

**Summary of Community Input
Glen Ellen Forum SDC/Eldridge Workshop
April 16, 2018**

The workshop held by the Glen Ellen Forum on April 16, 2018, at Dunbar Elementary School, focused on the future of the Sonoma Developmental Center (SDC)/Eldridge property. More than 250 people attended the event and offered very positive feedback on the workshop. During presentations by the members of the Forum SDC/Eldridge Committee, the Glen Ellen Historical Society, the Sonoma Land Trust, the Sonoma Ecology Center, and Supervisor Susan Gorin, members of the public were invited to ask questions. After the presentations, breakout groups were formed to provide input on a list of questions. In addition, the public had the opportunity to fill out comment forms and submit questions in writing. This document presents a synthesis of the input received during and immediately following the workshop and includes the Glen Ellen Forum Eldridge goals/principles presented at the workshop (listed at the end of this document). To view the workshop video, please see the GE Forum SDC/Eldridge Committee webpage: <http://glenellenca.org/sdceldridge-transition/> or visit <https://www.youtube.com/watch?v=H1c9RdrUzek>.

Key Themes

While a wide range of comments on future reuse of the Eldridge property were gathered, several themes emerged:

1. **Importance of Eldridge Property:** The community places a high value on the property; some referred to it as the heart of Glen Ellen; others noted how it provides a buffer and is a major contributor to Glen Ellen's semirural character.
2. **Open Space Protection:** Preserve all the existing open space, including open areas within the campus.
3. **Recreational Opportunities:** Maintain access for hiking and biking in open space areas. Allow continued use of existing recreational facilities (ball fields, trails; dog-walking) and create new recreational opportunities for the community.
4. **No Major Development:** Do not allow large-scale development that will impact infrastructure and adversely affect the qualities of the site and surrounding community.
5. **Community Involvement:** Allow time to create a Master Land Use Plan through a community-driven process, in which Glen Ellen has a major role. This is not an overnight process. There is concern that outsiders and wealthy developers will have too much control over future uses that could have major impacts on Glen Ellen.
6. **Transparency:** The process of developing a trust and planning future land uses must be transparent; the public deserves to know what is going on and who is involved.
7. **Housing:** There are mixed feelings; concerns about other uses that would come with housing (e.g. new retail). Perhaps allow a small to moderate amount of housing, but at a scale that wouldn't impact surrounding areas and traffic on Arnold Drive.
8. **Redevelopment:** Limit redevelopment to the existing building footprints in the campus area; create an overall plan and tread lightly.
9. **Land Use Compatibility:** Protect Glen Ellen's semirural qualities.
10. **Historic Resources:** Preserve and protect onsite historic resources and structures.

Synthesis of Workshop Breakout Group Questionnaire

This information is based on 20 group discussions with approximately 6 - 8 people per group. These groups addressed the following questions; this is a synthesis of their responses. Numbers at the end of the entries indicate the number of groups that made that particular comment. Complete responses are available for review at <http://glenellenca.org/sdceldridge-transition/>.

Q1 In one or two sentences, why is Eldridge important to you, and what semi-rural characteristics of Glen Ellen do you want to maintain?

based on 18 group responses

- Keep open space/wildlife corridor unchanged - 17
- Open for hiking (with dogs) - 15
- No large housing development - 3
- Heart of Glen Ellen community - 7
- Preserve historical importance - 7
- Preserve recreational use
- Agriculture
- No vineyards
- Education, health and healing space

Q2a Do you support the goals/guiding principles presented tonight (see list at end of this document)?

based on 7 group responses

- Yes - 6

Additional comments: There should be more defined financial liability. History and healthcare are not important moving forward.

Q2b Is anything missing from the goals/guiding principles?

based on 15 group responses

- Glen Ellen resident(s) need to be involved in Trust - 3
- Tourism/ecotourism - 2
- More information from state - 2
- What is the funding mechanism? Economic engine? - 2
- Restore infrastructure to prior level of use
- No major addition to the traffic corridor
- No chain/big box commercial enterprises
- Community use (e.g., pool, community center)
- What does the infrastructure look like?

Q3a Do you feel you could support a trust model?

based on 14 group responses

- Yes - 13
- Mixed feelings. As long as GE resident is on the board.

Q3b If a trust model is used, what concepts do you want included in the trust document to ensure it will satisfy GE needs.

based on 19 group responses

- Want Glen Ellen resident as board member on the trust - 11
- Limit industrial uses
- Establish museum
- Need to discuss what businesses will go in, groundwater resources, health resources, protecting open space

Q4a What are your ideas for the amount and types of land uses for the site? How much residential? Temporary housing? Commercial? Educational? Other? Ideas for an “anchor” land use?

based on 19 group responses

- “Thoughtful” residential - 7
- No residential - 2
- Education - 5
- Arts - 5
- Museum - 5
- Campus - 5
- Conference center - 4
- Theater/concerts - 4
- Community center - 4
- Pool - 4
- Open space - 3
- Transfer current open space to Jack London State Park - 4
- Tourism/ecotourism - 3
- Equine/horses - 3
- Youth camp - 3
- Tech/biotech industry - 3
- Culinary school - 2
- Farms and school-related farming (e.g. 4H) - 2
- Youth hostel
- Healthcare or mental health facility
- Park with parking spaces
- Solar
- Pixar type of use
- Sierra Club
- Ropes course
- Homeless housing
- Environmental research center

Q4b Are there any other critical issues that need to be considered?

based on 16 group responses

- Low-income housing - 2
- Income from tech companies
- Increase in visitors will be burden to infrastructure; traffic concerns
- Protect public open space, watershed - no golf course or professional sports
- Minimize retail use, include office space
- No single user
- Protection of property until it is transferred
- Climate change means need to diversify - not just wine and tourism
- Funding
- Need openness from everyone

Questions Asked by the Public at the Workshop

The following questions were asked during the presentation at the workshop. To the extent presenters had answers, they responded to the questions (in bold italics). Unanswered questions will be pursued and information will be posted on the GE Forum website.

1. Why are things moving quickly? ***It appears the state would like to see the property's future resolved as soon as possible; maintenance costs for a "warm shut down" are expensive.***
2. Are there any financial parameters from the State of California?
3. Can the SDC committee learn about other options that are out there?
4. Please explain the 6 weeks and 60 days (referencing why we need to get this done fast)? ***The time frames reflect the state's May budget revision and the fact that legislators recess in August. If this doesn't happen before then, we wait for the next administration.***
5. If the property becomes a fiscal liability, what can we do?
6. What can be accomplished in 60 days? ***We'll try to get the legislation finalized and a fiscal design in place.***
7. Who is working on the trust project? ***There are private individuals involved who may not want their names out there. As soon as the information is public, it will be shared with the community.***

NOTE: As stated at the workshop, several trust models exist. It is not clear at this time whether a trust will indeed move forward within the time frame of this year's legislation.

Community Written Comments Submitted at April 16, 2018 Workshop

Workshop attendees were given the opportunity to write out thoughts on comment cards, which were collected at the end of the meeting.

1. When the state was closing Sugarloaf and Jack London State Parks, coalitions formed to keep them open. It seems that they have been quite successful to date. Does this create

evidence that a trust can also be successful? This area knows how to make things work. Because of this history, I could definitely trust the trust model.

2. Could the questions for the breakout groups be emailed to people so that they can think about and respond?
3. How can we make sure that the trust that is formed has local representation? And that that local representation is not hospitality industry representation?
4. I think that any project that doesn't completely replace the energy, transportation, and water system with completely renewable systems; affordable housing; and a farm - is missing a *fabulous opportunity* to respond to climate change!
5. Look up Green School on Youtube. We can do this!
6. One of the goals stated was to "preserve a healthcare legacy." What does that mean? Would a trust naturally increase tourism in the area which is already impacting neighborhoods negatively?
7. How can we develop a plan for sustainability for the State without any feedback as to their timeline?
8. You mentioned having a CSU member on the trust committee. Does that mean you are hoping to open a college on SDC campus? How will you control students' parties, parking, living in our neighborhoods?
9. What are the viable financial projects that are being proposed? Can they use any of the existing campus? Can the open space be protected irrespective of the use of the developed campus?
10. Watch that those with the connections with the State don't become the fox guarding the hen house. Keep the original values of the two mothers who started the home for the feebleminded. Repurpose and stick to 200 acre footprint. Don't let the winery interests take over. We need diversity. A museum in the old administration building on the brain.
11. The site should be used for a veterans home.
12. It was stated that the infrastructure systems are designed as one unit. How much more would it cost to separate it to different organizations?
13. Are we assured that the land will not be sold? When the governor changes will the ideas change?
14. I think the trust idea is the only viable option that gives us any control. Are there other forms of seed money besides the legislature? Grants?
15. Will the community be able to have a vote on future of SDC?
16. Workforce housing. Base rent amount on adjusted income of service personnel. Lease buildings to convalescent vendors and memory care vendors. Create a zoning ordinance to provide building and architectural guidelines.
17. Four ideas for multipurpose use: Stephen Hawking Memorial, Section 8 Artist Residence & Lenevo/Art Monarch, Villa Montalvo Monument Model Sarasota, self-sufficient farm model, Netflix as anchor tenant contained in footprint (now on Mare Island).

Comments Submitted After the Meeting by Email and/or Text

Here is a summary of comments received through April 25, 2018.

1. I am interested after listening to some of the sharing at the end of the meeting, in the idea of family-centered recreation and gathering. I'm not sure what that looks like,

someone mentioned the ability to park and rent bikes and get into the open space, which could service both locals and tourists. As a parent of three children who are still at home, I can say one thing that Sonoma Valley is lacking is recreational space for kids, which could include an indoor space. For example, anyone in Sonoma Valley who wants to play indoor soccer has to drive all the way out to Cotati or into northern Santa Rosa. It would be fantastic if we could have a community recreation center that was a multi-use space. Perhaps adjacent to the existing field on the west side of Arnold?

2. The future of SDC is now as much our legacies as our own children are. We are lucky to be relatively smart, affluent and motivated. I want more mountain lion sightings, and fewer stretch limos in the market parking lot.
3. I am very worried about the perception of the "brain trust" of influential people and not knowing who they are. I have just been recently involved in the Shocken Hill issues in the town of Sonoma. There was a perception created by the wealthy people pushing this project that they are higher quality people than the common people opposing it. It really did not help their cause and in fact may have helped those of us wanting to stop or scale it back. I worry that the idea of the trust may be undermined if these influential people do not identify themselves and their ideas to the community. I very much support the idea of a Presidio style trust. We lived in San Francisco during the transition from an army base to a national park, so we saw how it all worked, I would hate to lose this time sensitive opportunity, because the community thinks they are being pushed out by the wealthy and influential. We need local voices in this, and not the voices of those with money and ties to the wine and hotel industries. We need representation from the rank and file: renters, home owners, workers and small business owners.
4. It is important to continue to allow hikers with dogs on trails located on both sides of Arnold Drive. Hundreds of people use these areas on a daily basis. (multiple comments)
5. I know this isn't a perfect world but I do have my wish list of what I would love to see happen at SDC. I do agree to keep the property community based and I like the idea of an Eldridge Trust.
6. Include Suttonfield Lake as part of the Sonoma County Regional Park and declaring it a historical preserve. My thought would be the county would take over financially and insure that area is properly taken care of and unburdening the trust of any financial responsibility. Historical preserve so that the lake remains untouched.
7. Partnering with UC Davis, local vintners and farm to table style restaurants. The area where the junior farm is (or was) - reconstruct the farm and open it up as an animal husbandry educational farm. The area behind the farm could be continued as an equestrian center and the surrounding lands as a farm to table, viticulture gardens.
8. Provide an educational pilot program or charter school for at risk youth as part of the Sonoma Valley School District (SVSD) and UC Davis. Funding would come through UC Davis and SVSD. The Sonoma Valley Mentoring Program does receive grants for such programs given to individuals interests.
9. Equestrian Center- After the fires Julie Atwood became the leader in rescuing horses and large animals and she has traveled to many different areas in California with this training. Not sure which grants might be available but putting this kind of training located in Eldridge. Maybe Cal Fire can have their large animal evacuation training there.

10. Another idea would be to offer an equestrian program for autistic (Sweetwater Spectrum in Sonoma), developmentally challenged and at risk youth.
11. Create an educational program that focuses on sustainable farming and vineyards. Grants can come from UC Davis, SRJC Culinary Program (which includes wine classes) wineries and restaurants. Partnerships can be created through local restaurants to purchase fruits and vegetables or extend the already existing program Lovin Ovens, a teen job exploration program.
12. Housing around this area can be for educators, visiting trainees and trainers, several classrooms, offices and equipment storage.
13. Camp Via- Retain Camp Via, ropes course, equestrian trails and upper apple orchard and kitchen facility (not sure the kitchen is still there). Offer corporate team building retreats with use of kitchen.
14. Open limited camping to public or just group camping. (Not going through the State Parks reservation system, from what I understand the booking service charge is a Canadian based business)
15. Main SDC Campus - create a campus that focuses on environmental studies, wildlife studies, sustainable farming and alternative energy. Buildings would include: classrooms, library, instructors offices, laboratories, wildlife rescue center, dormitories, childcare center and cafeteria.
16. Keep a cap on area expansion.
17. Keep the 5 p.m. whistle - yes, I'm serious - we love that whistle (multiple comments).
18. I do have one more idea to pass along that is very dear to my children's heart (33 and 37) and that is to preserve the merry-go-round. It's always a delight and surprise to see it tucked away in the middle of the buildings. I'm sure some historical society would love to manage its up keep.

GOALS/GUIDING PRINCIPLES FOR ELDRIDGE REDEVELOPMENT

The SDC/Eldridge Subcommittee of the Glen Ellen Forum has developed the following goals to serve as guiding principles for future redevelopment of the Eldridge property. These goals, which were presented at the workshop, are fairly consistent with the goals established through the 2015 Community Visioning process:

- Protect existing open space and wildlife corridors
- Foster development and uses that promote and benefit the Glen Ellen community and residents, with an emphasis on community rather than tourism
- Promote development of a viable economic engine
- Preserve the site's historic character
- Preserve the site's healthcare legacy
- Preserve the semirural character of Glen Ellen
- Minimize the overburdening of limited resources, including roads, water, sewer, and energy infrastructures
- Maintain existing circulation arteries and levels of service
- Encourage re-use of existing structures and stay within the existing building footprints, to the extent possible.
- Ensure that Glen Ellen is included in a community-driven process to develop a master plan for future Eldridge redevelopment.