

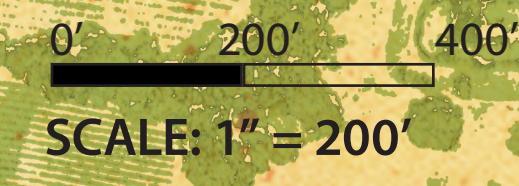
PJR 128 | 5 - SITE PLANS

5 - SITE PLANS

NATURAL FEATURES



5 SONOMA DEVELOPMENTAL CENTER SITE PLAN



5 - SITE PLANS

Open Space Network with Parks and Gathering Spaces



BALL FIELD

GREENWAY PARK WITH PICKLEBALL AND DOG PARK

PLAYGROUND

CENTRAL GREEN BEER GARDEN

EVENT LAWN

FIREHOUSE PARK

DOG TRAILS PARK

OPEN SPACE

CREEK WALK

AGRIHOOD PARK

AGRIHOOD

OPEN SPACE WITH DOG PARK

POCKET PARKS

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0' 200' 400'

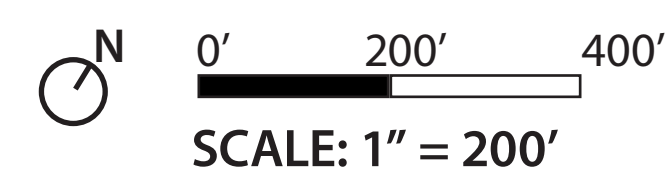
SCALE: 1" = 200'

OLIN

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OPEN SPACE

 **OPEN SPACE**
(4,621,000 sq. ft.; 106 acres)



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OPEN SPACE TYPES

- MANAGED NATIVE LANDSCAPE**

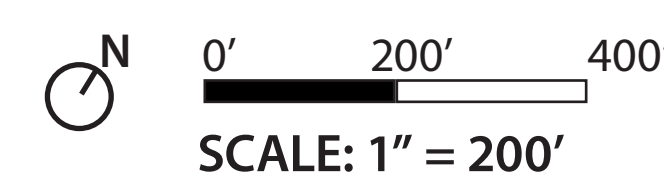
Areas within the core campus boundary as well as within the buffer and riparian setback corridors that are native vegetation with minimal irrigation and minimal maintenance, only to extent to provide wildfire protection and to establish new native vegetation.
- NATURALISTIC LANDSCAPE**

Naturalistic vegetation forms an aesthetic and functional bridge to the native landscape. Native and drought tolerant species that follow WELO guidelines are used to create a wide array of spaces from paseos and greenways to parkways and bioentention. Irrigation is low to infrequent as plantings are established; maintenance is low to moderate as these spaces interact prominently with the community and provide a sense of place and connection to surrounding native landscape.
- PROGRAMMATIC LANDSCAPE**

Programmed landscapes such as parks, historic landscape features, sports courts, play fields, lawns and community-scale agriculture that would require regular maintenance and irrigation for optimal performance. These spaces will be widely used by the community for gatherings, events and for recreation.



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5 - LANDSCAPE AND TREE PROTECTION

See Section 8 for Full Preliminary Landscape Plans;
See Section 9 for Tree Protection Plan

-  Understory Tree
-  Canopy Tree
-  Heritage Tree
-  Tree Preservation Zone
-  Native Landscape
-  Paseo and Greenway Planting
-  Sidewalk Planting Zones and Parking Lots
-  Parks
-  Lawns
-  Stormwater / Bioretention Mix
-  Agricultural Mix



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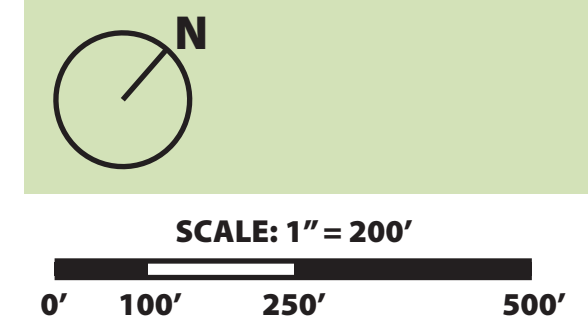
5 - SITE PLANS

PROPOSED USES, STRUCTURES & IMPROVEMENTS

BUILT ENVIRONMENT

For residential unit preliminary plans and elevations, refer to Section 7 - Preliminary Architectural Plans & Elevations.

For proposed adaptive reuse of existing structures, see the Historic Preservation Plan.



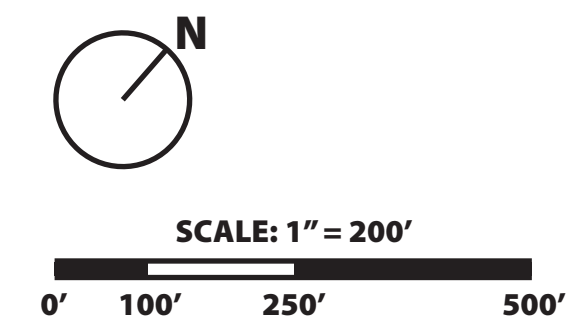
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5 - SITE PLANS

COMBINING DISTRICTS & SPLIT ZONING

LAND USE

- Low/Medium Density Residential
- Medium/Flex Density Residential
- Employment Center
- Flex Zone
- Hotel
- Agrihood
- Riparian Corridor
- Open Space
- Park



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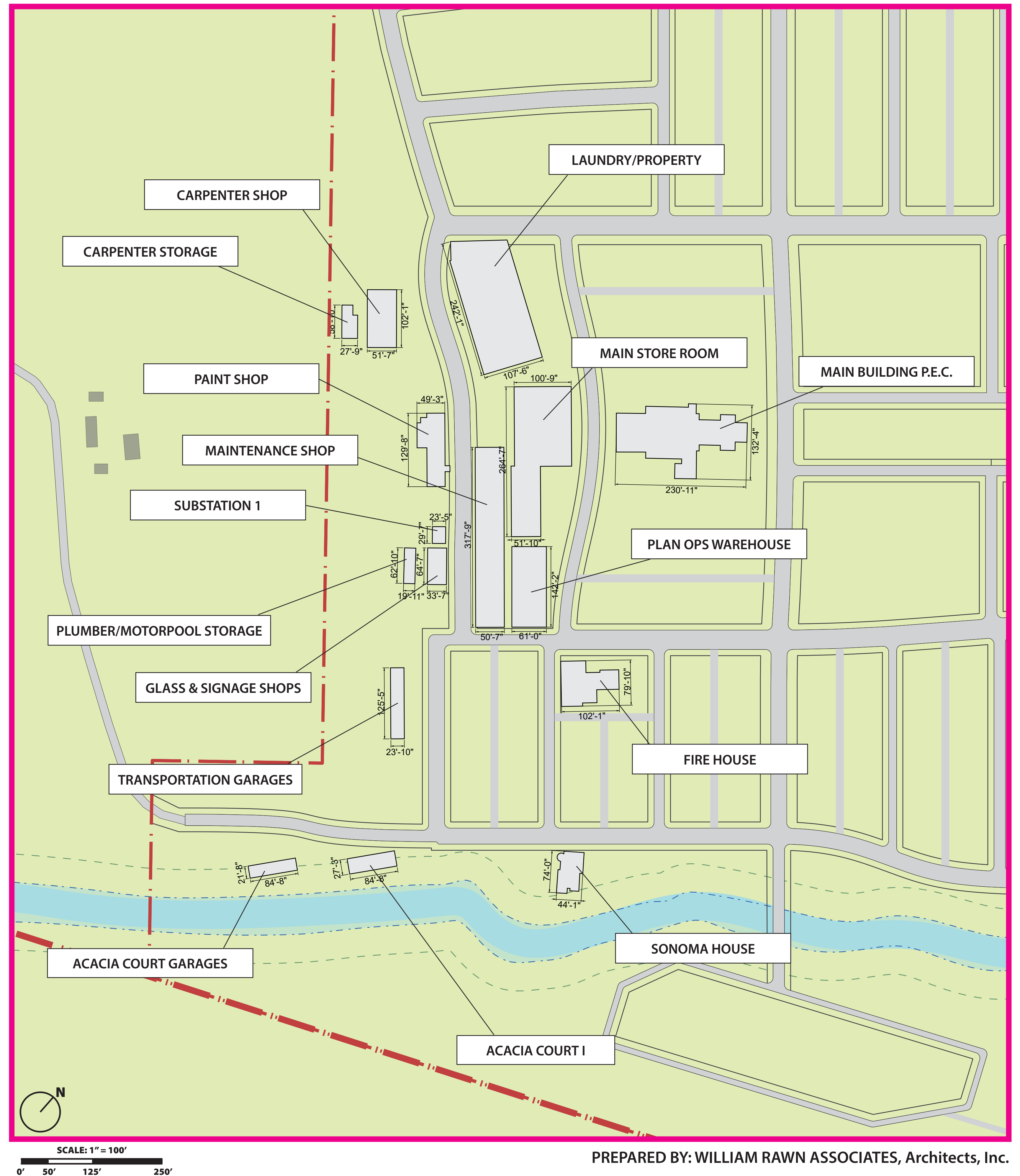
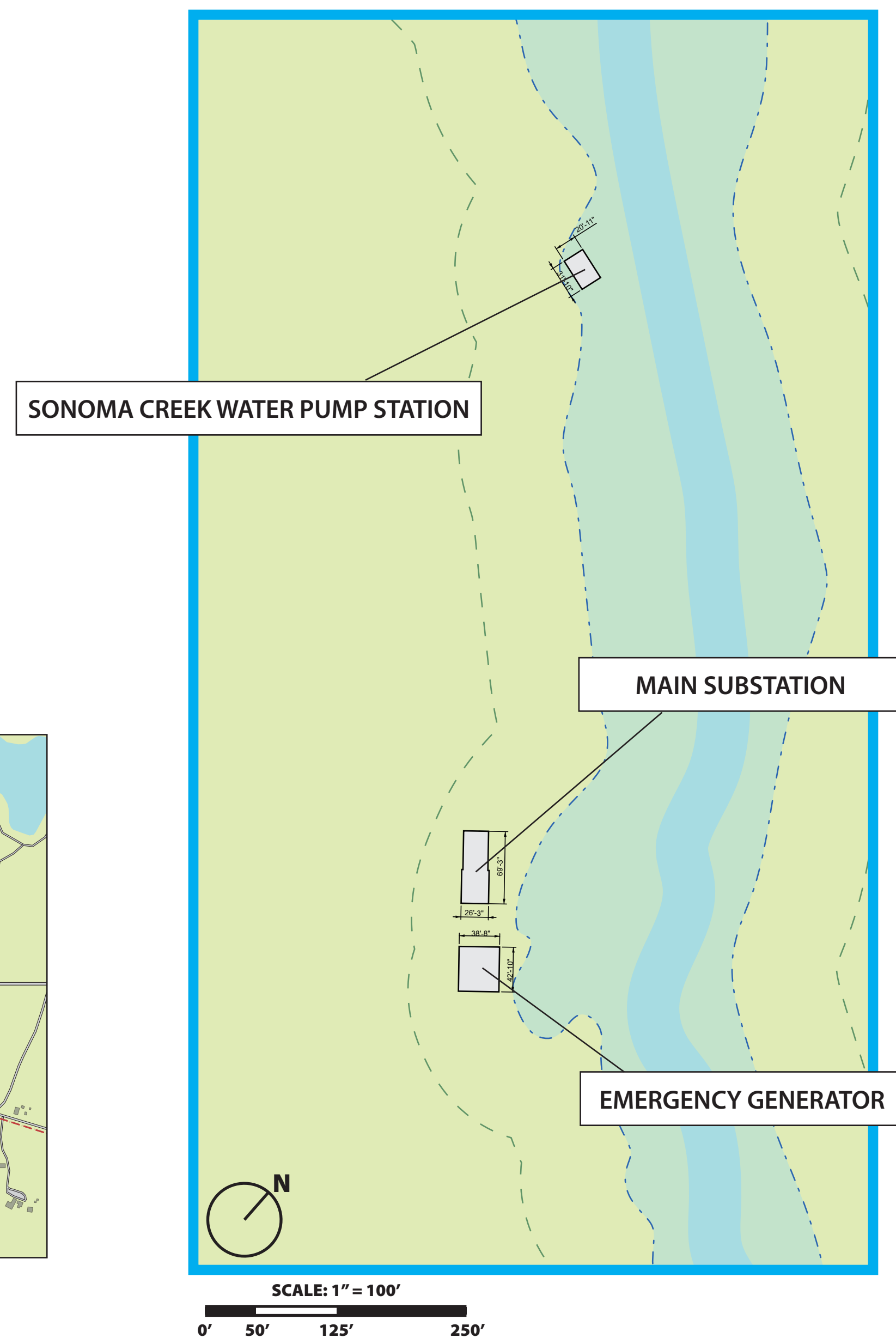
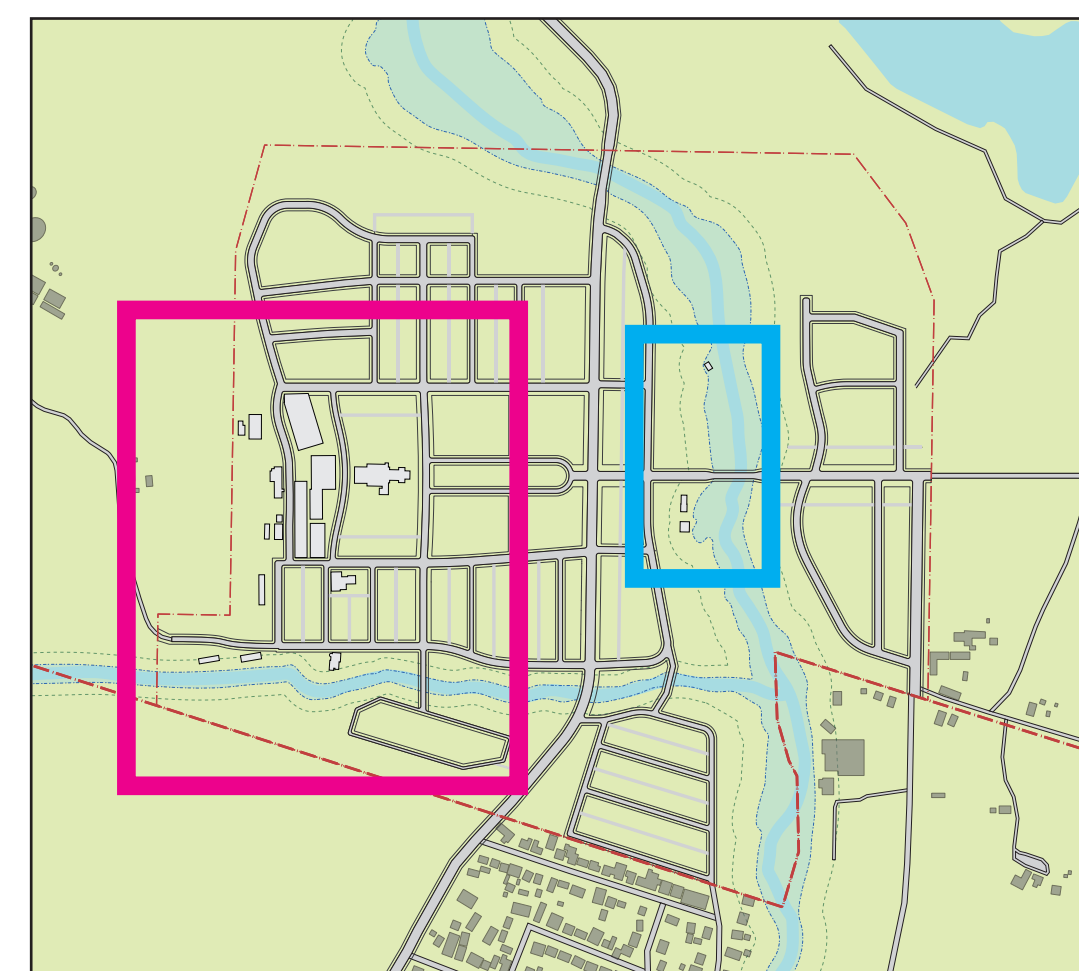
CONTOURS



5 - SITE PLANS

EXISTING STRUCTURES PROPOSED TO BE RETAINED

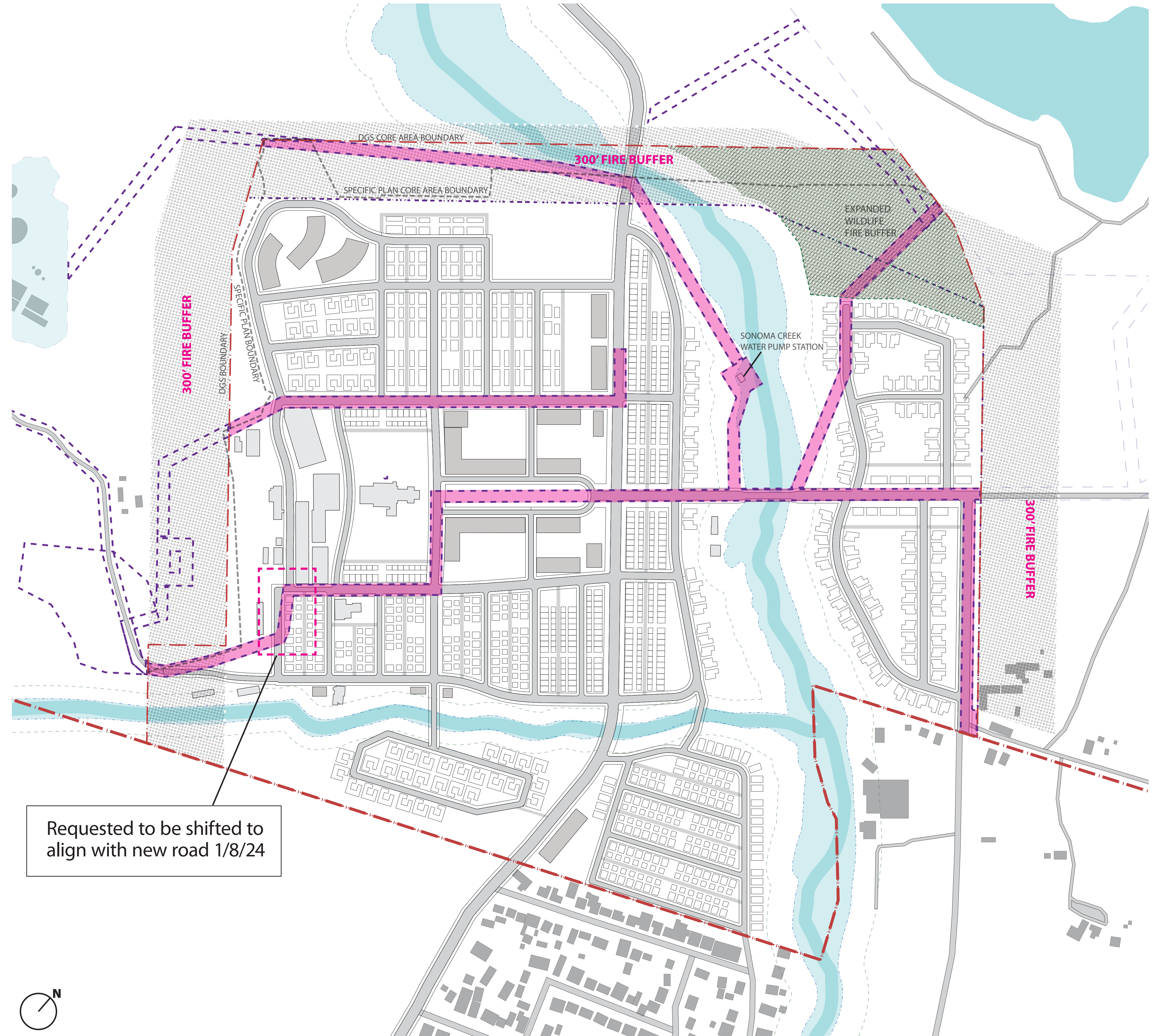
See Specific Plan Appendix B_SDC_All Historic Buildings for list of existing structure square footage.



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EASEMENTS, BUILDING ENVELOPES & COVENANTS

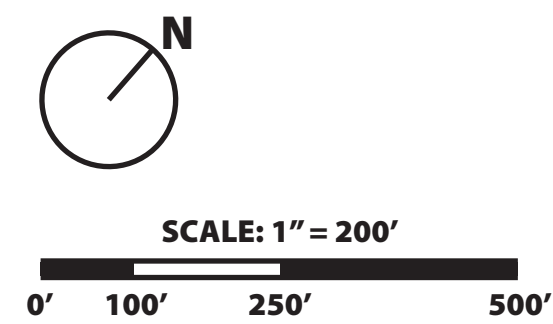


LAND USE

--- Core Campus Boundary received from DGS 12/8/23

■ Road & Utility Easements received from DGS 12/8/23

Requested to be shifted to align with new road 1/8/24



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5 - SITE PLANS

FIRE SAFE STANDARDS

The project leverages existing roadways for site access and navigation. Several new residential roads are planned, mostly within the residential areas. These streets adhere to the Specific Plan's guidelines with a minimum width of 20 feet and curb returns not exceeding 15 feet. Most residential streets will have minimal longitudinal slopes (0.5% to 5%).

The existing water treatment system west of the core campus serves the site. The project utilizes this treatment plant to supply water to the piping network. Hydrants will comply with the California Fire Code (including County of Sonoma amendments).

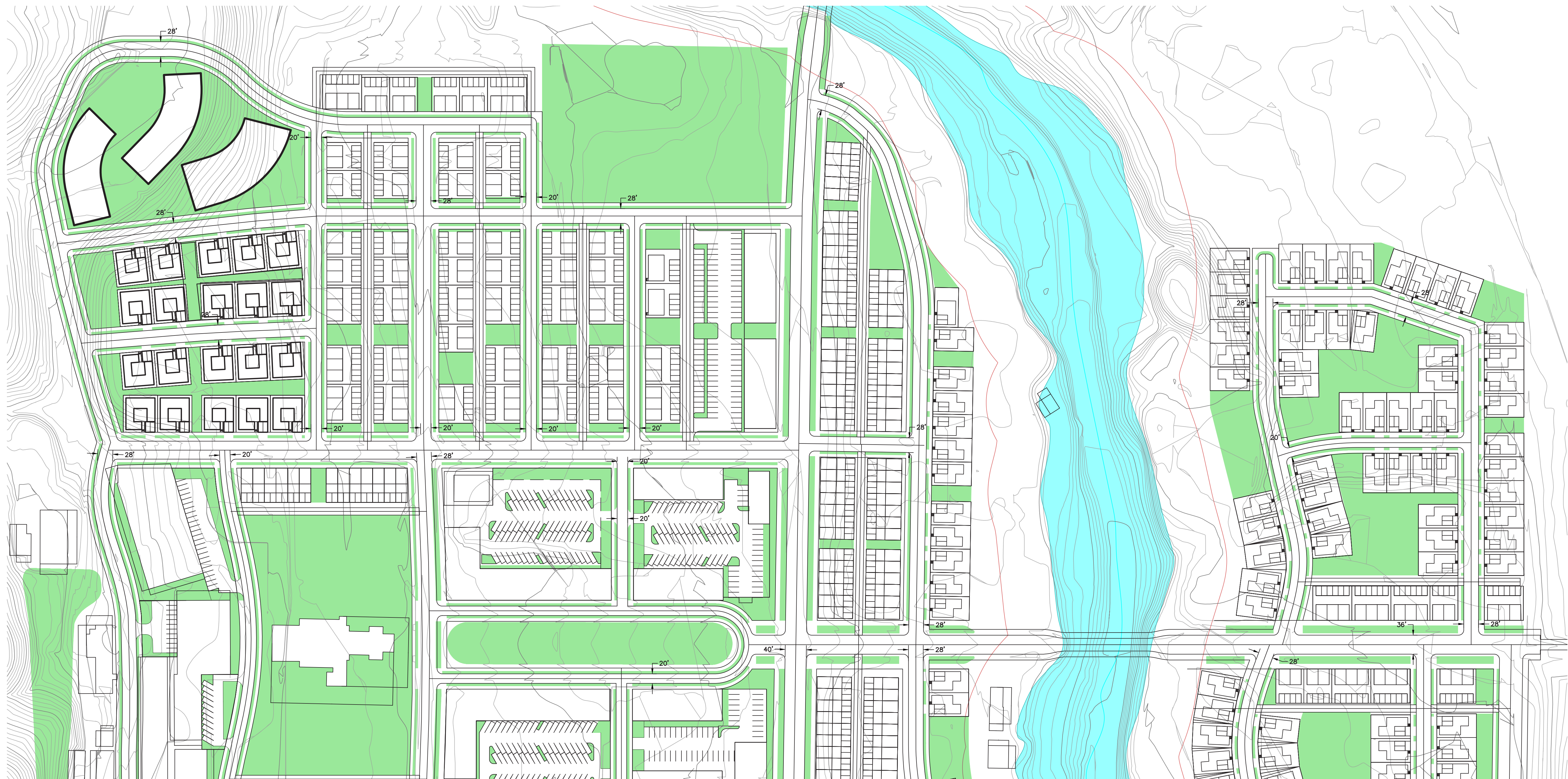
The project does not propose long, 12-foot wide driveways requiring turn-out, centerline radius, or hammerhead turnaround analysis. Additionally, no dead-end roads are planned as all streets connect to others. To further enhance emergency vehicle access, alleys are provided in most residential areas, allowing access to the back of lots.

The majority of the core campus is located outside of CalFire's Fire Severity Zones. Generally, the area west of Manzanita Road is within the State Responsibility Area designated as High (SRA, High). The northern portion of Manzanita Road crosses this boundary and enters the SRA, High zone. A portion of the proposed ballfield located in the north adjacent to Arnold Drive is within the SRA, High Zone. Given ballfields are typically irrigated and groomed, they are unlikely to elevate the fire risk.

The project is also proposing a fire buffer around the Core Campus. This fire buffer intends to reduce fuel loads.

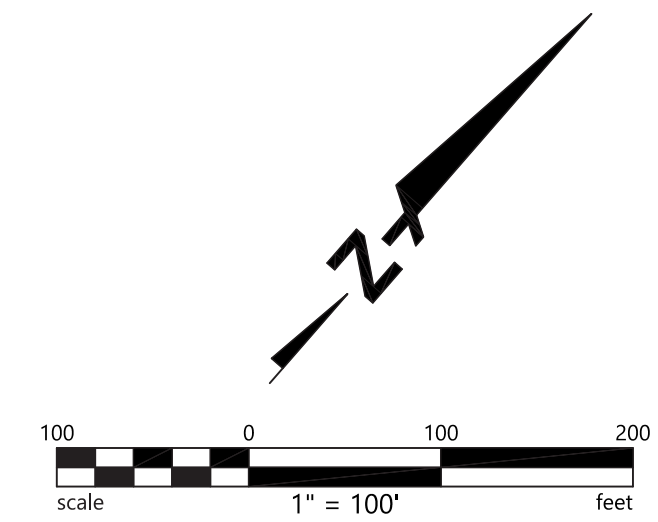
Generally, this is accomplished by:

- Constructing and maintaining a managed landscape buffer.
- Removing downed logs or stumps within 100± feet from a building or structure.
- Mowing or grazing grasslands.
- Limiting shrubs and chaparrals.
- Managing fuel loads.
- Providing fire resistance landscaping.
- Providing a 5-foot buffer of defensible space around buildings which excludes flammable materials.

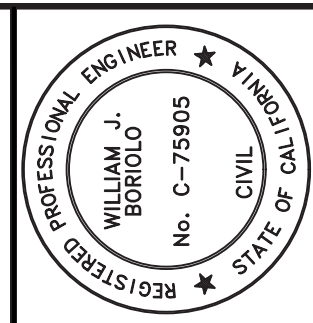


SYMBOLS & LEGEND

- EXISTING CREEK
- PROPOSED VEGETATION
- APPROXIMATE 50' CREEK SETBACK
- APPROXIMATE 100' CREEK SETBACK
- APPROXIMATE PROPERTY LINE



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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 02/12/2024
WILLIAM J. BORRIOLO C 75905

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



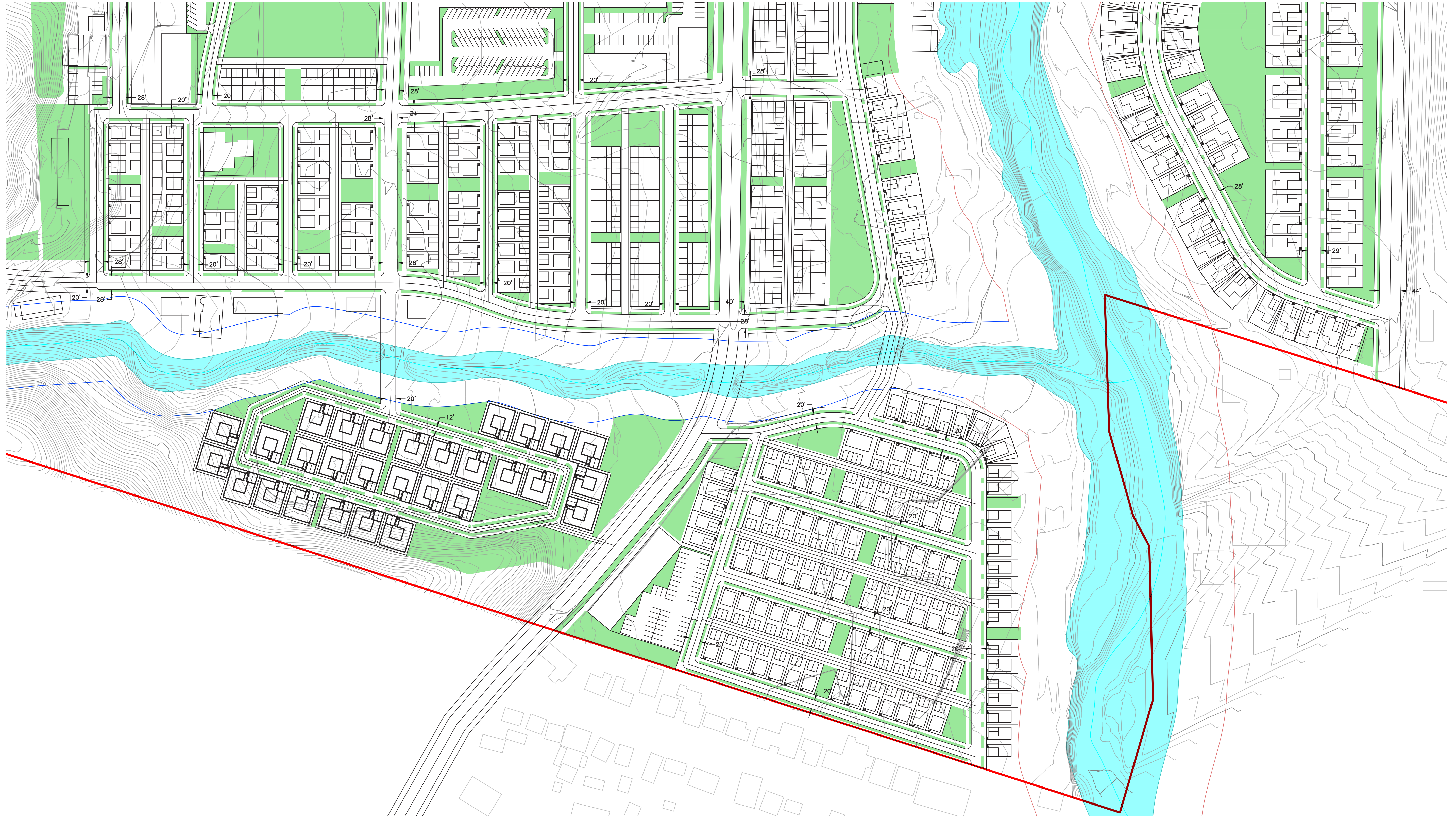
SONOMA DEVELOPMENTAL CENTER
APN 054-150-005 & 054-090-001
15000 ARNOLD DRIVE, ELDRIDGE, SONOMA COUNTY

PRELIMINARY FIRE SAFE EXHIBIT

| No. | Revisions |
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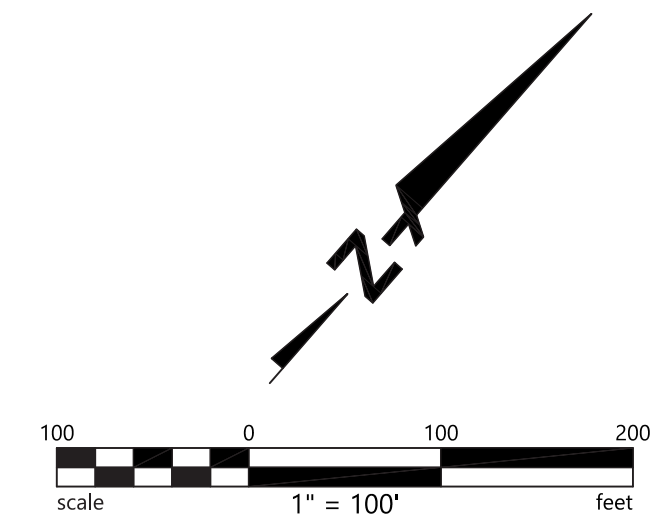
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Approved: WJB
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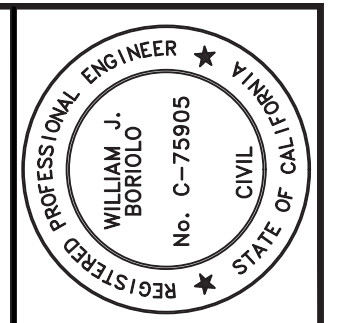


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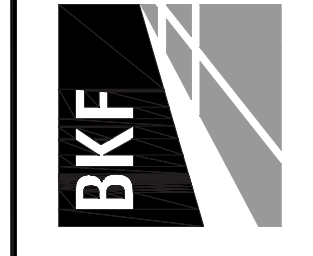


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