



PROPOSAL STATEMENT

HANNA MIXED-USE HOUSING DEVELOPMENT

810 WEST AGUA CALIENTE ROAD AND 17000 ARNOLD DRIVE, SONOMA

APN: 133-220-003, 133-220-001, 133-112-020

SUBMISSION DATE: OCTOBER 19, 2023

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This submittal constitutes the full development application for the Hanna Center Mixed-Use Housing Development Project. Listed below are responses to Planning Application Form PJR-128 submittal requirements using essentially the same numbering system included on the form. A Graphics Package is filed concurrently, commencing with Section B and following. That package is referred to below where appropriate.

SECTION A

APPLICATION FORMS

See Project Description/Statement attachments, Attachment A (listed in the Table of Contents and below). See also, Invoice Receipt, Attachment B.

TITLE REPORT

See Project Description attachments, Attachment C.

PROJECT STATEMENT

INTRODUCTION TO HANNA

For 75 years Hanna Boys Center, a California non-profit religious corporation (“Hanna”) has provided a haven for boys and adolescents whose lives have been impacted by high levels of trauma, adversity, and toxic stress. During this time, Hanna has been a valuable local resource in serving over 4,000 youth with full-time residential treatment. The Hanna campus has also served as a community gathering place for meetings, performances, education, recreation and emergency services.

Hanna’s story is one of care and compassion. In addition to its residential treatment programs, it is the home of the Hanna Institute which provides trauma treatment training and partners with organizations to break the cycle of trauma and create healthier futures.

In addition to the services provided directly, Hanna has also forged many important partnerships and collaborations with community organizations. These collaborations support Hanna’s belief that every individual deserves an opportunity to heal, grow and succeed.

As part of our strategy for continued evolution, Hanna is now expanding its impact on the community by providing a continuum of care to all residents in need. In 2023, Hanna launched both the Community Mental Health Hub and the new Residential Transitional Age Youth (TAY) Housing Program. Hanna’s Archbishop Hanna High School has transitioned to a Non-Public School, newly named Hanna Academy, to serve students with special education needs, including emotional and behavioral challenges. While vital, traditional fundraising from the donor community is not sufficient to reliably and consistently fund all the new initiatives designed to serve the entire community.

Additional services are being planned as well to be part of Hanna’s proposed development project and outlined in this application. These include a daycare center, a vocational training center, and affordable housing. With the development of the necessary tools and infrastructure, Hanna’s strategy is to continue extending services to all members of the Sonoma Valley community.

Hanna’s goals for this development remain unchanged: to provide training, mentoring, education, employment, and recreational opportunities for our program participants and the greater Sonoma community and develop much-needed new affordable, workforce, market rate, and senior housing while establishing a sustainable revenue source to help support our continuum of services in Sonoma Valley. In meeting these goals, the project will deliver long-lasting community benefits.

PROJECT OVERVIEW

The project vision for the site is to create a community that celebrates and enhances the site's natural resources to connect people to places and people to people. The development plan will amplify the site's varied ecological systems to inspire a distinct sense of place by experiencing various natural ecosystems, including Riparian Woodland, Annual Grassland, Oak Woodland, and Eucalyptus Woodland. The project approach is to preserve key existing natural attributes of the site and, where feasible, enhance habitats.

The site design includes an extensive pedestrian and bike network and strategic gathering spaces that provide access to the diverse natural environments on the site, enabling residents and visitors to experience and connect to nature. Trails invite members of the broader community to the beauty and importance of the region's oak forests, riparian corridors, wetlands, and grasslands. Unique gathering spaces will allow residents and visitors to gather, connect, and enjoy the site's extensive natural resources.

The Project is a mixed-use housing development and consists of the following components:

- An affordable housing development

- Market-rate housing

- Vocational Training Center

- A retail/office development on the southwest corner of the site near the Arnold Drive roundabout
- Buildings to house a childcare/preschool and an adult daycare facility

- A continuing care residential community including independent living, assisted living, and memory care

- A hotel

- Extensive open space including natural landscape features, bike and walking paths

- A 9-lot Major Subdivision with a designated remainder

- A Density Bonus request

SITE INFORMATION

Street Address: 810 West Agua Caliente Road and 17000 Arnold Drive, Sonoma (see Graphics Package, Page B3 – Location/Neighborhood Context Map).

Parcel Number(s): Hanna owns real property consisting of one legal parcel with three assessor parcels (see attached assessor parcel maps) in Sonoma County, California, described as (i) the approximately 64.85-acre parcel of real property commonly known as 17000 Arnold Drive (Assessor's Parcel Number ("APN") 133-220-003); (ii) the approximately 25.52-acre parcel of real property commonly known as 17000 Arnold Drive (APN 133-220-001); and (iii) the approximately 59.25-acre parcel of real property commonly known as 810 W. Agua Caliente Road (APN 133-112-020). Hanna's main campus is located on the first two APNs, west of Arnold Drive. Except for approximately two acres at the northeast corner of APN 133-220-003, that parcel is shown as a designated remainder of approximately 64.46 acres (gross) on the tentative subdivision map being submitted concurrently ("Tentative Map"). No development is proposed on that designated remainder. The principal project site is APN 133-112-020 at 810 W. Agua Caliente Road, along with approximately two acres of APN 133-220-003, as shown on the site map submitted concurrently.

RESIDENTIAL AND COMMERCIAL USES SUMMARY

Hanna proposes a mixed-use housing development project consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use, consistent with Government Code section 65589.5(h)(2)(B). Further details are contained in the Graphics Package filed concurrently.

Residential Uses:

- a. For-sale: 136 three-story townhomes with a range of unit sizes for approximately 329,574 SF of building area and approximately 54,400 SF of covered parking on Lot 2 of the Tentative Map. A total of 15 for-sale townhomes, approximately 36,350 SF of building area, and 6,000 SF of covered parking are attributed to density bonus as shown on the Housing Plan (see Item #4 below).
- b. Rental: 120 units in two- to three-story buildings and including a community building (approximately 3,000 SF) totaling approximately 128,802 SF of building area, located along Arnold Drive on Lot 5 of the Tentative Map. A total of 15 rental units and approximately 15,725 SF of building area are attributed to density bonus as shown in the Housing Plan (see Item #4 below).
- c. Continuing Care Residential Community (CCRC/Senior Living): 272 units in a mix of unit types (ranging from individual casitas to larger buildings with a mix of building heights, located on Lot 1. The anticipated total square footage is approximately 529,774 SF of building area and 94,700 SF of covered parking.

Anticipated unit counts include:

- 1) Independent Living: 200 units (including 120 casitas)
- 2) Assisted Living: 48 units
- 3) Memory Care: 24 units

A total of 38 senior housing independent living units and approximately 71,420 SF of building area, and 18,940 SF of covered parking (for 24 casitas) are attributed to density bonus as shown on the Housing Plan (see Item #4 below).

Total Residential Uses (inclusive of density bonus SF):

988,150 SF of building area and 149,100 SF of covered parking

Total number of Residential Units (inclusive of density bonus units):

528 units

Total units attributed to density bonus:

68 units with approximately 123,495 SF of building area and 24,940 SF of covered parking (as detailed above)

As one of its objectives for the project, Hanna has sought to provide a significant number of affordable residential units. For-sale units in (a) above will be market-rate. Rental units in (b) above will be affordable to lower-income households, compliant with both the lower-income requirements of Government Code Section 65589.5(o)(2)(E) and Sonoma County's income requirements as set forth in Article 89. The CCRC/Senior living units in (c) above would qualify the project for a State density bonus pursuant to Government Code Section 65915(b)(l)(C).

Exclusive of the age-restricted CCRC/Senior living units, approximately 47% of the residential units would be affordable. Inclusive of the CCRC/Senior living units, the project will have a minimum of 20% of the

total units rented to lower-income households consistent with Government Code Section 65589.5(h)(3) and other applicable laws. As currently calculated, the affordable units comprise approximately 22.7% of the total number of units. Tenure for affordable units shall be at least the minimum prescribed by law, as further specified in the Housing Plan.

Commercial Uses:

- a. Hotel: 119 hotel rooms and 20 branded residences of two and three stories located on Lot 3 and Lot 4 of the Tentative Map for approximately 196,100 SF of building area, and 32,243 SF of covered parking.
- b. Retail/Office: approximately 10,000 SF of building area with one two story building located on Lot 8 of the Tentative Map.
- c. Childcare and Adult Day Care: approximately 9,600 SF of building area in two buildings on Lots 6 and 7, respectively, of the Tentative Map.
- d. Vocational Training Center: approximately 10,000 SF of building area, on Lot 9 west of Arnold Drive.

Total Commercial Uses:

225,700 SF of building area and 32,243 SF of covered parking

Total combined building area for residential uses, including covered parking, is 1,137,250 SF.

Total combined building area for commercial uses, including covered parking, is 257,943 SF.

Combined building area for residential and commercial uses, including covered parking, is 1,395,193 SF. The portion of the project designated for residential use is approximately 81.5% of the total square footage. This is in excess of the two-thirds required by Government Code Section 65589.5(h)(2)(B).

The combined building area for residential and commercial uses in the pre-application is 1,084,585 square feet. The combined building area in this full development application, including covered parking is 1,395,193 SF. The square footage attributable to density bonus units and related parking is 148,435 SF. The combined building area in this full development application, including covered parking and excluding square footage attributable to density bonus units and related parking is 1,246,758 SF, representing an increase of approximately 15 % from the pre-application. This is well within the 20% variance allowed by Government Code Section 65589.5(o)(2)(E).

Underground parking has been incorporated in multiple components of the project in order to reduce the area of surface parking and impervious surfaces and increase the amount of open space, among other objectives.

PROJECT DESCRIPTIONS FOR EACH DEVELOPMENT COMPONENT

RESIDENTIAL

For Rent Affordable Housing

Developer: Burbank Housing

Burbank Housing is participating in the Hanna Agua Caliente master development as the provider of the for-rent affordable housing component on Lot 5 (6.34 gross acres) along Arnold Drive. Puppydogtail Creek bifurcates the site and will be traversed via a pedestrian-only bridge. The net developable area is approximately four acres with the balance non-buildable due to wetlands and setbacks adjacent to Puppydogtail Creek and Hanna Creek.

The development is expected to be financed primarily by Low-Income Housing Tax Credits and the Joe Serna Jr. Farmworker Housing Program.

All residential buildings shall be conventional three-story walk-up types with a mix of flats and two-story townhomes designed primarily for families, with units ranging from approximately 623-1,350 net SF. The site will also have a playground, community building, and small pocket park areas. 84 units (including a manager's unit) will be in six buildings on the north parcel, while 36 units will sit south of the creek. The buildings will extend along both creeks, adding privacy, shade, and a natural amenity for the residents. Parking for the combined site will include approximately 175 spaces. As is true for all of Burbank's recent new developments, the development shall be all-electric, and solar is planned. Affordability levels will be as required by Government Code Section 65589.5(3) and Sonoma County's Article 89, as further described in the Housing Plan attached as item 4.

Unit Count Summary:

1BR	30
2BR	60
3BR	30

For-Sale Townhomes

Project name: Agua Caliente Townhomes – Sonoma

Developer: City Ventures

The City Ventures townhome development is located on Lot 2 and its primary access is from West Agua Caliente Road. The three-story townhomes development will include a resort-style pool and cabana/ community building adjacent to a central meadow green. Meandering trails and planned bike paths provide connectivity for all residents and visitors to enjoy.

The community will include 136 for-sale solar, all-electric townhomes ranging from approximately 1,773 to 1,926 net SF, each with a two-car private garage (272 spaces) accessed by a common drive aisle. Front porches and oversized decks support the indoor/outdoor relationship. Many homes will feature optional elevators, making this community ideal for aging-in-place families. There will be three floor plans, 28 residential buildings with seven unique residential building types, and 36 guest parking spaces.

Continuing Care Residential Care - Senior Living:

Project name: Maravilla at Sonoma

Developer: Senior Resource Group

This senior living residential project (located on Lot 1) with 272 residences in multiple buildings will provide a variety of living choices, accompanied by services and programming in such venues as 12-hour restaurant-style dining, theater, library, bistro, wellness center, and a host of other spaces designed to provide an active, balanced lifestyle.

Residents will have Independent, Assisted, and Memory Care living options and associated services and amenities in this community. Units will include studio, one-bedroom, two-bedroom, and three-bedroom configurations surrounded by courtyards and a Clubhouse with an enclosed swimming pool.

COMMERCIAL

Hotel

Project Name: Agua Caliente Hotel – Sonoma

Developer: Canyon Group

A hotel is proposed as a component of the development. The style of architecture, which will offer a series of 1, 2 & 3 story structures (with a portion of one building four stories), will provide a series of terrace spaces intended to harmonize with the terrain. A free-flowing indoor and outdoor experience is designed to take advantage of nine months of consistently temperate climate. Restaurant, lounge spaces, meeting rooms, private event space, and a spa will be included.

Twenty hotel branded residences are planned for development on the eastern portion of the site, comprised of approximately four acres at a lower elevation that is slightly separated but easily accessible from the hotel. The proposed residential community will offer a separate private outdoor pool and a small recreational building. Access trails and/or paths will connect the residences to the hotel facilities. These residences are to be placed in the hotel program and rented to hotel guests on an individual day-to-day basis when the owner is not in residence and are thus a part of the hotel and its commercial use.

Retail/Office Component

This approximately 10,000 SF building on Lot 8 will include retail (6,500 SF) and upstairs office space (3,500 SF) located in a two story building. The retail space will potentially include a café/bakery to be developed in conjunction with Hanna's Vocational Training Center so that students can gain experience selling products from the training center culinary kitchen. The retail space will be divisible for boutique retail shops and potentially two kiosks for smaller businesses. The Office space will likely be small professional offices such as legal, real estate, and design practices.

Child Daycare

A 4,000 square foot Day Care will be provided for children ages 2-5, with play areas and assigned indoor and outdoor spaces constructed in compliance with State regulations on Lot 6. The Day Care will serve both residents of the Project and the surrounding community.

Adult Daycare:

The 5,600 SF facility on Lot 7 will include an activity Room, sleeping rooms, and indoor and outdoor accessory spaces. Only supporting care for ambulatory individuals will be provided on-site for less than 24 hours per day. No nursing care will be provided.

Vocational Training Center

The 10,000 square foot Vocational Training Center will be located on Lot 9 and include studios and associated classrooms, a student resource center, and administrative offices to provide vocational training to Hanna students and the community. Some proposed areas of study are agri-businesses, such as viticulture and winemaking, plus culinary training, digital technology, construction, and electric vehicle technologies.

As to the retail/office component, child daycare, adult daycare and vocational training center, Hanna or its designee will be the developer.

3.A. PROJECT OVERVIEW OF LOCATION, SIZE, TOPOGRAPHY, SLOPE, AND VEGETATION:

The project site is located within the unincorporated area of Sonoma Valley. The site consists of one legal parcel with three assessor parcel numbers (see attached Assessor Parcel Maps above), described as

- a. the approximately 64.85-acre parcel commonly known as 17000 Arnold Drive (APN 133-220-003); and
- b. the approximately 25.52-acre parcel commonly known as 17000 Arnold Drive (APN 133-220-001); and
- c. the approximately 59.25-acre parcel commonly known as 810 West Agua Caliente Road (APN 133-112-020).

As previously noted, the principal project site is APN 133-112-020 at 810 W. Agua Caliente Road, with approximately two acres of APN 133-220-003, as shown on the attached Tentative Map.

The site consists of gently rolling hills and some flat terraces and is at elevations of approximately 110 to 175 feet above mean sea level. Most of the site is vegetated with upland annual grassland vegetation. Although most of the site is uplands, there are a perennial stream, a few intermittent streams, and several seasonal wetlands. Riparian vegetation borders the blue line streams and the creek, forming the property's eastern boundary. Oak and other mature trees line the property's remaining boundaries. This portion of the project site is currently developed with a single-family residence and a barn.

See Location Map (Page B3) in the separate Graphics package, and Tree Inventory Report, Attachment K.

3.B. ARCHITECTURAL STYLE, DESIGN, MATERIALS, FINISHES & COLORS

The modern agrarian architectural style of the overall project reflects the residential and semi-agricultural history of the surrounding development. Single and two-story buildings evoke a village feel and erode the height of three-story structures beyond. Building locations are carefully curated to protect existing seasonal wetlands while providing attractive, usable outdoor gathering spaces. Walking and bicycle paths provide recreation and connectivity from perimeter roads to the center of the parcel and out to Sonoma Creek.

Buildings incorporate pitched gable roofs and eave overhangs, consistent with traditional, ranch-house forms, among other compatible features. Balconies, railings, posts, wainscots, fascia boards, window systems, and other architectural elements add depth and shadow to the facades, which break up wall expanses and reduce the perceived size of each building. Each component of the project has provided elevations and building materials as described in the Graphics Package and further below.

The project's warm, natural exterior color palette is designed to suggest the appearance of structures that are well-kept but have existed on the property for years. Weathered gray siding, gray-beige cement plaster, slate colored roofing, and exterior stone or tile veneer create a color way that is both attractive and appropriate to the neighborhood and to the site.

Please see the detailed architectural plans, including elevations, materials, finishes, and colors for each development within the Project on Pages C1, C2, D1, D2, E1, E2, F1, F2, G1, G2 of the Graphics Package.

3.C. SURROUNDING LAND USES

Parcels in the project vicinity are primarily vineyards, interspersed with areas of rangeland, open space, and single-family and multifamily residential parcels. Immediate land uses north of the primary site are Rural Residential zoned residences, and Agriculture and Residential zoned residential development north of the proposed vocational center. East of the site (bordered by Sonoma Creek) are vineyards. South of the primary site and south of West Agua Caliente Road are residential parcels zoned Rural Residential. To the west of the primary site and across Arnold Drive is the Hanna Boys Center main campus. Saint Leo's Catholic Church is located southeast of the primary site.

Please see the "Surrounding Land Uses" site plan (Item 3c on page B4) in the separate Graphics attachment.

3.D. EXISTING AND PROPOSED STRUCTURES AND LAND USES

The project site currently contains an existing single-family residence and barn. Please see the separate Graphics attachment of “Existing Uses” (Item 3d on page B5) and “Proposed Uses” (Item 3d on page B6).

3.E. ON-SITE CIRCULATION AND NEARBY CIRCULATION PATTERNS

Please see the separate Graphics Package including On-site Circulation and Nearby Circulation Patterns (Items 3e & 5b on page B10).

3.F. ANTICIPATED PROJECT TRIP GENERATION

The proposed development would generate 4,398 weekday daily, 320 weekday AM peak hour, 373 weekday PM peak hour, and 331 Saturday afternoon trips. The project’s trip generation was estimated using the MXD+ methodology for the weekday daily, weekday AM peak hour, and weekday PM peak hour. This methodology is more precise than conventional methods for estimating the number of trips generated by mixed-use projects, such as the use of the Institute of Traffic Engineers (ITE) *Trip Generation Manual 11th Edition*, which is based on data derived primarily from single-use and freestanding sites. The MXD+ trip generation methodology, based on Environmental Protection Agency (EPA) and National Cooperative Highway Research Program (NCHRP) research, more precisely estimates trip generation of mixed-use projects by accounting for the travel within the project (i.e., between uses), trips made by non-automobile modes, and the project’s land use context.¹

Table 1 on the following page presents the trip generation estimates for the proposed project.

¹ For more information on the MXD+ methodology please visit <https://www.fehrandpeers.com/mainstreet/> or see *Getting Trip Generation Right Eliminating the Bias Against Mixed Use Development* by the American Planning Association, May 2013.

TABLE 1: PROJECT TRIP GENERATION

Land Use	Quantity ¹	Weekday							Weekend		
		Daily	AM Peak Hour			PM Peak Hour			Saturday Afternoon		
			In	Out	Total	In	Out	Total	In	Out	Total
Apartments & Townhomes ²	255 du	1,710	24	78	102	82	48	130	52	53	105
Senior Assisted Living & Memory Care ³	72 du	187	8	5	13	7	10	17	9	10	19
Senior Independent Living ⁴	200 du	648	14	26	40	28	22	50	35	29	64
Hotel ⁵	130 rms	1,039	32	26	58	35	33	68	52	42	94
Branded Residences ⁶	18 du	78	2	2	4	3	4	7	24	25	49
Retail ⁷	5 ksf	441	11	7	18	24	24	48	17	16	33
Office ⁸	5 ksf	72	7	1	8	4	7	11	-	-	-
Child & Adult Day Care Centers ⁹	99 stu	400	39	35	74	34	39	73	7	4	11
Vocational Training Center ¹⁰	80 stu	496	47	11	58	25	19	44	2	2	4
Subtotal before Reductions		5,071	184	191	375	242	206	448	198	181	379
MXD+ Internal Capture Reduction		-282	-12	-16	-28	-17	-15	-32	-12	-11	-23
MXD+ External Walk, Bike, and Transit Reduction		-175	-6	-6	-12	-9	-7	-16	-7	-7	-14
Children's Day Care Reduction		-40	-4	-4	-8	-3	-4	-7	-1	0	-1
Retail Pass-By Trip Reduction		-176	-4	-3	-7	-10	-10	-20	-5	-5	-10
Net New Project Trips		4,398	158	162	320	203	170	373	173	158	331

Notes:

- 1 du = 1 dwelling unit; 1 ksf = 1,000 SF gross leasable area; rm = room; stu = student
2. Apartment trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 220 (Multifamily Housing Low-Rise)
3. Senior Assisted Living and Memory Care trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 254 (Assisted Living)
4. Senior Independent Living trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 252 (Senior Adult Living Housing – Multifamily)
5. Hotel trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 310 (Hotel)
6. Branded Residences trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 260 (Recreational Homes)
7. Retail trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 822 (Plaza/Retail <40 ksf)
8. Office trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 712 (Small Office Building)
9. Child and Adult Day Care Centers trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 565 (Day Care Center)
10. Vocational Training Center trip generation based on *ITE Trip Generation Manual*, 11th Edition Land Use Code 540 (Junior/Community College)

Source: Fehr & Peers, 2023.

3.G. PROXIMITY TO TRANSIT & TRANSIT HEADWAYS, PEDESTRIAN/BICYCLE PLAN

The project site will include an extensive pedestrian/bicycle network serving each development site within the master plan to include north-south and east-west paths serving a trail system accessible from each development site within the master plan area. The paths include access to creek areas and connection to future County of Sonoma northbound/southbound bicycle lanes to be constructed on Arnold Drive.

Please see the separate Graphics Package attachments, page B7 – “Proximity to Transit and Transit Headways & Existing Pedestrian and Bicycle Access” and B10 – depicting bike and pedestrian circulation plan.

3.H. PROPOSED PARKING

Please see the separate Graphics Package attachment, page B8 - “Proposed Parking” which includes a site plan showing parking and parking counts and a table including total SF of parking, electric charging parking spaces, and compact and ADA parking spaces.

3.I. WATER SUPPLY

Water Supply:

The project will receive water from The Valley of the Moon Water District (VOMWD). VOMWD has reviewed the information provided by the Hanna Boys Center Project team. The project team estimated a preliminary demand of approximately 151-acre feet per year (AFY) with a projected buildout in 2030.

VOMWD compared the 2020 Urban Water Management Plan (UWMP) demand projections to the sum of the VOMWD’s baseline demands, the demand projections for other proposed development (the Springs Specific Plan [SSP]) used in the 2019 Water Master Plan, and the preliminary Project demand estimate. The UWMP projected demand is 2,996 AFY by 2025 and 3,477 AFY by 2045. Two baseline scenarios were considered, with Scenario 1 using the average of VOMWD’s total annual water demands over the past five years, and Scenario 2 using the average of VOMWD’s three highest annual total water demands over the past five years. The projected net demand increase associated with the SSP is estimated to be 266 AFY at buildout.

Under Scenario 1, the cumulative demand of the VOMWD baseline, the SSP and the project is less than the UWMP demand projections by 214 AFY in 2030 and 457 AFY in 2045.

Under Scenario 2, the cumulative demand of the VOMWD baseline, the SSP and the project is less than the UWMP demand projections by 34 AFY in 2030 and 277 AFY in 2045.

Therefore, VOMWD concludes that the UWMP demand projections are inclusive of Project’s demands, the SSP demands, and VOMWD’S baseline demands.

VOMWD acknowledges that the Project's demand estimate, and buildout schedule may be subject to refinement, and the Project team is collaborating with VOMWD to develop a SB 610-compliant Water Supply Assessment (WSA) to further confirm supply availability.

3.J. WATER CONSERVATION PLAN

The entire project will be constructed to include installation of low-flow fixtures, best available water conservation methods, Low-flow showerheads, and faucet aerators in all project dwelling units. All landscaping will use a high percentage of native, low water use plants and landscape irrigation will meet

or exceed State of California and Sonoma County Water Efficient Landscape standards, using drip irrigation at most locations, and incorporating “smart” irrigation controllers and sensors.

3.K. SEWAGE DISPOSAL

The project will discharge all wastewater into the Sonoma Valley County Sanitation District (SVCS) sewer system. The project Civil Engineer has met with Sonoma Water to discuss the project and potential impacts to the sewer system. A preliminary sewer study has been prepared to determine total sewer demands and an assessment of hydraulic capacity in the existing sewer mains directly downstream of the project, which demonstrates they have adequate capacity. Furthermore, Sonoma Water is in the process of conducting a global analysis of the entire sewer system, including all planned future projects. There is potential for a need for system upgrades further downstream of the project to meet future projected demands. However, this will not be known until Sonoma Water has completed the analysis.

3.L. STORMWATER MANAGEMENT

The site will convey stormwater drainage via surface and subsurface flow through conveyance devices such as roadside gutters, valley gutters, swales, drain inlets, and a network of storm drains. The site is mapped within the San Francisco Bay Region (Phase 2 Term 1 NDPES Boundary) and is therefore subject to BASMAA regulatory guidelines for stormwater management. The site is not within the MS4 Boundary and is not subject to the city of Santa Rosa Low Impact Development requirements.

Stormwater will be directed to several bioretention facilities spread throughout the site, sized at 4% of the total impervious area which drains into it. The bioretention facilities will treat pollutants and provide subsurface stormwater retention to encourage infiltration. The bioretention facilities will all consist of 18” of amended topsoil over a minimum of 12” class 2 permeable rock, with a perforated subdrain and overflow drain inlet that connects to the storm drain system. Stormwater leaving the site will either sheet flow into Sonoma and Hanna creek or will connect to a system of catch basins and storm drains which will plan to be extended along West Agua Caliente Road.

The proposed developed portions of the site are not subject to flooding risks and are entirely within FEMA Zone X (areas determined to be outside the 0.2% annual chance floodplain). Hanna Creek and its banks are located within Zone A (special flood hazard area subject to inundation by the 1% annual chance flood, with no base flood elevations determined). Sonoma Creek and its banks are located within Zone AE (special flood hazard area subject to inundation by the 1% annual chance flood, with base flood elevations determined). All structures will be setback a minimum of 50’ from the top of the creek banks. See FEMA maps #06097C0910E and #06097C0930E.

The San Francisco Army Corps of Engineers (“Corps”) issued a jurisdictional wetlands determination for the property on September 6, 2018 (Corps File No. 2018-00042N) concluding that 1.14 acres of seasonal wetland, 0.83 acre of intermittent stream, and 1.25 acre of perennial stream occurs on the site (see separate Graphics Package, Attachment 13.1, Army Corps Jurisdictional Wetlands Map). The delineation is likely to require updating based on current Corps regulations under the Supreme Court’s decision in *Sackett v. EPA* on May 25, 2023, holding that the jurisdiction of the Clean Water Act extends only over wetlands that have a “continuous surface connection” with a traditional navigable water body of the United States.

The proposed project is designed to avoid impacts on wetlands but will impact approximately 0.6 acres of seasonal wetlands. Mitigation for this impact will occur at a 2:1 replacement ratio. The applicant is proposing to create approximately 1.2 acres of seasonal wetland habitat within the riparian buffer of Sonoma Creek. A Mitigation Monitoring and Management Plan will be developed in accordance with the

Corps' Uniform Performance Standards and will be subject to the review and approval of the Corps and San Francisco Regional Water Quality Control Board.

Please see the locations of wetlands in the separate Graphics Package (Page B.13.1 – Potential Waters of the U.S. and Wetlands) and a Project Site Plan showing the location of existing onsite wetlands proposed to be removed and to remain (separate Graphics Package, Page B13). A wetland avoidance alternatives analysis will be prepared for the project Environmental Impact Report (“EIR”).

3.M. STORMWATER MANAGEMENT:

This is a duplicate of 3.I. above.

3.N. SOLID WASTE FACILITIES:

Solid waste and recycling facilities shall be provided throughout the entire project site, and they will meet all County and local waste disposal provider design standards.

3.O. EMERGENCY SERVICES

The Sonoma Valley Fire and Rescue Authority Station #3 is approximately .75 miles east of the site at 101 W. Agua Caliente Road, Sonoma (the northwest corner of Hwy. 12 and W. Agua Caliente Road). Response time is approximately two minutes. Agua Caliente Road West and Arnold Drive provide adequate access for fire and emergency vehicles to serve the project site.

The approximate two-acre Vocational Training Center site (located on APN: 133-220-003 and west of Arnold Drive) is also served by The Sonoma Valley Fire Rescue Authority.

All proposed development within the Project will be designed to allow adequate access to all emergency services. A detailed emergency evacuation analysis will be prepared as part of the project EIR.

3.P. ENERGY DEMAND AND GREENHOUSE GAS:

The entire project will be designed to meet or exceed California Energy Code - Title 24.

PG&E staff has reviewed our Project, its proposed energy needs, and the affected PG&E infrastructure. They do not see any issue in supplying our project with the necessary utilities. We will continue to work closely with PG&E, so the project is ready to come online when it is ready for construction.

A greenhouse gas analysis will be completed as a part of the project's EIR.

3.Q. PREDOMINANT ONSITE VEGETATION, WETLAND DELINEATION, BIOTIC ASSESSMENT, SPECIAL PLANT SURVEY

Habitats on the site are classified as annual grassland, oak woodland, riparian corridor, seasonal wetland, and developed. Sonoma Creek, a perennial Creek, is located on the eastern property boundary of the site and supports a dense, mature riparian canopy. Lizard Creek is located on the northwestern portion of the site and drains to Hanna Creek which ultimately drains off-site to Sonoma Creek (see Graphics Package, Page B.13.2, Habitat Communities). Puppydogtail Creek is located on the mid-western portion of the site.

Per the Sonoma County Riparian Corridor ordinance, there is a 100-foot riparian buffer to Sonoma Creek. A 50-foot buffer will be maintained to other creeks except for minor improvements including pedestrian and vehicular bridge crossings, consistent with County code.

As described in 3. I. above, the San Francisco Corps of Engineers issued a jurisdictional wetlands determination for the property on September 6, 2018 (Corps File No. 2018-00042N) concluding that 1.14 acres of seasonal wetland, 0.83 acres of intermittent stream, and 1.25 acres of perennial stream occur on the site (see Graphics Package, sheet B13.1 - Jurisdictional Wetlands Map).

See Attachments, Attachment H - Hanna Boys Center Biological Assessment, Moore Biological Consultants.

A Special-status plant survey (see Attachment L) determined that no rare plants were observed onsite during the 2023 plant survey.

3.R. LANDSCAPE AND OUTDOOR USE AREAS – DIMENSIONS AND SIZE

Please see the illustrative master plan that includes landscape and outdoor use areas (Graphics Package, Item 5a on sheet B9). In addition, each development project includes a planting and materials list for their parcel.

3.S. CONSTRUCTION TYPES AND METHODS, PRELIMINARY GRADING PLAN, CONSTRUCTION HOURS

Construction Types and Methods

Retail Site and Vocational Training Center

Agua Caliente VCT and Retail								
Response to PJR 128 item 3								
Building	Building Type	Occupancy Classification	Conceptual Cut/Fill	Construction Methodology	Estimated Construction Duration	Piles/Blasting	Working Hours	Staging Areas
Vocational Training Center	V- Fully Sprinklered	F-1, B	Net 0	Masonry, Steel Frame Construction	10 months	Not Anticipated	Normal	Proposed Vehicle Parking
Retail/Office	V- Fully Sprinklered	M, A-2,B	Net 0	Steel Moment Frame, Stud Wall framing	14 months	Not Anticipated	Normal	Proposed Vehicle Parking
Child Day Care	V- Fully Sprinklered	I-4	Net 0	Wood Platform Framing	12 months	Not Anticipated	Normal	Proposed Vehicle Parking
Adult Day Care	V- Fully Sprinklered	I-4	Net 0	Wood Platform framing	14 months	Not Anticipated	Normal	Proposed Vehicle Parking
			For Cut and Fill, these are single or 2 story buildings with no underground components. It is expected that Foundation Spoils will				Normal Working Hours presumed to be 7:30 AM - 6:00PM M-F, 5PM Sat	Staging Areas will be in designed Vehicle Parking Areas prior to finished paving

Continuing Residential Care - Senior Living:

Agua Caliente Senior Living								
Response to PJR 128 item 3s								
Building	Building Type	Occupancy Classification	Conceptual Cut/Fill ¹	Construction Methodology	Estimated Construction Duration	Piles/Blasting	Working Hours ²	Staging Areas
Main Building	Type V over Type 1, Fully Sprinklered	A-2, B, R-2	Net 0	concrete foundation, PT slab, steel framing	26 months	Not Anticipated	Normal	Future Parking Lot
Casitas	Type V over Type 1, Fully Sprinklered	R-2	Net 0	concrete foundation, PT slab, steel framing	26 months	Not Anticipated	Normal	Future Parking Lot
Clubhouse	V- Fully Sprinklered	A-2	Net 0	concrete foundation, steel framing	22 months	Not Anticipated	Normal	Future Parking Lot

¹ For Cut and Fill, these are 1-, 2-, and 3-story buildings. The casitas have a half-buried parking basement. Any cut for basement area will be balanced with fill or redistributed on site.

² Normal working hours are assumed to be 7:30 am to 6pm M-F and 7:30 am to 5pm Sat.

Hotel:

Agua Caliente Hotel and Branded Residences								
Response to PJR 128 item 3s								
Building	Building Type	Occupancy Classification	Conceptual Cut/Fill ¹	Construction Methodology	Estimated Construction Duration	Piles/Blasting	Working Hours ²	Staging Areas
Arrival Building	V- Fully Sprinklered	B	Net 0	concrete foundation, steel framing	26 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Main Lodge	Type V over Type 1, Fully Sprinklered	A-2, B, M, R-1	Net 0	concrete foundation, PT slab, steel framing	26 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Spa and Fitness	V- Fully Sprinklered	B	Net 0	concrete foundation, steel framing	26 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Café/Bar & Grill	V- Fully Sprinklered	A-2	Net 0	concrete foundation, steel framing	26 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Pavilion Bar	V- Fully Sprinklered	A-2	Net 0	concrete foundation, steel framing	26 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Meeting Space	V- Fully Sprinklered	A-2	Net 0	concrete foundation, steel framing	24 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Treehouse Guestrooms	V- Fully Sprinklered	R-1	Net 0	wood platform on piers, steel framing	24 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Branded Residences	V- Fully Sprinklered	R-1	Net 0	concrete foundation, steel framing	24 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad
Pool House	V- Fully Sprinklered	A-3	Net 0	concrete foundation, steel framing	24 months	Not Anticipated	Normal	Hanna Creek Parking & Branded Residences Quad

¹ For Cut and Fill, these are 1-, 2-, and 3-story buildings. Only the main lodge has a partial basement. Any cut for basement area will be balanced by fill or redistributed on site.

² Normal working hours are assumed to be 7:30 am to 6pm M-F and 7:30 am to 5pm Sat.

Townhomes:

Hanna Townhomes City Ventures								
Response to PJR 128 item 3								
Building	Building Type	Occupancy Classification	Conceptual Cut/Fill	Construction Methodology	Estimated Construction Duration	Piles/Blasting	Working Hours	Staging Areas
28 Residential Townhomes (136 Homes)	Type V-B wood framed construction (136 Homes)	F-1, B NFPA 13R Fire Sprinkler System	8,000 cy cut and 8,000 cy fill For Cut and Fill, these are 3 story buildings with at grade 2 car garages. It is expected that Foundation Spoils will be redistributed on site.	Wood framed - 3 story Townhomes	10-12 months per building. LD: 1/2026 - 1/2027 Units: 10/2026 - 1/2031	Not Anticipated	Will follow 9.56.050 Sonoma County Construction Hours M-F 8:00 AM to 6:00 PM Sat 9:00 AM to to 6:00 PM Sun 10:00 AM to 6:00 PM	Staging areas will be on site. Staging Area will be located within the last Phase building pad. Parking on site for construction will be adjacent staging and parking will be located in adjacent parking area located next to the last building to be constructed.

Burbank For Rent Affordable Residential Units:

Affordable Housing								
Response to PJR 128 item 3								
Building	Building Type	Occupancy Classification	Conceptual Cut/Fill	Construction Methodology	Estimated Construction Duration	Piles/Blasting	Working Hours	Staging Areas
Nine three-story buildings containing 120 units plus one one-story community building.	Type of construction: Type VA (1-hour rated wood construction). Conventional slab on grade foundations. Three stories maximum.		Extent of grading: limited to areas outside of riparian setbacks and creek treeline. No retaining walls or significant off-haul is anticipated.	Construction method: Cast-in-place slab on grade foundations. Site framed or panelized platform framed wood construction. Fiber cement and cement plaster siding.	18 months	Not Anticipated	Normal Working Hours presumed to be 7:30 AM - 6:00PM M-F, 5PM Sat	Staging is anticipated on site, likely at the play area/open space adjacent to the community center

Site Grading:

Site grading will generally be achieved by cutting and filling compacted soil throughout the project site. Cut and fill slopes are planned to have a maximum inclination of 2H:1V. Where it is not feasible to grade due to sensitive features or required setbacks, retaining walls are planned. The grading design has attempted to balance site cuts and fills to the maximum extent feasible. Please refer to the preliminary grading & drainage plans for locations of cuts and fills based on finish grade elevations provided.

The total volume of cuts and fills for the entire project is 76,692 CY cut and 65,96 CY fill, (14,496 net cut). No blasting or pile driving is proposed. Staging areas are planned in existing level areas clear of vegetation,

near Agua Caliente West and Arnold Drive for ease of access and delivery of materials. A preliminary site grading and drainage plan is included in the graphics attachment for each proposed development site (see separate Graphics Package, Pages C4, D4, E4, F4, and G4).

Construction Days and Hours:

Construction days and hours are anticipated to be Monday – Friday, 7:30 a.m. – 6:00 p.m.; and Saturday, 7:30 a.m. - 5:00 p.m.

3.T. NOISE

The existing noise environment surrounding the project site exceeds the Ldn 65 dB outdoor noise criterion outlined in Policy NE-1b, Sonoma County General Plan (see Attachment J - Resonance Acoustics Noise Study). Without mitigation, traffic noise will most affect the affordable housing apartments directly facing Arnold Drive. Other perimeter buildings (i.e., those facing Arnold Drive or Agua Caliente Road West) will also be at or above the County's exterior noise standards. Interior areas of the project site plan are expected to meet the County exterior noise standards.

Mitigation measures for the affordable housing units include locating outdoor apartment space to the interior of the project away from Arnold Drive and further analysis of the exterior building facade to provide the design team with the recommended window, exterior door, and exterior wall design to meet the General Plan interior noise criteria.

Other recommended mitigation measures are:

- Prepare a detailed construction noise control plan to reduce construction noise impacts to adjacent receivers.
- Locate loading docks away from sensitive receptors and route trucks away from sensitive receptors. Limit truck delivery times to 7 am to 10 pm.
- Locate and specify project mechanical equipment to meet General Plan noise standards at the project property lines shared with adjacent property owners, and residential neighbors within the Project.

3.U. POTENTIAL HAZARDS

Wildfire Risk:

The Project site is located in a Wildland Urban Interface Influence Fire Zone, and the site is classified as a "Moderate" Fire Hazard Severity Zone. The Sonoma Valley Fire District serves the site. District Station #3 is one-half mile east of the project site at 101 Agua Caliente Road, West, Sonoma (the northwest corner of Hwy. 12 and Agua Caliente Road West). A detailed analysis of evacuation routes will be prepared as part of the project EIR (as indicated above) and will address factors raised in recent California Attorney General guidance on such analyses.

Fire Suppression Equipment:

The development will be served by fire hydrants and interior building sprinkler systems constructed consistent with State and Sonoma County standards.

New Construction:

All new construction shall meet State and local building code fire safety standards.

Ingress/Egress:

An internal road and driveway system will serve the primary portion of the development site located east of Arnold Drive with access from both Arnold Drive and West Agua Caliente Road. Multiple project driveway access roads are provided on Arnold Drive and Agua Caliente Road West to serve this portion of the project.

The new Vocational Training Center located on the west side of Arnold Drive will be accessed by a new driveway connected to Arnold Drive. The existing road system serving the Hanna Center will provide a second access to the Vocational Training Center.

All roads and driveways serving the development will meet or exceed Sonoma County and Fire District standards requirements.

Fire Hazard Reduction:

On a routine basis, in all open space areas, the respective property owners and Homeowner Associations as appropriate will perform weed abatement, reduce ladder fuels, and clear vegetation around buildings.

Hazards – Flooding:

Most of the site gently slopes down to two primary drainages, Hanna Creek and Sonoma Creek. The center and western portions of the site are gently sloping, and portions are flat. Hanna Creek bisects the western third of the site's main section, and it is located in the 100-year floodplain (F2 Floodplain Combining District as indicated on the zoning map). Sonoma Creek forms the site's eastern border and also has an F2 Secondary floodplain designation. No project construction will occur in the Flood Plain. All future structures shall meet or exceed required creek setback standards.

Hazards – Geological Hazards:

The Sonoma County Geologic Hazard Zone GIS map confirms that the project site is not in a geological hazard zone.

Hazards – Landslides:

The Sonoma County General Plan Public Safety Deep-seated Landslide Hazard Areas map confirms that the site is not within a landslide susceptibility class. [Source: Sonoma County General Plan Public Safety Maps: Deep-seated Landslide Susceptibility Classes]]

Hazards – Earthquake Fault:

The Sonoma County Public Safety: Earthquake Fault Hazards Ares map confirms that the site is not in a documented earthquake hazard area.

Hazards – Liquefaction:

Liquefaction onsite varies from Very Low Susceptibility to Moderate Susceptibility. A detailed soil report will be completed for each component of the project as a part of the building permit application process. All recommendations will be integrated into the building design for review and approval by Permit Sonoma before building permit issuance.

3.V. HAZARDOUS MATERIALS SITE

The site is not included in the State list of sites containing hazardous materials or hazardous waste sites based on the State of California Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese List).

3.W. EXISTING STRUCTURES - DISTANCE TO PROPERTY LINES:

Please see the site plan including existing structures on the project site (Graphics Package – Page B5).

Due to the number of structures proposed please see separate Graphics Package, Page B6 for dimensions from proposed structures and outdoor use areas to the property lines.

3.X. HEIGHT OF STRUCTURES:

Please see the Graphics Package that contains individual project plans with the following details: building elevations, accessory structures, and height of structures. All site retaining walls proposed will have a height of six feet or less when measured from the top of the wall to the finish grade at the bottom of the wall.

3.Y. LOT COVERAGE:

Please see the Graphic Package (Page B11) that contains lot coverage for the entire project and each individual project component.

4. AFFORDABLE HOUSING PROPOSAL:

Hanna Boys Center, a non-profit religious corporation (Hanna) proposes a housing development project at 810 W. Agua Caliente Road, Sonoma (Project), consisting of a mixed-use development with residential and nonresidential uses with at least two thirds of the square footage designated for residential use, consistent with Government Code Section 65589.5(h)(2)(B). The Project is the subject of a preliminary application, filed with and accepted by Permit Sonoma per the requirements of SB330.

The Affordable Housing Proposal is being submitted to set forth the project’s compliance with the affordable housing requirement of SB330 (Government Code Section 65589.5(h)(3) and the requirements of Sonoma County Zoning Code Section 26-89-030(G).

PROJECT DESCRIPTION:

The Hanna Center mixed use housing development project consists of the following commercial and residential components:

Table 1: Project Structure: Residential Mixed-Use Project		
Commercial		
Use Type	Number/Units	Building Square Footage
Hotel	119 rooms	141,100 sq. ft.
Branded Residences	20	55,000 sq. ft.
Retail	Single structure	6,500 sq. ft.
Office	Upper story of Retail structure	3,500 sq. ft.
Childcare facility	Single structure	4,000 sq. ft.
Adult daycare facility	Single structure	5,600 sq. ft.
Vocational Training	Single structure	10,000 sq. ft.

Residential		
Use Type	Number/Units	Building Square Footage
For-sale	136	1,800 sq. ft./unit (average)
Rental	120	623 sq. ft. – 1,351 sq. ft.
Senior Living	80 independent living units	400 sq. ft. – 3,000 sq. ft.
	120 independent living casitas	
	48 assisted living units	
	24 memory care units	
Total Number of Residential Units	528	

Required Number of Affordable Units

SB330: Per Government Code Section 65589.5(h)(3) 20% of the total number of residential units must be made available for lower income households. 20% of 528 units equates to 106 units. The level of affordability is lower income households as defined in Section 50079.5 of the Health and Safety Code, shown below:

50079.5. (a) “Lower income households” means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The limits shall be published by the department in the California Code of Regulations as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at 80 percent of area median income, adjusted for family size and revised annually.

(b) “Lower income households” includes very low income households, as defined in Section 50105, and extremely low income households, as defined in Section 50106. The addition of this subdivision does not constitute a change in, but is declaratory of, existing law.

Additionally, Government Code Section 65589.5(h)(3) stipulates that housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based.

SB330: Total number of required units: 106
Level of affordability: Lower income households.

Sonoma County Zoning Code Section 26-89-030(G) requires 20% of all for sale units and 15% of all rental units be affordable units. One-half of the units are to be reserved for low-income (80% AMI) households and one-half are to be reserved for very low-income (50% AMI) households.

The project’s affordability requirement under Section 26-89-030 is:
136 for sale units @ 20% = 28 units
120 rental units @ 15% = 18 units
272 senior units @ 20% = 55 units

Total number of required units: 101
Level of affordability: 50 units for low-income (80% AMI) and 51units for very low-income (50% AMI).

Application of Density Bonuses as Allowed by Section 26-89-050

The total number of residential units as shown above was achieved through the application of the following density bonus percentages based on low-income units.

Table 2: Density Bonus Unit Calculation						
Application of Density Bonus						
Unit Type	Base Units	Density Bonus % applied	Resultant Income Restricted Units	Resultant Unrestricted Units	Total Units	Concessions
For Sale	121	12.3%	8	7	136	1
Rental	105	14.28%	8	7	120	1
Senior Living	234	16.23%		38	272	1
Childcare						1

Workforce Housing

Section 26-89-045 of the Sonoma County Zoning Code requires the payment of a Workforce Housing fee or the construction of affordable units for nonresidential projects greater than 2,000 sq. ft. in size. The project includes the following uses that would be subject to the Workforce Housing fee²:

Hotel:	141,100 sq. ft.
Branded Residences	55,000 sq. ft.
Retail:	6,500 sq. ft.
Office:	3,500 sq. ft.
Childcare Facility:	4,000 sq. ft.
Adult daycare Facility:	5,600 sq. ft.

Table 1 of Zoning Code Section 26-89-045. C. permits the construction of affordable units consistent with Section 26-89-045. C. 1.,2. Per the following ratios:

Commercial, Office, Medical, Hotels:	.05 unit per sq. ft. per 1,000 sq. ft. of floor area
Retail	.09 unit per sq. ft. per 1,000 sq. ft. of floor area

The affordable unit equivalent to meet the Workforce Housing obligation is:

Commercial/Office/Hotel:	224,100 sq. ft./1,000 = 224.1 x 0.05 = 11.20 units
Retail:	6,500 sq. ft./1,000 = 6.5 x 0.09 = 0.58 unit

Total number of required units: 11.785 units = 12 units

² Vocational Training Center is exempt from the Workforce Housing fee per Zoning Code Section 26-89-050 B.2, because Hanna is a non-profit and the Vocational Training Center will provide substantial community benefit.

Level of Affordability: 6 units for low-income households and 6 units for very low-income households.

Alternative Equivalent Affordable Housing Plan

Based on the analysis above, the project’s affordability requirement is:

Under SB330:106 units reserved for lower income households.

Under Sonoma County Article 89: 101-unit total: 50 units reserved for low-income households (80% AMI) and 51 units reserved for very low-income households (50% AMI).

Workforce Housing: 12 units: 6 units reserved for low-income (80% AMI) households and 6 units reserved for very low-income (50% AMI) households.

The definition of lower income in the Health and Safety Code references very low-income households. The project proposes to provide 118 income restricted units reserved for lower income households whose income is 60% AMI or less, as further described in Table 4, below. In no event will the income restriction for at least 106 units result in a less restrictive level of affordability than as required by Government Code Section 65589.5(h)(3). This also results in achieving a reasonable blend of affordable units as between Article 89’s allowance for units at both 80% and 50% AMI.

Filed concurrently with and made part of this Alternative Equivalent Affordable Housing Plan are the site map and the architectural design plans which detail the residential and nonresidential components, their site locations, design, floor plans, unit mix (if applicable) and square footages. The Use Types and Building Square Footages in Table 3 below, provides a summary of the land use types, number of units and square footages.

Table 3: Use Types and Building Square Footages		
Use	Square Footage	Number of Units
Hotel	141,100 sq. ft.	120 rooms
Branded Residences	55,000 sq. ft.	20
Retail	6,500 sq. ft.	Single building
Office	3,500	Upper story of retail building
Childcare Facility	4,000 sq. ft.	Single building
Adult daycare Facility	5,600 sq. ft.	Single building
Vocational Training	10,000 sq. ft.	Single building
For-Sale	1,800 sq. ft. per unit average	136 units
Rental	623 sq. ft. to 1,351 sq. ft.	120 units
Senior Living	400 sq. ft. to 3,000 sq. ft.	Independent Living: 80 units Independent Living Casitas: 120 units Assisted Living: 48 units Memory Care: 24 units

Hanna Center proposes to meet the project’s affordable housing requirement by offering:

- 118 rental units will be reserved for lower income households whose income is 60% AMI or less. Two of the rental units will be reserved as manager’s units, anticipated to be affordable at 80% AMI. The unit mix, number of bedrooms and sizes are detailed in Table 4., below.
- A 4,000 sq. ft. childcare facility meeting the requirements of Sonoma County Zoning Code Section 26-89-050 C.7.
- A 272-unit senior facility meeting the requirements of Sonoma County Zoning Code Section 26-89-050 C.3.

Table 4: Affordable Rental Units				
Unit Type	Number of Units	Unit Size	Level of Affordability	Tenure
One-bedroom	30	623 – 656 sq. ft.	Not to exceed 60% AMI	55 yrs.
Two-bedroom	60	920 sq. ft.	Not to exceed 60% AMI ³	55 yrs.
Three-bedroom	30	1,190 – 1,351 sq. ft.	Not to exceed 60% AMI	55 yrs.

Construction Funding

As with the typical affordable housing project, this project anticipates applying for any available County funds to offset the cost of construction.

5. SITE PLAN

Please see the separate Graphics Package, Page B.4- Project Site Plan.

6. PRELIMINARY GRADING & DRAINAGE PLAN

Please see the Graphics Package, Sections C-G, Preliminary Grading Plans prepared for each development within the Project.

7. PRELIMINARY ARCHITECTURAL PLANS AND ELEVATIONS

Please see the Preliminary Architectural Plans and Elevations prepared for each development in the Graphics Package, Pages C.1. - G.1., and Pages G.2. – G.2., respectively.

8. PRELIMINARY LANDSCAPE PLANS

Please see the Preliminary Landscape Plans prepared for each development in the Graphics Package, Pages C.5., D.5., E.5., F.5, and G.5. All landscaping plans will comply with the County Water Efficient Landscape Ordinance.

9. TREE PROTECTION PLAN

Please see the Tree Protection Plan in the Graphics Package, Page B13.

³ Note that two manager’s units are anticipated to be affordable at 80% AMI as referenced above.

10. PRELIMINARY LIGHTING PLAN

Please see the Preliminary Lighting Plan in the Graphics Package, Pages C7, D7, E7, F7, G7.

11. PARKING PLAN TABLE

Please see the separate Graphics Package, Pages C8, D8, E8, F8, G8.

12. MATERIALS & COLORS

Please see the Graphics Package, Sections C9-G9, Colors and Materials prepared for each development within the Project.

13. PHOTOGRAPHS OF SITE

Please see Graphics Section B, page B14.

14. LOW-IMPACT DEVELOPMENT DETERMINATION WORKSHEET

The site is mapped within the San Francisco Bay Region (Phase 2 Term 1 NDPES Boundary) and is therefore subject to BASMAA regulatory guidelines for stormwater management. The site is not within the MS4 Boundary and is not subject to the city of Santa Rosa Low Impact Development requirements.

15. UTILITY CERTIFICATE APPLICATION – NOT APPLICABLE (NOT WITHIN CITY OF SANTA ROSA)

A Utility Certificate is not necessary because the Project site is not served by the City of Santa Rosa.

16. FILING FEE

The application fee has been paid (see receipt in Attachment B).

SUBDIVISION APPLICATION

Application Forms:

Please see the attached Planning Application form PJR-001, Indemnification Agreement form PJR-011, Major Subdivision Supplemental Information form PJR-079, and At-Cost Agreement PJR-095 (Attachment A).

Tentative Map:

The Tentative Map includes nine lots and a designated remainder (see separate Graphics Package, Page B11.1). Condominium maps/plans will be filed separately for the townhomes/market rate and branded residence components of the project.

Sewage disposal:

The Sonoma Valley County Sanitation District will provide sanitary sewer. The District is reviewing what improvements may be necessary in order to provide service for the Project.

Water Supply:

The Valley of the Moon Water District (VOMWD) has reviewed the information provided by the Hanna Boys Center Project (project) team. The project team estimated a preliminary demand of approximately 151-acre feet per year (AFY) with a projected buildout in 2030.

VOMWD compared the 2020 Urban Water Management Plan (UWMP) demand projections to the sum of the VOMWD's baseline demands, the demand projections for other proposed development (the Springs Specific Plan [SSP]) used in the 2019 Water Master Plan, and the preliminary project demand estimate. The UWMP projected demand is 2,996 AFY by 2025 and 3,477 AFY by 2045. Two baseline scenarios were considered, with Scenario 1 using the average of VOMWD's total annual water demands over the past five years, and Scenario 2 using the average of VOMWD's three highest annual total water demands over the past five years. The projected net demand increase associated with the SSP is estimated to be 266 AFY at buildout.

Under Scenario 1, the cumulative demand of the VOMWD baseline, the SSP and the project is less than the UWMP demand projections by 214 AFY in 2030 and 457 AFY in 2045.

Under Scenario 2, the cumulative demand of the VOMWD baseline, the SSP and the project is less than the UWMP demand projections by 34 AFY in 2030 and 277 AFY in 2045.

Therefore, VOMWD concludes that the UWMP demand projections are inclusive of project's demands, the SSP demands, and VOMWD'S baseline demands.

VOMWD acknowledges that the Project's demand estimate, and buildout schedule may be subject to refinement, and the project team is collaborating with VOMWD to develop a SB 610-compliant Water Supply Assessment (WSA) to further confirm supply availability.

Deeds:

See the attached property deeds (Attachment D).

Assessor Parcel Maps:

See the attached assessor parcel maps (Attachment E).

USGS Map:

See the attached USGS Map (Attachment F).

Stormwater Management Submittals:

Please see separate Graphics Package with stormwater management plans for each Project component.

FIRE SAFE AND VEGETATION MANAGEMENT PLAN

Please see the Fire Safe & Vegetation Management Plan below.

Terrain/Vegetation:

As described above, the project site consists of gently rolling hills and flat terraces with elevations approximately 110 to 175 feet above mean sea level. The high point is located in the northerly portion of the easterly portion of the site (in the vicinity of Lot 4). Most of the site is vegetated with upland annual grassland vegetation. There is a perennial stream and a few intermittent streams. Riparian vegetation borders the blue line streams and the creek, forming the property's eastern boundary. Oak, Eucalyptus, and other mature trees line the property's streams and remaining boundaries.

The project site will be developed into an urban setting, and all construction, roadways, driveways, and fire protection requirements will be developed in accordance with the Sonoma County Department of Emergency Services standards.

Access to Property:

All access roads are designed to meet or exceed minimum Fire Safe Standards for grade, width, and turnouts throughout the development. Such access roads will accommodate fire apparatus and other emergency equipment. Every parcel will have at least two different means of access to public roadways.

Building Sites:

All building sites provide adequate space to establish defensible space without property line conflicts. Since the site terrain is generally flat or gently rolling, all building sites will be easily accessible to fire apparatus and other emergency equipment.

Fire Services:

The Sonoma Valley Fire District serves the site. District Station #3 is 3/4 mile east of the project site at 101 Agua Caliente Road, West, Sonoma (the northwest corner of Hwy. 12 and Agua Caliente Road West).

Fire Protection Water Supply:

The Valley of the Moon Water District has indicated that they have an adequate public water supply and system to serve the site. The public water system will meet or exceed the minimum required fire flow. The fire hydrant spacing, and location have not been designed yet, but they will also meet all County standards.

Building Construction:

The Project will be constructed consistent with State and local fire building and fire code standards.

ATTACHMENTS

- A Planning Applications (PRJ-001, PJR-079, PJR-011, PJR-095)
- B Invoice Receipt
- C Title Report
- D Vesting Property Deeds
- E Assessor Parcel Maps 133-112-020, 133-220-003, -001
- F USGS Map
- G Project Teams

ENVIRONMENTAL STUDIES

- H. Hanna Boys Center Biological Assessment, Moore Biological Consultants, December 5, 2018
- I. Special – Status Rare Plant Surveys
- J. Hanna Center Environmental Noise Study, Resonance Acoustics, October 16, 2023
- K. Tree Inventory Report, Horticultural Associates, September 27, 2023