

Permit Sonoma acknowledges that the Eldridge Renewal plan, if fully implemented, will result in significant environmental impacts that cannot be fully mitigated. What Permit Sonoma hesitates to come right out and say is that the only way to mitigate the disastrous environmental consequences of building 1,000 homes, a boutique hotel, and 130,000 sf commercial space on 180 acres adjacent to the Sonoma Valley Wildlife Corridor - not to mention thousands more cars on our two-lane country roads - is to **SCALE DOWN THE PLAN!**

Please help us drive this message home to decision makers by submitting your comments during Public Scoping for the Environmental Impact Report, June 20 - July 20, 2025.

Scoping comments need to identify specific issues that should be studied in the EIR. The statements below are intended to get you thinking about **why (big picture)** the Eldridge Renewal proposal is a very bad idea. This list is certainly not exhaustive. Please pick any of the issues you feel capable of tackling and explain **how (ratchet down the focus with detailed examples)** the outsized Eldridge Renewal project will negatively impact our community and our environment.

1. **The Eldridge Renewal plan does not make any sense from a planning or environmental perspective.** Due to large development numbers (1,000 homes, 150-key hotel, 130,000 sf commercial space), unavoidable environmental impacts are numerous while reasonable and affordable ways to mitigate these impacts are few. **Therefore, a new, feasible, and scaled-down alternative that reduces impacts on natural resources, traffic, fire hazards, etc. (and more in line with Sonoma Valley development) is needed.**
2. **The Eldridge Renewal proposal displays complete disregard for Sonoma Valley community.**
 - The community **does** support housing, especially affordable and missing-middle, but **NOT** at the incompatible scale being pushed for by Eldridge Renewal, LLC. The vast majority of housing units included in the Eldridge Renewal plan is market-rate.

- Financial assumptions are driving high development numbers. Assumptions about the amount of public financing of the project should be re-evaluated so overall numbers can come down.
 - Expecting the community to pay the price in environmental impacts so the State can avoid paying for clean-up of the site (it still owns yet has neglected for decades) is unconscionable.
3. **The Eldridge Renewal proposal displays complete disregard for the Sonoma Valley Wildlife Corridor.** Mitigation measures proposed by developers don't address significant impacts to the wildlife corridor that will occur as a result of such high density/intensity development. Previous institutional use cannot be used as a basis for justifying such high numbers. Previous residents were not driving cars, going to school, shopping, etc., and the onsite businesses were not retail uses that attracted visitors (and more car trips).
 4. **The Eldridge Renewal proposal greatly endangers public safety in the event of a fast-moving wildfire.** The large number of additional cars fleeing the SDC planning site will severely impact Arnold Dr. The Sonoma Area Fire Evacuation (SAFE) Study (commissioned by VOTMA) must be taken into account when assessing the impact of the Eldridge Renewal proposal on evacuation capacity throughout the entire Sonoma Valley.
 5. A large increase in residents living at the SDC planning site (adjacent to a high fire hazard severity zone), as well as an increase in visitors to the site greatly increases the probability of wildfire ignition. **A wildfire risk/ignition study is necessary.**
 6. Such a large scale demolition project as is being proposed by Eldridge Renewal, LLC has never before been undertaken in Sonoma County. Demolition of old buildings full of lead paint and asbestos presents a clear danger to public safety, not to mention the threat of contamination of the surrounding environment, air quality, and water resources. **Strict demolition protocols must be followed. Better yet, what about adaptive reuse of existing buildings?**

7. Erosion of the banks of Sonoma Creek on the SDC planning site is already significant. Developers must address already existing erosion and cumulative downstream **impacts of additional storm water runoff from vast amounts of new impermeable surfaces (roofs, parking lots, etc).**

8. The Eldridge Renewal proposal is not in compliance with guidelines set by the County - **“Balance Redevelopment with Existing Land Uses. Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.”**