



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 2
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors/Board of Directors of Sonoma County Water Agency/Board of Directors of Agricultural Preservation and Open Space District

Board Agenda Date: May 8, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator/County Counsel and Agricultural Preservation and Open Space District /Sonoma County Water Agency

Staff Name and Phone Number:

Sheryl Bratton 707/565-2241
Bruce Goldstein 707/565-2421

Supervisorial District(s):

First

Title: Sonoma Development Center (SDC) County Input in Transition Planning

Recommended Actions:

Sonoma Development Center Transition Planning:

- A) Approve a minute order authorizing staff from various County departments and agencies to engage in the Sonoma Development Center transition planning and governance structure development.
- B) Support legislation to implement recommended governance structure consistent with County interests.

(First District)

Executive Summary:

In May 2015, Governor Jerry Brown's budget proposal called for closure of California's remaining development centers. Patient care at the Sonoma Development Center (SDC) is now mandated by the State to be terminated by the end of 2018 and the buildings shut down. The State has indicated that while they want to maintain ownership of the property that it cannot continue to be a revenue drain. The annual costs of maintaining the site, even without the residential developmental services, is estimated at between \$12-18 million per year. The almost 900 acre site has important biological and natural resources as well as being the largest employer in Sonoma Valley.

Planning as to disposition of the property is now on a fast track as Governor Brown's Administration has indicated that a plan needs to be in place by the end of the calendar year and legislative proposals to address the SDC transition needs to be considered in this legislative session. Meaningful input into this process from the County requires participation by a number of County departments and agencies including Permit Sonoma, County Administrator, County Counsel, Recorder-Assessor's Office, General Services, Agricultural Preservation and Open Space District, Regional Parks, General Services, Auditor Controller Treasurer Tax Collector, Sonoma County Water Agency and Economic Development Board.

This item is to authorize dedication of County resources for this project and to support related legislation.

Discussion:

The transition of the Sonoma Development Center from a patient serving facility operated by the California Department of Development Services to a new use and controlling entity is on a fast track. With the closure of current operations scheduled for the end of 2018 there is an immediate need to create a governance structure, or process to arrive at a governance structure, to control the site and to engage in a resource protection and development process. On a regional scale, SDC represents a critical wildlife corridor while its 200 acre campus also has been an important local employer and represents economic development opportunities. Current proposals moving forward include a trust based loosely on the Presidio Trust in San Francisco that took over the military base from the federal government. Other governance models or process path are likely to also emerge from this dynamic broad stakeholder situation. County interests to be met by any shift in State control of the property, are numerous, and include the following:

1. Maintain local control and authority of land use planning (specifically including General Plan, zoning and building code laws) and entitlement process;
2. Insure robust public participation regarding development plans and approvals;
3. Require that at least half, if not a majority, of governance board members are from Sonoma County (with representation from the immediate Glen Ellen area) and appointed by the Board of Supervisors;
4. Structure future governance so that there is no County liability related to SDC;
5. Provide for tax collection consistent with current law e.g., possessory interest tax and Special District taxation;
6. Protect watershed and groundwater recharge;
7. Require that all water rights be maintained as public rights;
8. Maintain compliance of water and wastewater systems with all legal requirements;
9. Recommend that State complete site planning phases;
10. State/Trust/Governing Entity to pay for County land use process e.g., specific plan;
11. Clearly define and secure State's or other entity with financial capacity to be responsibility for environmental remediation on the site (e.g., asbestos removal, soil and groundwater contamination);
12. Secure and define adequate State appropriations for pre-development building security and immediate restoration of infrastructure, including but not limited to buildings, water and wastewater;
13. Insure permanent protection of natural resources through fee transfer of designated lands to State Parks, Regional Parks or other conservation entities; and
14. Authorize bond authority for the Trust or other controlling entity for County approved defined purposes and allow leveraging the land for bond security.

A key priority of the Sonoma County Legislative Platform is to support State and community stakeholders to develop future plans for the SDC site, leveraging locally-informed priorities and preserving critical environmental and recreational resources on the SDC site.

To fully engage in this initial governance design and legislative implementation effort will involve significant involvement of the multiple County departments and agencies mentioned above. Most involvement at this initial phase will be at the Department/Agency Head or senior manager level and

should not impact current operations. General Services will provide lead project management services, estimated to be 300 hours over the next six months. County Counsel will play an active role in drafting governance documentation and legislation which is estimated to be between 120-150 hours through the end of the legislative session (August). This likely can be absorbed with current capacity if there is a commitment to make up any year end revenue shortfalls. Similarly, the County Administrator’s Office will be significantly involved in community engagement and legislative support that is estimated to be 100 hours over the next six months. Following establishment of a governance model and depending on the outcome, Permit Sonoma may require additional staff and increased time commitment by the impacted departments.

Prior Board Actions:

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Fiscal Summary

Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses	15,000	85,000	TBD
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF	15,000		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies		85,000	
Total Sources	15,000	85,000	

Narrative Explanation of Fiscal Impacts:

Over the next six months most department and agency costs can be absorbed in support of the project. This would include approximately \$30,000 – 40,000 of County Counsel time which might need reimbursement from contingencies at year end if otherwise supplants revenue necessary to meet budget. In addition, General Services lead project management support is estimated at up to \$60,000. Sufficient appropriations are available in FY 17-18 Non-Departmental budget based on third quarter estimates to cover \$15,000 of costs. In FY 18-19 staff will use general fund contingencies to cover up to \$85,000 of project costs. Impacts beyond six months are unknown due to uncertainties regarding final governance structure and development plan.

Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			