

PJR 128 | 3 - PROJECT STATEMENT

3 SONOMA DEVELOPMENTAL CENTER



JACK LONDON STATE PARK

SONOMA VALLEY REGIONAL PARK

FERN LAKE

SUTTONFIELD LAKE

DGS CORE CAMPUS BOUNDARY

300' BUFFER

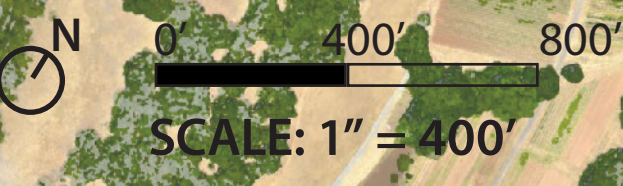
300' BUFFER

SONOMA CREEK

MILL CREEK

SDC PROPERTY LINE

- LEGEND**
- SDC Site
945 acres
 - Core Campus
180 acres
19% of SDC site
 - Specific Plan
Boundary
 - 300' Buffer
50.5 acres
5.3% of SDC site

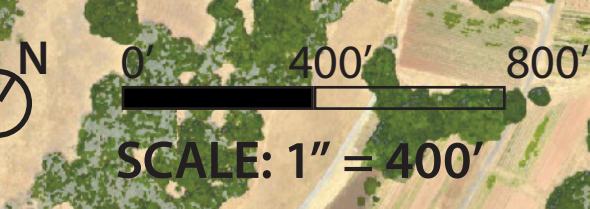


3 SONOMA DEVELOPMENTAL CENTER



LEGEND

- SDC Site
945 acres
- Core Campus
180 acres
19% of SDC site
- Preserved Core Campus Creeks and Setbacks
36 acres
3.8% of SDC site
20% of Core Campus
- Core Campus Open Spaces
71 acres
7.5% of SDC site
39.5% of Core Campus
- Core Campus Development
73 acres
7.7% of SDC site
40.5% of Core Campus



3 SONOMA DEVELOPMENTAL CENTER CORE CAMPUS SITE PLAN



3 Open Space Network with Landscape Preservation

REDWOODS
Redwoods and mature ash trees to be preserved

BALL FIELD
Turf sports area

SUTTONFIELD LAKE

OAKS
Here the oak woodland meanders along a small knoll of topography, preserve and restore for connection to oak woodlands off campus.

HOLT RD.
Beautiful mature magnolias and sycamores; Holt Rd. parkway expanded to protect existing trees.

MAIN AREA
Preserve and maintain mature trees that are healthy

CENTRAL GREEN
Significant entry sequence into center of the site. Retain character of double allee of trees and open green.

ELDRIGE CEMETERY
The cemetery will be preserved and will not be impacted by the development

ARNOLD DR.
Beautiful mature trees help define the character of Arnold Dr. Parkway widened to preserve healthy trees and create lush canopy corridor.

HARNEY
One of the primary organizing axes of the site, Harney character will be retained and enhanced per the Specific Plan

AGRICULTURE
Agricultural landscape are proposed at the east parcel of the Core Campus as a view extension of the existing farms to the south of the SDC site.

FIRE HOUSE AREA
Mature magnolias and other trees to be preserved.

SONOMA CIR.
One of the primary organizing axes of the site, to be preserved and enhanced per Specific Plan

OAKS
Mature valley oaks and other healthy native trees to be preserved.

LEGEND

- Historic Landscape Features
- Heritage Trees to Remain

PREPARED BY: OLIN, Landscape Architects
SCALE: 1" = 200'



GENERAL DESCRIPTION

The Applicant seeks to redevelop the Core Campus of the Sonoma Developmental Center (“SDC”) to create a vibrant and sustainable, mixed-use and pedestrian-oriented community, shaped by the vision, principles and policies of the SDC Specific Plan. The reimagined program for this extraordinary property includes a diversity of housing types, organized within cohesive, walkable neighborhoods, which will help meet the needs of Sonoma County’s growing population. The plans proposed were crafted to create inviting and well-used civic, commercial and institutional spaces as well, drawing on the historic urban plan of SDC’s central green and main building, and its dense cluster of facilities well-suited for nonresidential adaptive reuse. These facilities will enhance the new community’s vitality and its utility for the larger region, providing a hub for innovative small business opportunities, including climate adaptation-related education, research and implementation, outdoor education, and local small business of all varieties. The development’s design also enhances the upper valley’s access to the surrounding preserved open spaces and recreational lands, while enhancing wildlife corridors, promoting resiliency, and integrating sustainable lifestyles.

Located at 15000 Arnold Drive in the community of Eldridge, the SDC formerly served as one of the largest state facilities serving individuals with developmental disabilities. The SDC property (the “Property”) encompasses a total of approximately 945 acres, including 180 acres of developed SDC campus (“Core Campus”), and 765 acres of surrounding land, including agriculture, recreation, and open space areas. The site sits between the Mayacamas and Sonoma Mountain ranges and is adjacent to the Sonoma Valley Regional Park and Jack London State Historic Park.

When SDC was in operation, the Core Campus consisted primarily of residential buildings, with medical, educational, recreational, and administrative uses interspersed. In 2018, however, the State of California officially closed the facility. And

in 2019, the Legislature approved and the Governor signed into law Government Code section 14670.10.5, which outlines the goals and objectives for land use planning and future disposition of the Property. As part of these efforts and in partnership with the State, the County of Sonoma worked to prepare a Specific Plan and complete environmental review for future reuse of the Core Campus.

In December 2022, the County Board of Supervisors adopted the SDC Specific Plan and certified the related Environmental Impact Report (“EIR”) prepared under the California Environmental Quality Act (“CEQA”). The Specific Plan seeks to reinvigorate the SDC’s Core Campus with “a complementary mix of housing, commercial, and institutional uses.” The Plan contains policies, design guidelines, development standards, and zoning designations to facilitate development of 1,467,000 square feet of residential uses with up to 1,000 units of various housing types, and up to 410,000 square feet of non-residential uses.

The State currently retains ownership, operation, and maintenance of the Core Campus through its Department of General Services. In April 2023, following a public Request for Proposals process, the State selected Eldridge Renewal, LLC, a partnership of The Grupe Company and Rogal + Partners, to acquire and redevelop the Core Campus. Eldridge Renewal, the project sponsor, seeks to implement and enhance the overall vision and goals of the SDC Specific Plan by redeveloping the site’s 180-acre Core Campus with residential, commercial, office, institutional, and hospitality uses (the “Project”). The residential portion of the Project would include 930 residential units at full build out, containing approximately 1,670,000 square feet. The Project’s non-residential building areas contain spaces intended for a wide range of potential uses, including a center for climate action and innovation, flexible facilities for makers, artists, and musicians, co-work and private office spaces, retail and food and beverage outlets, and facilities for institutional users, which together are expected to

comprise approximately 400,000 square feet at full build-out. The Project would also provide a total of approximately 2,750 parking spaces distributed throughout the Project, and various public realm improvements.

Site improvements include a new network of sidewalks, walking paths, and bike routes to enable easy and accessible travel for residents and visitors, within the Property and beyond to local and regional destinations. The general topography of the project site slopes to Sonoma Creek and Mill Creek. As the core campus had previously been developed, slopes are very gentle across the site. Toward the edges of the core campus, slopes become steeper at the transition beyond the project boundary to the natural areas beyond. Existing vegetation includes expansive lawns with clusters of canopy cover and protected riparian vegetation along Sonoma and Mill Creeks. The existing tree canopy within the core campus is comprised of clusters of oak woodland at the boundary limits, riparian forest at Sonoma and Mill Creeks, and several non-native tree species. The surrounding area includes grassland, oak woodlands, and evergreen and redwood forests.

Site infrastructure would be redeveloped and upgraded, stormwater and wastewater more sustainably managed, and substantial new public park and open spaces would be created, along with pedestrian connections to the surrounding natural landscape. The historic green at the heart of the core campus will be preserved. A new landscaped fire buffer, the implementation of best practices in site management and construction design to mitigate wildfire risk to the site, and new fire department facilities and emergency access routes all are integrated within the Project design.

Overall, the Project has been designed with the intention to thoughtfully and effectively implement the inspiring Guiding Principles of the Specific Plan.

ARCHITECTURE FORM & MATERIALS

The Project 's planning and design philosophy has been to integrate the character and forms of Sonoma's historic towns together with today's materials, sustainable practices, and resilient design components. This approach begins with connecting the Core Campus redevelopment with preservation lands, widened riparian buffers and integrated natural and agrarian landscape pathways that weave the development within its immediate Sonoma Valley context. Within the Core Campus, the historic Main building, Firehouse and a selection of agrarian/ industrial buildings that can be adaptively reused , located at the top of the historic main green, form a natural hub for a walkable, sustainable residential community in a scale consistent with the farmhouse communities that formed the core of the historic upper Sonoma Valley communities.

The Central Green area is characterized first and foremost by the historic, landscaped oval, leading up to the Main Building. Its new dynamism as a public space is created by the establishment of what is effectively a great outdoor room, a space formed by the introduction of long flanking 3-story mixed-use buildings brought close to the oval, and the planting of a second ring of specimen trees to form a surrounding alley. Recalling the downtown streets and plazas of Healdsburg, Petaluma and Sonoma these 3-story buildings have active retail ground floors with large, glazed openings. The buildings are a mix of painted wood siding and stucco finishes with a variety of articulated window frames, cornices, and roof forms consistent with residential above retail found in other historic Sonoma Valley downtown streets. Brick is present in small measures, to celebrate the unique character of the existing historic main building and celebrate the unique sense of place created by the main green and building. Trash and service areas located in the back have wood fenced enclosures to screen them from view.

The "Small Business + Innovation Center" area is a district of historic buildings, principally of agrarian industrial and commercial form, now repurposed for new uses. Additions and alterations which help adapt these structures to their contemporary purposes will utilize the pre-existing palette, by utilizing vertical wood and metal siding, sloped roofs, large doors and deep overhangs at entries. In general use pattern and scale, the district area intends to provide modern, walkable amenities with an agrarian architectural form similar to The Barlow in Sebastopol, and Foundry Square in Petaluma, albeit more rooted in history thanks to the existence of so many early 20th century buildings to adaptively reuse.

The residential blocks surrounding the historic central green area will step down in size and scale to form walkable residential blocks with a diversity of housing types that together form a cohesive residential community. The buildings follow local precedent with a mix of painted wood siding and stucco materials. Stoops, porches and bay windows activate the façade with a variety of flat and sloped shake tile roof which creates a diversity of expression within a consistent setback and streetscape. The program is to facilitate a diverse mix of styles such as are seen throughout the walkable neighborhoods which abut the downtown cores of Sonoma's cities and towns. The garages are generally in the back and alley-accessed to limit driveways and garage doors on streets to only those blocks unable to accommodate rear access. Yards are fenced with wood and open through block landscape pathways have sustainable, resilient planting materials.

Across Sonoma Creek the "Agrihood" neighborhood is characterized by a framework of detached single-family homes set in managed agricultural land. This neighborhood is slightly lower density overall, with open green space and yards consistent with the less dense farmhouse communities located

in the Sonoma Valley floor.

The Project overall will be designed to be accessible and sustainable adhering to the applicable Sonoma County zoning and State building codes. This will include compliance with lighting regulations, life safety emergency access measures and resiliency strategies.

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Refer to Section 7 – Preliminary Architectural Plans & Elevations and Section 12 – Materials & Colors

SURROUNDING LAND USES

The Property is located in the Sonoma Valley region of southern Sonoma County, six miles north of the City of Sonoma and 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge. Sonoma Valley Regional Park is directly to the north; portions of Martin Street, and Mill Creek are to the south; Jack London State Historic Park is to the west; and Sonoma Valley Regional Park and Highway 12 are to the east. Residential development within 1,000 feet and directly south of the Core Campus will be a continuing use in the future. In early January, approximately 650 acres of SDC open space property was transferred to State Parks, which will provide a connection from Jack London State Historic Park to Sonoma Valley Regional Park.

3D

BUILDING DESCRIPTION

The project building typologies are grouped in two categories by use: the primary use of Residential buildings at all scales; and Non-Residential uses to support amenities, businesses and civic uses. Below are descriptions of the typologies within each group. Additionally, see Section 4 – Housing Proposal and Figure 3D for further details of types, allocation and counts; and see Section 5 – Site Plans for locations of existing and proposed structures.

Residential

The Project will include housing in several building types, including detached homes, an agrihood, townhomes, apartments/mixed use buildings, cohousing, and independent living residences.

Apartments /Mixed Use: Apartment buildings and mixed-use structures – ground-floor commercial uses with apartments above will offer a variety of unit configurations in order to support housing a wider variety of needs. Unit types will range from studios to one-bedrooms and larger 2- and 3-bedroom units. Apartments will take advantage of locations at the central green and along major streets to provide a density of occupants and residential presence that contributes to the safety of the walkable community at the core. Buildings will be designed to be 2-3+ floors working within the 45' height limit. The residential portions of the buildings above ground-floor commercial uses will contribute to forming a consistent street wall, and the residential elements of bay windows, small balconies and varied roofscape add visual interest to these denser portions of the Project. Additional parking with landscaping and screened service areas and access would be provided behind the buildings.

Agrihood: Located on the eastern side of Sonoma Creek abutting the historic agricultural land of the valley floor and open space of Sonoma Valley Regional Park, the Agrihood forms a contemporary, sustainable community of single-family detached homes interwoven with managed agricultural gardens, orchards and vegetable plots. The homes incorporate sustainable building practices and water conservation while recalling the 2-and 3-story farmhouse communities with large porches, bay windows and pitched roofs that dot the Sonoma Valley landscape. The homes are arranged with front doors and porches facing rural neighborhood-scale streets to enhance the sense of community. The integrated agrarian uses are intended to function as a community resource for providing fresh fruit and vegetables to the surrounding residents while at the same time actively managing the landscape within the neighborhood.

Detached and Courtyard Homes: A mix of sizes of detached homes provide a range of home options for residents of the area in scales and types that may not be currently available nearby. Intended to provide a residential fabric that allows for small side yards and backyards, the detached homes maintain a density of homes and strong sense of community while offering stand-alone living space. The majority of these detached units are served from an alley at the center of the block and garages, trash and services are supported off this secondary spine, similar to blocks at the historic core of Healdsburg and the westside of Petaluma. Crossblock parklets intersect this fabric to break up the street wall and introduce further pedestrian connections for residents. The detached homes provide for a mix of 1-,2- and 3-story configurations, front setbacks that promote landscaping with porches, stoops and bays and a mix of

roof shapes. Additionally, a detached courtyard home design has been identified for areas of the site that are more hemmed in by dimension and have limited access to the long views of the mountains to the east and west. These courtyard homes provide an alternative typology at 1 and 2 stories for the southern edge of the site, enabling a smaller community of structures that recall some of the historic wood-sided agricultural house and barn structures. Cars would be parked off-street behind a fence and gate for these front-loaded courtyard homes.

Townhomes: In addition to the variety of detached housing proposed, a townhome typology has been included provide a slightly higher density housing that can serve to link the civic mixed-use apartments with the detached housing neighborhoods. This typology also responds to a 'missing middle' segment of upper valley housing opportunities. The townhomes would be parked and served by rear-loaded garages accessed by a mid-block alley. The front doors would face the street with porches and stoops to activate the street with pedestrian-scaled elements and activities. The buildings form a continuous street edge, broken by these entry elements, a mix of 2-and 3-floor roof lines and periodic landscape parklets that form a pedestrian network through the entire community.

Co-Housing and Communal Living: Within the housing typologies a growing demand for co-housing and multi-generational communal living options creates another residential typology similar to FrogSong in Cotati. Intended to fit within the fabric of the blocks, these housing types would be in buildings that are consistent in height and articulation with the other apartment, townhome and detached homes. However,

3D (continued)

BUILDING DESCRIPTION

a key difference is the sharing of public spaces of roof decks and unfenced back yards that enable larger communal spaces to connect and support different housing needs, communal gatherings and supported living arrangements primarily in the back. The street-facing sides of these typologies would include the front doors of units, landscaping, porches and bay windows like the individual residential types on other blocks.

Deed-Restricted Housing for Persons with Intellectual and Developmental Disabilities:

These homes will be situated on lots designated specifically to best accommodate the needs of such housing, created for the comfort, enjoyment, and safety of persons with IDD. The homesites, and the residences to be designed for them are each to be home for up to five individual residents, with private rooms as well as shared space, plus room for caregiver(s). The homes are to be designed in collaboration with interested parties from the SDC Parent Hospital Association community, and subject matter experts in the design and management of this type of housing.

Non-Residential

The Project includes a mix of non-residential uses comprising approximately 400,000 square feet, that serve to support the residential community with commercial amenities, regional destinations, civic spaces and workplaces as follows:

Town Center: The historic Main Building and Firehouse will be adaptively reused for flexible non-residential uses, including office, retail, and entertainment uses in the western-central portion of the Core Campus. Mixed-use buildings will be grouped centrally in the Core Campus, along the Central Green. These buildings will

recall the mixed-use fabric of regional Sonoma County downtowns of Sonoma, Healdsburg and Petaluma, with residential apartments over ground floor community retail and services. The presence of active ground floor uses would include greater transparency in this façade, integrated signage, wider sidewalks to allow for increased pedestrian presence and front doors to the green for both residents and commercial uses. The buildings above would contribute to forming a consistent street edge and incorporate residential elements of bay windows, small balconies and varied roofscape. Additional parking with landscaping and screened service areas and delivery access would be provided behind the buildings.

Small Business + Innovation Center: Located in ten existing buildings, identified for adaptive reuse, in the western portion of the Core Campus, the Center will support small business uses including office, research and development, creative services, micromanufacturing, and other uses that form an active jobs node for the broader Sonoma Valley. New buildings or additions when needed will continue the agrarian industrial language of the existing buildings. This employment hub located behind the main building would have pedestrian links with the mixed use and central green to form the active heart of the community with the greatest density of uses, service and parking thereby protecting the riparian corridors, neighborhoods, and connections to nature.

Institution: Additionally, it is hoped that an environmental research and education entity, such as the Sonoma Ecology Center, would locate along Orchard on the northern side of Mill Creek. This area is envisioned as offering an ideal setting for a research,

study, and interpretive center, with facilities for training and education at a point of linkage to the surrounding waterways, trail network and extensive preserved open spaces surrounding the Core

Hotel and Conference Center: in the northwest portion of the Core Campus, the Project has planned for a 150-key boutique hotel and conference facilities in a small campus. The hotel infrastructure supports and makes feasible a co-located conference center. The latter can serve as a destination for local and regional host meetings, symposia, social and community events.

Please see the SDC Specific Plan and supporting materials for a comprehensive description of past uses on the Core Campus.

3D (continued)

BUILDING DESCRIPTION

FIGURE 3-d

*ADAPTIVE REUSE AREA - NEW PROPOSED USES
Agriculture Resiliency Research Center
Biodiversity-focused Biotechnology Research Center
Farm Incubator Education & Events Center
Biodiversity Research & Education Center
Wildfire Education & Research Center
Local Food Hub & Farmers Market
Farm-to-table Restaurant
Maker Space
Art Studios
Music Studios
Co working
Classroom/Seminar Spaces
Professional Offices
Boutique Retail

NON-RESIDENTIAL

SMALL BUSINESS + INNOVATION CENTER			
Building	Floors	Footprint	Total GSF
Laundry / Property*	1	18,000	18,000
Carpenter Shop*	1	4,000	4,000
Carpenter Storage*	1	1,500	1,500
Paint Shop*	1	4,600	4,600
Maintenance Shop*	1	7,500	7,500
Main Store Room*	1	16,500	16,500
Plumber Motorpool Storage*	2	1,000	2,000
Glass & Signage Shop*	1	3,500	3,500
Plan Ops Warehouse*	1	11,800	11,800
Transportation Garages*	1	2,600	2,600

TOWN CENTER			
Building	Floors	Footprint	Total GSF
Main Building P.E.C.*	3	10,000	30,000
Firehouse*	1	4,000	4,000
Mixed Use North Building	1	24,000	24,000
Mixed Use South Building	1	25,000	25,000
Community Facilities	1	5,900	5,900

INSTITUTIONAL			
Building	Floors	Footprint	Total GSF
Sonoma House*	2	1,750	3,500
Acacia Court II*	2	1,900	3,800
Acacia Court Garages*	1	1,900	1,900
Research Building - A	2	2,000	4,000
Research Building - B	2	1,800	3,600
Research Building - C	2	1,750	3,500

HOTEL			
Building	Floors	Footprint	Total GSF
Hotel/Conference Center - Building A	4	20,000	80,000
Hotel - Building B	4	15,000	60,000
Hotel - Building C	4	15,000	60,000

OTHER			
Building	Floors	Footprint	Total GSF
Fire Station	3	5,000	15,000
Substation 1*	1	500	500
Main Substation*	1	1,500	1,400
Sonoma Creek Water Pump*	1	500	500
Emergency Generators*	1	1,500	1,400

TOTAL	400,000		
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3E

ROADS

Access to the Property is primarily provided by Arnold Drive and Highway 12. Arnold Drive bisects the property from the north to south, connecting the Core Campus to the adjacent communities of Glen Ellen, Eldridge, El Verano, and Temelec. Highway 12 also runs north to south through Sonoma Valley and is located a mile east of Arnold Drive, providing access to Sebastopol, Santa Rosa, and Kenwood (to the west), and Sonoma and Napa (to the east). The Property also contains smaller, local roads connecting various uses.






The Core Campus will be improved with an upgraded vehicular circulation plan, with two-way streets serving as the major arterials, and limited one-way streets and alleys serving the neighborhood areas. The internal street network favors low-speed automobile traffic and is organized to create a multi-modal experience with critical east-west connections across the site. The Project anticipates providing a network of new and upgraded sidewalks, street crossings, bike lanes and shared use paths.

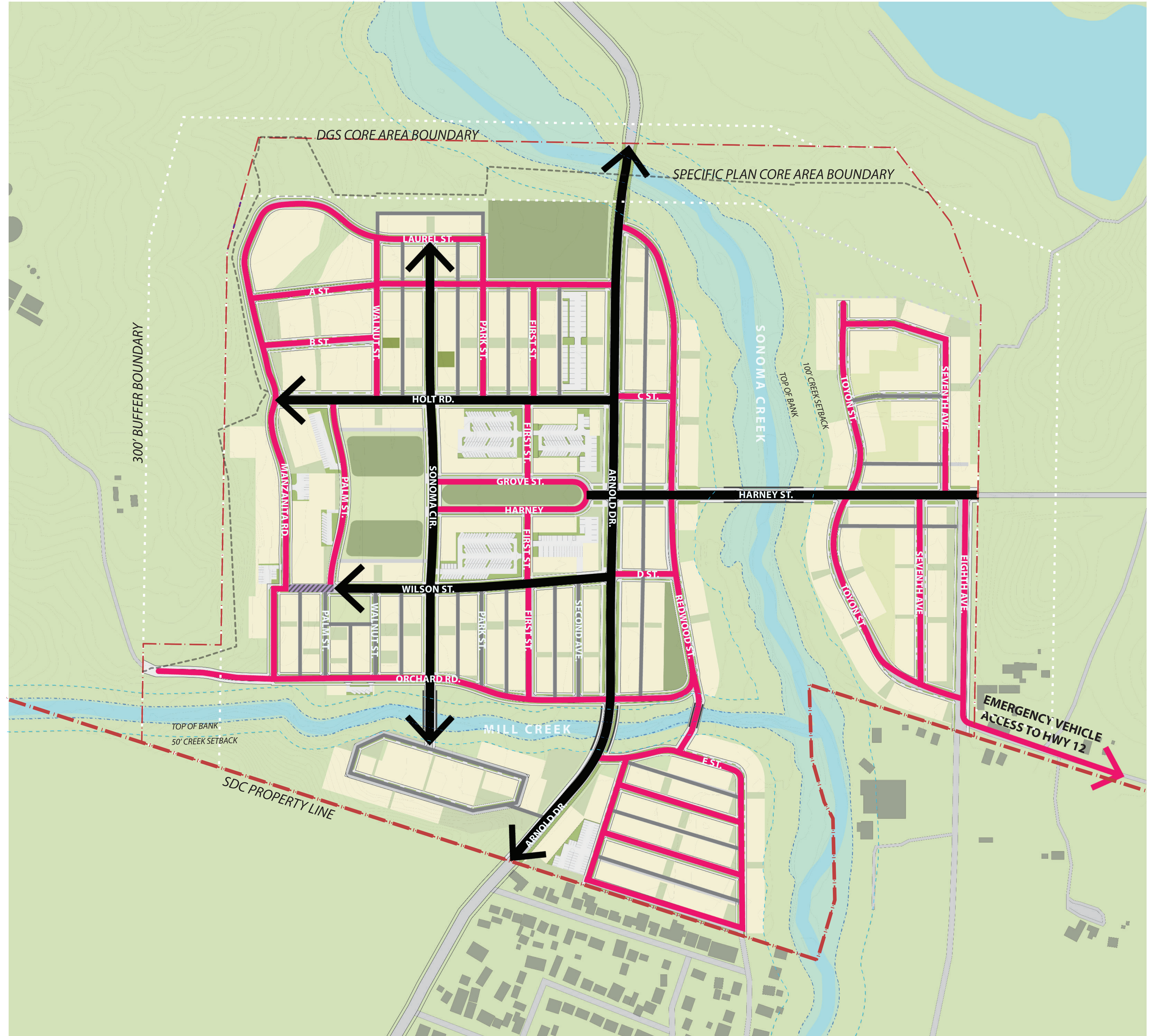
The Project proposes to connect to the future Central Sonoma Valley Trail to enhance site connectivity. The Project also will provide a network of sidewalks, walking paths, and bike routes to further allow residents and visitors movement in and around the Core Campus, to connect to local and regional destinations, and to transit.

See Section 3E and 3E.A - 3E.M for circulation improvement plans and typical cross-sections. Please see Sections AA and BB for sections through Sonoma Creek and Mill Creek respectively. Figures 3E.A. - 3E.E show the proposed right of way sections for major roadways, as detailed within the Specific Plan.

3E






ROADS - CIRCULATION OVERVIEW

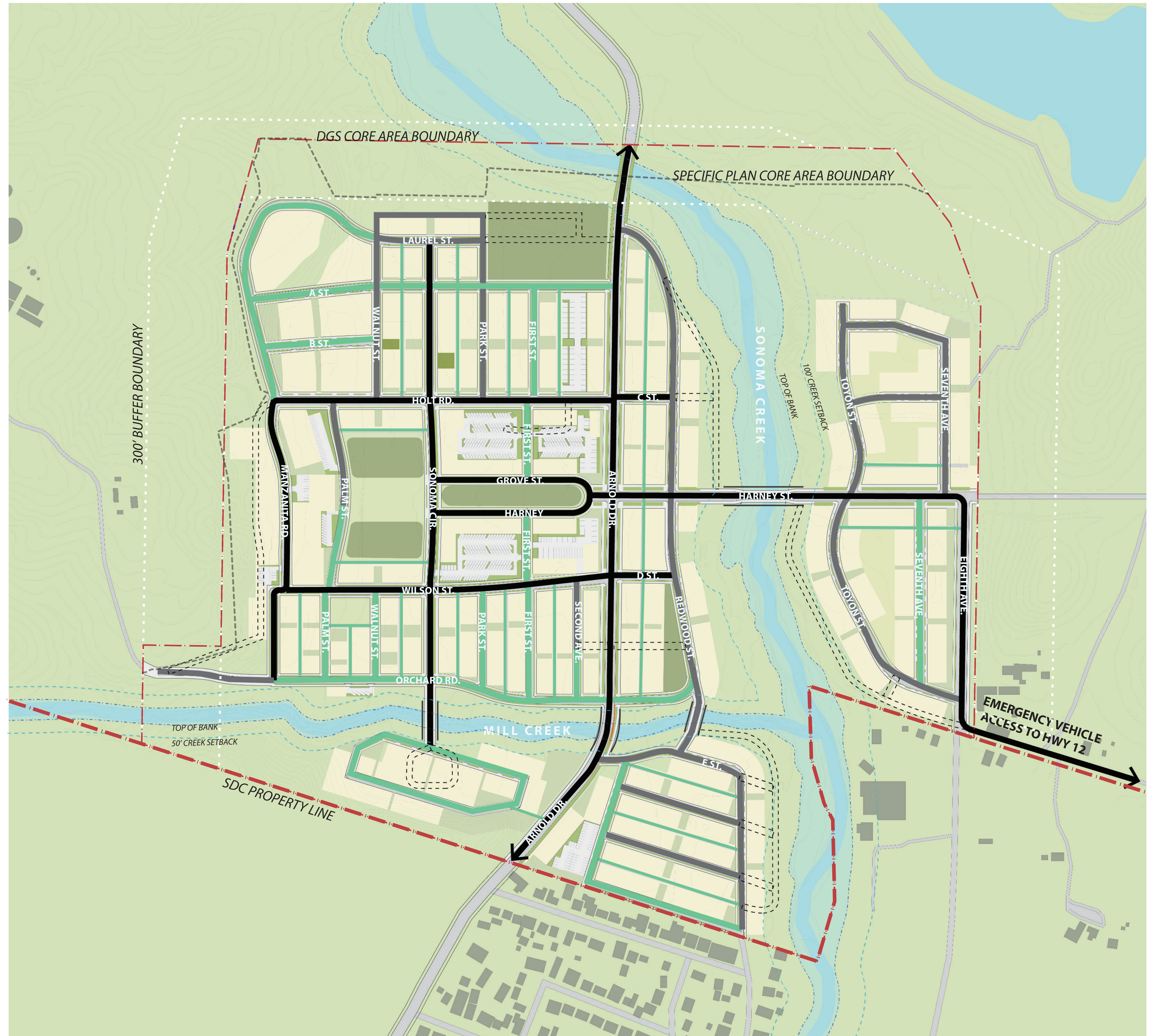
-  Primary pedestrian and vehicular Circulation
-  Secondary pedestrian and vehicular Circulation
-  Tertiary pedestrian and vehicular Circulation
-  Bridge
-  Restricted Road



PREPARED BY: OLIN, Landscape Architects

3E ROADS - COMPARISON

-  Existing Core Campus Roads
-  Realigned Roads
-  New Roads
-  New Alleys
-  Removed Roads











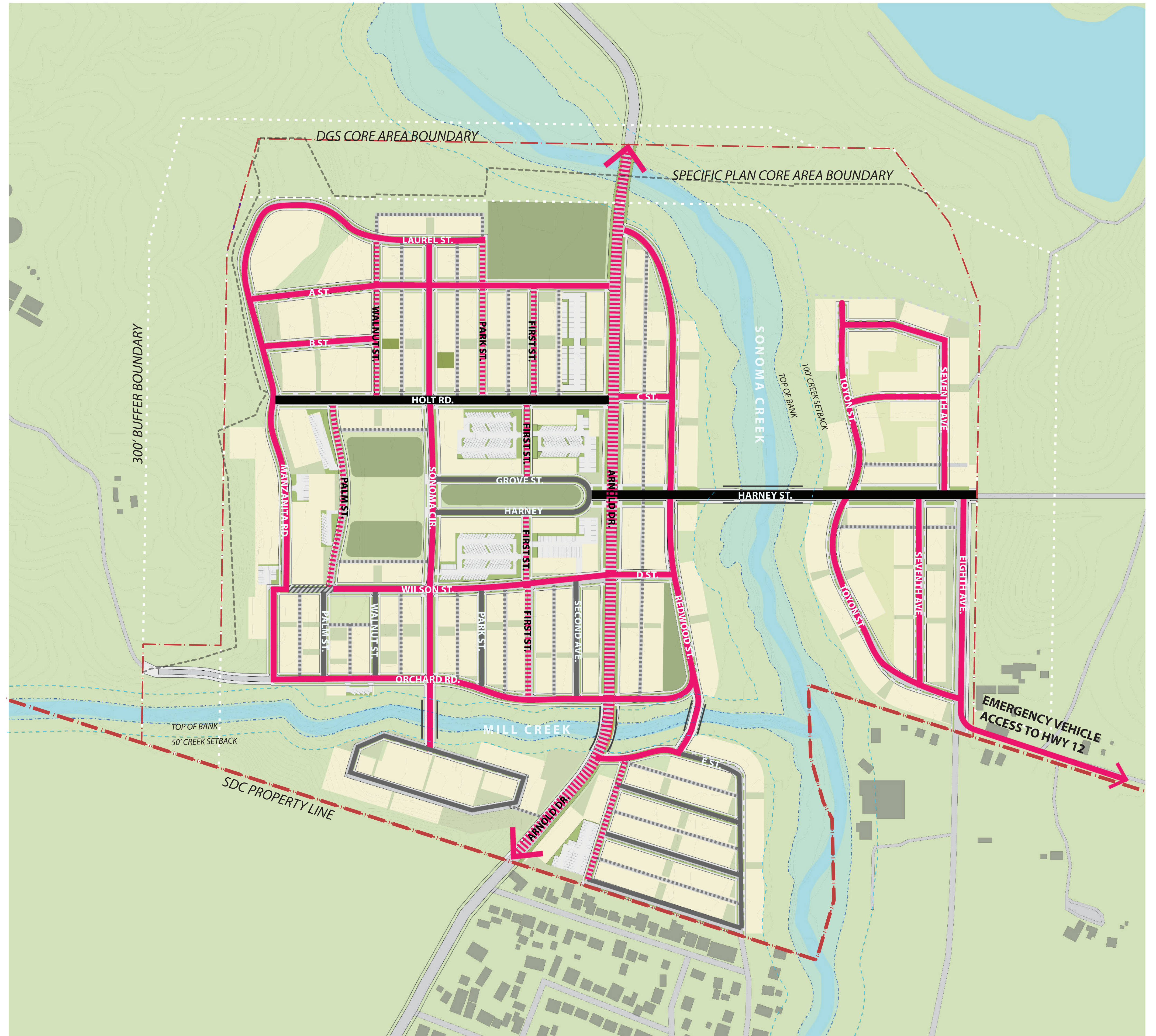
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PREPARED BY: OLIN, Landscape Architects

3E

ROADS - R.O.W. TYPES

-  Two-way, Two-Way Parking
-  Two-way, One-Way Parking (50')
-  Two-Way, No Parking (42')
-  One-way, One-Way Parking (40')
-  One-way, No Parking (32')
-  Alley (20')
-  Bridge
-  Restricted Road



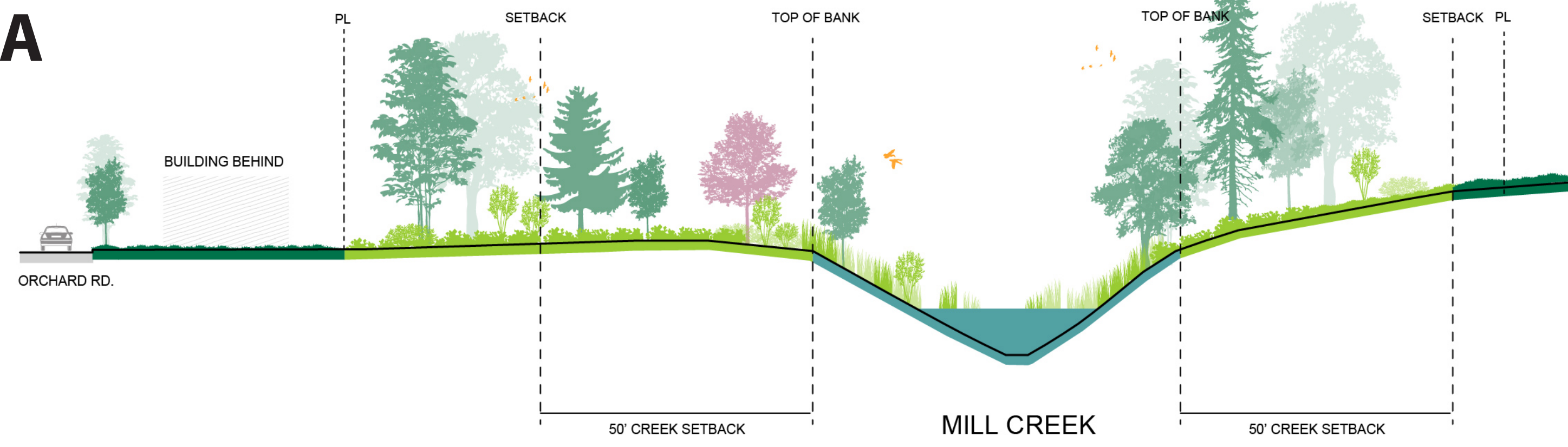
PREPARED BY: OLIN, Landscape Architects

3E

ROADS - SITE SECTIONS

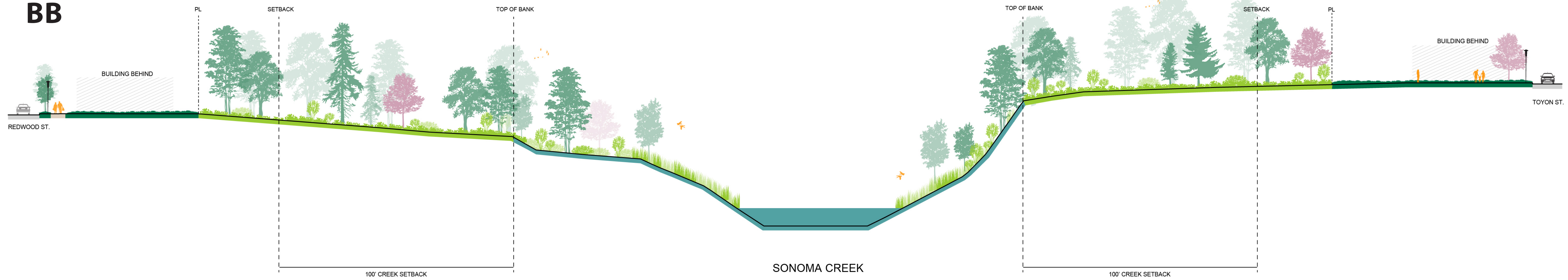
SITE SECTIONS AT SONOMA CREEK AND MILL CREEK

AA



KEY PLAN

BB

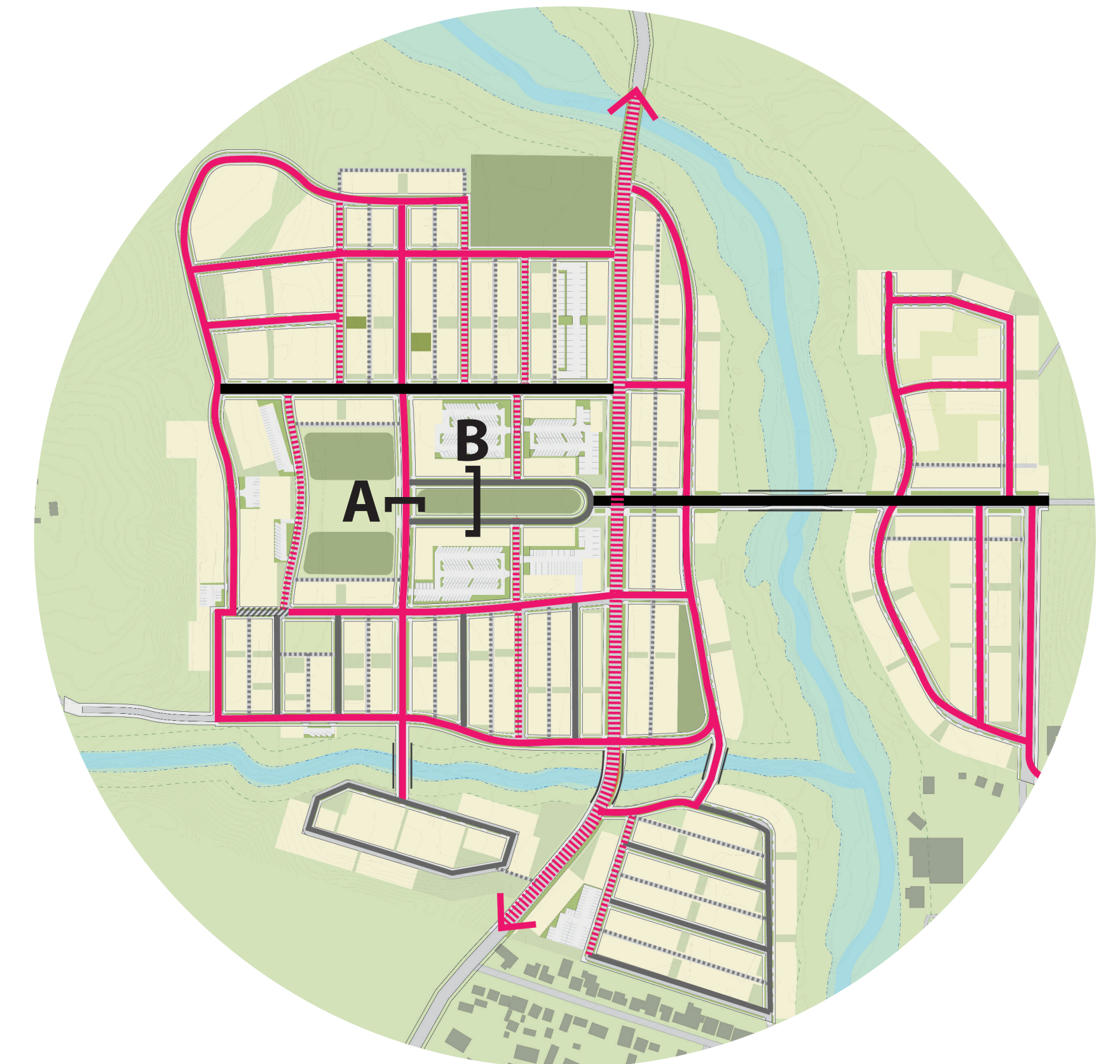
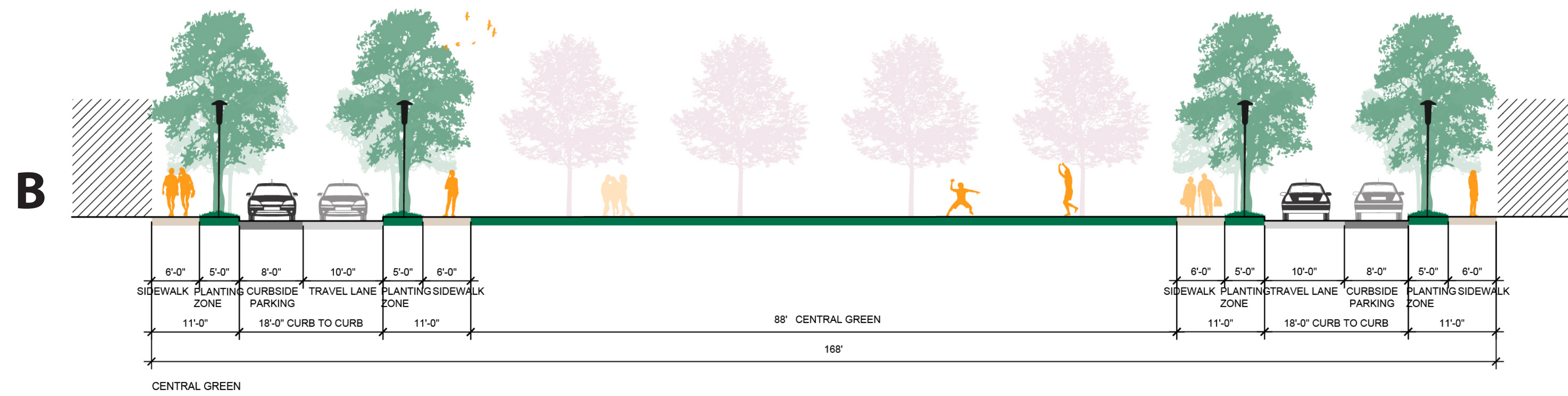
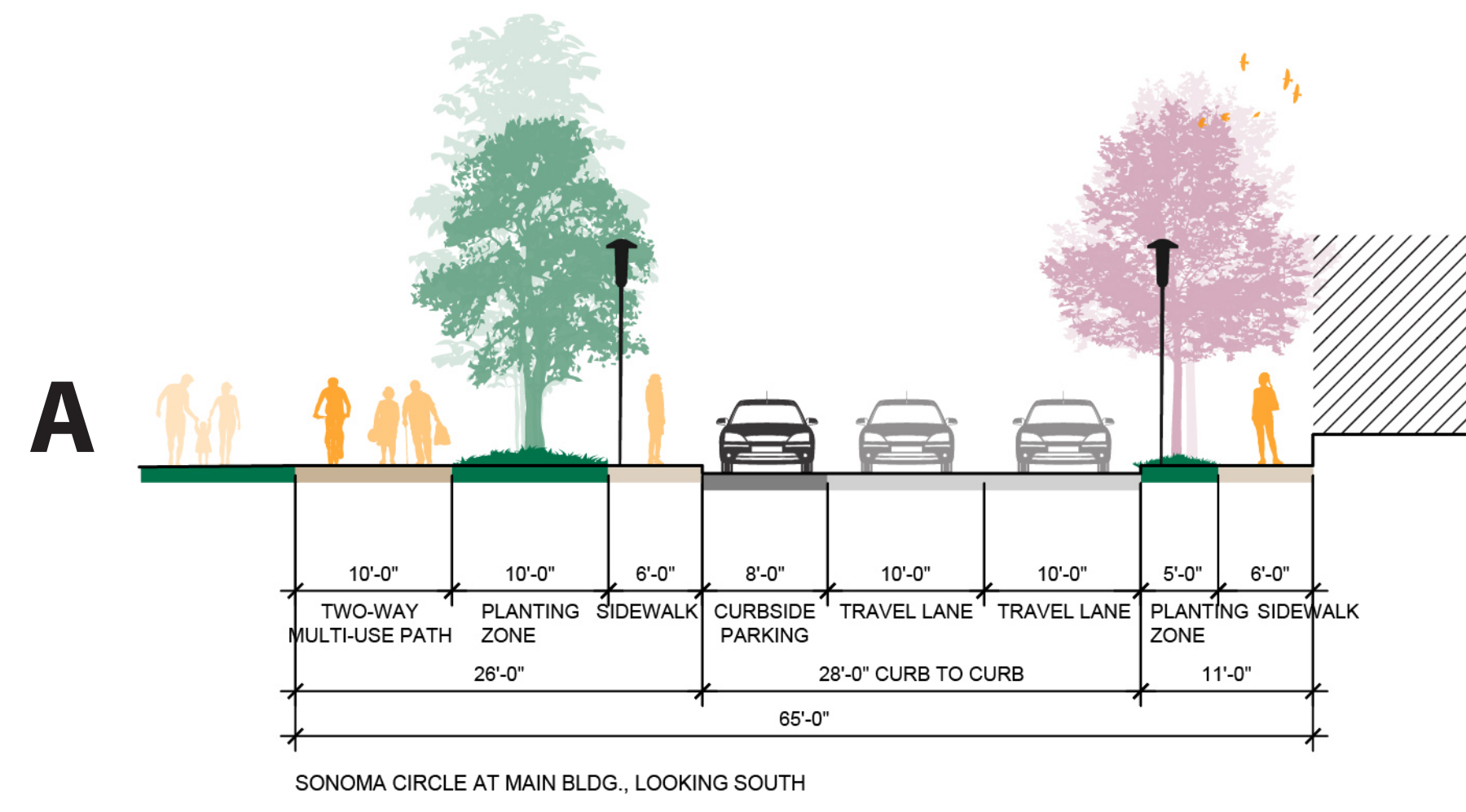


PREPARED BY: OLIN, Landscape Architects

SCALE: 1" = 10'

ROADS - STREET SECTIONS

AS DESCRIBED IN SPECIFIC PLAN



KEY PLAN

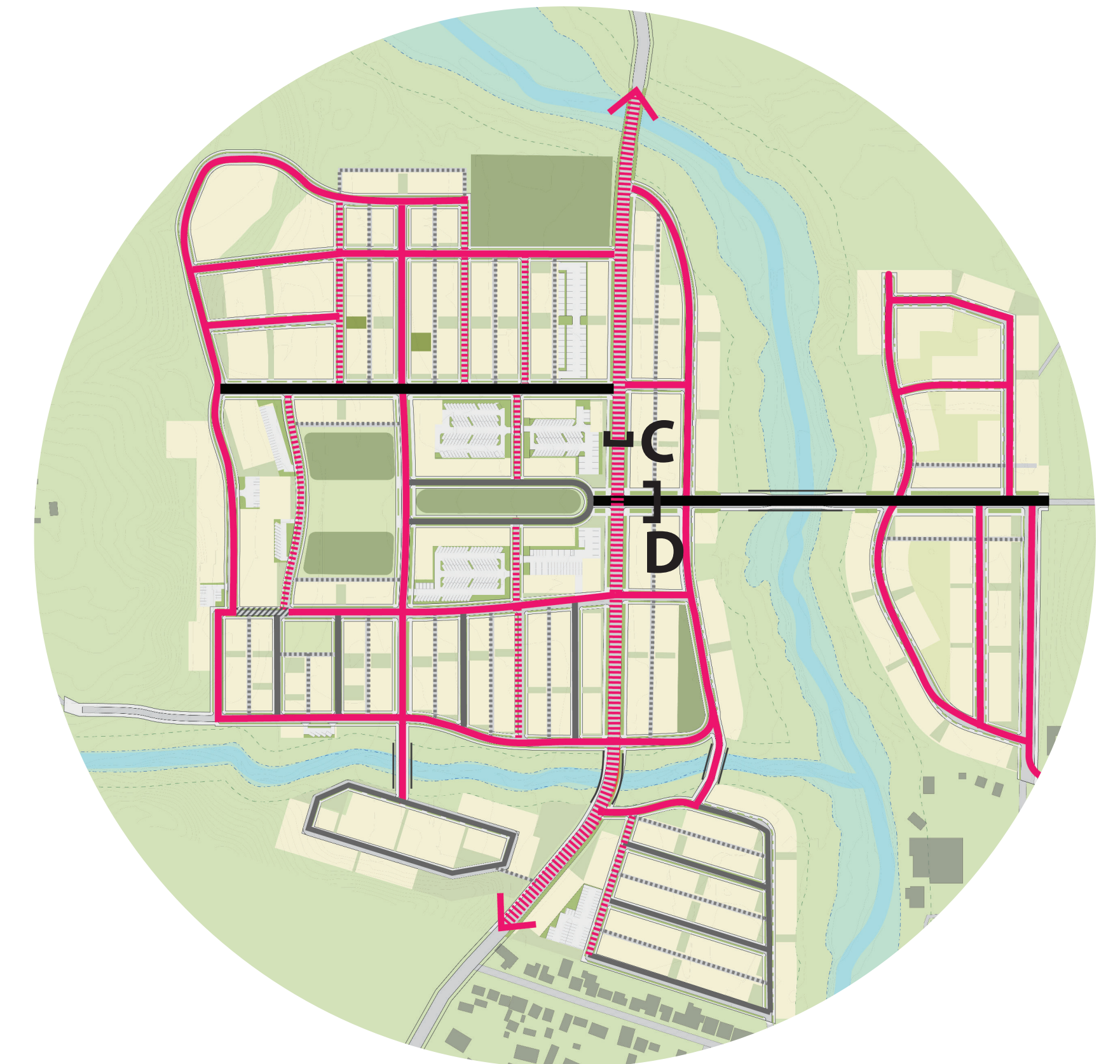
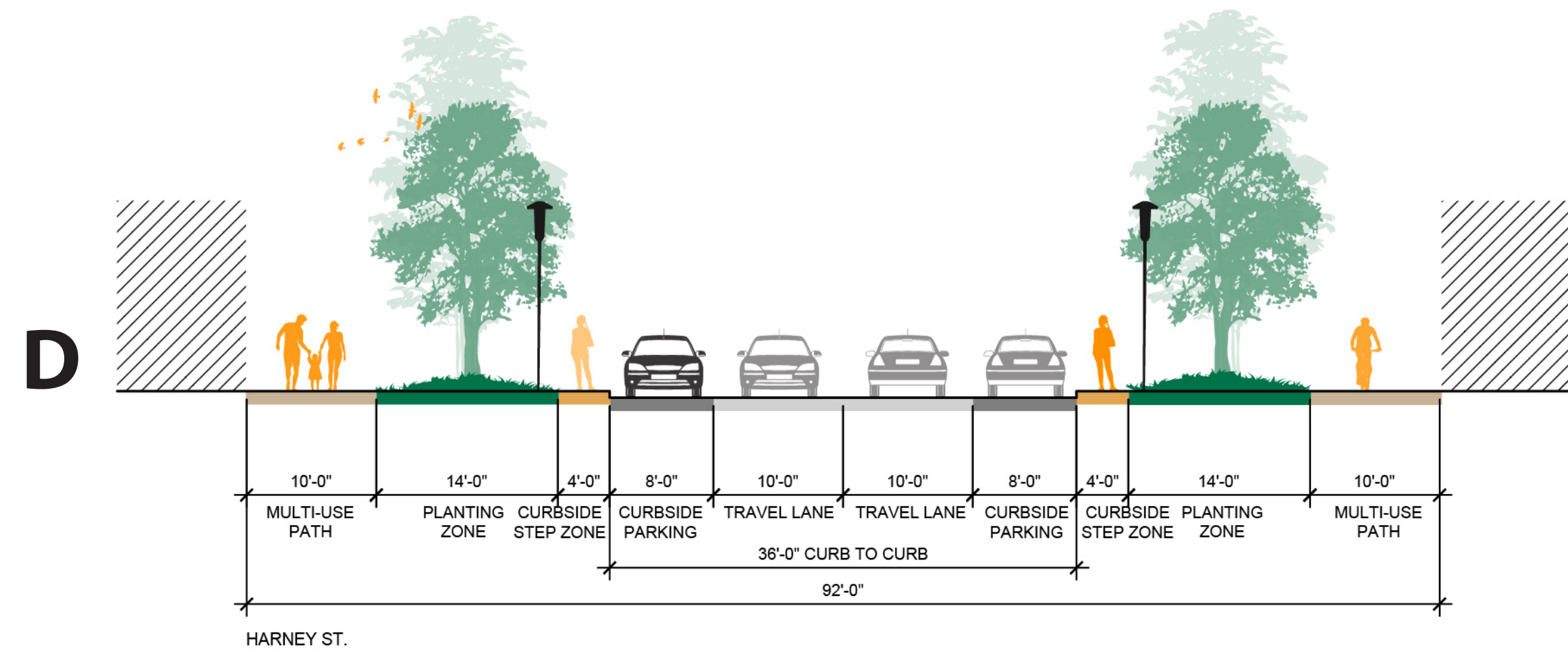
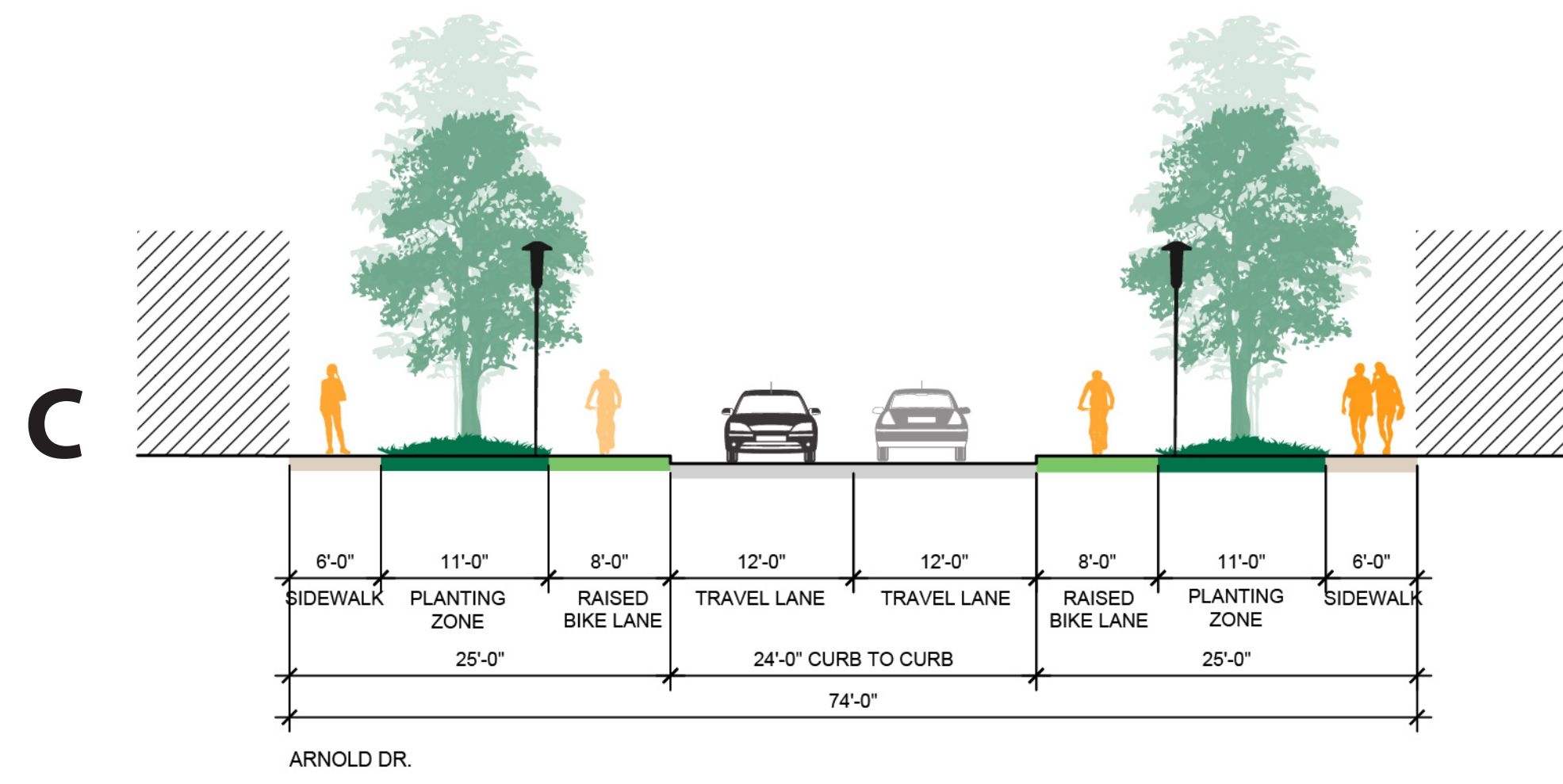
PREPARED BY: OLIN, Landscape Architects



SCALE: 1" = 10'

3E

ROADS - STREET SECTIONS



KEY PLAN

PREPARED BY: OLIN, Landscape Architects



SCALE: 1" = 10'

TRAFFIC

The DEIR estimated the VMT and daily trips at full buildout of the Specific Plan. “Based on modeling results from the SCTM19 Travel Demand Model, the buildout of the proposed plan is estimated to generate an average of 5,736 daily trips. Of these trips, 24.4 percent (1,398) are projected to be captured within the campus itself. While a portion of these internal campus trips could be made by driving, the majority are expected to be made by walking and biking, given the small geographic area where development would occur, as well as the plan’s robust emphasis on provision of walking and bicycling facilities.”

“After accounting for internal trips, the project is estimated to generate an average of 4,338 vehicle trips onto the roadway network beyond the Plan area. For informational purposes, it is estimated that the Sonoma Developmental Center historically generated approximately 3,800 daily vehicle trips, suggesting that the Proposed Plan would generate approximately 13 percent more vehicular traffic than historical uses.” (DEIR, p. 440.) The DEIR estimated daily traffic volumes on local road segments at pages 441—442.

As the Specific Plan EIR suggests, the Project would be designed to reduce vehicle miles traveled (“VMT”) through Transportation Demand Management reductions, establishment of a Transportation Management Association to oversee VMT reduction strategies and programs, multi-modal transportation improvements, and parking-related demand management strategies. The proposed project would construct slightly less than the maximum number of housing units assumed for the transportation analysis in the DEIR. The amounts and types of development proposed are consistent with the adopted Specific Plan; therefore, the project’s trip generation would not exceed the estimates analyzed in the Specific Plan EIR. (See EIR Chapter 3.14)

TRANSIT

The EIR explained that the project site was served by three existing transit routes.

“Transit service in the Planning Area is provided by Sonoma County Transit fixed route bus service in Sonoma County. Route 30 provides regional service to the project site and surrounding communities including Santa Rosa, Oakmont Village, Kenwood, Glen Ellen, Agua Caliente, and Sonoma. Route 34 provides regional service to the project site and surrounding communities including Santa Rosa, Kenwood, Glen Ellen, Agua Caliente, Boyes Hot Springs, and Sonoma. Similarly, Route 38 provides regional service to the project site and surrounding communities including Kenwood, Glen Ellen, Agua Caliente, Boyes Hot Springs, El Verano, Sonoma, and San Rafael.” (DEIR, p. 55.). As of January 31, 2024, it appears from SCT’s website that only Route 30 provides daily service Monday through Saturday directly to the project site, with approximately 8 roundtrip buses per day. Route 34 runs one roundtrip bus per day with a stop near but not directly adjacent to the project site.

The Draft EIR also noted at page 55 that “Dial-a-ride, also known as paratransit or door-to-door service, is available for those who are unable to independently use the transit system due to a physical or mental disability. Sonoma County Paratransit is designed to serve the needs of individuals with disabilities within Sonoma County; eligible individuals can reserve a ride via telephone.”

The adopted Specific Plan includes: new and improved roadway links designed to accommodate all travel modes (auto, bike, pedestrian); reconfiguration of Arnold Drive within the site as a “complete street” with bike lanes, pedestrian paths, and enhanced transit facilities; completion of an offsite community bikeway connecting to Glen Ellen; and implementation of a new multimodal roadway link between

the central campus area and Highway 12. (DEIR, p. 429.) The proposed project would be consistent with the Specific Plan’s design requirements for complete streets and bicycle and pedestrian connections and facilities and would implement all relevant policies under the Mobility and Access chapter of the Specific Plan.

3G PEDESTRIAN AND TRANSIT NETWORK

BUS

 Sonoma County Bus Route - Line 30
(Existing Bus Stop)

BIKE NETWORK

 Bike Lanes

 Multi-Use Path

 Proposed Bike Route

PEDESTRIAN NETWORK

 Arnold Drive Complete Street

 Low-Speed Shared Local Street

 Walking Paths



PREPARED BY: OLIN, Landscape Architects

3H

PARKING

On-site parking areas consist of detached garages, on-street parking spaces as well as six consolidated parking lots (P1 – P5, P11) with smaller, secondary lots (P6-P10). On-street, parallel parking is provided throughout the site, and parking lots are generally located behind proposed buildings to minimize visual impact. A wide landscape buffer is incorporated at parking lot street frontages.

The Project would provide a total of approximately 2,753 parking spaces distributed throughout the Project.

Garages: All detached and attached home types will have individual garages, for a total of approximately 1,356 parking spaces.

Parking lots: A total of approximately 558 spaces will be provided in surface parking lots. Lots ranging from approximately 4 to 108 spaces each, will be provided adjacent to mixed-use, apartment buildings and commercial buildings. Each parking lot will have one to four ADA parking spaces, or one ADA parking space per 25 spaces.

Street parking: A total of approximately 839 spaces will be available on streets throughout the Core Campus.

Additionally, 25% of each parking lot will be EV charging capable, also described as EV-ready parking spaces.

See Section 11 for full parking plans and diagrams.

3H

PARKING

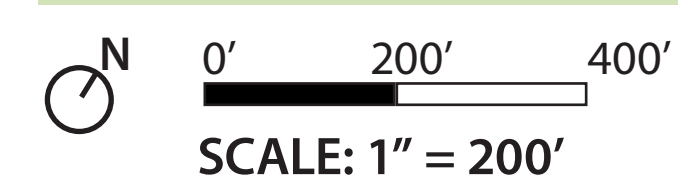
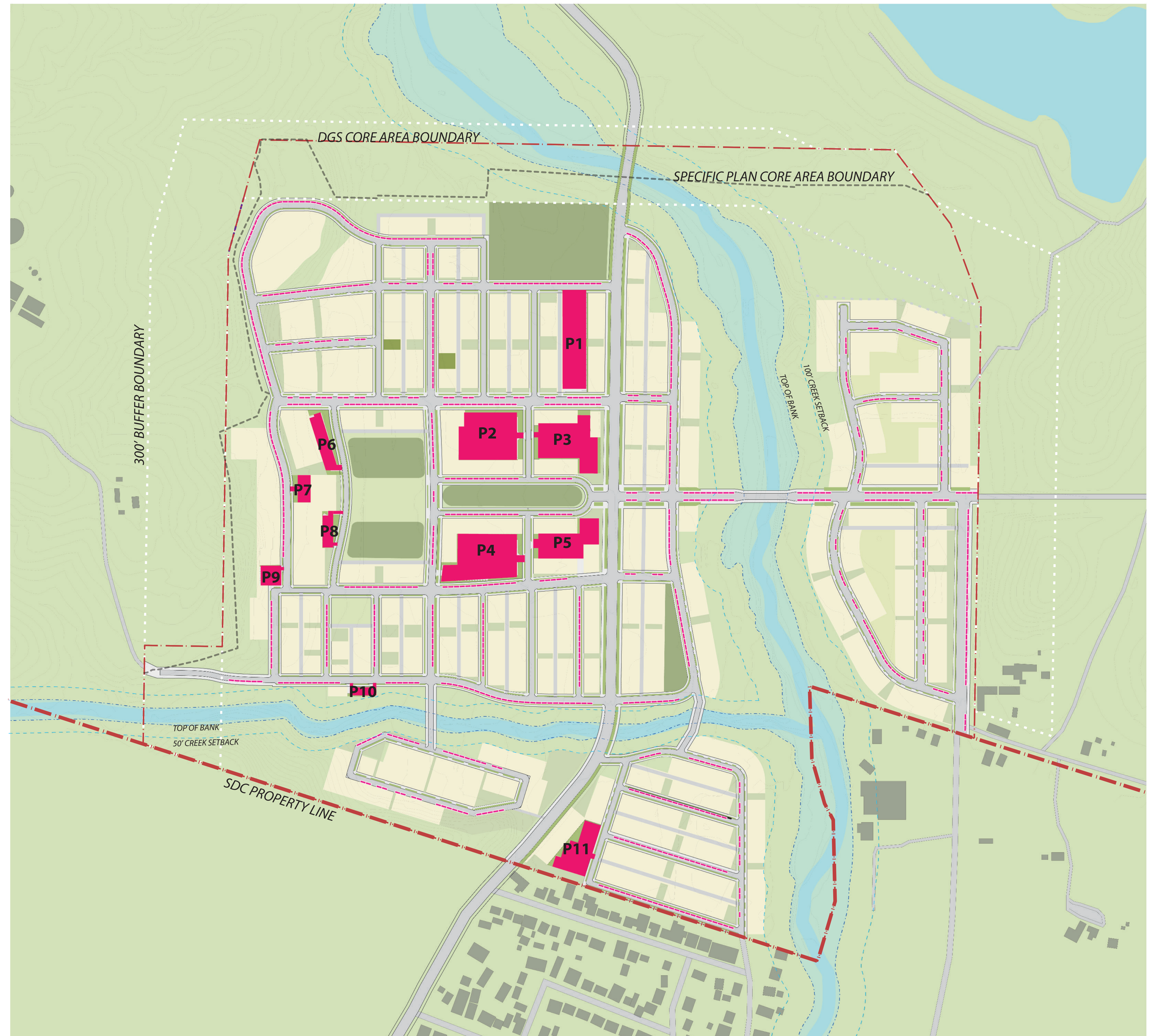
PARKING LOTS:

P1: 92	P5: 65	P9: 12
P2: 96	P6: 25	P10: 4
P3: 85	P7: 11	P11: 49
P4: 108	P8: 11	

TOTAL: 558 SPACES

ON-STREET PARALLEL PARKING:

TOTAL: 839 SPACES



PREPARED BY: OLIN, Landscape Architects

WATER SUPPLY

The applicant proposes to use the existing water sources, treatment and distribution systems on the project site for delivery of water to new development, consistent with the policies of the adopted Specific Plan and the analysis in the EIR. That existing system includes a “1.8-million-gallons-per-day (MGD) Water Treatment Plant (WTP), and 1.3-million-gallon surface water reservoirs [Fern Lake and Suttonfield Lake] that have the capacity to provide drinking water, irrigation, and fire suppression to a resident population in the neighborhood of 6,600 people.” (DEIR, p. 57.) The DEIR also noted that the water distribution systems “need rehabilitation or replacement and are described as ‘beyond useful life’ and ‘obsolete’ by previous studies.” (DEIR, p. 58.) The applicant would replace these systems as part of project buildout, likely during roads construction to avoid repeated ground disturbance.

The FEIR explained that, “[o]n site, Fern Lake and Suttonfield Lake collectively provide 840 acre-feet of raw water storage. The estimated full build-out water use within the Planning Area of 342 acre-feet/year is less than the average water use of 622 acre-feet/year during the historical period the SDC was operating at or near full capacity. . . . Implementation of the Proposed Plan would not increase water demand within the Planning Area from historical peak amounts.” (FEIR, p. 2-11, Master Response 5.)

The EIR concluded, based on a Water Supply Analysis using conservative assumptions, that impacts relating to water supply would be less than significant with implementation of Specific Plan policies and Standard Conditions of Approval. (See e.g., FEIR Master Response 5 and Response to Comment B11-272.) The applicant proposes an amount and types of development that are consistent with or slightly less intensive than the assumptions used in assessing the adequacy of available water supplies to serve the buildout of the Specific Plan.

The project will comply with all policies of the Specific Plan relating to water use and conservation, thereby ensuring that the project’s water demand does not exceed that which was analyzed in the EIR. As noted in the FEIR’s Master Response 5, “[m]ultiple policies . . . support water conservation and efficiency to minimize additional demand, including policies 6-10, 6-11, and 6-15. These policies would further reduce demand by implementing measures such as greywater systems and water efficient plumbing fixtures. In addition, CALGreen, Sonoma County’s General Plan, and Municipal Code include multiple provisions that support water conservation.” Policy 6-26 of the Specific Plan, as noted on page 478 of the DEIR, further ensures that the SDC site’s water rights are retained for uses within the Core Campus and for habitat preservation, ecological services, and groundwater recharge in the open space areas.

3J

WATER DEMAND

The Water Supply Assessment prepared as part of the SDC Specific Plan EIR estimated that all future demands within its service area can be met in normal and multiple dry hydrologic years from 2025 through 2045. On-site water supplies will be available to new development once the on-site treatment facilities and raw water transmission piping are evaluated and reactivated by the water provider.

The Draft EIR estimated full build-out water use within the Specific Plan area of 342 acre-feet/year, which is less than the average water use of 622 acre-feet/year during the historical period the SDC was operating at or near full capacity. "Implementation of the Proposed Plan would not increase water demand within the Planning Area from historical peak amounts." (FEIR, p. 2-11, Master Response 5.)

The applicant is considering making a connection to a to-be-developed private tertiary treatment plant which could be located east of the Core Campus but within the Specific Plan area, on the site of the former, now-abandoned SDC treatment facility. This treatment plant could create a source of recycled water to be used for on-site irrigation or landscaping, thereby further reducing project water demand. This approach or some version of it is consistent with the policies of the Specific Plan and discussion in the EIR.

The applicant will comply with all applicable County plan policies and regulations relating to reducing water and energy demands.

SEWAGE

The applicant intends to repair or replace the existing infrastructure on the project site for conveyance of project-generated wastewater, off-site to treatment. There are two possibilities for treatment: via connection to the SVCSO sewer main on Arnold Drive, and/or connection to a to-be-developed private tertiary treatment plant which could be located east of the Core Campus but within the Specific Plan area, on the site of the former, now-abandoned SDC treatment facility. A tertiary treatment plant would create a source of recycled water to be used for on-site irrigation of landscaping. Both possibilities, or a hybrid approach are under consideration. Either approach is consistent with the policies of the Specific Plan and discussion in the EIR.

The Draft EIR explained the existing wastewater system as follows: “Most of these existing pipes, many of which run between and under buildings, should be abandoned in favor of new sewer mains installed in the streets, connecting to SVCSO’s sewer main that runs along Arnold Drive. All updated piping will run along existing and new street alignments and continue to operate as a gravity system, assuming that additional connections can be made to the main sewer line at the south side of the site.” (DEIR, p. 58.) As with the water supply infrastructure, the applicant would install or replace the wastewater conveyance system during project roads construction to minimize ground disturbance.

As revised in the FEIR, Specific Plan Policy 6-12 requires an applicant to “Disconnect, abandon, replace or rehabilitate existing portions of the sewer system that has been determined deficient, based on the nature of the defect. Construct new wastewater sewer laterals and mains (including the portion of building sewers extending to building envelopes of existing buildings to remain) as needed to reduce the inflow and infiltration to an acceptable level to meet SVCSO standards.”

The EIR was also revised before certification to add Policies C-WR-4b and C-WR-4f, aimed at using water effectively and minimizing wastewater generation through efficient design, retrofitting with water conserving devices, and reducing impervious surfaces, amongst other requirements. The project will comply with all of these policies. The proposed landscape will use native plant species to reduce water demand and provide biofiltration areas at points throughout the site to manage on-site rainwater.

The EIR’s discussion of wastewater was revised in the Final EIR to conclude: “Project water and sewer demands were analyzed by comparing SDC pre-closure conditions to conditions expected with buildout of the Planning Area as they are similar in magnitude with respect to usage of available onsite water sources. However, under buildout conditions, it is expected that new sewer construction would substantially reduce SDC’s wet weather contributions to sewer compared to pre-closure conditions since the majority of the wet weather sewer contributions are not derived from onsite water (supply) sources. As a result, the existing downstream sewer facilities will experience lower PWWFs and be less susceptible to sewer overflows compared to existing conditions.” (FEIR, p. 3-18.)

At build-out, the Proposed Plan is estimated to generate about 0.385 MGD of wastewater. The FEIR concluded that the SVSD has sufficient capacity to serve full Specific Plan buildout, and that “[t]he implementation of the Proposed Plan will have a less than significant impact on wastewater facilities as no new wastewater treatment facilities aside from individual greywater systems have been determined to be required or are proposed to serve the Planning Area.” (FEIR, pp. 3-19—3-20.)

3L

STORMWATER & WETLANDS

The Project area contains creeks and tributaries, which will be protected by offsets of 50 or 100 feet depending on the requirement. The project proposes significant vegetated areas in the form of large and small parks, extensive parkway planting, riparian-adjacent plantings at Sonoma and Mill Creeks, and LID plantings throughout. Stormwater runoff will be primarily managed through this network of green infrastructure on site, while largely maintaining existing drainage patterns. The Project will incorporate stormwater treatment plantings along portions of Sonoma Creek that are designed and engineered to capture and filter runoff before entering on-site creeks and streams. There are no identified wetlands within the Project Area.

3M

STORMWATER

Historically, the Property was served by a Sonoma County-maintained storm drain system, which includes all on-site storm drains, pipes, catch basins, and manholes. The Project anticipates continuing to use this system, but also bolstering it by incorporating bioretention areas, which function as soil and plant-based filtration and infiltration features that remove pollutants and enhance water quality through natural processes.

WASTE

The DEIR estimated that buildout of the Specific Plan area would result in a net increase in solid waste generation of approximately 2,400 tons per year, or 6.6 tons per day, which amounts to approximately 0.27 percent of the permitted daily capacity of the Central Disposal Site landfill. (DEIR, p. 487.) Solid waste collection services in the County are provided pursuant to the County's agreement with Recology, which serves unincorporated areas of the County. The applicant will comply with all applicable policies of the Specific Plan and state and local requirements regarding recycling, composting and minimization of waste.

This waste management plan outlines the proposed waste and recycling facilities for the Sonoma Developmental Center project. The plan is designed to ensure efficient, sustainable, and convenient waste management practices that align with local regulations and environmental standards.

The project will be serviced by Recology Sonoma Marin, a leading waste management company renowned for its commitment to resource recovery and zero waste initiatives. Recology Sonoma Marin offers a wide range of waste collection, recycling, and processing services, to meet the needs of mixed-use developments.

The development will adopt a dual-stream waste management approach, separating recyclables from non-recyclable waste to enhance recycling rates and reduce landfill dependency. The facilities will be as follows:

Single-Family Residences:

- General Waste Bins: Each single-family home will receive a 32 to 96-gallon wheeled cart for general waste.
- Recycling Bins: A 64-gallon wheeled cart for mixed

recyclables (paper, plastics, metal, and glass) will be provided to support recycling efforts.

- Organic Waste Bins: A 32-gallon bin will be available for organic waste, including food scraps and yard waste, to encourage composting.

Multifamily Units:

- General Waste Bins: Multifamily complexes will be equipped with larger communal dumpsters, typically 3 cubic yards, for general waste disposal.
- Recycling Bins: Similar-sized dumpsters will be allocated for mixed recyclables, facilitating easy access for residents to dispose of recyclable materials.
- Organic Waste Solutions: Depending on the scale of the multifamily complexes and the volume of organic waste anticipated, dedicated organic waste containers will be provided to promote composting.

Commercial Spaces and Hotel Buildings:

- General Waste Dumpsters: Commercial and hotel entities will have access to 4 to 6 cubic yard dumpsters for their general waste needs, accommodating the higher volume of waste generated.
- Recycling Dumpsters: Matching 4 to 6 cubic yard dumpsters will be designated for collecting mixed recyclables, with special arrangements for cardboard due to its volume in commercial and hospitality operations.
- Organic Waste Solutions: Tailored organic waste collection services, including appropriate bins or dumpsters, will be arranged based on the specific needs of food service establishments within the commercial and hotel areas.

Collection Points and Storage Locations

- Single-Family Residences: Waste and recycling carts for single-family homes will be collected curbside, ensuring minimal disruption to the aesthetic and convenience for homeowners. Carts will be stored onsite in garages or sideyards.
- Multifamily Units: Designated waste and recycling collection areas will be established within multifamily complexes, chosen for their accessibility to residents and efficiency for collection services. Bins will be located either in covered trash enclosures or interior waste storage rooms.
- Commercial and Hotel Areas: Waste and recycling storage areas will be strategically located at the back or in designated service areas of buildings to maintain the visual appeal and operational efficiency, equipped for easy access by Recology Sonoma Marin's collection vehicles.

Collection Frequency

- Single-Family Residences: General waste, recycling and organic waste will be collected on a weekly basis.
- Multifamily Units: Given the shared nature of the facilities, general waste, recycling, and organic waste from multifamily units will be collected up to twice a week to accommodate the larger volumes of waste.
- Commercial and Hotel Areas: These areas will see a more frequent collection schedule due to their waste generation patterns, with general waste, recycling and organic waste collected two to three times per week.

EMERGENCY SERVICES

Chapters 3.13, 3.14, and 3.16 of the Specific Plan EIR address public services including emergency services, emergency access and fire hazard area classification.

Re: Emergency services

The DEIR explained in Chapter 3.13 that the project area is served by the Sheriff's Office and is part of the Valley Zone (Zone 6), staffed from the Sonoma Valley substation located approximately four miles to the south of the Specific Plan area and just west of the City of Sonoma. Surrounding communities including Glen Ellen and Eldridge are also within this zone boundary. The project area would be included in the Valley Zone (Zone 6).

Regarding fire protection, the DEIR disclosed that the SDC property constitutes its own fire district served by the Eldridge Fire Department, which operates out of the station located directly on the main campus. The Eldridge Fire Department is a State agency that coordinates with the County as an all-risk department, responding to all emergencies within the district. Due to uncertainty whether the department would continue operation after closure of the developmental center, the fire department lost many of its staff and was understaffed at the time the DEIR was published. However, the Eldridge Fire Department was extended to continue full operation and currently covers two of three shifts, supplemented by staff from the neighboring fire protection district Sonoma Valley Fire and Rescue Authority (SVFRA) for the remaining shift, following a 2/4 schedule (two days on, four days off).

The Eldridge Fire Department maintains a two-minute getaway service standard from the time they receive a service call. Equipment operated by the department includes a Type 1 fire engine and a Type 3 brush rig. An ambulance is also available through partnership with SVFRA, but it is not used for service calls. The Eldridge Fire Department does not have an ISO

(Insurance Services Office) rating but is run under SVFRA's Class 1 rating standard. The Eldridge Fire Department continues to operate independently, and it is anticipated that future services will still be provided in coordination with neighboring Sonoma County fire districts including SVFRA, Mayacamas Volunteer Fire Department, and Kenwood Fire Protection District, with which the Eldridge Fire Department has automatic aid agreements. The Sonoma County Local Agency Formation Commission (LAFCO) will also have the responsibility to review and approve or disapprove these proposed changes regarding expanding the existing Sonoma County fire districts to serve the Planning Area.

The DEIR noted that with four SVFRA stations in addition to the Eldridge Fire Department within four miles of the SDC site, fire service is well-established in the area. It is the applicant's understanding, based on discussions with DGS staff and Chief Steve Akre of the Sonoma Valley Fire District, that the Eldridge independent fire district operation exists only while the property is under State ownership. Once the property transfers to private ownership, the Project Area - the Core Campus - would become a Local Responsibility Area which would be the obligation of the Sonoma Valley District to cover; while the rest of the Specific Plan area, which remains State land, would remain a State Responsibility Area covered by CalFire. The applicant intends to build a new facility for the Sonoma District within the Core Campus, to replace the old and likely obsolete fire station within the campus.

Emergency access

The DEIR at page 451 concluded that emergency access would be sufficient:

"The Proposed Plan includes construction of new streets and minor intersections as well as a new connection to Highway 12. The Plan would result in modifications to existing roadways

and intersections related to adding bicycle facilities and pedestrian crossing enhancements. Roadway modifications will need to be designed consistent with applicable regulations to accommodate emergency vehicles, including turns at intersections. Roads and emergency access requirements are governed by existing State and local law. Development in the State Responsibility Area (SRA) is governed by the State Board of Forestry and Fire Protection Regulations (14 CCR 1270 et seq.) and development in the Local Responsibility Area (LRA) is governed by the County's Fire Safe Standards (Sonoma County Code Chapter 13 Article V) (see more in Section 3.16: Wildfire). Regulations govern road surfaces, grades, curves, intersections, and widths and provide specific requirements for two-way, one-way, and dead-end roads. Roadways in the Planning Area will need to be designed to meet these requirements.

Policy 3-1 calls for new development in the Plan to include a fine-grained street grid that provides multiple route options, and Policy 3-6 prohibits new cul-de-sacs. These policies will allow emergency responders to access existing and future developments from multiple directions. Emergency vehicles would continue to use existing streets as well as new streets to access all areas within the Planning Area. Beyond the Core Campus area where development would occur, the Plan includes a new connection to Highway 12 that will also improve accessibility to the Planning Area by emergency responders, as well as an additional evacuation route during emergencies."

The DEIR concluded that because the Plan accommodates emergency vehicles in existing and future streets, and future project development would comply with the established procedures for reviewing project-level emergency access needs and compliance with State and local law as part of the entitlement process, impacts would be less than significant.

30 (continued)

EMERGENCY SERVICES

Wildfire

CAL FIRE has designated the eastern portion of the Specific Plan area as a Very High Fire Hazard Severity Zone. (DEIR, p. 492.) The applicant would comply with all requirements for new construction set forth in the State Fire Code and all building and safety standards applicable to development in Very High Fire Hazard Severity Zones, as well as Chapter 13 of the Sonoma County Code, the Sonoma County Fire Safety Ordinance.

The Project would abide by Specific Plan Policy 2-54, which requires the project sponsor to proactively plan for emergency wildfire safety by (1) developing an emergency preparedness and evacuation plan; (2) building or designating an on-site shelter-in-place facility; (3) ensuring that every parcel within the Core Campus has two routes for ingress and egress during an emergency; and (4) posting signage for designated evacuation routes throughout the site and along Arnold Drive. As stated, the Project also anticipates constructing a new fire station at SDC to serve on-site residents and the surrounding community.

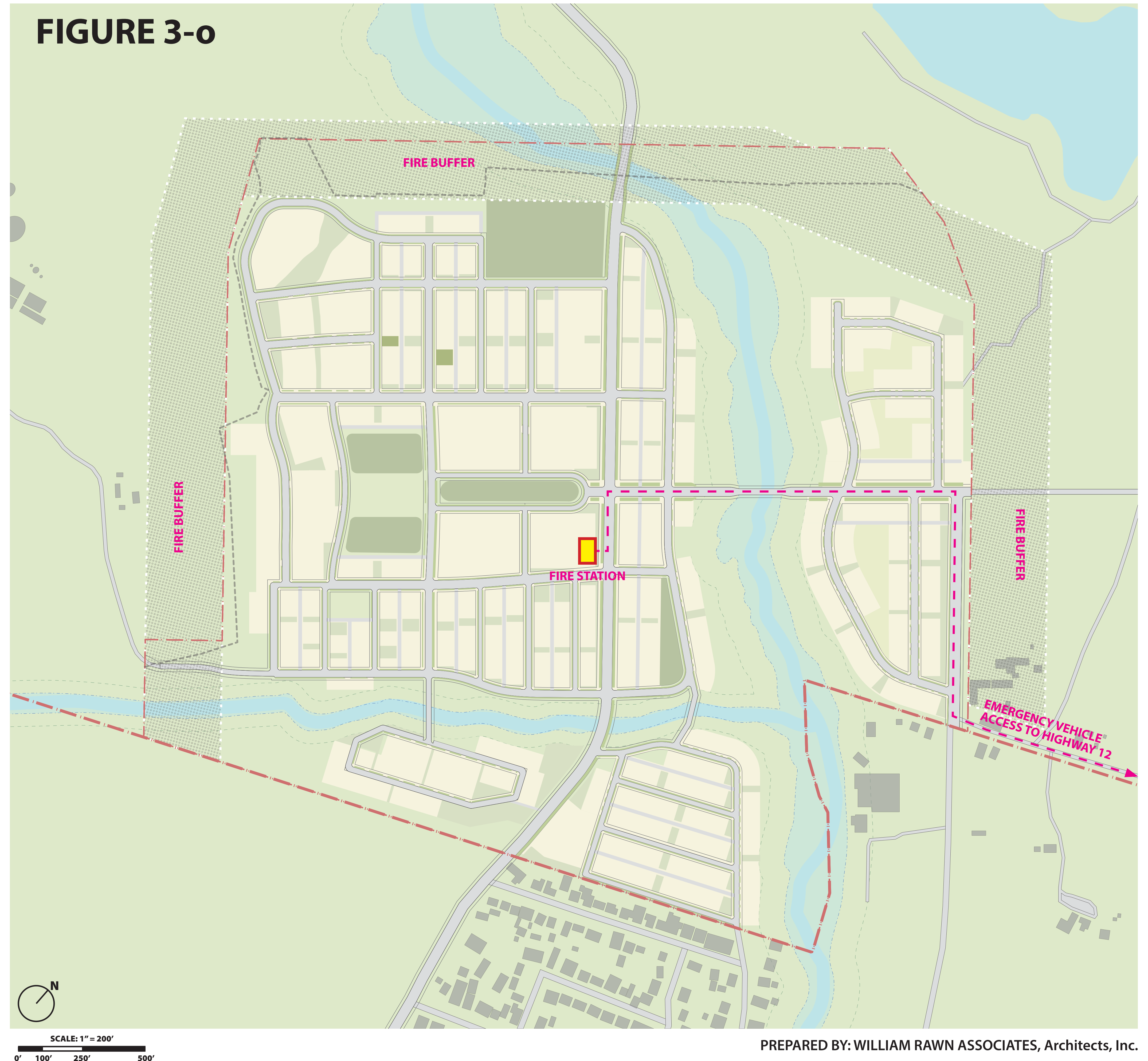
30 (continued)

EMERGENCY SERVICES

The Core Campus is part of Evacuation Zone SON-6C3 to the west of Arnold Dr and Evacuation Zone SON-6A5 to the east of Arnold Dr. There is a proposed Public Safety Building along Arnold Dr (see Figure 3-o). The nearest police station is the Sonoma County Sheriff, 4 miles South in El Verano. The Glen Ellen Fire Department is 1.6 miles to the North and the Sonoma Valley Fire & Rescue Authority Station 3 is 3 miles to the South in Fetters Hot Springs-Agua Caliente.

For evacuation, Railroad Rd to the southeast acts as a potential connector to Highway 12 (see Figure 3-o).

FIGURE 3-o



PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.

ENERGY DEMAND

The Project's overall site design and programming is intended to reduce vehicular travel and increase pedestrian and bicycle trips within the campus and nearby, reducing total energy use from transportation. All buildings, both residential and non-residential, will be constructed using current best practices as regards building insulation, appliances, heating and cooling systems and energy management. The residential components of the Project will not be served by natural gas. The use of natural gas on-site will be limited only to on-site equipment with particular demand profiles cannot be effectively met with electricity.

The presence of Sonoma Clean Power as a supplier of electricity to customers in the County, using PG&E infrastructure, allows for Project power demands to be met with higher percentage of renewable energy for electrical demand. Furthermore, Project Sponsor is actively exploring the deployment of a system of distributed energy resources that will generate and store electricity on-site, which could include solar, geothermal, and/or methane gas co-generation, capturing and burning the methane gases that are emitted from site-generated solid waste. The Project will be eligible for a PG&E program that allows communities that are at higher fire risk and include critical facilities, like SDC's future fire station, to create a "microgrid" at the campus – an electrical grid that is connected to PG&E's larger system, but that can be isolated from the larger grid in case of emergency, maintaining self-sufficiency and avoiding system-wide shut-offs that target dangerous overhead powerlines in windstorms.

Chapter 3.15 of the DEIR discusses public services and utilities, and notes that Specific Plan "Policy 6-19 will require each building within the Core Campus to connect to a microgrid to power the Planning Area in case of emergency. Policy 6-20 prohibits new natural gas lines to all new buildings and requires new and adaptively reused buildings to be fully

powered by electricity. Policy 6-21 requires new development to install utility distribution lines underground. High voltage transmission electric lines and pad mounted transformers and other electrical equipment may still be required to be installed above ground. The land use and population projections developed for the Proposed Plan and used as the basis for technical modeling in this EIR account for the extension of power and telecommunications infrastructure needed for implementation of the Proposed Plan." (DEIR, pp. 483-484.)

The applicant will comply with all applicable Plan policies and state and local codes regarding power generation and connections. The applicant intends to build a private energy system and microgrid, with solar as the base, consistent with the discussion in the Specific Plan and EIR. The location of the electricity generation facility is likely to be on State-owned land that was part of the SDC and is now owned by either DGS or State Parks. Further discussions with the State are necessary to refine the energy system proposal.

EXISTING LANDSCAPE

The SDC Property is in the heart of Sonoma Valley, and can be generally described as mostly forested except in its eastern portion, where grasslands are dominant. The non-grassland areas include oak woodlands (251 acres of mixed oak woodlands, 69 acres of blue oak woodlands, 33 acres of Valley oak woodlands, and 26 acres of Oregon oak woodlands), wetlands and vernal pools (30 acres), riparian forests (25 acres primarily following Sonoma Creek), evergreen and redwood forests (22 acres of redwood forest, 42 acres of California bay forest, 2 acres of Douglas fir forest, and 1 acre of madrone forest), and a major wildlife corridor. The grassland portions include approximately 210 acres and were historically used for agriculture. The site also includes two freshwater lakes and is bisected by Sonoma Creek, which runs north to south along the eastern portion of the Core Campus.

The site's open spaces, as well as its two lakes (Fern Lake to the west and Suttonfield Lake to the east), provide important open space and groundwater recharge areas. Embedded in the open space is an existing network of trails and access roads, which provide recreational opportunities for the surrounding communities.

The Core Campus itself has largely converted natural habitats to mowed lawns, roads, and structures, but the eastern portion contains historic agricultural uses, including the former Sunrise Industries Farm. Portions of the Core Campus are lined with mature, leafy trees and ornamental landscaping, which support the feeling of a traditional campus enclave. The existing tree canopy in the core campus is comprised of clusters of oak woodland, protected riparian forest at Sonoma and Mill Creeks, and non-native tree species. The project does not require filling or disturbing the creeks, or adding any additional creek crossings beyond what exists today. Existing heritage trees in good health will be preserved throughout the site where possible, and the existing riparian plantings at Sonoma and Mill

Creeks will be protected and preserved. Throughout the site, existing invasive and fire-prone plant and tree species will be recommended for removal and replacement with appropriate species. The historic Central Green will be preserved between Arnold Drive and Sonoma, along the Harney axis.

LANDSCAPE & OUTDOOR USE

The proposed landscape will create a vibrant and pedestrian-friendly neighborhood, connected by a network of parks and green spaces that provide views and access to surrounding natural areas, facilitate community activities, and improve the ecological health of the region. The project maintains the stepped topography and orientation of the historic campus, which minimizes disturbance of the existing vegetation, soils, and drainage patterns which have been in place for over a hundred years.

The central green will be preserved between Arnold Drive and Sonoma along the Harney axis. The existing ball field use, in scale and general location will be maintained, but will be relocated slightly to the north, adjacent to the northern boundary of the Core Campus. In this revised location, adjacent to the riparian area and landscaped fire buffer zone, it can be designed to provide a controlled edge and barrier to reduce potential for human or domestic animal intrusion into the wildlife corridor. It also provides additional wildfire buffer in this area.

The landscape surrounding the Main Building is expanded and designed to support extensive programming as a central site for community gatherings and events. The streetscape network includes parkways throughout the site, and pocket parks and green linkages create a system of open space that allows for off-street pedestrian connections from east to west. The open space network connects all areas of the site with each dwelling unit being no more than a few minutes' walk from a green space or natural area.

Enhanced riparian plantings frame the existing creek landscapes, capturing and treating runoff. On the east side of the project site, agricultural plantings anchor the Agri-hood. All planting palettes are Water Efficient Landscape Ordinance (WELo) compliant, to reduce the use of potable water in the

landscape and are designed with biodiversity and resilience in mind. A managed landscape fire break wraps the site. To enhance the existing trees to remain in the landscape, a robust framework of canopy and understory trees is proposed to increase biodiversity, air quality, provide shade, and ensure a long-lasting canopy for the next generation.

See Section 8 – Preliminary Landscape Plans for full landscape planting areas by type, area takeoffs, species list and enlargements.

CONSTRUCTION

The residential portion of the project will consist of single family detached & attached homes, townhomes, and multi-family residential. These housing units will be Type V wood framed construction with fire suppression and slab-on-grade foundations. For other land use designations such as mixed-use, commercial, and hospitality, it is expected that impacts will be similar to those of the multifamily construction; however, further design refinement will be required to identify their construction methods and materials.

The initial construction efforts will be to install all of the utilities consistent with a “Back Bone” infrastructure for the entire project. In the design for the mass grading of the entire site, the design team will endeavor to achieve a balanced site requiring minimal soil import or export. Upon completion of the mass grading, and according to a phasing plan, a subsequent finished grade will be completed to a “blue-top” condition.

Material staging will be done within the Core Campus, on-site in large open areas where dust control, security, and traffic impacts will be readily managed.

We do not expect to have any blasting or pile driving, however, final reports from consultants and engineers are forthcoming and possibly could reveal a requirement to handle some special conditions.

Construction work hours will be from 7:00 AM to 3:00 PM during weekdays.

The Project will comply with all applicable SDC Specific Plan Standard Conditions of Approval, including those related to construction hours (HAZ-1), pile driving or blasting (HAZ-2), and best management practices (HAZ-3).

3T

NOISE

Construction activities, including traffic, demolition, and reconstruction, will generate ambient and ground borne noise. There are a variety of policies, codes, and regulations in place to prevent and reduce impacts to sensitive land uses directly south of the Core Campus, including a General Plan Goal regarding protection from excessive noise (NE-1), County Code provisions regarding the regulation of noise during and post-construction (Section 26-88-123), and Standard Conditions of Approval related to noise sensitive receptors and vibration effects (HAZ-1, 2).

Chapter 3.11 of the DEIR assessed the potential for development under the Specific Plan to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Planning Area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and concluded that the impact would be less than significant because of expected compliance with Specific Plan policies and County Code provisions relating to construction and operational noise. (DEIR, pp. 345—353.)

HAZARDS

Chapter 3.16 of the Draft EIR discloses that the Specific Plan area “is located in the Sonoma Creek watershed and includes areas of high to very high Fire Hazard Severity Zones west of Highway 12, areas of high fire hazard severity in the hills, and areas of moderate fire hazards severity zones in the vicinity of Suttonfield Lake and Fern Lake. . . .The Core Campus is not included in any of these FHSZs.”

The EIR concludes that compliance with the Specific Plan’s policies under the Open Space and Resources and Hazards, and Public Facilities, Services, and Infrastructure chapters, as well as the state Fire Code and local codes and regulations would ensure that development in the plan area would not impede or conflict with evacuation plans or exacerbate existing wildfire risk. (See DEIR, pp. 517, 519.) The applicant will comply with all applicable policies, codes and regulations relating to wildfire.

Additionally, Chapter 3.7 of the DEIR concludes that development in the project area would not result in any significant impacts associated with earthquakes, landslides or flooding. The applicant will comply with all applicable policies, codes and regulations relating to seismic safety and flood protection.

HAZARDOUS MATERIALS

The DEIR at pp. 246—257 describes the results of the initial site investigations for hazardous materials. The DEIR disclosed that the project area's buildings and soil have been subjected to a Phase 1 environmental site assessment in 2016, as well as a limited Phase II site investigation in 2017. These studies documented the actual and potential contamination of the site resulting from its 100-plus-year history of various agricultural, institutional and industrial uses. Various constituents of potential concern (COPCs) were identified for investigation include Arsenic, Organochlorine Pesticides (CPCs), Lead (from paint), polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), dioxins and furans, CAM 17 (Title 22) Metals, total petroleum hydrocarbons (TPH), gasoline range organics (GRO), diesel range organics (DRO), heavy range organics (DRO), and (10) nitrate (Nitrogen). The studies recommend further testing to determine requirements for future reuse or disposal and to consider appropriate safety protections for construction workers, site workers, residential users, or commercial users in future planning scenarios. Additionally, seven of the existing buildings were determined to warrant high level concern due to historical considerations, extreme deterioration or damage, or high remediation costs due to hazardous building materials (Asbestos containing building materials). Soils testing on the project site revealed lead, arsenic, chromium and trace levels of pesticides, but not at levels high enough to qualify as hazardous.

There was also a recorded gasoline spill from a 1,000-gallon Leaking Underground Storage Tank near the intersection of Sonoma Drive and Wilson Drive, but the tank has been removed and subsequent investigation and monitoring revealed very low levels of contamination in the groundwater, and the case was closed by the regulatory agencies in 2013.

The DEIR acknowledged that there was potential for exposure or release of hazardous materials with building demolition or renovation, as well as new construction. Therefore, pre-development remediation may be needed, and a Demolition Plan, Soil Management Plan, and Health and Safety Plan will likely need to be developed for each site with identified open hazardous materials issues. The plans will need to include provisions for community protection, methods of demolition and construction, management of soils and stockpiles including off-haul and routes of truck travel, and requirements for personal protective equipment such as respirators, impermeable clothing, and gloves. The DEIR noted that replacement of industrial areas with environmentally engineered commercial and residential development would likely lower public risk to hazardous materials exposure.

The applicant would comply with all applicable policies and standard conditions of approval outlined on pages 262—264 of the DEIR, which the EIR concluded would result in less than significant impacts associated with hazards and hazardous materials.

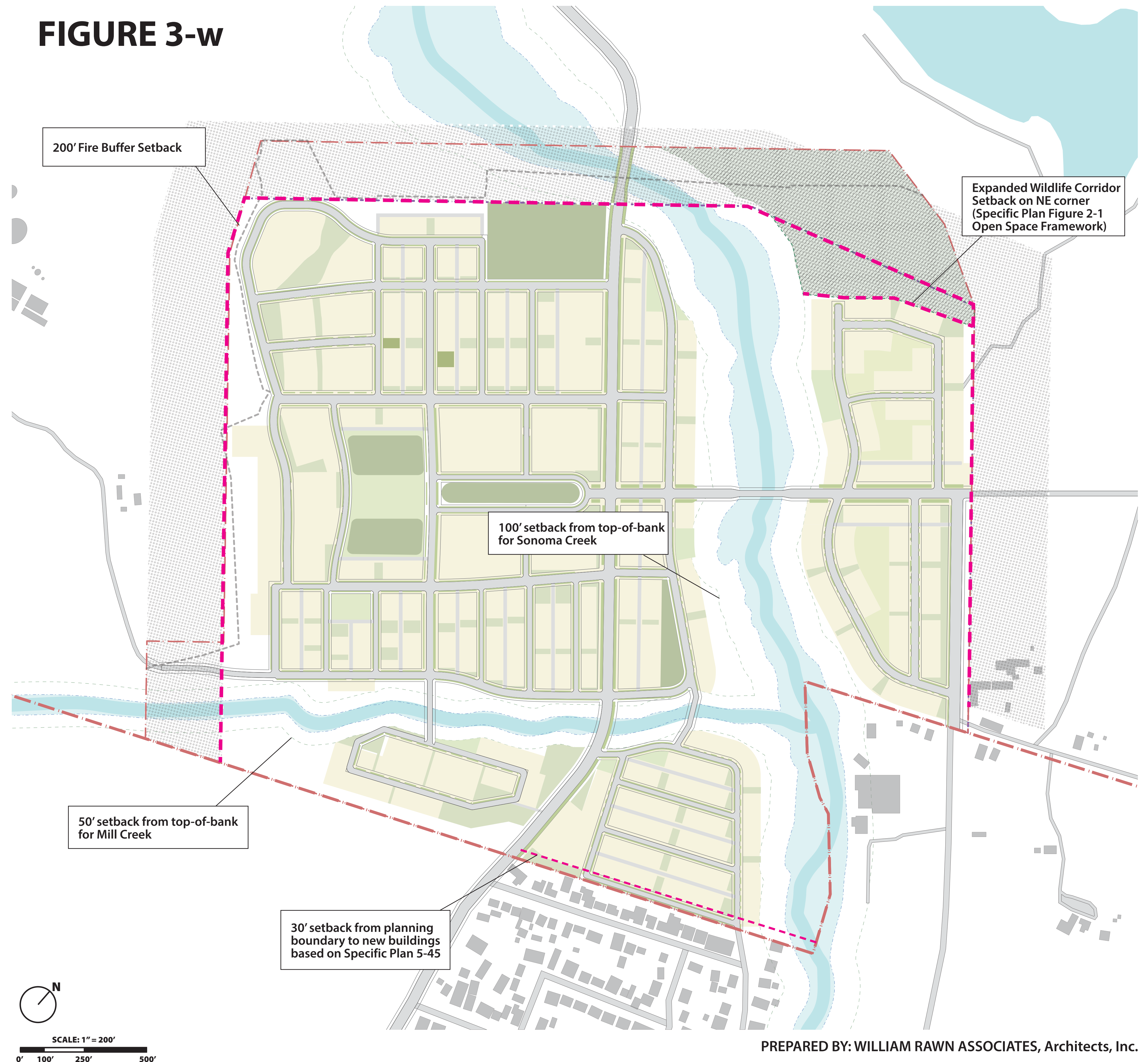
3W

SETBACKS

For individual parcel setbacks see Section 7 – Preliminary Architectural Plans & Elevations

Building setbacks based on Specific Plan Table 5-2: Building Development Standards

FIGURE 3-W



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3X

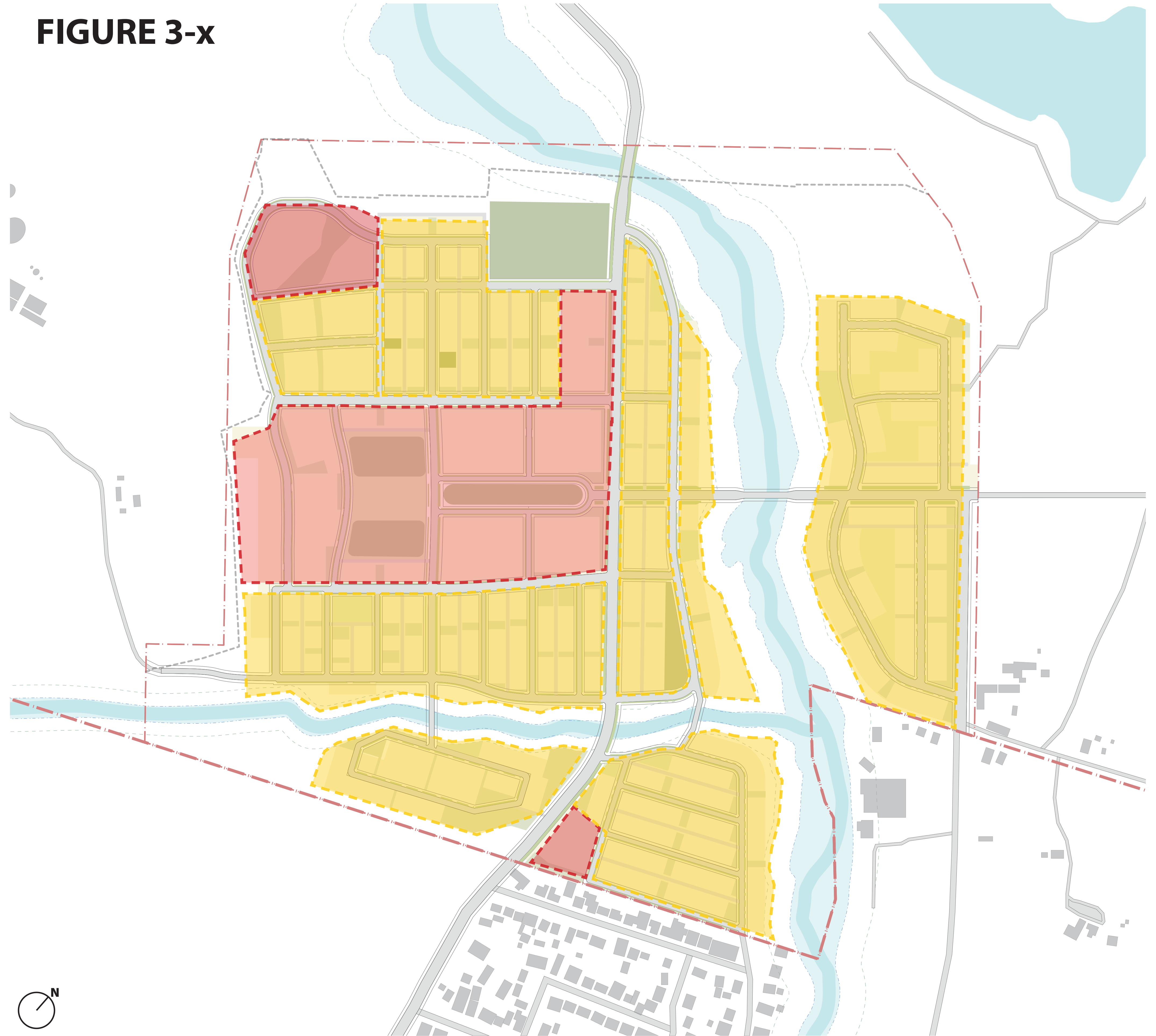
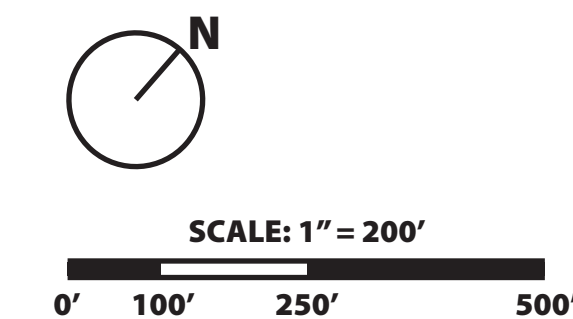
BUILDING HEIGHTS

See Section 7 for heights denoted on building elevations.

Maximum building heights will range from 35' to 45' feet across the Core Campus. See Figure 3-x.

FIGURE 3-x

- 45'
- 35'



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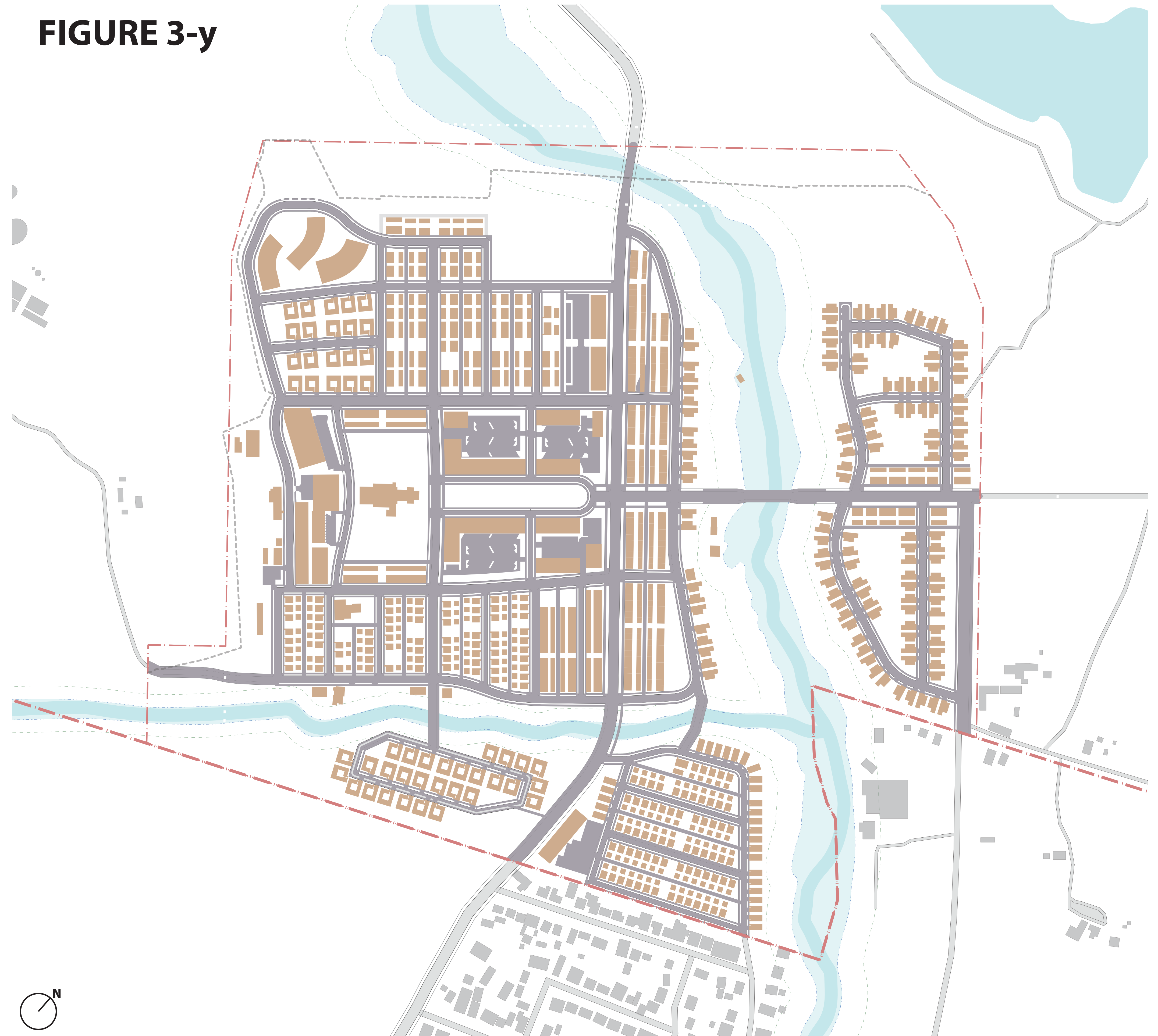
3Y



LOT COVERAGE

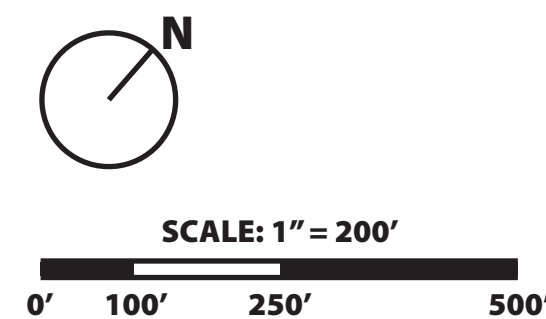
For individual housing type coverage, refer to Section 7 – Preliminary Architectural Plans & Elevations.

Lot coverage for residential buildings are to be below maximums outlined in Specific Plan Table 5-2.

FIGURE 3-y



-  Building Footprint ~33 Acres
-  Impervious Surface ~39 Acres



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