



The First Supervisorial District: Sonoma Developmental Center and Other Issues

Supervisor Susan Gorin

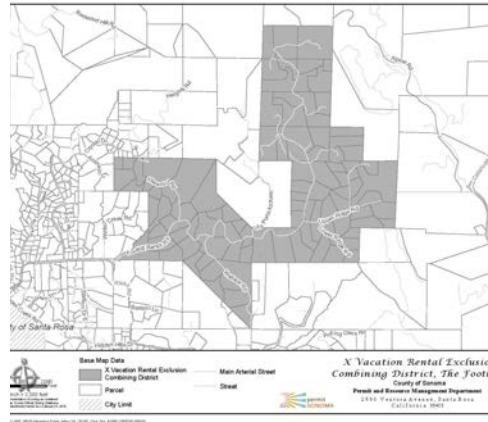
Rotary Club of Santa Rosa

March 15, 2023

Bennett Valley Golf Course

Top Issues in the First District

- Roads
- Vacation Rental Ordinance Update
- Homelessness
- Aging Together: Master Plan for Aging Steering Committee
- Sonoma Developmental Center



Aging Together Initiative



Many of us will live to 100 ... What's your plan?



Sonoma Developmental Center

SPECIFIC PLAN

Adopted December 16, 2022



A Unique Place, A Unique Opportunity

- First time a local agency was delegated land use planning authority for the redevelopment of a state psychiatric facility.
- Three years of planning, including a Project Advisory Team, dozens of community meetings, surveys, and hearings
- Would require an estimated \$100 million to pay for rehabilitation and infrastructure repairs and upgrades



Project Goals

- The project had three key goals:
 - Prioritize Housing, especially affordable housing
 - Protect the campus' open space
 - Economic development and feasibility
- Plan was approved December 16, 2022



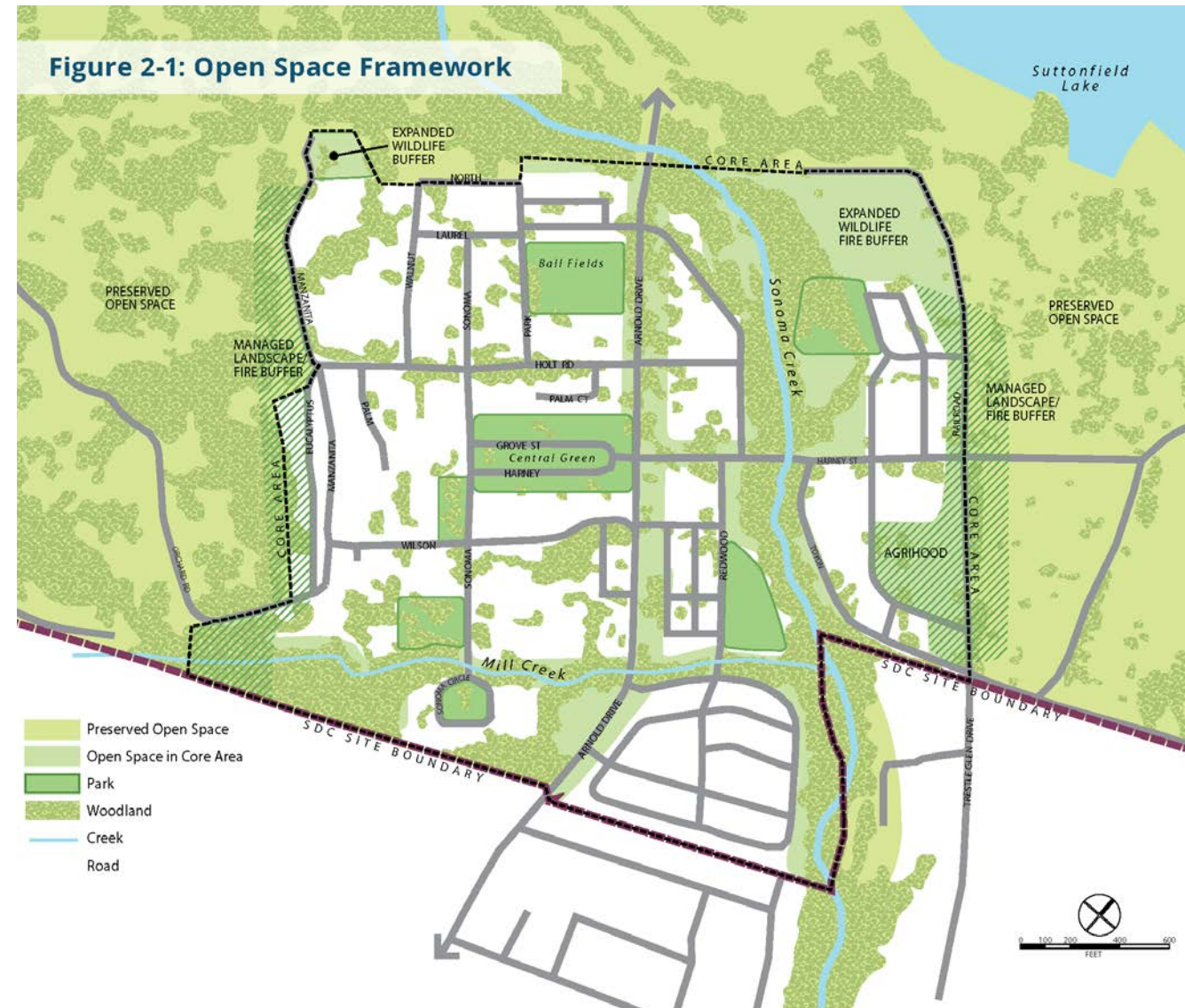
Prioritizing Housing

- Creates high quality missing middle housing designed to meet the needs of people like teachers and firefighters
- A base of 620 units of housing that would be subject to the County's affordable housing program
- The units would be limited to no more than 1,800 square feet in size to help ensure affordability



Protecting Open Space

- Protection for 700 acres of open space,
- Enlarged wildlife corridor that removes current development from the north east corner of the main campus
- Expanded 100-foot setback to preservation of Sonoma Creek.



Economic Development and Feasibility

- Received a grant for \$250,000 from the California Coastal Conservancy for studying the feasibility of a Climate Adaptation Center
- The potential for the creation of more than 900 jobs that will provide diverse living-wage jobs in an economy dominated by agriculture and hospitality.
- A walkable core with transit, pedestrian and bike paths to provide alternatives to automobile use.

