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*Sonoma Developmental Center*

COMMUNITY ADVISORY COMMITTEE MEETING  
SEPTEMBER 28 2017

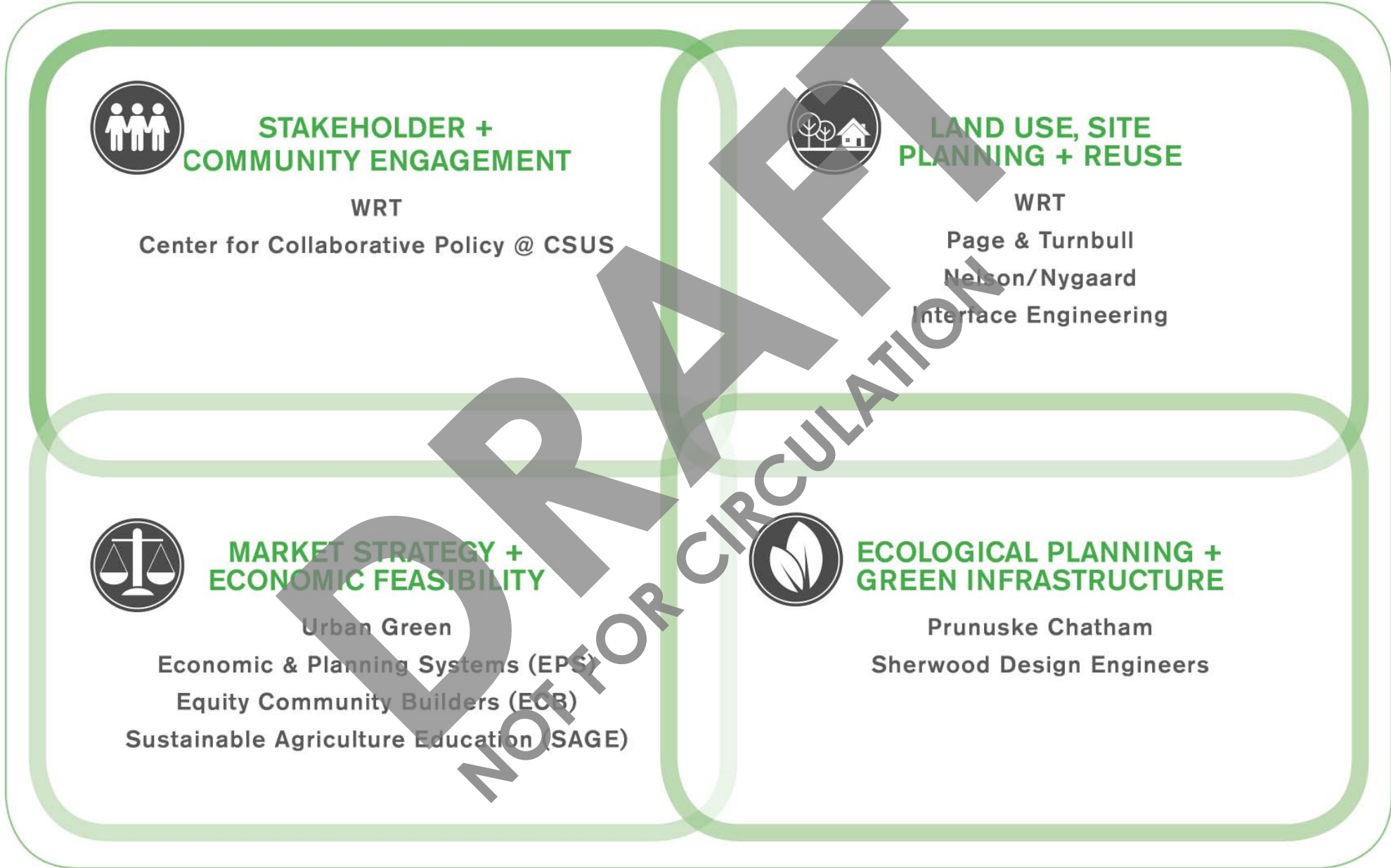


# AGENDA

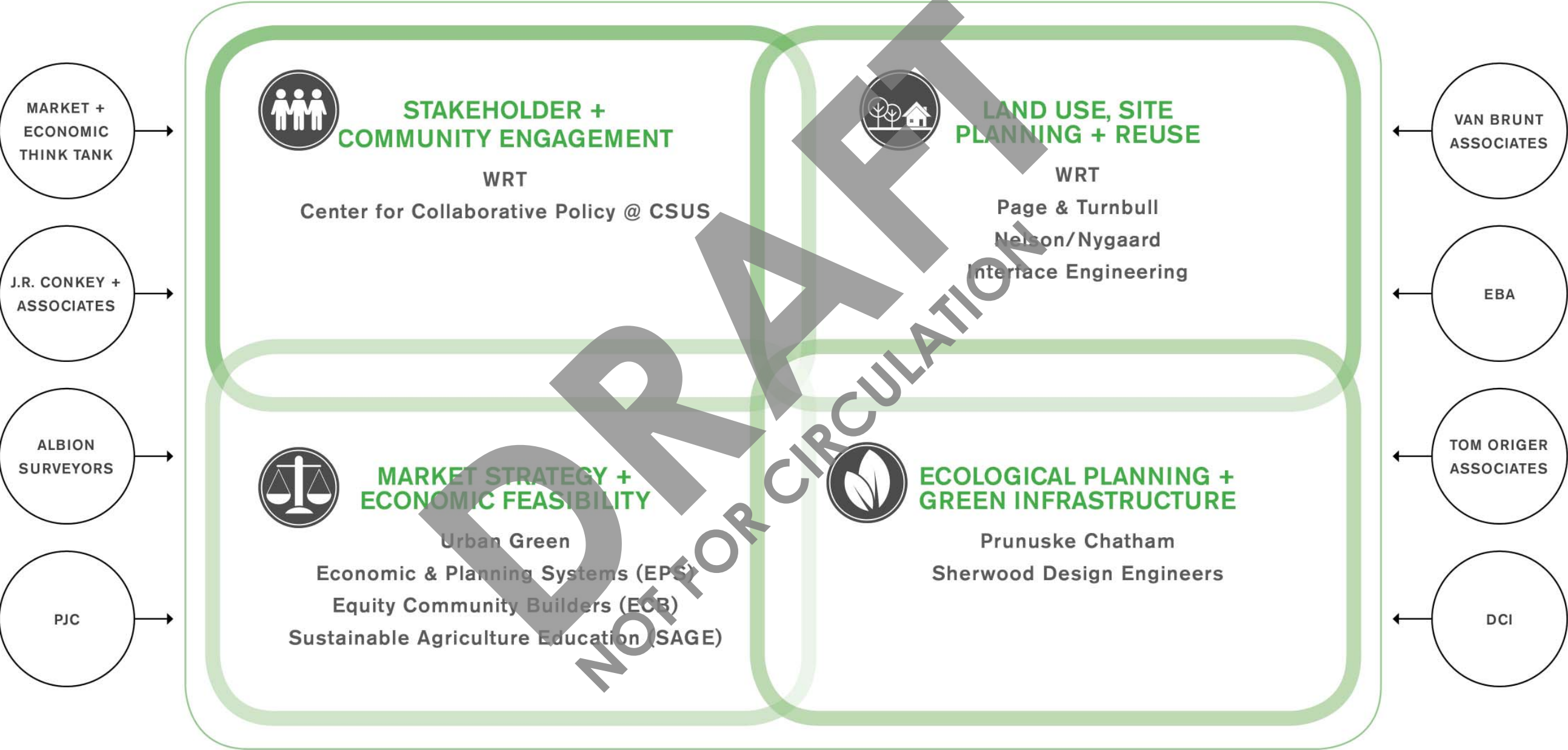
- 1 Welcome
- 2 Agenda Review and Introductions
- 3 Charge of the Committee
- 4 Preliminary Findings
- 5 BREAK
- 6 Summary of Stakeholder Assessment
- 7 Group Breakout Session
- 8 Next Steps
- 9 Wrap-up



# INTRODUCTION

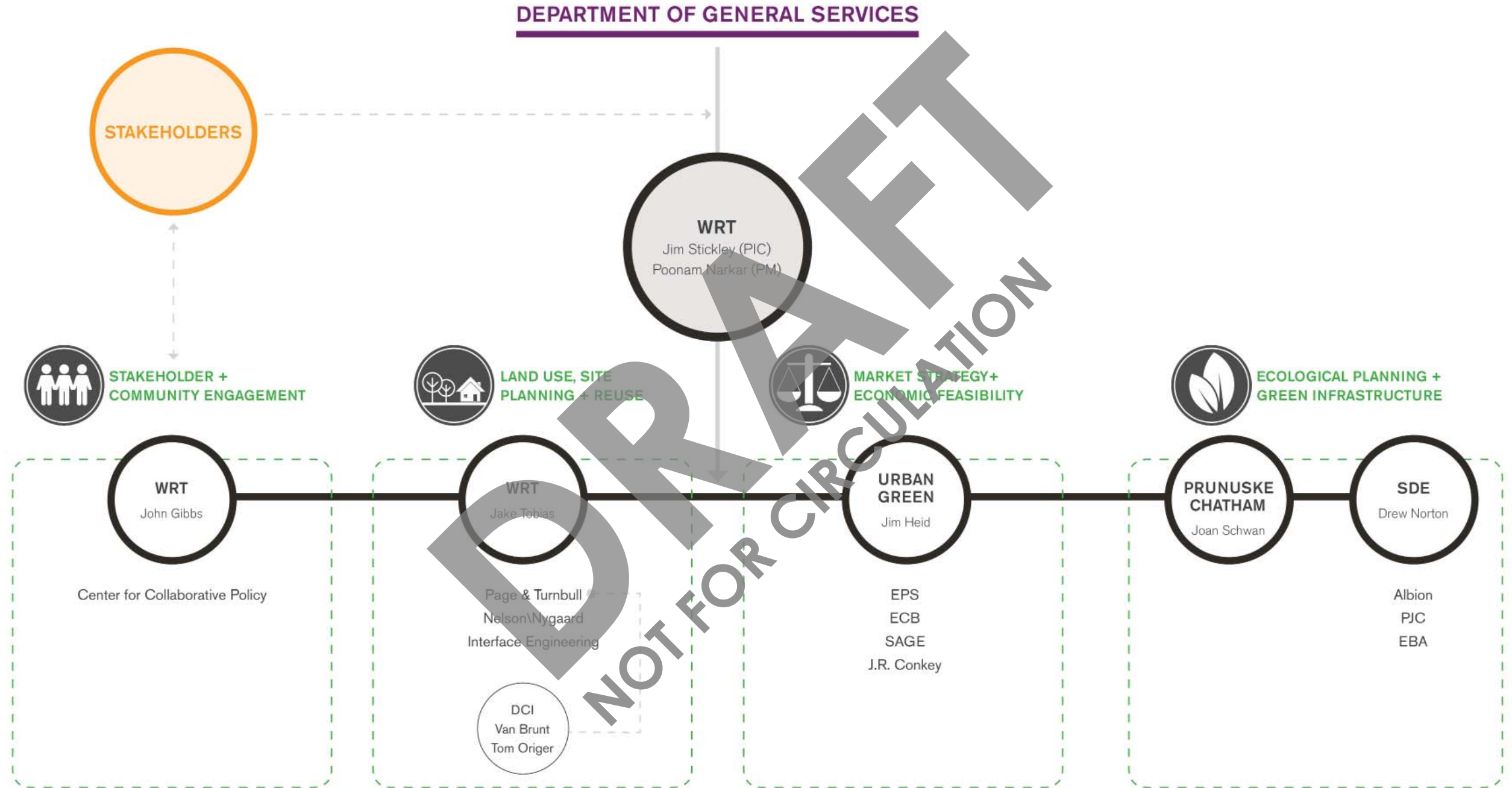


# INTRODUCTION



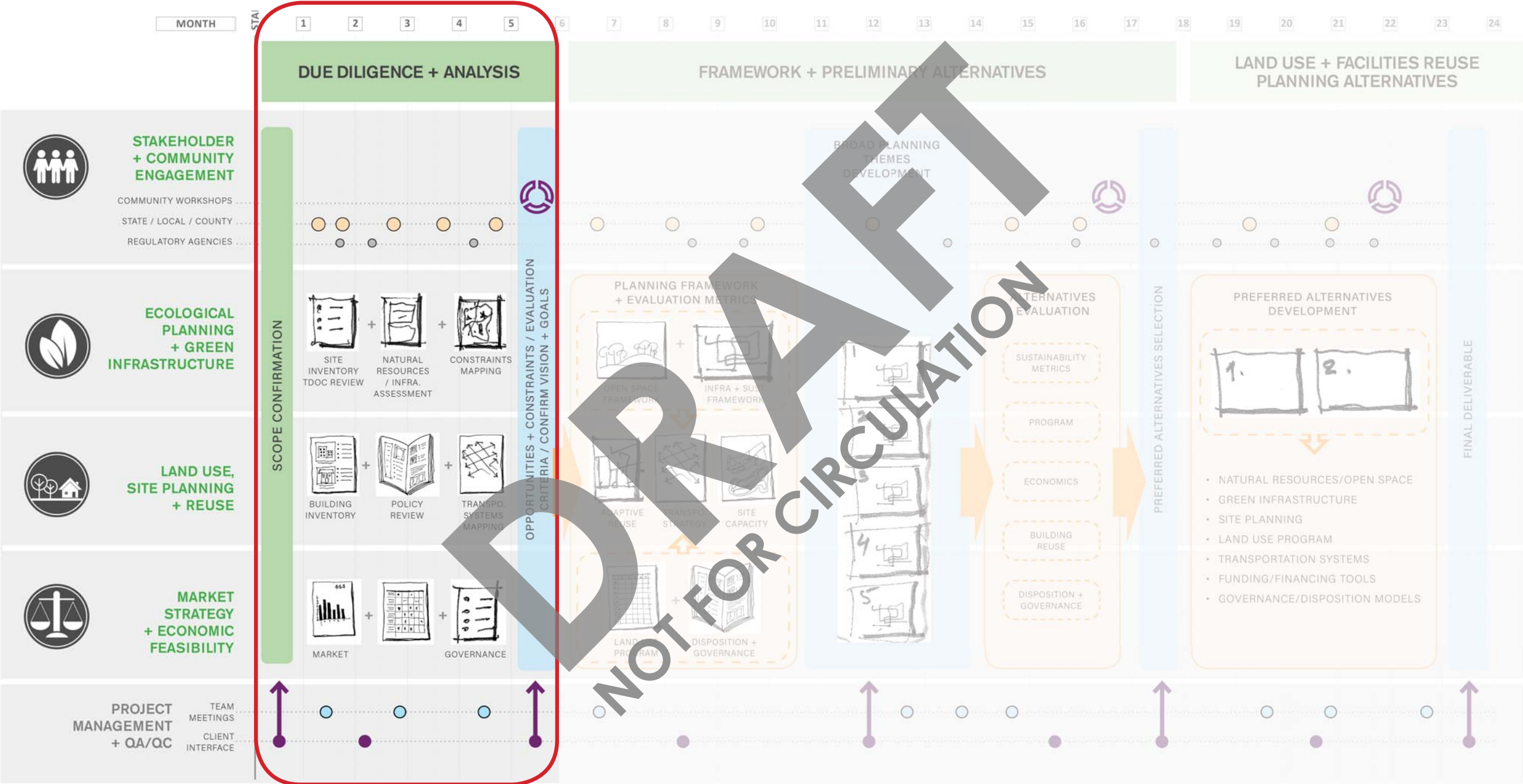


# TEAM ORGANIZATION





# PROJECT PROCESS DIAGRAM









**DDS UPDATE**

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**CHARGE OF THE  
COMMITTEE**

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# INTRODUCTION + PROJECT OVERVIEW





# THE SDC EXPERIENCE



VISTAS



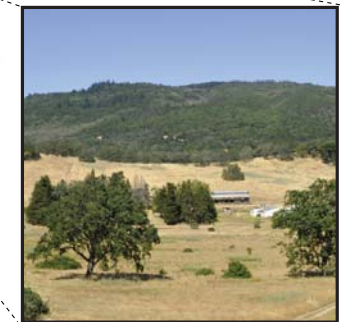
HISTORIC ARCHITECTURE



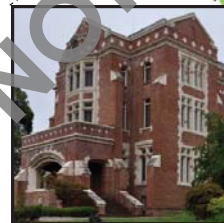
MEADOW



FORESTS



GRASSLANDS



LANDMARKS

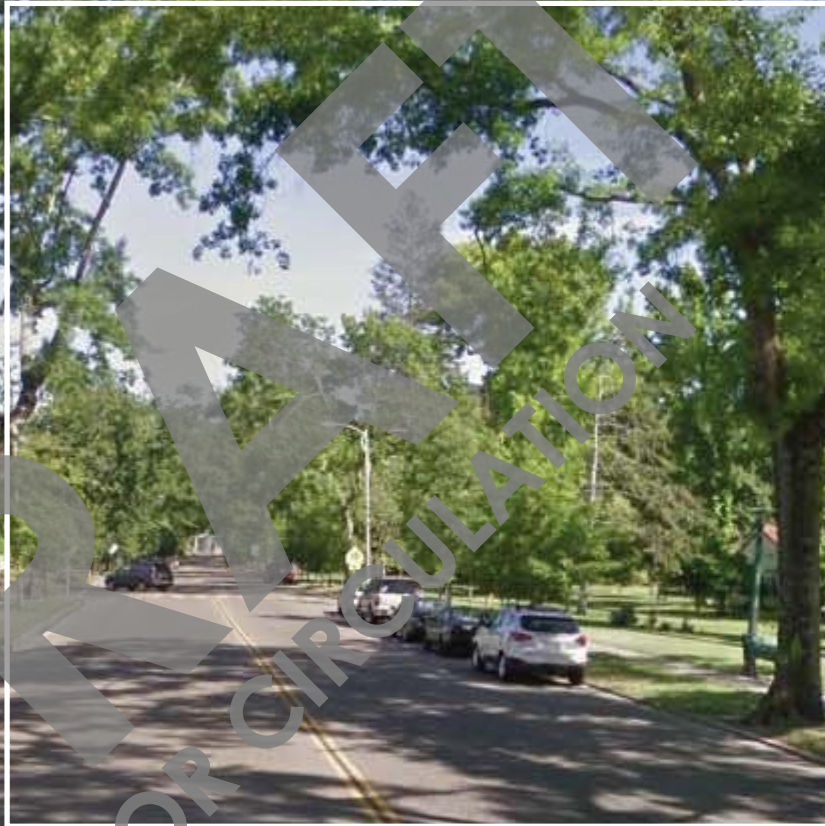


ENTRY





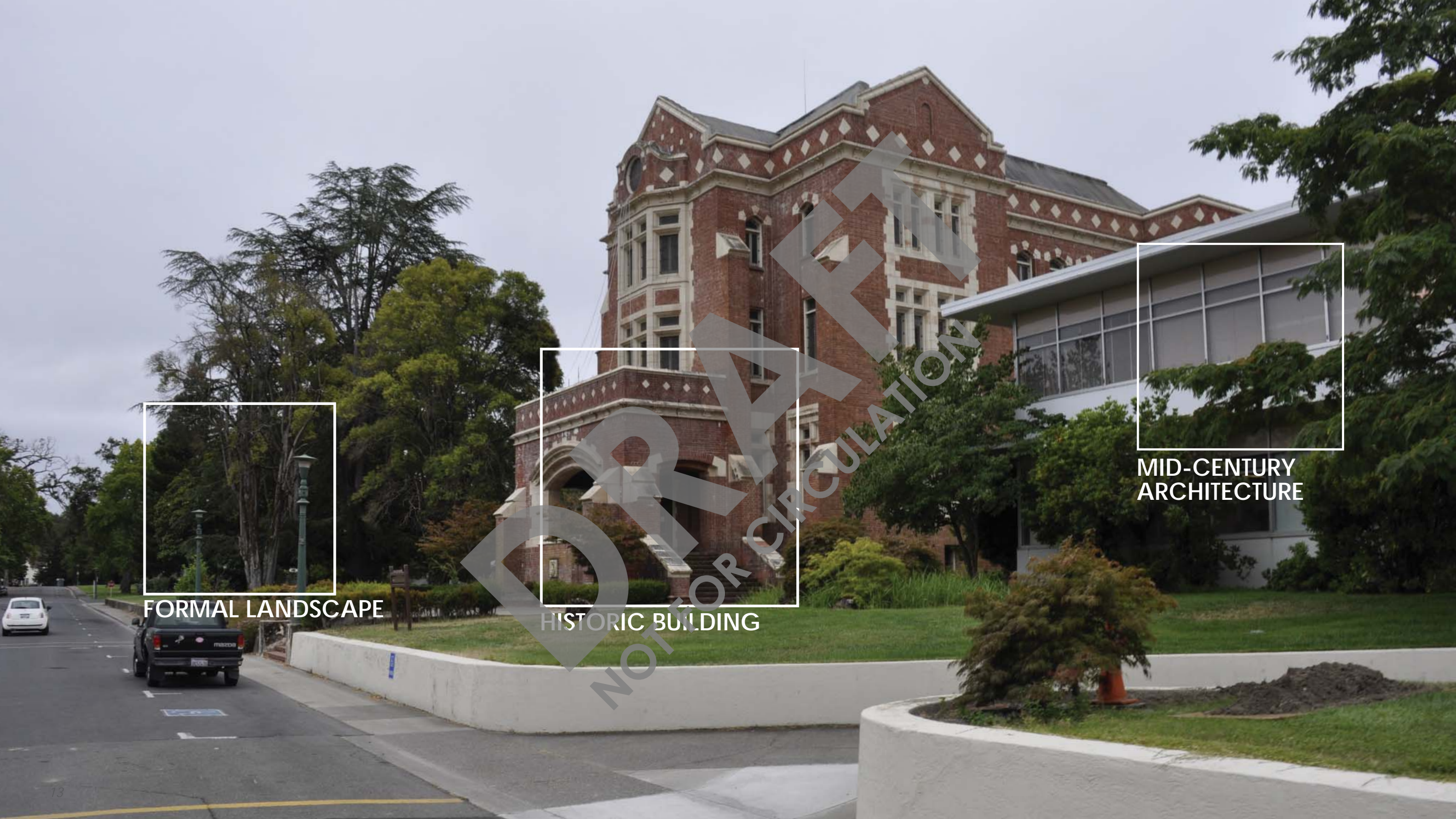
CAMPUS BUILDINGS



ARNOLD DRIVE APPROACH

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FORMAL LANDSCAPE



HISTORIC BUILDING



MID-CENTURY ARCHITECTURE





MID CENTURY  
ARCHITECTURE



BALL FIELD





ORNAMENTAL LANDSCAPE



MID CENTURY ARCHITECTURE



FRONT LAWN





EARLY CENTURY  
ARCHITECTURE



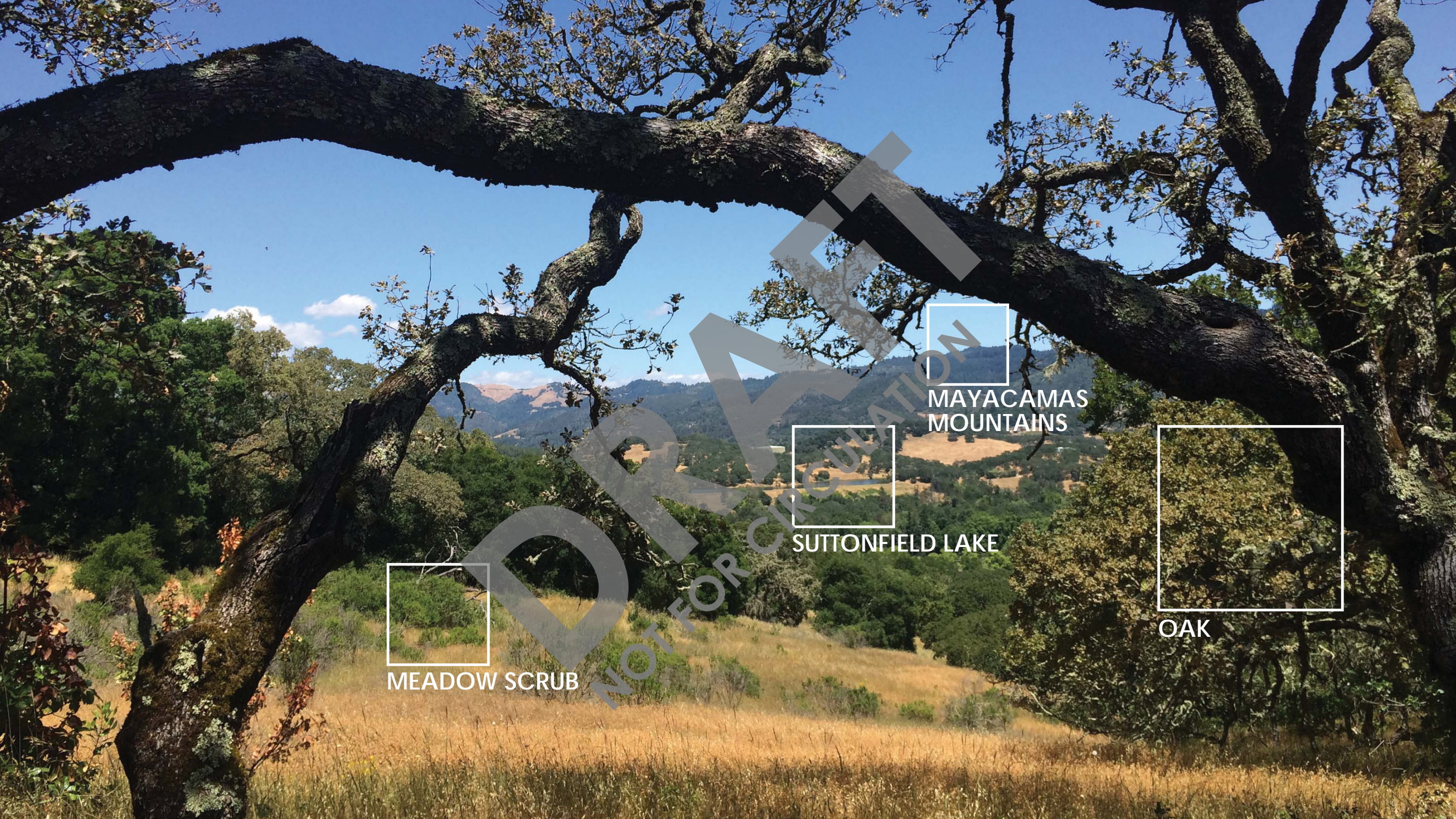
ORNAMENTAL LANDSCAPE



FRONT LAWN

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MEADOW SCRUB



SUTTONFIELD LAKE



MAYACAMAS MOUNTAINS



OAK





OAK ECOLOGY



TRAIL SYSTEMS

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CAMP VIA



NATIVE FOREST



MEADOW

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EVERGREEN BAND



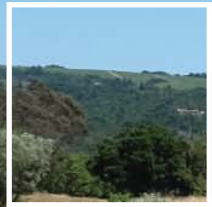
ORCHARDS



GRASSLANDS

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MAYACAMAS MOUNTAINS



BARN



FARM STABLES

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CIRCULATION





MAYACAMAS  
MOUNTAINS



OAK



TRAILS



GRASSLAND

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SONOMA MOUNTAIN



SDC CAMPUS



TRAIL

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SUTTONFIELD  
LAKE

SONOMA  
MOUNTAIN





MAYACAMAS  
MOUNTAINS



OAKS



HISTORIC  
FARM

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HISTORIC FARM





SONOMA MOUNTAIN

OAK GROVE

FARM BUILDINGS

MEADOW

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# PRELIMINARY FINDINGS



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LAND/  
WATER

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# SONOMA VALLEY



Sonoma Mountain

Mayacamas

Napa Valley

PETALUMA

Sonoma Valley

SDC

SONOMA

NAPA

SAN PABLO BAY

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# REGIONAL CONTEXT

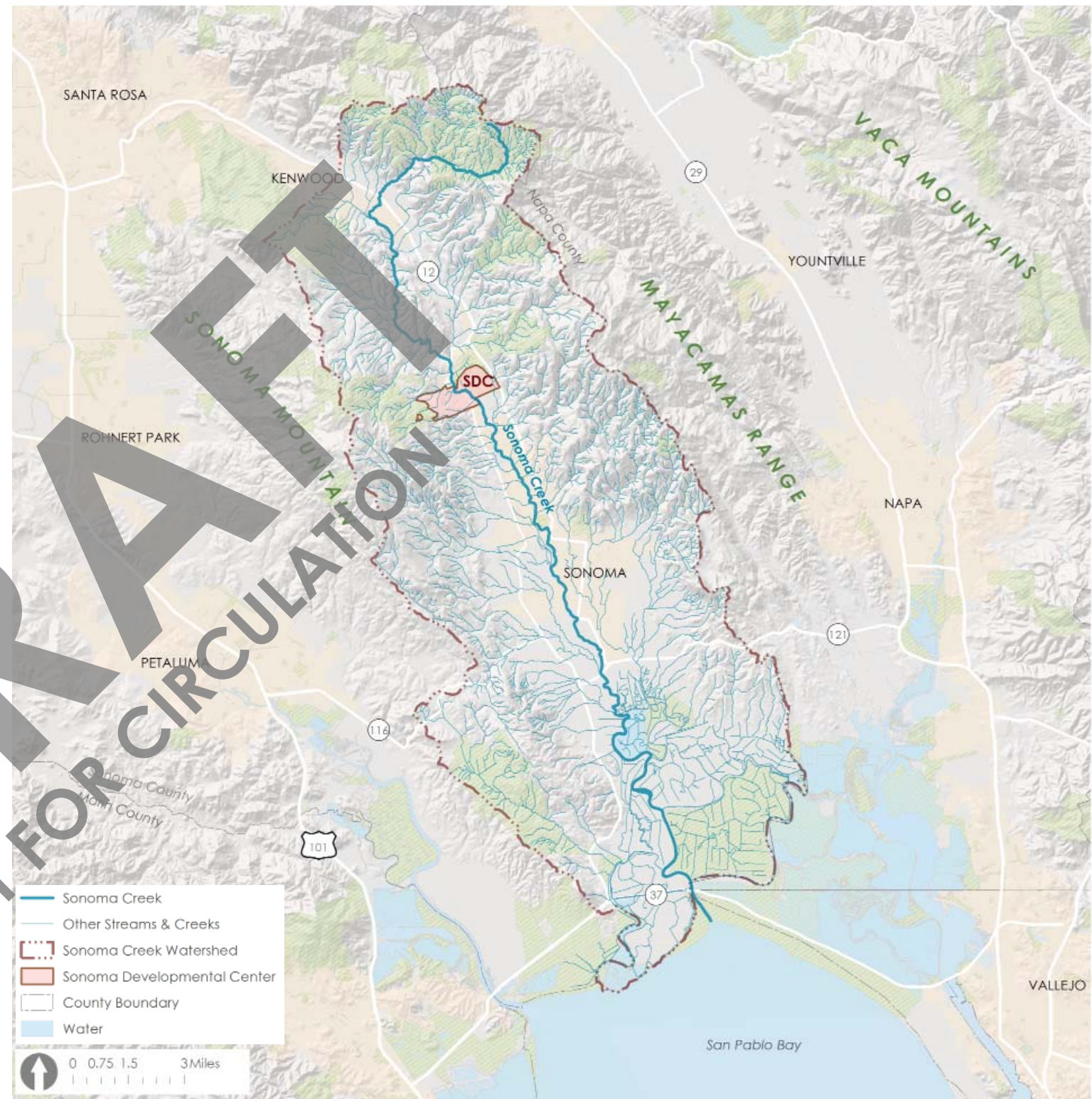
- Sonoma Mountain, along the western edge of SDC, is a prominent landscape feature, extending approximately 20 miles from the bay to Santa Rosa.
- The Mayacamas Mountains on the eastern edge of the valley, extending 52 miles, form the boundary between Sonoma and Napa Counties.





# REGIONAL HYDROLOGY

- SDC sits within the central portion of the Sonoma Valley and the approximately 170 square mile Sonoma Creek watershed.
- Sonoma Creek bisects SDC after it flows out of Warm Springs Canyon and heads south towards San Pablo Bay.
- Through SDC, Sonoma Creek is perennial, as it drains approximately 50 square miles of the upper Sonoma Valley.





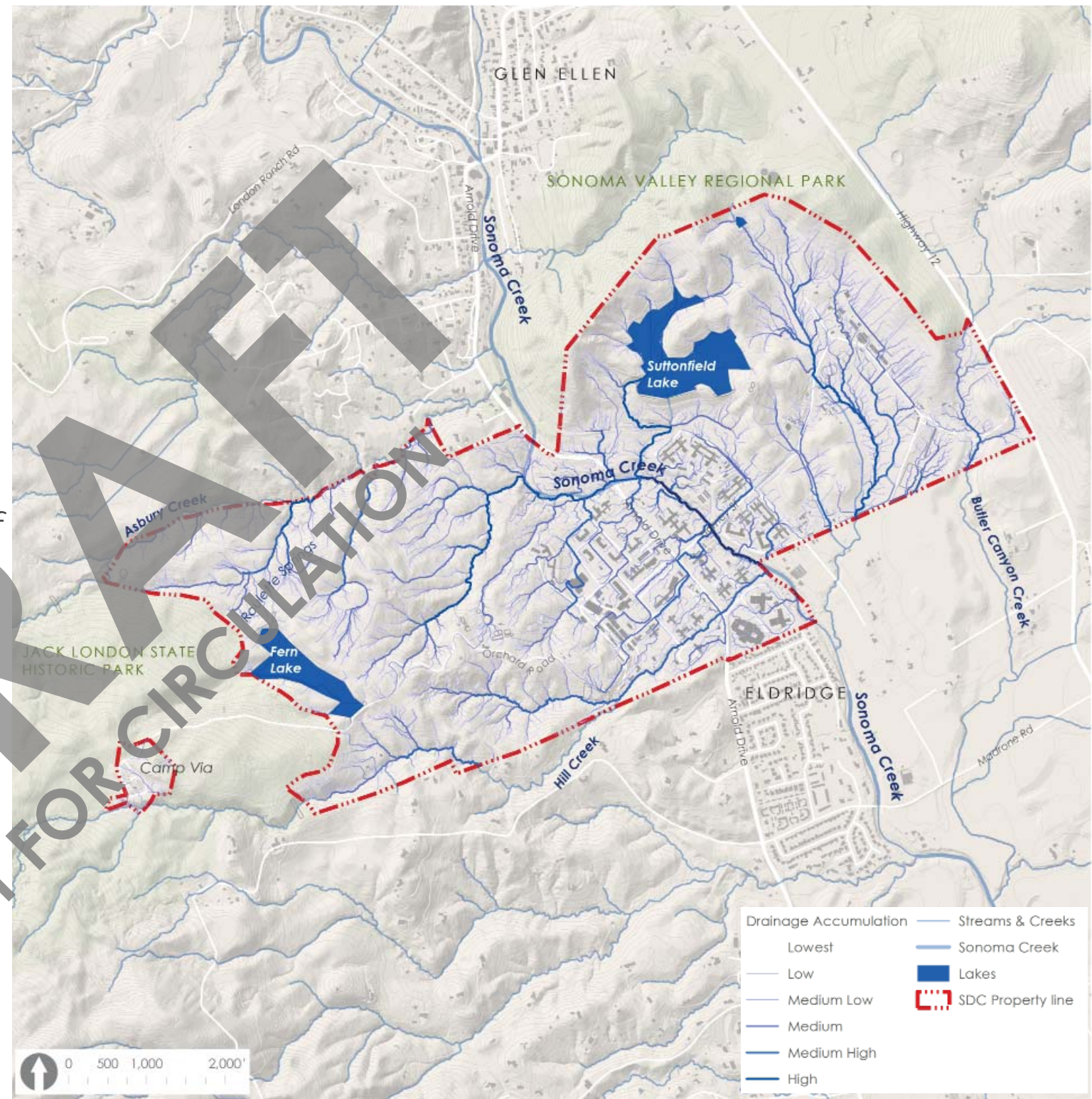
# SITE HYDROLOGY

## Sonoma Creek

- The 0.8 mile long section of the creek through the SDC property is characteristic of the creek's central reach that runs from Glen Ellen to Schellville with channel depths ranging from 20-35 feet and widths of 50-100 feet

Tributaries: Asbury Creek & Hill Creek

Reservoirs: Suttonfield Lake & Fern Lake





# SITE INFILTRATION & RUN-OFF



**SLOPES**  
(0-5%) & (6-10%)

+



**SOILS**  
HYDROLOGIC SOILS GROUP (C & D)

+



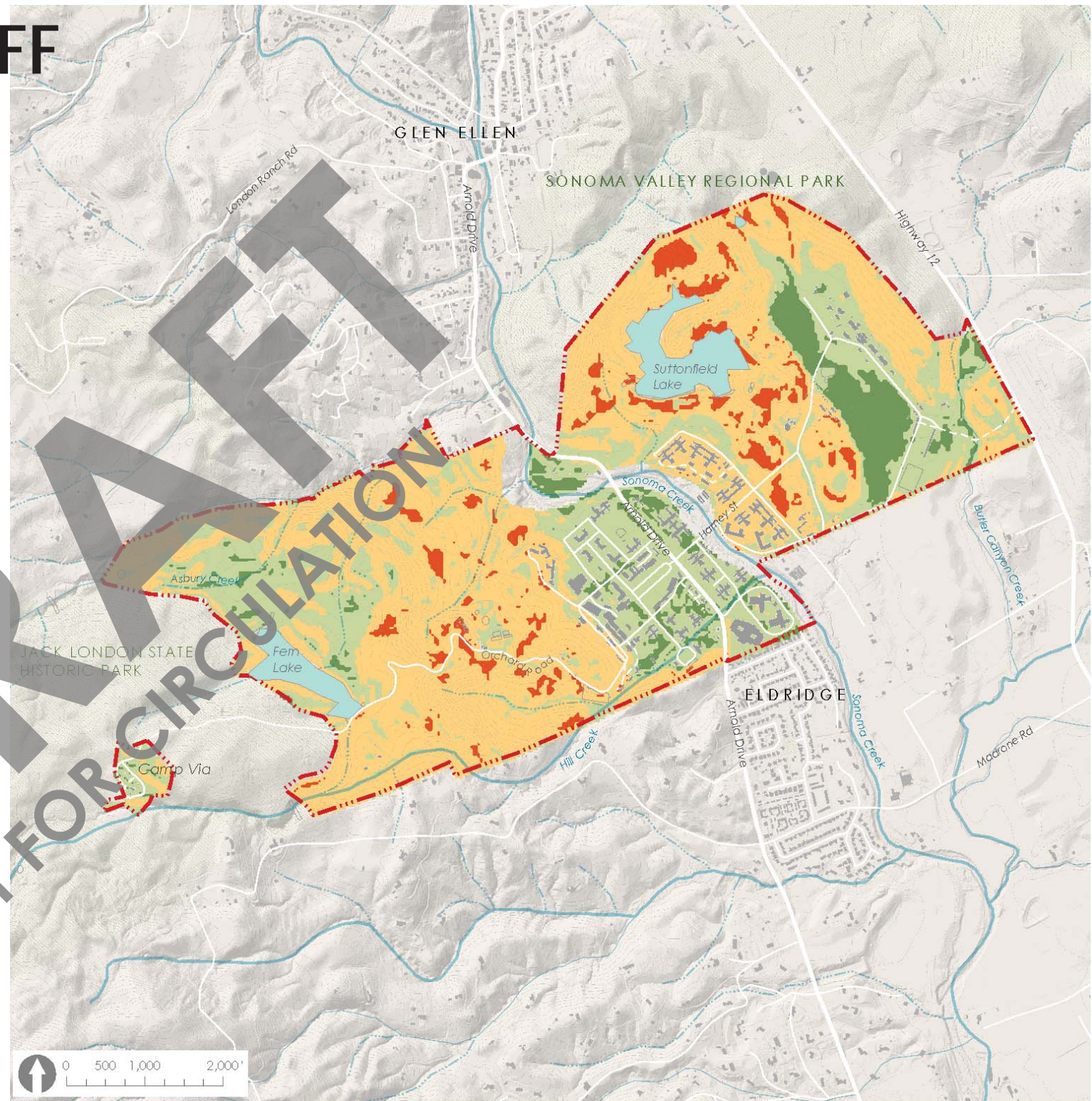
**VEGETATION**  
WETLANDS / RIPARIAN HABITAT

+



**STORM**  
SIZE OF STORM

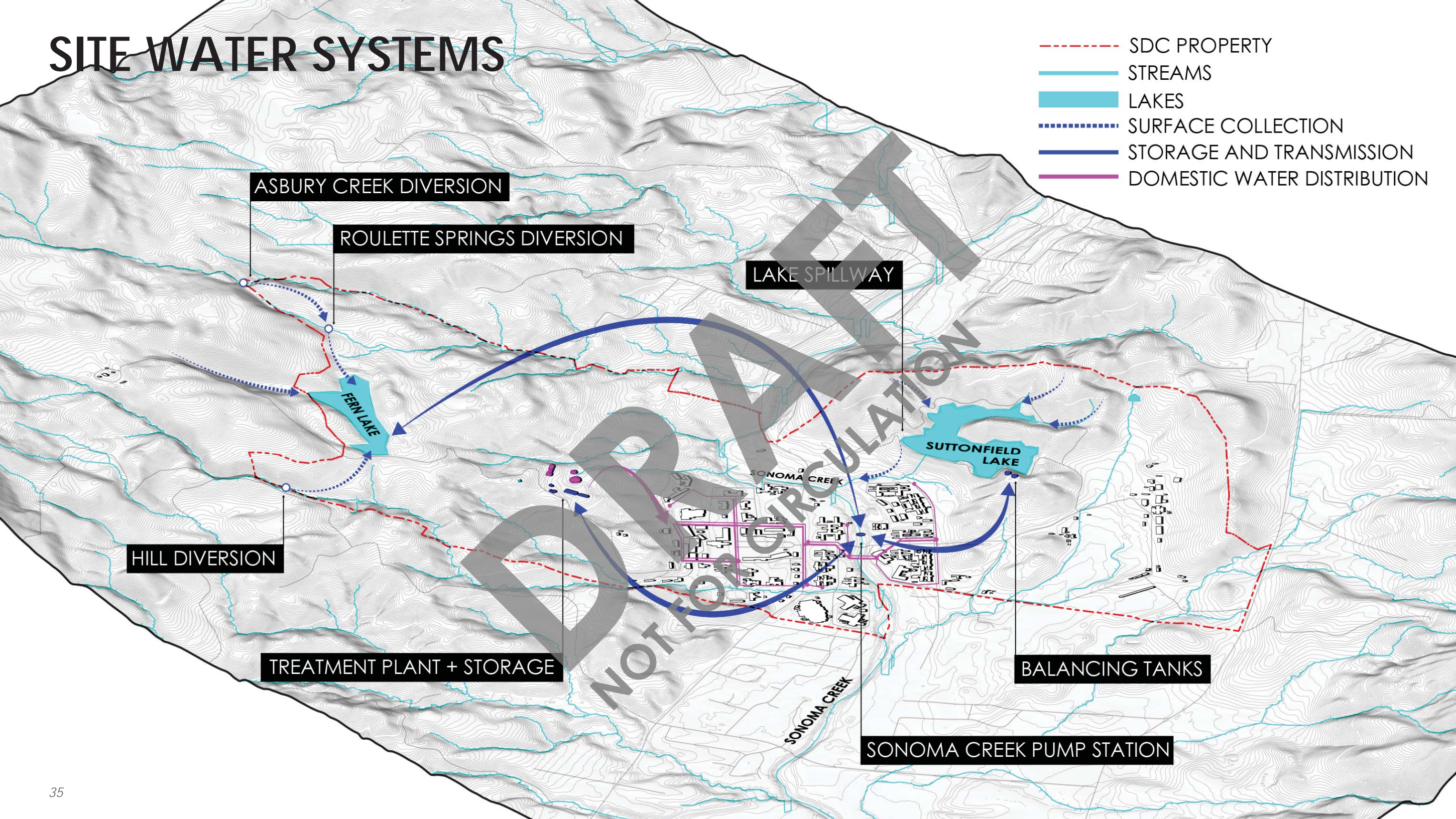
-  Not Suitable for Infiltration
-  Preferred Area for Native Woodland, Slow Infiltration & Soil Retention
-  Best Suited for Small, Decentralized Stormwater Management Practices
-  Best Suited for Centralized Infiltration Practices & Wetland Restoration





# SITE WATER SYSTEMS

- SDC PROPERTY
- STREAMS
- LAKES
- ⋯ SURFACE COLLECTION
- STORAGE AND TRANSMISSION
- DOMESTIC WATER DISTRIBUTION







# ECOLOGY

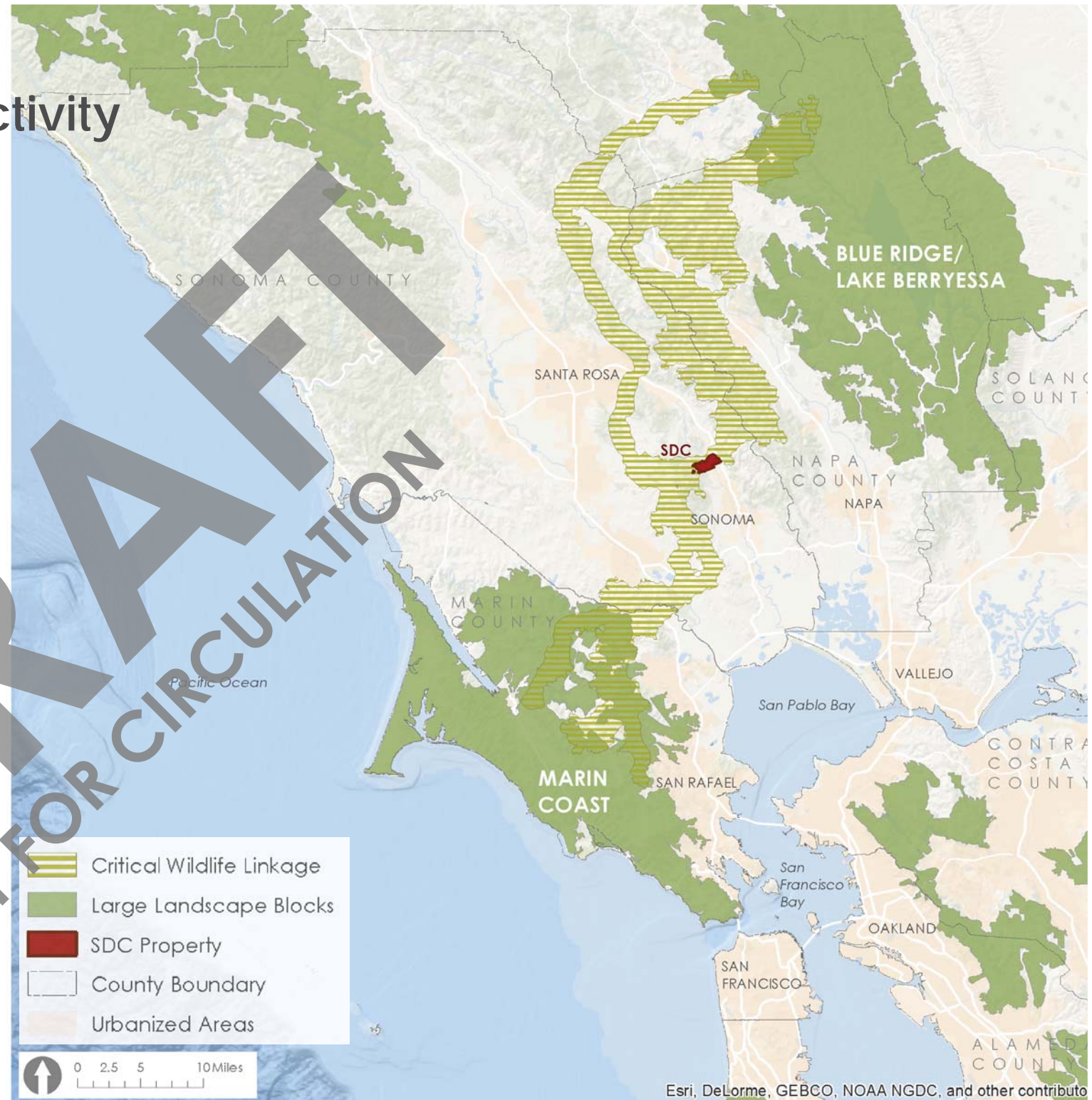
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# REGIONAL ECOLOGY

## Unique Biodiversity & Habitat Connectivity

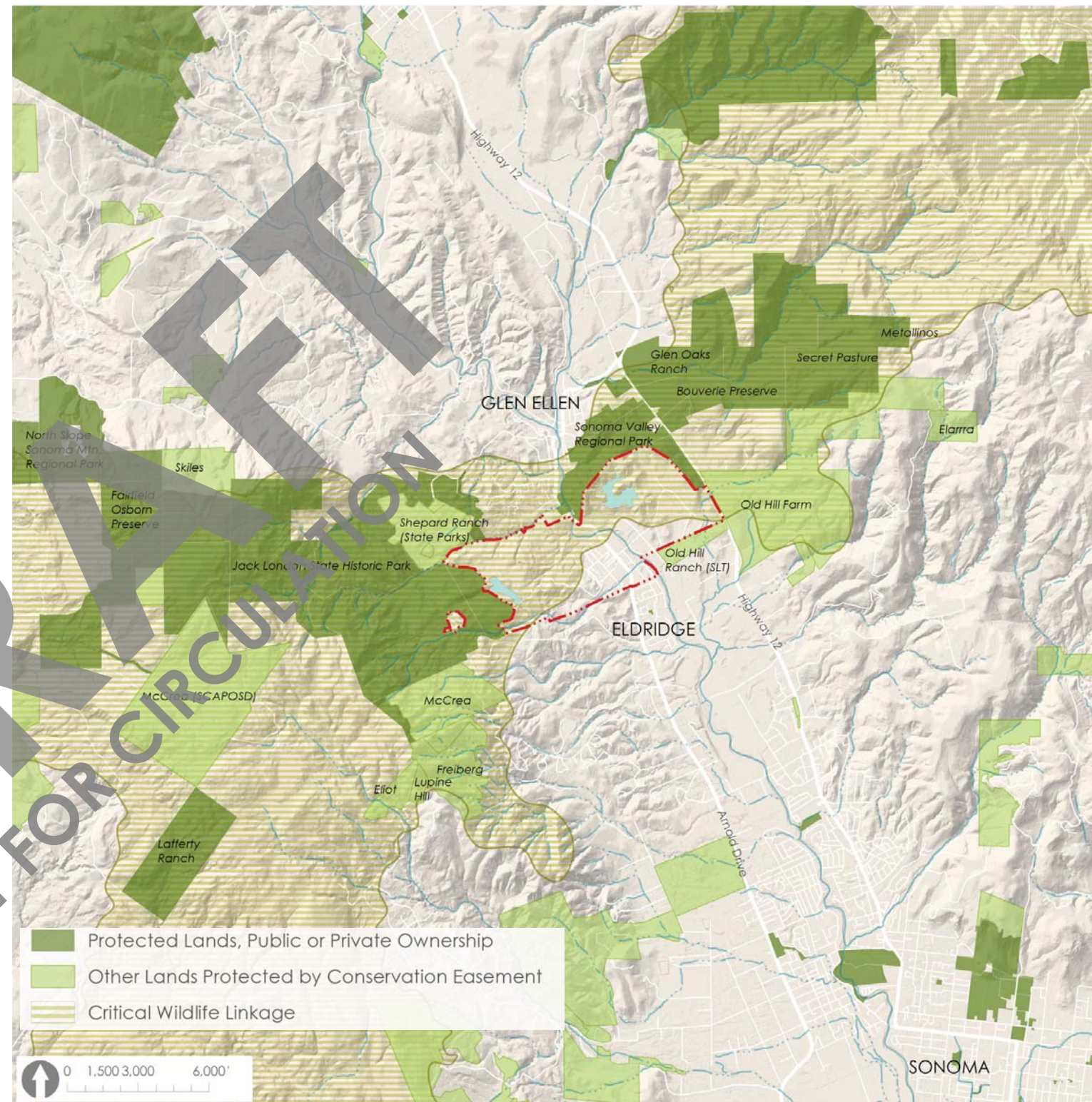
- Much of the Sonoma Valley is developed for agricultural and urban uses.
- The ability of plants and animals to disperse or travel through these developed areas to survive, reproduce, and shift with changing conditions is limited.
- Corridors of quality habitat between larger protected landscapes are essential to long-term survival.
- SDC is a critical corridor between Sonoma Mountain and the Mayacamas, and between coastal and interior areas.





# VALLEY ECOLOGY

- Important Wildlife Corridor Connector;
  - Topographic complexity + landscape connectivity = greater resilience to change, disturbance
- History of conservation easements and parcels;
  - The unique history, location, and development pattern of the SDC site has preserved much of its permeability compared to surrounding lands.

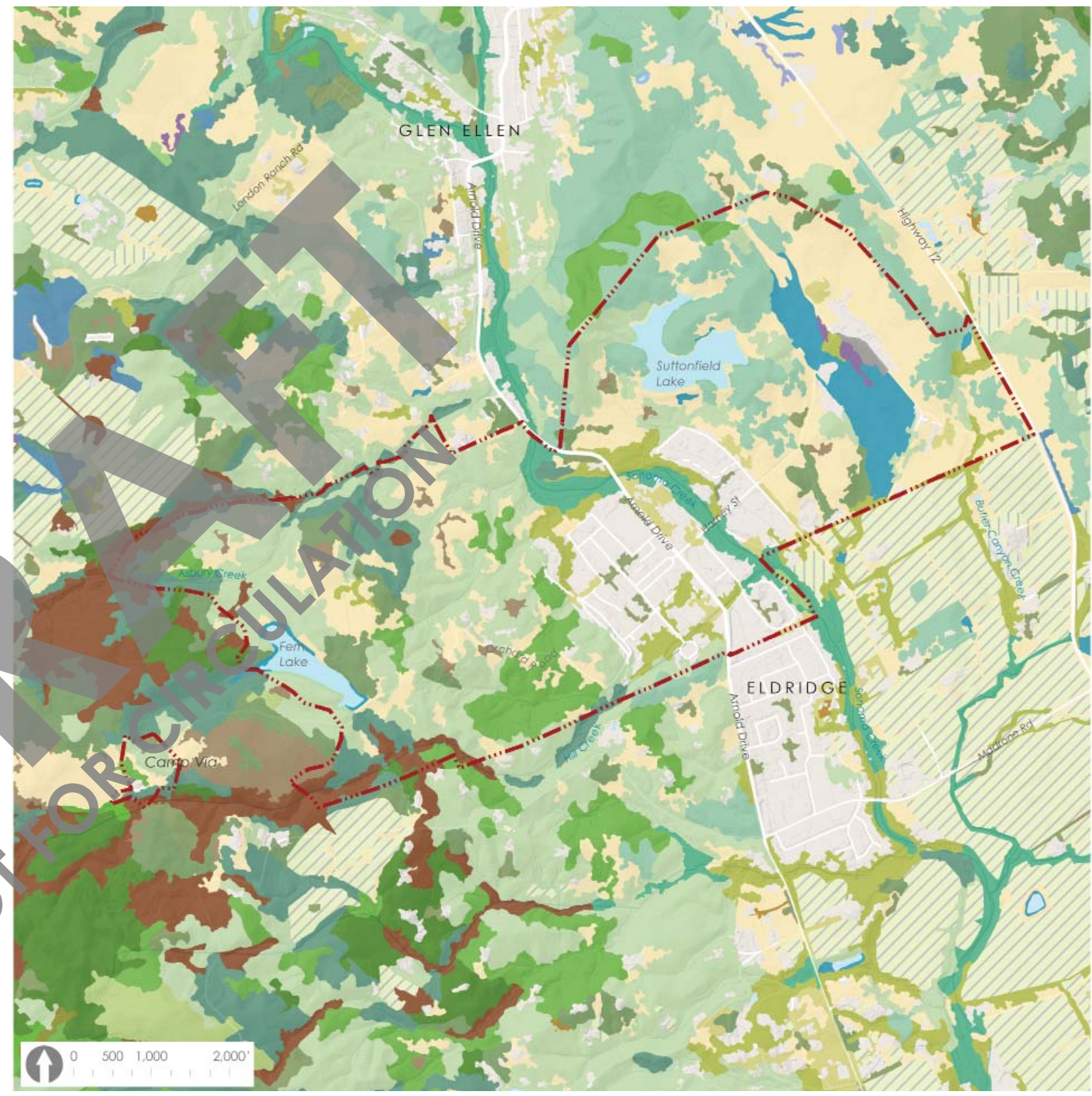




# BIODIVERSITY

## Significant Plant Communities

- Mixed Evergreen Forests
- Redwood Forests
- Oak Woodland
- Grasslands
- Riparian Woodland
- Wetlands





# SIGNIFICANT PLANT COMMUNITIES



REDWOOD FORESTS



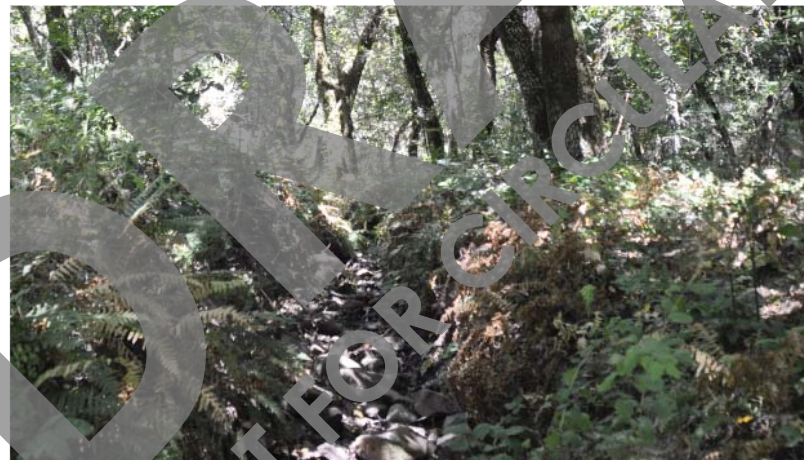
OAK WOODLAND



GRASSLANDS



MIXED EVERGREEN FORESTS



RIPARIAN WOODLAND



WETLANDS



# ECOSYSTEM SERVICES

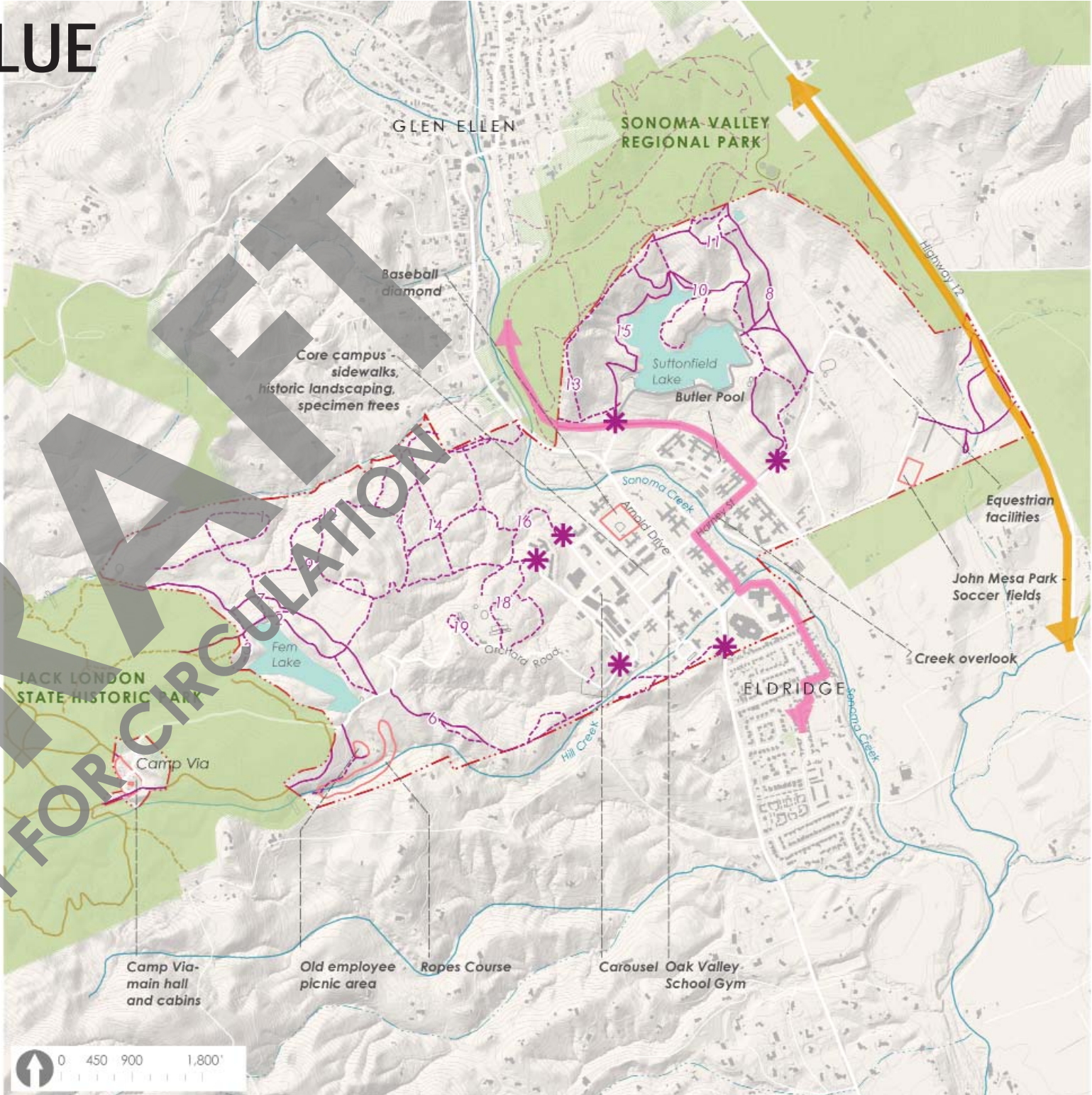
- Carbon sequestration
- Groundwater recharge
- Water quality protection
- Soil formation and protection
- Pollinator support
- Education, recreation, and human health
- Food production?





# RECREATION & SCENIC VALUE

-  Recreational facilities
-  Trail access points
-  Proposed Glen Ellen-Eldridge Bikeway
-  Proposed Sonoma Valley Regional Trail
-  Jack London SHP Roads
-  Jack London SHP Fire Roads
-  Jack London SHP Trails
-  Paved road
-  Unpaved access road
-  Trail
-  SDC Property line
-  Lakes
-  Perennial Streams
-  Intermittent Streams
-  Protected and Public Lands





An aerial photograph of a rural landscape. In the foreground, there are rows of grapevines in a vineyard. In the middle ground, there is a small cluster of buildings, including a prominent house with a gabled roof. The background shows rolling hills and mountains under a hazy sky. A white rectangular box is overlaid on the center of the image, containing the text 'HISTORY / CULTURE'. A large, semi-transparent watermark 'DRAFT' is oriented diagonally across the image, and the text 'NOT FOR CIRCULATION' is written in a smaller font along the same diagonal path.

HISTORY /  
CULTURE



# HISTORY OF SDC



1866



1910



1913



1915



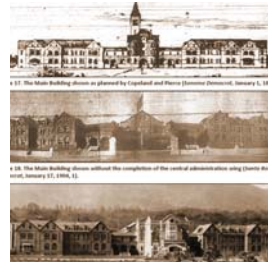
1950



1962



1990



1904



1920



1960



1996



1877



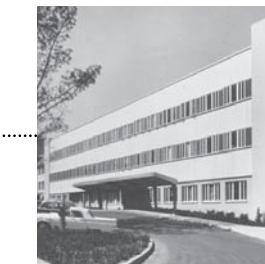
1894



1931



1940



1961



2017



1916

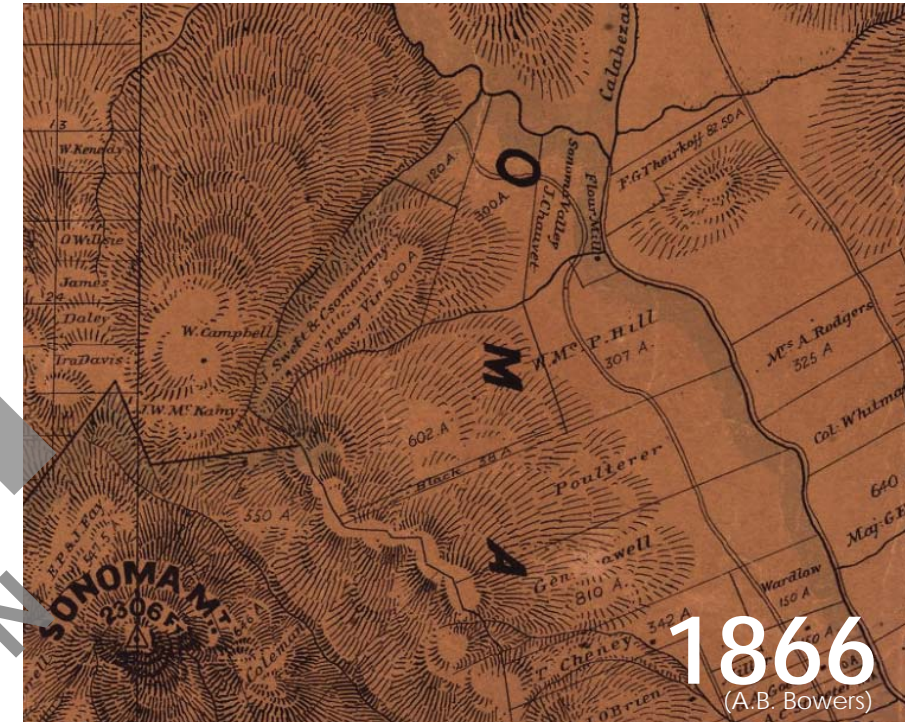


1979

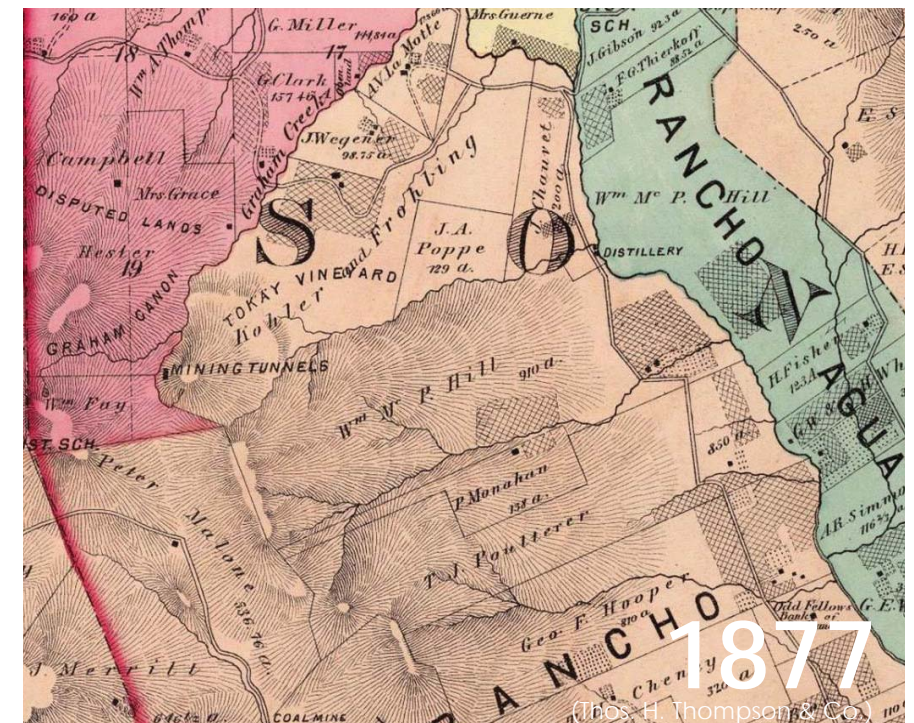


# HISTORY OF SDC PRE-1889

- Earliest known occupation in the region was about 11,300 years ago, based on an artifact from the Laguna de Santa Rosa. At that time the population would have likely been Yukian ancestors of the modern Wappo people.
- Pomo and Miwok ancestors moved into the area compressing the Yukians into smaller territory.
- The Miwok controlled this area at the time of Californio incursion.
- Several archaeological sites on the property speak to this early use of the land by Native Americans, including a bedrock milling feature along Mill Creek, a scatter of stone tool making debris in the stable area, and a large habitation site along Asbury Creek.
- Prior to development as a home for the disabled the property was part of two land grants, and there is evidence that timber was harvested.



- Based on map evidence the land was used for agriculture immediately prior to acquisition as a care facility.
- Agriculture continued during the use as a care facility and evidence of this early use is seen in remnant the orchard, and in the extensive historical dump along Sonoma Creek.

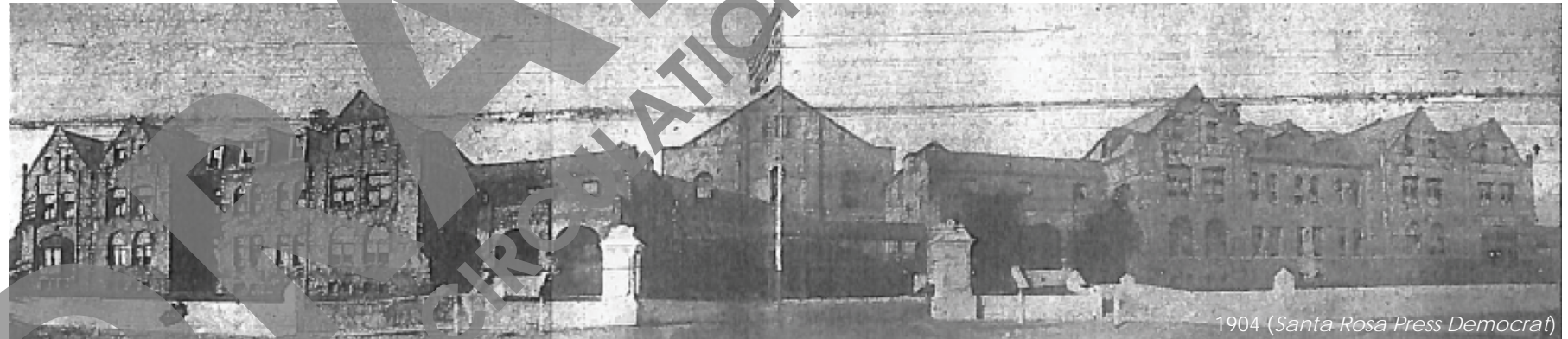




# HISTORY OF SDC

## 1889-1908

- Frances H. Bently and Julia M. Judah, both mothers of children with developmental disabilities, started the **California Home for the Care and Training of Feeble-Minded Children** as a private enterprise in Vallejo, opening its doors to students on May 22, 1884.
- It became the first public facility for the people with developmental disabilities in the western United States.
- The state took over operating the institution, moved to Santa Clara, and then, in 1889, purchased 1,670 acres from Senator William McPherson Hill located in the Sonoma Valley - the current location.
- Beginning in 1890, the Kirkbride-model administration building was constructed in phases, and finally completed in 1908 with the Main Building (P.E.C.).
- Very little building stock dating before the 1906 San Francisco earthquake remains.

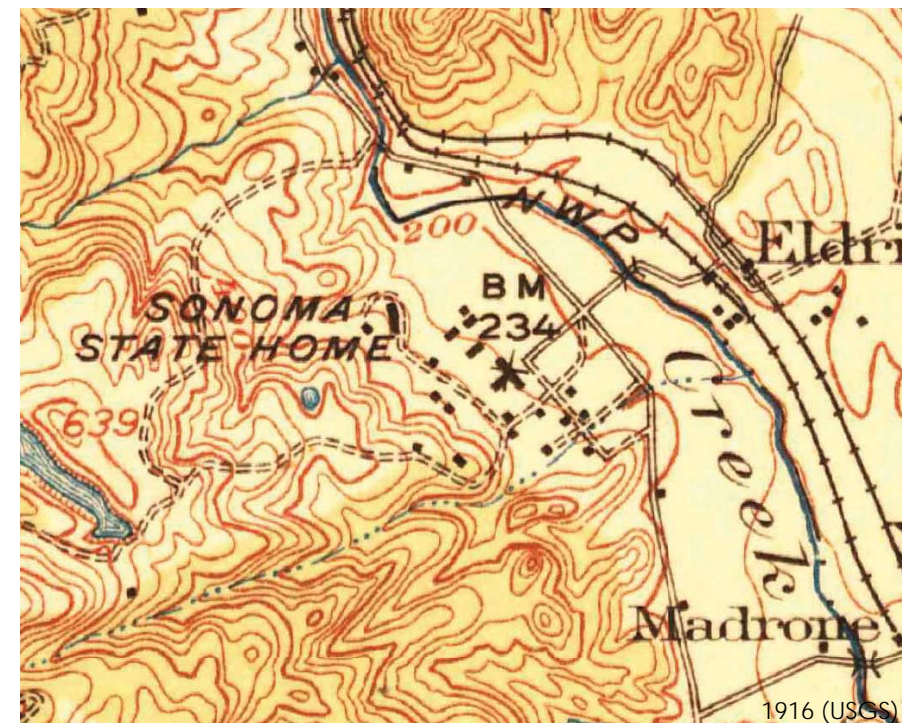
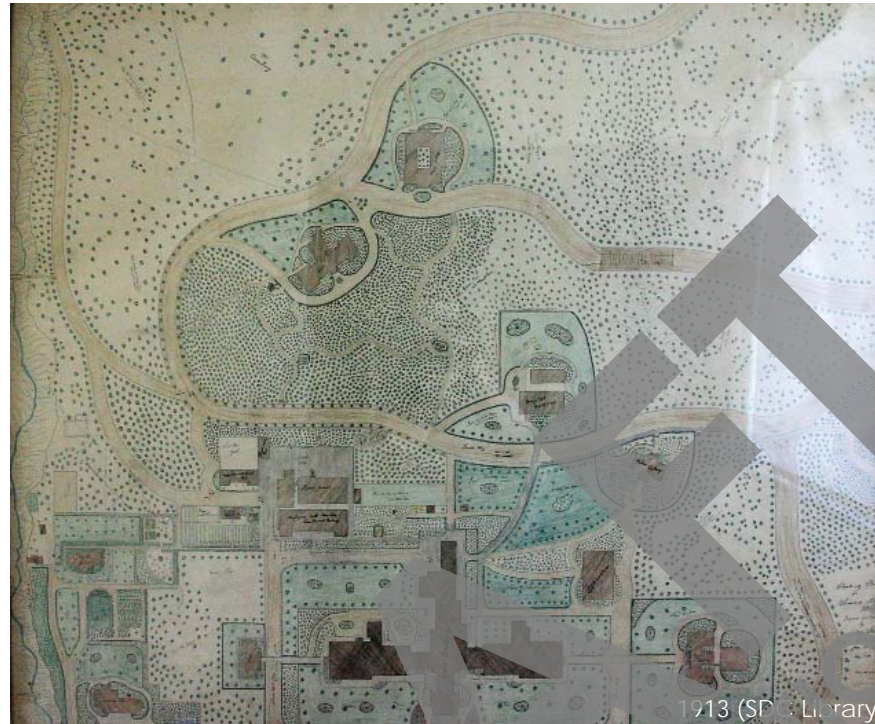




# HISTORY OF SDC

## 1909-1917

- Renamed to **Sonoma State Home** in 1909
- The Home transitioned early to constructing “cottage plan” treatment / residential buildings as it sought greater organization and segregation of its client population.
- By 1914, the Eldridge campus featured 37 buildings and in 1916, Superintendent William Dawson reported on new additions to the complex including a tubercular hospital (demolished), cannery (demolished), two barracks for male epileptics (demolished), girls’ nursery building (demolished), and night nurses’ dormitory (now known as Acacia Court 1).
- Note that Harney Street was still straight with no oval in 1916.





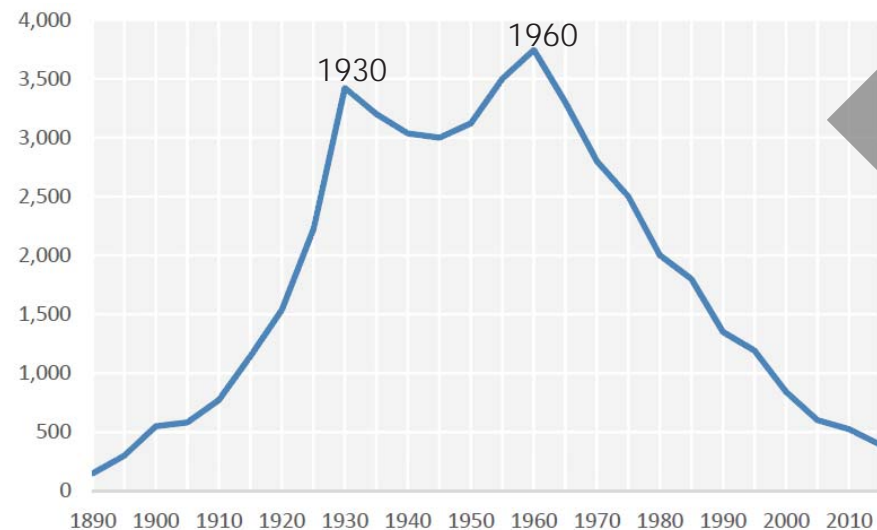
# HISTORY OF SDC

## 1918-1949

- The facility operated the nation's most active eugenic sterilization program under Superintendent Fred Butler (over 5,000 sterilizations between 1909 & 1950)
- In the early 1900s, the facility was nearly self-sufficient, supporting a dairy, walnut and fruit orchards, a farm, piggery, poultry house, and vegetable production



Patient Population from 1890 to 2015

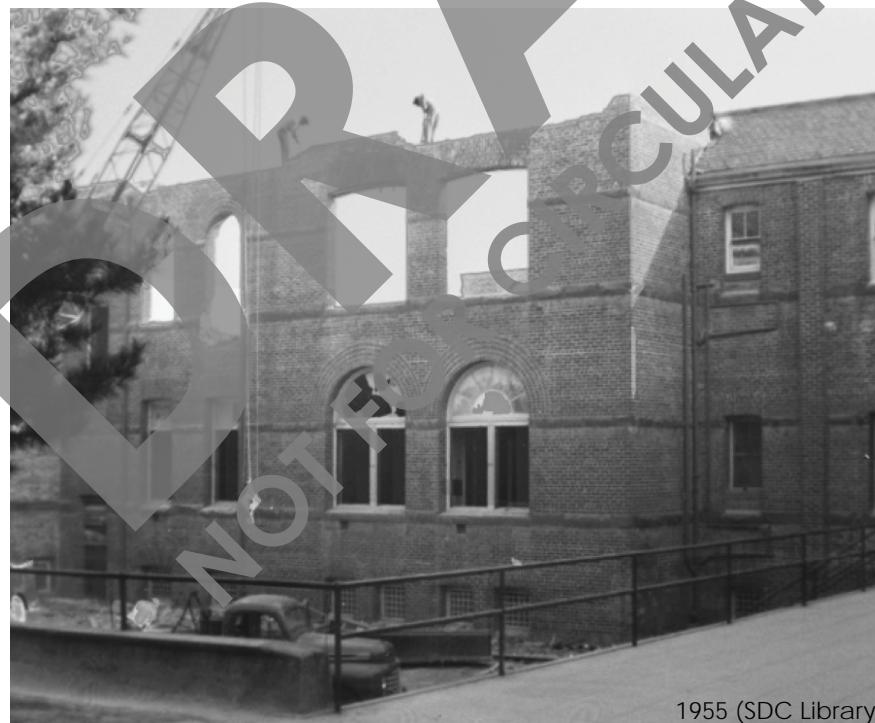
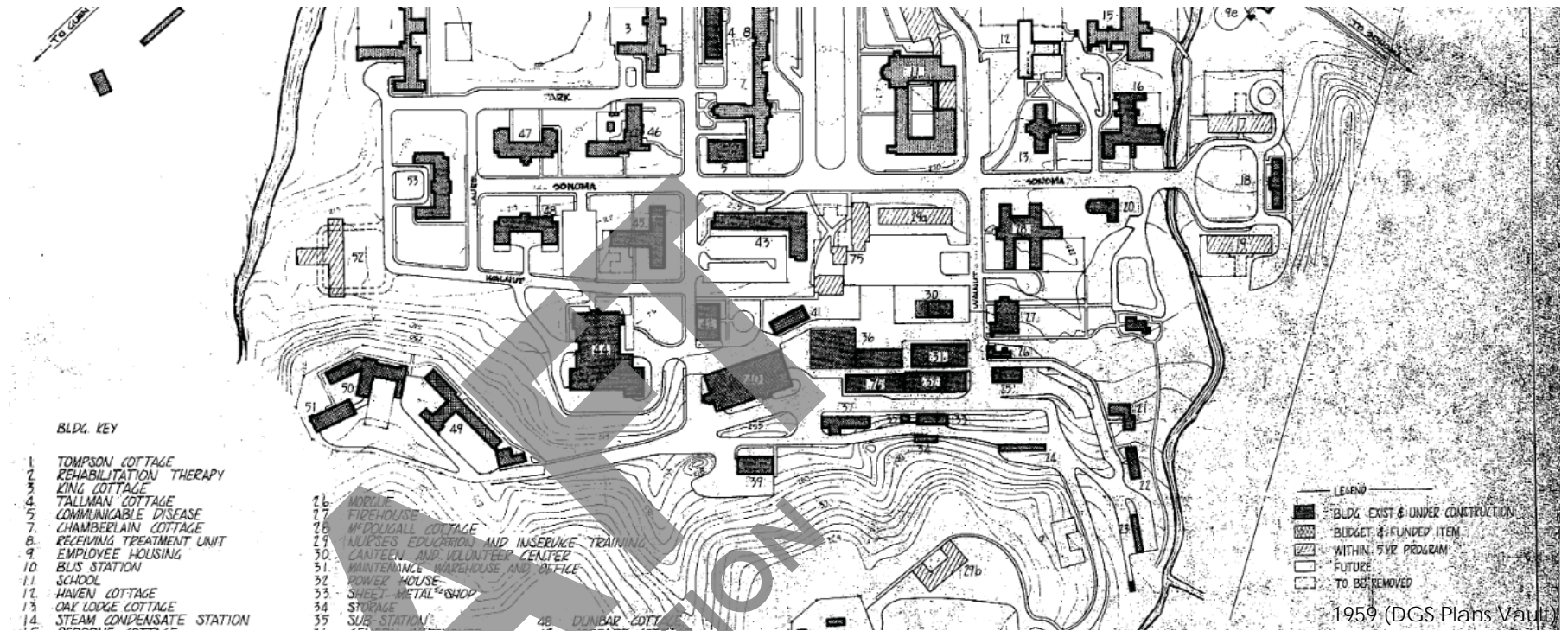




# HISTORY OF SDC

## 1950-1962

- Superintendent Fred Butler retired in 1949, bringing on a new period with significantly less sterilizations.
- Renamed to Sonoma State Hospital in 1953
- Most of the original Kirkbride-model building was removed in 1955 – site plan shows the intention to remove the rest of the Main Building.
- These changes to the built environment emphasized that the entire mental health program was being overhauled, rather than merely updated, and the last vestiges of the 19th-century asylum mentality were cleared away to make room for modern client-centered treatment methods.
- Crowded conditions prevailed even as the state undertook an extensive building program for new wards and hospitals.

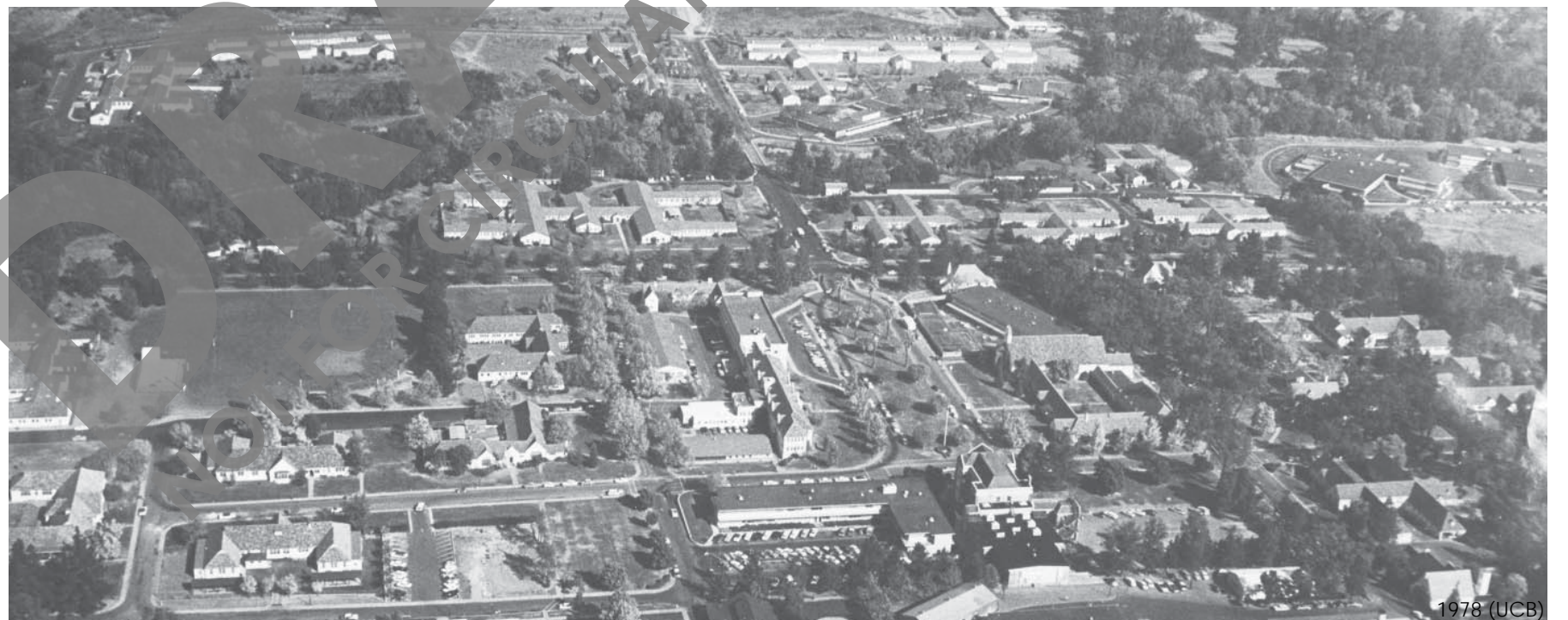




# HISTORY OF SDC

## 1963-1984

- Large institutions devoted to treating mental illness and developmental disabilities began to decline in the 1960s as the result of a national movement towards decentralized, community-based care via the National Mental Health Act of 1963, the Lanterman Developmental Disabilities Services Act of 1976, and several other acts.
- Despite its overall declining client population, Sonoma State Hospital remained open into the present and provided valued services to long-time residents and their families.
- Two years after the founding of Special Olympics International in 1969 the first official Special Olympics program at Sonoma State Hospital was initiated.





# HISTORY OF SDC

## 1985-2017

- Renamed to **Sonoma Developmental Center** in 1985
- Several hundred acres of surplus land were transferred in several parcels to the county and state park system, including a 2002 transfer of approximately 600 acres to Jack London State Park.
- Initially tended by both staff and clients, agriculture operations declined due to dwindling staff and clients and new perspectives about appropriate client labor.
- Today, remaining agricultural operations include the farm, which has animals used for client therapy and equestrian facilities used by staff and for horse boarding.



The history and information provided above and below is based on the *Historical Resources Inventory and Evaluation Report: Sonoma Developmental Center* by JRP Historical Consulting, LLC, dated May 2017

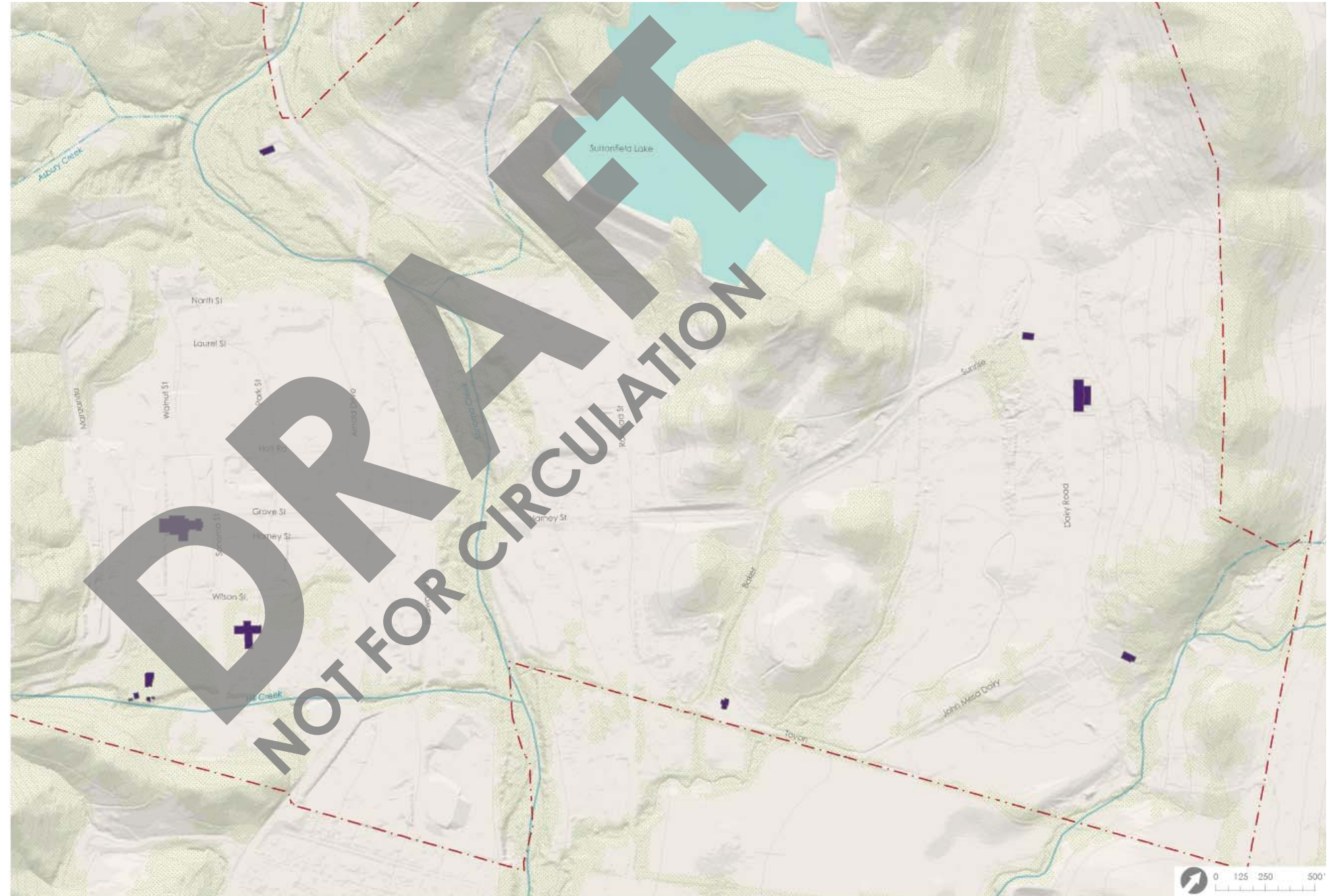


# HISTORY OF CAMPUS DEVELOPMENT

## 1889-1908

### 17 Buildings & Structures

- The first era begins in 1889, when the state purchased the land, and ends in 1908, when the Kirkbride model was completed (including the Main Building; P.E.C.) and prior to the site's name change from "California Home for the Care and Training of Feeble-Minded Children" to "Sonoma State Home."



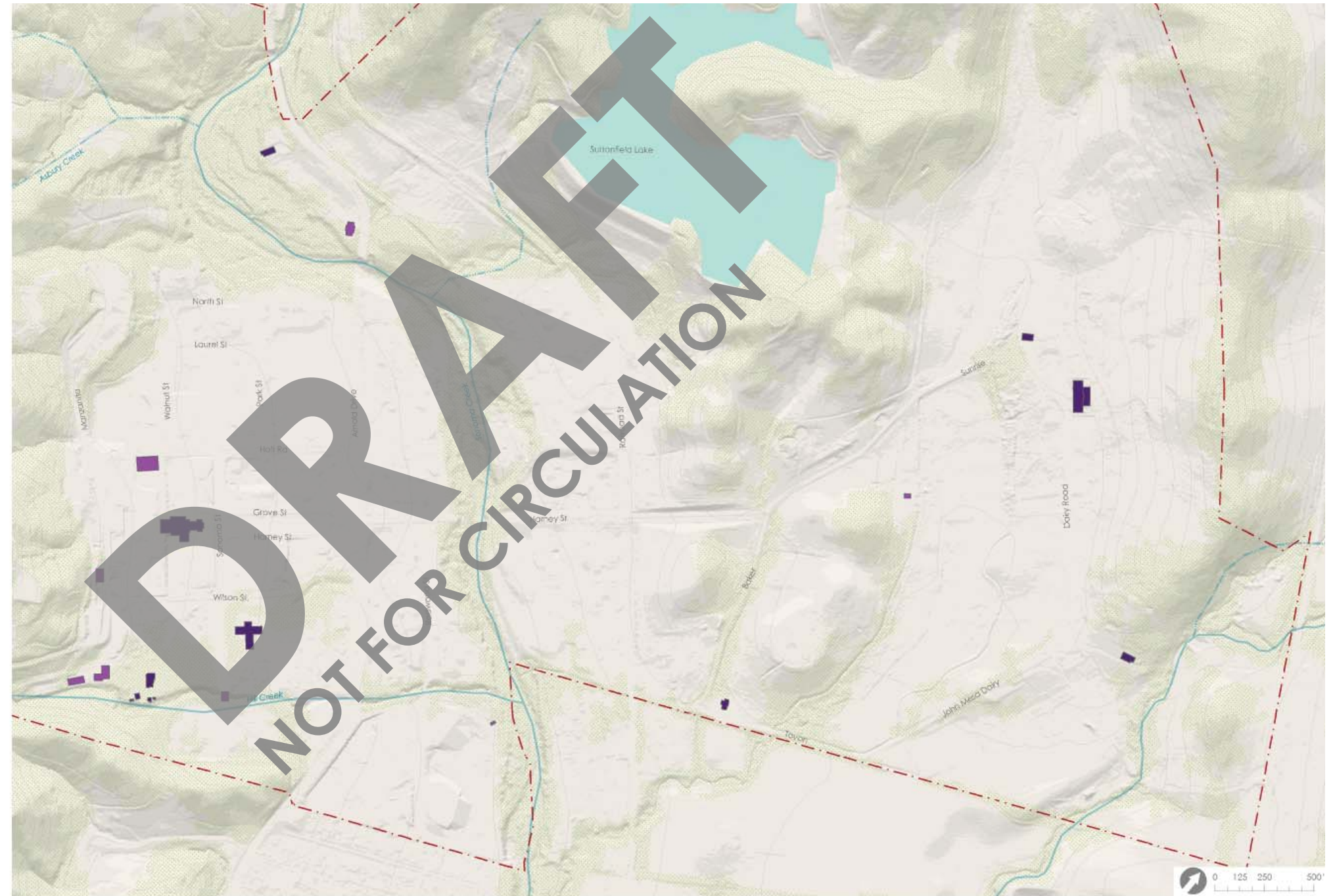


# HISTORY OF CAMPUS DEVELOPMENT

## 1909-1917

### 14 Buildings & Structures

- The second era begins in 1909, when the site's name was changed to "Sonoma State Home," and ends in 1917, prior to Fred Butler's tenure as superintendent.







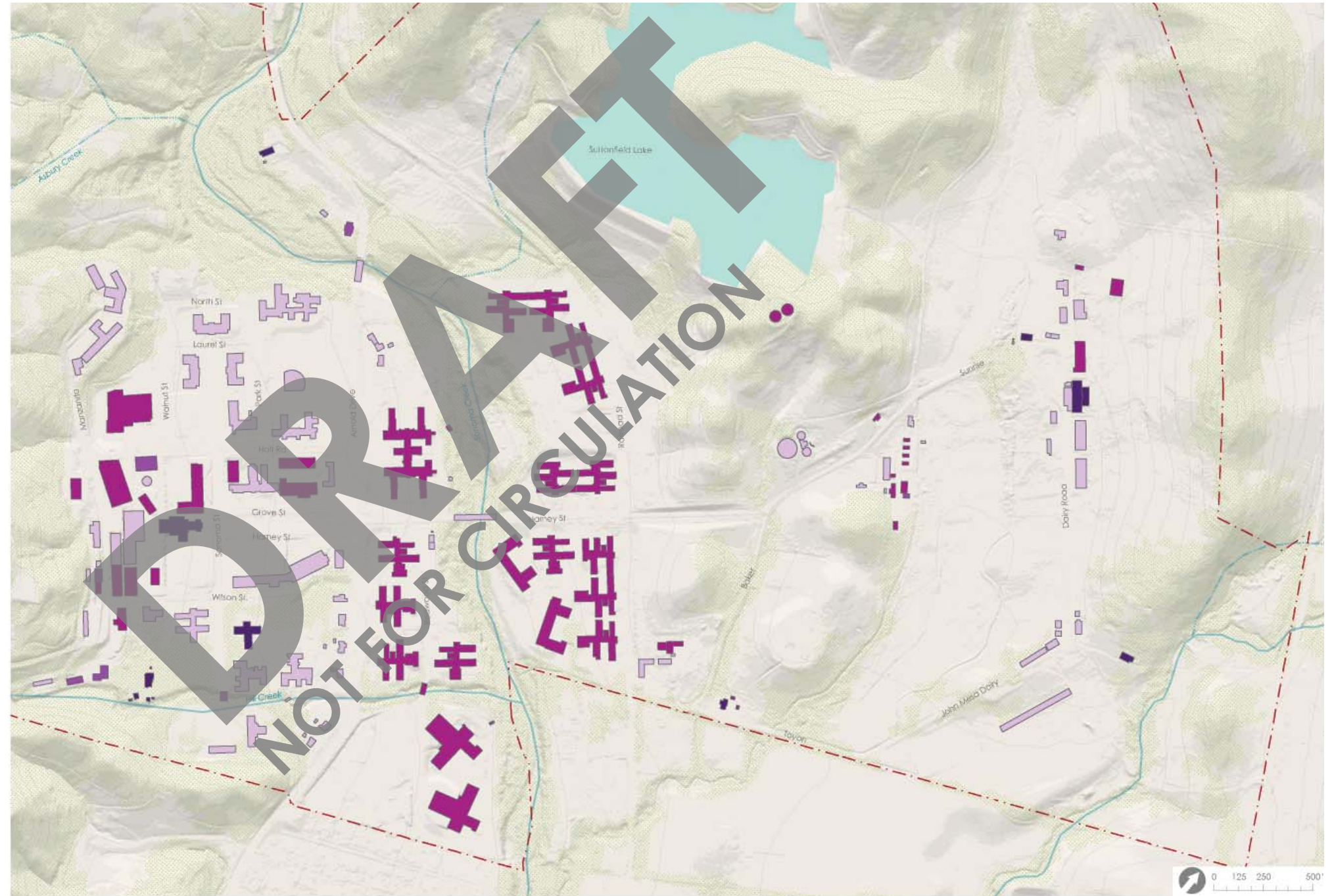


# HISTORY OF CAMPUS DEVELOPMENT

## 1950-1962

### 73 Buildings & Structures

- The fourth era begins in 1950, after Fred Butler's tenure as superintendent, and ends in 1962, prior to the state shifting away from institutions with the National Mental Health Act of 1963. During this era, the site's name was changed from "Sonoma State Home" to "Sonoma State Hospital" (in 1953).





# HISTORY OF CAMPUS DEVELOPMENT

## 1963-1984

### 17 Buildings & Structures

- The fifth era begins in 1963, when the state shifted away from institutions with the National Mental Health Act of 1963, and ends in 1984, prior to the site's name change from "Sonoma State Hospital" to "Sonoma Developmental Center."



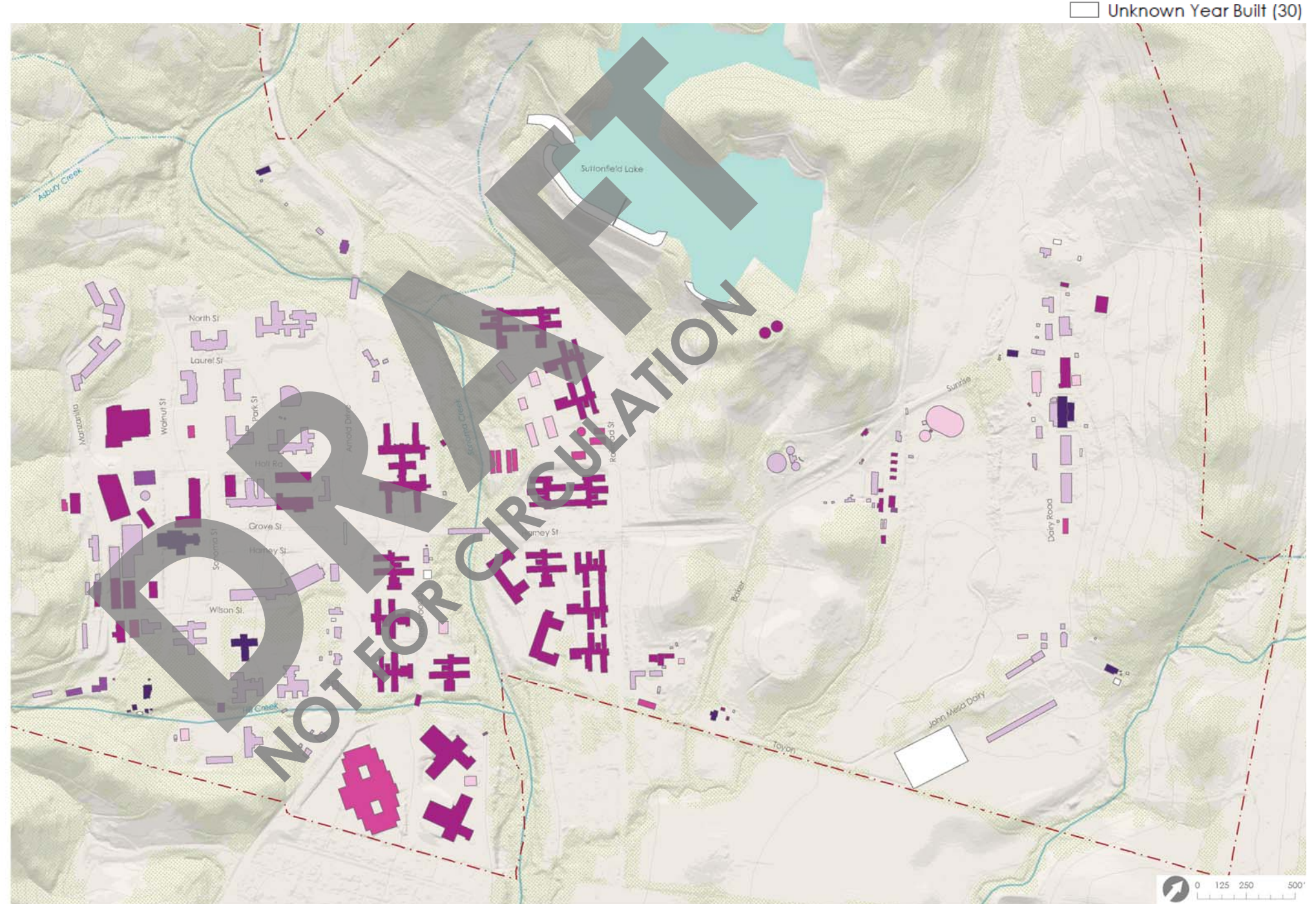


# HISTORY OF CAMPUS DEVELOPMENT

## 1985-2017

### 41 Buildings & Structures

- The sixth era begins in 1985, when the site's name was changed to "Sonoma Developmental Center," and ends with 2017, the present.







INFRASTRUCTURE /  
BUILDING  
SYSTEMS



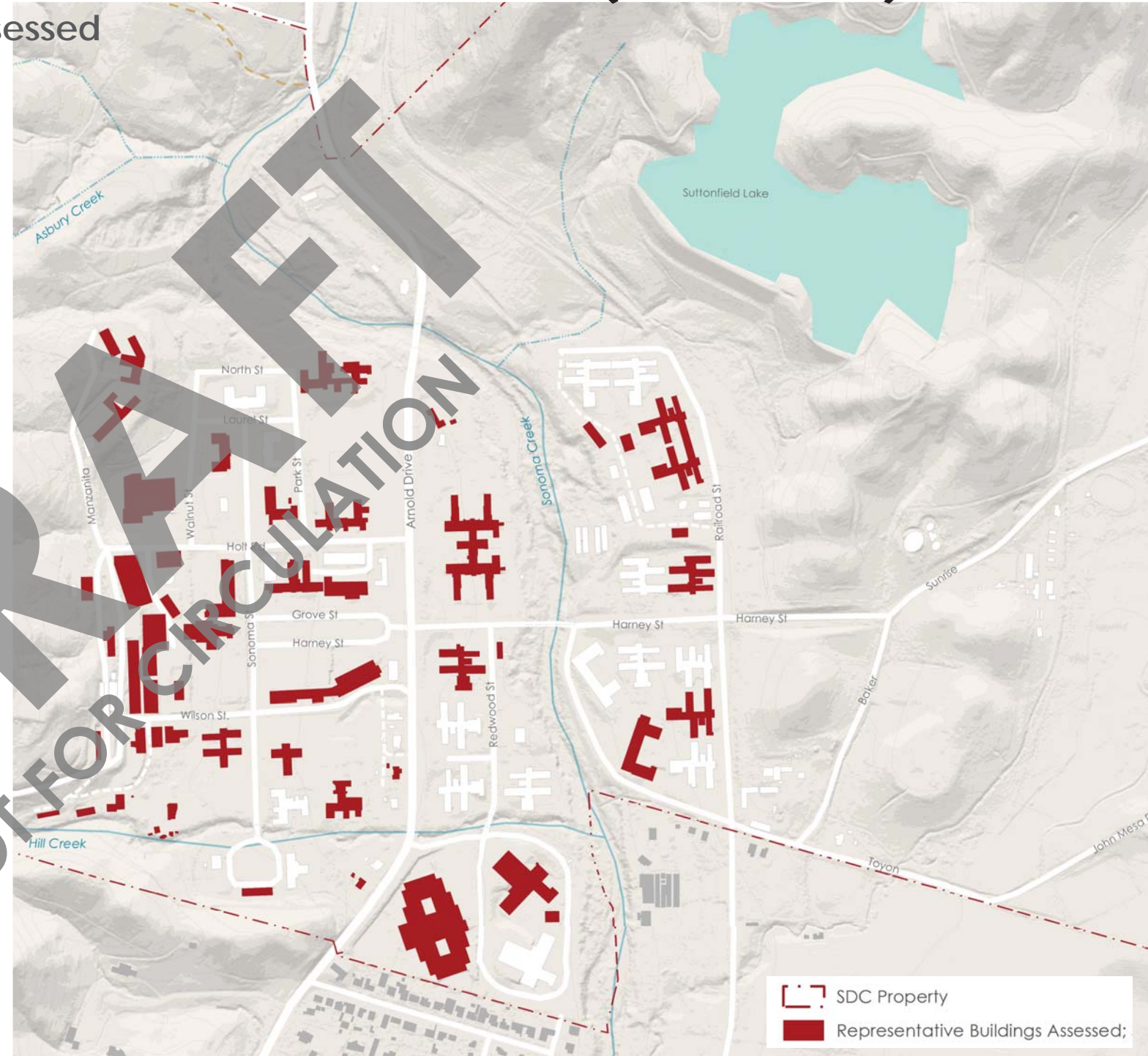
# PRELIMINARY INFRASTRUCTURE ASSESSMENT (MEP/F/T)

## BUILDING SYSTEMS: Representative Buildings Assessed



### Building Selection Methodology

- o Interface Engineering MEPFT team went on-site for three days and inspected fifty three buildings.
- o Buildings were selected to represent a cross-section of all buildings on-site.
- o Selections were based on the date of construction and use of the buildings.
- o Analysis considers infrastructure condition as it relates to potential future uses



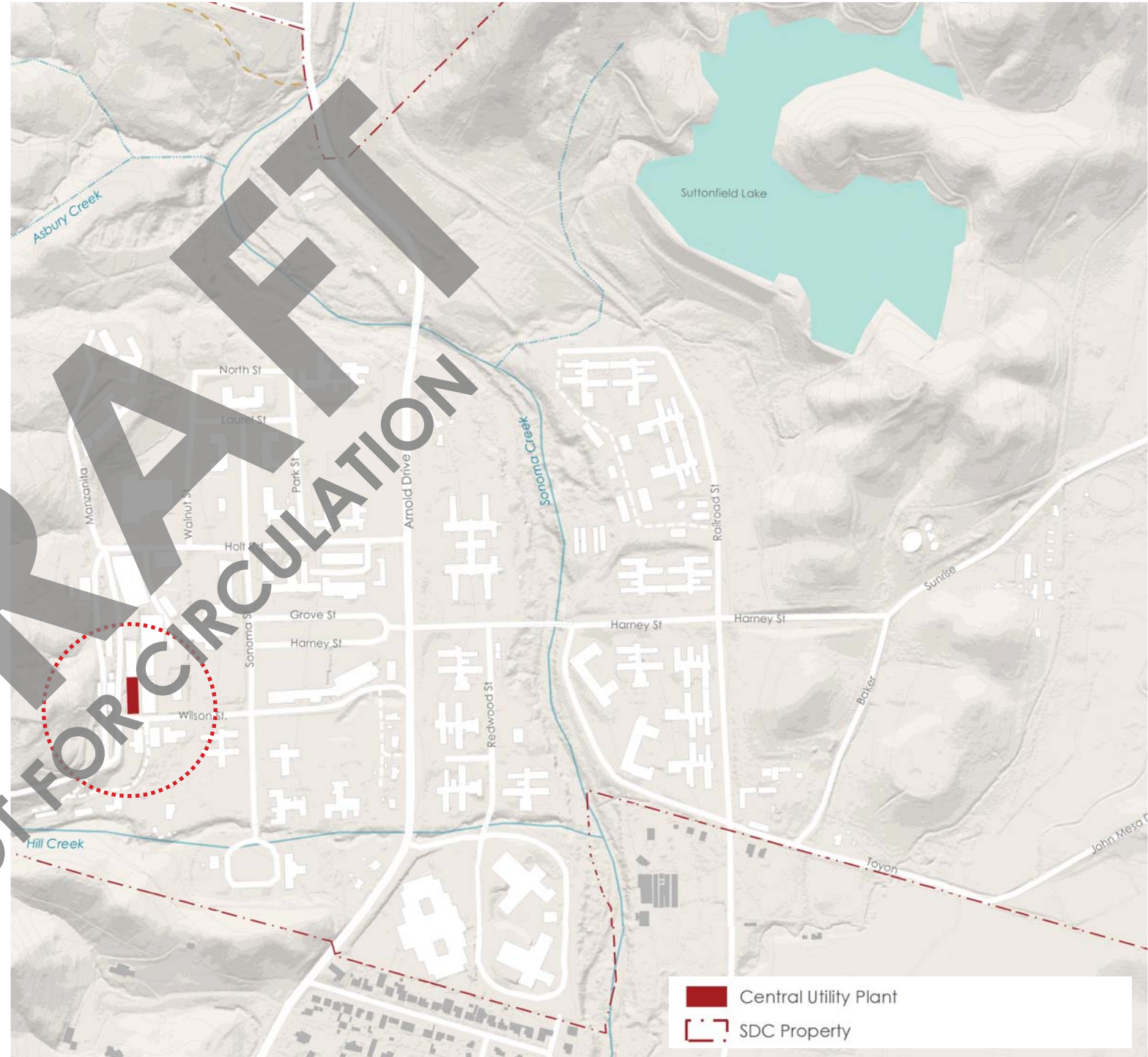






# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## Central Utility Plant (CUP)





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## Central Utility Plant (CUP)

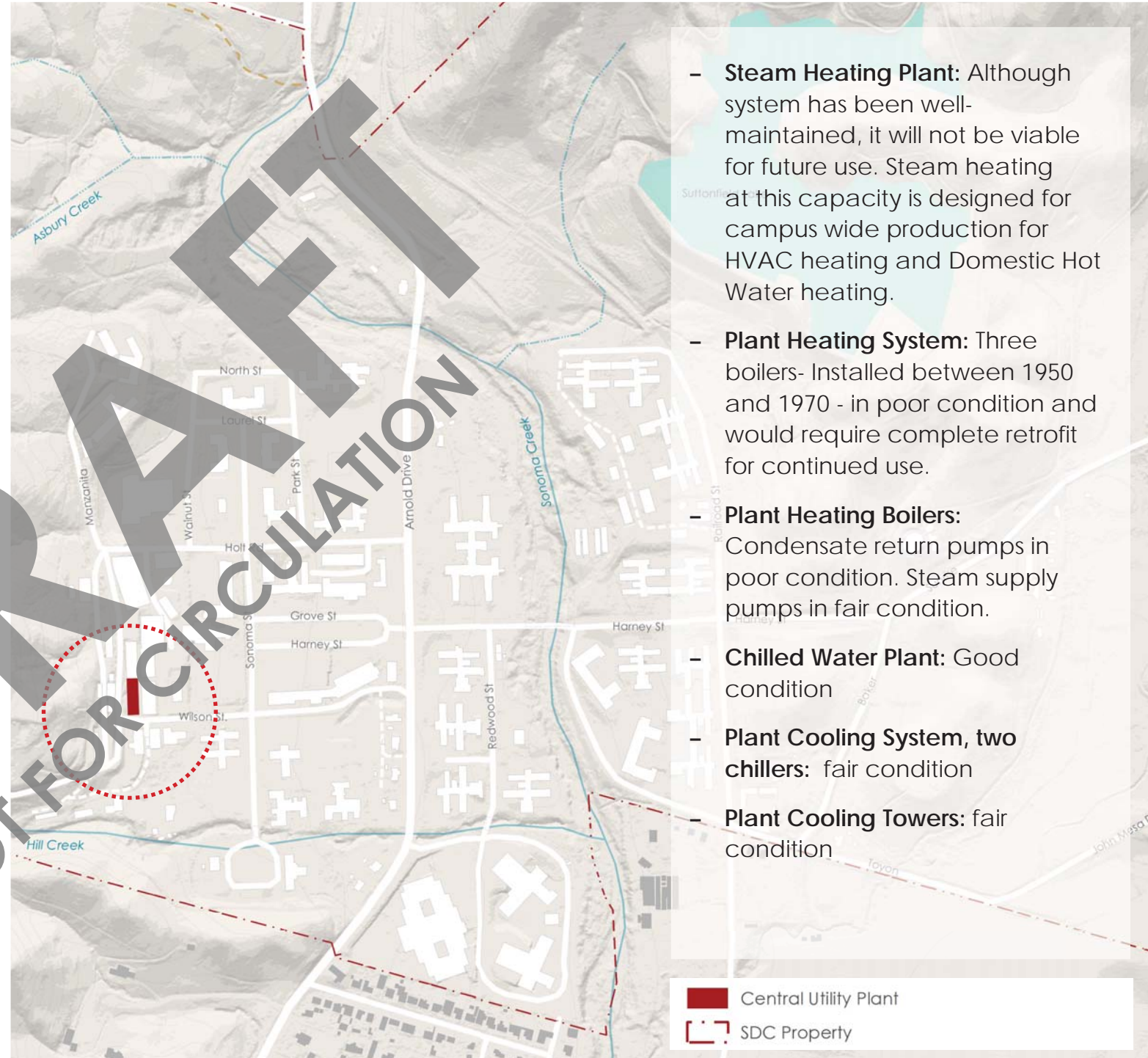
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

<b>CUP - Chilled Water System - Overall</b>	MU
Cooling Tower (SU)	SU
Water Source Chillers (SU)	MU
Chilled water pumps - primary/secondary (6)	SU

<b>CUP - Steam System - Overall</b>	O
Boilers (4)	O
Steam pumps (SU)	O
Condensate pumps (SU)	O



- **Steam Heating Plant:** Although system has been well-maintained, it will not be viable for future use. Steam heating at this capacity is designed for campus wide production for HVAC heating and Domestic Hot Water heating.
- **Plant Heating System:** Three boilers- Installed between 1950 and 1970 - in poor condition and would require complete retrofit for continued use.
- **Plant Heating Boilers:** Condensate return pumps in poor condition. Steam supply pumps in fair condition.
- **Chilled Water Plant:** Good condition
- **Plant Cooling System, two chillers:** fair condition
- **Plant Cooling Towers:** fair condition

■ Central Utility Plant  
- - - SDC Property



# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Central Utility Plant- Steam

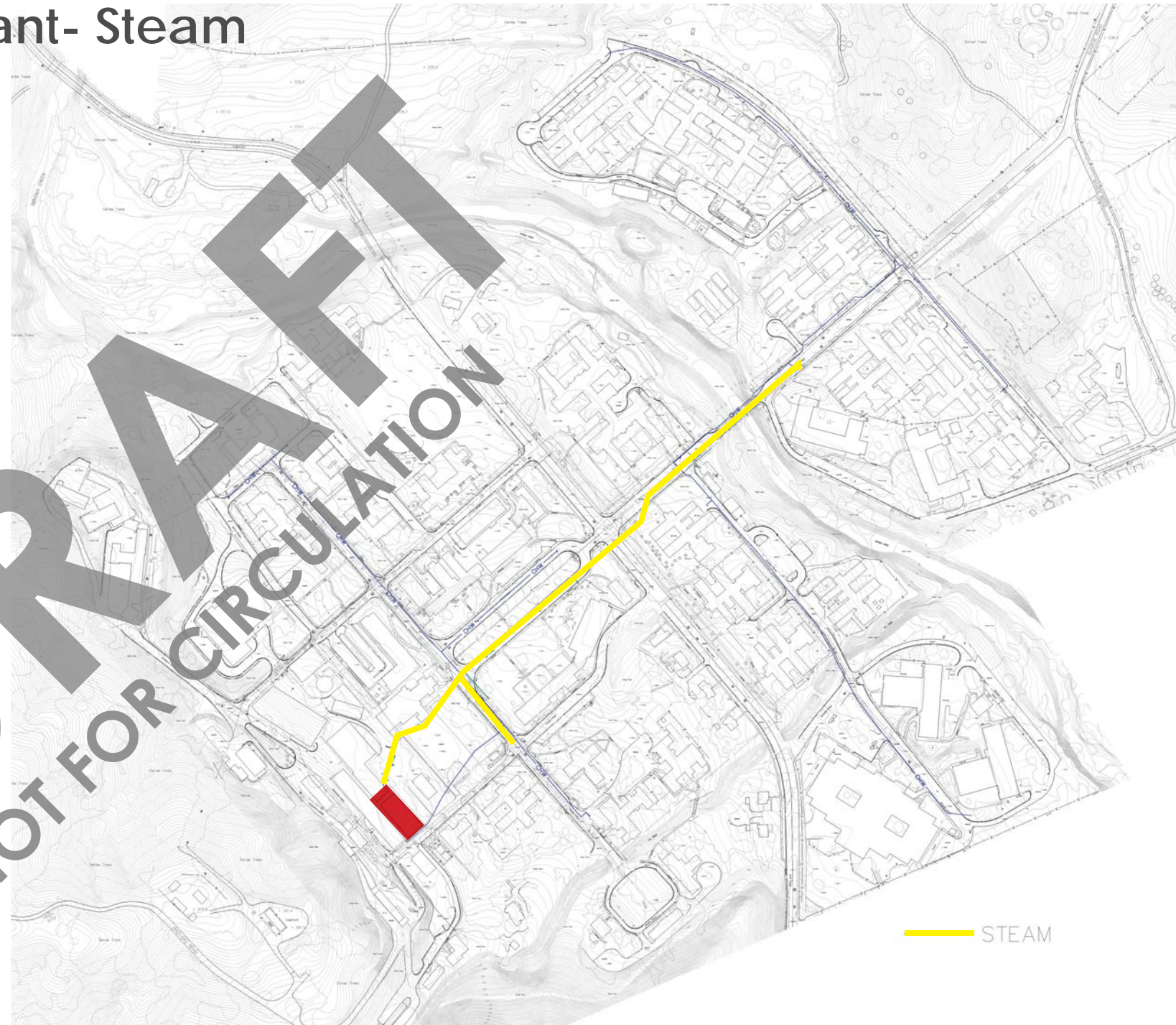
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
<b>Steam water distribution piping</b>	O

- o System not expected to have continued use without overhaul or replacement of most major equipment and pipe routing.





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Central Utility Plant- Chilled Water

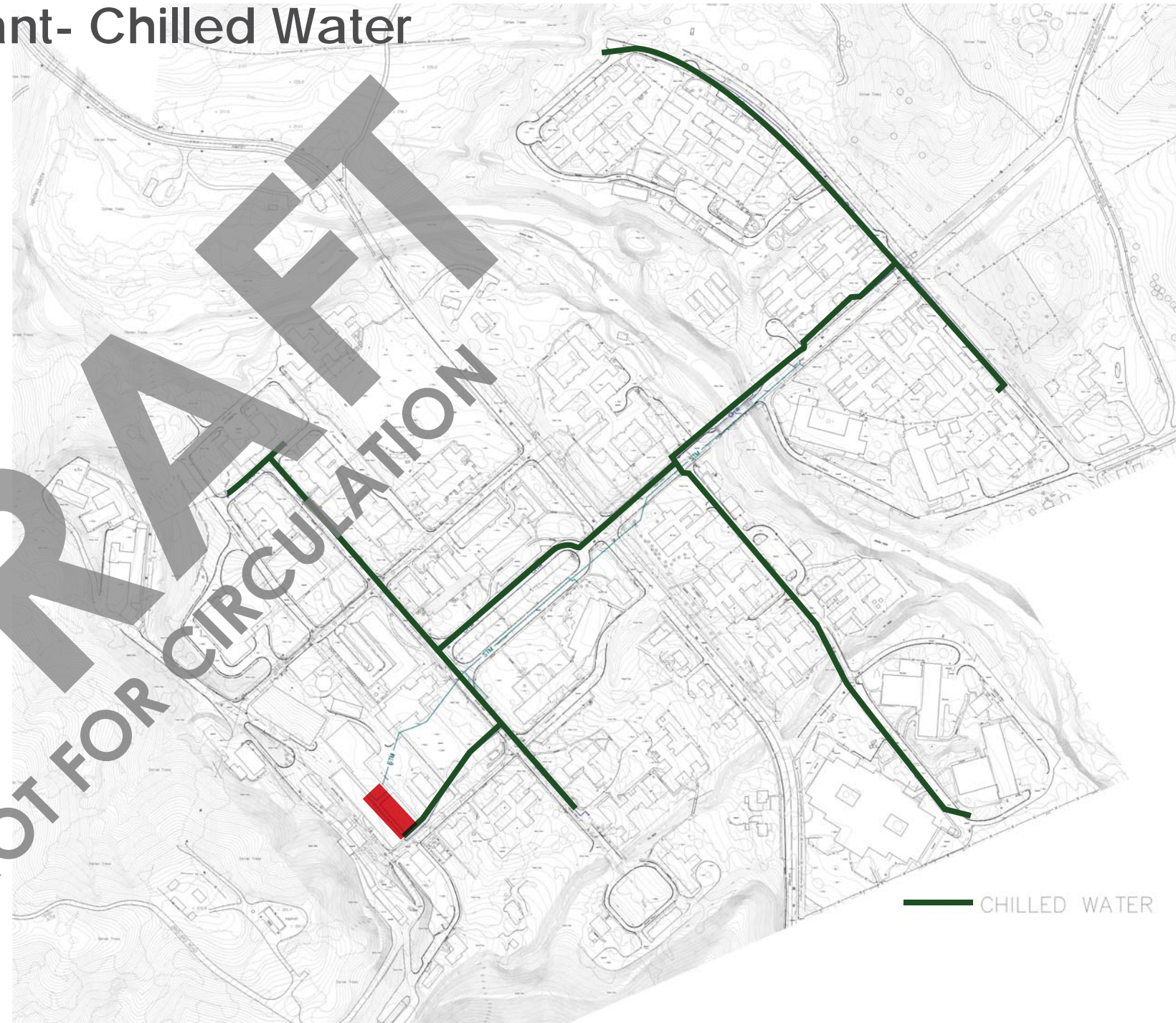
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
Steam distribution piping	O
<b>Chilled water distribution piping</b>	<b>SU</b>

- **CUP chilled water system:** Major equipment replacement needed within ten years.
- **Chilled water distribution pipes** - in fair to poor condition entering buildings served - will require extensive investigation and expected repair for continued use across the campus





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Electrical

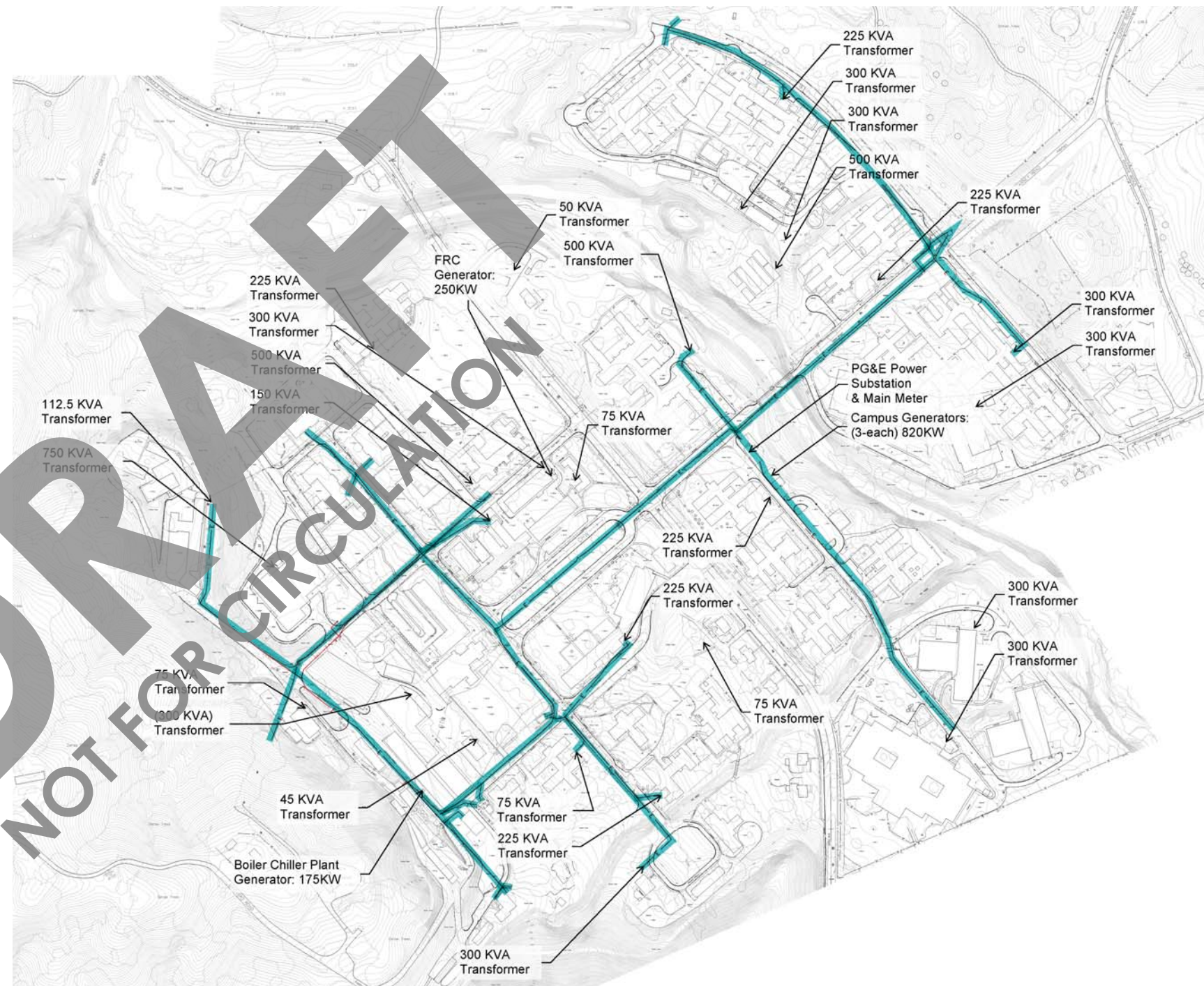
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
<b>Electrical</b>	SU

- **Site Electrical Distribution:** Any additional loads in future will require significant system upgrade.
- **Building Electrical Distribution:** fair condition - upgrading of branch circuits and devices is required for future use.
- **Indoor lighting** - fair condition - complete upgrading of LED type luminaries and automatic controls will be required future use.
- **Outdoor Lighting** - fair condition - complete upgrading of LED type luminaries and automatic control will be required for future use.





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Telecommunications

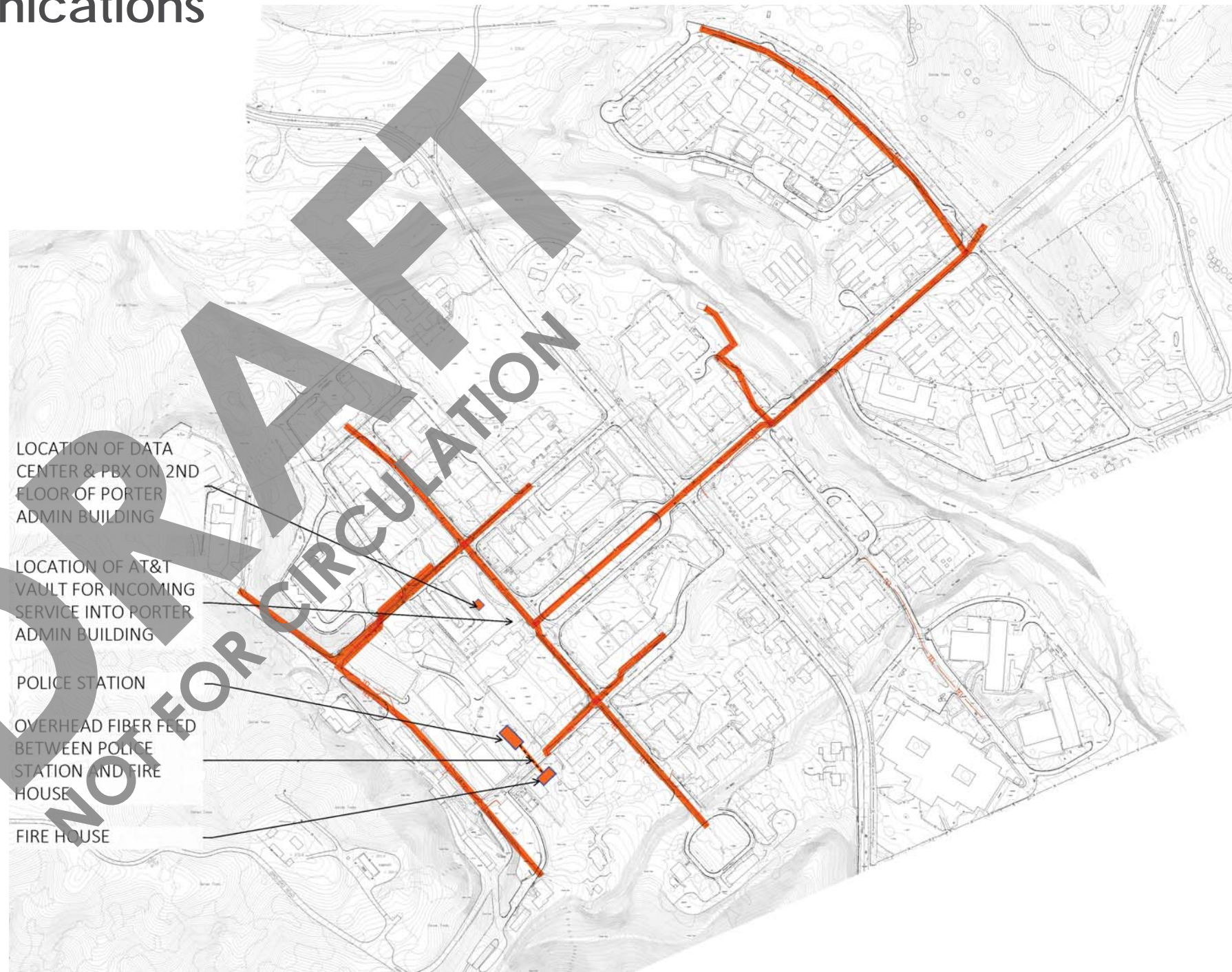
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
Electrical	SU
<b>Telecom</b>	SU

- **Site Central Hub:** Fiber upgraded within past 10 years - currently feeds only one building on-site which distributes to other selected buildings (owned by SDC).
- **Site Distribution:** Future use with multiple services will require additional new services to be brought to site in coordination with a service provider.
- **Building Cabling:** Cabling is mainly outdated and requires upgrade.





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Domestic Water

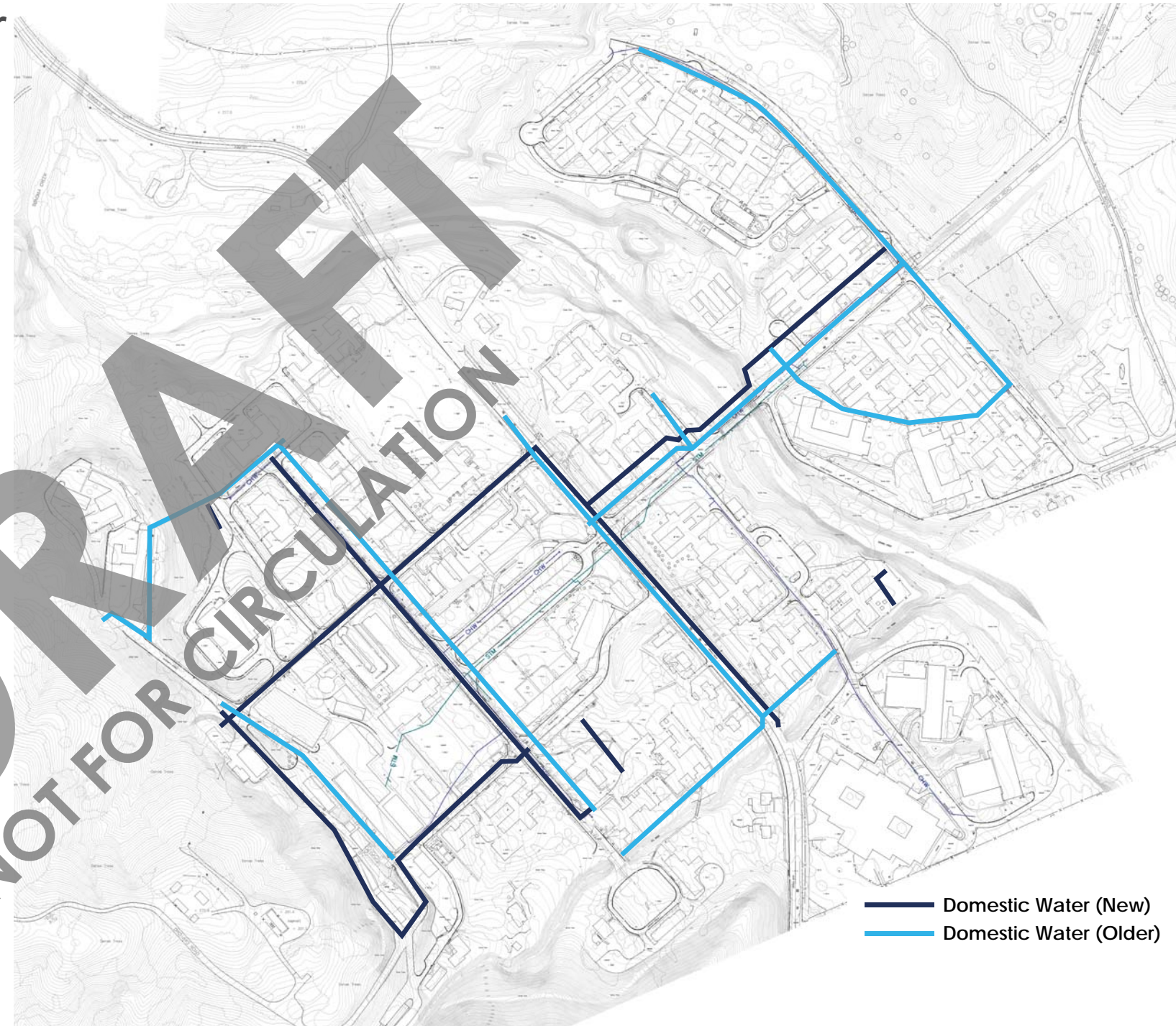
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
<b>Domestic Water</b>	MU

- **Primary Distribution:** The primary distribution system has 30-50 years of expected life.
- **Secondary Distribution:** Pipe infrastructure is beyond its useful life.
- **Building Services:** Will require replacement at the time of building renovation.





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## SITE DISTRIBUTION: Water Supply + Treatment

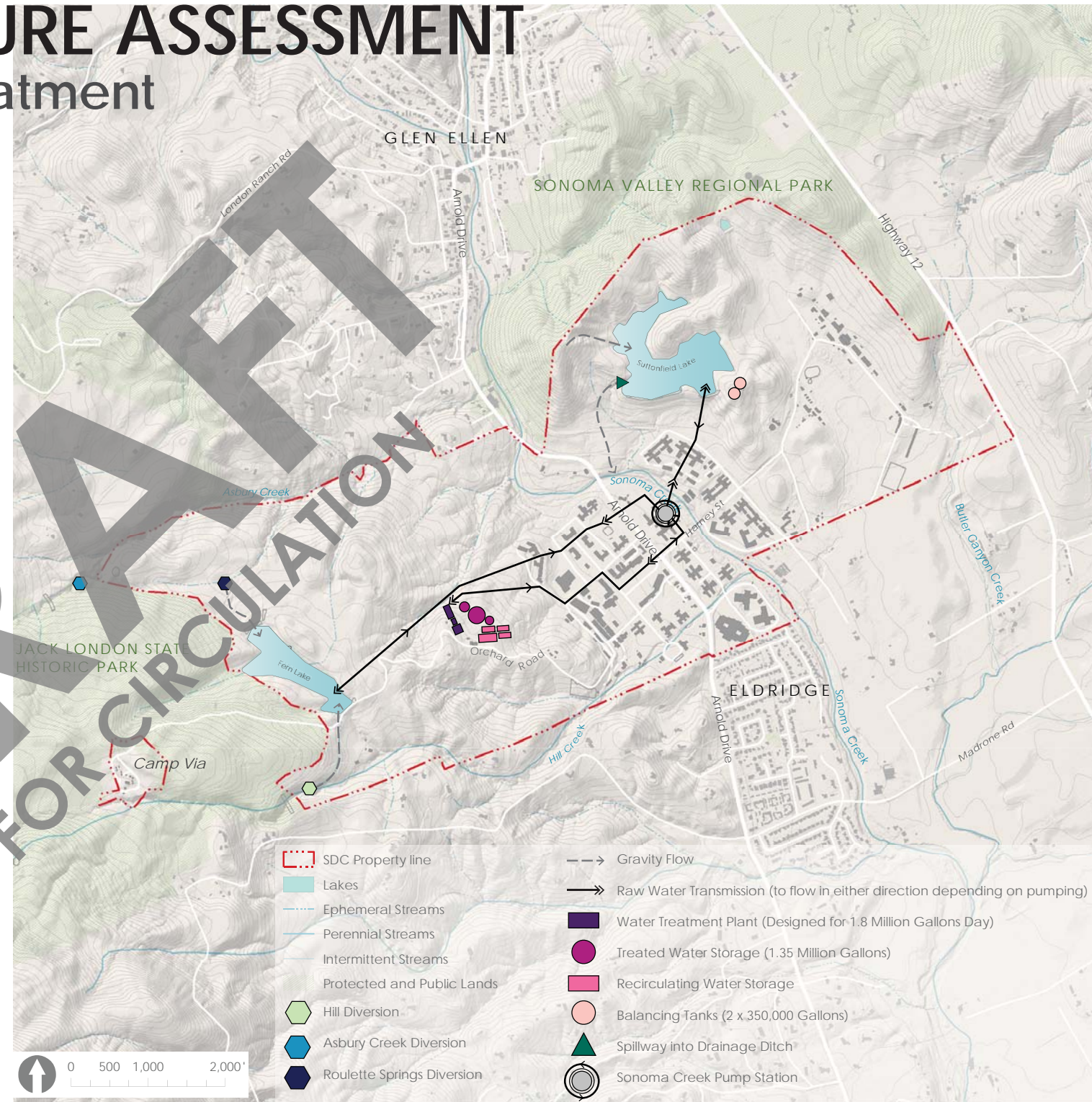
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

### Condition Evaluation

Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU
<b>Water Supply/ Treatment</b>	MU/ SU

- **Water Supply:** The age and condition of the dams, transmission pipelines and pump stations present maintenance and operations requirements that will eventually require capital improvement investment.
- **Water Treatment:** The Water Treatment Plant is old and will need upgrading over time which will be costly and will pose a burden on a future operator without an infusion of capital.





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## COMBINED SYSTEMS

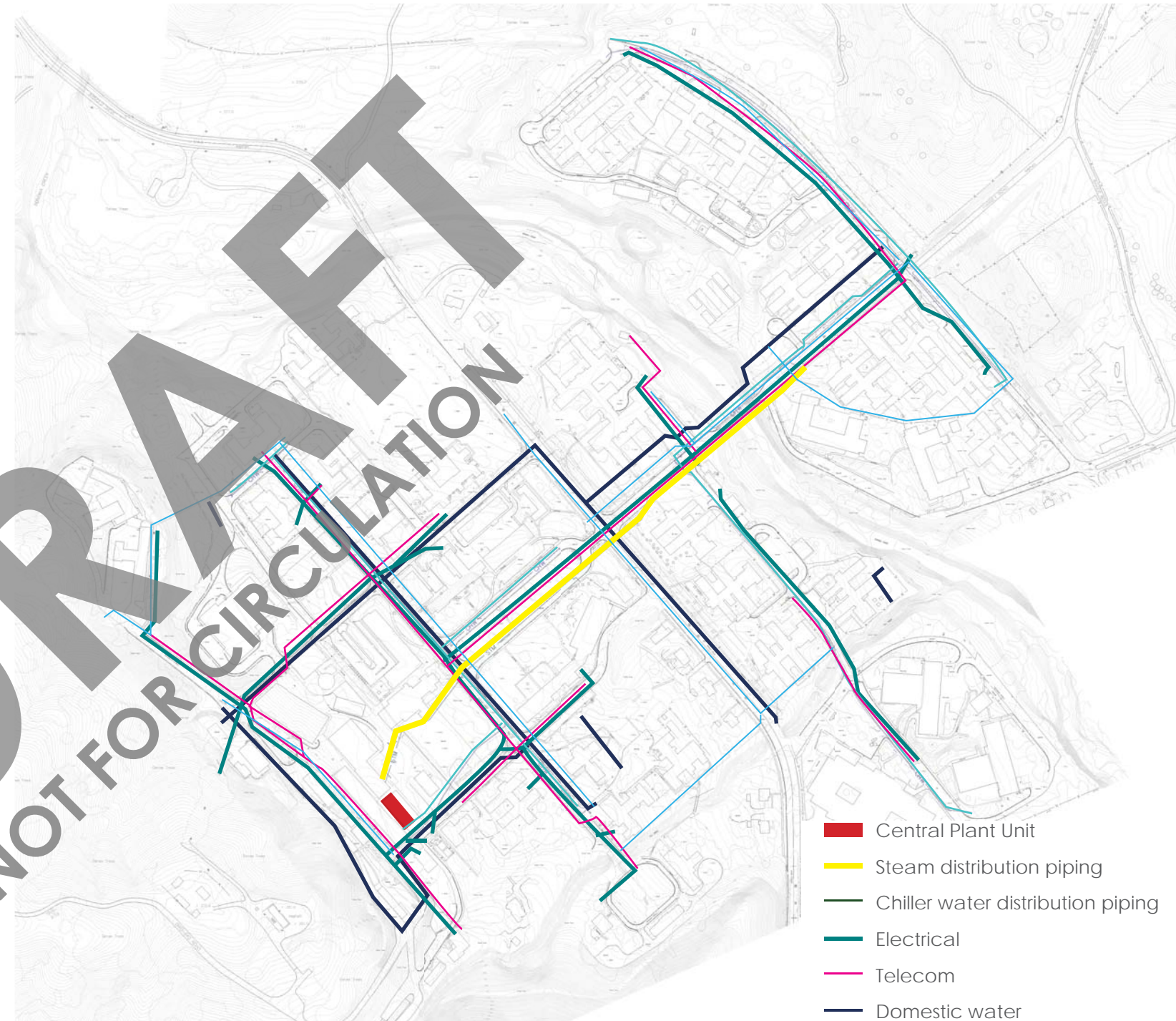
### Evaluation Metrics

Legend	
New Equipment	N
System will require moderate upgrade (MU) to meet current code	MU
System requires significant upgrade (SU) and investment for continued use	SU
System is obsolete (O) and will require replacement of major equipment for future use	O

<b>CUP - Chilled Water System - Overall</b>	MU
Cooling Tower (SU)	SU
Water Source Chillers (SU)	MU
Chilled water pumps - primary/secondary (6)	SU

<b>CUP - Steam System - Overall</b>	O
Boilers (4)	O
Steam pumps (SU)	O
Condensate pumps (SU)	O

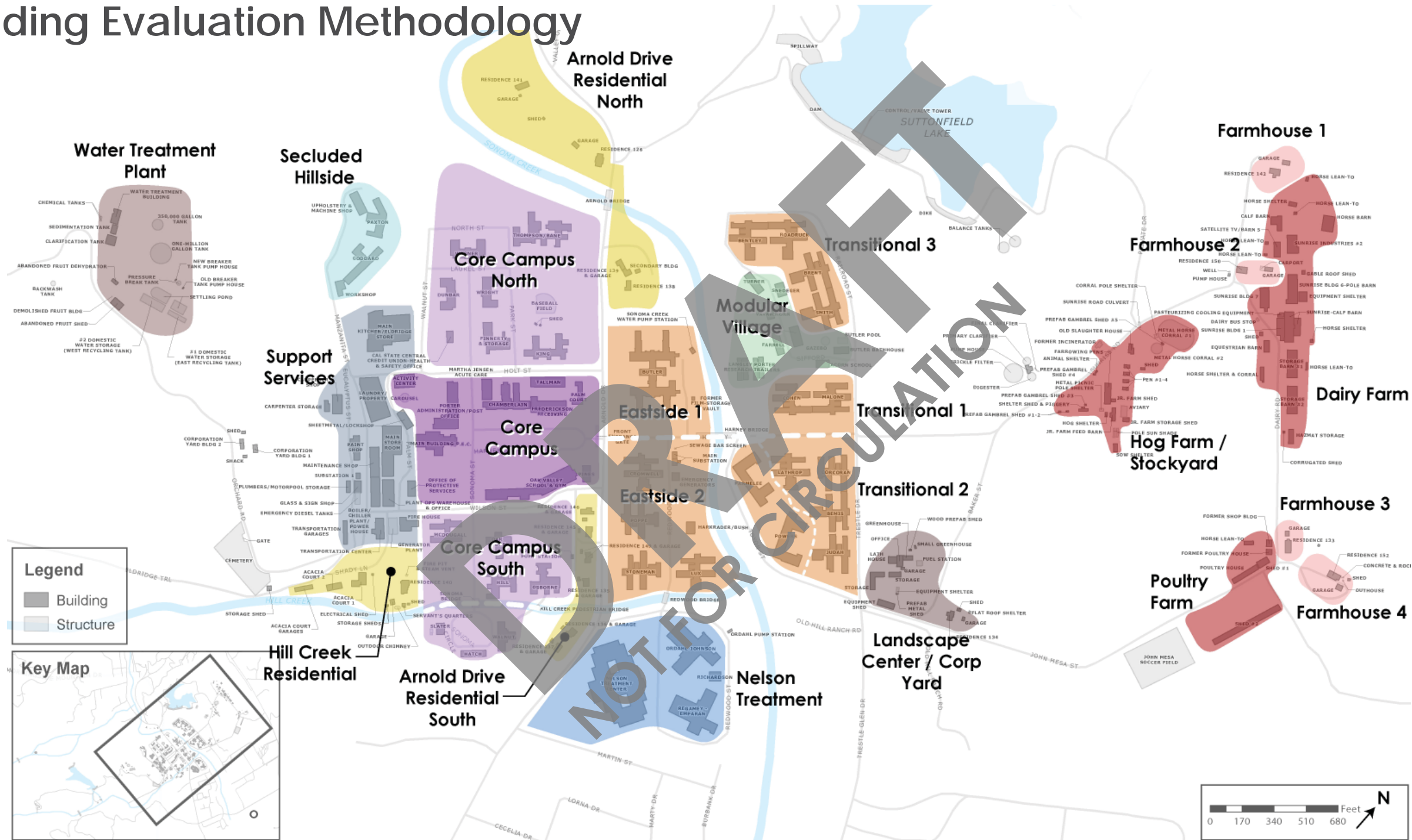
Infrastructure Site Distribution	
Steam distribution piping	O
Chilled water distribution piping	SU
Electrical	SU
Telecom	SU
Domestic Water	MU
Water Supply/ Treatment	MU/ SU





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

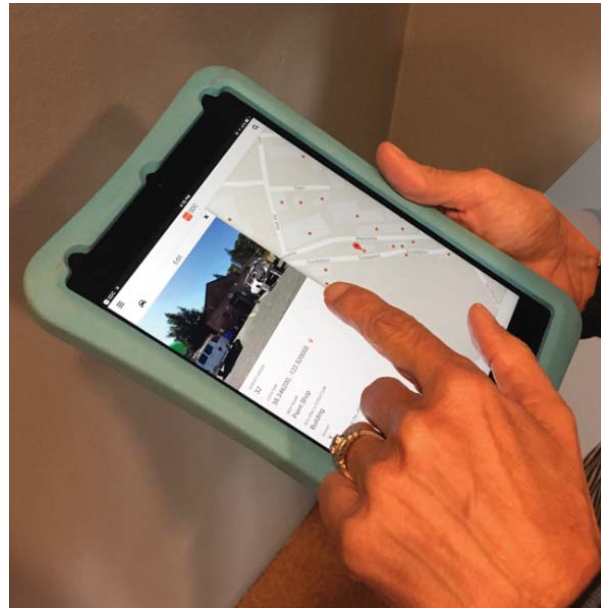
## Building Evaluation Methodology





# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## Building Evaluation Methodology



	Acacia Court 1	Acacia Court 2	Acacia Court Garages	Acorn School (former name= CompEd Building)	Activity Center (Blue Rose Café)	Bemis - Unit 450 ICF	Bentley - Unit 668 ICF	Boiler/Chiller Plant/Power House	Brent - Unit 643 ICF Suspense	Butler	Butler Bathhouse	Cal State Central Credit Union-Health & Safety Office	Calf Barn (Dairy Area Building No. 3)	Carousel	Carpenter Shop	Carpenter Storage	Chamberlain	Cohen - Unit 610 ICF	Corcoran - Unit 449 ICF	Creekside Complex (Langley Porter Research Trailers)	Cromwell - Unit 354 NF	
General Condition - Site/Access (P&T)																						
General Condition - Flexibility (P&T)																						
General Condition - Structural (DCI)																						
General Condition - Hazardous Materials (VBA)																						



# PRELIMINARY INFRASTRUCTURE ASSESSMENT

## Building Evaluation Methodology - Further Analysis

- Structural Assessment
- Architectural Conditions
- Site & Accessibility
- Hazardous Materials
- Cost Estimation

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# SUMMARY

## Infrastructure and Building Systems Issues

- Infrastructure and Building Systems assessment is still in progress
- Preliminary findings indicated the following likely outcomes:
  - Significant upgrades are needed for building-level systems (MEP/F/T)
  - Significant upgrades / replacement are needed for Site Distribution Networks and Central Plant
  - Feasibility of a Central Plant for future use needs to be evaluated
  - Decentralized /conventional systems may be more appropriate for incremental growth of campus reuse

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# ECONOMY



ARNOLD DR  
CARQUINEZ AVE

CARQUINEZ AVE

WARM SPRINGS RD

STOP

ALL WAY

PHOTO FOR CIRCULATION

ROUTE 101

GARAGE SALE

TASTING ROOM



# REGIONAL CONTEXT




The socio-economic perspective focuses on three geographies:

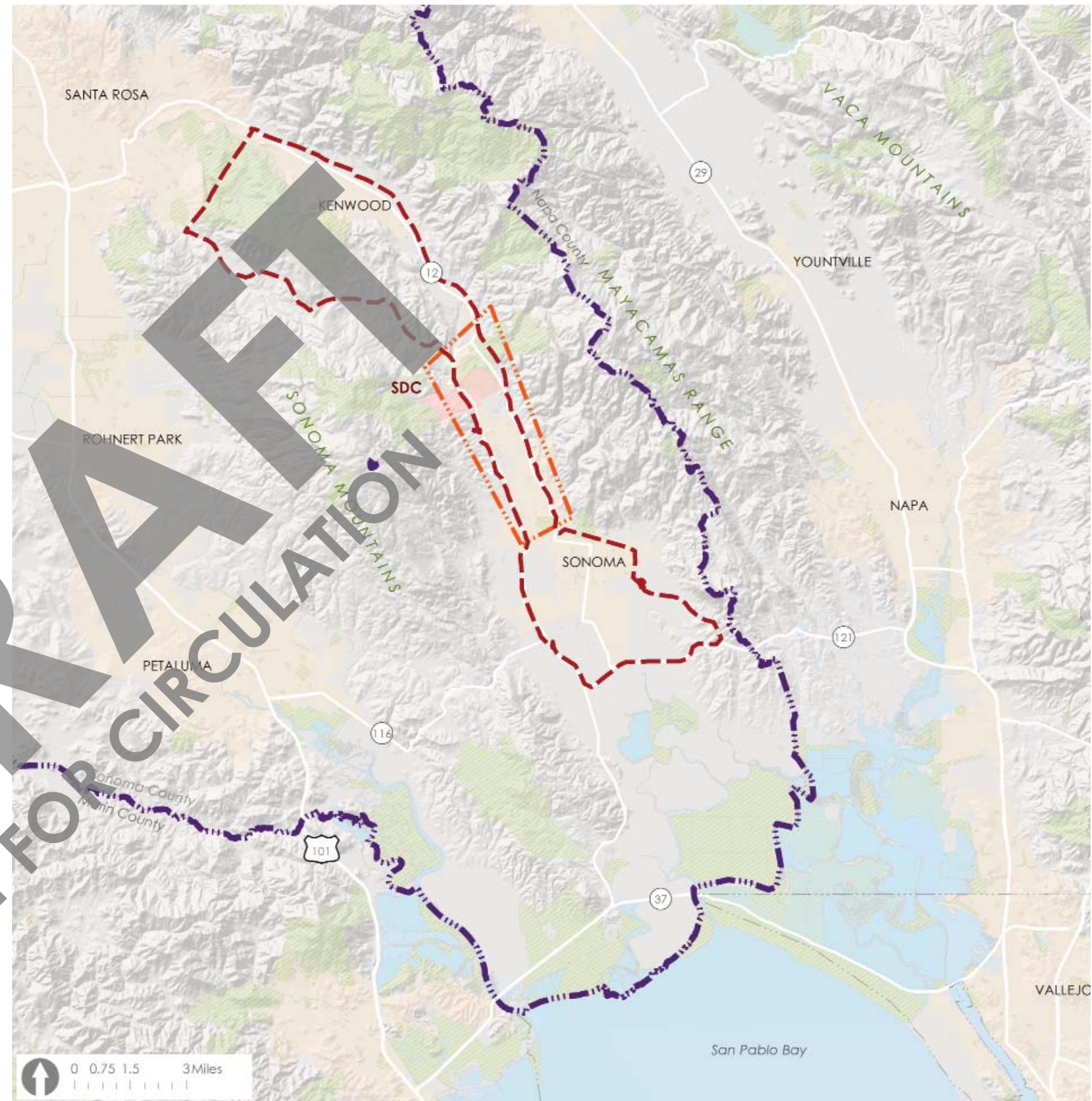
- Sonoma County
- Lower Sonoma Valley
- SDC Subarea

The Sonoma Valley and SDC Subarea are distinctly:

- Low Density
- Remote
- Rural

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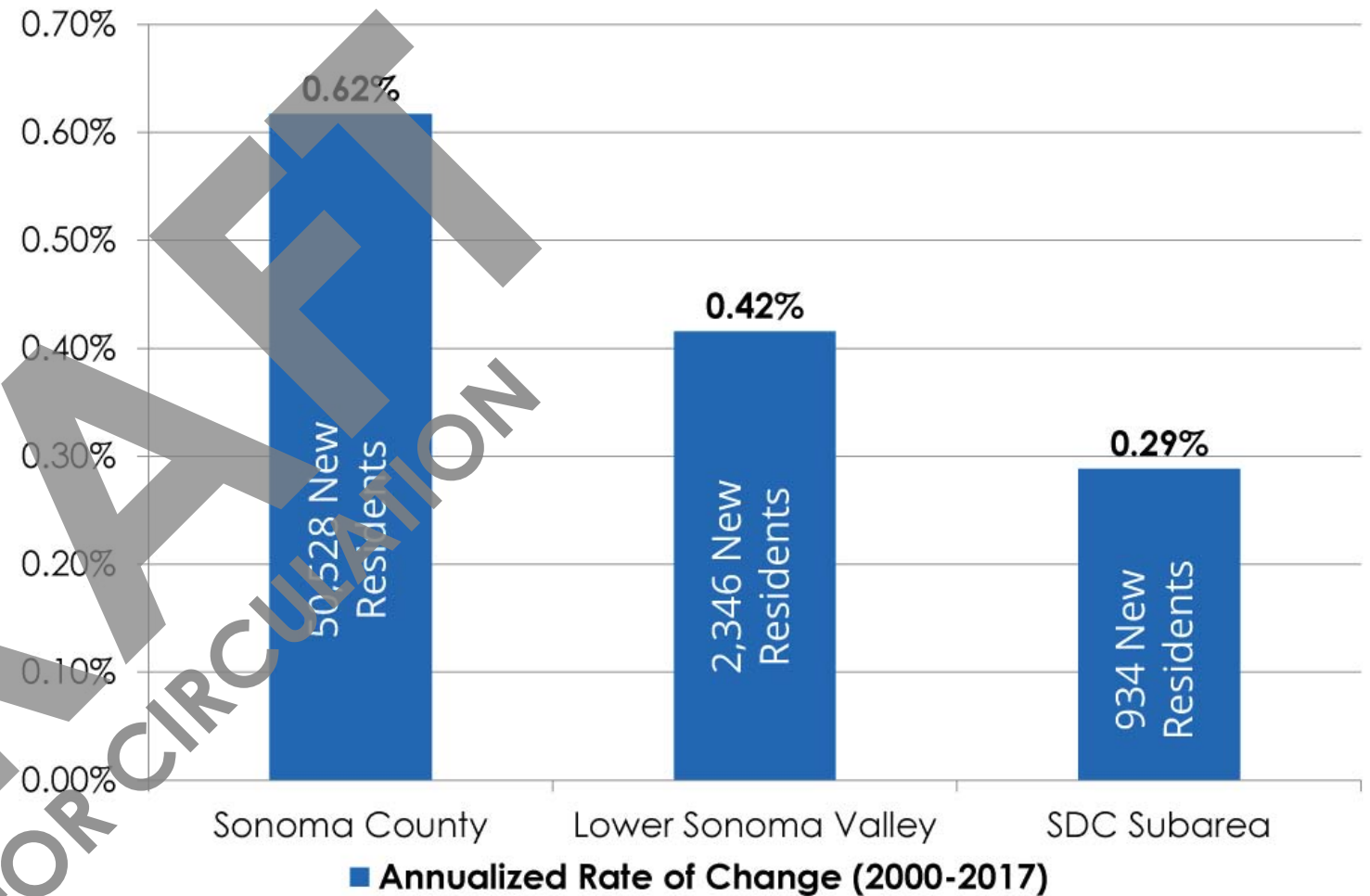
-  Sonoma County
-  SDC Sub Area
-  Lower Sonoma Valley





# POPULATION GROWTH TRENDS

- Sonoma County is a relatively slow growth region:
  - County growth rate 0.62%
  - Bay Area growth rate 0.75%
- The Lower Valley and Subarea have grown at notably slower rates than the County overall
- County growth has been concentrated in the cities along the Route 101 corridor (where roughly 75% of the population now resides due to transportation networks and services)

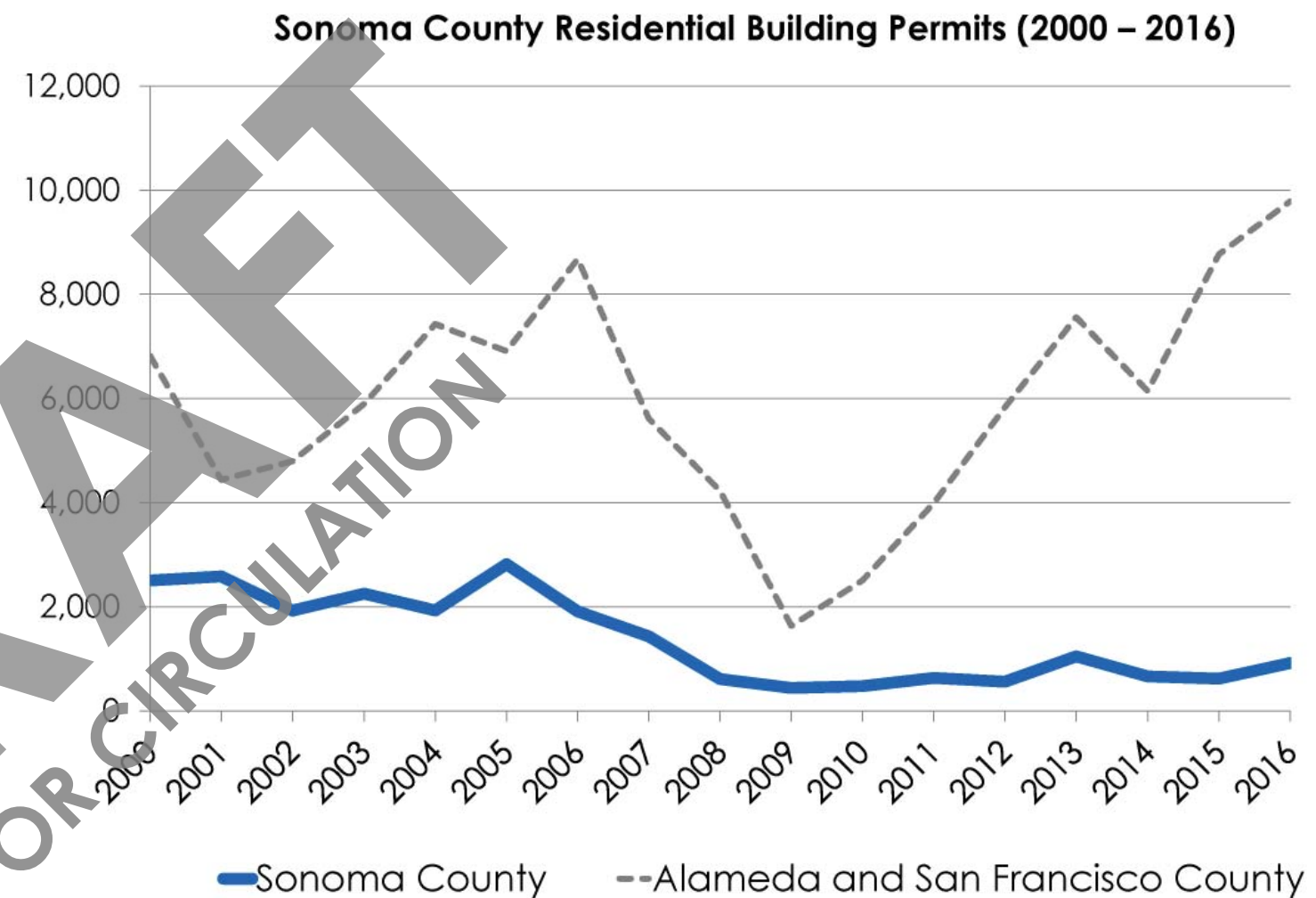


Source: ESRI Community Profile Report (2017)



# NEW HOME PERMITS

- Housing production in Sonoma County has been relatively flat, with a notable decline after 2005.
- Compared to nearby job centers, Sonoma has not enjoyed a housing boom during recent economic expansion.
- While permit data for the SDC subarea are not readily available, population growth trends suggest that home building around SDC has been limited.
- Relatively modest housing production in Sonoma reflects:
  - Modest job growth
  - Limited land supply
  - Growth management advocacy and policies
  - Environmental regulations

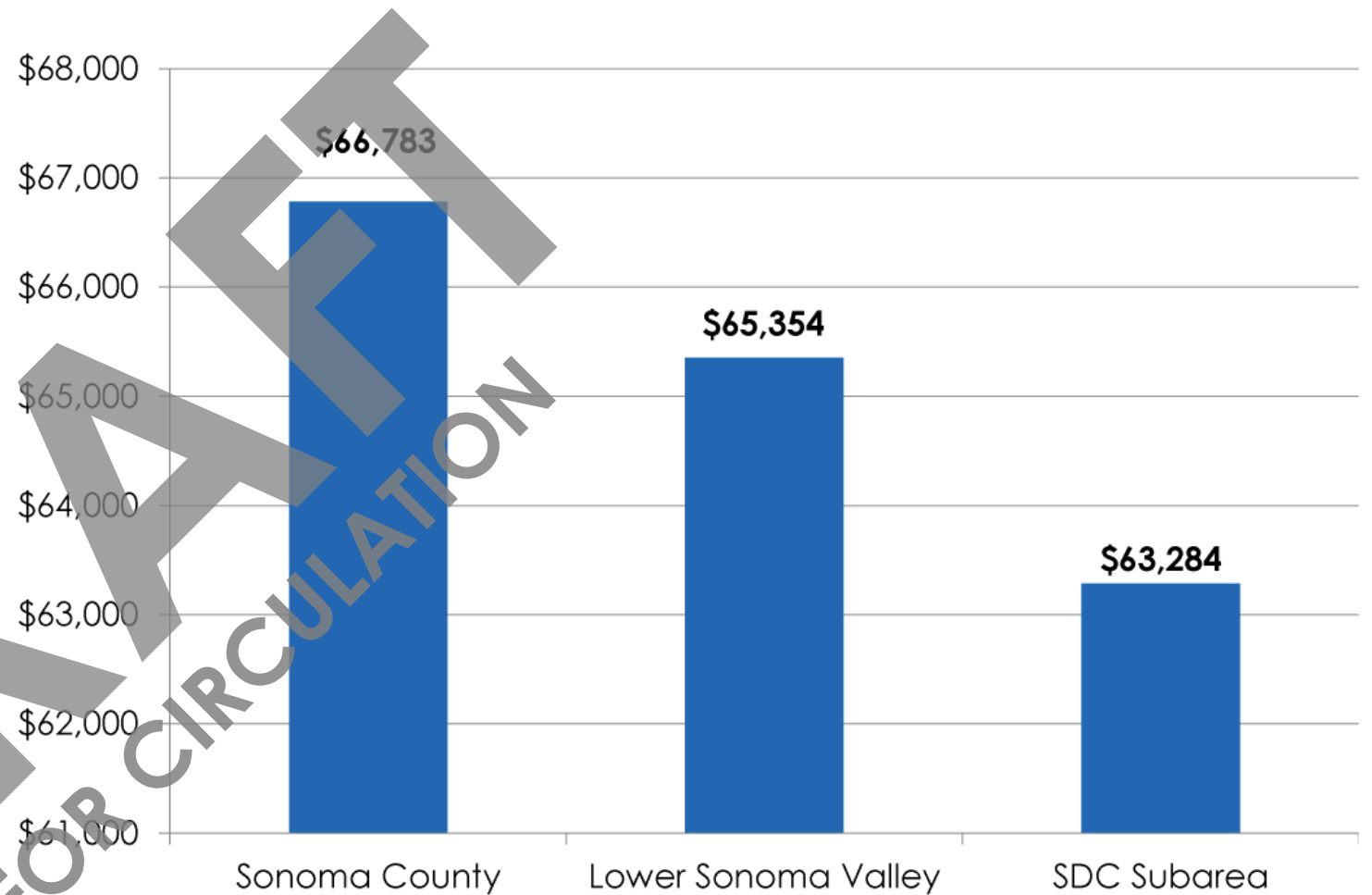


Source: HUD, State of the Cities Data System (SOCDS)



# MEDIAN HOUSEHOLD INCOME

- The Lower Sonoma Valley has historically been a more affordable and less affluent area within the county.
- Median household income in the Lower Sonoma Valley and SDC Subarea averages 2% to 5% lower than the County overall.
- Region's 55+ population, which makes up 12% of residents, has relatively lower income.



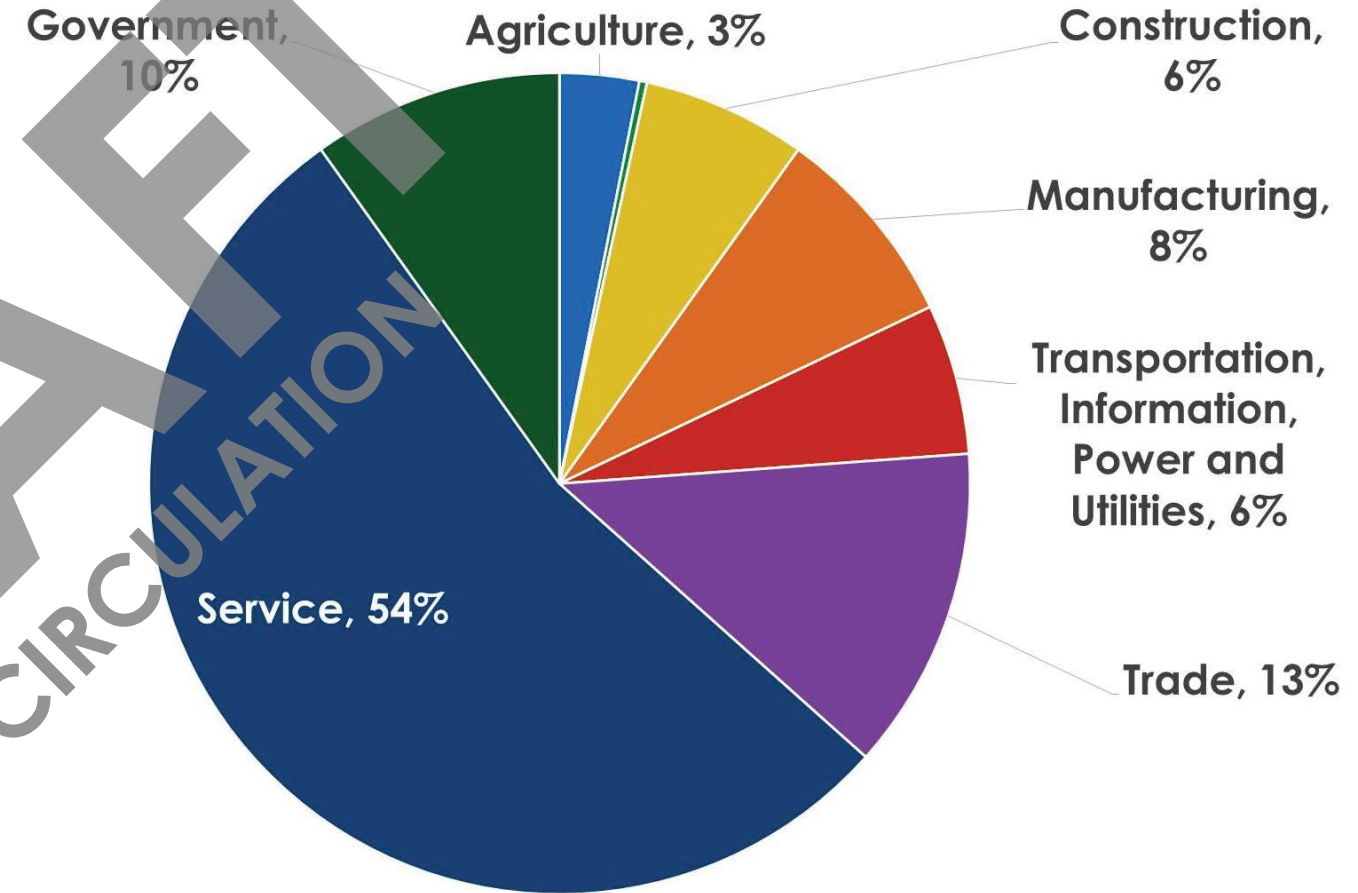
Source: ESRI Community Profile Report



# ECONOMIC MAKEUP

- The Sonoma County economy is dominated by the Service Sector, including education, health, and business services.
- Trade (retail and wholesale activities), Government, and Manufacturing also are significant employers.
- While the county landscape is dominated by agricultural uses, this industry directly employs relatively few.

## County Employment by Industry

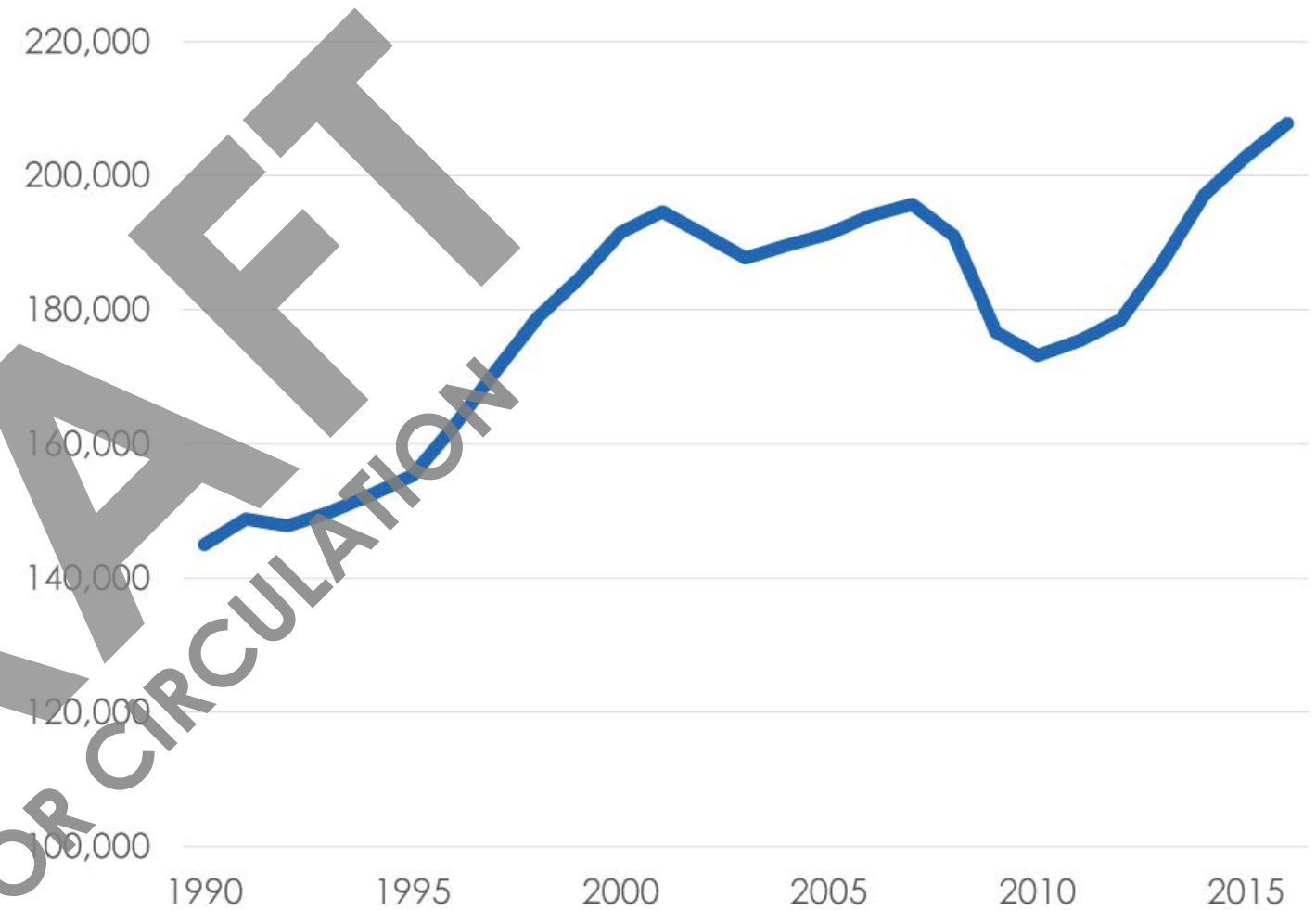


Source: IMPLAN data for Sonoma County 2015



# COUNTY EMPLOYMENT TREND

- There are well over 200,000 jobs in Sonoma County.
- Top Employment Growth Industries since 2000 include:
  - Education & Health
  - Leisure & Hospitality
  - Government
- There were roughly 12,000 more jobs in 2016 than the pre-recession peak in 2007.
- There has been a strong recovery from the 2008-9 recession, with about 35,000 jobs added since 2010.
- New investment at the SDC site would seek to capture a share of future economic growth in the County.



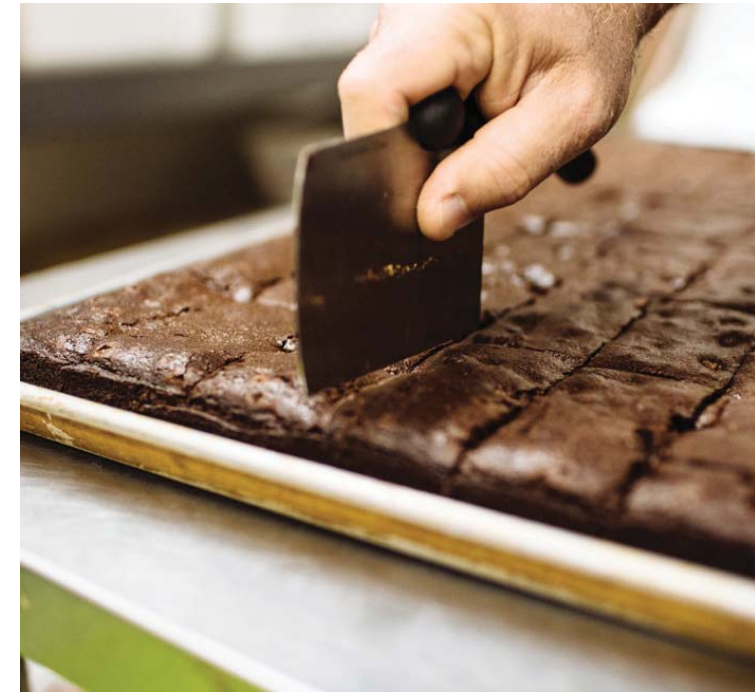
Source: CA Employment Development Department



# ECONOMIC OPPORTUNITIES

County Comprehensive Economic Development Strategy points to “business clusters” with growth potential, including jobs in:

- Specialty goods (agriculture, wine, and agri-tourism)
- Tourism-related industries
- Sustainability services (green services and construction)
- Advanced manufacturing
- Health and Wellness
- Professional and Innovation Services



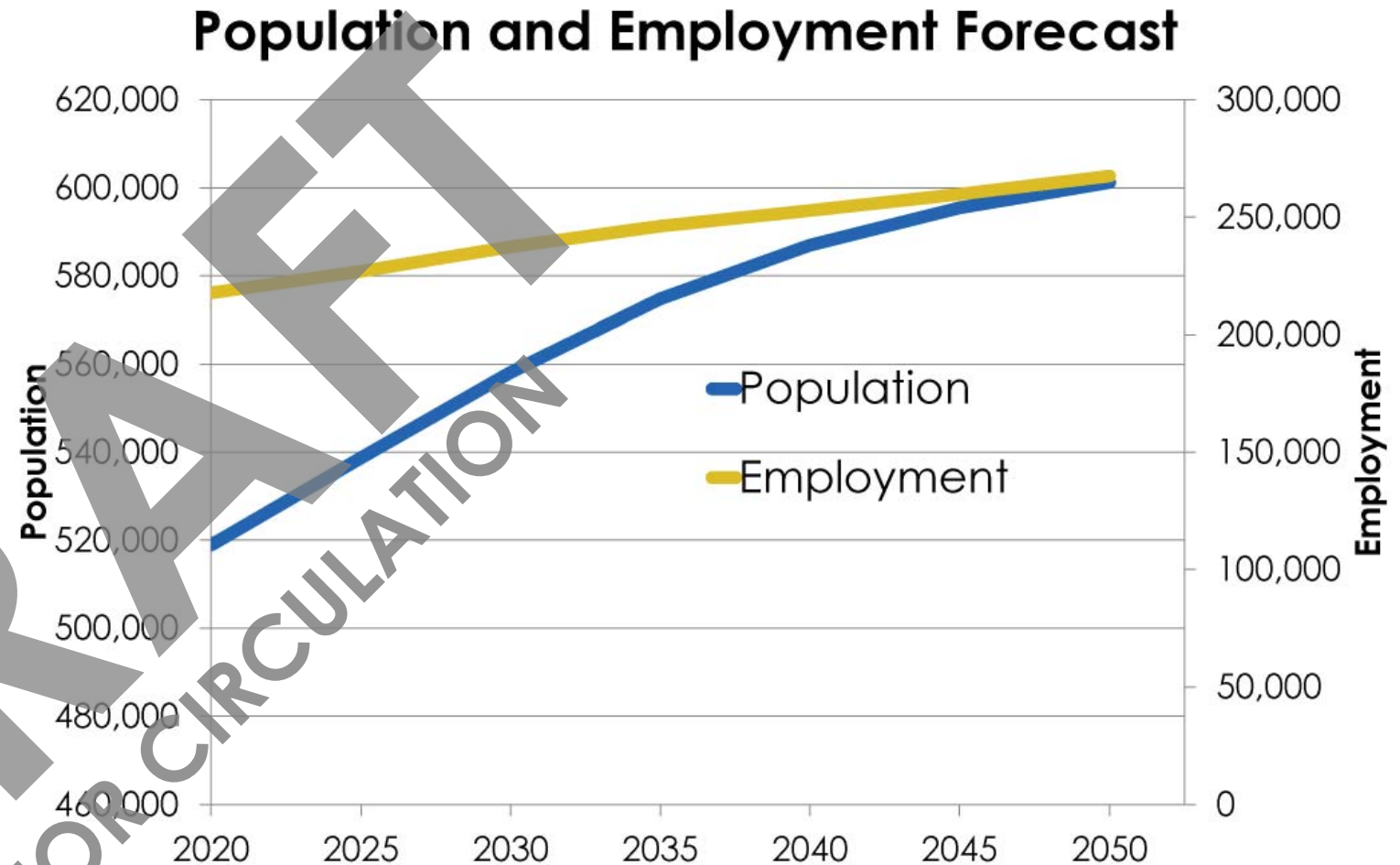
Source: Sonoma County Comprehensive Economic Development Strategy

Sources: Sonoma Magazine (Top left), Sonoma County Connections (Top right), Sonoma County Economic Development Board (Bottom two)



# GROWTH FORECASTS

- Regional planning envisions meaningful growth in Sonoma County.
- County population is expected to grow to 600,000 by 2050.
  - Forecasted annualized growth rate = 0.49%
  - Historical annualized growth rate = 1.2% (1987-2017)
- Employment is expected to grow to 270,000 by 2050.
  - Forecasted annualized growth rate = 0.69%

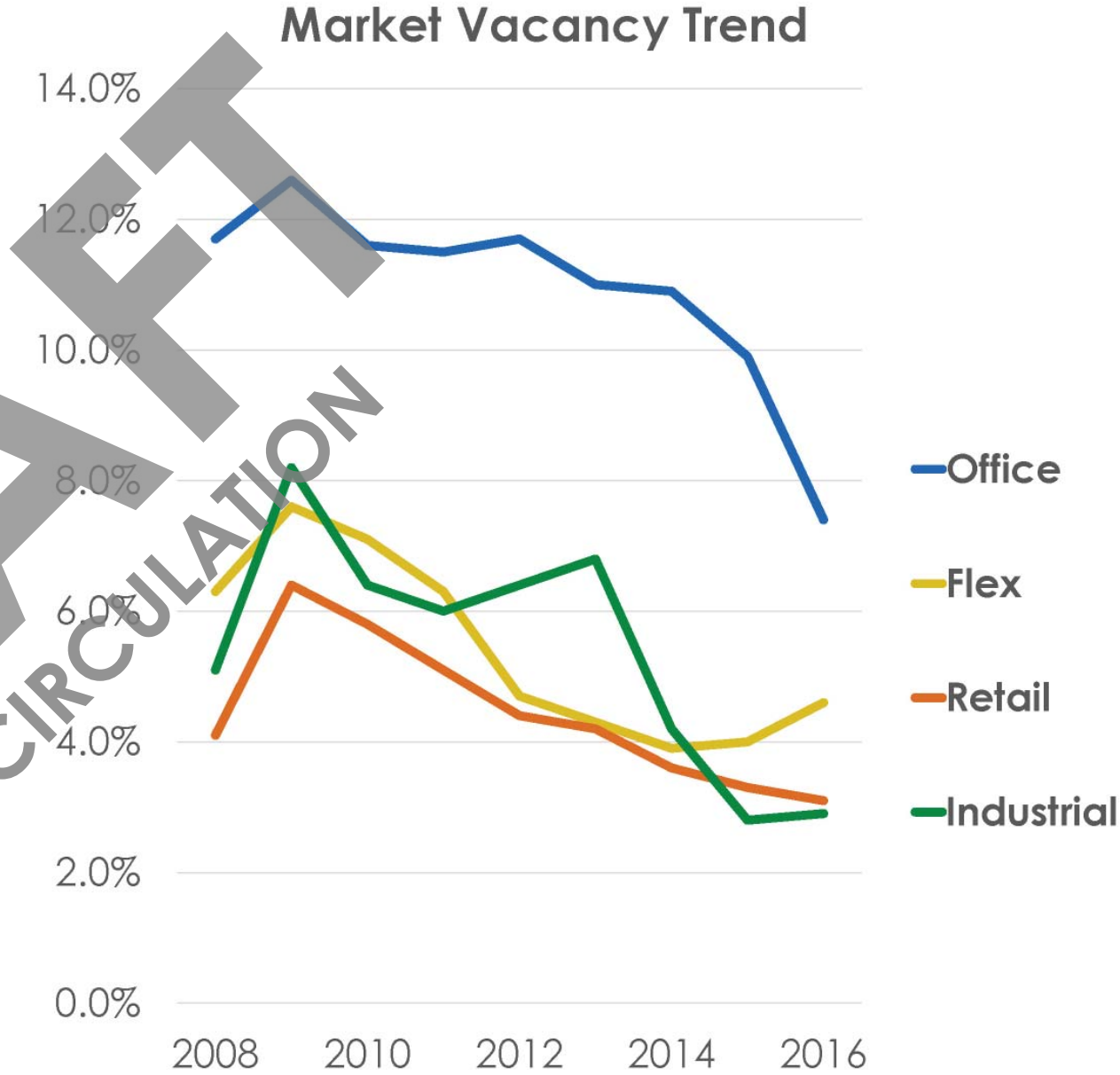


Sources: CA Department of Finance Population Forecast;  
Caltrans Employment Forecast



# COMMERCIAL REAL ESTATE MARKET

<p><b>Sonoma County Office</b></p>	<ul style="list-style-type: none"> <li>• Vacancy down 5 percentage points from recessionary high, now about 7%.</li> <li>• Lease rates down about 10% from 2008 level</li> <li>• Inventory up about 260,000 SF since 2008</li> </ul>
<p><b>Sonoma County Industrial</b></p>	<ul style="list-style-type: none"> <li>• Vacancy down 5 percentage points from recessionary high, now about 3 percent.</li> <li>• Lease rates up about 14% above 2008 level</li> <li>• Inventory down about 100,000 SF since 2008</li> </ul>
<p><b>Sonoma County Flex</b></p>	<ul style="list-style-type: none"> <li>• Vacancy down 3 percentage points from recessionary high, now about 5 percent.</li> <li>• Lease rates down about 3% below 2008 level</li> <li>• Inventory down about 25,000 SF since 2008</li> </ul>
<p><b>Sonoma County Retail</b></p>	<ul style="list-style-type: none"> <li>• Vacancy down 3 percentage points from recessionary high, now about 3 percent.</li> <li>• Lease rates up about 21% above 2008 level</li> <li>• Inventory up about 800,000 SF since 2008</li> </ul>

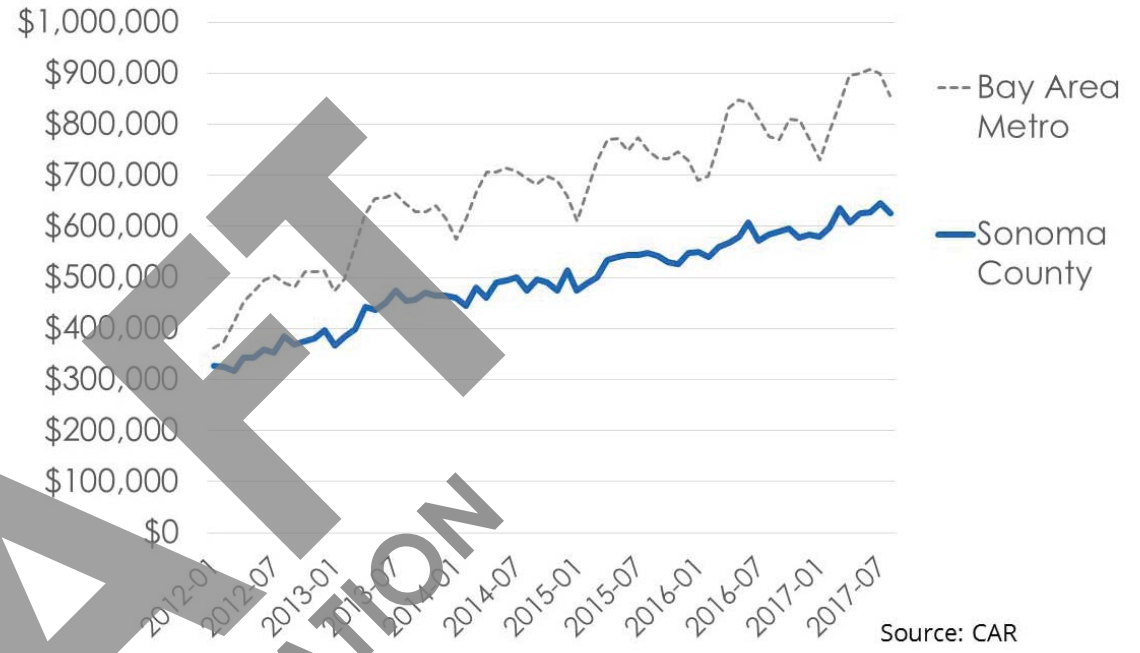




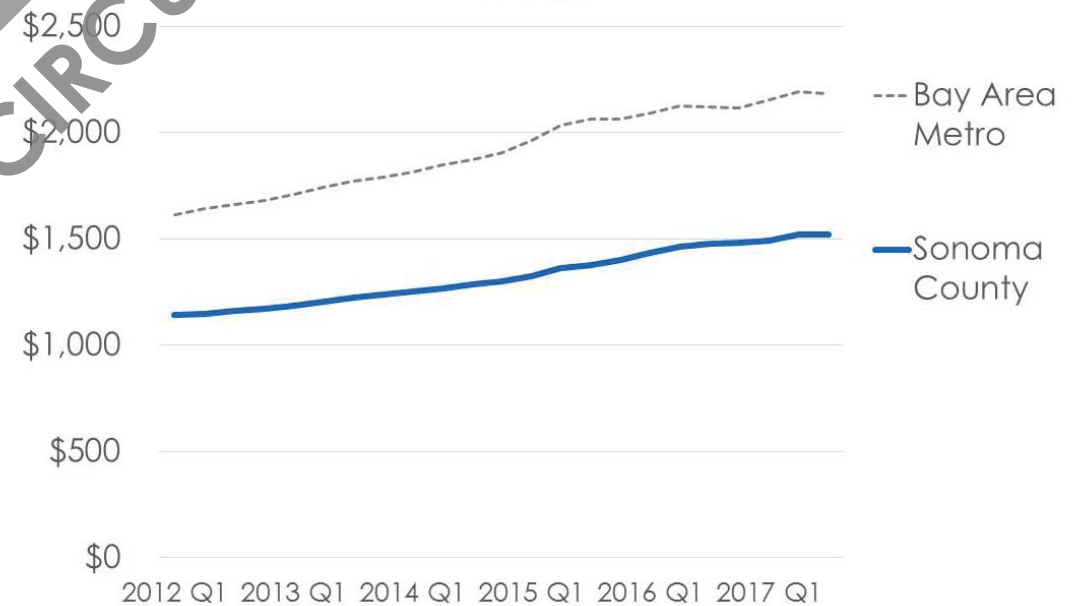
# RESIDENTIAL REAL ESTATE

- Strong housing demand emanating from the regional economy combined with relatively modest housing production has put upward pressure on prices throughout the Bay Area
- Median single family home values in Sonoma County are up about 90% since 2012
- Asking rents in Sonoma County are up over 33% since 2012

For-Sale Single Family Residential Median Home Value



For-Rent Residential Asking Rent





# RECENT DEVELOPMENT

Commercial Office, Sonoma, CA



Light Industrial Windsor, CA



Affordable Housing Fetters/Sonoma, CA



Commercial Retail, Sebastopol, CA

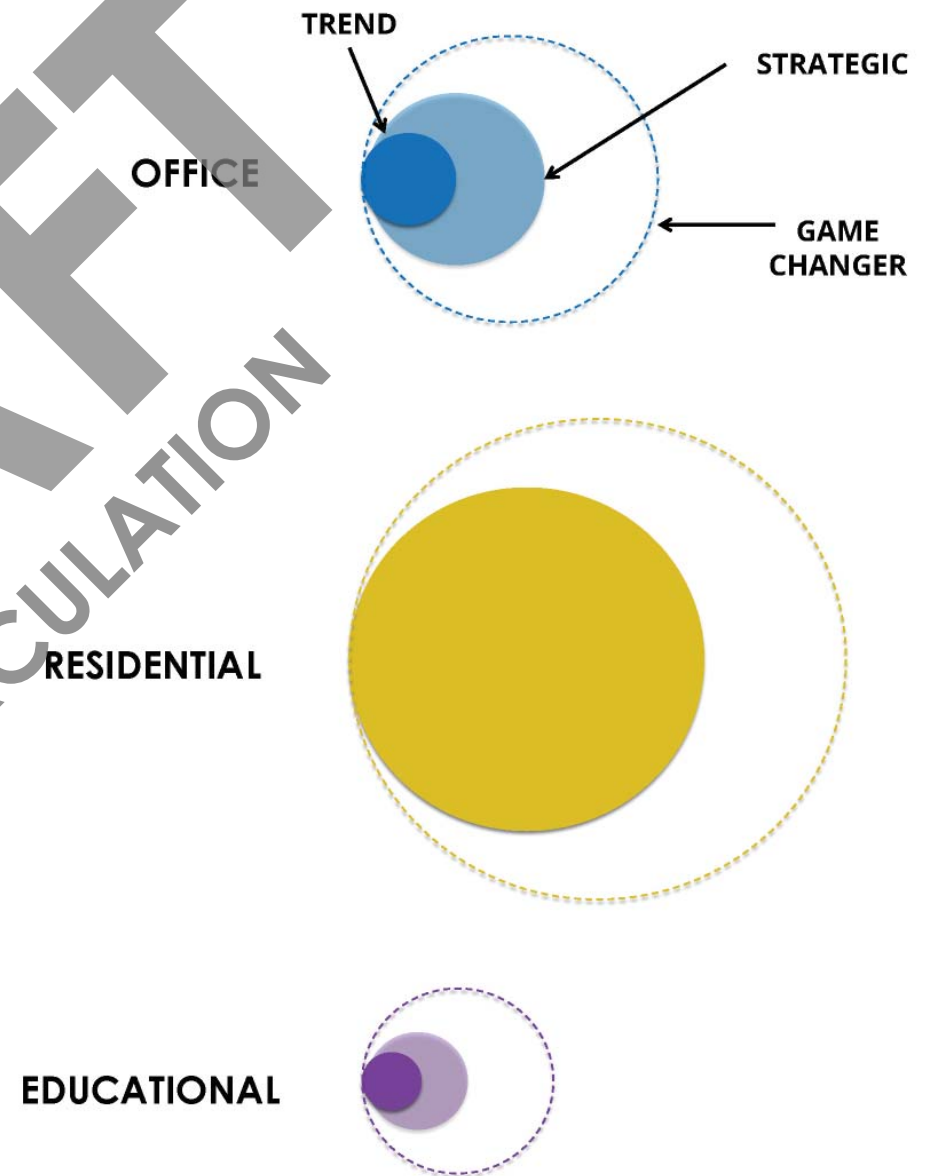




# ILLUSTRATION OF MARKET DEMAND

- Strong existing “trend” demand exists in the market for residential uses with relatively less demand for commercial office and educational space .
- Through “strategic” marketing of the site or a “game changer” site catalyst (e.g. University, Innovation Center) additional commercial, educational, or other use might be supported.

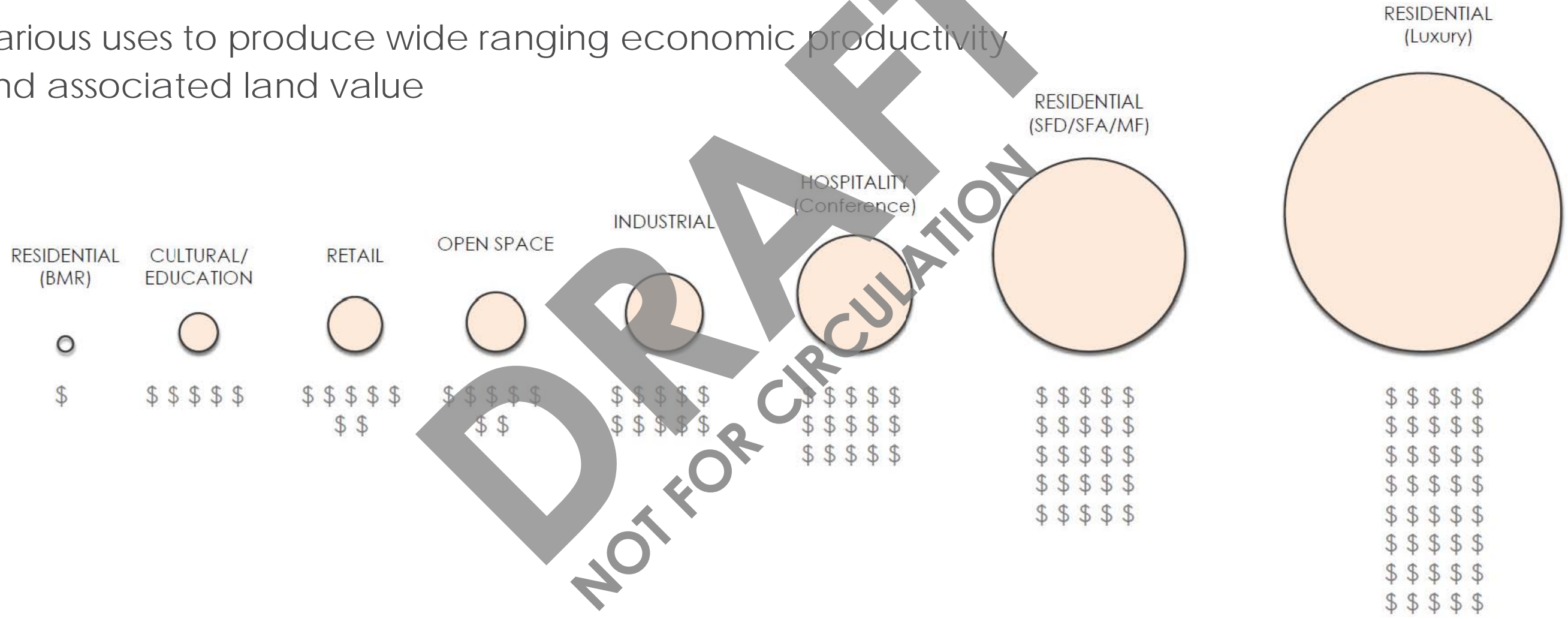
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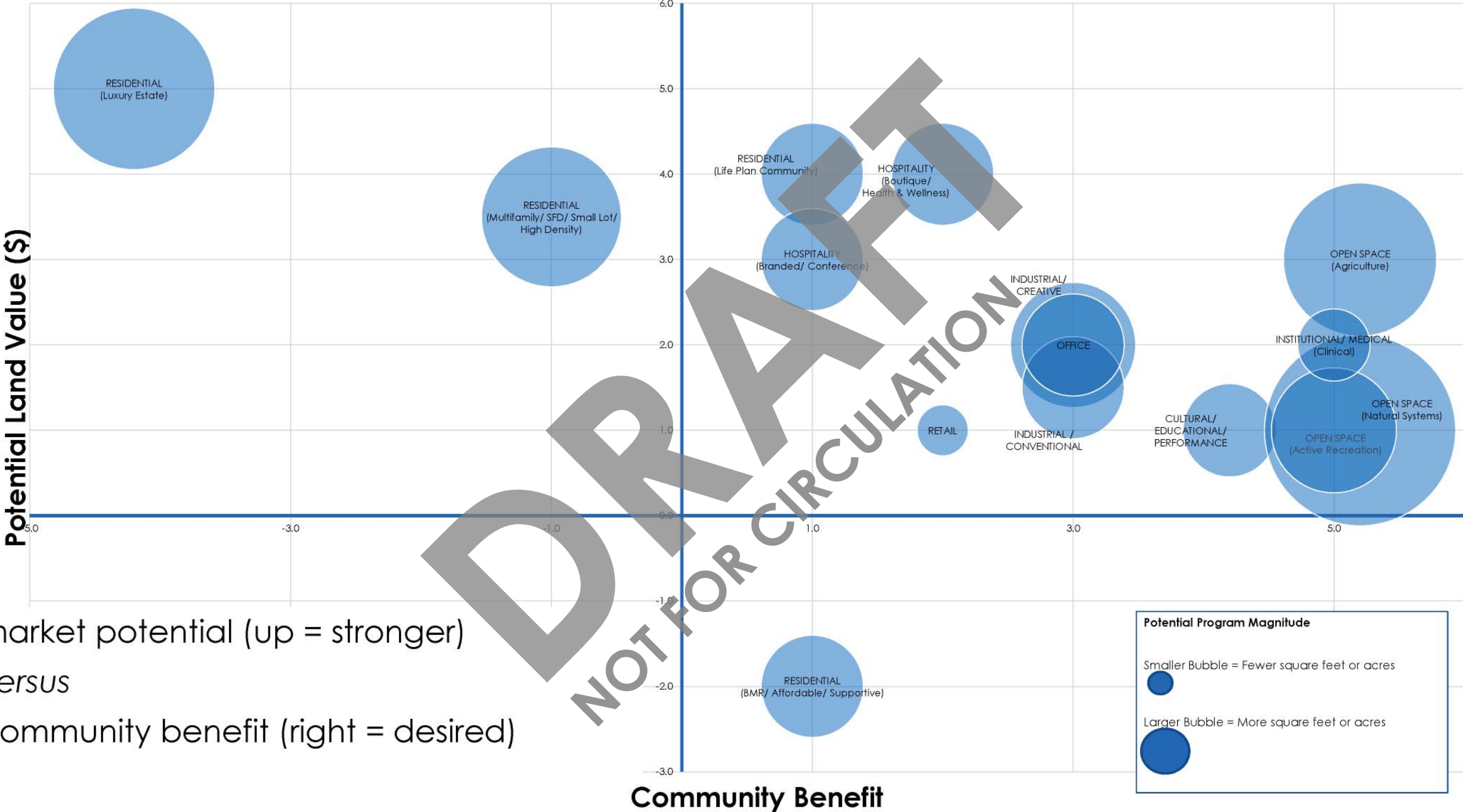
# RELATIVE LAND VALUE

- From a purely economic perspective, land is worth what you can do with it
- Various uses to produce wide ranging economic productivity and associated land value





# MARKET / COMMUNITY VALUES





# NEXT STEPS: RESOLVING OPPORTUNITIES AND CONSTRAINTS

## Addressing Infrastructure Deficiencies

- Upgrading on-site utility systems
- Integration with regional infrastructure systems
- Need for off-site improvements

## Evaluating scope of potential reuse program

- Conservation
- Recreation
- Civic and Institutional
- Market-Driven uses

## Establishing the Transition Process

- Ownership and governance options
- Disposition options (how title is transferred)
- Entitlement process

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**CLARIFICATIONS**

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**STAKEHOLDER  
ASSESSMENT  
SUMMARY**

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# PURPOSE OF STAKEHOLDER ASSESSMENT

Engage local stakeholders to create an inclusive and well-designed process to identify key issues and common themes that will inform the site assessment and analysis project.

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# METHODOLOGY

## Stakeholder Identification

- Started with the SDC Coalition List
- Coordinated with Sonoma Land Trust and Sonoma County to discuss the interests of those on the list and to identify other stakeholders that should be included
- Submitted initial list to DGS/DDS for input
- During interviews identified other possible stakeholders

Developed a standard questionnaire that was used as a guide for discussions focused on:

- Background/History
- Interests & Values
- Opportunities & Constraints
- Vision
- Measures of Success
- Existing and Potential Conflicts & Solutions

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# METHODOLOGY

## Conducted 20 confidential interviews

- CCP, WRT and at times select technical consultants participated in interviews
- 19 in person interviews
- 1 phone interview
- 65 individual participants
- Each entity selected who should participate from their agency or organization

## Qualitative Stakeholder Analysis in a Preliminary Findings Report

- Recurring Themes
- Possible Reuse Opportunities
- Issues, Concerns and Potential Conflicts

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# RECURRING THEMES

- Protection of SDC Land and Water
- Preservation of a Legacy of Care
- Community Character and Historical Preservation
- Contribution to Economic Diversity and Viability of Sonoma Valley
- Focus on Community Benefits

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# ISSUES, CONCERNS AND POTENTIAL CONFLICTS

The key ISSUES facing Sonoma Valley that stakeholders identified include:

- A lack of affordable/workforce family housing.
- A lack of middle class, professional salaried jobs.
- A lack of higher educational opportunities in Sonoma Valley.
- Groundwater depletion
- Saturated vacation rentals in Glen Ellen: Second home owners who, in many cases, rent out their homes as short-term, vacation rentals, creating further pressure on the housing market and affecting the community character of Glen Ellen.
- A saturation of luxury tourism centered on resorts and wineries.
- Traffic, particularly on the weekends, clogging the main arteries to and from Sonoma Valley (Highway 12, 37, etc.).



# ISSUES, CONCERNS AND POTENTIAL CONFLICTS

- The state surplusizing all or portions of the property.
- Excessive development density and its potential impact on the wildlife corridor, traffic, light pollution, and scenic values.
- Large lot, single family homes that would represent “elitist” (as one stakeholder phrased it) housing on SDC.
- The development of the Core Campus encroaching on open space.
- Placement and extent of trails and impacts on wildlife and sensitive ecological areas.
- Tourism on SDC that represents more of the same kinds of luxury tourism in Sonoma Valley that provides limited community benefits. Most stakeholders indicated that a large hotel or resort would represent a “failure.”
- SDC water resources remaining in the public trust and used on-site, locally vs. regionally.
- Closure of the Northern Star (Acute Crisis Center) and all Developmentally Disabled services at SDC.

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# POTENTIAL SDC REUSE OPPORTUNITIES

- Support for a diversity of uses on the core campus
- Preference for core campus to maintain its current development footprint
- Avoid encroachment on sensitive riparian corridor areas
- Open space remaining public and managed by State or Sonoma County Parks
- Educational and Research Opportunities
- Mental Health, Health and Human Services, and Developmentally Disabled Services
- Agriculture and Food Production
- Business, Non-profit and Innovation Hub
- Housing
- The Arts
- Recreation
- Historical Uses
- Tourism

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# COMMUNITY ENGAGEMENT PROCESS

- June to October: Stakeholder Assessment Interviews and Completion of Report
- September: Community Advisory Committee Meeting #1
- November: Community Advisory Committee Meeting #2
- December: Public Workshop

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**BREAK-OUT  
SESSION**

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# CONSIDERATIONS INFLUENCING SITE OPPORTUNITIES AND CONSTRAINTS

- Conservation
- Recreation
- Future Campus Reuse & Infrastructure
- Disposition & Governance

## Break-out Session Guidelines

- Assign a scribe/spokesperson
- Discuss the topics as a group
- Let all voices be heard
- Summarize the discussion
- Report back

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*Thank You*