

September 1, 2025

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Scoping Comments for the Sonoma Developmental Center Campus Specific Plan and Eldridge Renewal Project EIR

Dear County Officials,

We are writing on behalf of SaveBurbankHomes, a coalition of residents on Burbank Drive in Glen Ellen. Our homes and properties are immediately downstream from the Sonoma Developmental Center (SDC) site, which will be the focus of the proposed Specific Plan and Eldridge Renewal Project.

Our coalition has grave concerns about existing and worsening creek bank erosion, storm water management failures, and public safety hazards downstream of the SDC property. These issues *must* be studied in the Environmental Impact Report (EIR) as required under CEQA.

Existing Conditions:

- Multiple broken storm drain pipes on the SDC property are discharging water directly onto the creek bank itself. This is actively cutting back the bank, worsening erosion upstream, and exposing and destabilizing our downstream banks.
- At 15085 Burbank Drive, the erosion has undermined the home to the point that it has been yellow-tagged and placed under conditional-living restrictions. The property is currently vacant due to safety risks.
- At 15095 Burbank Drive, the creek bank is now severely affected and is rapidly worsening as erosion migrates downstream.

Anticipated Impacts of Proposed Development:

- The Proposed Plan contemplates 900+ new homes, streets, sidewalks, and other impervious surfaces. Unless comprehensively mitigated, this will significantly increase runoff into Sonoma Creek.
- Without stabilization of the creek bank and repair of the failing storm drain infrastructure, cumulative impacts will place downstream homes, properties, and residents at even greater risk.
- CEQA requires analysis of hydrology, flooding, storm drainage, cumulative impacts, and public safety hazards. These issues cannot be overlooked.

Requested Actions for Inclusion in the EIR:

1. Comprehensive Hydrology and Drainage Study – Analyze existing storm water infrastructure failures on the SDC property, their role in ongoing erosion, and how added impervious surfaces will increase runoff.
2. Creek bank Stabilization and Erosion Control – Evaluate stabilization of the Sonoma Creek bank downstream of the SDC site, where erosion originates and is exacerbated by the broken storm drains.
3. Mitigation Measures – Consider environmentally sensitive stabilization methods (e.g., vegetated soil lifts, layered rip-rap with interplanted native vegetation such as willow and alder), consistent with approvals from the California Department of Fish & Wildlife, Regional Water Board, and Army Corps of Engineers.
4. Storm water Infrastructure Repair and Design – Include measures to repair broken storm drains and incorporate green infrastructure (water catch basins, bioswales, retention/detention basins, permeable surfaces) to reduce storm water volume and velocity entering Sonoma Creek.

5. Public Health and Safety Protections – Evaluate risks to downstream homes and residents, including potential for structural failure, property loss, or injury due to uncontrolled erosion and landslides.

Conclusion:

Our coalition does not have the financial capacity to stabilize the creek bank on our own. Yet the erosion originates on the SDC property and is directly tied to County-managed infrastructure. With the Proposed Project moving forward, this is the moment to address these hazards before more homes are lost and lives are put at risk.

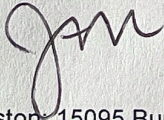
We respectfully request that the County ensure that stabilization of the Sonoma Creek bank downstream of the SDC property is analyzed and incorporated as a required mitigation measure in the EIR, and that robust storm water management strategies are implemented to prevent future harm.

We will be submitting photographs and documentation of the erosion, storm drain failures, and property damage as supporting evidence.

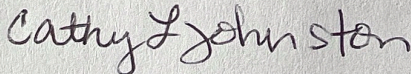
Thank you for your attention to this urgent matter.

Sincerely,
SaveBurbankHomes

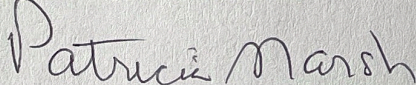
Jordan Marcus: 15085 Burbank Dr.



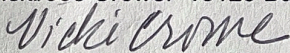
Cathy Johnston: 15095 Burbank Dr.



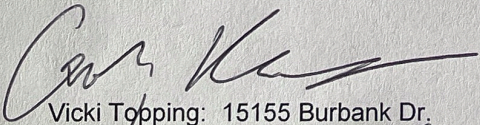
Patricia Marsh: 15091 Burbank Dr.



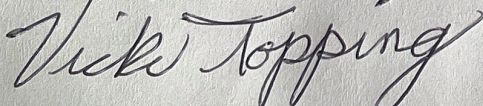
Vicki/Jo Crowe: 15125 Burbank Dr.



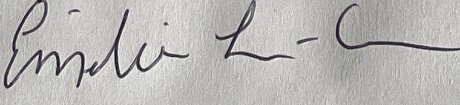
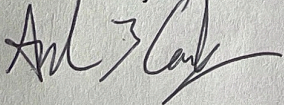
Chris Walsh: 15145 Burbank Dr.



Vicki Topping: 15155 Burbank Dr.



Andrew Conley: 15191 Burbank Dr.



Bill/Rena Nelson: 15201 Burbank Dr.

