a well-established stake in what happens to the SDC lands. We were a member of the SDC Coalition and the Land Committee of that Coalition for five years. Before that SMP was instrumental in the transfer of 800 acres of SDC open space to Jack London State Historic Park in 2002. We have been working to preserve and protect the lands on Sonoma Mountain for twenty-eight years as an all-volunteer community organization.

Our specific concerns follow. We would appreciate a response.

Project Idea Submission

- Currently there is no formal process for community members to submit project ideas for SDC. There is no guidance on submittal process, constraints, analysis process, or appropriate locations.
- We know of at least three project proposals circulating in the community, and there are probably more.
- The SDC Lands Proposal (8.18) represents at least 1,000 person-hours of countywide collaboration in identifying specific creek protection setbacks, potential areas for small local farmers to grow produce, bike paths connecting Highway 12 and Arnold Drive, building footprint areas, water use, and other sustainability concerns. These proposals appear to have been lost in transition to Dyett and

Bhatia.

We strongly recommend *instituting and publicizing* a clear process for project submission and analysis posthaste, since Dyett and Bhatia will be moving on from the vision statement soon.

Opportunities and Constraints of Potential Projects

We see no mention of this analysis in the schedule. Since Opportunities and Constraints of Potential Projects is the document of record for CEQA, we highly recommend making sure it is added to the schedule and completed.

Community Input

For the many who have participated in multiple gatherings over these years, it's offensive to be asked the same questions over and over (as at the 11.14.20 zoom meeting), even more so to have clear community input ignored (the addition of "urban" by consultants to the draft vision statement, for example). It is also disturbing that the supposed outreach to youth and our Latinx communities had poor results. Finally, ignoring PAT input and postponing PAT meetings—when it is the only "official" community input group—adds to the lack of transparency regarding the Specific Plan. We recommend addressing all of these issues posthaste.

Housing and Traffic

- Both the State and the community have spoken loud and clear about the need for housing on the campus.
- The surrounding community wants to remain rural.
- We will need to reduce Vehicle Miles Traveled (VMT) by at least 1% a year to comply with the Plan Bay Area regional goals.
- How will the ABAG Regional Housing requirements be incorporated into SDC's specific plan?
 - Normally housing projects are proposed by housing groups like Mid-Penn and Burbank Housing. With no clear guidance on submission and no timeline, the possibility of appropriate projects being built even within ten years is fading.

These huge issues still haven't been addressed. Cumulatively, they bring into question the County's commitment to "making housing a priority." We recommend seriously pressuring Dyett and Bhatia and Mr. Ursu to speed up their attention to these essential decisions.

Open Space Transfer and Conservation Easement

The legislation did not contain clear language or even a promise about the transfer of open space. "Yes, it will happen" is not a viable response when legislators and political will change frequently. In the next round of legislation in 2021, this needs to be addressed with the addition, at minimum, of a conservation easement on the 700 acres. (The State sold Agnews in three separate parcels, so there is certainly precedent for dividing the property.)

SDC represents incredible possibilities for the County in building site-appropriate housing, creating jobs, and supporting sustainability on all levels. Community engagement in planning for transition and visioning a viable future for SDC was a model for drawing together diverse stakeholders and supporting common goals. We hope that will continue.

Sincerely,

Meg Beeler, Arthur Dawson, Nancy Kirwan, and Bob Bowler
Executive Committee, Sonoma Mountain Preservation
www.sonomamountain.org

Sonoma Mountain Preservation seeks to preserve the Mountain's scenic, agricultural, and natural resources by cultivating a sense of place, engaging people in the landscape, and inspiring them to become mountain stewards. SMP provides a forum for constructive discussion of issues relating to the mountain.