

Eldridge Vision Workshop
 Comments on Vision and Guiding Principles
 June 15, 2019

Topic	Green	Yellow	Comments
Vision	94	19	<ul style="list-style-type: none"> • Call out open space and wildlife corridor (3) • Include learning and education as part of vision (3) - add "live, <i>learn</i>, and work together..." • Add "diverse backgrounds, <i>ages</i>, and interests..." (3) • Make explicitly bold and innovative, particularly in the context of local and global challenges/crises, e.g. climate (3) • Elevate fiscal sustainability (3) • Clarify "surrounding communities" (2) • Preserve legacy of care (2)
Principle 1: Open space	107	9	<ul style="list-style-type: none"> • Maintain viable and safe corridor (3) • Ensure recreation does not impact corridor • Maintain connection with other ecosystems • Include creek setback/protection • Clarify "environmental stewardship" - does it mean functional habitat? • Include fire risk prevention • Ensure that open space is specifically natural and native; i.e. not a golf course or soccer complex • Manage open space for ecological, recreational and community benefit • Carefully plan any public recreation to account for transportation and impacts
Principle 2: Sustainability	84	29	<ul style="list-style-type: none"> • Existing sustainability standards are not high enough and do not address impacts of climate change. "Principles of land use planning sustainability" is too narrow; consider sustainability in all aspects and in a way that is site-specific, or more clearly break-down the concept. (4) • Sustainability should explicitly include creek, wildlife, and biological diversity protections, as well as ecosystem continuance. (3) • Incorporate adequate low-carbon public transportation systems; design for car-free. (3) • Define "surrounding communities" (2) • Too wordy (2) • Emphasize groundwater recharge and stewardship of water resources. (2) • Include financial sustainability (2) • Consider following principles of permaculture • These goals will be difficult to meet in the allotted time period. • Consider dividing into two separate principles: (i) sustainability and (ii) public services and infrastructure. • Maintain the semi-rural qualities of the area and small-town feel of Glen Ellen. • While compatible with surrounding communities, Eldridge should remain unique – distinctive from Glen Ellen. • Suggested addition: "use recognized and innovative principles of land use planning..." • Suggested addition: "...must be compatible with existing historic infrastructure, surrounding communities and..."

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Principle 3: Community-led specific plan	88	27	<ul style="list-style-type: none"> • Ensure this process is driven by stakeholders and community input; not by the county or consultants. (3) • Worried about political influences in choice of GAC and TAC • Who are “stakeholders”? (3) • Suggested addition: “factors in the needs and environmental land use priorities...” • Sonoma and Glen Ellen are very different from each other – is that a conflict? (2) • Agree with the goal, but unlikely that it can be achieved in the stated timeframe while fully honoring stakeholder input. (2) • Needs to be rooted in economic realities; remember that this will ultimately need to be a fiscally viable project for a developer. (2) • Efforts should be made to gather input from residents who are not well represented at the workshop. Ensure that the whole community is represented, including Native American and developmentally disabled communities, wineries, youth groups, service organizations and businesses. (2) • Not everyone in the valley identifies with Sonoma or Glen Ellen. Surprised there is no mention of BZ Verano, Boyes Hot Springs, Fetters Hot Springs, and other communities. • Specify immediate neighbors, not only general community. • Must appreciate impact on traffic. • Important to evaluate trade-offs as the planning process progresses. • “Existing land uses in Sonoma County” is a very broad statement.
Principle 4: Housing	59	50	<ul style="list-style-type: none"> • Emphasize housing for very low income, homeless, and/or disabled residents (7) • Ensure housing is compatible with open space, wildlife corridor, historical culture, and Glen Ellen; minimize disruption to the natural environment. (6) • Needs greater commitment to truly affordable housing options, e.g. tiny houses, container villages; think outside the box. (5) • Define affordable housing (4) • Pair housing with sustainable transportation options to serve the community; need a community-wide transportation plan. (4) • Clarify the term “reasonable.” (4) • Limit housing scale and density (4) • Traffic and density impacts need to be weighed heavily. (3) • Very remote location and limited transportation options make this site best for workforce housing (3). • Concerned about quality and fit of housing for vulnerable populations, particularly disabled. • Clarify the term “appropriate.” • If very low and low income, could incorporate residents caring for community areas, gardens, etc. • Implementation needs great care, with developer working under exact guidelines. • This is not necessarily congruent with location and accessibility. • Add “with proper support services in place for vulnerable populations.” • Specify usage percent for affordable housing. • Need an interim housing plan.
Principle 5: Educational and employment opportunities	86	21	<ul style="list-style-type: none"> • Concern about traffic issues for community (2) • Seek advice from Presidio Trust (2) • Include arts community (2) • Concern about wildlife corridor • Disability emphasis • Need supportive services and infrastructure • On-site employment priority for campus and Glen Ellen residents. • Focus on local, small businesses • Support for developmentally disabled deserves a separate principle from providing educational opportunities to the general Sonoma Valley. • Emphasize well-paying jobs. • Needs refinement and prioritizations; currently seems unwieldy.

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Principle 6: Peservation of historic and cultural sites	92	21	<ul style="list-style-type: none"> • Curate and display to the public; showcase the legacy of SDC. (4) • Ensure representative(s) from Native American communities are included in planning. (3) • Add "...national state, and local historic preservation guidelines..." (2) • Native and ecological legacy is significant (2) • This should include exhibition and education of wildlife based on community desires. • Not to promote tourism; emphasis on local uses and education. • Ensure architectural as well as cultural preservation. • Preserve the character of the site's overall ambiance and scale of buildings in relation to land. 	
Principle 7: Governance	74	34	<ul style="list-style-type: none"> • Consider creation of a public trust to serve as implementing agency (9) • Confusion about "will be considered"; rephrase as "a governance entity will implement..." (4) • "Governance entity" is vague; needs definition. (2) • Consider interim uses. • How will representatives be appointed? 	
General Comments			<ul style="list-style-type: none"> • Consider a trust model; particularly Presidio Trust (12) • Maintain green space/open space/wildlife corridor/biodiversity (10) • Avoid substantial increase in traffic; develop a plan for transportation/traffic; consider adding a principle on transportation/traffic (9) • Consider plan for interim uses (6) • Restore existing buildings, keep intact (3) • Note that numbered principles do not imply a ranking of importance (3) • Take a bold and innovative approach (3) • Ensure engagement with a wide and diverse group of stakeholders; need input from developmentally disabled and Native American communities (4) • Principles do not currently attend to infrastructure or public services (wildfire, schools, transportation, safety, etc.) (2) • Differentiate between principles and implementing actions/directives • The stated timeline does not allow enough time for boldness and innovation • Consider developing a list and flow chart of all organizations involved and their respective roles 	