

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022020222

Project Title: Sonoma Developmental Center Specific Plan

Lead Agency: County of Sonoma

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Project Location: Sonoma/Eldridge Sonoma
City *County*

Project Description (Proposed actions, location, and/or consequences).

The purpose of the SDC Specific Plan is to guide development of the SDC core campus and preserve open space and natural resources on the SDC property. The State of California enacted Government Code Section 14670.10.5 that outlines the State's goals and objectives for the SDC Specific Plan and disposition of the property. In light of the statewide affordable housing crisis, State law stipulates that the SDC Specific Plan prioritize housing, especially affordable housing and housing for individuals with developmental disabilities, and stipulates that the open space surrounding the core campus be preserved as open space. The State legislation and other background documents pertaining to the project are available at the project website: <https://www.sdcspecificplan.com/documents>.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the Proposed Plan would cause a substantial adverse change to the significance of a historic district, such that the significance of the historic district would be materially impaired pursuant to § 15064.5. The Proposed Plan includes policies and actions that encourage the preservation of much of the historic character of the SDC campus. This includes retention, rehabilitation, and adaptive reuse of buildings, structures, and landscape features in the core campus area that contribute to the SSHHD. New construction still has the potential to disconnect the remaining contributing resources in the core campus from those in Community Separator and Regional Parks lands to the east and west, consequently disrupting the feeling and character within the historic district. There are no other mitigation measures available to avoid impacts to the historic district entirely.

Implementation of the Proposed Plan would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) pertaining to Vehicle Miles Traveled. Policies in the Proposed Plan are designed to reduce VMT in the Planning Area through required TDM reductions, establishment of a TMA to oversee VMT reduction strategies and programs, multi-modal transportation improvements, and parking-related demand management strategies. While these VMT reduction measures can be expected to reduce VMT, their effectiveness cannot be guaranteed, and they may be insufficient to reduce residential VMT per capita. No other feasible mitigation measures are available.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the drafting of the Proposed Plan and this EIR, public agencies and members of the public were invited to provide feedback at various stages. The following topics are identified as areas of controversy, based on comments at public meetings on the Proposed Plan and at the EIR Scoping Meeting, and responses to the Notice of Preparation (NOP):

- Amount of development. Many members of the public expressed opposition to new housing development in the area, with many advocating for fewer housing units to be included, as well as elimination of the proposed hotel land use. Conversely, some community members pushed for more housing development to alleviate the housing crisis and regional need for affordable housing.
- Connection to Highway 12. The Proposed Plan features a new connection from SDC to Highway 12. Community members were split on the desirability of this connection. Some community members felt that such a connection would improve traffic conditions and could help during wildfire evacuations, while others felt that such a connection was not essential or would be detrimental to wildlife habitat.
- Wildlife corridor. The majority of the responses to the NOP focused on biological resources, particularly on the established regionally-important wildlife corridor that runs along the northern edge of the Planning Area, linking large habitat areas of the Sonoma and Mayacama mountain ranges to the west and east of the site. This corridor is a critical habitat connection for special-status species, as well as other local wildlife, including mountain lions. Many community members expressed concern that new development could adversely impact the animals that use the wildlife corridor through greater exposure to humans, noise, and domestic pets, as well as to barriers like new buildings, fencing, and landscaping.
- Wildfires and wildfire evacuation. Many community members have been resistant to any additional development that could impact evacuation times or could put new and existing residents at risk from wildfires.

Provide a list of the responsible or trustee agencies for the project.

This EIR serves as the environmental document for all discretionary actions associated with development under the Proposed Plan. This EIR is also intended to assist other responsible agencies in making approvals that may result from the Proposed Plan. Federal, State, regional, and local government agencies that may have jurisdiction over development proposals in the Planning Area include:

- U.S. Army Corps of Engineers
- Federal Emergency Management Agency
- U.S. Fish and Wildlife Service
- California Department of General Services
- California Department of Fish and Wildlife
- California Department of Transportation
- Metropolitan Transportation Commission
- State Office of Historic Preservation
- California Department of Toxic Substance Control
- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- Sonoma County Local Agency Formation Commission
- Sonoma County Transportation Authority
- Sonoma Valley County Sanitation District
- Sonoma Valley Groundwater Sustainability Agency
- Valley of the Moon Water District
- Sonoma Water