

Sonoma Developmental Center | Public Review Draft

SPECIFIC PLAN

August 2022



SDC Specific Plan

Public Review Draft



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1 Vision, Guiding Principles, and Project Context

Established in 1891 in the heart of the Sonoma Valley, the Sonoma Developmental Center (SDC) site consists of a developed campus covering approximately 180 acres and approximately 765 acres of agriculture, recreation, and ecologically valuable natural areas adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park. Embedded in the natural areas is an extensive existing system of trails and access roads and a water system consisting of two reservoirs, aqueducts, springs, storage tanks, a treatment plant, pipelines and a water intake in Sonoma Creek.

SDC was the oldest facility in California created specifically to serve the needs of individuals with developmental disabilities and was sited at its current location for its picturesque, therapeutic setting, gaining national renown as a place of healing and community. In 2018, the State of California officially closed the facility, and relocated clients to smaller, community-based care facilities. SDC was also the valley's largest employer until its closure, with ties to adjacent communities of Glen Ellen and Eldridge.

Following the closure of the SDC facility, the California State Legislature enacted Government Code Section 14670.10.5 that outlines the State’s goals and objectives for the SDC Specific Plan and authorizes Sonoma County to lead the planning process. In light of the statewide affordable housing crisis, State law stipulates that the SDC Specific Plan prioritize housing, especially affordable housing and housing for individuals with developmental disabilities. The legislation also acknowledges the importance of the significant open space areas of the SDC site and requires permanent protection of the SDC site’s open space and natural resources, along with protection of the Eldridge Cemetery located on the property. Other required components of the planning process include involvement of the community in order to reduce uncertainty, increase land values, expedite marketing, and maximize interest of potential purchasers, and ensuring economic feasibility. The legislation contemplates that these efforts will require environmental review and amendments to the County’s General Plan and zoning ordinances.

Under Section 14670.10.5, “specific plan” means a comprehensive planning and zoning document for a defined geographic region of County of Sonoma. Under California law, specific plans create a framework for development in a given area and establish a link between implementing policies of the general plan and the individual development proposals in a defined area. All subsequent public works projects, zoning regulations, subdivision and development must in turn be consistent with the specific plan.

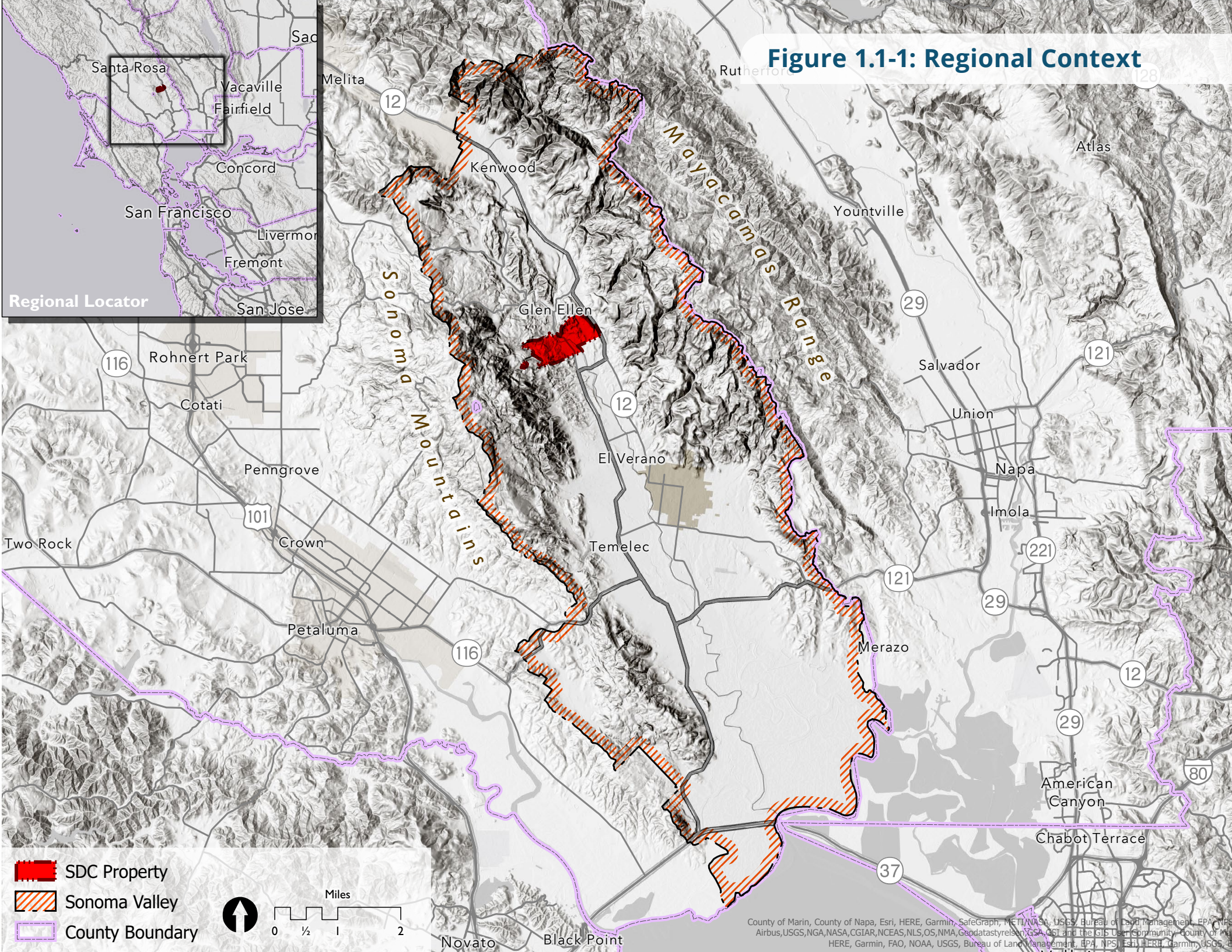
1.1 Planning Area

The SDC site is located in the heart of the Sonoma Valley region of southern Sonoma County, about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge.




The lush Sonoma Valley lies nestled between Mayacamas and Sonoma mountain ranges. Known as the birthplace of wine in California, the 17-mile long Sonoma Valley includes a variety of landscapes and microclimates, from flat meadows and valleys to rolling hills, and from cool wind and fog to hot sunshine—sometimes all in the same day. The valley offers visitors a delightful mix of beautiful vistas, vineyards and wineries, wine tasting, farm-fresh cuisine, California history, art, shopping, and extensive and ecologically significant natural areas and outdoor recreation.

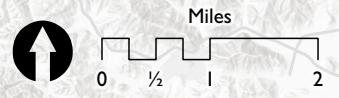
The SDC site is located in arguably one of the most beautiful settings in Sonoma Valley, selected for therapeutic benefits resulting from its setting and connections to nature. The Planning Area, shown in **Figure 1.1-2**, includes all of the SDC property, encompassing an area of 945 acres (about 1.5 square miles), with former agricultural land, oak woodlands, native grasslands, wetlands, forests, large riparian woodlands along Sonoma Creek and other tributaries, a major wildlife corridor, a cemetery, and two reservoirs surrounding the historical 180-acre built area, referred to in this Plan as the “Core Campus” (see **Figure 1.1-2** for the boundaries). Arnold Drive bisects the property. Sonoma Valley Regional Park is directly to the north; portions of Sonoma

Figure 1.1-1: Regional Context



Regional Locator

-  SDC Property
-  Sonoma Valley
-  County Boundary



County of Marin, County of Napa, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Airbus/USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen/GSA, GSI and the GIS User Community - County of Marin, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, HERE, Garmin, USGS

Valley Regional Park, Martin Street, and Mill Creek to the south; Jack London State Historic Park to the west; and Sonoma Valley Regional Park and Highway 12 to the east. The property also includes the approximately 11-acres of non-contiguous Camp Via grounds within Jack London State Historic Park. The developed campus area west of Arnold Drive is part of the Sonoma State Home Historic District, which is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a California Historic Landmark. It includes two individual historic resources—the Sonoma House and its six support structures, which is eligible for listing in the National Register of Historic Places, and the Main Building, which is listed in the National Register. See **Figure 1.1-1** for a map of the sub-regional context and **Figure 1.1-2** for a map of the Planning Area boundaries.

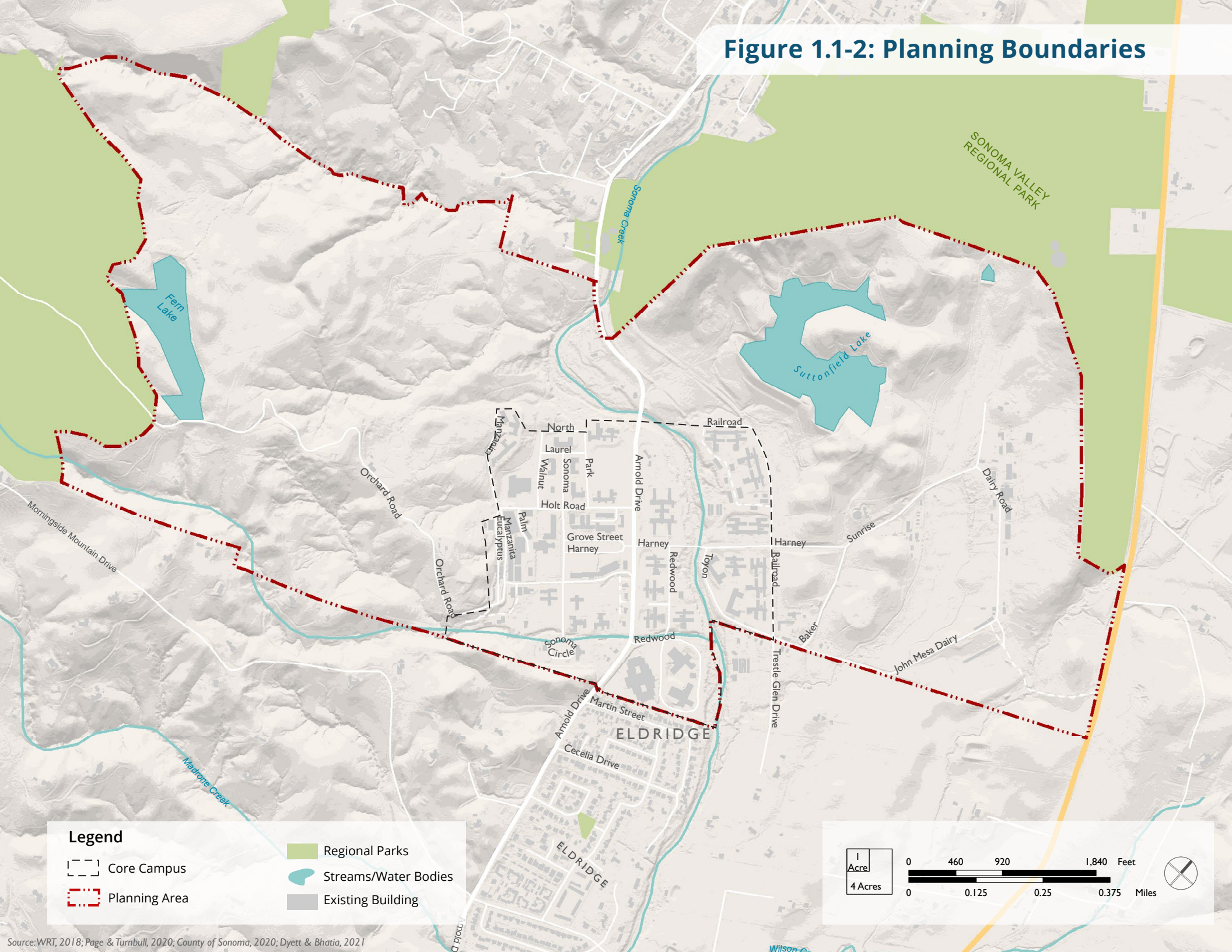
The SDC site has unique opportunities for both conservation and economic development that can benefit Sonoma Valley and the entire county, while supporting the State’s housing, conservation, and other objectives. The State of California purchased the SDC site in 1889 as a 1,670-acre stretch of prime land and natural resources to expand the small existing institution. Medical facilities, residential buildings, classroom facilities, and administrative buildings were built on the campus over several decades, designed in a relatively compact footprint within the expansive grounds to maximize the benefits of the tranquility and peacefulness of the site. SDC operations made use of the significant open space for recreation and agriculture. Institutional decline in the 1970s and 1980s led to the eventual transfer of

several hundred acres of what was identified as surplus land to the county and state park system, including approximately 600 acres that were transferred to the adjacent Jack London State Historic Park in 2002. When SDC was in operation, the Core Campus consisted primarily of residential buildings, with medical, educational, recreational, and administrative uses interspersed. A cluster of industrial and support buildings sits at the western edge of the core campus. On the eastern portion of the site, historic agriculture uses, including the former Sunrise Industries farm, had several support buildings, many of which were burned in the 2017 Sonoma Complex fires. Today, most of the buildings on the SDC property are vacant. The Sonoma Ecology Center continues to operate on the eastern side of the core campus, as do some of the recreational uses in the Planning Area.



Historically, SDC contributed to the economic strength of the county as the valley’s largest employer, at its height employing approximately 1,900 nursing, professional, and administrative staff and providing decades of essential patient care services to the developmentally disabled. The facility served an estimated 3,700 residents at its peak of operations in 1960.




Pursuant to an agreement with the State of California, the County of Sonoma is undertaking the SDC Specific Plan to guide future redevelopment of the Core Campus and achieve an attractive and ecologically sustainable vision, including viable mix of uses and economic development, affordable housing opportunities, natural area conservation, restoration and management, passive recreation, and cultural and historical preservation.

Figure 1.1-2: Planning Boundaries



Legend

-  Core Campus
-  Planning Area

-  Regional Parks
-  Streams/Water Bodies
-  Existing Building

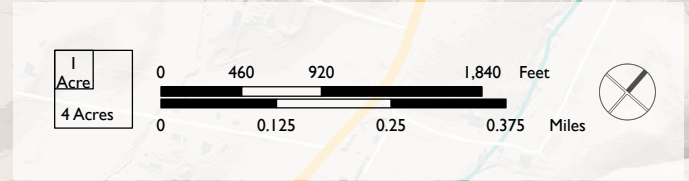
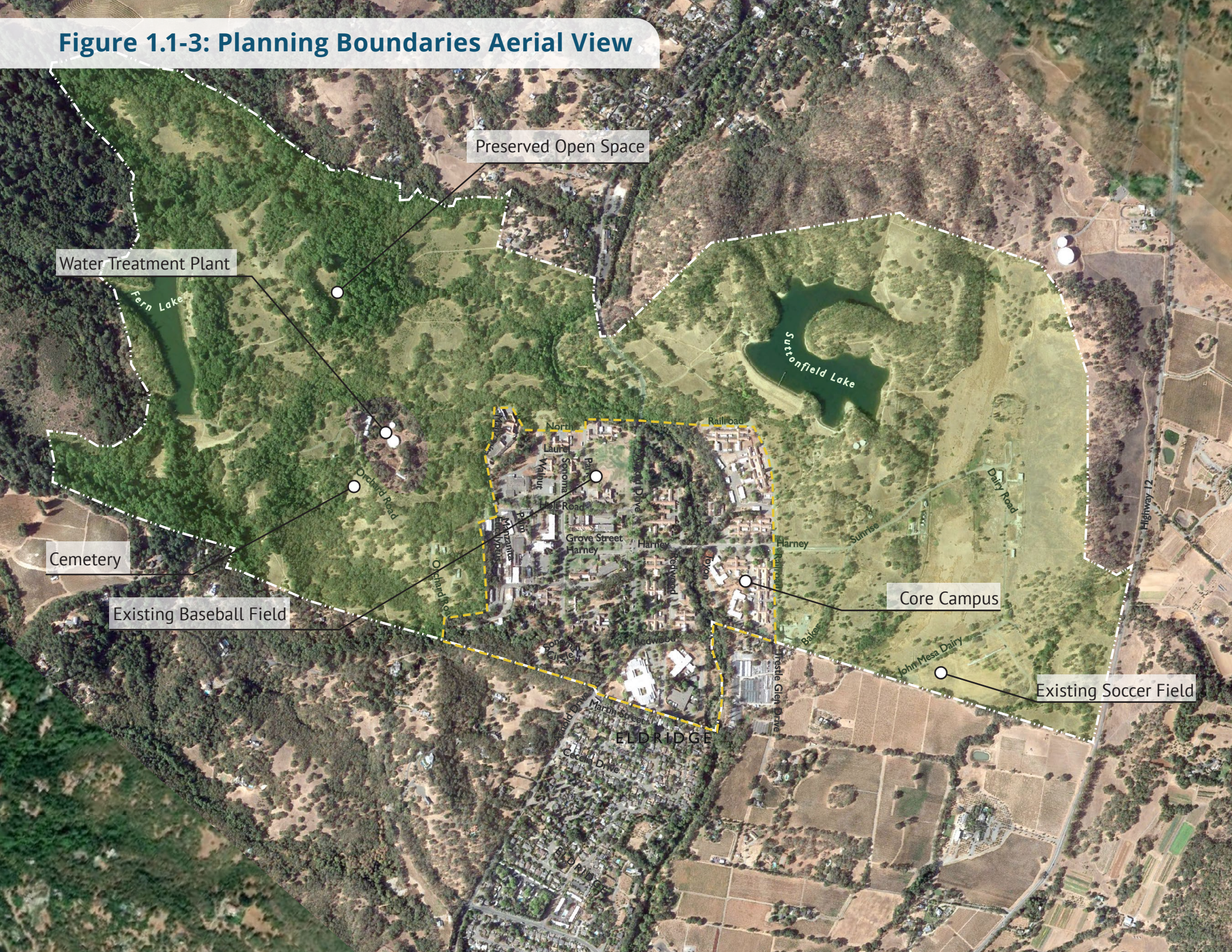


Figure 1.1-3: Planning Boundaries Aerial View



Preserved Open Space

Water Treatment Plant

Fern Lake

Suttonfield Lake

Cemetery

Existing Baseball Field

North Laurel

Railroad

Orchard Road

Sorona

Main Street

Grove Street

Harney

Harney

Baker

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

John Mesa Dairy

Core Campus

Existing Soccer Field

Highway 12

ELDRIDGE

1.2 Vision and Guiding Principles

The Vision Statement and Guiding Principles represented a major milestone in the planning process, outlining an aspirational description of what the community would like to be in the future. Released in January 2021, the Vision Statement and Guiding Principles were informed by input from past community engagement, a community survey and workshop, Planning Advisory Team meetings, the State legislation, and technical analysis.

The former Sonoma Developmental Center is reinvigorated as a vibrant and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented core provides a diverse array of housing choices, and serves as a magnet of innovation, research, education, and visitation. The surrounding open spaces flourish as natural habitats and as agricultural and recreational land linked to regional parks and open space systems. Development builds on the site's rich historic legacy while meeting contemporary needs, emphasizing resiliency and sustainable building practices. Civic uses, community gathering places, and events attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the center a hub of community life in Sonoma Valley.

VISION STATEMENT

The former Sonoma Developmental Center (SDC) site has emerged as a culturally and ecologically vibrant and resilient community. A core 180-acre developed area is surrounded by a vast protected open space of oak woodlands, native grasslands, wetlands, forests, creeks, and lakes that provide habitats and wildlife movement corridors; agricultural land; and recreational open space integrated with the surrounding park systems.

The developed core area comprises a complementary mix of housing, commercial, and institutional uses. The SDC site is financially independent and supporting infrastructure is up to date and well maintained. A variety of housing—including affordable, workforce, mid-income, and market-rate housing; senior housing; housing for people with developmental disabilities; and in new and adaptively re-used buildings—will foster a diverse and inclusive community. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy pedestrian access to essential services and parks, and seamless connections to surrounding open spaces. Employment opportunities reflect the site's legacy of care and emphasize innovation, research, education, environment, and ecology, together with supporting commercial and visitor-serving uses. Sonoma Valley's former largest employment hub is reinvigorated as a regional model for sustainable development.

The reinvigorated community builds upon the site's rich historic legacy while embracing the future. Key historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and elements of the historic landscape preserved. Site design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the Sonoma and Mayacamas mountains and foster a harmonious sense of place. Contemporary buildings are intermixed with repurposed historic structures, creating a rich and visually cohesive development fabric.

A comprehensive network of pedestrian and bicycle paths connects residents to local and regional destinations, and to transit. Well-designed bus stops, crosswalks, and protected bike lanes create an inviting sense of safety for those of all ages and abilities and provide better walking and biking access to Glen Ellen and Eldridge, and to the regional bicycle network.

New land uses contribute positively to the site's financial feasibility, enabling efficient and sustainable construction of necessary infrastructure. Water is conserved and reused, and safety and fire protection built into the landscape, with defensible design, new fire-resistant buildings, and well-planned evacuation routes. Reuse of historic buildings has saved resources needed for new construction, and building designs reflect sustainable practices and wildfire resiliency. The surrounding open spaces, preserved in perpetuity, are home to countless



local species that use SDC’s habitat corridors. Sightings of wildlife throughout the site and along Sonoma Creek enrich life for residents.

The SDC site has become a multilingual gathering place for the Sonoma Valley, with public spaces for lingering and enjoying a cup of coffee or a meal; community amenities, cultural spaces, and events; playfields and recreational spaces for soccer games or a game of fetch; and seamless connections to the extensive trail networks of the SDC property, Jack London State Park, Sonoma Valley Regional Park, and the surrounding mountains.



GUIDING PRINCIPLES

1. **Promote a Vibrant, Mixed-Use Community.**
Promote a diverse and integrated mix of residential development and employment uses, including research, education, office, retail, and small businesses, to promote optimal development patterns and site revitalization in the Core Campus, and provide economic opportunities for Sonoma Valley communities.
2. **Emphasize a Cohesive Sense of Place and Walkability.**
Establish a cohesive visual landscape with consistent streetscapes and improved sidewalks within the Core Campus. Locate land uses and enhance the existing street network to encourage development of a walkable and pedestrian-friendly environment with gathering spaces, diverse activities, and connections within and to surrounding communities and regional trail systems. Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge.
3. **Integrate Development with Open Space Conservation.** Promote a sustainable, climate-resilient community surrounded by preserved open space and parkland that protects natural resources, fosters environmental stewardship, and maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site. Support the responsible use of open space as a recreation resource for the community.



4. Balance Redevelopment with Existing Land Uses.

Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.

5. Promote Sustainability and Resiliency. Promote sustainable development practices in building and landscape design. Plan infrastructure efficiently and sustainably, conserving water and creating opportunities for water reuse and recharge. Proactively plan for community safety in natural disasters, especially ensuring that emergency plans and egress routes are in place with adequate capacity, and landscapes and buildings are designed with fire defenses.

6. Support Housing Development and Provide a Variety of Housing Types. Promote housing to address Sonoma County's pressing housing needs and the State's key development objectives for the site. Support a range of housing opportunities, including affordable housing, workforce housing, mid-income housing, housing for individuals with developmental disabilities, senior housing, and market rate housing.

7. Balance Development with Historic Resource Conservation. Preserve and adaptively reuse the Main Building and the Sonoma House complex, conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles.



8. **Promote Multi-Modal Mobility.** Promote car-free circulation within the site and promote transportation connections between the SDC site and the larger Sonoma Valley and Bay Area, including through transit access, safe sidewalks and crossings, and regional bicycle routes. Ensure that new development takes into consideration resultant traffic and levels of transportation activity from when SDC was operational.
9. **Ensure Long-Term Fiscal Sustainability.** Ensure that the proposed plan is financially feasible and sustainable, as financial feasibility is essential to the long-term success of the project. Ensure that the proposed plan supports funding for necessary infrastructure improvements and historic preservation while supporting the Sonoma Valley community's needs and galvanizing regional economic growth.
10. **Embrace Diversity.** Accommodate the needs of people of diverse backgrounds, interests, and income levels, creating an inclusive, accessible, inviting, and safe place that preserves SDC's legacy of care and creates opportunities for marginalized communities.



1.3 Relationship to Existing Plans

A General Plan amendment will be approved concurrently with the SDC Specific Plan that reflects the Specific Plan’s vision, goals, and policies, and recognizes SDC’s development potential. Maintaining “vertical consistency” between the General Plan and Specific Plan is required by State law.

RELATIONSHIP WITH THE GENERAL PLAN

The Sonoma County General Plan is the broad policy document that guides conservation, development, and public facilities and services in the County. It was last updated in 2008. The two elements that most pertain to the SDC site are the Land Use Element and the Open Space and Resource Conservation Element; the site is located within the Sonoma Valley Planning Area (Planning Area 9). The Land Use Element of the County’s General Plan includes goals and policies that seek to concen-

trate future growth in existing urban areas to maintain separation with open space, support both rural and urban residential environments, use environmental suitability criteria to guide location of development, and protect scenic and natural resources and agricultural lands. Identified land use issues in this Planning Area include growth and traffic congestion, upgrading public services and infrastructure, protection of agricultural landscapes and resources, impacts of tourism, and water resources. The Open Space and Resource Conservation Element provides a policy framework to protect and enhance scenic resources, landscapes and corridors; preserve “biotic” resources such as sensitive habitat areas and riparian corridors; conserve agricultural soil and lands; explore energy conservation and renewable energy production; expand outdoor recreation opportunities such as bikeways and trails; and protect archaeological, cultural, and historic resources.



ZONING CODE AMENDMENTS

While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code will translate SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and be adopted concurrently with the SDC Specific Plan.

1.4 Planning Process and Public Participation

COMMUNITY OUTREACH

Background and Prior Community Outreach

Around the time of the closure of the SDC facility, the State of California commissioned an existing conditions study, completed by Wallace Roberts & Todd (WRT) in 2018. As part of that process, WRT held stakeholder interviews, Community Advisory Committee (CAC) meetings, and a community workshop to better understand community priorities around the future redevelopment of the SDC property.

In addition to meetings conducted as part of the State-sponsored existing conditions assessment in 2018, community members and organizations organized meetings about the site's future. Transform SDC, a project led by the SDC Coalition, a partnership between the County of Sonoma, the Parent Hospital Association, Sonoma Land Trust, and the Sonoma Ecology Center, worked with local groups and the community to explore options for the future of the site through a series of community workshops. The Glen Ellen Forum, a non-profit organization representing the interests of Glen Ellen residents, also created a 14-member SDC/Eldridge Subcommittee to monitor the developments surrounding the closure of the SDC site and work with stakeholders to advocate for community interests in the redevelopment. In April 2018, the Coalition led a workshop in collaboration with the Glen Ellen Forum SDC/Eldridge Subcommittee,



the Glen Ellen Historical Society, Sonoma Land Trust, Sonoma Ecology Center, and County Supervisor Susan Gorin, with more than 250 community members in attendance.

This prior public input has guided and informed the Sonoma County-led Specific Plan process that began in January 2020, using the themes and priorities gathered from these meetings and workshops as a starting point for subsequent work.

Due to the ongoing COVID-19 pandemic, many of the outreach events were conducted virtually to comply with public health orders to ensure the safety of all participants. The planning process evolved from visioning to defining implementation measures through a combination of analytics and community input. Each step in the process was designed to allow the planning team to learn from residents, business and property owners, decision-makers, and other community members about their needs and values, as well as to allow the public to provide feedback and formulate ideas throughout the planning process. The following are the main forums through which the planning team gathered feedback.

Planning Advisory Team (PAT) Meetings

At the outset of the project, Permit Sonoma—Sonoma County’s consolidated land use planning and development permitting agency—formed a 15-member Planning Advisory Team (PAT) of community members to help inform the planning process. The PAT advised County staff and consultants, reviewed Specific Plan materials, and served as ambassadors to the public

throughout the planning process. The PAT is not a decision-making body—it served an advisory role as an extension of planning staff. Over the course of the planning process, the PAT met 16 times, discussing project documents, direction, and providing input and suggestions on community outreach approaches.

Community Surveys

The planning team conducted two surveys, one at the outset of the project to gain insight into community priorities and to inform the vision and guiding principles, and a second survey during the project alternatives phase to gather feedback on community preferences across the alternatives. The results of these surveys are available in separate reports and helped to inform the planning process as it moved forward.

Community Meetings

In addition to more focused outreach efforts, the planning team held four interactive virtual community meetings to gather feedback at various stages of the project. The four interactive Zoom meetings were formatted to gather input from the public to inform the development of a vision and guiding principles for the project, project alternatives, and finally input on draft policies for chapters of the specific plan. Each of the meetings included informational project updates as well as opportunities for the Community to discuss and provide input on aspects of the project. Input from these four community meetings informed all phases of the project and were an important way to engage with stakeholders throughout the process.

Outreach to Underrepresented Groups

While outreach to the public was invaluable to the planning process, community meetings were attended by a somewhat limited subset of the Sonoma Valley community. The planning team supplemented community meetings with targeted outreach to stakeholder groups, particularly those who have been historically underrepresented in the SDC specific planning process. In order for this outreach to be effective, the planning team engaged stakeholders at venues where they already gathered, including churches visited by the Spanish speaking community and Charla Comunitarias - pre-existing monthly Spanish-language community conversations sponsored by District 1 Supervisor Susan Gorin.

Link/Charla Comunitaria



1.5 Related Documents

ENVIRONMENTAL REVIEW

A programmatic Environmental Impact Report (EIR) is being prepared concurrently with preparation of the Specific Plan, pursuant to the requirements of the California Environmental Quality Act (CEQA). Policies in the Sonoma Developmental Center Specific Plan (SDC Specific Plan) are prepared in response to analysis in the EIR to ensure that the plan minimizes or reduces significant environmental impacts to the extent feasible; in this way the plan is “self-mitigating.” CEQA also provides opportunities for environmental “tiering,” and provides an exemption from subsequent environmental review for certain projects, including housing developments, that are consistent with a specific plan for which an environmental impact report has been prepared. If certified, the EIR will apply to development in the Planning Area that is consistent with the Specific Plan, and further environmental review will not be necessary.

BACKGROUND TECHNICAL WORK

The SDC site has been the focus of multiple State and community led studies since its official closing in 2018. The project team worked to both synthesize previous outreach and planning processes and to gain an understanding of the current and historic site conditions including conducting analyses of site and market conditions. Documents contributing to the development of the Specific Plan include:

- Profile and Background Report, September 2020
- Adaptive Reuse Potential Evaluation, March 2021
- Alternatives Report, April 2021

1.6 Planning Considerations

A variety of site conditions and factors affect the Planning Area. These factors range from physical site assets and constraints to economic and cultural factors, and consideration of these assets and constraints was key to the planning process. The figures on the following pages represent some of the planning considerations that shaped the Specific Plan and the vision of the future of SDC.

The existing eligible but not yet designated historic district and individually historically significant buildings, shown in **Figure 1.6-1**, represent an important cultural asset to the community. These historic resources provide an opportunity to preserve and remember the unique history of the SDC site.

The SDC site also includes significant biological and open space assets, as shown in **Figures 1.6-2** and **1.6-3**. The areas surrounding the historic core campus are adjacent to the existing Jack London State Historic Park and the Sonoma Valley Regional Park and contain a variety of vegetation types. These vast open spaces, as well as the two historic lakes on the site, provide important space for wildlife habitat and groundwater recharge, as well as providing recreational open spaces to the surrounding communities. Much of this valuable open space is designated as part of the community separator, an area of land where development is limited by the County to provide separation between urbanized areas.

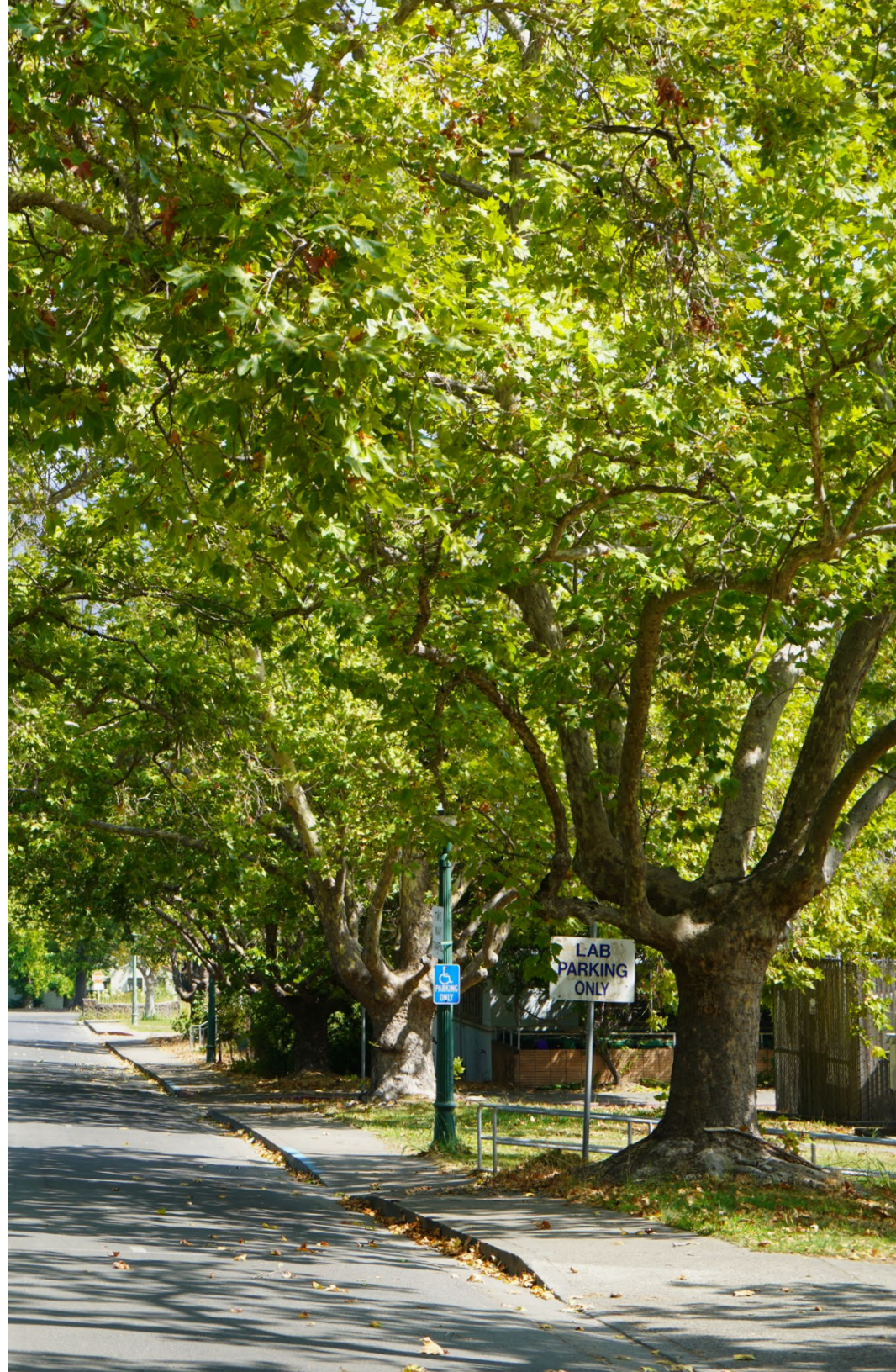
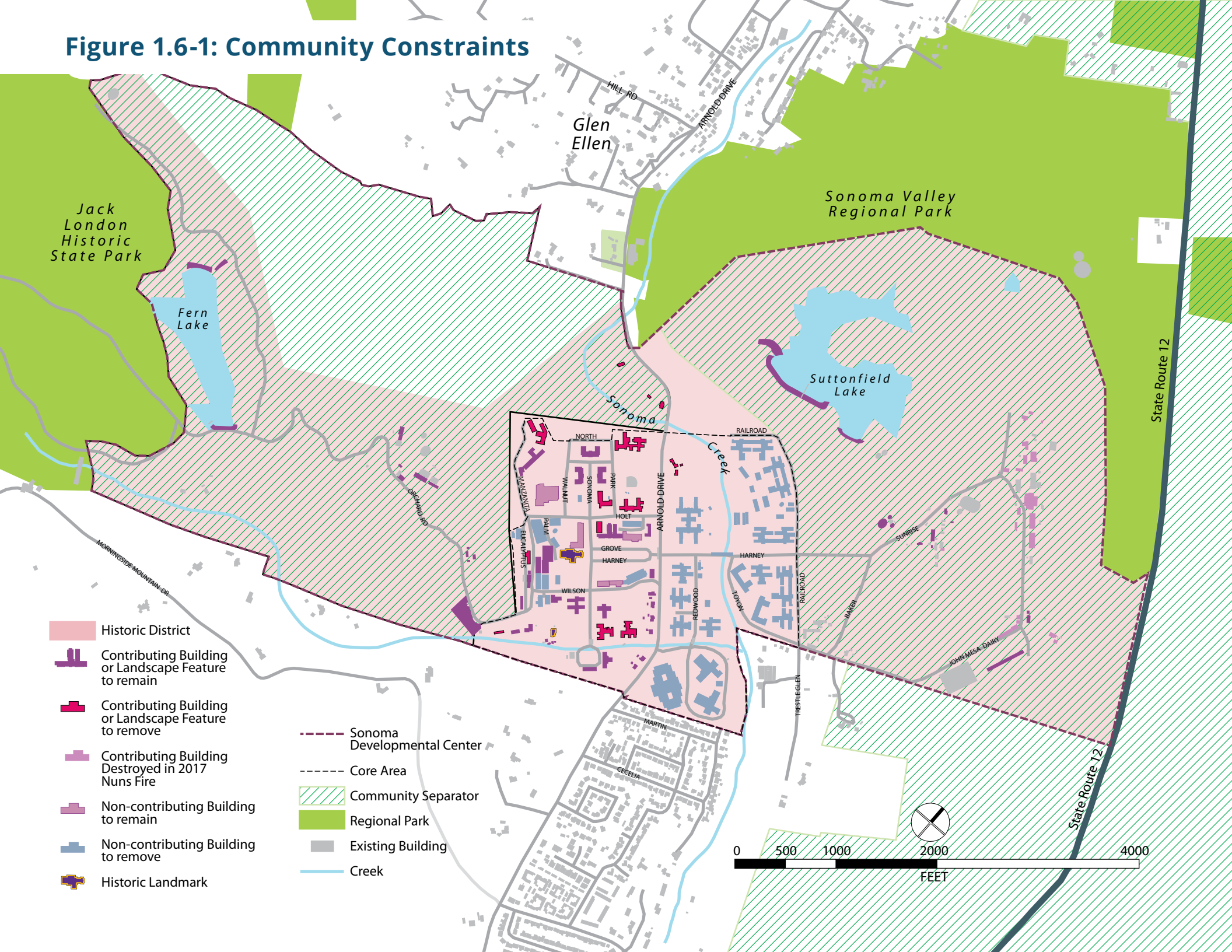


Figure 1.6-1: Community Constraints



- Historic District
- Contributing Building or Landscape Feature to remain
- Contributing Building or Landscape Feature to remove
- Contributing Building Destroyed in 2017 Nuns Fire
- Non-contributing Building to remain
- Non-contributing Building to remove
- Historic Landmark

- Sonoma Developmental Center
- Core Area
- Community Separator
- Regional Park
- Existing Building
- Creek

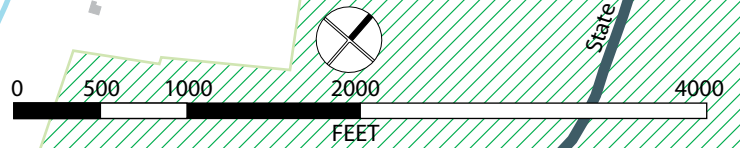
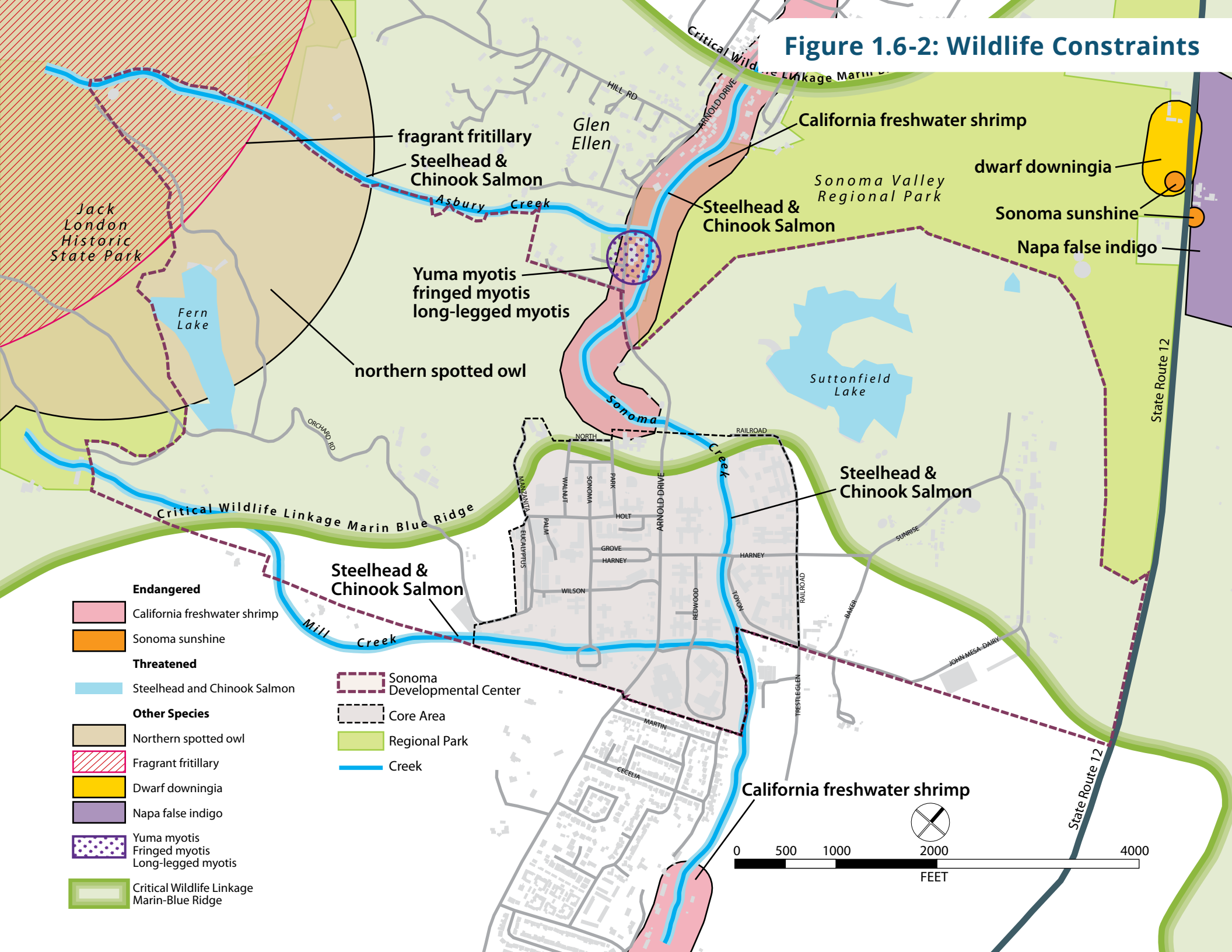


Figure 1.6-2: Wildlife Constraints



- Endangered**
- California freshwater shrimp
 - Sonoma sunshine
- Threatened**
- Steelhead and Chinook Salmon
- Other Species**
- Northern spotted owl
 - Fragrant fritillary
 - Dwarf downingia
 - Napa false indigo
 - Yuma myotis
 - Fringed myotis
 - Long-legged myotis
- Wildlife Corridors**
- Critical Wildlife Linkage Marin-Blue Ridge

- Sonoma Developmental Center
- Core Area
- Regional Park
- Creek

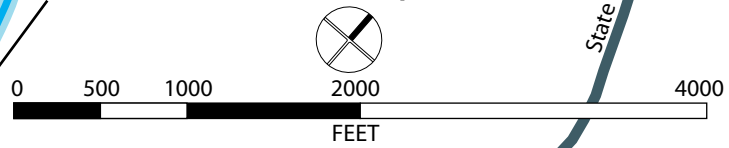
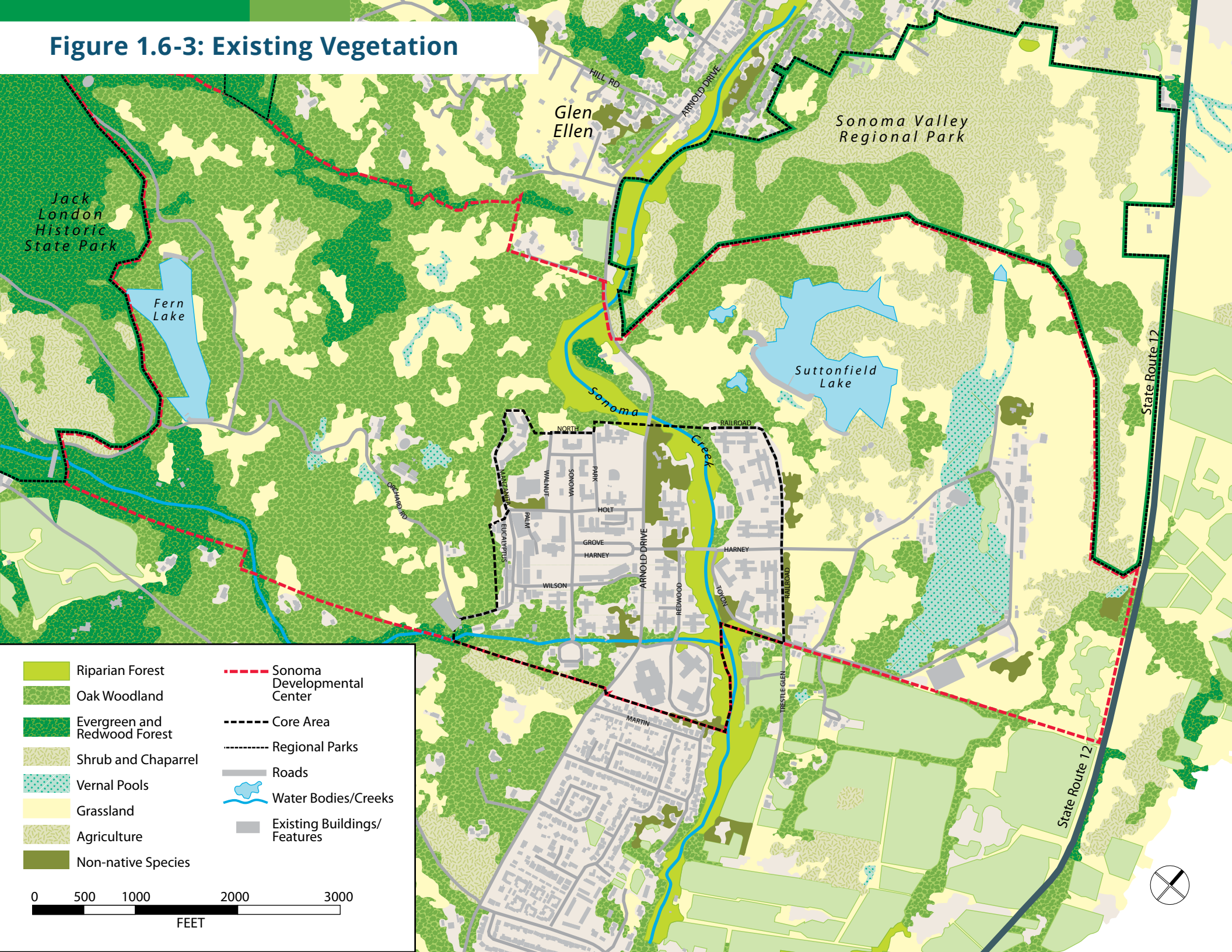


Figure 1.6-3: Existing Vegetation



- Riparian Forest
- Oak Woodland
- Evergreen and Redwood Forest
- Shrub and Chaparral
- Vernal Pools
- Grassland
- Agriculture
- Non-native Species
- Sonoma Developmental Center
- Core Area
- Regional Parks
- Roads
- Water Bodies/Creeks
- Existing Buildings/Features



In addition to the benefits that the surrounding open spaces provide, the natural landscape and the site's location in the Sonoma Valley also bring fire hazards; **Figure 2.3-1** shows the CalFire Fire Hazard Severity Zones, and the extent of the 2017 Nuns Fire which threatened many of the buildings on the east side of the core campus and destroyed several structures on the site. The majority of the west side of the site is in a High Fire Hazard Zone, while the east side of the site, the area historically affected by wildfires, includes areas of Very High Fire Hazard. The wildfire risk that the site faces, shared by much of Sonoma County, is a key planning consideration that must be addressed through defensive design guidelines and intentional landscape management.

1.7 Plan Organization

The following chapters of this document present guiding goals and accompanying policies; design standards and guidelines; and recommendations for implementation. Sustainability, as a key tenant of this Specific Plan, is incorporated into all sections.

- Chapter 2: Open Space and Resources, and Hazards
- Chapter 3: Mobility and Access
- Chapter 4: Land Use
- Chapter 5: Community Design
- Chapter 6: Public Facilities, Services, and Infrastructure
- Chapter 7: Implementation and Financing







2 Open Space and Resources and Hazards

The SDC property is fully embedded in, connected to, and part of the larger mountain-valley landscapes of eastern Sonoma County, and is part of the Sonoma Valley landscape and ecosystem. The spine of this landscape is Sonoma Creek and its tributaries. Sonoma Creek bisects the SDC property from north to south. The forests, woodlands, grasslands and wetlands that make up the property are fully connected to a larger matrix of natural habitats and protected lands and comprise an important intact portion of the Sonoma Valley wildlife movement corridor.

The open space surrounding the Core Campus serves both as an important resource for recreational use for the surrounding community, and as an ecosystem and habitat resource for local wildlife. While the unique scenic setting of the site presents many opportunities and advantages, it also contributes to a heightened risk of wildfires, among other hazards, at the site. The 2017 Nuns Fire, which burned many areas of Sonoma County, including several outbuildings on the eastern side of the SDC property, is still fresh in the minds of community members, and with the growing risk from a changing climate, it is important that plans for the future of the SDC site carefully consider the risk of wildfires and other hazards.

2.1 Open Space Management Framework

The open space that surrounds the SDC Core Campus has a long history of providing recreational and agricultural resources for the residents at the site. According to the priorities laid out by the State Legislature in Government Code Section 14670.10.5, the open space that surrounds the main campus will be preserved as such, and future developers at the site must work with the County to ensure proper management and stewardship. The future of the open space in the Planning Area must balance and preserve all of the resources that the open space encompasses through an ongoing framework of stewardship and care.

On the west side of the campus, the open space has long served as a recreational resource for residents and visitors to the site. Years of use at the site have established a complex network of trails, and without clear signage and stewardship, recreational use at the site has largely gone un-monitored. Introducing clear signage and designated use areas will help reduce the impacts of recreational use on wildlife and habitat, even in the case of intensive uses. Designating an area at Suttonfield Lake for off-leash dogs and water recreation, and clearly marking the boundaries of that area through signage and permeable fencing, will allow visitors to continue to enjoy the recreational opportunities of the site while discouraging those uses in the rest of the open space, and minimizing the overall impacts of recreational use to the rich ecological resources at SDC.

In addition to recreational uses, the open space on the east side of the campus has historically provided opportunities for productive agriculture that contributed to the center's food systems at its height. With its development as a forward-thinking, climate resilient community, SDC has an opportunity to reintroduce productive agricultural uses to the site. Bringing local, regenerative food production to the site would serve to educate residents, improve soil and environmental conditions, reduce reliance on factory-farmed and non-local food sources, and provide a possible source of income to local residents. Irrigated crops and grazed pastures can also contribute to the fire-resilience of the site by contributing to the defensive buffer around the site, particularly on the east side where historic agricultural uses existed.

2.2 Biological Resources and Wildlife Corridors

As one of the largest remaining undeveloped areas of the Sonoma Valley, the open space in the planning area presents an important opportunity to preserve and strengthen the existing ecosystem by providing opportunities for wildlife movement, groundwater recharge and many other ecosystem services. While the Planning Area also represents a key opportunity to address the desperate housing needs of the Valley, it is critical that any development on the Core Campus preserves and enhances the open space, and thoughtfully interfaces with existing wildlife corridors and biological and water resources.



Figure 2.2-1: Open Space Framework

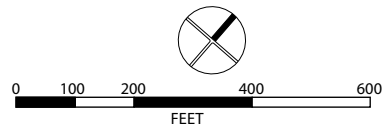
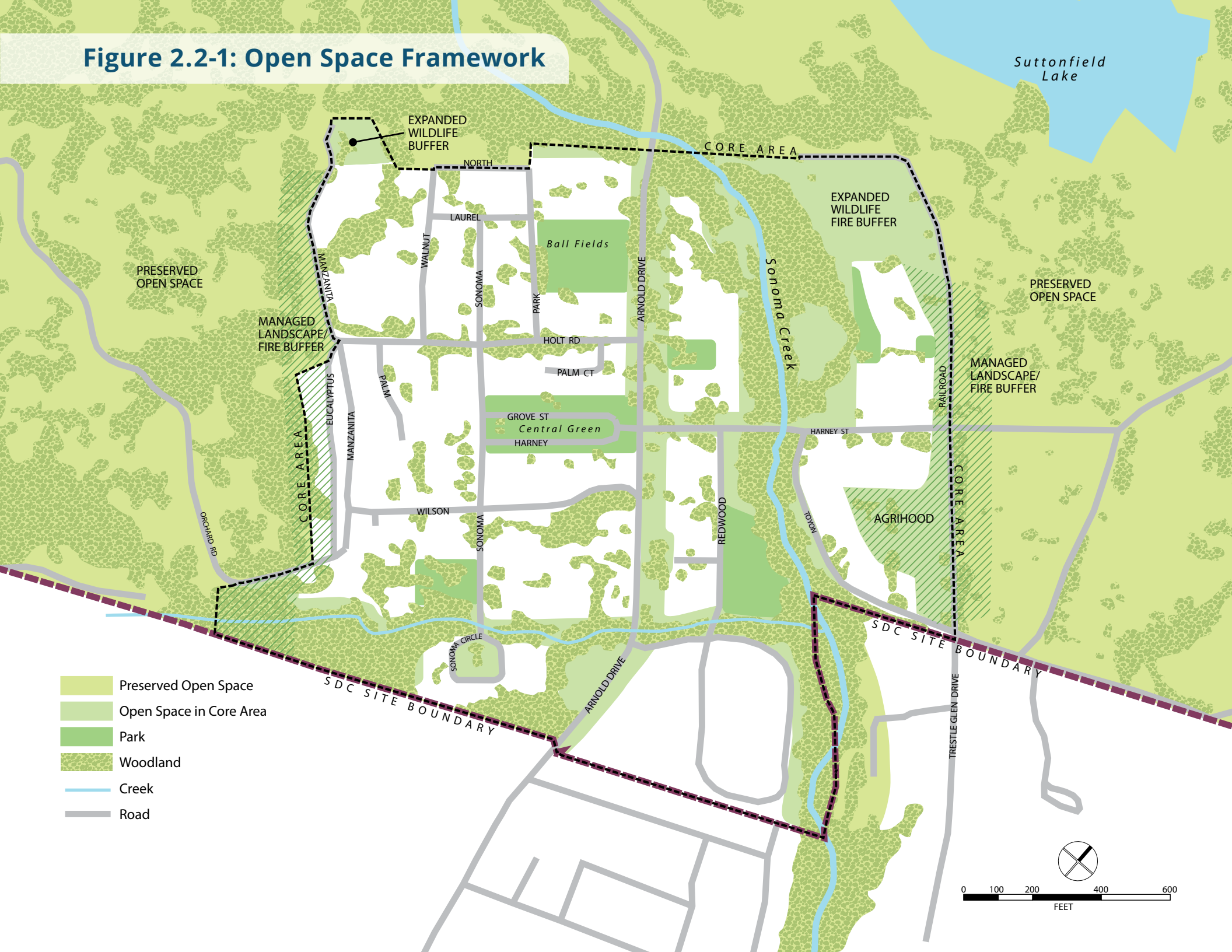
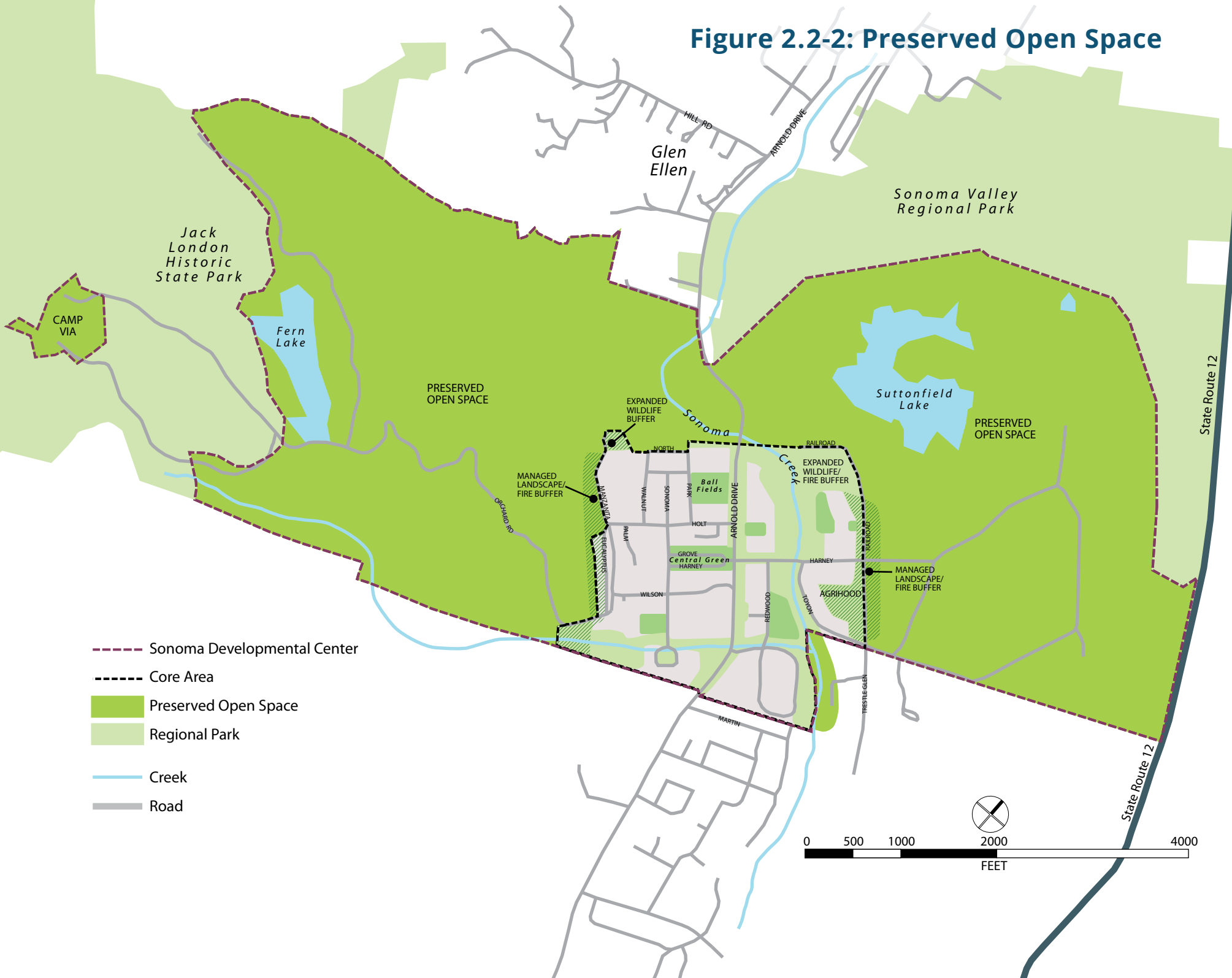


Figure 2.2-2: Preserved Open Space



The Sonoma Valley Wildlife Corridor, shown in **Figure 1.6-2**, crosses the Planning Area at the north of the Core Campus and is one of the most important east-west connectors for wildlife traveling across the Sonoma Valley. Reducing the footprint of development on the core campus in key areas along the north and east will allow more room for wildlife movement, especially at the pinch point between the campus and Suttonfield Lake. In addition, the impacts of the development on the surrounding wildlife can be minimized through education for future residents, employees, and visitors to the site, and through guidelines for development. Limiting lighting and fencing in the public realm can minimize interruptions to wildlife movement and limiting the movements of domestic animals will minimize their effects on wildlife as well. Limiting recreational use to designated trails and areas and regulating the open space management practices to limit mowing and removal of downed trees within the preserved open space can help preserve valuable habitat in the area.

In addition to providing valuable habitat and wildlife linkages, the expansive open space outside of the Core Campus and the riparian corridors running through the Core Campus provide a multitude of ecosystem services. Several different plant communities exist throughout the site, and wetlands, lakes, and creeks store and recharge groundwater. The significant mature trees throughout the Planning Area keep the air clean. And the open space provides invaluable recreational opportunities for the community.

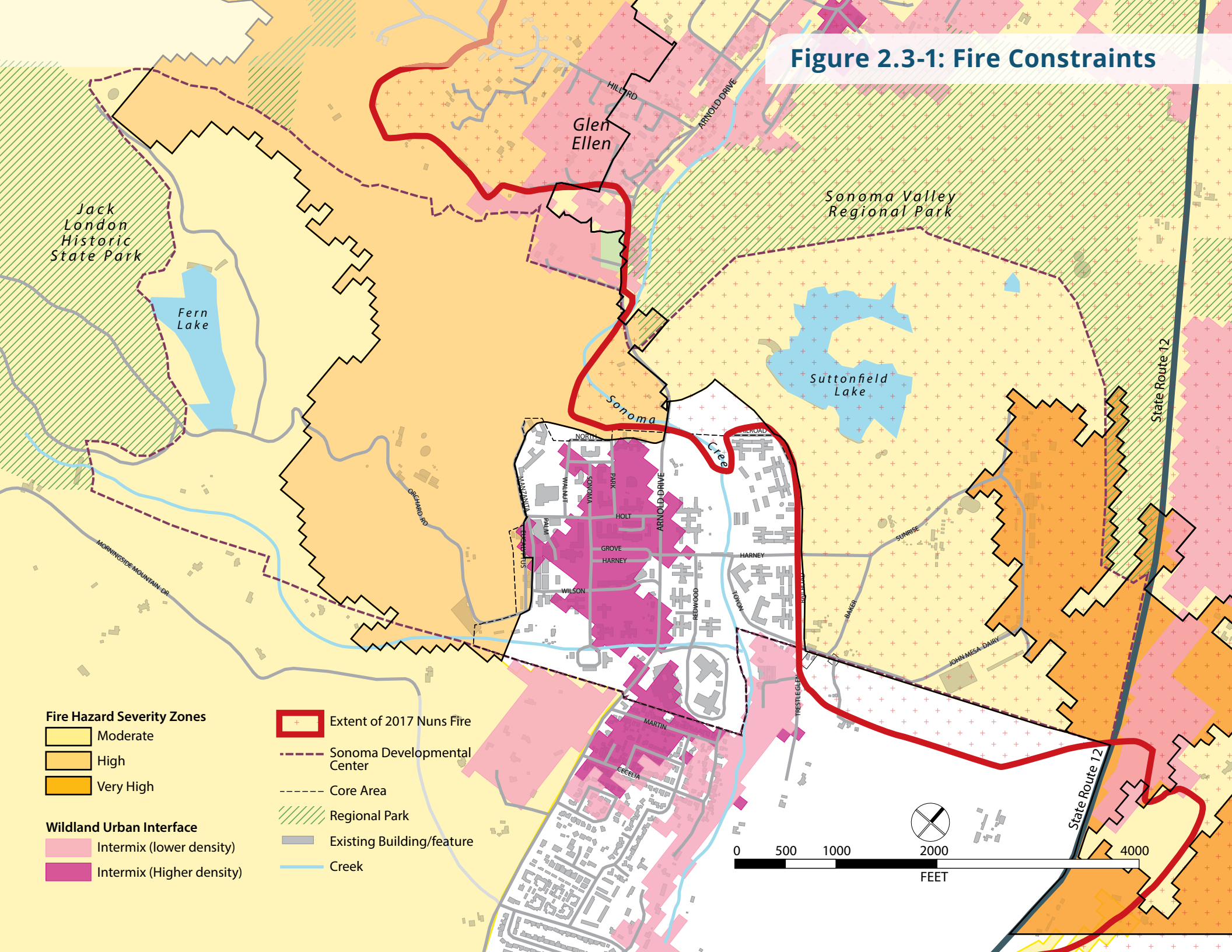
2.3 Wildfire and Other Hazards

With its unique and scenic setting in the Sonoma Valley, the Planning Area is also vulnerable to both natural and man-made hazards. Sonoma Valley has a long history of wildland fires, and as recently as 2017, shown in **Figure 2.3-1**, the Planning Area was the site of a wildfire that caused damage and led to evacuations of the surrounding areas.

Wildfire remains one of the most pressing threats to the site, and any future development at the site must be designed with the goal of minimizing risk and potential damage. Incorporating defensible space, with limited or irrigated landscaping that is regularly cleared of fire fuels and brush, both around the Core Campus and around individual buildings, can significantly minimize risk, as can limitations on the use of fire-prone materials in building and landscaping, including wooden fencing. Further, proactively planning for evacuation or shelter-in-place needs in case of emergency will help to ensure residents' safety, including by planning for and posting signage delineating emergency ingress and egress routes throughout the Core Campus, building or designating a shelter-in-place site for new residents and the general public, and developing an Emergency Preparedness and Evacuation Plan.

The site is also potentially vulnerable to flooding and dam inundation from the Fern and Suttonfield dams and spillways (although all 100-year and 500-year floods can be accommodated within the banks of Sonoma Creek without additional

Figure 2.3-1: Fire Constraints



flooding), as well as hazards associated with seismic activity including surface fault rupture, ground shaking, and liquefaction. In addition to the natural hazards at the site, hazardous materials are present in many of the buildings and structures in the Planning Area including lead-based paint, asbestos-containing building materials, and mold. All construction at the site must incorporate all required hazard mitigation procedures and all applicable construction best practices in order to the impacts of construction and demolition work at the site.

2.4 Cultural Resources

The first known inhabitants of the Planning Area were Native American members of the Coast Miwok, Pomo, and Winton tribes, who intermingled in Sonoma Valley. Archaeological evidence of these peoples' activity in the Glen Ellen/Eldridge area can be found in the sites of summer villages in the valley, and winter camps on mountain slopes.

In 1891, the State Home for Feeble Minded Children relocated to Eldridge; the campus would later be known as the Sonoma Developmental Center. Today, much of the architecture that remains in the area from this era includes vernacular commercial buildings concentrated at hamlet cores and characterized by local materials such as stone, redwood, and brick, and Victorian-era details like segmental arched window openings and modest wood moldings. In addition to the historic campus and buildings, the Eldridge Cemetery—to the west of the Core Campus along Orchard Road—represents an important cultural resource.

The Planning Area still contains many historic buildings and landscapes, providing the region with valuable cultural and historical resources that help shape and enrich the Sonoma Valley. The site also presents an opportunity to add to the cultural landscape of the Sonoma Valley by creating spaces for community gathering, artistic creation and appreciation, and performance spaces that are accessible to the local community as well as visitors to the Valley.



2.5 Goals and Policies

The following goals and policies are meant to promote a balanced approach to the open space in the Planning Area, with an emphasis on conservation, biological resources and recreational access, and to provide guidance and requirements that prepare the Planning Area for the natural and man-made hazards that future development may face.

OPEN SPACE MANAGEMENT FRAMEWORK

GOALS

- 2-A **Open Space:** Preserve the open space surrounding the core campus in public ownership in perpetuity, preventing further development in undeveloped areas and ensuring ongoing stewardship in partnership with neighboring State and regional parks and other institutions and organizations.
- 2-B **Balance:** Promote a balance of habitat conservation, agriculture, and recreational open space, reflecting the recent historic use of the surrounding open space.
- 2-C **Recreational Resources:** Support the continued use of the preserved open space at the site as a recreation resource for the community by establishing access points to the system of trails and recreation spaces.

POLICIES

- 2-1 Work with Sonoma County to dedicate the preserved open space as regional parkland.
- 2-2 Work with agricultural community partners and local farmers to reintroduce agricultural uses in the agrihood and within the managed landscape buffer to promote local production and regenerative farming practices, honoring the site's history and enhancing the site's connection to the land.
- 2-3 Improve pedestrian and bicycle access to the open space surrounding the core campus by establishing clear access points at trailheads with bilingual signage, accessible parking, and seamless connections to the core campus street network.
- 2-4 Realign and upgrade the trails to improve the use experience and accessibility, while minimizing impacts to open space.
- 2-5 Consider creating a designated area for water recreation at Suttonfield Lake, such as an access point near the trail from Arnold Drive with rail fencing and clearly marked signage and rules for swimming, dogs, and non-motorized boating. Motorized boats and fuel tanks should be prohibited, and all watercraft must be certified as zebra and quagga mussel-free before use.

BIOLOGICAL RESOURCES AND WILDLIFE CORRIDORS

GOALS

- 2-D **Biological Resources:** Promote conservation of existing habitat, including lakes, creeks, groundwater recharge areas, and open spaces, through intentional water and energy conservation, water reuse, sustainable food production, best practice-sustainable building practices, and aggressive waste reduction strategies in order to protect natural resources and critical wildlife habitat, maintain wildlife linkages, and foster environmental stewardship.
- 2-E **Wildlife Corridor:** Maintain and enhance the size and permeability of the Sonoma Valley Wildlife Corridor (as shown in **Figure 1.6-2**) by ensuring a compact development footprint at the SDC site and by minimizing impacts to wildlife movement and safety from human activity and development at the campus.



Image Credit: Sonoma Valley Regional Parks/Facebook

POLICIES

Wildlife Corridor

- 2-6 Remove existing development and re-introduce compatible native species in the northeast corner of the core campus to expand the wildlife corridor.
- 2-7 Prohibit lights within the wildlife corridor and along the creek corridor.
- 2-8 Maintain wildlife crossing structures by periodically checking for and clearing debris, vegetation overgrowth, and other blockages from culvert and bridge crossing structures; within the Core Campus, the Project Sponsor should develop and execute a maintenance program in collaboration with the owner and operator of the preserved parkland and open space.
- 2-9 Within the wildlife corridor, meet but do not exceed the defensible space requirements of the County Fire Department to maintain wildlife habitat while maximizing fire safety.
- 2-10 Within the wildlife corridor, limit mowing and the removal of dead plant material to the absolute minimum required for fire safety. If possible, mowing should be conducted outside the nesting bird season, or nesting bird surveys should be conducted within 14 days of mowing.

People/Wildlife Interface

- 2-11 Implement “dark skies” standards for all public realm lighting and all new buildings on the site, including by requiring that all outdoor fixtures are fully shielded, that outdoor lights have a color temperature of no more than 3,000 Kelvins, and that lighting for outdoor recreational facilities be prohibited after 11pm.
- 2-12 Restrict development in the wildlife corridor and creek corridor to limited trails/paths and informational signage, and design trail networks to minimize travel through wildlife and creek corridors.
- 2-13 Restrict access to the wildlife corridor and creek corridor to designated pedestrian paths marked with clear signage and delineated by strategic wildlife-permeable fencing.
- 2-14 Prohibit all unleashed outdoor cats, and restrict off-leash dogs and other domestic animals to private fenced yards and designated areas.
- 2-15 Collaborate with local wildlife protection groups to create and distribute educational information and regulations for residents and employees to guide safe interactions with wildlife onsite. Materials should be accessible to all ages and abilities, should be provided in multiple languages, and could include posted signs, disclosures, fliers, or informational sessions, among other things.

- 2-16 All fencing within the open space must be wildlife permeable, with at least 18 inches of clearance between the ground and the bottom of the fence, and shall not cross or bisect streams or otherwise discourage wildlife movement. For any barbed wire fences, a smooth bottom wire at least 18 inches above the ground must be used.
- 2-17 Adhere to residential nighttime noise standards to the extent feasible.



Biological Resources/Habitat

- 2-18 Collaborate with local groups to remove invasive species and re-establish native species throughout the site, particularly along the riparian corridors.
- 2-19 Select a planting palette of native and/or low-water plant species that are climate appropriate, drought-resistant, support local insects and animals, and that require minimal irrigation and maintenance.
- 2-20 Require that new development preserve existing trees to the fullest extent feasible. Locate new construction and public realm improvements around existing landscaping features.
- 2-21 Preserve and enhance the wetlands east of the Core Campus as a fire break, groundwater recharge, and habitat area. Enhancements may include construction of groundwater recharge wells or ponds.
- 2-22 Leave standing or downed dead trees in place for wildlife habitat whenever they do not present a hazard for fire safety or recreational users, except within the managed landscape buffer.
- 2-23 Ensure that development does not contribute to or result in net loss of wetland area or wetland functional and habitat value.
- 2-24 Incorporate bird-friendly-building design features, including by minimizing use of reflective glass.
- 2-25 Include protective buffers of at least 50 feet along Sonoma and Mill creeks, as measured from the top-of-bank and as shown on **Figure 2.2-1: Open Space Framework**, to protect wildlife habitat and species diversity, facilitate movement of stream flows and ground water recharge, improve water quality, and maintain the integrity and permeability of the Sonoma Valley Wildlife Corridor, and the ability of wildlife to use and disperse through the SDC site. Manage protective buffers so that they support continuous stands of healthy native plant communities.
- 2-26 Prohibit the use of all pesticides, rodenticides, and poisons in materials and procedures used in landscaping, construction, and site maintenance within the Planning Area. This restriction should be included in all Declarations of Covenants, Conditions and Restrictions (CC&Rs) to ensure that future homeowners are aware of the requirements.
- 2-27 Ensure that all development adheres to Sonoma County Municipal Code Sec 26-65 on riparian corridor protection.
- 2-28 Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level.

- 2-29 Ensure that all appropriate protective measures for any construction or ground-disturbing work are taken as described in Appendix A to limit impacts on sensitive species.
- 2-30 Maintain standard project procedures for any development adjacent to riparian corridors as outlined in Appendix A.



WILDFIRE AND OTHER HAZARDS

GOALS

- 2-F **Wildfire Hazards:** Provide protections at the site against the growing risk of climate change exacerbated wildfire hazards and limit the potential impacts of wildfire to development through intelligent site and building design, and open space management.
- 2-G **Natural and Human-Caused Hazards:** Minimize the potential impacts of hazards at the site and to the surrounding community, such as excessive noise, poor air quality, seismic activity, and flooding.

POLICIES

Wildfire Hazards

- 2-31 Construct and maintain a managed landscape buffer along western and eastern edges of the Core Campus to aid in fire defense consisting of a shaded fuel break in wooded areas and grazed or mown grassland. Shrubs and chaparral should be limited within the managed landscape buffer.
- 2-32 Dead and dying woody surface fuels and aerial fuels within the managed landscape buffer shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches, in order to ensure

the removal of trees, bushes, shrubs, and surface debris that are completely dead, or with substantial amounts of dead branches or leaves/needles that would readily burn.

- 2-33 Downed logs or stumps anywhere within 100 feet from a building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-spaced from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.
- 2-34 Within the managed landscape buffer, one of the following fuel management methods must be implemented. Combinations of the methods may be acceptable as long as the intent of the policy is met.
- a. **Fuel Separation**
Minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically. Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content, etc.). Properties with greater fire hazards will require greater separation between fuels. Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For

example, three individual manzanita plants growing together with a total foliage width of 8 feet can be “grouped” and considered as one plant.

- b. **Defensible Space with Continuous Tree Canopy**
To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy, apply the following treatments:
- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained, provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
 - Remove lower limbs of trees (prune) to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.
- c. **Irrigated Agriculture**
Irrigated agricultural plantings, such as row crops, berries, or small orchard trees may be planted in the ground or in raised beds, with the following conditions:
- Raised beds or planter areas may not be constructed of wood.

- Orchard trees should be spaced in accordance with the Fuel Separation guidance above.
- Agricultural plantings must be actively managed and regularly harvested or pruned, as appropriate, in order to avoid becoming overgrown.
- Irrigation must be regularly applied during months with little or no rainfall.

- 2-35 All new landscaping at the site must be fire resilient in line with guidance from the California Native Plant Society.
- 2-36 All developments must include a five-foot buffer of defensible space around buildings that excludes all flammable materials such as dry brush and shrubs, mulch, wooden structures and other materials that might aid the spread of wildfire.
- 2-37 Prohibit wooden fencing in the Planning Area.
- 2-38 Require all new construction and roof-retrofitting of existing buildings to use Class A fire-rated roofing materials, fire-resistant siding, and dual-paned tempered glass windows.
- 2-39 Prohibit the storage of flammable materials under decks or porches.
- 2-40 To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune



branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove dead vegetation and debris from under decks and porches and between deck board joints.

- 2-41 Cover all building vent openings with wire mesh screens to prevent infiltration from embers or sparks.
- 2-42 Ensure that all property owners are informed about wildfire resiliency requirements at the site at the time of purchase. Ensure that all property owners and tenants have access to educational resources on wildfire prevention and site requirements including posted materials, and regular training and information sessions.

Other Hazards

- 2-43 Maintain and enhance the existing tree canopy by preserving existing trees wherever possible and planting new trees throughout the site to cool the site and improve air quality.
- 2-44 Restrict development in flood-prone areas to trails and informational signage.
- 2-45 Require that development projects incorporate all applicable Bay Area Air Quality Management District (BAAQMD) Construction Mitigation Measures to reduce construction and operational emissions for criteria air pollutants, toxic air contaminants, and greenhouse gases.
- 2-46 Require geotechnical investigations for new development within the Planning Area to establish appropriate designs and structural details.



CULTURAL RESOURCES

GOALS

- 2-H **Cultural Hub:** Create a vibrant cultural hub with a distinct identity and role in the community by building meeting and gathering spaces, creating opportunities for arts and culture, and providing community amenities that area accessible to the residents and visitors to the site and to the greater Sonoma Valley community.
- 2-I **Legacy of Care:** Ensure that future development at the site preserves the heritage and legacy of care at SDC through preservation of important historic resources, intentional consideration of the needs of developmentally disabled individuals in new development, and by highlighting the site's history for residents and visitors.
- 2-J **Native People:** Preserve the heritage and legacy of the native people in the area through land stewardship and preservation of cultural resources on the site.

POLICIES

- 2-47 Consider adaptively reusing Sonoma House as a museum dedicated to the history of the SDC facility, collaborating with Sonoma County, the State of California, the Glen Ellen Historical Society, and other community groups for design and programming of the space, if feasible.

- 2-48 Provide resources and learning opportunities for residents and visitors about all phases of the history of the site. Materials should be accessible to all ages and abilities and could include posted signs, fliers, or informational sessions, among other things.
- 2-49 Promote public art through programs, such as the establishment of a Public Art Committee, to ensure ongoing inclusion of high-quality public art that references and highlights the site's history.
- 2-50 Promote the inclusion of temporary and permanent activities and attractions to the core campus, such as entertainment venues, performance spaces, artist studios and gallery spaces, and other arts and cultural destinations.
- 2-51 Ensure that all amenities and public spaces on the site are accessible to visitors of all ages and abilities.
- 2-52 Require any unanticipated discovery of archeological or paleontological resources to be evaluated by a qualified archeologist or paleontologist.
- 2-53 Ensure that the eventual owner and operator of the preserved parkland and open space preserves maintains public access to the SDC cemetery, and maintains and enhances existing signage and seating, as feasible.

WILDFIRE EVACUATION

- 2-54 Ensure that the project sponsor proactively plans for emergency wildfire safety by:
- a. Developing an Emergency Preparedness and Evacuation Plan that complies with Sonoma County evacuation plans and servicing fire department procedures and identifies emergency access routes and procedures;
 - b. Building or designating an on-site shelter-in-place facility, to be open to both SDC residents and the general public, prior to construction of the 200th housing unit, with specifications for the facility to be included as part of the Emergency Preparedness and Evacuation Plan;
 - c. Ensuring that every parcel within the Core Campus has two routes for ingress and egress during an emergency;
 - d. Posting signage for designated evacuation routes throughout the site and along Arnold Drive.





3 Mobility and Access

SDC has a long history, having provided care to people with developmental disabilities for more than 120 years. While these clients lived on-site, as did some of the staff, many of the doctors, caregivers, and other staff resided off-campus in the surrounding communities. Until very recently, SDC served as the largest employer in the area, reaching a daily traffic volume between Glen Ellen and Highway 12 of approximately 4,600 vehicles at its peak in

1998¹. The majority of mobility-related infrastructure and facilities located on the SDC campus core have remained the same for the past 20 years or more. This Specific Plan and any future development that results from it present a key opportunity both to improve mobility and access within the Planning Area, and to contribute to regional multi-modal mobility connections as shown in **Figure 3.1-1**.

¹ State Route 116/121 Intersection Improvements Project, California Department of Transportation and Sonoma County Transportation Authority, 2016

3.1 Street Network

Arnold Drive is a key thoroughfare as it provides the sole road access to the neighboring communities of Eldridge and Glen Ellen as well as greater regional access to SR 12 and SR 116, as shown in **Figure 3.2-1**. However, within the SDC there are patchwork of small, local roads connecting various uses. It is critical that the internal street network be enhanced so that there is complete multi-modal access connecting the east and west sides of the site and to the north and south. A new connector from the Core Campus to Highway 12 will further enhance site connectivity and improve emergency evacuation options. This could be routed either directly east of Harney Street or along the south boundary of the site; each would have different implications for the open space and ease of connections, meriting further study. Improvements should include a complete network of sidewalks, the construction of pedestrian/bicycle bridges as necessary, additional landscaping to better accommodate and infiltrate stormwater, and a network of streets that promotes connectivity, but does not encourage cut-through traffic or high traffic speeds. Ultimately, the connectivity and safety of the network itself should act as an encouragement for users to walk and bike instead of driving.

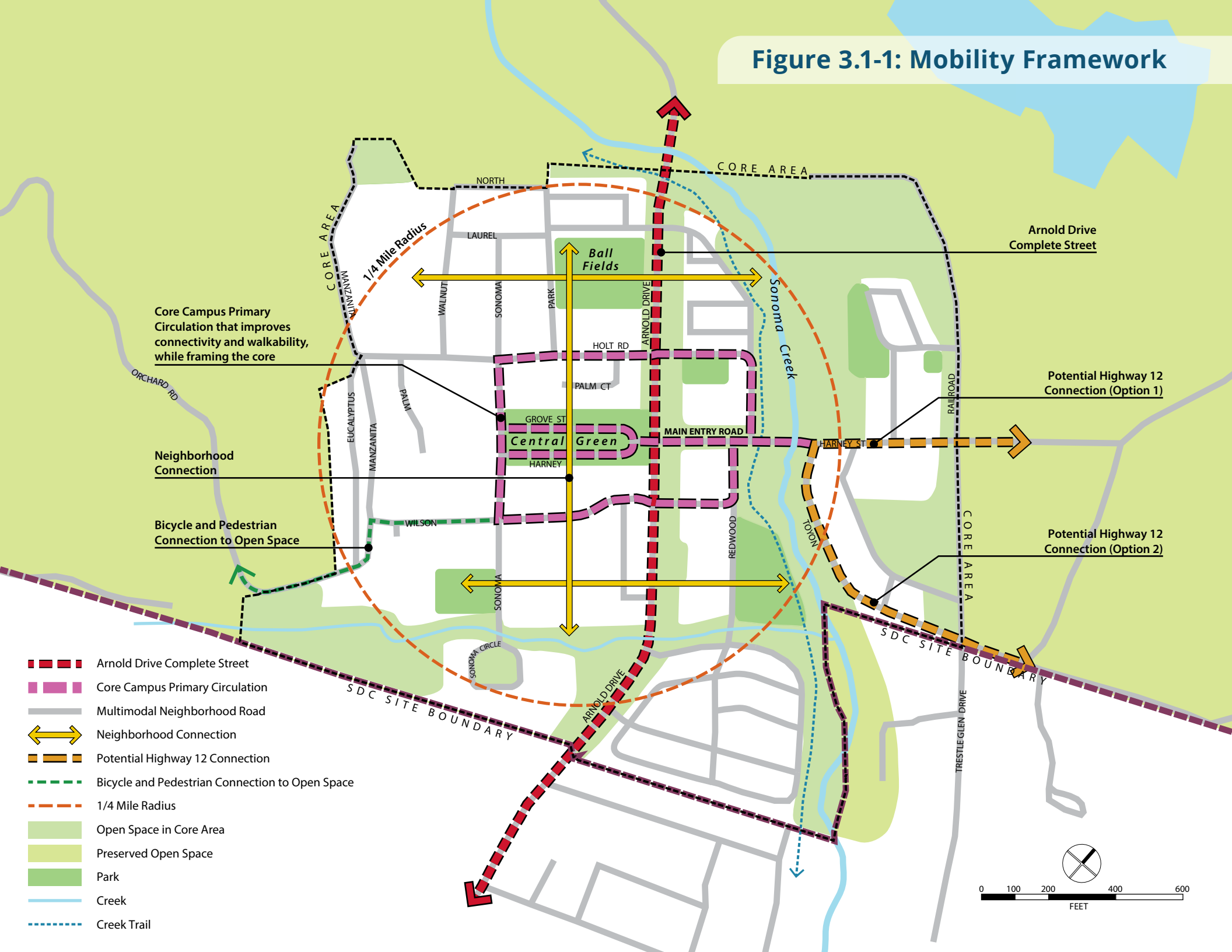
Please see Chapter 6: Public Facilities, Services, and Infrastructure for policies related to stormwater management and green streets.

3.2 Pedestrian and Bicycle Movement

Arnold Drive and the streets within SDC have historically been designed to favor slow-speed automobile traffic. Sidewalks in many areas are narrow or absent, and little provision is given to bicyclists. The streets within and through the SDC must be designed to accommodate all users safely. This includes creating bicycle lanes on Arnold Drive, providing for a new multi-use trail, and ensuring the presence of safety features such as textured crosswalks that alert motorists that the area is pedestrian-oriented. By making the streets a quality environment for all users, the SDC and the community as a whole will benefit.

Sonoma Valley is already a major destination for bicyclists and the area around the SDC is used by a range of cyclists from avid exercise enthusiasts to infrequent casual riders. In accordance with the County Bicycle and Pedestrian Plan, SDC will include a new bike lane on Arnold Drive, but improvements should be more comprehensive. There is an opportunity to explore a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen and create a wayfinding system to and within the SDC. In addition, bicycle parking should be offered throughout the site and required of all development so that the needs of employees, residents, and visitors are met. Combined, these measures can enhance the already stellar reputation of the area as a bike-friendly community.

Figure 3.1-1: Mobility Framework



Core Campus Primary Circulation that improves connectivity and walkability, while framing the core













Neighborhood Connection

Bicycle and Pedestrian Connection to Open Space

Arnold Drive Complete Street

Potential Highway 12 Connection (Option 1)

Potential Highway 12 Connection (Option 2)

-  Arnold Drive Complete Street
-  Core Campus Primary Circulation
-  Multimodal Neighborhood Road
-  Neighborhood Connection
-  Potential Highway 12 Connection
-  Bicycle and Pedestrian Connection to Open Space
-  1/4 Mile Radius
-  Open Space in Core Area
-  Preserved Open Space
-  Park
-  Creek
-  Creek Trail

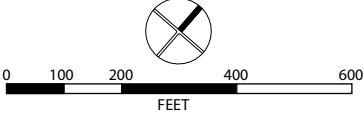
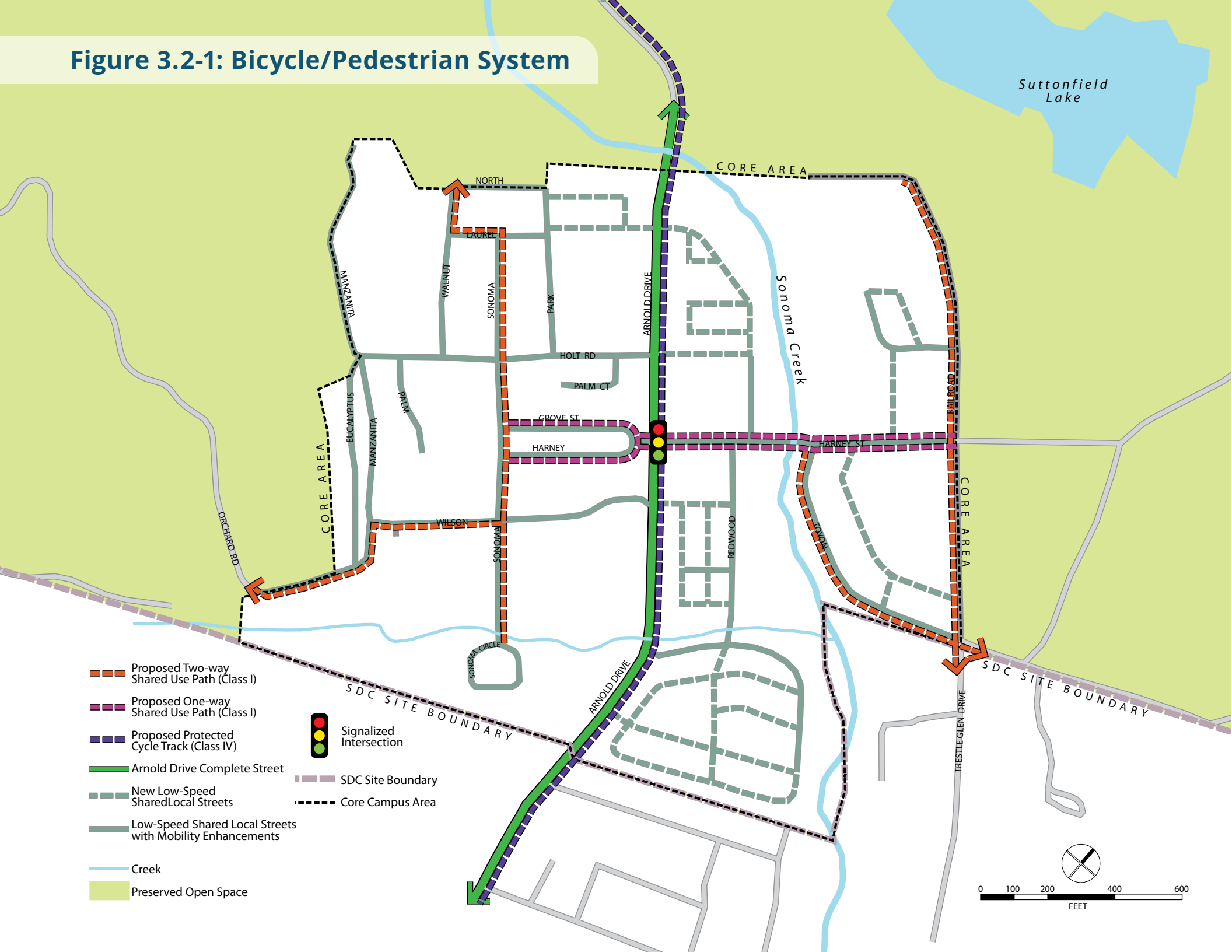
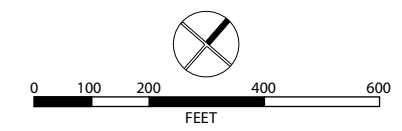


Figure 3.2-1: Bicycle/Pedestrian System



- Proposed Two-way Shared Use Path (Class I)
- Proposed One-way Shared Use Path (Class I)
- Proposed Protected Cycle Track (Class IV)
- Arnold Drive Complete Street
- New Low-Speed Shared Local Streets
- Low-Speed Shared Local Streets with Mobility Enhancements
- Creek
- Preserved Open Space
- Signalized Intersection
- SDC Site Boundary
- Core Campus Area



3.3 Transit

Sonoma County Transit (SCT) is the primary transit provider for the SDC with bus service currently provided on one route connecting Sonoma to Santa Rosa. While existing transit service is relatively infrequent, there is an opportunity to greatly expand transit use with increased residential and employment density. In particular, the expansion of current fare-free service should be explored to connect SDC to the city of Sonoma or a transit pass subsidy program could be required for all new residents and employees of the SDC. In addition, upgraded transit amenities should be offered on Arnold Drive with technologies such as real-time arrival and departure information employed to help encourage higher ridership.

3.4 Transportation Demand Management and Parking

The effective provision and management of parking within the SDC is vital in achieving a safe, multi-modal environment. While the automobile likely will continue to be the primary mode of transportation in the near future, the parking supply should be sized to not exceed demand and encourage trips to be made by other modes when feasible. As such, the SDC's requirements should be set at levels that represent actual observed demands and should provide for incentives when parking is shared or transportation demand management (TDM) measures are applied.

In addition, the use of on-street space should be flexible so that it is used for the highest and best purpose. This may range from using it as parking for cars or bicycles to using the space for restaurant or café seating that can bring a sense of vibrancy. Historically, much of the on-street curb space has been allocated for vehicles and in those cases, on-street parking should be managed using the most appropriate measures such as time limits, pricing, or permits.

Transportation Demand Management (TDM) refers to a set of strategies that result in increased efficiency in a transportation system by changing travel behavior. The implementation of appropriate TDM programs can encourage the use of alternatives to the single-occupancy vehicles as a user's primary mode, especially for commuting, and transition users into other transportation modes including transit, bicycling, carpooling, and walking. With the passage of SB 743, TDM has become increasingly critical as developments are required to reduce their vehicle miles traveled (VMT) impacts. In line with that legislation, the following policies require all development to reduce vehicle trips by a minimum of 15 percent and do so through a Transportation Management Association (TMA). A TMA is an independent non-profit organization that is responsible for coordinating TDM programs and can work collaboratively with the County and the business community. TMAs are usually more cost effective than programs managed by individual developments because they generate economies of scale to implement programs such as commuter financial incentives, rideshare matching, or Guaranteed Ride Home programs.

3.5 Goals and Policies

The following mobility policies are intended to support a balanced circulation system that integrates transit, pedestrian, bicycle, and vehicular modes. In particular, the mobility chapter promotes a well-defined and safe network for pedestrians and bicyclists that connects the project area to surrounding communities. Specific topics include the street network, complete streets, bicycle and transit connections, and parking and transportation demand management.

STREET NETWORK

GOALS

- 3-A **Street network:** Enhance the existing street network to create a walkable and pedestrian-friendly environment that provides connections both within the core campus and to surrounding communities and regional trail systems.
- 3-B **Regional connections:** Develop and support greater connectivity between SDC and the surrounding areas, including through a direct connection to Highway 12.
- 3-C **Complete Streets:** Ensure the street network balances the needs of pedestrians, bicyclists, transit users, and drivers, prioritizing safety, comfort, and car-free transportation connections.

POLICIES

- 3-1 Ensure that new development provides a tight, fine-grained street grid that connects to the existing street grid, as shown in **Figure 3.2-1: Street Network**. Streets should be narrow with short blocks and provide multiple route options that emphasize pedestrian and bicycle connectivity to key destinations on the site such as the Central Green, baseball fields, community centers, and recreational amenities.
- 3-2 Eliminate gaps in the sidewalk network to maintain continuous pedestrian access through the Core Campus and into neighboring communities.
- 3-3 Maximize pedestrian access paseos and walkways to establish a fine-grained pedestrian network throughout the Core Campus, including wherever blocks are longer than 250 feet except where historic building configurations make connections infeasible.
- 3-4 Establish new pedestrian and bicycle corridors within the SDC to facilitate connectivity throughout the site and link to neighboring communities.
- 3-5 Reuse the existing street network to the greatest extent feasible. Improve multi-modal access from the SDC to SR 12 by exploring the feasibility of providing an additional east-west emergency access connection from the site that includes high quality pedestrian and bicycle facilities.

- 3-6 Prohibit new cul-de-sacs and interruptions of the street grid within the Planning Area to maximize multi-modal connectivity within SDC site.
- 3-7 Add two new intersections on Arnold Drive immediately north and south of the Main Entry Road to improve connectivity to the entire SDC site, as shown on **Figure 3.1-1**.
- 3-8 Design the street network to minimize cut-through vehicle traffic in residential areas.
- 3-9 Limit vehicle speeds within the Core Campus to 25 miles per hour or less through both posted speed limits and street design, in order to reduce the risk of collisions involving cars, bicycles, pedestrians, and local wildlife.
- 3-10 Seek opportunities to increase safe street crossing opportunities for local wildlife, including through overpasses or underpasses, interconnected tree canopies, densely- vegetated street landscaping, and narrow street widths.



PEDESTRIAN AND BICYCLE MOVEMENT

GOALS

- 3-D **Bicycle Connections:** Improve bicycle connectivity within and beyond the SDC site and foster an accessible and safe street environment for bicyclists.
- 3-E **Pedestrian Connections:** Develop a network of sidewalks and pedestrian paths that promote greater and more direct connections within the campus, and opportunities for recreation and connections to nature.



POLICIES

- 3-11 Implement the National Association of City and Transportation Officials (NACTO) Urban Street Design Guide to design streets and incorporate traffic calming measures like textured crosswalks, curb bulb-outs, pedestrian-oriented lighting, and high-visibility striping and signage.
- 3-12 Ensure that pedestrian and bicycle connections, alleyways, and other circulation routes internal to blocks are ADA compliant, have visible entries from streets, and are otherwise designed for pedestrian comfort.
- 3-13 Design Arnold Drive as a complete street, maintaining one vehicle travel lane in each direction and including bicycle facilities, quality pedestrian paths and sidewalks with appropriate seating and lighting, and transit facilities that provide shelter, lighting, and updated information for riders.
- 3-14 Within the Core Campus, visually highlight crosswalks and heighten pedestrian comfort with curb bulb-outs, changes in paving material or striping, signage, and signalization.
- 3-15 Establish a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen by removing barriers and installing appropriate signage and crossings.

- 3-16 Create a multi-use creek trail running parallel to Sonoma Creek that connects to a greater Glen Ellen-Eldridge community bikeway.
- 3-17 Provide bicycle parking as a street amenity throughout the SDC in appropriate locations such as the Historic Core and Central Green that is secure and, where possible, sheltered from inclement weather. A bike-share service can also be considered to fulfill bicycling needs.
- 3-18 Ensure tree coverage along pedestrian routes for shade and comfort. Preserve existing mature trees wherever possible.
- 3-19 Establish a bilingual bicycle and pedestrian wayfinding and signage system in English and Spanish that clearly and explicitly indicates connections to local and regional bicycle facilities.
- 3-20 Provide frequent marked crosswalks within the Core Campus.
- 3-21 Improve bicycle and pedestrian connectivity to the open space by establishing new clearly-marked and easily accessible trail connections.



TRANSIT

GOAL

3-F Transit Connections: Connect the site to the greater region through existing and future transit networks, with reliable, comfortable and safe public transit service that is responsive to the diverse needs of the residents, employees and visitors of the SDC area.

POLICIES

- 3-22** Work with Sonoma County Transit for expansion of transit service and a transit pass subsidy for new residents and employees.
- a. Work with Sonoma County Transit to establish an express bus service to and from the cities of Sonoma and Santa Rosa that would utilize a new connector road between the SDC Core Campus and Highway 12; or
 - b. Work with Sonoma County Transit to extend the fare-free Route 32 shuttle from the City of Sonoma to the SDC site, maintaining the regular intercity Route 30 bus service as well.
- 3-23** Add an additional bus stop along Arnold Drive at the north end of the Core Campus.
- 3-24** Provide high-quality amenities at all bus stops including shelter, seating, lighting, waste receptacles, signage



and information, drinking fountains, secure bicycle parking facilities, shade trees, and landscaping at all bus stops. Design bus stops to complement the historic architecture at the site.

- 3-25** Collaborate with Sonoma County Transit to provide real-time system updates and arrival times to improve user convenience at all bus stops.
- 3-26** Explore the possibility of designating the SDC as a Transit Priority Area if and when transit service meets necessary thresholds.

PARKING AND TRANSPORTATION DEMAND MANAGEMENT

GOALS

- 3-G **Parking:** Manage parking resources as a coordinated, shared system to efficiently and flexibly serve the needs of residents, employees, and visitors.
- 3-H **Parking:** Provide parking in amounts that balance the needs of residents and workers without overburdening development with parking, and promote alternative transportation options.
- 3-I **Transportation Demand Management:** Reduce reliance on single-occupant vehicles (SOV) and limit the number of SOV trips made by residents and visitors by supporting alternative modes of transportation, ridesharing, and on-site services.

POLICIES

Parking

- 3-27 Provide no free parking within campus.
- 3-28 Establish minimum parking requirements that do not exceed average peak parking demand rates observed in the Institute for Transportation Engineers Parking Generation manual. Plan for shared parking facilities to serve multiple uses and destinations.
- 3-29 Provide lower minimum parking requirements when parking facilities are shared with other users or made publicly-accessible to maximize the efficiency and use of spaces.
- 3-30 Allow adjacent on-street parking spaces to apply towards minimum parking requirements.
- 3-31 Allow residential uses to apply “unbundled parking” pricing, which separates the cost of parking from the price of housing.
- 3-32 Explore the feasibility of partnering with a carshare company or creating an SDC-specific carshare program to provide rentable shared vehicles on-site.
- 3-33 Back-in diagonal parking should be prioritized for on-street parking wherever feasible.
- 3-34 Develop a special event parking management plan to accommodate surges in parking demand.
- 3-35 Manage on-street parking as necessary using time limits, pricing, or permits to ensure the adequate availability of spaces. If pricing is implemented, consider using parking revenues for mobility enhancements, beautification projects, or other improvements that have a direct benefit to the SDC.
- 3-36 Allow flexible use of on-street parking spaces, curb space, and loading areas as appropriate for restaurants, cafes, and other businesses that activate and enhance the pedestrian realm.

- 3-37 Determine the appropriate number of accessible public parking spots and drop off zones in all on-street parking areas. Off-street parking facilities must comply with accessible parking regulations.
- 3-38 Institute a wayfinding system so that motorists can easily identify available shared parking spaces.
- 3-39 Apply new technologies as appropriate to better manage the parking supply such as real-time parking availability notifications or signs.
- 3-40 Provide one assigned protected parking space for single family homes.

Transportation Demand Management

- 3-41 Require all development to reduce vehicle trips by at least 15 percent below rates listed by the Institute of Transportation Engineers Trip Generation manual using transportation demand management strategies. Potential strategies may include subsidies for not driving alone, transit passes, parking cash-out, rideshare matching, telecommute or alternative work scheduling, upgraded bicycle facilities, and other measures proven to reduce vehicle trips and VMT.
- 3-42 Establish a Transportation Management Association (TMA) for the entire SDC to create a cost-effective and coordinated approach to reducing single-occupancy vehicle travel. The TMA can implement a variety of pro-

grams to assist individual developments in meeting their vehicle trip reduction goals. Potential TMA programs could include the overseeing of a subsidized transit pass program, carpool or vanpool ride-matching services, marketing and education to residents and businesses, and other measures.

- 3-43 Work with Sonoma Regional Parks Department to ensure that there is adequate off-street parking for parks users on both the east and west sides of Arnold Drive, including through the use of shared parking areas, and eliminate existing on-street parking along Arnold Drive north of the Core Campus
- 3-44 Develop the Sonoma Valley Trail, a multi-use path, on the eastern side of SDC, parallel to Highway 12, connecting Santa Rosa with Sonoma, consistent with the General Plan and Sonoma Valley Trail Feasibility Study.





4 Land Use

The SDC Specific Plan envisions transformation of the SDC campus into a vibrant mixed-use, pedestrian-scaled district, with a concentration of cultural, civic, retail, visitor, and other uses around well-scaled, diverse, fine-grained neighborhoods surrounding the Central Green. The campus will be surrounded by a vast network of permanently conserved open spaces. The Specific Plan seeks to balance development with conservation and adaptive reuse, and outlines a framework for land use designa-

tions and locations, overall amount of development and balance between uses, and housing types. This chapter describes the land use framework, which includes land use classifications, permitted uses, development potential, and land use policies, as well as goals and policies for new housing development, affordable housing, adaptive reuse and historic preservation.

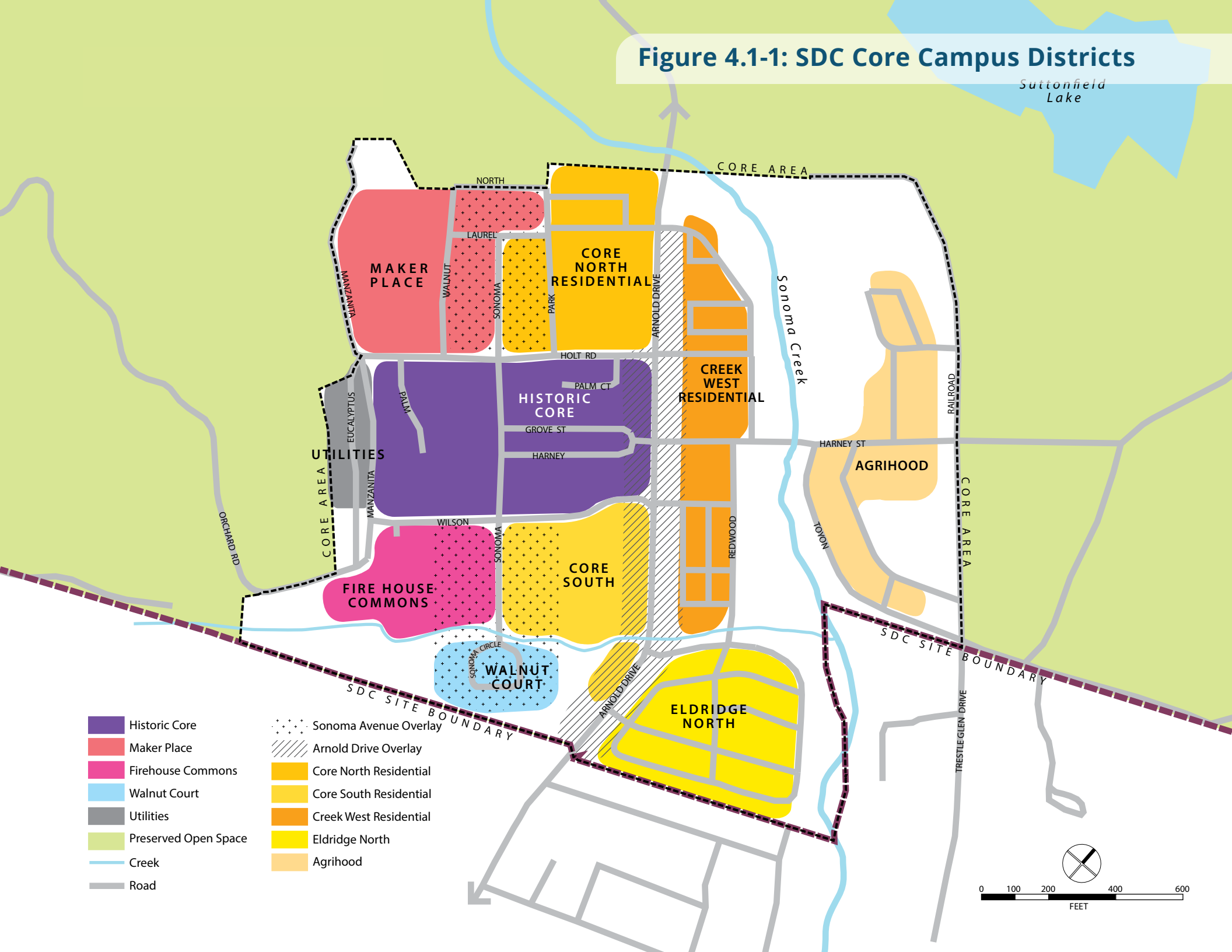


In order to allow for development flexibility that can accommodate changing market demands, while maintaining consistency with the community's visions and goals for the site, the Specific Plan regulates land uses through a multi-pronged strategy:

Land Use Diagram and Designations. These provide definitions and objectives for each classification and designate appropriate land uses for various locations of the site. Maximum density/intensity limits for each classification are specified. However, these maximum densities and intensities are to be considered in conjunction with maximum development ranges for each of the districts shown in **Figure 4.1-1**, and the overall amount of development for SDC as a whole. Maximum development on the SDC site may not exceed any the maximums outlined in any component of the framework.

Development Potential. This specifies development ranges for each district and total maximum development for SDC. All residential uses will be eligible for density bonuses in accordance with State law and as outlined in Sonoma County General Plan and Zoning Code. Residential uses are also subject to inclusionary housing requirements, as outlined in policies that follow at the end of the chapter; the maximum development potential described later assumes that developers will qualify for and build additional housing as a bonus for providing the required inclusionary housing. If project sponsors choose to exceed the minimum inclusionary housing requirements outlined in the Specific Plan, they may be eligible for additional density bonuses consistent with State law.

Figure 4.1-1: SDC Core Campus Districts



Suttonfield Lake

CORE AREA

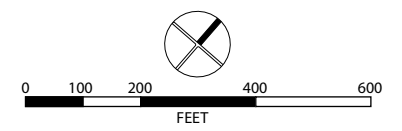
Sonoma Creek

CORE AREA

SDC SITE BOUNDARY

- Historic Core
- Maker Place
- Firehouse Commons
- Walnut Court
- Utilities
- Preserved Open Space
- Creek
- Road

- Sonoma Avenue Overlay
- Arnold Drive Overlay
- Core North Residential
- Core South Residential
- Creek West Residential
- Eldridge North
- Agrihood



LAND USE DIAGRAM

The Land Use Diagram (**Figure 4.1-2**) designates land uses for the Planning Area. Land use classifications, shown as colors and patterns on the diagram, allow for a range of uses within each classification. The Land Use diagram is a graphic representation of policies included at the end of this chapter and is to be used and interpreted in conjunction with the text and figures contained in the other chapters of the Plan. Key features of the Land Use Diagram include:

- The Central Green as the vibrant heart of SDC, with a mix of activities throughout the day.
- Flexible land use designations in the Historic Core to respond to the changing demands and potential shifts in market conditions, while providing a mixed-use center.
- Employment uses are clustered in the northwest, creating a job center to serve the wider Sonoma Valley, while preserving flexibility for employment uses that may evolve over time.
- Densities and intensities are organized to promote walkability and an active center, with the highest densities and intensities closest to the Central Green.
- Densities and intensities become lower farther from the Central Green, becoming primarily residential at the north, east, and south, to create transitions into the preserved parklands and open space and into the neighboring communities of Eldridge and Glen Ellen.

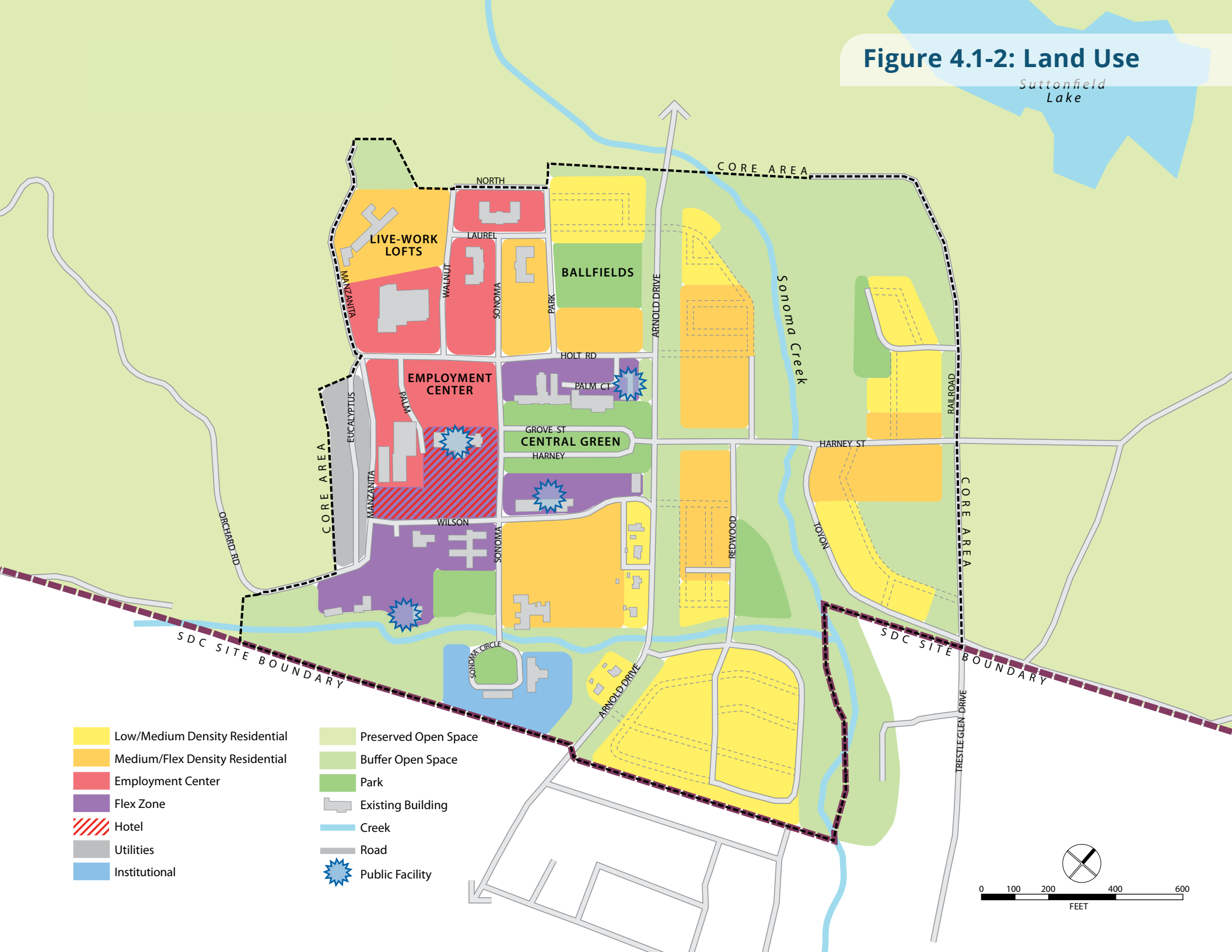
- The Agrihood district, located on the east side of Sonoma Creek, is adjacent to the historic agricultural area and has both physical and visual access to future productive agricultural uses there.
- A small institutional use is sited at the south of the site on Sonoma Circle, anticipated as a retreat/conference center capitalizing on the quiet beauty of existing redwood trees and Hill Creek, while creating a catalyst for the adaptive reuse of key historic structures.

The Land Use Diagram is shown at the Core Campus scale; an additional illustrative diagram showing the full site scale with the preserved open space is shown in Chapter 2: Open Space and Resources, and Hazards.



Figure 4.1-2: Land Use

Suttonfield Lake



- Low/Medium Density Residential
- Medium/Flex Density Residential
- Employment Center
- Flex Zone
- Hotel
- Utilities
- Institutional

- Preserved Open Space
- Buffer Open Space
- Park
- Existing Building
- Creek
- Road
- Public Facility



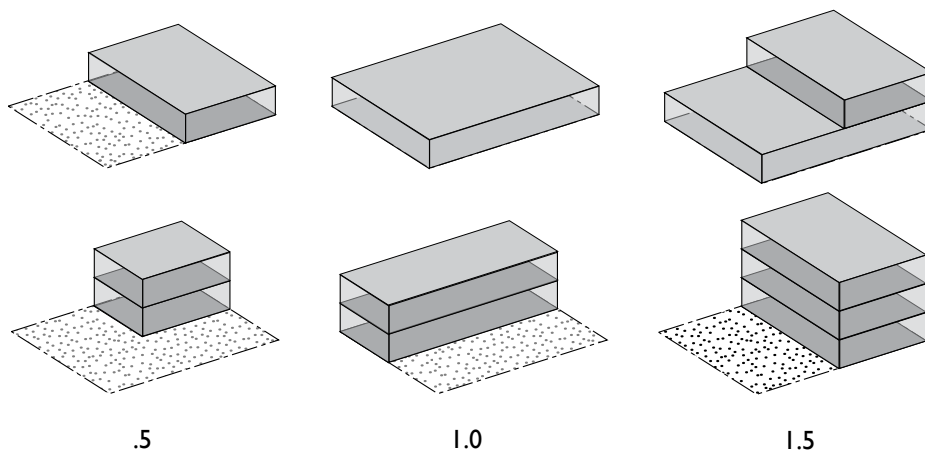
LAND USE CLASSIFICATIONS AND DENSITY/INTENSITY STANDARDS

Land Use Classifications

The land use classifications and the associated density/intensity standards that follow represent adopted Specific Plan policy. Intensity is described in terms of Floor Area Ratio (FAR), or the permitted ratio of floor area (exclusive of area devoted to parking) to site area, as illustrated in **Figure 4.1-3**. Density is defined as the number of housing units per acre, exclusive of area devoted to streets, parks, and creeks. Specific Plan designations or policies may outline minimum or maximum densities or FARs.

Public schools, parks, safety services facilities (police and fire), emergency evacuation facilities, public community centers and other public facility uses that serve the community are permitted in all designations except within the Utilities, Buffer Open Space, and Preserved Open Space designations.

Figure 4.1-3: Determining FAR



Land use classifications also specify or refer to housing types, which, consistent with State Department of Finance definition, are as follows:

- **Single-Family Detached.** Single-family units that are detached from any other buildings (with the exception of accessory dwelling units) and have open space on all four sides.
- **Single-Family Attached.** Single-family units that are attached to other units with one or more adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.
- **Multifamily.** Units with two or more housing units in one structure sharing a common floor/ceiling.

Apartments and condominiums are forms of ownership, not housing types; this is not regulated by the Specific Plan. Duplexes, triplexes, fourplexes, etc. refer to the number of housing units in a structure, not housing type – these could be in single-family attached or multifamily housing types. (See Chapter 5 for more information on housing typologies and configurations.)

The Specific Plan includes the following land use classifications; one overlay zone is also specified:

- **Low/Medium Density Residential**

Low/Medium Density Residential accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared

along one property line) or as attached units (walls shared with two adjacent properties), with density ranging from 6 to 14 units per gross acre and a maximum FAR of 1.0. Housing types at the lower density range may include single-family detached or semi-detached units; housing types at the higher density range will be predominantly multi-family but may include single-family attached units. Multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designated for Low/Medium Density Residential.

- **Medium/Flex Density Residential**

Medium/Flex Density Residential accommodates a mix of housing types, with density ranging from 8 to 30 units per gross acre and a maximum FAR of 2.0. Housing types at the lower density range may include single-family attached dwellings; housing types at the higher density range may include multifamily buildings. Medium Density Residential sites are located within a short walk of the Central Green.

- **Employment Center**

The Employment Center designation is intended to foster a mix of office, research and development, creative services, micro-manufacturing, institutional, and other supportive uses, and provide a active jobs center for the broader Sonoma Valley. New office and lab buildings mixed with reused/ adaptively-reused buildings and shared parking facilities are envisioned as anchoring a walkable, bikeable environment,



with public gathering places such as plazas and courtyards, in short walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0.

- **Flex Zone**

The Flex Zone designation allows for a broad mix of commercial, residential, office, hospitality, and entertainment uses, and is intended to allow flexibility in responding to market conditions as SDC evolves and finds its role in the regional economy. Local-, community-, and visitor-serving retail, commercial, and entertainment land uses, including restaurants, cafés, markets and bodegas, general retail, performing arts venues, art studios, and personal and business services are permitted; live-work spaces and maker-oriented uses are permitted subject to performance standards. The Flex Zone designation has a maximum FAR of 2.0 and a density range of 8 to 30 units per gross acre, with the exception of the Main Building, where the existing volume must be retained. Development in Flex Zone areas adjacent to the Central Green should provide at least one each residential, commercial, and office building fronting both the north and south sides of the Central Green, and should provide for retail and eating and drinking establishments that open out onto the Green.

- **Institutional**

The Institutional designation accommodates adaptive reuse and new construction of a retreat/conference center located at the southern terminus of Sonoma Avenue; this area is

envisioned as making use of the open spaces and scenic setting to support a conference center. Allowed uses include event spaces, workspace/office, museums, conference areas, and supportive uses such as food preparation, retail spaces, and short-term housing. The Institutional designation has a maximum FAR of 2.0.

- **Utilities**

The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0.

- **Parks and Recreation**

The Parks and Recreation designation provides for parks, recreation fields, and landscaped trails and pathways, and associated infrastructure structures. Park spaces may be active or passive, and could include dog parks, play areas, and other uses. These areas are intended to primarily consist of outdoor spaces, but they may contain support structures such as restrooms or small utility buildings. Park and recreation areas may have a secondary function as stormwater treatment and infiltration areas.



SPEED
LIMIT
15

- **Buffer Open Space**

The Buffer Open Space designation encompasses managed open space areas that create transitions between open space habitat and development. Along the edges of the Core Campus, the Buffer Open Space is intended as a defensible fire buffer area, with fire-resilient landscaping that protects buildings from fire; along the creeks, the Buffer Open Space creates floodable areas for stormwater management and ensures adequate riparian corridors for wildlife movement. Agricultural uses, new parking facilities, and active and passive recreation uses and small supportive structures are allowed within this designation as long as they are located further than 50 feet away from the top of Sonoma Creek’s banks. Within the Buffer Open Space areas, built elements should be limited to trails and planters, fire-resistant fencing surrounding agricultural areas, and minor park amenities, although exceptions may occur.

- **Preserved Open Space**

The Preserved Open Space designation is intended to preserve open spaces outside of the Core Campus for habitat, active and passive recreation and minor park amenities, ecological services, water resources, and agricultural uses. This space also contains some infrastructure, including water infrastructure, that is important for the continued functioning of local water systems.

- **Hospitality Overlay Zone**

The Hospitality designation allows for a “boutique” hotel of up to 120 keys to be located in and near the historic Main Building. The Main Building is envisioned as the anchor and focal point of the Central Green, and must be at least partially open to the public with a mix of lobby space and publicly-accessible retail, food, and other support uses. Additional hotel wings and parking facilities should be built within the remaining overlay area. The maximum FAR will be as per the underlying district regulations.



DENSITY AND INTENSITY STANDARDS

Table 4-1 summarizes the density and intensity standards for each land use designation. For all development, density/FAR is specified as a range—all development has to be within the range specified. For the Flex Zone, the FAR includes both residential and non-residential uses. Maximum intensities shown in **Table 4-1** may not be attainable on all sites, as development regulations (e.g., building height limits or development standards) or site conditions may reduce development potential. On all sites throughout the SDC site, intensities can be averaged across an entire district, as shown in **Figure 4.1-1**, allowing individual projects to accommodate areas of higher-intensity development, open space, and other amenities, as shown in **Table 4-2**.

Table 4-1: SDC Specific Plan Land Use Density and Intensity Standards

Land Use Classification	Density Range (Units per Gross Acre)	Maximum Allowed Floor Area Ratio
Low/Medium Density Residential	6-14	1.0
Medium/Flex Density Residential	8-30	2.0
Employment Center	n/a	2.0
Flex Zone	8-30	2.0
Institutional	n/a	2.0
Utilities	n/a	2.0

Note: Gross acres are defined by the overall acreage on which these uses are shown, which excludes existing roads, open spaces, parks, and creeks and other uses.



Table 4-2: Minimum and Maximum Housing Units by District

District	Base Housing Unit Range
Maker Place	30 - 40
Core North Residential	50 - 150
Creek West Residential	70 - 210
Historic Core	20 - 130
Core South	10 - 140
Fire House Commons	40 - 180
Agrihood	70 - 210
Eldridge North	60 - 150
Walnut Court	N/A
Total	733 +/- 10%

Notes:

1. Up to 10% deviations from the minimum and maximum by district are subject to approval by the Community Development Director.
2. These ranges are inclusive of any required inclusionary housing. Any additional housing due to State and County density bonuses will be on top of the ranges shown here.
3. While the base housing unit range for each district is represented as a range, the total base number of units built across all districts should equal the total shown in the table.

The base number of units allowed is 733, with a base of 550 market rate units allowed, roughly split between multifamily and single-family types.¹ With inclusionary housing requirements of 25%, at least 183 additional affordable units will be produced.. Developers will additionally be able to use State and County density bonuses for inclusionary housing, which, as of 2022, could lead to approximately an additional 200 market-rate units. With Sonoma County’s additional planned affordable housing development of around 100 housing units, the SDC site is anticipated to have around 1,000 total housing units at buildout.

¹Single family refers to both single family detached homes and single family attached homes, such as duplexes and townhomes.



Table 4-3: Permitted Uses

<i>Land Use</i>	<i>Low/Medium Density Residential</i>	<i>Medium/Flex Density Residential</i>	<i>Flex Zone</i>	<i>Institutional</i>	<i>Utilities</i>	<i>Hotel Overlay</i>	<i>Parks and Recreation</i>	<i>Buffer Open Space</i>	<i>Preserved Open Space</i>
Residential									
Accessory Dwelling Unit	P	P	P	-	-	-	-	-	-
Agricultural Employee Housing: Short Term Camp	P	P	P	-	-	-	-	-	-
Congregate Housing, Large	P	P	P	-	-	-	-	-	-
Congregate Housing, Small	P	P	P	-	-	-	-	-	-
Cottage Food Operation	P	P	P	-	-	-	-	-	-
Dwelling Multi-Family	P	P	P	-	-	-	-	-	-
Dwelling Single-Family	P	P	P	-	-	-	-	-	-
Dwelling, Two-Family	P	P	P	-	-	-	-	-	-
Guest House	P	P	P	-	-	-	-	-	-
Home Occupation	P	P	P	-	-	-	-	-	-
Junior Accessory Dwelling Unit	P	P	P	-	-	-	-	-	-
Live/Work	P	P	P	-	-	-	-	-	-
Permanent Supportive Housing	P	P	P	-	-	-	-	-	-
Residential Community Care, Large	P	P	P	-	-	-	-	-	-
Residential Community Care, Small	P	P	P	-	-	-	-	-	-
Single-Room Occupancy, Small	P	P	P	-	-	-	-	-	-
Single-Room Occupancy, Large	P	P	P	-	-	-	-	-	-
Transitional Housing	P	P	P	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

Table 4-3: Permitted Uses

<i>Land Use</i>	<i>Low/Medium Density Residential</i>	<i>Medium/Flex Density Residential</i>	<i>Flex Zone</i>	<i>Institutional</i>	<i>Utilities</i>	<i>Hotel Overlay</i>	<i>Parks and Recreation</i>	<i>Buffer Open Space</i>	<i>Preserved Open Space</i>
<i>Agriculture and Resource-Based Land Use</i>									
Agricultural Crop Production and Cultivation	P	P	P	-	-	P	-	P	P
Agricultural Processing	C	C	P	-	-	C	-	P	P
Animal Keeping: Beekeeping	P	P	P	-	-	C	-	P	P
Animal Keeping: Confined Farm Animals	C	-	P	-	-	-	-	-	P
Animal Keeping: Farm Animals	P	P	P	-	-	-	-	P	P
Animal Keeping: Pet Fancier	P	P	P	-	-	-	-	-	-
Farm Retail Sales	C	C	P	-	-	-	-	-	P
Farm Stands	C	C	P	-	-	-	-	-	P
Indoor Crop Cultivation	C	C	P	-	-	-	-	-	P
Mushroom Farming	C	C	P	-	-	-	-	-	P
Nursery, Wholesale	-	-	P	-	-	-	-	-	P
Timberland Conversions, Minor	-	-	P	-	-	-	-	-	P
Nursery, Wholesale	-	-	P	-	-	-	-	-	P
Tasting Rooms	-	-	P	-	-	P	-	-	P
<i>Industrial, Manufacturing, Processing and Storage</i>									
Animal Product Processing	-	-	C	-	-	-	-	-	-
Fertilizer Plants	-	-	C	-	-	-	-	-	-
Laboratories	-	-	C	-	-	-	-	-	-
Laundry Plants	-	-	C	-	-	-	-	-	-
Manufacturing/Processing, Light	-	-	C	-	-	-	-	-	-
Manufacturing/Processing, Medium	-	-	C	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

Table 4-3: Permitted Uses

<i>Land Use</i>	<i>Low/Medium Density Residential</i>	<i>Medium/Flex Density Residential</i>	<i>Flex Zone</i>	<i>Institutional</i>	<i>Utilities</i>	<i>Hotel Overlay</i>	<i>Parks and Recreation</i>	<i>Buffer Open Space</i>	<i>Preserved Open Space</i>
Recreation, Education and Public Assembly Land Use Category									
Camp, Organized	-	-	-	-	-	-	C	-	C
Campgrounds	-	-	-	-	-	-	C	-	C
Civic Institution	P	P	P	P	-	P	P	-	-
Community Meeting Facilities	P	P	P	P	-	P	P	-	-
Country Club	-	-	P	-	-	-	-	-	-
Educational Institutions: Colleges and Universities	-	-	-	P	-	-	-	-	-
Educational Institutions: Elementary and Secondary Schools	P	P	P	P	-	P	P	-	-
Educational Institutions: Specialized Education and Training	-	-	P	P	-	-	C	-	-
Periodic Special Events	-	-	P	P	-	P	P	-	-
Recreation and Sports Facilities: Health/Fitness Facility	-	-	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Indoor	-	-	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Outdoor	P	P	P	P	-	P	P	C	C
Recreation and Sports Facilities: Rural Sports and Recreation	P	P	P	P	-	P	P	C	C
Sports and Entertainment Assembly	-	-	P	P	-	P	-	-	-
Studios for Art Crafts, Dance, Music	-	-	P	P	-	P	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

Table 4-3: Permitted Uses

<i>Land Use</i>	<i>Low/Medium Density Residential</i>	<i>Medium/Flex Density Residential</i>	<i>Flex Zone</i>	<i>Institutional</i>	<i>Utilities</i>	<i>Hotel Overlay</i>	<i>Parks and Recreation</i>	<i>Buffer Open Space</i>	<i>Preserved Open Space</i>
<i>Services Land Use Category</i>									
Banks and Financial Institutions	-	-	P	-	-	-	-	-	-
Business Support Services	-	-	P	-	-	-	-	-	-
Commercial Kennels	-	-	C	-	-	-	-	-	-
Day Care Center	-	-	C	-	-	-	-	-	-
Cemeteries	-	-	C	-	-	-	-	-	-
Commercial Cannabis Uses	-	-	C	-	-	-	-	-	-
Commerical Horse Facilities	-	-	C	-	-	-	-	-	-
Homeless Shelter, Emergency	-	-	C	-	-	-	-	-	-
Homeless Shelter, Small Scale	-	-	C	-	-	-	-	-	-
Horse Boarding	-	-	C	-	-	-	-	-	-
Lodging: Bed and Breakfast (B&B)	-	-	P	-	-	P	-	-	-
Lodging: Hosted Rental	-	-	P	-	-	P	-	-	-
Lodging: Hotel, Motel, and Resort	-	-	P	-	-	P	-	-	-
Maintenance and Repair Service, Non-Vehicular	-	-	C	-	-	-	-	-	-
Medical Services: Hospitals	-	-	C	P	-	-	-	-	-
Medical Services: Offices and Out-patient Care	-	-	C	P	-	-	-	-	-
Personal Services	-	-	P	-	-	-	-	-	-
Professional Office	-	-	P	P	-	-	-	-	-
Veterinary Clinic	-	-	P	P	-	-	-	-	-
<i>Transportation, Energy, Public Facilities Land Use Category</i>									
Dispatch Facility	-	-	P	P	P	-	-	-	-
LowTemperature Geothermal Resource Development	-	-	-	-	P	-	-	-	P
Parking Facilities	P	P	P	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	-	P	-	-
Public Utility Facilities	-	-	-	-	P	-	P	P	P
Renewable Energy Facilities	P	P	P	P	P	P	P	-	-
Telecommunications Facilities	-	-	-	-	P	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

4.2 Affordable Housing

Affordable housing is an integral part of the land use program for SDC. Mandated by State legislation and Sonoma County inclusionary housing requirements, and stressed as a priority by community members in project workshops, deed-restricted affordable housing will make up a significant portion of development at SDC.

In order to meet the pressing needs for affordable housing and provide a range of options in Sonoma Valley, affordable housing at the site must take on a variety of different forms. Inclusionary housing, which is mandated as a percentage of the total market-rate housing, is intended for residents that meet certain income limits. Sonoma County defines these categories, including Extremely Low Income (ELI), Very Low Income (VLI), Low Income (LI), and Moderate Income (MI) as percentages of Area Median Income (AMI), the median annual income in Sonoma County, which adjusts by the number of persons in a household and is updated each year. Inclusionary housing for households in the ELI, VLI, and LI categories is subsidized by the sale or rental of market rate housing units, and under Sonoma County Code (SCC) Sec. 26-89-04, developers are required to build 20 percent income-restricted units for ownership projects and 15 percent for rental projects, with at least half of those units reserved as LI. Developers and home builders also have an option under the county code to pay in lieu fees to the County fund for affordable housing instead of building the income-re-

stricted units at the project site. When developers build units for the ELI and VLI categories, they become eligible under SCC Sec. 26-89-050 for county density bonuses that increase the total numbers of market rate units they are eligible to build. Sponsors may also qualify for State density bonuses for supplying additional affordable housing. Density bonuses may change overall percentages of income-restricted affordable housing in a project but would not reduce the total number of income-restricted units.

Under this specific plan, project sponsors at the site will be required to provide inclusionary required income-restricted units at 25 percent for both rental and ownership projects, and will be required to build all income-restricted units within the SDC campus. All other density bonuses and inclusionary requirements included in the County municipal code will apply, and developers are encouraged to build housing at the ELI and VLI levels to satisfy the County's pressing need for affordable housing at this time. At least one additional income-restricted affordable housing project of around 100 units will be developed beyond the inclusionary housing; these units are anticipated to result from a County-led partnership with local affordable housing developers and the site developer.

By building smaller units on smaller lots, designing for efficiency and simple but high-quality finishes, and building a mix of multifamily, attached single family, and detached single family homes with various numbers of bedrooms, the Planning Area will be able to accommodate a diverse range of individuals



and households, with different needs, different incomes and at different life stages. “Missing middle housing refers to both a housing typology and an income category that is outside of standard HCD definitions. Missing Middle Income households make between 121 percent and 160 percent of Sonoma County AMI, - too much to qualify for Affordable Housing , but not enough to buy a median priced home. Missing middle housing will make up 50 percent of the total market rate housing at the site. These homes will be accessible for Sonoma County’s middle income workforce, such as teachers and firefighters, to help keep these professionals from being priced out of Sonoma Valley. Missing

middle housing can be made even more accessible through exploration of an initiative by Sonoma County and area partners of a first-time homeowner grant program, especially targeted towards historically disadvantaged communities.

Finally, five parcels on-site will be set aside as deed-restricted housing for people with developmental disabilities, prioritizing sites close to the preserved open space, ensuring a continuation of providing a welcoming community for people of all ages and abilities. The exact siting and size of these parcels should be worked out between Sonoma County, the project sponsor, and the ultimate owners/operators of these housing units.

4.3 Historic Resources

The Sonoma State Home Historic District (SSHHD) contains a significant concentration of buildings, structures, objects, and landscape features that are united historically by plan, purpose, and physical development. The historic district possesses significance for its pioneering role in housing, educating, and medically treating the state's population of people with intellectual and developmental disabilities. The significance is demonstrated by the presence of buildings within the historic district that clearly convey their function in caring for people with developmental disabilities. In addition, the SSHHD is a representative example of institutional design in California utilizing both Kirkbride and Cottage Plan models. The historic district's period of significance begins in 1889 with the purchase of the Eldridge site and ends in 1949 with the retirement of Superintendent Fred Butler. In 2019, the SSHHD was determined by the State Historic Preservation Officer to meet the eligibility requirements for the National Register of Historic Places and California Historical Landmarks, and was placed on the state's Master List of Historic Resources.

The SSHHD contains 75 contributing historic resources at SDC; 19 of the original 94 contributing buildings that were originally located within the boundaries of the historic district were destroyed in the 2017 Nuns Fire. The core campus, between Railroad and Manzanita roads, contains 65 of these historic resources, which are almost exclusively to the west of Arnold Drive. There are two individually significant buildings or complexes: the Main Building (Professional Education Center, or

PEC Building) and Sonoma House (Residence 140) and its support buildings and structures. The former is listed in the National Register of Historic Places and the latter was found eligible for listing.

There are several compelling reasons for striving to reuse contributing buildings in the SSHHD, to the greatest extent practical. Adaptive reuse is recognized as a highly sustainable approach to construction. Additionally, SDC is a fixture in the Sonoma Valley, reinforced by strong collective community memory. The sense of place, complete with historic buildings and mature landscape, offers an established location for the campus's next life. The SDC site also offers an existing sense of community that is respected and can be reinforced through a mixture of adaptively reused historic buildings and contextually responsive new buildings. The level of detail and design present on the SDC site is not easily replicated with modern building practice and economics.

There are also historic landscape elements that help create the character of SDC. The Central Green, which acts as the heart of the campus, is planted with pollarded sycamore trees that frame views of the historic Main Building to the west and the beautiful Mayacamas Mountains to the east. This axis continues down Harney Street, across the bridge over Sonoma Creek, lending organizational legibility to the campus by visually connecting the east and west sides. The north-south axis along Sonoma Avenue, lined with clusters of mature trees, further structures the site layout, and the historic Ball Fields provide structured, active open space visible from Arnold Drive. Throughout the site, mature trees of all different species, including redwoods, oaks,

SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN

and bay laurels, cool the air, provide habitat for birds and other animals, and enhance the sense of place.

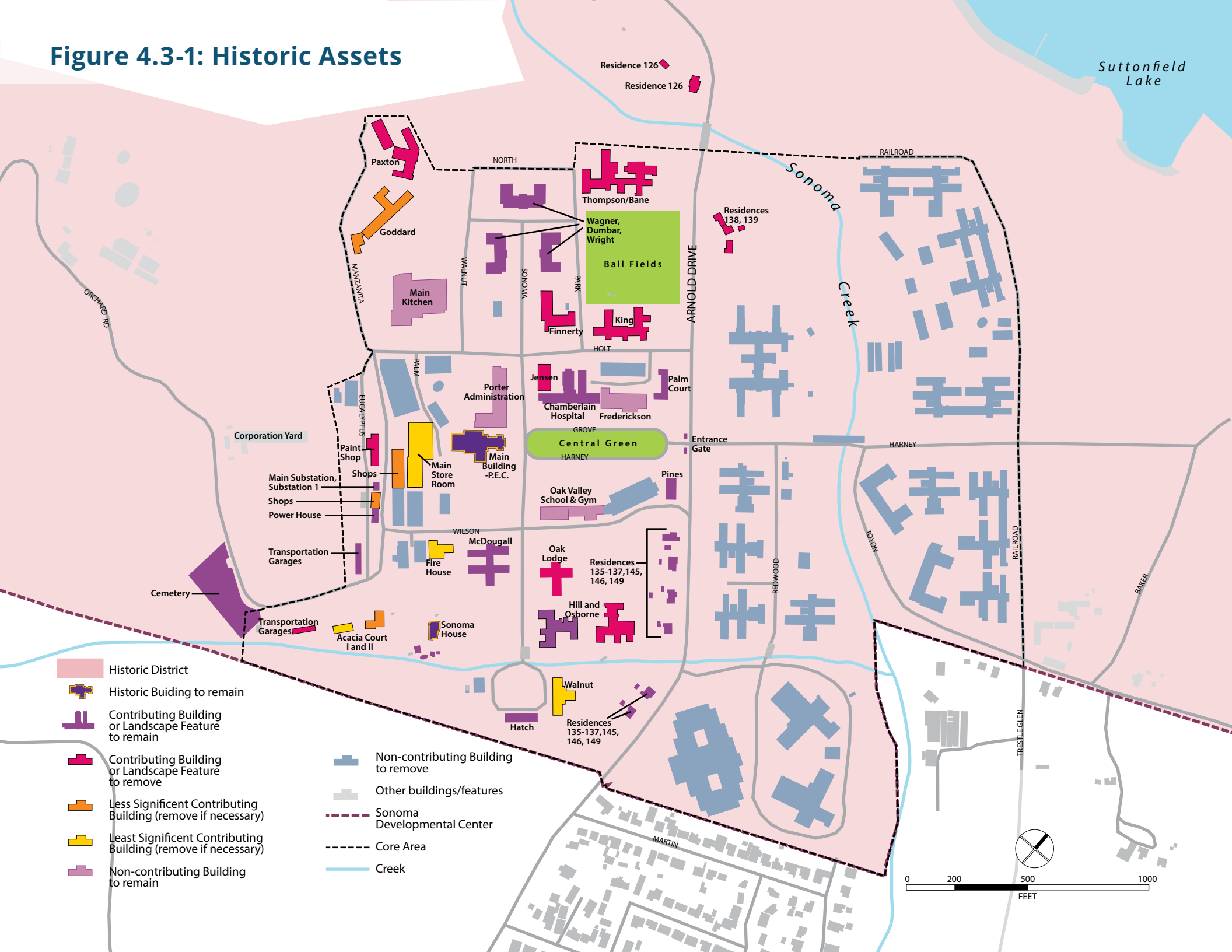
These landscape elements are all planned to be retained and enhanced to the greatest extent feasible, including the site's significant mature trees. Due to the significant costs associated with adaptive reuse of historic buildings—including seismic retrofitting, hazardous material abatement, and reconfiguring building layouts for very different uses than they were originally intended for—it is infeasible to retain all of the buildings that contribute to the SSHHD. However, the goal of the SDC Specific Plan is to retain and reuse enough historic buildings and landscape fea-

tures that a sense of the significance of the site and the historic relationship between landscape and buildings is maintained, in accordance with the Secretary of Interior's Standards for preservation of districts and neighborhoods. In order to maintain the unique sense of place and history at SDC, the Specific Plan, as shown in **Figure 4.3.1**, includes maintaining both contributing and non-contributing buildings around the Central Green, maintaining the best examples of contributing buildings at the north and south terminuses of Sonoma Avenue and throughout the historic core, maintaining and enhancing historic landscape elements, and renovating and reusing Sonoma House, possibly for a museum about the site's history.

View of the Central Green, looking towards the Main Building.



Figure 4.3-1: Historic Assets



- Historic District
- Historic Building to remain
- Contributing Building or Landscape Feature to remain
- Contributing Building or Landscape Feature to remove
- Less Significant Contributing Building (remove if necessary)
- Least Significant Contributing Building (remove if necessary)
- Non-contributing Building to remain

- Non-contributing Building to remove
- Other buildings/features
- Sonoma Developmental Center
- Core Area
- Creek



4.4 Goals and Policies

LAND USE

GOALS

- 4-A **Diverse Mix of Land Uses:** Promote a diverse and integrated mix of residential development and employment uses, including research, creative services, education, office, retail, and small businesses, to create a vibrant, walkable community hub that provides economic and cultural opportunities for Sonoma Valley communities.
- 4-B **Economic Feasibility:** Allow for adequate flexibility and intensity of land uses such that long-term development of the site can be accomplished incrementally and result in an economically feasible, self-supporting district that adapts and evolves with changing market conditions.
- 4-C **Balanced Development:** Prioritize residential uses as both an economic engine and catalyst for activity on the site, while balancing in non-residential uses incorporate uses supportive of the County's workforce and economic development needs, community and institutional uses, and neighborhood-commercial uses to promote walkable lifestyles.

POLICIES

- 4-1 Promote a fine grained mix of land uses within the Historic Core, with housing, hospitality, office, commercial, and community uses fronting on the Central Green to create a vibrant community center with activity throughout the day.
- 4-2 Locate the primary commercial uses around the Central Green, including eating and drinking establishments, retail, and other local- and visitor-serving commercial uses, in order to reinforce the Central Green as the heart of the site. Give attention to ground floor activation and transparency of final designs to ensure a permeable edge between building interiors and the public realm. Smaller commercial uses may be located in other areas of the campus to the extent that they directly serve the surrounding land uses.
- 4-3 Require completion of at least 10,000 square feet of retail and eating and drinking establishments and of at least 200 housing units west of Arnold Drive before beginning construction of any housing east of Arnold Drive.
- 4-4 Promote a mix of commercial uses that provides neighborhood services for residents, such as a market, bakery, coffee shop, to reduce the need for driving for everyday needs.



- 4-5 Collaborate with local organizations such as the Sonoma Valley Certified Farmer's Market, the Springs Community Farmer's Market, and other local farming organizations to hold a regular farmer's market in the Central Green, if feasible.
- 4-6 Ensure a diverse range of housing types to accommodate a variety of household sizes and life stage, by incorporating a wide range of unit sizes, ranging from co-living and studio apartments to three- or four-bedroom units, in order to accommodate various household sizes and life stage.
- 4-7 Generate a fine grain, mixed product street pattern by not permitting anyone builder to control or develop similar products on more than one block face.
- 4-8 Designate at least five parcels to build homes for persons with developmental disabilities, prioritizing parcels closer to open space areas.
- 4-9 Prohibit vacation rentals in residential land use areas as defined in Section 26-04-020 of the County Municipal Code. Short-term rentals are allowed as a support use for the institutional designation.
- 4-10 Any Hotel or hospitality use within the Planning Area must incorporate a community-serving component such as recreational facilities, food services, or performance spaces that are open to the public.
- 4-11 Allow for a flexible mix of uses within the Employment Center and Flex Zone designations, allowing develop-

ment to respond to market conditions and the needs of potential users, in order to facilitate an economically feasible development scenario, and vibrant, synergistic business operating environment.

- 4-12 Prohibit auto-oriented establishments such as service and repair uses and drive-through establishments in the Planning Area.
- 4-13 Require all development at SDC to comply with additional standard conditions of project approval, as detailed in Appendix A. These conditions should be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines,

AFFORDABLE HOUSING

GOALS

- 4-D **Generate deed restricted affordable housing** at a range of income levels, household sizes, and ability levels, including both income-restricted affordable housing and housing that is affordable by design.
- 4-E **Support affordable housing development** beyond the minimum requirements through County, State, federal, and other funding sources.
- 4-F **Promote “missing middle income” housing** to support the needs of the workforce that do not meet the requirements for income-restricted affordable housing.



POLICIES

- 4-14 At least 25% of both single family and multifamily rental and for-sale units must be deed-restricted, in perpetuity, as inclusionary income-restricted units.
- 4-15 Require that all required inclusionary housing be built at the SDC campus. The project sponsor shall either provide inclusionary housing at site or otherwise equivalently dedicate land and pay any needed additional in-lieu fee for affordable housing to be developed on campus.
- 4-16 Spread the inclusionary housing throughout the site and co-locate with the market rate housing, rather than clustering within one district inclusionary housing is built as two or more discrete buildings. Ensure that inclusionary and affordable units are integrated into the overall fabric of the community, and have similar look and feel to other new buildings on site.
- 4-17 At least 50 percent of the market rate housing should be designed as “missing middle housing,” intended for sale or rental to individuals or families making between 121 and 160 percent of Sonoma County’s Area Median Income (AMI) by including: small lot sizes; smaller, efficient dwelling sizes; a mix of duplex, triplex, fourplex, townhomes, and cottage clusters; a range of studio through three- or four-bedroom units; and simple but high-quality materials in construction and finishes.
- 4-18 Explore creation of a first-time homeowner ‘soft second’ (i.e. forgivable loan) program for historically disadvantaged communities by partnering with affordable housing organizations in order to expand homeownership opportunities and promote racial equity.
- 4-19 Utilize partnerships between Sonoma County and local affordable housing developers to develop at least one 100 percent affordable housing project of around 100 income-restricted units at SDC.



Image Credit: Robbi Pengelly/Index-Tribune

HISTORIC RESOURCES

GOALS

- 4-G **Preserve the historic character of the SDC campus** through the preservation and reuse of the National Register-eligible Sonoma House and the National Register-listed Main Building, key historic landscape elements, and of a portion of the contributing buildings to the National Register-listed Sonoma State Home Historic District, while balancing conservation with development and contemporary land use and development feasibility objectives.
- 4-H **Select historic buildings for conservation** to maximize their presence along streets and public places.
- 4-I **Provide flexibility in design for conservation** when conservation of an entire building is not feasible in keeping with the Secretary of the Interior Standards for rehabilitation.
- 4-J **Provide opportunities for historic interpretation onsite.**

POLICIES

- 4-20 Preserve and reuse the two historically significant buildings, the Main Building (PEC) and the Sonoma House Complex, including its six support structures.
- 4-21 Preserve and enhance the landscape elements that contribute to the significance and character of the Sonoma State Home Historic District, including the formal tree grid at the Central Green, the baseball field, Sonoma Bridge, the front entrance gate, and the Eldridge Cemetery, as well as primary circulation routes. All non-functional turf areas where no recreational purpose is provided and existing should be eliminated and replaced with drought-tolerant planting or ground cover that enhances the historic landscape.
- 4-22 Require that the project sponsor prepare a historic preservation plan, based on desired development and suitability of buildings for adaptive reuse, with the overarching objective of preserving a set of buildings that reflect the diversity of building types and the continuum of life at the former SDC. For instance, retain and reuse buildings that represent various architectural styles that are character-defining to the Historic District, including French Eclectic, Spanish Eclectic, and Tudor Revival, as well as character-defining materials such as tile roofs, stucco and brick cladding, and wood windows.



- 4-23 Preserve and reuse the contributing resources identified in **Figure 4.3-1**, to the greatest extent feasible.
- a. If all of the contributing resources identified in **Figure 4.3-1** cannot be retained, the following buildings should be considered as least significant of those 28 contributors and studied for removal:
 - i. Acacia 2
 - ii. Goddard
 - iii. Workshop
 - b. If all 28 contributing resources identified in the Sonoma Developmental Center Land Use Diagram cannot be retained, in addition to those listed above as least significant contributors, the following buildings should be considered less significant of those 28 contributors and studied for removal:
 - i. Walnut (significant damage)
 - ii. Firehouse
 - iii. Main Store Room
 - iv. Maintenance Shop
 - v. Acacia I
- 4-24 Preserve and reuse buildings at both the north and south terminus of Sonoma Avenue, including Wagner, Dunbar and Wright to the north, and Walnut and Hatch to the south.
- 4-25 Preserve and reuse at least 8 of the 10 contributing buildings fronting Sonoma Avenue (including Sonoma Circle), as listed below.
- a. Wagner
 - b. Dunbar
 - c. Wright
 - d. Finnerty
 - e. McDougall
 - f. Oak Lodge
 - g. Hill
 - i. Walnut
 - j. Hatch
 - j. Main Building
- 4-26 Preserve and reuse all the contributing buildings and structures that surround the Central Green, as listed below.
- a. Main Building
 - b. Chamberlain Hospital
 - c. Palm Court
 - d. Pines
 - e. Entrance Gate

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- 4-27 Preserve and reuse houses along Arnold Drive within the core campus, reconstructing as necessary. Require that the developer hire a preservation architect to undertake a conditions assessment and reconstruction plan prior to demolishing and reconstructing houses on Arnold Drive that are in poor condition. Reconstruction should adhere to the Secretary of the Interior's Standards for Reconstruction.
- 4-28 Prepare interpretive signage, art, or other exhibition onsite to educate residents and visitors about the history of the site, including pre-history, Native American history and the history of the Sonoma State Home. Signage should be available in English and Spanish and Native American tribal language as appropriate.
- 4-29 Ensure that proper documentation is made prior to any substantial change to or demolition of a contributing historic structure, as described in Appendix A.
- 4-30 For any contributing historic structures that are demolished within the Planning Area, require that materials be made available as salvage as described in Appendix A, in order to facilitate the reuse of materials and historic detailing, and to reduce demolition waste.
- 4-31 Require that construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings, as described in Appendix A.
- 4-32 Consider preserving the hog and poultry area east of the Core Campus and the SDC water and sewage system to the west and north.





5 Community Design

The Specific Plan reinforces the defining development characteristics of the Planning Area – a developed campus with streets largely along an orthogonal grid, placed on the plains of Sonoma Valley, surrounded by hundreds of acres of rolling open space. The campus' structure and sense of place is shaped by its connected network of streets, clusters of historic buildings, a Central Green, and vegetated riparian corridors.

Building on this existing framework, the Specific Plan seeks to foster vibrant streets and public places, new pedestrian paths and connections to support active

lifestyles, and promote development that is community-oriented and sustainable and that is in harmony with the special setting of the campus while catering to contemporary needs.

This chapter provides policies to shape the overall character and form of development to enhance the campus' sense of place and livability through quality public realm and streetscapes, and building design policies and standards that promote a community orientation, and sustainability and resiliency.

WHAT IS THE PUBLIC REALM?

The term “public realm” is the combination of physical setting with social aspects of public life. The design of street rights-of-way, building placement and façades, and publicly-accessible open spaces, parks, squares, plazas, and courtyards are key to an attractive public realm that make it an enjoyable place for public use.

5.1 Public Realm

SDC’s public realm is comprised of a network of parks, public spaces, pedestrian connections, and trails throughout the site, with the Central Green as the heart of the new community, as shown in **Figure 5.1-1: Public Realm**, The Central Green is organized in an east-west axis with terminating views at Mayacamas Mountains to the east and Sonoma Mountain to the west. The Plan proposes to build upon the existing street grid and building placement, filling in with new pedestrian connections and buildings blending with the scale of existing structures west of Arnold Drive, while establishing new patterns of development east of Arnold Drive. The emphasis on walkability and pedestrian orientation will help open the site and support an active community that is accessible to existing and future residents.

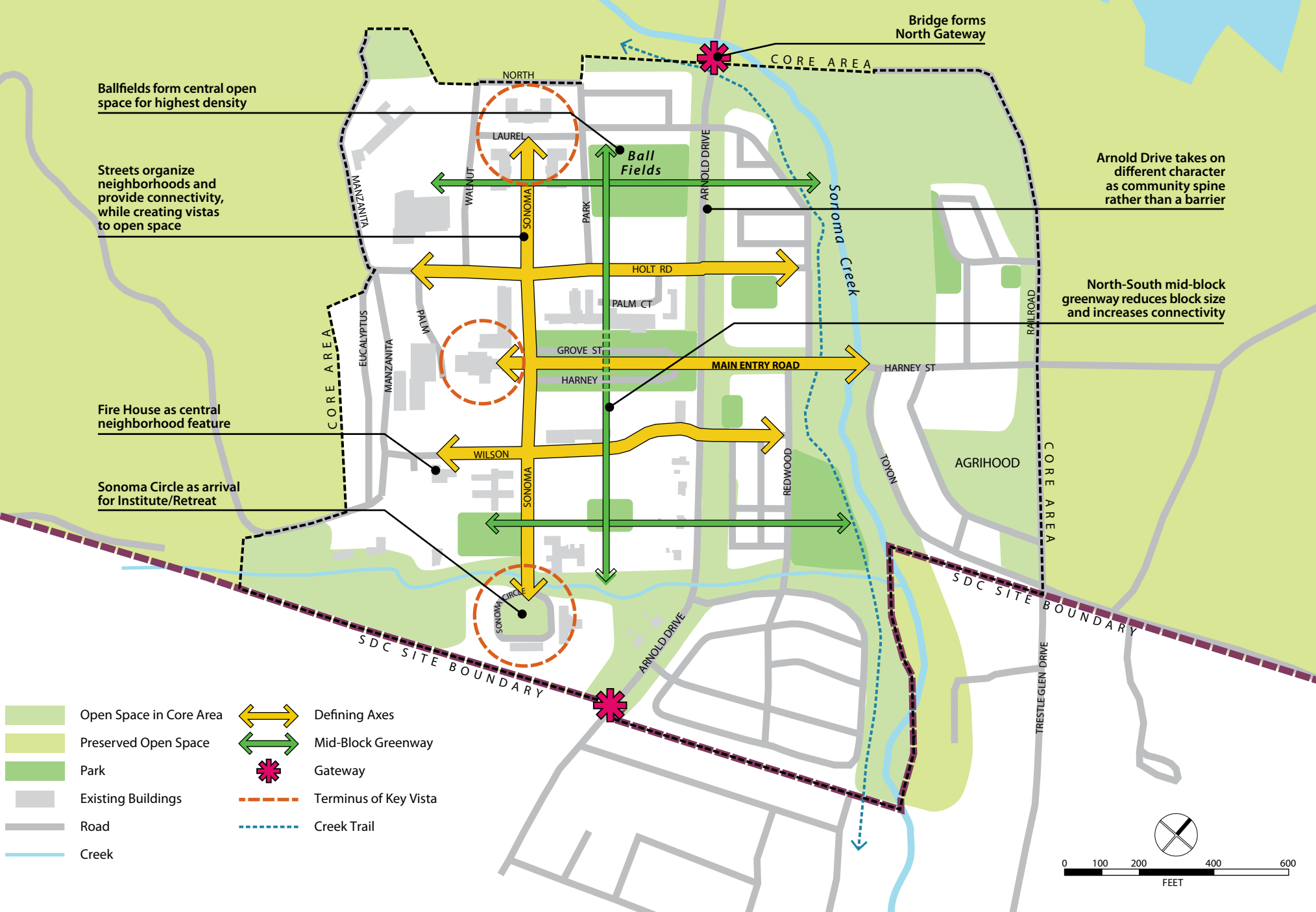
STREETSCAPE DESIGN

Enhanced streets and streetscapes are key elements of the Specific Plan’s public realm policy approach. They will contribute significantly to the quality of life of local residents, employees, and business patrons, and are fundamental to the overall strategy of creating a pedestrian-oriented community district that has high levels of comfort, convenience, and safety. Walkability — useful and convenient places and services to walk to, a pleasant and attractive route to walk to them, and development configured to encourage walking — is a basic principle of the Specific Plan. Goals, standards, and design guidelines for land use, street design, open space, and buildings address a range of pedestrian-friendly features, providing for a mix of land uses, block sizes, and street-oriented buildings and ground floor spaces.

Existing streets on the campus are laid out in an orthogonal grid, often capturing distant views or terminating with views to buildings. While some of the streets, including around the Central Green and Holt Road in particular, have evenly-spaced trees, and Arnold Drive has many mature trees along its length, many other internal streets lack trees. Sidewalks are often on one side of the road only, and sometimes incomplete. Streetlight fixtures with historic posts (tapered, ribbed metal) topped with luminaires that are historic or replacement non-historic are located sporadically throughout the area. Signposts are metal, but there are several concrete signposts with stamped names of streets.

Figure 5.1-1: Public Realm

Suttonfield Lake



Ballfields form central open space for highest density

Streets organize neighborhoods and provide connectivity, while creating vistas to open space

Fire House as central neighborhood feature

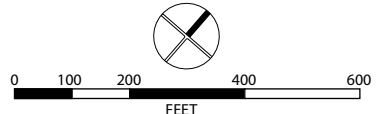
Sonoma Circle as arrival for Institute/Retreat

Bridge forms North Gateway

Arnold Drive takes on different character as community spine rather than a barrier

North-South mid-block greenway reduces block size and increases connectivity

- Open Space in Core Area
- Preserved Open Space
- Park
- Existing Buildings
- Road
- Creek
- Defining Axes
- Mid-Block Greenway
- Gateway
- Terminus of Key Vista
- Creek Trail



The Specific Plan seeks to foster streetscapes reflective of SDC's changed use and the new residents, workers, and visitors who will be occupying the site. Streetscape improvements may include more sidewalks and street crossings, more street parking, and amenities to provide greater pedestrian comfort including increased tree canopy coverage and improved, cohesive and multilingual signage. Streetscape designs will also reflect the relatively low volume of traffic expected along internal streets, enabling shared use of streets by cars, shuttles, and bicyclists, and accommodating additional on-street parking where situations permit, without compromising the character of the environment through overly-wide or over-engineered streets.

Key design improvements for streets within the SDC are described in the policies below. The Streetscape Design Diagram, **Figure 5.1-2**, maps these improvements within the SDC Specific Plan Area, consistent with Mobility, Public Realm, Open Space, and other Plan policy elements. The Street Cross Section Illustrations in **Figures 5.1-3** through **5.1-8** depict before and after character, features, and dimensions for streets and the streetscape improvements recommended.

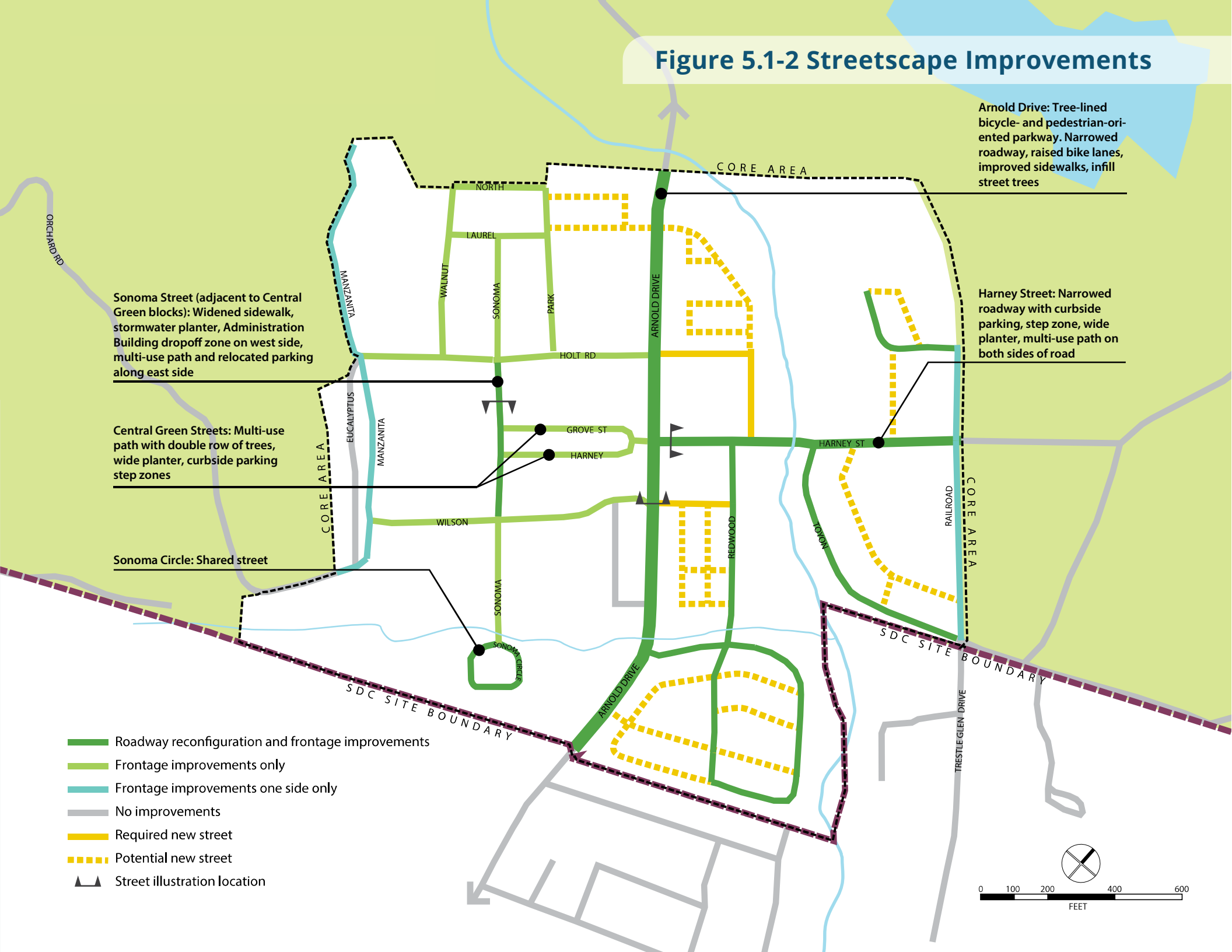
All streets within the SDC are planned to have continuous and upgraded sidewalks, consistent pedestrian-oriented lighting, curbside planting/parkway strips that allow for stormwater capture and biofiltration, and canopy shade trees for cooling, habitat, and buffering of pedestrian spaces from adjacent roadways. These features will provide environmental and quality of life

benefits and add value to adjacent residential and commercial developments and the community overall.

It is anticipated that streetscape implementation will occur in parallel with building development to ensure coordinated development. The overall streetscape strategy envisions that the two principal east-west and north-south axes — Grove/Harney and Sonoma — will be lined with sycamore trees, while Holt, Wilson, and other neighborhood streets will have other kinds of primarily deciduous canopy trees providing shading.



Figure 5.1-2 Streetscape Improvements



- Roadway reconfiguration and frontage improvements
- Frontage improvements only
- Frontage improvements one side only
- No improvements
- Required new street
- - - Potential new street
- ▲▲ Street illustration location

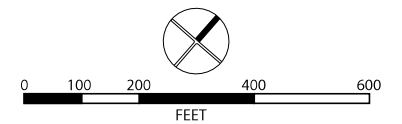




Figure 5.1-3: Arnold Drive - Existing Conditions looking North of Harney

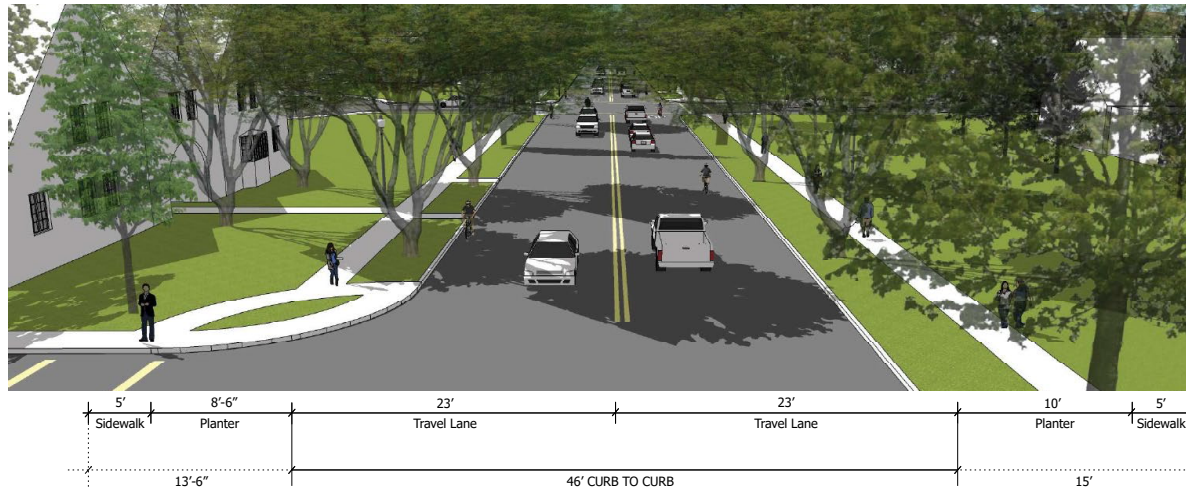


Figure 5.1-4: Arnold Drive - Streetscape Concept with Raised Bike Lane looking North of Harney

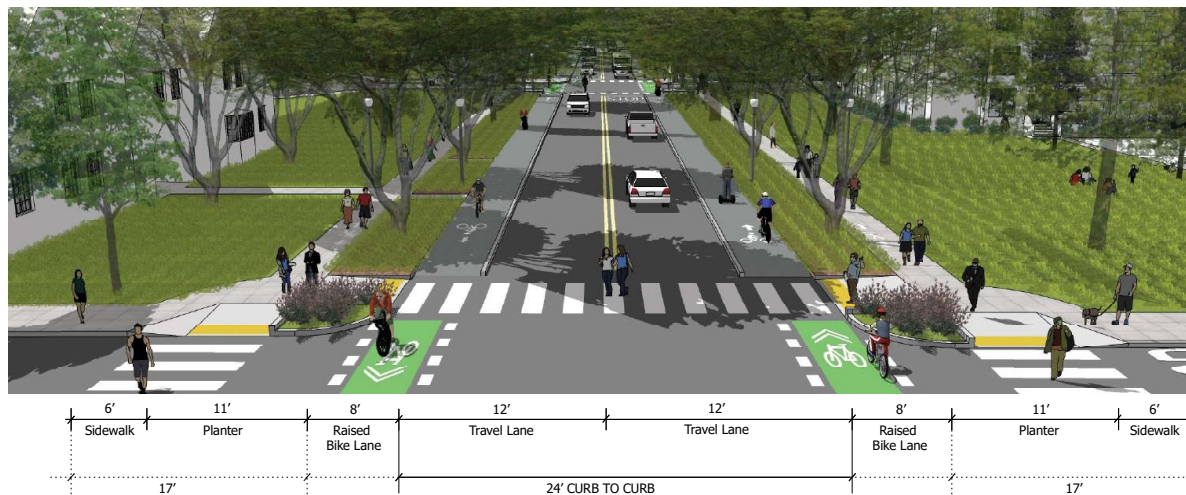




Figure 5.1-5: Harney - Existing Condition looking East towards the Creek

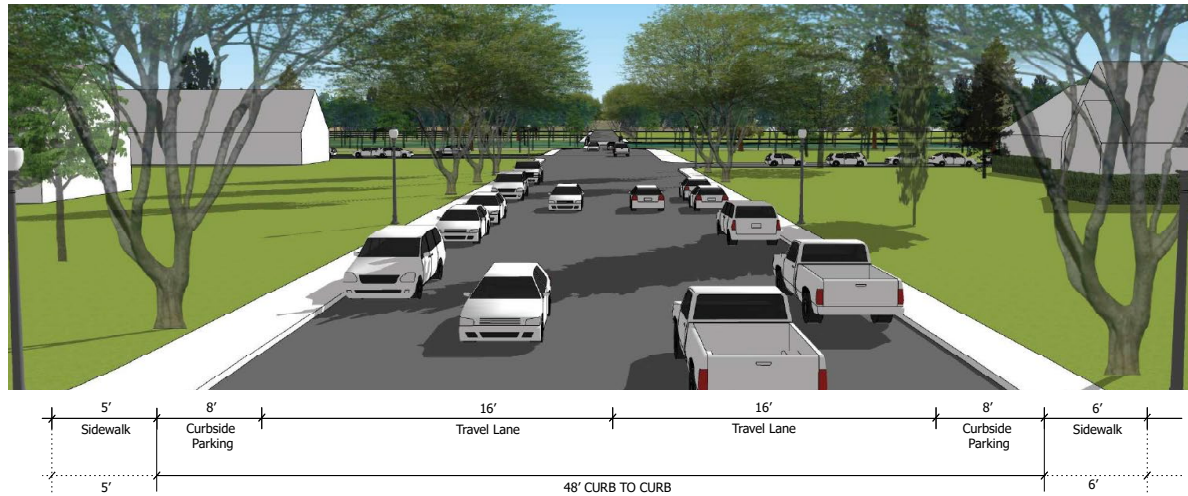


Figure 5.1-6: Harney - Streetscape Concept with Wider Sidewalks looking East towards the Creek

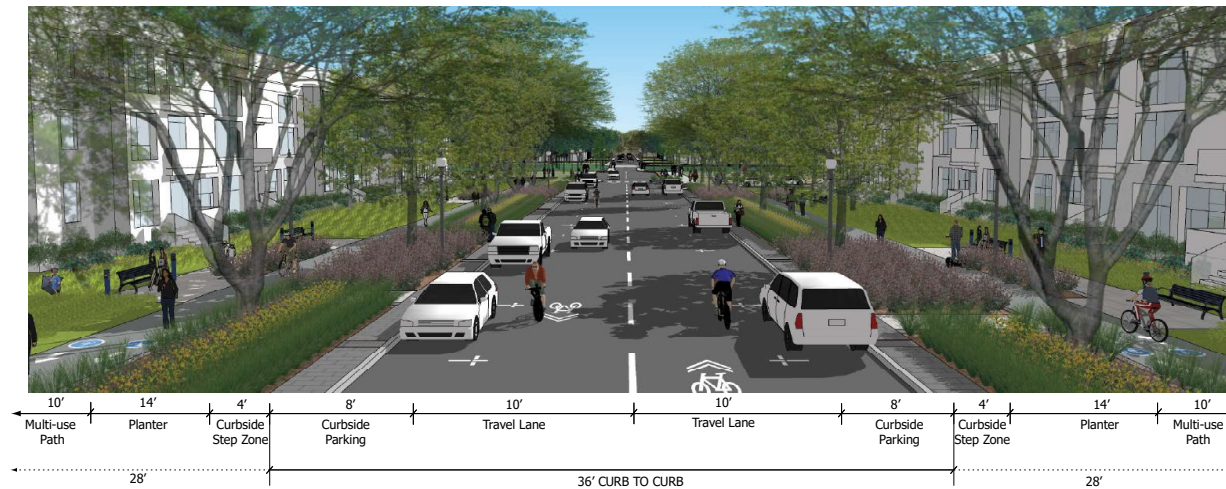




Figure 5.1-7: Sonoma - Existing Condition looking South

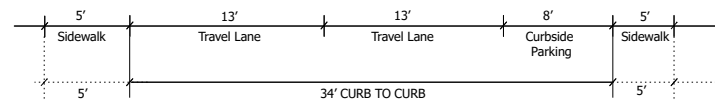
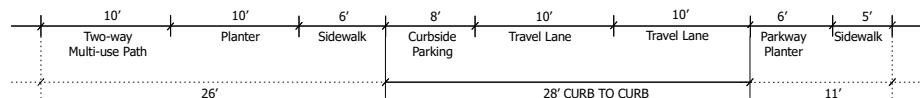


Figure 5.1-8: Sonoma - Streetscape Concept with Wider Sidewalks looking South



PARKS AND PUBLIC SPACES

The SDC is projected to have a population of around 2,500 residents, workers and visitors. The Specific Plan seeks to provide a balance of active and passive and larger and smaller parks and open spaces, as shown in **Figure 2.2-1**. The Core Campus is projected to have approximately 30-50 acres of buffer open space (including riparian, wildlife corridor, and Arnold Drive buffers), 10-15 acres of active recreational space, including the existing ballfield, 5-10 acres of managed landscape fire break and agrihood, and 50-60 acres of other landscaped areas, which may include habitat gardens, bioswales, and other native plantings designed to reduce potable water use and minimize fire risk on the site. The ballfield and additional larger recreation

fields in the surrounding open space can help meet the active recreation needs of the community. The Specific Plan outlines several new smaller parks in close proximity to housing, and using recreational paths, including along riparian corridors, as linkages. Key elements proposed include retaining the ballfield, building up the public realm around the Central Green, creating a distinctive neighborhood open space surrounded by Sonoma House and historic buildings, which can also serve as a venue for smaller community events and weddings, and open spaces integrated with flooding solutions along creeks. Open spaces will be knit together by a system of public pathways and trails, integrated with trails to the vast open spaces surrounding the campus.

View of a paseo in the Agrihood.



5.2 Neighborhood and District Design

Within the overall structure of the Core Campus, there will be distinct districts and neighborhoods. **Figure 4.1-1** shows the overall structure, which includes the following districts/neighborhoods:

- Historic Core
- Core North Residential
- Maker Place
- Core South Residential
- Fire House Commons
- Walnut Court
- Creek West
- Eldridge North
- Agrihood
- Utilities

Each of these districts will have its own character and will intermix uses and products where possible to avoid homogeneity and improve neighborhood diversity and vibrancy. The districts are organized around defining features to create identity for each neighborhood, within the ethos of the larger campus and its legacy. Goals and policies specific to each district are listed in Section 5.4: Goals and Policies below.



5.3 Building Form and Design

The Specific Plan envisions that at an overall campuswide scale, the overall building volume will be largely similar to the one in place at the time of Specific Plan adoption (in 2022). However, at a neighborhood scale there will be substantial variations compared to what exists today, resulting from the generally more fine-grained nature of residential development compared to present-day (2022) institutional buildings, and replacement of many single-story buildings—especially on the eastside—with multi-story ones, also likely resulting in overall less amount of building footprint than exists in 2022.

The Specific Plan outlines policies and standards for building placement, and design and massing to support the Plan’s overall goals of promoting a cohesive sense of place, and promoting building design that engages with the public realm and supports pedestrian engagement and comfort, while providing flexibility and design freedom to project developers and architects to outline creative solutions to contemporary needs.

The overall framework of building form, massing, and design includes:

- **Overall Maximum Building Heights: Figure 5.3-1: Maximum Building Heights** outlines maximum building heights throughout the campus. It should be noted that these are neighborhood and district-wide height limits; certain building types—especially single-family homes—may have much lower heights than allowed at the district-wide scale. Additionally,
- **Building Setback/Match Lines. Figure 5.3-2** outlines building frontage match lines—lines to which building facades must be built—along the two principal north-south axes (Sonoma Avenue) and east-west (Grove/Harney) axes. These match lines represent both the maximum protrusion points along these streets, as well lines that should be reinforced through building design by ensuring that portions of building frontage are located along these lines to reinforce a strong visual “street wall”.
- **Development and Design Standards for Building Use Types.** The Specific Plan does not mandate that buildings be in a specific architectural style, whether contemporary or historical. However, additions to historical buildings should follow the Secretary of State’s Guidelines, as outlined in Section 4.3: Historic Resources.

projections into the maximum heights (such as for pitched roofs, mechanical equipment etc.) are allowed within certain limitations, as outlined in the development standards that follow.

The maximum building heights map seeks to maintain the prominence of the Main Building as a distinctive landmark, with maximum building heights flanking the Central Green capped at the height of the Chamberlain building. Consistent building heights are maintained along the length of Sonoma Avenue. Building heights are somewhat taller in the Historic Core and Employment Center districts, reflecting the need for taller floor-to-floor heights of the existing buildings and the anticipated office and research and development buildings.

Figure 5.3-1: Maximum Heights

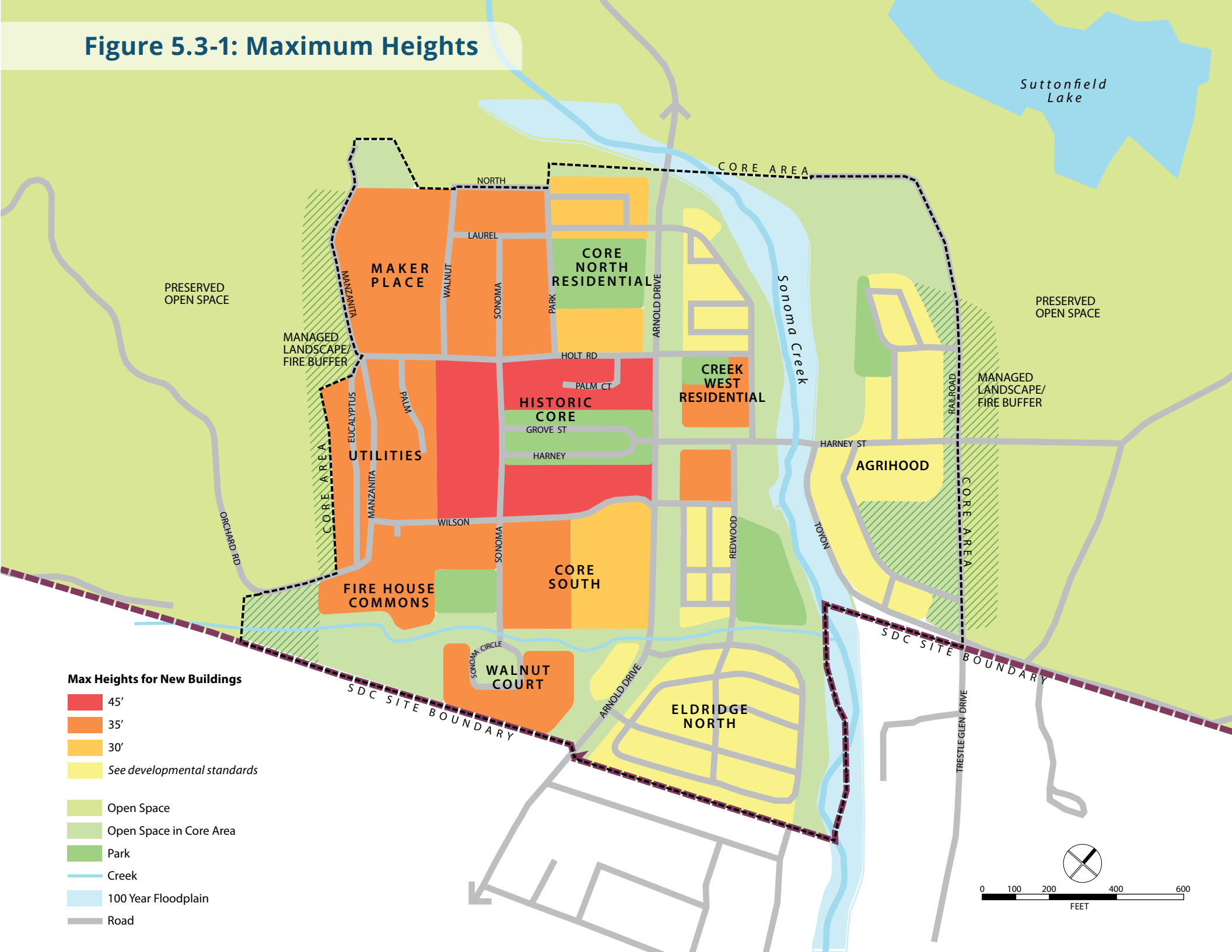
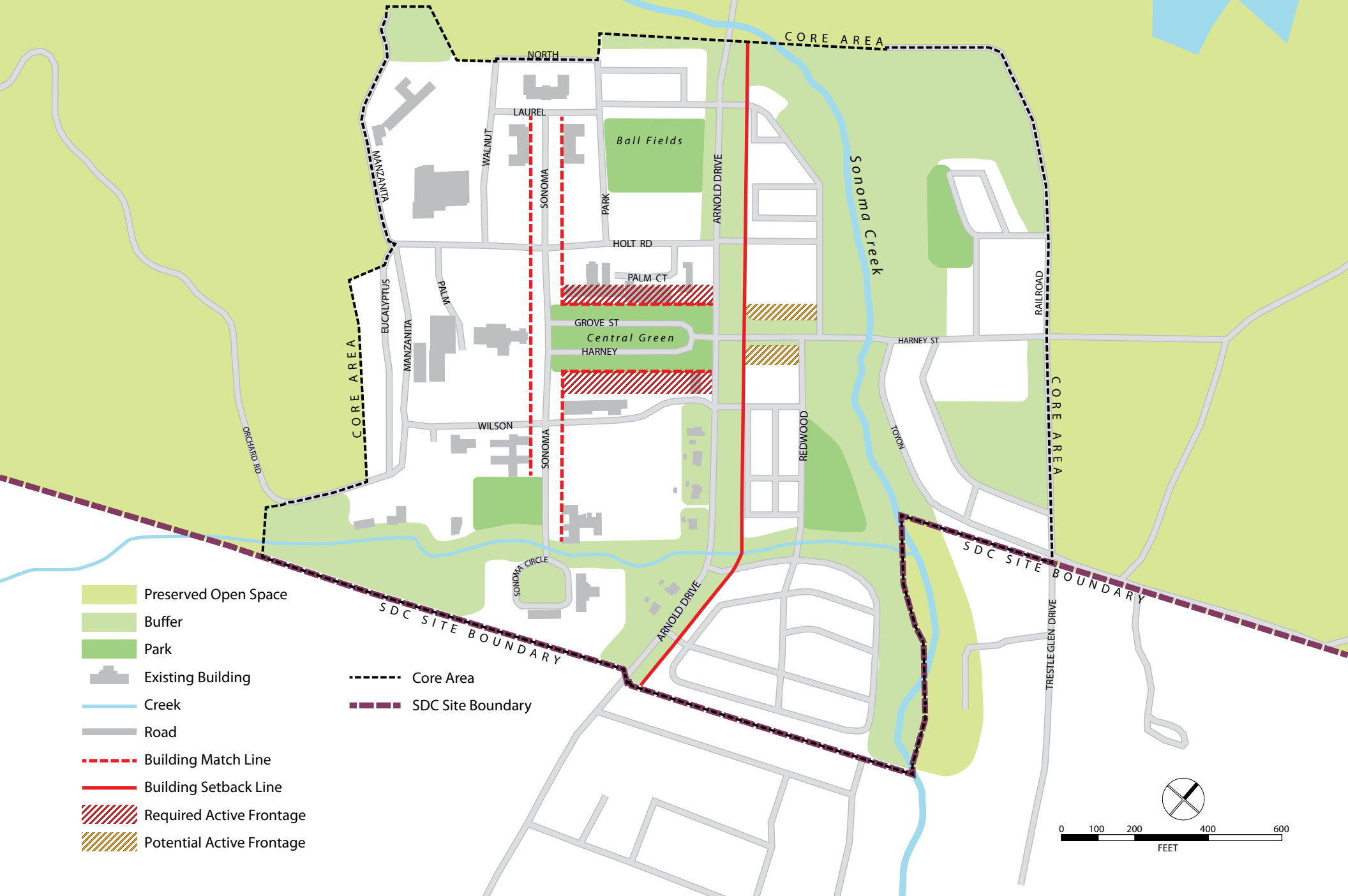


Figure 5.3-2: Building Match Lines & Setback Lines

Suttonfield Lake



- Preserved Open Space
- Buffer
- Park
- Existing Building
- Creek
- Road
- Building Match Line
- Building Setback Line
- Required Active Frontage
- Potential Active Frontage

- Core Area
- SDC Site Boundary



5.4 Goals and Policies

PUBLIC REALM

GOALS

- 5-A **Sense of Place:** Maintain and enhance SDC’s unique sense of place by blending existing and new buildings and landscape elements into a cohesive visual whole, while emphasizing identity and uniqueness of individual districts and corridors.
- 5-B **Welcoming Public Spaces:** Enhance the public realm with vibrant pedestrian-oriented streetscapes and community-oriented public spaces that are welcoming and accessible to people of all ages and abilities.
- 5-C **Pedestrian-Oriented Development:** Design development to enhance access and walkability, and pedestrian comfort, safety, and delight.
- 5-D **Public Realm Network:** Create a public realm of interconnected streets, ways, and other public spaces that promotes walking and is a signature element of the SDC in its own right.

POLICIES

Streetscape Design

- 5-1 Provide consistent canopy shade tree plantings at approximately 36 feet on center along all street frontages to establish tree-lined avenues as a key SDC identity element that complements the surrounding hills and open space landscape.
- 5-2 Provide new or complete existing sidewalks along all street frontages.
- 5-3 Provide curbside planting strips wherever feasible to buffer pedestrians from adjacent roadways, accommodate street trees, and allow stormwater capture and biofiltration.
- 5-4 Reconfigure street widths as needed to accommodate streetscape and mobility upgrades and improvements.
- 5-5 Restore and re-use existing, pedestrian-oriented traditional post-top “acorn” light fixtures as feasible, and install matching fixtures at a consistent spacing of approximately 100 feet on center along all street frontages.
- 5-6 Reconfigure corner curb radii to 15 feet maximum and add 6 foot wide corner curb extensions where curbside parking is present to slow traffic movements and shorten pedestrian crossing distances.

- 5-7 Ensure connectivity and pedestrian permeability across all districts by creating multi-modal slow-speed streets, pedestrian walkways, and a fully connected sidewalk network.
- 5-8 Require a mix of high-quality, long-lasting materials such as pavers, brick, stone, or concrete for new paving and landscape improvements.
- 5-9 Create regular seating and resting places throughout the site to enable and encourage longer walks for residents, employees, and visitors.
- 5-10 Consider including multiple languages including Spanish, English, and Native Languages as well as braille and large high-visibility text on site signage.
- 5-11 Sidewalks must have a six foot minimum width; see Street Cross Sections Illustrations and Policy X, below, for requirements for specific streets.
- 5-12 Deciduous shade trees must be planted along all street frontages that do not already have comparable shade cover. Maximum average spacing 36 feet on center; minimum 36-inch box/3-inch caliper size.
- 5-13 Pedestrian-oriented lights must be placed along all street frontages within the Core Campus. Maximum average spacing 100 feet on center in staggered arrangement. Fixture model shall be per existing post-top “acorn” fixtures, with additional coverage to meet dark sky standards.
- 5-14 Curbside and parking zone planters must be provided along street frontages to buffer pedestrians from the adjacent roadway, accommodate street trees and landscape materials, and collect and filter roadway runoff as feasible. Planters intended to collect runoff must have a four foot minimum inside width.
- 5-15 Streets must substantially conform to the subsections below and the Roadway Cross Sections and Illustrations, **Figures 5.1-3** through **5.1-8**. All existing roadway dimensions are approximate.
- a. **Arnold Drive** – Reduce existing 46 foot two-lane curb-to-curb dimension to 28 feet, with 14 foot travel lanes, 8 foot raised bike lanes, 9 foot parkway planter to preserve existing trees, 6 foot new/repaved frontage sidewalk; infill street trees as needed to maintain 50 foot on center spacing.
 - b. **Harney Street East** – Reduce existing 48 foot two-lane curb-to-curb dimension to 22 feet with 11 foot travel lanes, 8 foot curbside parking zone, 4 foot curbside step zone, 14 foot parkway planter to preserve existing trees, 6 foot new sidewalk.
 - c. **Harney Street West and Grove Street (Central Green Streets)** – Replace existing 6 foot sidewalk with 4 foot curbside parking step zone, 12 foot parkway planter to preserve existing trees, new 8 foot sidewalk; infill street trees along both sides of new sidewalk to create double row/alley.



- d. **Sonoma Street** – Reduce existing 34 foot two-lane curb-to-curb dimension to 32 feet and relocate curbside parking from west to east side between Holt and Wilson Streets to accommodate 6 foot curbside parkway planter and drop-off area along Administration Building frontage; replace existing 5 foot sidewalk with 8 foot sidewalk.
- e. **Sonoma Street Main Building** - Retain existing 34 foot curb-to-curb dimension north and south of the Main Building frontage, replace existing 6 foot curbside sidewalk with 6 foot parkway planter.
- f. **Holt Street** – Retain existing 32 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on north side (no parking side) with 12 foot parkway planter to preserve existing trees and new 6 foot sidewalk; replace existing 6 foot curbside sidewalk on south side (parking side) with 4 foot curbside step zone, 8 foot parkway planter to preserve existing trees, and 6 foot new sidewalk.
- g. **Wilson Street: Special Condition** - Wilson Street will be reconfigured to re-orient on-street parking while preserving the existing drainage swale and historic residence at Arnold Drive. Improvements must be consistent with all 5.1 policies above as feasible.
- h. **Railroad Avenue** – Retain existing 24 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on west side with 6 foot parkway planter and new 6 foot sidewalk;

- i. **New Core Campus Road Extensions** – Curb-to-curb dimension must be 22 feet, with 6 foot curbside planter and 6 foot sidewalk.
- j. **Neighborhood Roads** – Curb-to-curb dimension must be 20 feet, with 5 foot curbside planter and 5 foot sidewalk.

Parks and Public Spaces

- 5-16 Develop a cohesive and integrated system of parks and open spaces, to fulfill the active and passive recreational needs of the community, building on the overall framework outlined in **Figure 5.1-1**.
- 5-17 Ensure a balanced mix of spaces and equipment at overall project scale for different activities and ages, such as playgrounds, exercise equipment, bocce or horseshoe courts, multi-purpose sports fields, and gathering areas of different scales.
- 5-18 Include well-designed accessible amenities such as restrooms, drinking fountains for people and dogs, benches, community bulletin boards, and picnic tables.
- 5-19 Design public spaces with handrails, ramps, and other accessibility measures that meet and exceed ADA requirements. Use State and/or federal accessibility standards for outdoor undeveloped spaces in open space.
- 5-20 **Central Green and Surrounding Roadways** – The Central Green will be preserved as an open, grassy expanse that has flexibility to be used for special events

as well as day-to-day relaxation, picnics, and informal recreation. Additional perimeter shade trees and lighting is recommended, with infill trees as needed to maintain a consistent spacing of approximately 50 feet on center. Surrounding roadways should be improved with a textured surface that slows traffic and creates an attractive setting for special events that involve temporary street closures for food and other vendors and activities.

- 5-21 **Central Green Facing Properties** – New development and renovation of adjacent buildings and sites should provide small plaza spaces, landscaping, lighting, seating, and other amenities within the generous front setback areas to complement the Central Green and surrounding roadways. These areas should help to activate the overall Central Green area and function as attractive, semi-public open spaces in their own right. For buildings that face another street in addition to the Central Green should treat the Central Green as a primary façade, while also presenting active and attractive frontages to the secondary façade.
- 5-22 New development in the Planning Area shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as applicable in order to ensure compliance with federal and State requirements for water efficiency.

Buildings

- 5-23 Buildings should be designed to frame the public realm, including parks and plazas, and streets.
- 5-24 Buildings should engage the public realm, with building entrances, public spaces of buildings such as lobbies, and windows facing the public realm, with any parking or loading areas in the back. Where buildings face multiple streets, both the primary and secondary facades should provide engagement with the public realm through windows, secondary entrances, and improvements to the public realm.



NEIGHBORHOOD AND DISTRICT DESIGN

Historic Core Goal

- 5-A **Historic Core:** Maintain and enhance the Core’s historic character through cohesive scale and visual symmetry, reflecting the importance of the Central Green and the Main Building. Infuse the Central Green with energy and activation as the focus of the campus and a gathering place for the broader Sonoma Valley, with a vibrant mix of use and activities, and buildings adjacent to the Central Green that enhance the overall community character of the place.

Historic Core Policies

- 5-25 Maintain and enhance views and view corridors along the Central Green and Sonoma Avenue.
- 5-26 Create an “active frontage” of retail stores, cafés, and restaurants along the southern flank of the Central Green, with outdoor dining spilling on to the space between buildings and Harney Road.
- 5-27 Maintain views of the Main Building and the Baseball Fields from Arnold Drive.

Core North Residential Goal

- 5-B **Core North Residential:** The Core North Residential district is envisioned as a neighborhood centered on the historic Baseball Fields that provides a transition and

connection between the Historic Core and the expanded wildlife corridor to the north.

Core North Residential Policies

- 5-28 Design pedestrian paths between Core North Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-29 Orient balconies, stoops, decks, and porches to look out over the Baseball Fields.
- 5-30 Orient buildings away from the wildlife corridor at the north, with only private or semi-private backyards and quiet green spaces facing northwards, and maintain landscaped buffers along the northern border to provide safety and cover to wildlife.
- 5-31 Transition building heights and intensities from highest along Holt Road to lowest along the northern boundary.

Maker Place Goal

- 5-C **Maker Place:** Maker Place is envisioned as a thriving district of employment uses including offices, research and development spaces, institutional uses with a research focus, and live-work artist studios anchored by a mix of historic buildings and new higher intensity working spaces, that maintains historic views and easy pedestrian access to the amenities of the Historic Core.

Maker Place Policies

- 5-32 Orient building activity and entrances away from the wildlife corridor at the north of the district, and ensure that thick vegetation and compliance with dark-sky requirements buffer wildlife from exposure to human activities.
- 5-33 Locate any commercial or support uses (e.g. cafeterias, cafes, childcare services) at the ground floor level and require that they be open and accessible to the general public in order to promote a sense of community between residents, businesses, and visitors, and to prevent exclusive access to commercial uses by employees.
- 5-34 Design building orientations and layouts to maximize visual connections with the Main Building and the Central Green.

Core South Goal

- 5-D **Core South Residential:** Core South Residential is envisioned as a residential neighborhood that transitions from the higher intensity scale of the Historic Core to a scale that complements Mill Creek and the historic homes along Arnold Drive, with direct walking connections to the Central Green.

Core South Policies

- 5-35 Design pedestrian paths between Core South Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-36 Transition building heights and intensities from highest at the intersection of Sonoma Avenue and Wilson to lowest along the south and east edges along Mill Creek and the historic homes along Arnold Drive.
- 5-37 Replace historic homes along Arnold Drive as needed with buildings of similar size, height, style, and material palette as the existing structures.

Fire House Commons Goal

- 5-E **Fire House Commons:** Fire House Commons is envisioned as a mixed-use district anchored by the historic Fire House with medium- to higher-density development, connected to the vibrant Historic Core, the western open space, and Mill Creek.

Fire House Commons Policies

- 5-38 Design new buildings and open spaces in Firehouse Commons to accentuate and complement the adaptively reused historic buildings, including the Firehouse, Sonoma House, and McDougall, using a range of styles and materials for facades, roofs, and hardscape.

- 5-39 Maintain the thick buffer of existing vegetation between Fire House Commons and Mill Creek in order to buffer lights and human activities to protect wildlife in the Mill Creek riparian corridor.

Walnut Court Goal

- 5-F **Walnut Court:** Walnut Court is envisioned as a site for a small Institutional campus in an idyllic setting on the SDC site, adjacent to Mill Creek and surrounding the existing grove of redwood trees, and providing a space for offices, short term residential occupancy and other uses associated with and Institutional campus.

Walnut Court Policies

- 5-40 Maintain the existing grove of redwood trees within Sonoma Circle.
- 5-41 Maintain at least a 50 foot setback from the top of bank of Mill Creek for any new construction.
- 5-42 Complement the historic style of Walnut and Hatch in all new buildings through matched materials, architectural detailing, and color palettes in order to create a cohesive, campus-like feeling in the district.

Creek West Residential Goal

- 5-G **Creek West:** Creek West is envisioned as a neighborhood between Arnold Drive and Sonoma Creek with a diversity of housing types and heights, active street frontages that respect the existing landscape setbacks

and mature tree canopies, and that maintains visual and physical access to the creek while minimizing impacts from development.

Creek West Residential Policies

- 5-43 Use thickly-planted deciduous and evergreen trees and shrubs, in tandem with dark-sky compliant lighting, to buffer the Sonoma Creek habitat corridor from lights and human activity, particularly along Redwood, interspersed with small clearings for visual access to the creeks.
- 5-44 Vary housing types, materials, and heights within Creek West to avoid monolithic-looking housing development.

Eldridge North Goal

- 5-H **Eldridge North:** Eldridge North is envisioned as a lower-intensity neighborhood that facilitates a visual transition between the town of Eldridge to the south and the main area of the SDC site, helping to blend the character of the two places and matching the existing scale of development.

Eldridge North Policies

- 5-45 Maintain at least a 30 foot setback from the edge of the planning area to new buildings in order to reduce impacts on existing homes directly south of the campus. The setback should be planted with a mix of retained existing mature trees, including the line of redwood trees along the property line, and new canopy trees with expected mature heights of 30 feet and above.

- 5-46 Use large canopy trees, including California sycamore and oak, intermixed with redwood trees throughout the Eldridge North neighborhood, especially clustering redwood trees near Sonoma Creek.

Agrihood Goal

- 5-I **Agrihood:** The Agrihood District is envisioned as a new neighborhood that is a nod to historic agricultural lands, with physical and visual connections to the historic agricultural areas, low-impact development at a lower intensity, and a smooth visual transition between higher intensities to the west and the agricultural open space at the east.

Agrihood Policies

- 5-47 Lay out new streets and buildings in such a way as to maximize views of the preserved open space at the east side of the Core Campus.
- 5-48 Use low-water, low-maintenance agricultural landscape plantings in the streetscapes and public spaces of the Agrihood, such as artichokes; native strawberry and grape varieties; pineapple guava; and fruiting fig, persimmon, olive, and citrus trees, and explore partnering with local gardening groups or future agricultural operators on-site for maintenance and harvesting.
- 5-49 Design Agrihood buildings using a more rustic materials palette than other areas at the site, such as by incor-

porating a higher percentage of reclaimed materials in facades, using unfinished or natural accent materials such as Corten steel or corrugated metal, or opting for straw-bale construction, which can also aid in the fire-resistance of structures.

- 5-50 Within the Agrihood, an even greater emphasis should be placed on fire resistant landscaping and construction. All construction materials should be fire-proof and landscaping should be fire-resistant with special attention paid to buffer zones and defensible space. See Chapter 2 for additional policies and information on fire-resilient construction and landscaping.

Utilities Goal

- 5-J **Utilities:** The Utilities District is envisioned as the location of utilities and other “back-of-house” functions in a lower-intensity mix of existing and new buildings, that maintains views and access between the Historic Core and the open space to the west.

Utilities Policies

- 5-51 Design utilities buildings to shield adjacent districts from visual clutter, noise, and odors by using screening, enclosed buildings, and landscaped buffers.

Arnold Drive Overlay Goal

5-K **Arnold Drive Overlay:** Along Arnold Drive, development should maintain the feel and scale of the buildings and landscape along Arnold Drive, including with a variety of building types and scales, a continuous landscape setback, activity, and views into the SDC site.

Arnold Drive Overlay Policies

5-52 Vary building heights and types along Arnold Drive to avoid a monolithic appearance and to foster an interesting streetscape, and the existing setbacks along Arnold Drive should be maintained.

5-53 Design new buildings along Arnold Drive with active frontages, such as front doors, porches, front gardens, and stoops, oriented towards Arnold Drive in order to engage and activate the street.

Sonoma Avenue Overlay Goal

5-L Sonoma Avenue Overlay: Along Sonoma Avenue, development should maintain the visual integrity of the north-south axis along Sonoma Avenue, terminating at historic buildings and being lined with large leafy trees.

Sonome Avenue Overlay Policies

5-54 Design new buildings along Sonoma Avenue with active frontages, such as with building entrances, stoops, windows, and terraces.

5-55 Retain and adaptively reuse historic buildings at the north and south terminus of Sonoma Avenue – Wagner, Dunbar, Wright, Hatch and Walnut.



BUILDING FORM AND DESIGN

GOALS

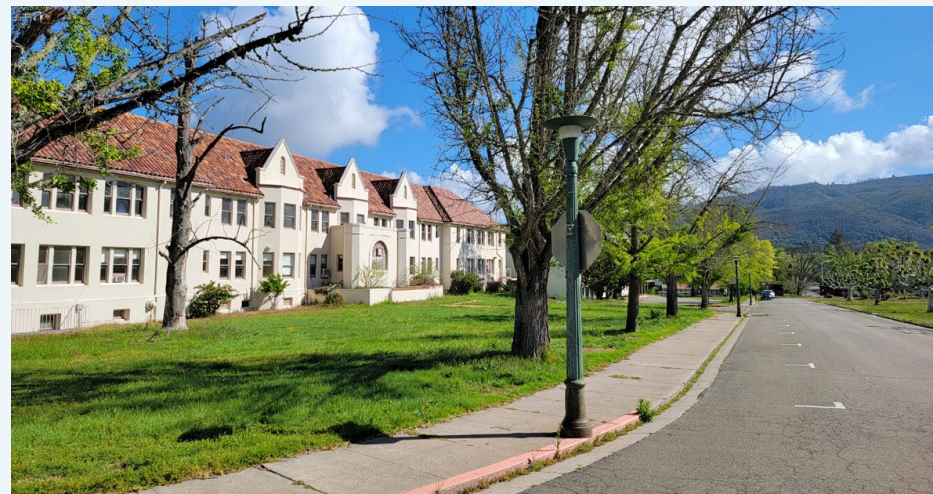
- 5-M **Site Structure:** Maintain and enhance the overall structure of the SDC site, with activity and intensity focused on the Central Green, streetscapes framed by continuous mature trees, and vistas that terminate at historic buildings and that extend to the Mayacamas and Sonoma Mountain ranges.
- 5-N **Development Scale:** Ensure that new development is in keeping with the overall scale and development height variation at the current SDC campus, while providing flexibility in how buildings of various heights are dispersed at the campus and meeting the design goals and policies of individual districts.
- 5-O **Built Environment:** Support a cohesive community feel and character, while allowing a visually rich palette of diverse architectural styles, materials, and planting.

POLICIES

- 5-56 Ensure that building heights are consistent with **Figure 5.3-1**.

Note that these heights are measured from average site ground level, and projections beyond maximum height are allowed as per development regulations that follow. Building heights are additionally regulated by use in the development standards that follow; the lower of the two limitations (district height and height for land uses) applies.

- 5-57 Require buildings to define street edges as outlined in **Figure 5.3-2**, lining up streets with main entrances, and designing buildings to be easily accessed by pedestrians, with parking tucked behind buildings.
- 5-58 For buildings fronting Sonoma Avenue, Grove Street, and Harney Drive, require buildings to create a uniformly set back street edge by requiring the majority of building frontage to be located at the building setback match line as shown in **Figure 5.3-2**.
- 5-59 Require a mix of high-quality, long-lasting materials for all new buildings, and use reclaimed and salvaged materials from demolished SDC buildings wherever feasible.
- 5-60 Ensure that development meets Title 24 and CALGreen Tier 2 requirements and incorporates green building measures such as sustainably designed sites, greywater systems or stub-outs, rooftop rainwater catchment systems, passive heating and cooling, sustainable materials, indoor environmental air quality, and use of innovative sustainability techniques.



5.1 Development Standards

The SDC Specific Plan is implemented through policies in the Plan, amendments to the Sonoma County Zoning Ordinance, and development standards listed in the Plan. The following tables and supplemental text outline the specific development standards for each land use within the Planning Area. A map of the assigned land uses within the Planning Area is shown in Chapter 4, **Figure 4-2**. Additional development standards are

provided for certain product types within the Planning Area. The development standards serve as the zoning for the area and supersede development standards in the Sonoma County Zoning Ordinance. All standards specified in this document apply to new infill development at the site, adaptively reused buildings are exempt except where noted otherwise. Where specific standards are not listed within the Specific Plan, the applicable sections of the Sonoma County Zoning Ordinance will regulate development.

Table 5.5-1: Building Development Standards: Land Use

	Low/Medium Density Residential	Medium Density Residential	Flex	Employment	Institutional	Utilities
Density/Intensity						
Residential Density (Housing Units per Gross Acre)	8-20	12-40	12-40	n/a		
Maximum Non-Residential FAR (by development)	n/a		0.75	0.75	0.75	None specified
Maximum Non-Residential FAR (by lot)	n/a		1.5	1.5	1.5	1
Building Form and Location						
Maximum Building Height (ft)	See Figure 5.3-1					
Parking Requirements						
Automobile Parking	1 dedicated off-street space per single family unit			n/a		
EV Charging	1 space per x multifamily units		1 charging space per x sf non-residential, 1 space per x multi-family units.	1 charging space per 2,000 sf	1 charging space per 2,000 sf	n/a
Bicycle Parking	“Single Family Attached and Detached: None required Multifamily: One space per two residential units, unless separate secured garage space is provided for each unit. The bicycle spaces shall be secure, covered, and located conveniently for residents and visitors.”			One space per 2,000 square feet		

LOT / BLOCK/ STREET DESIGN STANDARDS

Development parcels shall be designed to mix a variety of product types within a given block and neighborhood. This requires varying lot sizes and orchestrating frontages and products to frame views, create strong relationship with the public realm and introduce interesting housing options. Where blocks and neighborhoods incorporate, or need to work with existing structures, street patterns and organization can be modified to highlight the uniqueness of the building, without compromising overall connectivity and legibility of the block system.

Street Network Design

Streets shall be considered an important part of the mobility and open space framework of the overall community. The overall street network shall be organized to create an interconnected, fine grained fabric of blocks, provide clarity and legibility to movement (pedestrian and vehicular) within the community, and result in developable parcels that provide efficient and cost effective parcels to meet affordability goals.

Block Design

No block shall exceed 250' in length without a corresponding cross street. Where site or product conditions warrant, a mid block pedestrian mews can be provided in lieu of a street, to reduce perceived block size and maintain connectivity without adding street costs.

Blocks shall be designed to incorporate a minimum of two distinctly different product types (not plans or elevations). With an attention to efficiency blocks may utilize end caps for one product and main street frontage for another.

Street Design

Street widths shall be kept to a minimum – 20 foot width for travel lanes, and provide on street parking of eight feet on each side to the greatest extent practicable.

To improve walkability and respond to the classic campus nature of the SDC site, all neighborhood streets shall provide tree lawn of at least five feet in width between curb and sidewalk to improve the public realm and provide important stormwater management benefits. In limited locations where the design or condition warrants, tree wells in parking lanes can be provided to create variety and reduce the overall cross section of ROW.

Alleys can be an important solution for increasing granularity of the neighborhoods, avoiding front loaded garages and creating additional connectivity. Alleys may be a minimum of 12 feet in width, as long a minimum corridor width - garage face to garage face is no less than 24 feet.

Table 5.5-2: Building Development Standards: Residential

	Single Family Detached	Single Family Attached	Multifamily	Additional Standards
Density, Lot, and Block Size				
Maximum Lot Size (sq ft)	5000	4000	n/a	
Potential Active Use Frontage	see Figure 5.3-1			
Building Form and Location				
Minimum (or maximum if specified) Setback (ft)	-			-
Front (ft)	5 min; 15 max			Setbacks and building match lines shown in Figure 5.3-1 take precedence where applicable.
Street Side (ft)	10			
Interior Side (ft)	5	n/a	15	
Rear	15 min	10	-	
Detached Garage	5 ft from front or rear property line or adjacent with building façade, whichever is greater	-	-	
Attached Garage, from Rear Property Line (ft)	5	-	-	
Maximum Lot Coverage	60%	80%		
Articulation	-	-	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing.	Figure 5.5-1
Upper Floor Transparency	-	-	Each floor to floor above ground level must have 40% transparency between 3 feet and 6 feet.	

Table 5.5-2: Building Development Standards: Residential

	Single Family Detached	Single Family Attached	Multifamily	Additional Standards
Building Entries				
Entry Projection or Recess	-	-	The primary residential building entry must incorporate a projection or recess of at least 5 feet, with a min area of 50 sqft.	
Primary Entrances	Primary entrances must face the street.	Primary entrances must face the street.	Primary entrances must face the street.	
Porches, Stoops and Verandas*	Porch, stoop, veranda, or similar entry feature required for all residential entrances.	Porch, stoop, veranda, or similar entry feature required for all residential entrances.	Porch, stoop, veranda, or similar entry feature required for all ground-floor level residential units.	
Front Doors	Must Incorporate windows in or adjacent to door.			
Projections				
Porch or Stoop Minimum Height Above Sidewalk (ft)	3			Where groundfloor non-residential uses are provided, standards in Table 5.5-3 take precedence.
Stoop Minimum Length and Width (ft)"	6			
Open Space and Outdoor Access				
Balconies and Bay Windows	-	-	At least one balcony or bay window per unit.	
Minimum Usable Open Space (sq ft per unit)"	200		50: can include a mix of private open spaces like balconies and terraces, and semi-private shared spaces like rooftops and courtyards for a total of at least 50 square feet per unit.	
<p>* Porch: a covered but otherwise open platform that provides a transition between the interior of a building and the public space of the street. Veranda: a roofed platform along the outside of a house, level with the ground floor. Stoop: a staircase ending in a platform and leading to the entrance of a building." ** A balcony is - ; a terrace is - ** Bay window:</p>				

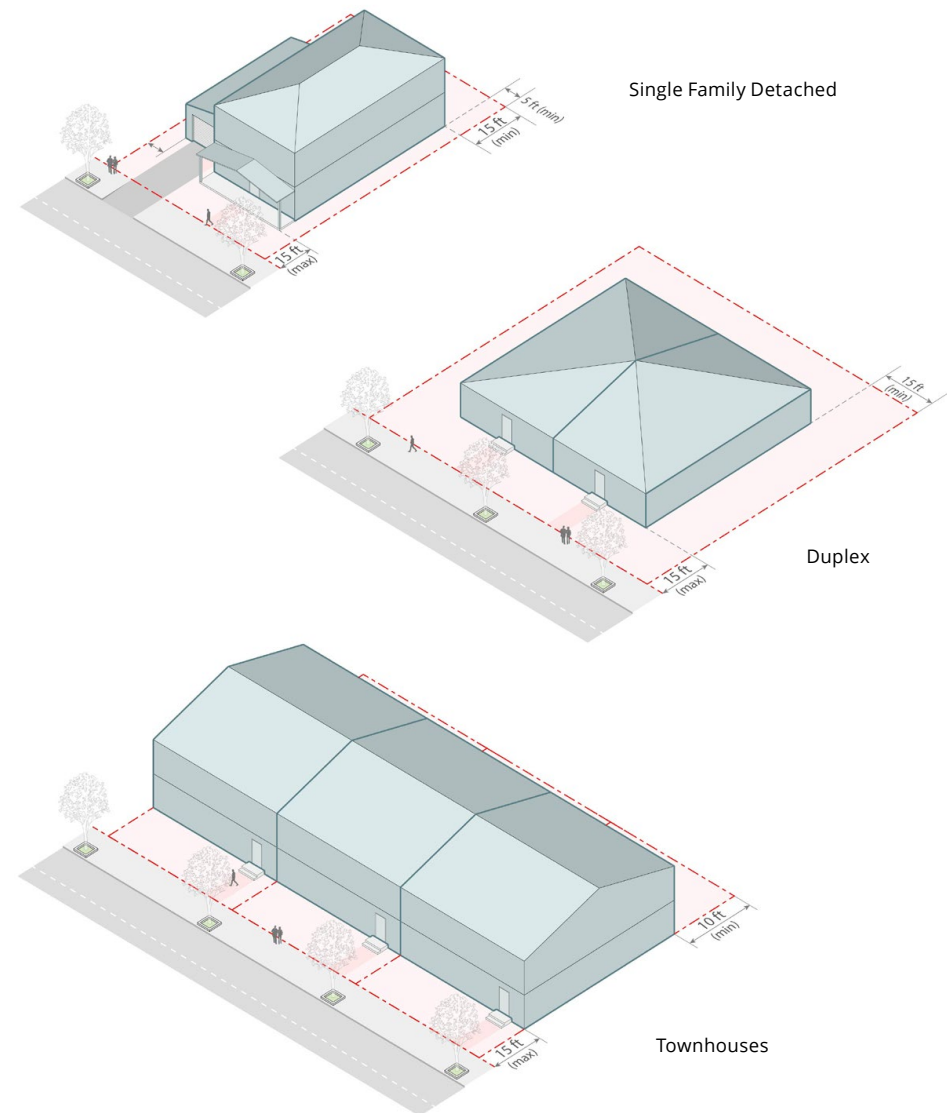
LOW/MEDIUM DENSITY RESIDENTIAL

- Low/Medium Density Residential category accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared along one property line) or as attached units (walls shared with two+ adjacent properties), with density ranging from six to 14 units per gross acre. Housing types at the lower density range may include small lot single-family detached or semi-detached units. Housing types at the higher density range may include single-family attached units or small multiplex (multifamily) buildings (triplexes to eight-plexes). Closer to the Central Green, multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designation for Low/Medium Density Residential.
- Development Standards. Table 5.5-1 prescribes the development standards for the Low/Medium Density Residential Land Use. Additional regulations are denoted below.

LOW/MEDIUM DENSITY RESIDENTIAL: HOUSING TYPOLOGIES

Low/Medium Density Residential housing typologies includes single family detached, duplexes and townhouses, among others.

Figure 5.5-1 Low/Medium Density Residential: Housing Typologies



BUILDING STANDARDS

Building Design

DS-1 **Street Frontage.** Housing units should be designed so that public streets are lined with building entrance, porches, stoops, door yards, and living/dining spaces (rather than storage rooms or garages). Units should be designed so first floor is elevated from the public realm at least 18 inches so as to offer privacy along streets without requiring drapes/blinds.

DS-2 **Garage Location and Design.** Garages should be on alleyways to the greatest extent possible. Where garages are located on the front half of a lot, these shall be designed with the same level of architectural detail as the main building and recessed from the front building plane. Architectural features to minimize the prominence of the garage - such as overhangs or trellises - shall be incorporated into the overall front elevation design. Front loaded detached garages are not permitted for single-family attached or multifamily developments.

DS-3 **Corner Lots.** Buildings on corner lots shall have enhanced architecture (windows, bay windows, doors, wraparound porches, projections, changes in roofline) on both street frontages. Siding and materiality of both elevations shall be consistent and avoid 'applied' appearance as the corner is turned.

DS-4 Windows and Doors

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.
- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least eight inches with at least 18 inch window length along opening.

Building Entrances

- DS-5 **Location.** Primary building entries shall be located on the front façade and directly face the street.
- DS-6 **Design.** Primary building entries shall incorporate a projection (e.g., porch) or stoop, be recessed, or combination of projection and recess at least 48 square feet in area. The minimum width of the entry feature shall be 20 percent of the width of the street-facing façade, but no less than 5 feet. Alternative designs that create a welcoming entry facing the street such as a prominent porch provided for side doors, or entry courtyard that provides a direct walkway to the street may be allowed.
- DS-7 **Porches.** Porches shall be designed as functional, usable outdoor space, that can accommodate furnishings. Porches shall be a minimum of six feet in depth and eight feet in width.
- DS-8 **Stoops.** Stoops provide an alternative entry approach and afford a threshold between semi public and private realm, at the top of an entry staircase. Stoops act as an entry way and shall be a minimum of five feet in depth and five feet in width.

Garage Location and Access

- DS-9 **Garage and Parking Access.** Parking and garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-10 **Detached, Rear Loaded Garages.** Garages accessed from alleys is the preferred approach to building community form and character. Garages may be detached from the home, creating a rear courtyard between garage and house. Garages shall be designed in proportion to the main home with similar materiality and detailing. ADUs above garages are encouraged to increase overall community product mix and variety.
- DS-11 **Attached Front Loaded Garages.** Where an attached garage is located on the front half of the existing lot and garage doors face a street, garage width shall not exceed 50 percent of the width of the front façade of the building, as shown in Figure 3-7. Front loaded garages need to reflect design requirements of DS-2. For lots less than 45 feet in width, exceptions to the garage frontage requirement may be granted where the Planning Director finds that the visual prominence of the garage has been minimized.
- DS-12 **Driveway.** Driveways in front yards shall not exceed 10 feet in width.

MEDIUM/FLEX DENSITY RESIDENTIAL

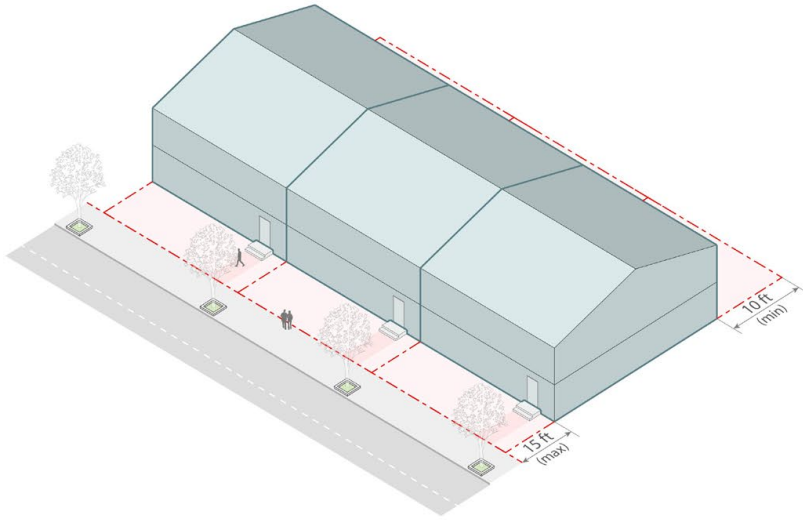
- Medium/Flex Density Residential category accommodates a mix of housing types, with density ranging from eight to 30 units per gross acre. Housing types at the lower end of this density range may include single-family attached dwellings; housing types at the higher end of this density range may include multiplex and multifamily buildings. Medium Density Residential is encouraged in a variety of locations throughout the site plan to provide a more diversity in neighborhoods and create more complete individual neighborhoods while avoiding concentrations of singular product types in any one given area.
- Development Standards. **Table 5.5-1** prescribes the development standards for the Medium/Flex Density Residential Land Use. Additional regulations are denoted below.

MEDIUM/FLEX DENSITY RESIDENTIAL HOUSING TYPOLOGIES

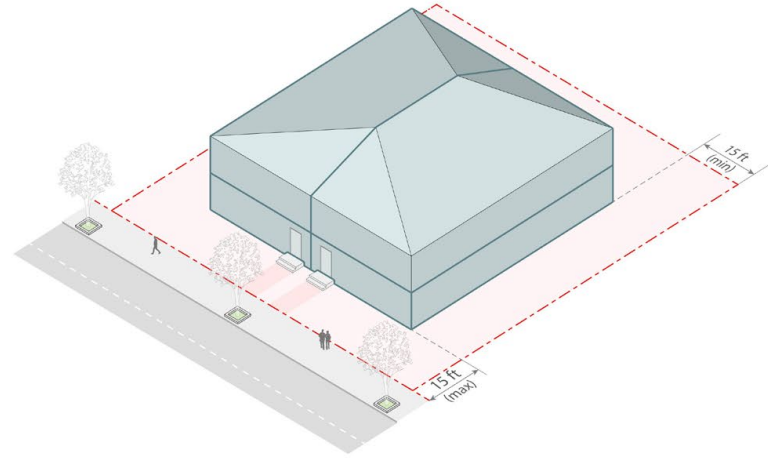
Medium/Flex Density Residential housing typologies includes townhouses, fourplexes and multiplexes, among others.



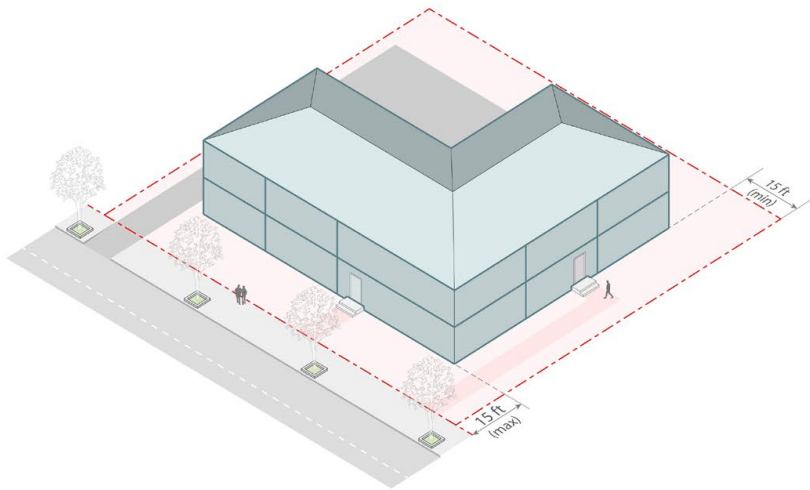
Figure 5.5-2 Medium/Flex Density Residential: Housing Typologies



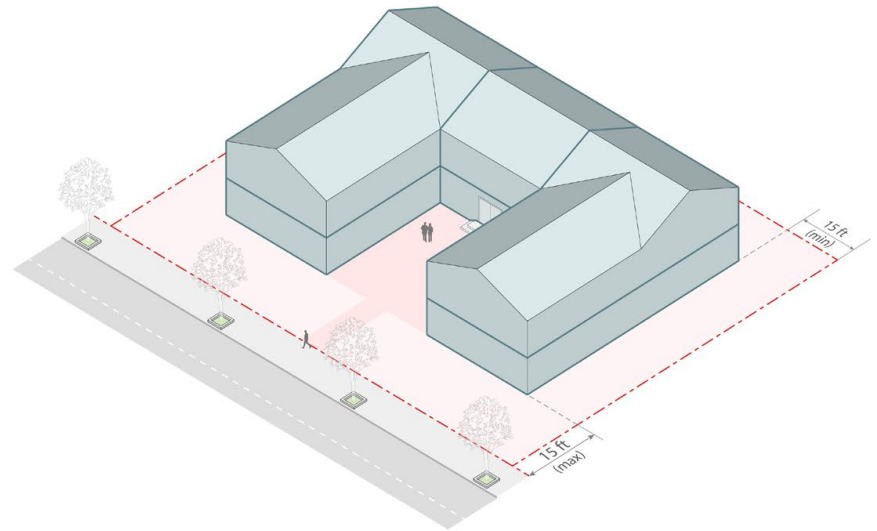
Townhouses



Fourplex



Multiplex



Multiplex - Courtyard Building

BUILDING STANDARDS

Building Design

DS-13 **Building Length.** The maximum dimension of any multiplex or multifamily building shall not exceed 125 feet.

DS-14 **Architectural Articulation.** Buildings shall meet the following criteria:

- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing, but still maintain a consistency of material expression, detailing, ridgelines and first floor header height.
- (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a similar level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally similar to the main building.
- (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional 'step backs' to create contrived articulation, but instead study existing

building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.

- (d) **Building Entrances.** All street-facing facades must include vertical projections or recesses for every 25 horizontal feet of wall length. If located on a building with two or more stories, the articulated elements must be greater than one story in height. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.

DS-15 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.

DS-16 **Windows and Doors.**

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.

- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Upper levels can benefit from large windows and doors/ sliders to increase interest, elevational animation and functional livability of units.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least 8 inches with at least 18” window length along opening.

DS-17 Building Entrances. Primary building entries shall be located on the front façade and directly face the street, or mews/ inta block connectors. For larger mutli-family buildings designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family

attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with DS-7 and DS-8.

DS-18 Parking Access. For multi family structures, garages shall be accessed from a side street or alley. For multiplex and single family attached garages shall be accessed from side or alleys. Front access may be permitted in limited conditions where that is the only option.

DS-19 Driveway. Driveways in front yards shall not exceed 10 feet in width.

DS-20 Private Open Space. Private open space located on the ground level (e.g., yards, decks, patios) shall have a minimum area of 70 square feet and a minimum dimension of 10 feet. Private open space located above ground level (e.g., balconies) shall have a minimum area of 50 square feet and a minimum dimension of 6 feet.



Table 5.5-3: Non-Residential Building Development Standards

	Retail	Office	R&D	Institutional	Hotel	Additional Standards
Height						
Minimum Ground Floor Height, Non-Residential Uses (ft)	15	-	-	-	15	
Maximum Finished First Floor Height, Non-Residential Uses (ft)	2	2	2	2	2	
Building Placement						
Front Setbacks (measured from front/corner side curb lines)	see Figure 5.3-1	15	15	15	see Figure 5.3-1	Setbacks and building match lines shown in Figure 5.3-2 take precedence where applicable.
Minimum distance Between Structures (ft)	-	35	35	35	n/a	
Building Form						
Maximum Length of Blank Wall (ft)	-	20	30	20	20	Figure 5.5-3
Ground Floor Transparency	Minimum 60% of ground floor wall area between 3 feet and 8 feet above sidewalk shall be of clear, transparent, and non-reflective glass.	Minimum 30% of ground floor wall area between 3 feet and 8 feet above sidewalk shall be of clear, transparent, and non-reflective glass.			n/a	Figure 5.5-4 (Ground floor transparency for retail uses)
Articulation	-	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing.				Figure 5.5-5
Façade Articulation Depth	Minimum 4 feet					
Vertical Relationship	-	Buildings must be designed to have a distinct base, middle, and top. Cornices, balconies, and other architectural elements should be used to accentuate building structure.				
Rooflines	-	Buildings exceeding 40,000 square feet of total floor area must be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.				
Architectural Interest	-	Facades must include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.				
Building Projections (ft)	3; Minimum 9 feet above sidewalk grade					
Canopies and Awnings (ft)	5; Minimum 8 feet above sidewalk grade					
Screening of Utilities	Utilities shall be screened so as not to impact the attractiveness and safety of the pedestrian realm. They should be located away from primary pedestrian areas to the side or rear of buildings, on roof-tops, or in the interior of the building or parking garage.					

Figure 5.5-3: Blank Walls

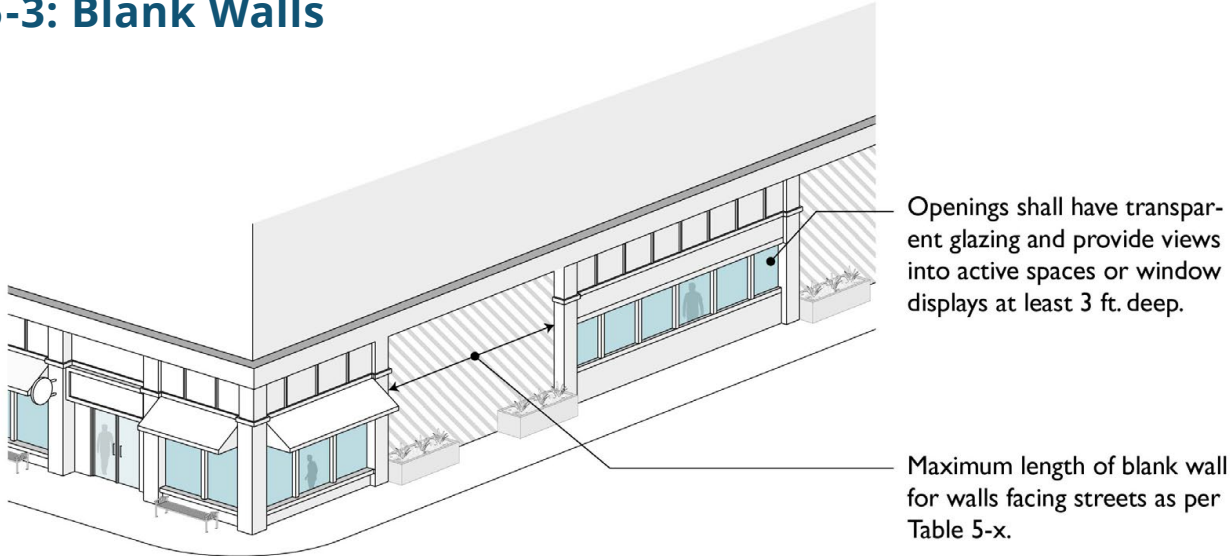


Figure 5.5-4: Ground Floor Retail Transparency

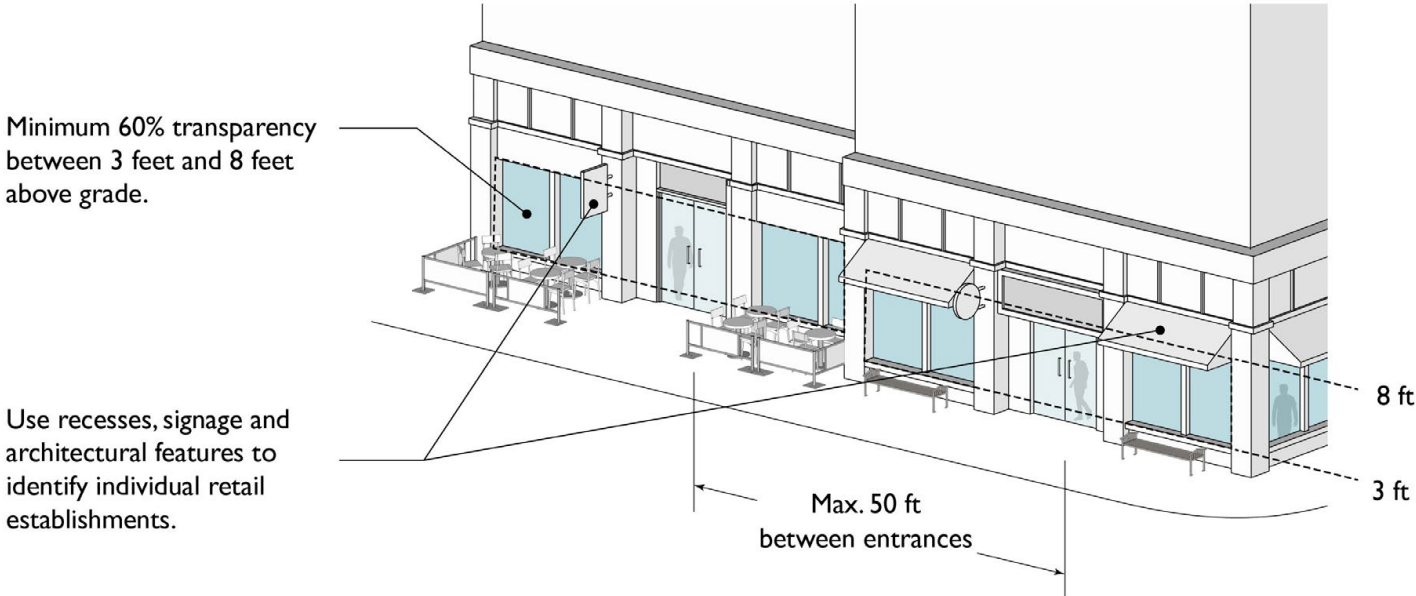


Figure 5.5-5: Building Modulation

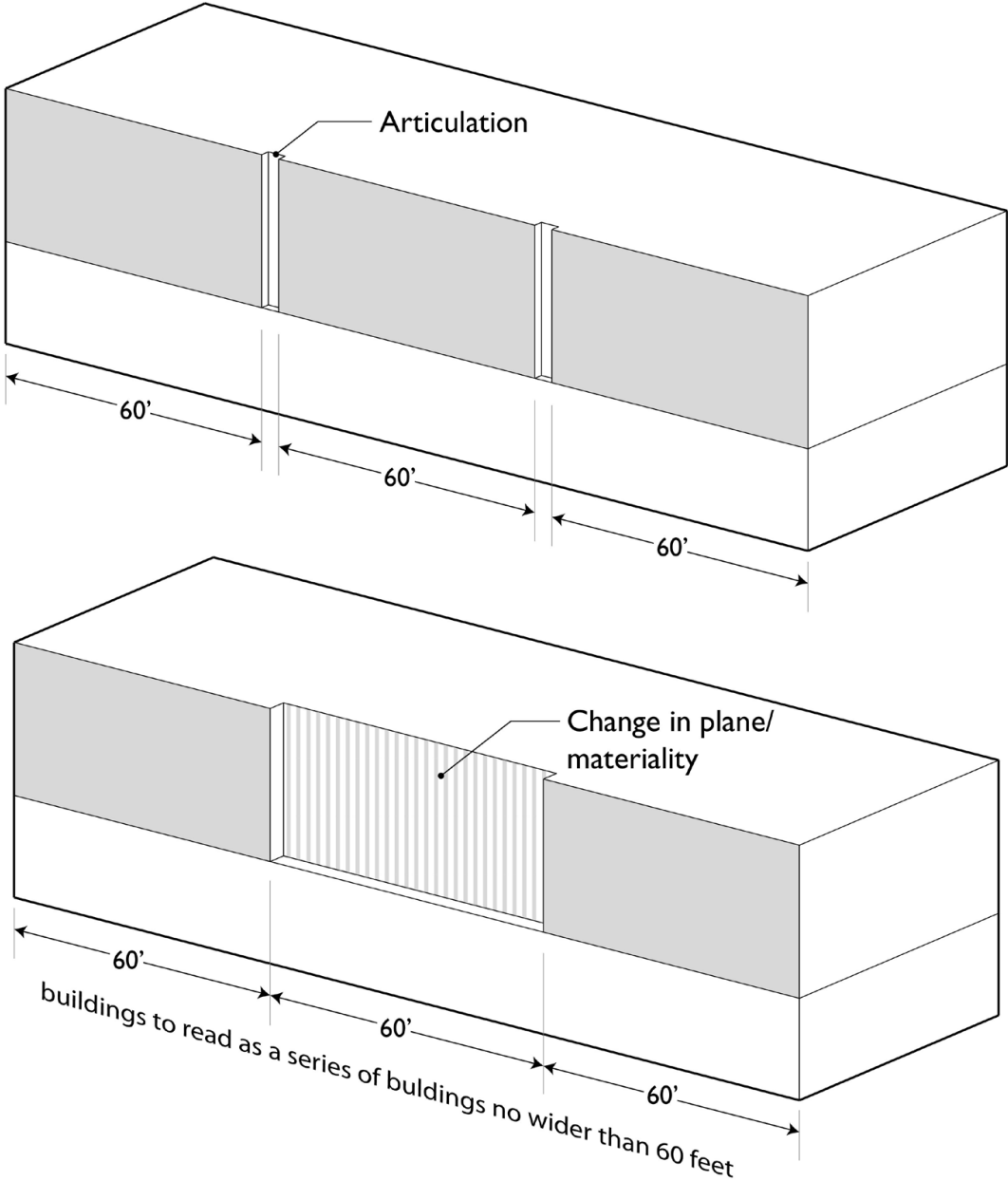


Figure 5.5-6: Ground Floor Residential

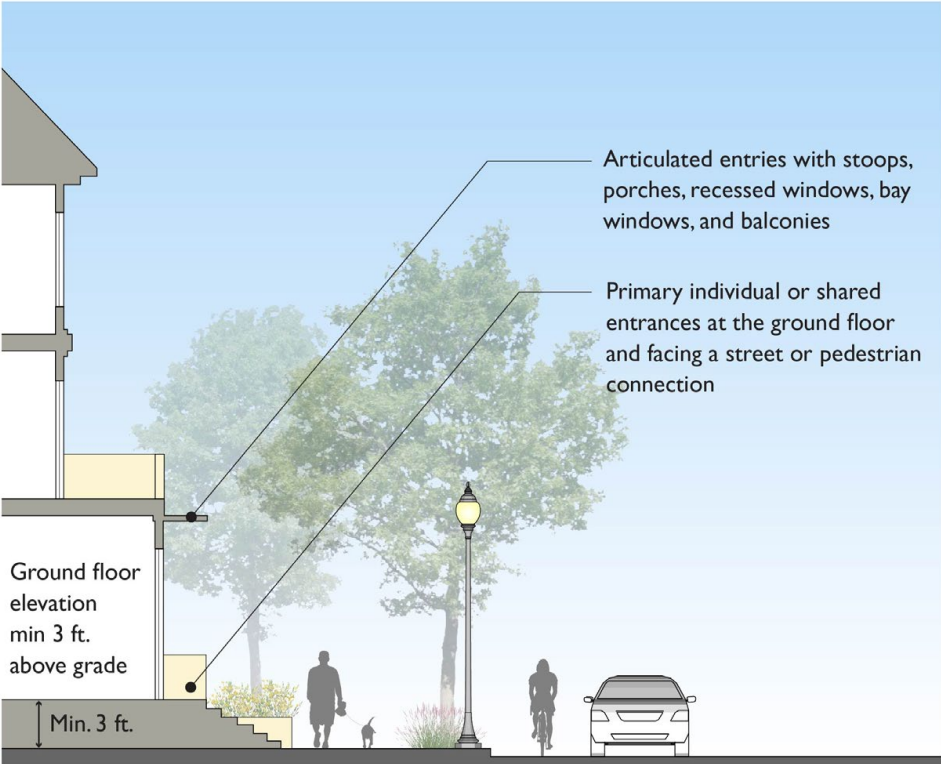
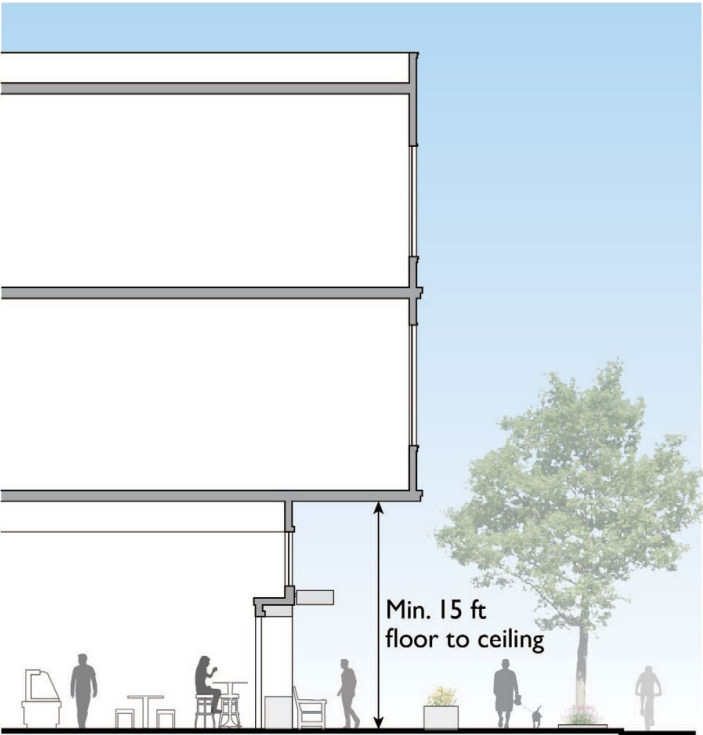


Figure 5.5-7: Ground Level Design - Ground Floor Commercial



EMPLOYMENT ZONE

- The Employment designation permits a mix of office, research and development, creative services and entrepreneurial uses, micro-manufacturing, institutional, to foster new forms of economic development within the broader Sonoma Valley. New office, research, and lab buildings mixed with adaptively-reused buildings and shared parking facilities are envisioned to be connected within the community’s walkable and bikeable fabric. Public gathering places such as plazas and courtyards, will provide a range of outdoor spaces within easy walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0 on any parcel.
- **Development Standards.** **Table 5.5-3** prescribes the development standards for the Employment Zone Land Use Designation. Additional regulations are denoted below.



BUILDING STANDARDS

- DS-21 **Blank Walls.** No walls facing streets may run in a continuous plane without an opening for longer than the distance specified in **Table 5.5-3** and shown in **Figure 5.5-3**. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- DS-22 **Architectural Articulation.** Buildings shall include sufficient architectural design features to create visual interest and avoid a large-scale, bulky or “box-like” appearance. Different ways that this requirement may be met include but are not limited to those listed below.
- (a) **Variety in Wall Plane.** Exterior building walls vary in depth and/or direction. Building walls exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth.
 - (b) **Variety in Height or Roof Forms.** Building height is varied so that a significant portion of the building has a noticeable change in height; or roof forms are varied over.

FLEX ZONE

- (c) **Façade Design Incorporates Architectural Detail.** The building façades incorporate details such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements in an integrated composition. The use of materials, textures, and colors enhance architectural interest and emphasize details and changes in plane. Each side of a building that is visible from a public right-of-way incorporates a complementary level of detailing and quality of materials.
- DS-23 **Parking Access.** Parking shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation.
- DS-24 **Sustainability Standards.** All new buildings shall be designed to meet and exceed CALGreen standards. Emphasis on carbon neutrality, low water use, long term flexibility and wildfire resilience are all important considerations for any new building design.

- The Flex Zone designation permits flexibility in responding to, and accommodating market demand as the project builds out. This designation permits the transfer of program types by square footage based on market demand and need.
- The ultimate goal within the Flex Zone, and adjoining zones is to create a fine grained mix of commercial, medium density residential, office, hospitality, community serving retail and visitor serving uses. Regardless of use, the maximum FAR in aggregate for the Flex Zone is 2.0 and a density range of eight to 30 units per gross acre, with the exception of the Main Building, where the existing volume shall be retained.
- **Development Standards.** Table 5.5-3 prescribes the development standards for the Flex Zone Land Use Designation. Additional regulations are denoted below.



BUILDING STANDARDS

Building Design

DS-25 **Building Length.** The maximum dimension of any single building shall not exceed 250 feet.

DS-26 **Architectural Articulation.** Buildings shall meet the following criteria:

- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing.
- (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building. Façade Detailing and Materials. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building.
- (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple



plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional ‘step backs’ to create contrived articulation, but instead study existing building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.

- DS-27 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.
- DS-28 **Building Entrances.** Primary building entries shall be located on the front façade and directly face the street, or mews/ into block connectors. For larger multi-family buildings, designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with RLMD DS-7 and DS-8.

- DS-29 **Parking Access.** Garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-30 **Paving.** The maximum amount of paving in street-facing yards is 50 percent of the required yard.
- DS-31 **Required Active Use Frontage.** Where indicated in the **Figure 5.3-2**, active uses are required on the ground floor. Active uses mean commercial uses that are accessible to the general public, generate walk-in pedestrian clientele, are engaging to pedestrians walking by, and contribute to a high level of pedestrian activity. Active uses may include (but are not limited to): stores, restaurants, cafés, markets, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, tourism-oriented services, hotel lobbies, banks, childcare services, libraries, museums, and galleries.

INSTITUTIONAL

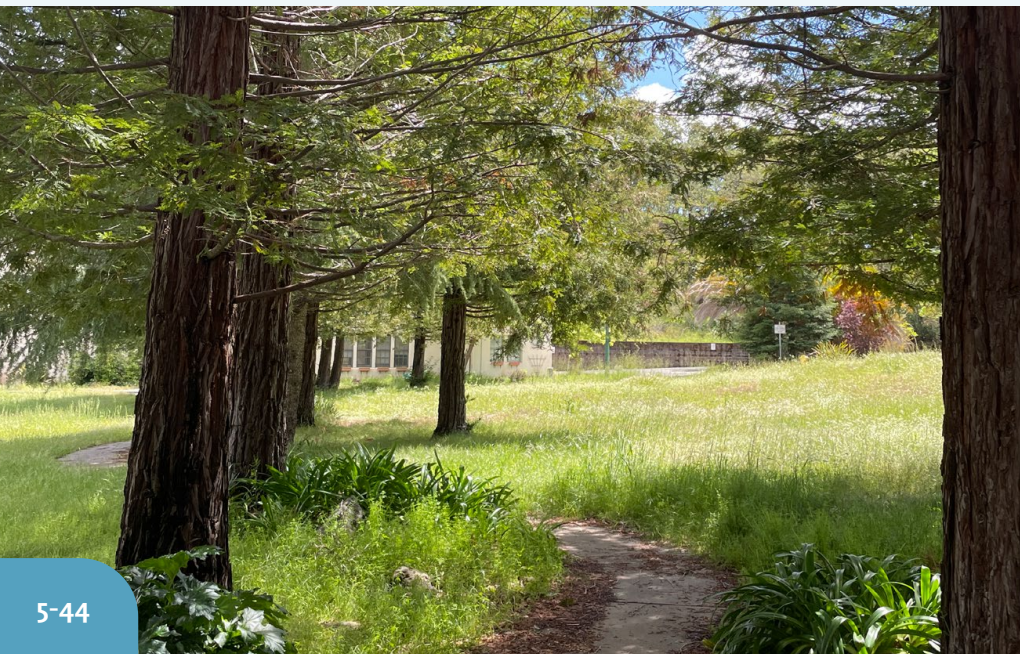
- The Institutional designation accommodates adaptive reuse and new construction to create retreat and conference facilities, primarily located at the southern terminus of Sonoma Avenue. This area is envisioned as making use of the open spaces and scenic setting to support a secluded institutional conference center that serves the broader Bay Area. Allowed uses include meeting and event space, workspace/office, conference areas, and supportive uses such as food preparation, retail spaces, and short-term guest and staff housing. The Institutional designation has a maximum FAR of 2.0. Medium/ Flex Residential development standards apply to development in institutional zones.
- **Development Standards. Table 5.5-3** prescribes the development standards for the Institutional Land Use Designation.

UTILITIES

The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0. Development Standards

DS-32 Truck Docks, Loading, and Service Areas. Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.

DS-33 Screening of Mechanical and Electrical Equipment. All exterior mechanical and electrical equipment and antennas shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.



HOTEL OVERLAY ZONE

- The Hotel designation allows for a “boutique” hotel of up to 120 rooms to be located in and near the historic Main Building. The Main Building serves as a visual terminus to the Central Green, and the main entry sequence.
- Programming of the Hotel must include access by the public during business hours, and careful interpretive narrative of the site and its history throughout the publicly accessible areas.
- Additional hotel wings, back of house and support functions should be built, or adaptively reused from existing buildings within the remaining overlay area. The maximum FAR will be as per the underlying district regulations. See development standards for the Flex Zone.
- Development Standards. **Table 5.5-3** prescribes the development standards for Hotel Overlay Zone.





SPEED
LIMIT
15



6 Public Facilities, Services, and Infrastructure

In line with the land use program established in Chapter 4: Land Use, growth must be complemented by a complete network of public facilities, services, and infrastructure to support new residents, jobs, and businesses. This

chapter lays out goals and policies to guide development of the public facilities, infrastructure improvements, and continued water supply that will be required for sustainable development at SDC.



6.1 Public Facilities

Public facilities are an important component of livable communities and play a significant role in public health and the economy. Amenities for active and passive recreation can support healthy lifestyles and create opportunities for the community to engage and connect with each other and the environment. High quality community facilities must meet the needs of a diverse array of new residents and visitors and ensure that everyone has equitable access to the site's community facilities.

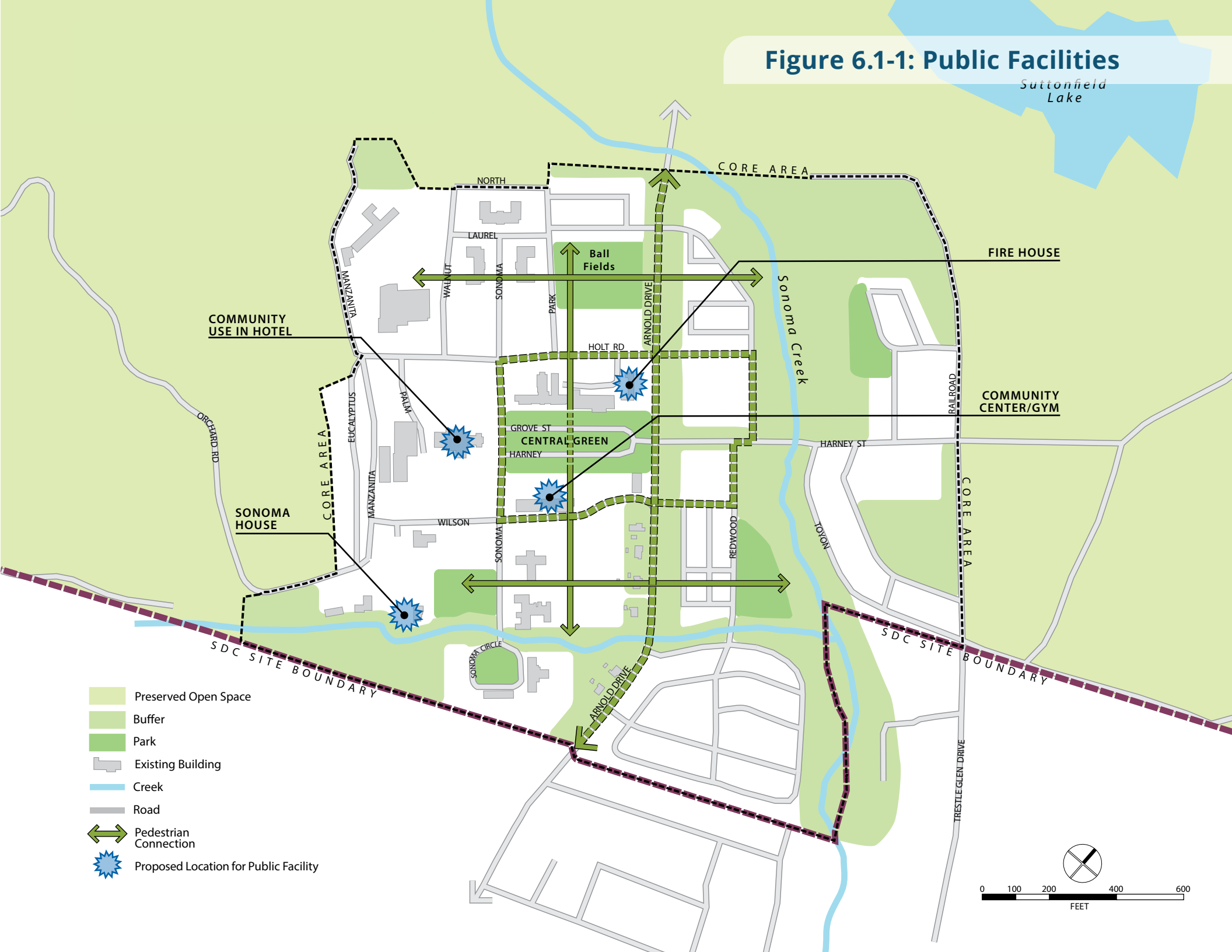
The SDC campus has historically been served by Eldridge Fire Department, a State agency that has coordinated with Sonoma County fire districts for mutual aid. With the transition of the Planning Area away from State operations, the existing fire districts (Sonoma Valley Fire and Rescue Authority, Mayacamas Volunteer Fire Department, or Kenwood Fire Protection District) would construct a new fire station at SDC to serve the residents of the Planning Area and the surrounding community. A new emergency operations center for Sonoma County could likewise be located at SDC, to serve the wider region in case

of emergency. New population brings new children in need of schools, as well. The site, which falls within the Dunbar boundary of the Sonoma Valley Unified School District, is well-served by local public schools and it is anticipated that the needs of new residents will be accommodated in the existing system without the need for a new school on or near the campus.

SDC's core campus has several well-loved existing parks and open spaces, including the Central Green, the ballfields, and the green space inside Sonoma Circle as shown in **Figure 6.1-1**, each of which serves as a multi-use green space that can accommodate different sports, picnics, and events. Additional active recreational spaces will be required to serve the new population, including new park amenities to serve a diverse population of different ages, interests, and abilities. A fenced dog park, the only public space in the Core Campus that will allow off-leash dogs, will provide a place for dogs to run safely separated from wildlife and sensitive habitat. Other park amenities, located in spaces within easy walking distance of every residence, should include a variety of different types of spaces and activities, such as playgrounds, outdoor exercise equipment, and picnic areas.

Figure 6.1-1: Public Facilities

Suttonfield Lake



Spaces for outdoor performances like small amphitheaters could feature local musicians and performers and create community focal points. Support amenities like public restrooms, drinking fountains, benches, and shade trees help people enjoy and prolong their time outdoors; support amenities could be built as free-standing features or could be incorporated into the design of adjacent buildings but must remain accessible to the general public. See Chapter 2: Open Space and Resources, and Hazards for additional policies related to parks and open spaces at SDC.

6.2 Utilities and Infrastructure

While utilities and infrastructure improvements are necessary to support the future development in the Planning Area, they also present an opportunity to implement sustainable and resilient solutions that can reduce the impacts of development and contribute positively to the future of the Sonoma Valley. SDC should serve as a model community for the future of California and the Sonoma Valley, using integrated and sustainable infrastructure and utility systems to improve ecology and habitat in the area and ensuring that new development is engineered and designed to maintain and enhance natural systems such as the watershed, wildlife crossings, and plant habitats. A conceptual utilities plan is shown in **Figure 6.2-1** (the ultimate built utility infrastructure may differ from this plan; the Conceptual Utility Plan is intended to show necessary improvements at a conceptual level).

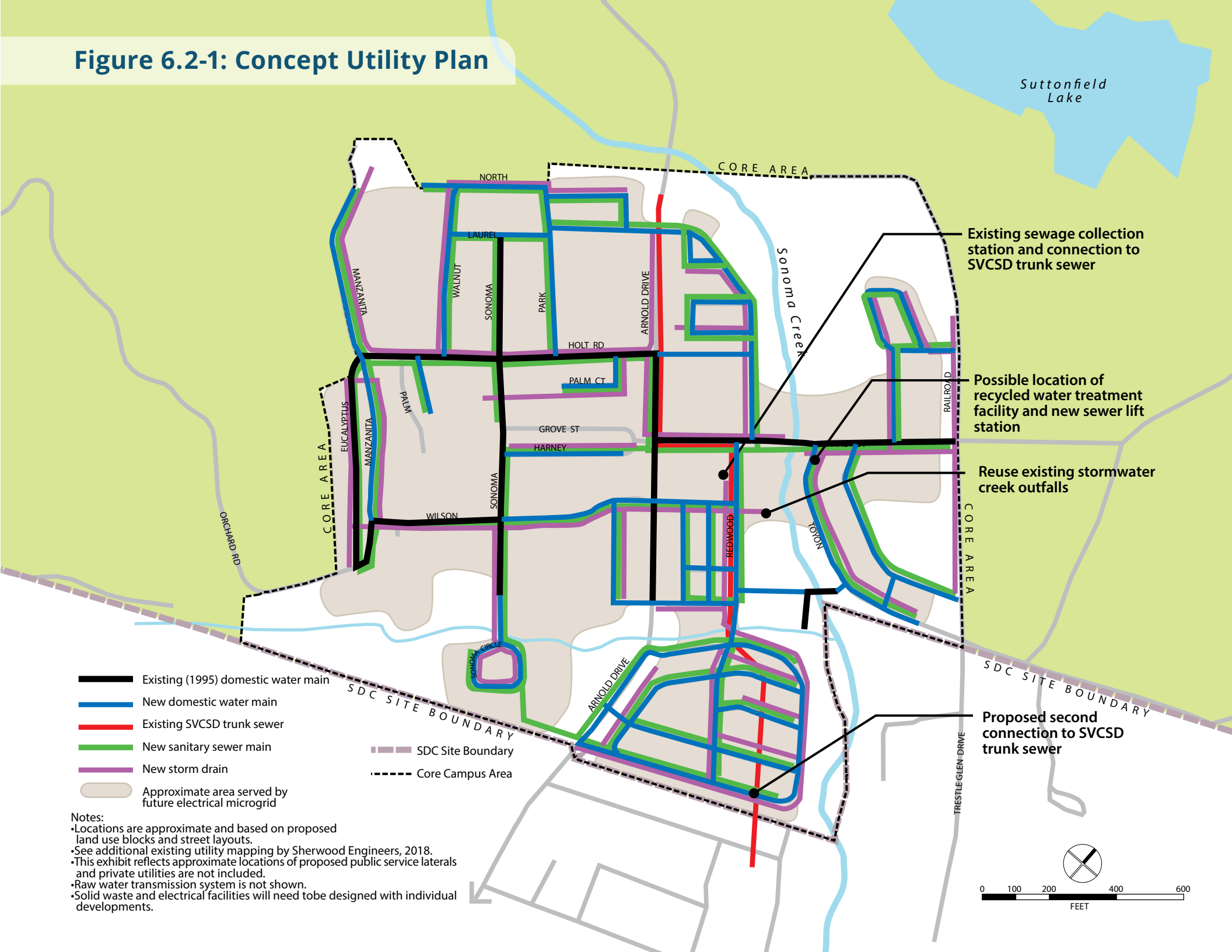
WATER AND WASTEWATER SYSTEMS

While the on-site water system has historically handled all water needs within the site boundaries, including supply, storage, treatment, and transmission, it is anticipated that following the adoption of this Specific Plan the site will be served by the Valley of the Moon Water District (VOMWD). The majority of water distribution pipes in the Core Campus will need to be replaced, a cost assumed to be borne by the development. Water supply, including water rights at the site, will be discussed in Chapter 6.3.

The first common sewer collection and treatment plant system serving the entire SDC property was constructed in the 1920s and 1930s, originally independent of larger sewer districts, with its own waste treatment plant. Underground collection systems were constructed using primarily vitrified clay and cast-iron pipe. The waste treatment plant was abandoned in 1954 and the existing gravity collection system was directed to the Sonoma Valley County Sanitation District (SVCSD) main sewer line via two sewer lift stations. 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 SVCSD'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.

Beyond the installation of standard wastewater systems, some wastewater could be diverted and reused on site through the

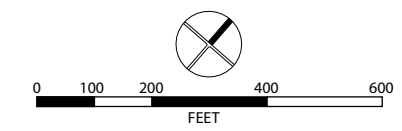
Figure 6.2-1: Concept Utility Plan



- Existing (1995) domestic water main
- New domestic water main
- Existing SVCS trunk sewer
- New sanitary sewer main
- New storm drain
- Approximate area served by future electrical microgrid
- SDC Site Boundary
- Core Campus Area

Notes:

- Locations are approximate and based on proposed land use blocks and street layouts.
- See additional existing utility mapping by Sherwood Engineers, 2018.
- This exhibit reflects approximate locations of proposed public service laterals and private utilities are not included.
- Raw water transmission system is not shown.
- Solid waste and electrical facilities will need to be designed with individual developments.



installation of diversion systems that collect greywater—water that contains no human waste but results from activities like washing—for use in landscaping, flushing toilet, and other appropriate uses for greywater. In addition to building-specific greywater capture systems, the site could develop an on-site wastewater recycling facility. A wastewater recycling facility could be designed to divert waste water and treat it to standards that would allow it to be used on-site, similarly to greywater, for irrigation, toilet flushing, and other appropriate uses. A water recycling program could help to conserve potable water and reduce water waste on site. Recycled water can also be used during construction to offset potable water use. SVCS D has a Recycled Water Trucking Program that aims to reduce potable water used in construction activities by allowing trucks to access fill station located at the wastewater treatment plants located in Sonoma and Santa Rosa. This recycled water, treated to tertiary

standards, can then be used on-site for dust control, cement mixing, soil compaction, and other construction activities, reducing potable water waste from development.

STORMWATER SYSTEMS

SDC receives an average of 47 inches of rain annually, as measured at Fern Lake. This rainfall, both on the Core Campus and from both the Mayacama and Sonoma mountain ranges, drains toward Sonoma Creek, at the bottom of the valley. Ensuring that this water is of the highest quality benefits residents, animals, and the health of the entire ecosystem.

Portions of the existing 100-year-old storm drain system may be reusable for new development, especially with a holistic stormwater strategy that uses centralized and distributed bioretention areas throughout the site, which function as soil and plant-based filtration and infiltration feature that removes pollutants and enhances water quality through natural processes. Around 200,000 total square feet of bioretention areas will be required for the Core Campus, or 4 percent of the total site development footprint. Many of these areas can be multi-use spaces or modified versions of open spaces that already exist. In addition to large multi-use areas, bioretention areas can include smaller bioswales, rain gardens, and other landscaping features that can be incorporated into individual developments as well as the public realm. Additional measures that will ensure high water quality within Sonoma Creek include adherence to the Bay Area Stormwater Management Agencies Association’s (BASMAA)



Manual, which specifies best practices for Low Impact Development (LID) stormwater management, as well as additional rain-water capture infrastructure, trash screens in storm drains, and prohibition of pesticides for landscaping. Introducing pervious paving to new developments and minimizing new impervious surfaces can also reduce flood risks and runoff of toxic materials and can help with groundwater recharge.

POWER

As electric power generation moves toward the State target of a zero-carbon electricity system by 2045, fully electrified buildings capitalize on the cleaner energy in the electrical grid. All-electric buildings also have much higher indoor air quality than buildings with gas power, as no fossil fuels are burned inside for cooking, heating, or drying clothes. Banning natural gas throughout the SDC site creates cleaner air for residents and significantly reduces greenhouse gas emissions associated with the new homes, jobs, and businesses that will be sited at SDC.

Electric services in Sonoma Valley are provided by PG&E, which uses a mix of overhead and underground lines to provide power to the region. In light of the growing risk of wildfires in Sonoma County, all existing and new power lines on the site should be moved or constructed underground. The SDC site will also 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 and can gen-

erate its own power. The site will have a system of distributed energy resources (DERs) that will generate electricity on-site, which could include solar, wind, geothermal, and methane gas co-generation, a process that captures and burns the potent methane gases that are emitted from solid waste, such as from landfills, wastewater treatment plants, dairies, and other facilities. In an emergency, SDC can be separated from PG&E's larger grid, maintaining self-sufficiency and avoiding system-wide shut-offs that target dangerous overhead powerlines in windstorms.

SOLID WASTE

Recology provides solid waste services—including trash, recycling, and composting pickup—for unincorporated areas of Sonoma County. Attractive and unobtrusive trash enclosures for shared trash cans will help to contain back-of-house trash functions while still ensuring access.

Beyond standard collection of solid waste, SDC can improve soil, sequester carbon, and support jobs through an on-site composting program to capture and compost waste from residents and businesses. Building on the site's long history of farming, a compost program could be a major asset for SDC and cut down on the transport of organic compostable matter, especially if developed in conjunction with active farming on the east side of campus. Further, there exist opportunities to use some of these solid wastes in methane cogeneration, as discussed above. These and other creative, regenerative uses of on-site waste will help SDC design for resiliency and live up to its potential as a climate-forward community.

TELECOMMUNICATIONS

Telephone service in the Sonoma Valley is provided by AT&T, which has an extensive network of underground and overhead facilities in the area. Where required, off-site improvements will be performed by AT&T. Cable service in the Sonoma Valley is provided by City contract with Comcast. Comcast has a network of underground and overhead facilities serving most areas of the Sonoma Valley. Sonic recently conducted infrastructure upgrades in Sonoma County and may be a likely competitor for Cable and Phone service. If off-site improvements are necessary, the project sponsor will be responsible for trenching to the closest cable facility.



6.3 Water Supply

While Sonoma Water currently supplies the campus with water, the Planning Area has an historic natural water supply. The existing water system is a complex, self-sustaining system consisting of lakes, natural springs, wells, a raw water and potable water distribution system, a 1.8-MGD Water Treatment Plant (WTP), and 1.3 million gallon reservoirs that have the capacity to provide drinking water, irrigation and fire suppression to the projected future population of the SDC site. However, the water supply infrastructure is in poor condition and currently does not meet drinking water standards and requirements. The existing infrastructure is primarily located outside of the Core Campus, so determining the ongoing operations and ownership of the assets will be a critical discussion between the State, County, and eventual master developer or developers.

The State owns a variety of water rights associated with the SDC property, including riparian water rights and pre-1914 and post-1914 appropriative water rights. State legislation mandates that the riparian water rights—rights to the water that physically touches the land, such as from Sonoma Creek—remain with the property and limit water usage to within the site, and that the State may continue to hold the other rights for existing and future uses on the property. The legislation also recognizes the need for conservation of water resources to preserve or enhance habitat, fish and wildlife resources, groundwater resources, and recreation. Determining the ownership and use of these water rights will be another critical decision for SDC's water supply going forward.

PUBLIC FACILITIES

GOALS

- 6-A **Community Facilities:** Provide high-quality community facilities and spaces to serve new residents of the SDC site and the greater Sonoma Valley.
- 6-B **Parks and Recreation:** Maintain and increase the park spaces at SDC to provide recreational spaces for active play, gatherings, and leisure, including facilities to serve the needs of people of different ages, interests, and abilities.

POLICIES

- 6-1 Expand an existing Sonoma County fire district to serve SDC, and identify a location for the fire district to construct a new fire station within the Core Campus. Ensure easy and proximate emergency access to Arnold Drive with minimal crossings of pedestrian and bicycle routes.
- 6-2 Work closely with Sonoma County school districts to ensure that the future population of the Planning Area can be accommodated adequately in public schools.
- 6-3 Ensure that the existing baseball and soccer fields as shown in **Figure 6.2-1** are retained and maintained with continued public access.
- 6-4 Provide a fenced off-leash dog park within the Core Campus at least 200 feet from any creeks or wildlife corridors, with amenities such as benches, shade trees, and drinking water access.

- 6-5 Provide park spaces east of Arnold Drive on both sides of Sonoma creek with easy access from adjacent residential developments.
- 6-6 Ensure that parks and public spaces in the Core Campus offer a diverse range of amenities for a diverse range of park users, such as children's playgrounds and play areas, picnic areas, multi-use sports fields, an amphitheater or other outdoor performance spaces, areas for quiet contemplation, night sky viewing areas, and support facilities to enhance user comfort, including restrooms, drinking fountains, shade trees, and benches.
- 6-7 Allocate space for a local non-profit or other operator to build and operate a gym and community center to serve the wider Sonoma Valley community.



UTILITIES AND INFRASTRUCTURE

GOALS

- 6-C **Transformative Climate-Forward Community:** Promote a climate-resilient community that models the future of the Sonoma Valley by generating its own energy, reducing waste, and designing for resiliency in a changing climate.
- 6-D **Utilities and Infrastructure:** Ensure that infrastructure, including water, wastewater, stormwater, power, and telecommunications, can adequately, sustainably, and resiliently accommodate the needs of future residents and businesses.

POLICIES

Water and Wastewater Systems

- 6-8 Install dedicated irrigation meters for both new and existing commercial, industrial, and institutional landscaping.
- 6-9 Work with Sonoma Valley County Sanitation District (SVCS D) to explore the feasibility of establishing a recycled water facility on-site to offset the use of potable water on the site and to provide recycled water for non-potable uses such as landscape irrigation and firefighting.
- 6-10 Implement greywater and/or recycled water systems in new residential and commercial facilities to reduce potable water use for irrigation, toilet flushing, and other appropriate uses, in order to conserve potable water and reduce water waste. Meet landscape irrigation, groundwater recharge, and other water supply needs



with greywater and/or on-site treated wastewater to the maximum extent feasible, meeting at least 50 percent of the total irrigation needs through these means.

- 6-11 Apply for state, federal, and private grants to assist in installation of recycled water and greywater infrastructure. Explore opportunities to partner with other agencies and the feasibility of issuing bonds for this purpose.
- 6-12 Construct of new sewer laterals and mains to meet Sonoma Valley County Sanitation District standards and maintain these pipelines and appurtenances to ensure that inflow and infiltration is not a problem for the SVCS D in the future.
- 6-13 Provide sufficient wastewater conveyance, pumping, and treatment capacity for peak sewer flows and infiltration.
- 6-14 Continue to clean and video inspect the sewer infrastructure to mitigate sanitary sewer overflows, locate deficiencies, and reduce leaks and contamination.
- 6-15 Ensure that indoor plumbing fixtures in all new and retrofitted buildings meet or exceed CALGreen Tier 2 standards.

Stormwater Systems

- 6-16 Minimize impervious surfaces and use pervious pavements where possible, retaining and providing new pervious surfaces such as landscape areas, crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt. Prioritize permeable paving in new ground floor private parking spaces and non-primary access paving are required to be surfaced with permeable paving to encourage stormwater infiltration and disperse runoff from roofs, rainwater catchment system overflow, or pavement to vegetated areas where possible.
- 6-17 Maintain high water quality in lakes and streams by creating opportunities for rainwater capture such as roof drainage capture systems, installing trash screens in stormwater inlets, prohibiting use of pesticides in landscaping, and using bioretention facilities to clean stormwater before it reaches lakes and creeks in order to remove pollutants and enhance water quality through natural processes.
- 6-18 Incorporate site design measures and Low Impact Development (LID) features such as bioretention facilities in accordance with the Bay Area Stormwater Management Agencies Association (BASMAA) Manual or otherwise required by the Grading and Stormwater Division of Permit Sonoma. The bioretention facilities should have a surface area of at least 4 percent of the tributary impervious area.

Power

- 6-19 Connect each building within the Core Campus to a microgrid:
- a. Work with local distributed energy resources (DERs) installation groups and advocates to build enough on-site energy generation, such as solar, wind, geothermal, biomass, and methane gas cogeneration, to power the Planning Area in case of emergency;
 - b. Connect to PG&E's grid through the Community Microgrid Enablement Program or an equivalent, with isolation devices that allow SDC to fully connect or disconnect from PG&E's system;
 - c. Until the microgrid can be fully powered by on-site energy, promote purchase of 100 percent renewable or clean power from Sonoma Clean Power or PG&E.
- 6-20 Prohibit new natural gas lines to all new buildings and require new and adaptively reused buildings to be fully powered by electricity, except if required to provide for emergency operations.
- 6-21 Build all new utility lines underground and bury existing utility lines to improve safety and reduce visual clutter in accordance with Sonoma County Code Sec. 25-44.

Solid Waste

- 6-22 Work with local farming groups to start an on-site composting program for food, landscape trimmings, and farm waste to provide on-site jobs, sequester carbon, and provide valuable compost for SDC properties, or for agricultural production.
- 6-23 Explore opportunities and partnerships to collect off-gassing methane from on-site solid, farm, and food waste to be utilized as an energy resource, using technologies such as anaerobic digestion, aerobic digestion, and combined heat and power (CHP) cogeneration.
- 6-24 Work with Recology and developers to create standards for shared trash enclosures.

Telecommunications

- 6-25 Connect all new and adaptively reused buildings to broadband internet.



WATER SUPPLY

GOALS

6-E **Water Supplies:** Safeguard SDC's water supplies and water rights, ensuring adequate availability of water for residents, businesses, fire suppression needs, ecosystem services, and groundwater recharge.


POLICIES

- 6-26 Ensure the SDC site's water rights are retained for uses within the core campus and for habitat preservation, ecological services, groundwater recharge in the open space area, and to increase the reliability of the regional water supply.
- 6-27 Maintain water supply and filtration at the site and ensure adequate flexibility and supply to serve regional needs in case of an emergency.

- 6-28 Use water from SVCSD's Recycled Water Trucking Program for construction site activities, including dust control, cement mixing, soil compaction, to the greatest extent feasible.
- 6-29 Ensure that development does not result in an increase in water temperatures in receiving streams resulting from runoff of warm storm water from the site.
- 6-30 Ensure that development does not result in a net increase in withdrawals or diversions from area springs and streams, including Roulette Springs, Hill Creek, Asbury Creek, and Sonoma Creek, within critical low-flow periods, including summer, fall, and drought conditions, or as annual averages.







7 Implementation and Financing

The SDC Specific Plan provides a vision and a framework to guide the Sonoma Developmental Center's transition from a State facility into a vibrant center for housing and jobs, surrounded by tranquil parklands, open spaces, and safe habitats. Achieving the full potential of the Planning Area will require a range of efforts and actions on the part of the County, the State, the master developer, and community partners. These include carrying out the necessary regulatory measures, providing infrastructure improvements, and securing needed financing.

This chapter summarizes the regulatory mechanisms for consistency with existing planning codes, gives an

overview of how Affordable Housing will be provided on-site, describes order of magnitude anticipated development costs and potential financing mechanisms. It also outlines a recommended phasing plan, which forms the basis of the projected project outcomes. Different project sponsors may desire to approach phasing and development in a different sequence to enhance financial feasibility, and as long as the project's primary goals are achieved this may be permitted. As a living document with long-range applicability, mechanisms also exist to review the document periodically for successful performance, and permit changes in the SDC Specific Plan as the need arises.

7.1 General Plan and Zoning Ordinance Consistency

Implementation of the SDC Specific Plan will require additional regulatory actions by Sonoma County, including General Plan and Zoning Ordinance amendments to ensure consistency across documents. The primary regulatory actions are described below.

GENERAL PLAN AMENDMENT A General Plan amendment with a land use map amendment will be approved concurrently with the SDC Specific Plan that establishes the foundation for the Specific Plan’s vision, goals, and policies, and recognizes SDC’s development potential. Maintaining “vertical consistency” between the General Plan and Specific Plan is required by State law.

ZONING CODE AMENDMENTS While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code translates SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and will be adopted concurrently with the SDC Specific Plan.

7.2 Additional Project Review

While the Specific Plan is intended to streamline development at SDC, discretionary land use permits and ministerial permits that results in exterior modifications or new development within a LG (Local Guidelines) combining zone shall be reviewed and approved in compliance with Chapter 26, Article 82 (Design Review), and a Design and Site Plan Review or Administrative Design and Site Plan Review Permit shall be required prior to construction permit issuance to implement the provisions of the applicable Local Area Guidelines and Standards. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).

The review authority shall be the highest review authority designated by Section 26-92-060 (Concurrent Processing of Related Applications). Where only a Building, Grading, or Drainage Permit is required, the Director shall be the review authority for the Administrative Design Review.



7.3 Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), in parallel with preparation of the SDC Specific Plan, a Draft Environmental Impact Report (EIR) was prepared to address the new environmental impacts that could result from implementation. When a public agency has prepared an EIR for a specific plan, State law provides that residential, commercial, or mixed-use projects undertaken in conformity to the specific plan are exempt from CEQA, subject to certain requirements. Pursuant to Section 15152 of the CEQA Guidelines, projects will also be eligible to “tier” from the EIR, incorporating the prior analysis of that document by reference and concentrating solely on the specific environmental issues germane to the project in order to streamline environmental review. In addition to the policies and standards of the SDC Specific Plan and other applicable regulations, individual projects shall implement and demonstrate compliance with the mitigation measures in the Final EIR.

The County intends to rely on these provisions for exemptions and tiering to the maximum extent feasible in order to streamline environmental review of projects subsequent to the SDC Specific Plan.

7.4 Recommended Phasing

Implementation of the SDC Specific Plan will require coordination between the State of California Department of General Services, the main project sponsor, and several departments within Sonoma County, including Permit Sonoma, Sonoma Water, Regional Parks, General Services, and Transportation and Public Works. Timely, collaborative cooperation between these actors and agencies will be critical to ensure that the project moves forward efficiently while meeting the vision laid out in this Specific Plan.

The ultimate phasing of development and necessary improvements within the SDC Specific Plan area will be based on market factors as well as costs and available financing. Much of the construction of new infrastructure will occur over time concurrently with new development. A recommended phasing strategy is outlined below: the first phases of the development are likely to be occupied in 2028, and full buildout of the project could be complete by 2045. Actual phasing may change based on market conditions.

1 – 5 YEAR HORIZON

Within the first five years after adoption:

State

- Resolve development/ execution approach (i.e. master developer or sponsor); Coordinate transfer of preserved open space to Sonoma County;
- Coordinate with local infrastructure agencies for future uses of water infrastructure located within preserved public parkland and open space.

County

- Study Highway 12 connector alignment and design;
- Arnold Drive Complete Street / Shared-Use Path improvements;
- Design and construction of new fire station;
- Work with non-profit Affordable Housing partners and project sponsor to 1) locate and 2) begin design/financing/ construction of first Affordable Housing project.

Project Sponsor

- West Side demolition / infrastructure improvements;
- Prepare a historic preservation plan (see Section 4.3: Historic Preservation);
- Break ground for first housing units west of Arnold Drive;

- Establish hospitality strategy including programming, potential operator, adaptive reuse and new construction approach;
- Define strategy and approach for institutional user in Walnut Circle and funding/ redevelopment strategy;
- Establish market strategy to attract employment clusters;
- Undertake low risk adaptive reuse of properties for employment/ services to test market;
- Establish catalyst projects to drive/ seed economic development of employment core with focus on maker, incubator and creative services;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the west side;
- Identify first phase for development and product mix;
- Construct public realm improvements for the full Historic Core ;
- Begin long term preparation and remediation for implementing regenerative agricultural practices east of Sonoma Creek
- Outline Utility/ Roadway Upgrade and New Construction Phasing and Approach and required Funding strategy

5 – 10 YEAR HORIZON

Between five and 10 years after adoption:

County:

- Construct Highway 12 connector;
- Partner with local organizations to design and build / adaptively reuse community facilities and other features (e.g. community center, gym, and museum);
- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Project Sponsor

- Ongoing Historic Core adaptive reuse and construction of new buildings with emphasis on delivering ‘complete’ neighborhoods before starting new development;
- Additional development of West Side to create complete neighborhoods;
- Establish product typologies for new residential products to be included on the east side of Arnold Drive;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the east side;
- Continue implementation of regenerative agricultural practices in advance of development of agrihood residential program.

10 – 20 YEAR HORIZON

Between 10 and 20 years after adoption:

County:

- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Master Developer:

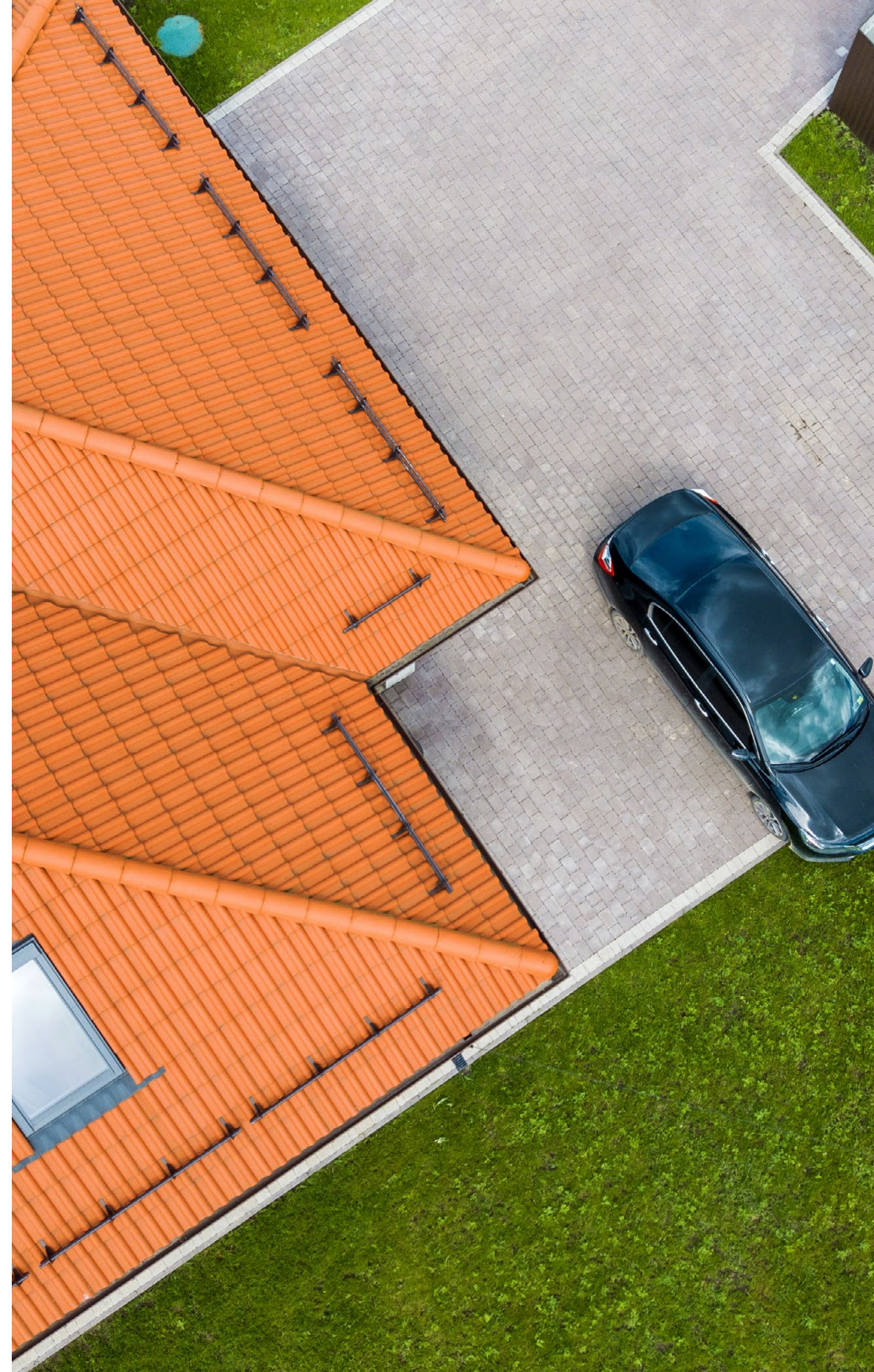
- East Side demolition / infrastructure improvements;
- Development of east side neighborhoods;
- Development of agrihood neighborhood ;
- Full build-out of campus.



7.5 Affordable Housing

Today, the Sonoma County Municipal Code (Section 19.44.020: Inclusionary Units) requires the provision of 20 percent income-restricted affordable housing for ownership projects and fifteen percent for rental projects. Under this Specific Plan, developers in the Planning Area will be required to provide 25 percent income-restricted affordable housing for all projects. These units are the responsibility of the developer, and the costs will be subsidized by the market rate housing. The inclusionary affordable housing should be built concurrently with market rate housing to ensure that there is not an up-front cost burden on the project sponsor, and to encourage the affordable housing to be co-sited and mixed in with market rate housing (see Section 4.2: Affordable Housing for specific policies).

Beyond this required inclusionary housing, approximately 100 units of additional income-restricted affordable housing will be built within the Planning Area. These units are assumed to be funded with a mix of low-income housing tax credit funding and public funding, requiring approximately \$60,000 per unit for construction and related infrastructure. Additional housing for people with developmental disabilities may also be income-restricted. The County, non-profit partners, and the master developer should work together to determine siting, phasing, and construction of these units.



7.6 Funding and Financing Sources and Mechanisms

The development of the SDC Specific Plan will require a tremendous investment in infrastructure, new construction, and the rehabilitation of existing structures. This section outlines a conceptual framework for the financing required to develop the Specific Plan, including the public infrastructure.

Private sector developers will drive new investment and construction in the SDCSP. Therefore, it is envisioned that the private sector will be responsible for funding the majority of on-site improvements planned for the Specific Plan area,¹ including new and renovated buildings, meeting on-site development standards, paying existing and possible future fees, and making physical improvements such as new sidewalks and pathways.

Some of the necessary improvements are anticipated to fall under Sonoma County's responsibility. The plan elements listed in **Table 7-1** are assumed to be the responsibility of Sonoma County, and should be considered for future inclusion in the

¹ There are two components that are assumed to not be funded by the private sector. The SDCSP includes the development of affordable housing that exceeds 25 percent of market rate units. The gap financing for these additional affordable units will not be the responsibility of the private developers engaged at the SDC, and are intended to be developed by other operators in conjunction with Sonoma County. Additionally, it is assumed that vertical construction costs of community facilities and utility buildings will be the responsibility of public agencies.

Sonoma County budgeting process and Capital Improvement Plan (described below in further detail), or could be financed through alternative funding sources, such as partnerships with community groups and local non-profits.

Table 7-1: Sonoma County Responsibilities

Improvements	Cost
Arnold Drive Complete Street Improvements and Shared-Use Path Connection	\$4,200,000
Public Facilities <i>Gym, Community Center, Parks, SDC Museum, new Fire Station, Emergency Operations Center</i>	<i>Cost estimate requires further study based on scale and design of facilities required.</i>

Note: Off-site improvements, including those outside of the Core Campus like recreation spaces, parking facilities, restrooms, and the Highway 12 connector road, have not been included in this analysis.

While the evaluation of the financial feasibility of developing the SDCSP has assumed that the entire cost of all on-site infrastructure improvements will be borne by the private sector developers of the residential, hospitality, commercial, office, and R&D uses, there are funding and financing tools for infrastructure, historic rehabilitation, and affordable housing that could facilitate the implementation of the SDC Specific Plan. This section describes these sources and mechanisms.

Although the terms “funding” and “financing” are often used interchangeably, there is an important distinction between the two terms. “Funding” typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. “Financing” involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for the improvements before the revenue to cover the full cost of the improvements is available.

The funding sources and financing tools have been evaluated relative to their purpose, process of adoption, and implementation. Funding and financing mechanisms are organized under four broad categories:

- Project Sponsor, property owner, and user funding, financing and resources for infrastructure;
- Existing County resources for infrastructure, affordable housing, and historic rehabilitation;
- Tax increment financing for infrastructure, public facilities, and affordable housing;
- Federal and State funds for infrastructure, affordable housing, and historic rehabilitation.

Additional funding for site improvements or public facilities could come from grants or philanthropic giving, but due to the uncertainty of these sources, they are not evaluated below.



Project sponsor, Property Owner, and User Funding, Financing, And Incentives for Public Infrastructure and Facilities

Developers are primarily responsible for building on-site improvements necessary to complete their projects. In contrast, the path to delivery of infrastructure that serves a broader area requires greater coordination among public and private stakeholders. The mechanisms reviewed below offer ways of engaging developers in the funding and financing of off-site improvements necessary for accommodating new development and spurring further economic growth. A final tool, incentive agreements, provides a vehicle for local agencies to fund a portion of in-tract costs in cases where private development would not otherwise be feasible.

Development Impact Fees

Pursuant to the Mitigation Fee Act,² local agencies may assess impact fees to cover incremental service and capital costs of new development. Fees are typically paid at the time of building permit issuance or recording the final subdivision map and are placed into a reserve fund for specific improvements. Parking or traffic mitigation fees are examples of development impact fees. A technical analysis is required to demonstrate the proportional relationship between the fee and the incremental costs to the agency, prior to adoption by the legislative body. Local agencies may also consider market factors when setting fees, in particular, whether fee levels stand to negatively impact project feasibility.

Special Assessment and Special Tax Districts

The intent of special assessment and special tax districts is to fund public capital facilities to serve new development. Districts adopt a new special assessment or special tax paid by property owners within a defined area, which can be used to issue debt for capital improvements that benefit the district. Pursuant to Proposition 218, special assessments must be assigned to property owners in direct proportion to the benefits received from targeted improvements. Special tax formulas are not subject to the same standard and allow for a variety of property characteristics – other than property value – to determine tax apportionment. Both special assessments and special taxes are subject to approval by voters (if 12 or more are registered in the district) or affected property owners (in all other cases). A simple majority is required for special assessments, whereas special taxes must be approved by a two-thirds majority.

² Government Code §66000



The scope of eligible activities in special tax districts is broader than in special assessment districts. While facilities or services funded by special assessment districts must confer “special benefits” upon affected property owners, special tax districts must only ensure that new capital facilities and services supplement, rather than supplant, existing levels of service in the district. Due to their greater flexibility, special tax districts are more commonly utilized than special assessment districts.

Special tax districts are typically authorized under the Mello-Roos Communities Facilities Act of 1982³ and are referred to as Community Facilities Districts (CFDs). A variety of special assessment districts are authorized under state law, including the Municipal Improvement Act of 1913, Landscape and Lighting Act of 1972, and Benefit Assessment Act of 1982. A comparison of the two structures follows.

Mello Roos/Community Facilities Districts (CFDs)

Process: The process to establish a CFD may be initiated by two members of the sponsoring legislative body, 10 percent of district voters, or 10 percent of landholders (measured by acreage owned). Proposed districts may include non-contiguous areas. Adoption of the special tax requires a public hearing and an affirmative vote by two-thirds of the qualifying electorate. If there are twelve or more registered voters within the proposed geographic area of the district, then the formation election is an election of registered voters. If there are less than 12 registered voters, then the formation election is an election of

property owners, with each owner receiving one vote per acre of owned property. The same approval requirements apply to the issuance of bonds. Bonds are limited to a 40-year maturity and are secured by special tax payments. CFD taxes are paid concurrently with ad valorem property taxes. Throughout the life of the district, an annual report must be produced upon request of property owners.

Use of Funds: CFDs are eligible to fund the planning, design, construction, rehabilitation or acquisition of a broad range of public facilities. Examples of eligible improvements include:

- Streets, public realm, and public right of way improvements;
- Park, recreation, and open-space facilities, including maintenance;
- School sites and structures;
- Libraries, childcare facilities;
- Water, wastewater and utility infrastructure, including undergrounding utilities;
- Stormwater management;
- Flood infrastructure; and
- Seismic retrofitting.

³ Government Code §53311

In addition, districts may fund certain public services provided that services are not funded with bond proceeds and services do not supplant those offered prior to the formation of the district. Examples of eligible services include fire and police protection and the maintenance of new infrastructure or parks.

Evaluation: CFDs have proven effective at funding broad-based capital projects in developing areas, similar to the SDCSP. They are most commonly used in circumstances in which approval is limited to a small group of land holders. The special tax creates a dedicated funding source suitable for bond financing but also an additional cost on property ownership. CFDs could be particularly useful for funding SDCSP improvements.

Special Assessment Districts

Process: Special assessments districts require the preparation of an engineer’s report that demonstrates that planned improvements will confer a “special benefit” upon the district. The report must also allocate the costs of proposed improvements in proportion to benefits received from services and improvements. Affected property owners vote on the assessment, with voting weighted proportionally to each property owner’s proposed assessment. A simple majority is required for the assessment to take effect. Once established, the sponsoring public agency may issue bonds secured against assessment revenue, pursuant to the Improvement Bond Act of 1915.⁴

⁴ Streets & Highways Code §8500

Uses of Funds: The many variants of special assessment districts under state law authorize the construction of public facilities such as landscaping, lighting, streets, water, wastewater and storm water infrastructure, parks and public facilities. Most assessment districts also allow funding of maintenance costs associated with public facilities. However, assessment bonds are not authorized to pay for ongoing services.

Evaluation: Special assessments are appropriate for funding maintenance and infrastructure when benefits can be clearly measured and apportioned among landholders. The revenue capacity of special assessment districts is relatively limited given that assessments may only account for benefits conferred on specific property owners that go beyond standard levels of service.



Developer Credits and Reimbursements

Many local agencies permit developers to construct area-serving infrastructure such as streets, utilities, parks and open space in lieu of paying certain impact fees. Local agencies may also enter into agreements to reimburse developers for investments in area-serving infrastructure in cases where the value of the investment exceeds fees otherwise owed by the project. Local agencies may pledge future development-based revenues, such as impact fees, assessments or special taxes towards the reimbursement agreement; however, pursuant to Government Code §53190, the general fund must not be liable for repayment of obligations. All special levies and assessments are subject to approval by property owners and voters, as described in the previous section.

Development Agreements and Enhanced Entitlements

It is common for local agencies to enter into a development agreement when conferring long-term entitlements for a major project. As part of the negotiation process, developers may offer to provide extraordinary benefits, including infrastructure and other public facilities. These commitments are agreed upon at the discretion of negotiating parties and as such are not subject to the Mitigation Fee Act. The nature and magnitude of benefits provided will depend on local market conditions, the entitlements, and the development economics of the project. Providing favorable entitlements can be an effective means for funding infrastructure and public facilities. Examples include: reducing parking requirements, increasing permitted floor to area ratios,

etc. By increasing the value of the private development, additional “value” is created for infrastructure improvements.

Economic Incentive Agreements

Incentive agreements provide the private sector a form of gap funding in situations where the development economics do not support the full cost of a commercial project with the potential to deliver substantial community benefits. Local agencies may enter into incentive agreements pledging to rebate a portion of sales taxes generated by new businesses locating to an area that designate the jurisdiction as the point of sale. Incentive agreements may also rebate a portion of Transient Occupancy tax revenues generated by new lodging developments. Developers or tenants can leverage such agreements to finance site or tenant improvements in private capital markets secured by anticipated tax rebates. Pursuant to Government Code §53083, jurisdictions providing economic development subsidies must specify in a public hearing the amount of the subsidy and the projected benefits prior to entering into an incentive agreement valued above \$100,000.

User and Enterprise Fees

User fees could be a potential source of funding for water, wastewater, and stormwater improvements. However, user fees in urbanized areas typically pay for ongoing operations and maintenance of existing facilities and may not be a major source of funding for improvements in the Specific Plan.

EXISTING COUNTY RESOURCES

General Fund

While not a primary funding source, the County’s General Fund may be a useful source for short-term loans to be repaid by longer-term sources of capital.

Capital Improvement Program (CIP)

A portion of the infrastructure projects identified in the SDCSP may be appropriate for including in the County’s Capital Improvement Program (CIP). Sonoma County identifies, prioritizes, and funds its major public improvement projects through the CIP, including for the construction, replacement, and repair of public infrastructure, including streets and transportation infrastructure, regional parks, and water infrastructure. The CIP indicates project priorities and estimated funding needs, and represents a cross agency effort to prioritize county-wide capital improvements to address recovery related needs, improve access to government services, and reduce the cost of government operations. The Plan provides estimated funding needs for the Board of Supervisors to consider in the course of subsequent budget discussions. The Sonoma County CIP is updated on a five-year planning basis; the current cycle covers 2021 – 2026.

For Core Campus improvements that are under the purview of Sonoma County, including complete street improvements along Arnold Drive, fire facilities, and other community-oriented amenities, and for capital improvements to the public parkland and open space, Sonoma County will need to update its CIP, or include desired projects in its 2027 – 2032 CIP.

TAX INCREMENT FINANCING FOR PUBLIC INFRASTRUCTURE, PUBLIC FACILITIES, AND AFFORDABLE HOUSING

Tax increment financing permits local agencies to finance infrastructure and other community improvements by issuing bonds secured by growth in an area’s property tax revenues. Tax increment financing was approved by California voters in 1952 and later became a widely used tool of redevelopment agencies. Following the dissolution of redevelopment agencies in 2012, the State has bolstered alternative means of tax increment finance by authorizing “Enhanced Infrastructure Finance Districts” (EIFDs) and other variations of financing districts.

While not as robust as Redevelopment, tax increment financing tools can serve as an important funding source for public facilities as well as other eligible projects. Once established, infrastructure finance districts are authorized to receive tax increment revenues from a defined area with the consent of affected taxing entities, excluding school districts. The financing capacity of the districts in unincorporated areas is driven by the county’s portion of the 1% property tax levy and the magnitude of new real estate development/value that is anticipated to occur within the district. It is an effective tool when the county receives a large share of the 1% property tax levy. Sonoma County receives 23% of the 1% base levy, which is a typical allocation rate for a county. Other local tax revenues can be deposited into an EIFD, including property taxes in-lieu of motor vehicle license fees, Redevelopment Property Tax Transfer Funds (RPTTF), assessment district revenues, etc.

Districts may include any area, including non-contiguous areas, within a sponsoring city or county.

Enhanced Infrastructure Finance Districts (EIFDs)

Process: The governing local agency (county for unincorporated areas) is permitted to initiate the formation of an EIFD. The first step entails forming a Public Financing Agency (PFA) to govern the district and adopting a resolution of intention to form the district. The governing entity oversees the preparation of the infrastructure finance plan, which must specify the boundaries of the district, the projects to be financed, tax revenues to be captured over time, a plan for debt financing, a fiscal analysis, and the district term. The EIFD is approved through a process of three public hearings and a “protest vote” of registered voters within the boundaries of the proposed district, which is only required if more than 25% of combined registered voters and landowners register disapproval of the formation. Otherwise, the district is formed by a majority vote of the members of the PFA. Voter approval is not required for the issuance of bond debt secured by the EIFD.

Term: An EIFD may extend 45 years from approval of bond issuance.

Use of Funds: At a minimum, infrastructure finance districts are eligible to fund public facilities that serve an area broader than the boundaries of the district. Such facilities may include transportation infrastructure, water and wastewater infrastructure, solid waste facilities, and community amenities including parks,

libraries, and childcare centers. All structures also authorize funding of affordable housing costs associated with a Transit Priority Project, pursuant to Government Code §65470.⁵ The scope of tax increment financing districts extends to other forms of private development assistance, including brownfield restoration Sustainable Communities Strategy projects, industrial structures for private use and affordable housing. While not required to build housing, infrastructure finance districts must replace any affordable units destroyed or removed in the course of the district’s activities.

Funding Capacity: EIFD revenues are generated by the voluntary allocation of a portion of each participating agency’s share of incremental property tax revenues generated within the boundaries of the district. It is likely that Sonoma County would be the only participating taxing agency of an EIFD at the SDC. EIFD revenues can be used to fund improvements on a pay-go basis, to reimburse developers or to secure debt.

Other terms: EIFDs are funded by a diversion of incremental property tax revenues to the district. It is not a new tax on property or secured by a lien on property.

⁵ A Transit Priority Project must be located within a half mile of a major transit stop, contain at least 50 percent residential uses, and reserve at least 20 percent of units for families with moderate incomes or less.



STATE PROGRAMS

Federal, state, and regional grants, loans and incentive programs are valuable sources of gap financing and funding for local infrastructure and economic development projects. There are a number of programs to fund projects that improve sustainability - affordable housing, bicycle paths, in-fill housing, connectivity improvements, intensifying development around public transit hubs, etc.

Sample Grant Programs

Cap and Trade Funds – AHSC Program (Affordable Housing & Sustainable Communities). These funds are administered by the strategic Growth Council and implemented through HCD. The goal of the funds is to incentivize the development of compact, transit-oriented affordable housing, transportation infrastructure and enhancements, and related programs that reduce greenhouse gas emissions (GHGS).

Infill Infrastructure Grant Program (IIG). This program is administered by the Department of Housing and Community Development. The primary goal is to promote infill housing development by funding infrastructure improvements that support higher density affordable and mixed-income housing in infill locations. This program requires areas be built at a minimum density of 15 units per acre, which any of the residential or flex areas in the Core Campus could be built to.

Active Transportation Program (ATP). This program is administered by Caltrans. The purpose of the ATP is to encourage increased use of active modes of transportation, such as biking and walking. The ATP consolidates existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School, into a single program with a focus to make California a national leader in active transportation.

Loan Programs

Loan programs provide local agencies and private partners with loan guarantees, access to tax exempt bond pools, or other forms of debt financing with favorable rates and terms. Commonly utilized loan programs include:

- **Clean Water State Revolving Fund Program:** This program is administered by the State Water Resources Control Board. It provides low-cost financing for a wide variety of water quality projects.
- **State Infrastructure Bank: Industrial Development Bonds:** The State Infrastructure Bank's Industrial Development Bonds program funds the acquisition, construction and rehabilitation of manufacturing facilities. Bonds are issued by the State Infrastructure Bank, local Industrial Development Authorities, or Joint Power Authorities. Applications are submitted for specific projects rather than for community wide improvements. IDB financing provides projects up to \$10 million in long-term financing at favorable interest rates. Terms of maturity are limited to 120% of the life of the

assets financed. The majority of funds must be dedicated toward production purposes; no more than 25% may support investments in office or warehouse space. Applications are accepted on an ongoing basis.

- **State Infrastructure Bank Revolving Loan Program:** The State Infrastructure Bank Revolving Loan Fund provides favorable loans of up to \$25 million to local agencies to finance a range of infrastructure projects. Eligible projects include public facilities such as streets, water, and wastewater infrastructure, as well as private development assistance including the construction of industrial and commercial facilities and related infrastructure. Local agencies determine the revenue source for loan repayment. Applications are accepted on an ongoing basis.

- **Statewide Community Infrastructure Program (SCIP):** The Statewide Community Infrastructure Program is a tax exempt financing pool administered by the California Statewide Communities Development Authority (CSCDA). Thirty-year, tax-exempt bonds issued by CSCDA are secured by special assessments or a special tax levy. Proceeds may be used to fund public facilities, advance impact fees payable to a local agency, or reimburse developers for the cost of public improvements. The SCIP achieves favorable interest rates by pooling smaller financings into a single bond issuance. SCIP can also assist local agencies in the establishment of special assessment or community facility districts. Any local agency that is a member of CSCDA is eligible to participate; applications are accepted on an ongoing basis.

FEDERAL PROGRAMS

Historic Tax Credit Program for Rehabilitation of Historic Structures

The Federal Rehabilitation Tax Credit, otherwise known as the Historic Tax Credit, is one of the most powerful historic preservation tools available. Recognizing the cost associated with rehabilitating historic buildings, the Historic Tax Credit provides a 20% income tax credit to developers of income producing properties such as office buildings, retail establishments, rental apartments, and others. The value of the tax credit is typically equivalent to 20% of eligible costs.



Established first in 1976, since its inception, the tax credit has resulted in the preservation of more than 45,000 buildings and generated over \$102 billion in estimated rehabilitation investment. In 2019 alone, 1,042 completed projects generated \$5.7 billion in rehabilitation work and created 172,416 low- and moderate-income housing units.

Low Income Housing Tax Credit Program (Federal and State Program) for Affordable Rental Housing

The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Without the incentive, affordable rental housing projects do not generate sufficient profit to warrant the investment.

The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years. Investor equity contributed to the project in exchange for the credits typically finances 30% to 60% of the capital costs of the project. California generally requires affordability covenants to remain in place for at least 55 years.



Appendix A

SDC Specific Plan Standard Conditions of Approval

Appendix A: Standard Conditions of Approval

The following Standard Conditions of Approval are the environmental mitigations that will need to be reflected in a checklist or other development conditions that will be prepared by Permit Sonoma following the adoption of the SDC Specific Plan and that will be applied to all future development within the Planning Area. These Conditions of Approval are applicable at different stages of the planning and development process, from pre-application to post-construction, and may be performed at a site-wide or building-level scale, as applicable. Some of these conditions could be met by conducting a pre-construction site-wide survey that addresses multiple topics—such as for biological resources—while others may be more appropriate as pre-occupancy permitting conditions. These SDC-specific conditions are in addition to other standard conditions that are applied countywide.

Open Space and Resources, and Hazards Conditions of Approval

HAZ-1 **Ensure that if construction activities occur between the hours of 10 p.m. to 7 a.m.,** within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), the following measures shall be implemented:

- i. Nighttime construction noise shall not exceed the noise level standards shown in Table NE-2 of the Sonoma County General Plan 2020 when conducted between the hours of 10 p.m. to 7 a.m.
- ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.
- iii. The analysis of nighttime construction activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of construction equipment to be used and the potential noise levels at noise-sensitive receivers located 0.5 miles of a noise-sensitive receiver.
- iv. Provided the nighttime construction noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.

- v. Provided the nighttime construction noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table NE-2, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing activities at a further distance from the noise-sensitive land use.

HAZ-2 If construction activities using pile driving or blasting occurs during construction, the following measures shall be implemented:

- i. For all preserved and reused buildings, pile driving or blasting vibration shall not exceed the structural damage impact of 0.08 in/sec PPV at these vibration-sensitive receivers.
- ii. Daytime (7 a.m. to 10 p.m.):
 - a. Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver.
 - b. Daytime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area.
- iii. Nighttime (10 p.m. to 7 a.m.):
 - a. Nighttime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area within 0.25 mile of the vibration-sensitive receivers.
 - b. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis.
 - c. The analysis of nighttime blasting vibration shall be completed in accordance with industry standards. The analysis shall consider the blasting plan and potential vibration levels at vibration-sensitive receivers located within 0.25 mile of the vibration-sensitive receivers.
 - d. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, pile driving or blasting may proceed without additional measures.
 - e. Provided the analysis concludes that vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, additional measures shall be implemented to reduce vibration levels below the

standard. These measures may include, but not be limited to, pre-drilling pile holes, utilizing a vibratory pile driver, performing pile driving at a further distance from the noise-sensitive land use, or using blasting mats to reduce vibration levels below the threshold.

HAZ-3 Implementation of Best Management Practices to reduce exposure of workers to contaminated materials during construction should be followed. Some BMPs include OSHA 40-Hour training, misting/wetting of soil before transportation, covering loads of soil or debris during transportation, covering stockpiles to protect them from inclement weather or high winds, continuous soil sampling, proper disposal practices, and prohibiting long term road closures or blocking of roadways that would impair or interfere with emergency response or evacuation.

A Soil Management Plan shall be prepared and used to provide procedures and protocols for excavating, handling, or storing soils with identified hazardous or potentially hazardous materials. The Soil Management Plan will: identify procedures for monitoring exposure during excavation and handling activities; specify dust control measures and monitoring activities during excavation activities; specify approved temporary stockpile locations and measures to protect the environment such as placement of temporary plastic liners and covers to prevent the spread of contamination; specify methods of transportation from the site and locations of approved solid waste handling facilities or waste disposal sites; specify transportation routes from the site; specify the qualifications of the personnel to perform the waste characterization and removal activities; document that removed soils are characterized in accordance with hazardous waste rules and regulations and in accordance with disposal facility acceptance criteria; and identify procedures for documenting the proper disposition of the soils removed from the site including the sampling and testing of representative samples.

A Health and Safety Plan shall be developed for each specific sub-site or activity that would involve removal or exposure to hazardous or potentially hazardous materials. The Health and Safety Plan will identify the project location and background, health and safety considerations including the types of hazards present, project personnel and safety responsibilities, personal protective equipment, and emergency procedures. Abatement involving asbestos or lead-based paint should follow OSHA procedures and be performed by licensed Contractors and Certified workers to reduce risk to people and the environment.

UTIL-1 **The existing raw water conveyance system shall be surveyed** to identify its alignment through the core area and beyond to connections at the onsite water sources, storage tanks, and WTP. An evaluation of the condition of the piping through CCTV and other non-invasive methods will be required to determine the adequacy of the piping to be re-used or the extent of repairs need.

- UTIL-2** Once a condition assessment of the existing raw water transmission piping has been completed, the Valley of the Moon Water District shall prepare an estimate for the repair, replacement, refurbishment, or relocation of the raw water transmission piping needed to utilize the onsite water sources and agree to improvement and maintenance of these pipelines needed to ensure the water supply conveyance to treatment facilities and subsequently to customers.
- UTIL-3** Complete an analysis of the capacity of SVCS D trunk sewer to serve the SDC at full buildout.
- UTIL-4** Annex the portion of the SDC Core Campus outside of the SVCS D service area into the SVCS D.
- UTIL-5** Topsoil removed in preparation for construction grading and drainage shall be stored on or near the site and protected to prevent soil loss while the work is underway. Topsoil shall not be stored on top of root systems of trees intended to be preserved. Topsoil shall be restored to disturbed surfaces prior to revegetation. See also CALGreen residential mandatory measures and Sonoma County Code Section 11.14.080.
- WQ-1** Construction activities must comply with existing regulations presented in NPDES permits, San Francisco Bay MRP, the Sonoma County Code, the MS4 Phase II Permit, and the Sonoma County General Plan.
- WQ -2** Any potential hazard to life or property in the Planning Area shall be properly investigated by the appropriate licensed professional.
- WQ -3** All development that requires a geotechnical, hydrological, or environmental report shall utilize the recommendations of said report and be in compliance with regulatory agencies.
- WQ -4** Existing storm water systems shall be updated to reduce infiltration of pollutants into waterways.
- WQ -5** Since both reservoirs at the Planning Area are classified as at least a high hazard, an Emergency Action Plan (EAP) must be implemented in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP must be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.
- GEO-1** Geotechnical investigations shall be performed in areas of existing structures to be rehabilitated or new proposed structures to establish appropriate mitigation techniques. A geotechnical investigation shall be used to evaluate the presence of liquefiable soils, lateral spreading, expansive soils, seismic hazards or landslide hazards. Possible mitigation measures for the geotechnical investigation may include removal of liquefiable or expansive soils, installing retaining structures, or the construction of deep foundations. Expansive soils may also be mitigated with lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Additionally, areas with greater than 15 percent slope will require a geotechnical

investigation. Potential landslide mitigations include the creation of buttress fills, retaining structures, or reducing slope steepness. Avoidance of potential landslide areas would also be done where feasible.

- a) A geotechnical investigation shall also be performed to determine the presence of an unstable geologic unit. Potential geotechnical design measures include recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations performed by a registered civil or geotechnical engineer will identify potential impacts which will allow mitigation measures to be accurately applied to an extent that the risk to life or property be reduced to a less-than-significant level.
- b) A geotechnical investigation shall be performed for any new development to be constructed at the site. The geotechnical investigation should evaluate the hazards of expansive clay soils, liquefaction and lateral spreading, creek bank stability, slope stability, landslides, existing fill and cut slope stability, and seismic shaking. The report shall provide design recommendations for mitigation of expansive soils and unstable geologic units to an acceptable level. Mitigations for expansive soils may include measures such as lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Mitigation measures for unstable geologic units may include removal of unstable geologic fills, recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations will identify potential impacts which will allow mitigation measures to be accurately applied.

GEO-2 Both Fern and Suttonfield lakes are currently under the responsibility of the State/SDC. Since both reservoirs at the Planning Area are classified as at least a high hazard; an Emergency Action Plan (EAP) must be implemented in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP will need to be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.

GEO-3 Halt Construction Activity in Case of Finding Paleontological Resources, Evaluate Find, and Excavate Find. In the event that previously unidentified paleontological resources are uncovered during site preparation, excavation, or other construction activity, applicants proposing development of projects within the Planning Area shall cease all such activity within 25 feet of the discovery or ensure that all such activity within 25 feet of the discovery ceases until the resources have been evaluated by a qualified professional and specific measures can be implemented to protect these resources in accordance with Sections 21083.2 and 21084.1 of the California

Public Resources Code. If the qualified paleontologist determines the find is potentially significant, the project applicant shall ensure a qualified paleontologist shall excavate the find in compliance with state law, document the find, and arrange for curation at a depository, keeping project delays to a minimum. If the qualified paleontologist determines the find is not significant, then the project will continue without delay.

GEO-4 Halt Work if Cultural Resources are Encountered and Evaluate Resource. Developers of projects in the Planning Area shall halt all work if cultural resources are encountered during excavation or construction of a project and retain a qualified archaeologist to evaluate and make recommendations for conservation and mitigation. All such recommendations shall be in accordance with section 5097.98 of the California Public Resources Code, and section 7050.5 of the California Health and Safety Code, as applicable.

GEO-5 Inadvertent Discovery Protocol. In the event an archaeological resource is encountered during excavation or construction activities for projects within the Planning Area, the construction contractor shall halt construction within 50 feet of the find and immediately notify the City. Construction activities shall be redirected and the project proponent shall, in consultation with the City, retain a qualified professional archaeologist to 1) evaluate the archaeological resource to determine if it meets the CEQA definition of a historical or unique archaeological resource and 2) make recommendations about the treatment of the resource, as warranted. If the resource does meet the CEQA definition of a historical or unique archaeological resource, then it shall be avoided to the extent feasible by project construction activities. If avoidance is not feasible, then adverse effects to the deposit shall be mitigated as specified by CEQA Guidelines Section 15126.4(b) (for historic resources) or Section 21083.2 (for unique archaeological resources). This mitigation may include, but is not limited to, a thorough recording of the resource on Department of Parks and Recreation Form 523 records, or archaeological data recovery (b)(3)(C), which requires a data recovery plan prior to data recovery excavation, shall be followed. If the significant identified resources are unique archaeological resources, mitigation of these resources shall be subject to the limitations on mitigation measures for archaeological resources identified in CEQA Guidelines Sections 21083.2 (c) through 21083.2 (f).

GEO-6 Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, developers of projects in the Planning Area shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resource are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.

GEO-7 All local tribes contacted per SB 18 and AB 52 must be given the opportunity to monitor ground disturbance activities during implementation of the Proposed Plan.

BIO-1 Perform specific Project biological resource assessments. Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level. These measures shall meet or exceed those described for special-status taxa in the following measures of this section. In addition, the following best management practices (BMPs) shall be implemented for all projects:

1. An environmental awareness training program shall be provided to personnel working on the project. The training shall include materials that describe the sensitive habitats and species present and the measures that have been incorporated into the project to protect those habitats and species. The training materials shall be prepared by a qualified biologist who will train a member of the contractor's crew to provide follow-up trainings to newly hired employees during the construction period. These materials may be updated as new information is available.
2. All work areas, including parking and staging areas, shall be the minimum size necessary to implement the project and will be clearly delimited prior to implementation of any work.
3. All trash and debris shall be confined in enclosed bins located within staging areas.
4. No pets will be allowed within the construction area.
5. Any soil or other material stockpiled during construction that could be easily transported by wind or rain shall be covered when not actively in use.
6. No materials shall be placed where they may enter sensitive habitat, receiving waters, or a storm drain, or be subject to wind or runoff erosion and dispersion.
7. Appropriate washout, trackout, and dust control BMPs shall be implemented during construction.
8. All vehicles and equipment scheduled for use in construction on the site shall be clean and free of mud or vegetation that could introduce plant pathogens or propagules of non-native plants. This includes equipment hauled into the site. The importance of this measure shall be discussed in the environmental awareness training materials.
9. No construction vehicles or machinery shall be allowed outside of the delimited parking, staging, and work areas.

10. All vehicles and equipment used on-site shall be well maintained and checked upon site entry for fuel, oil, and hydraulic fluid leaks or other problems that could result in spills of toxic materials. Drip pans will be used under all vehicles and equipment when not in active use.
11. All vehicle fueling and maintenance activities will occur at least 100 feet away from any wetland, stream, or other water body unless in a designated area with appropriate berms to prevent spills from traveling beyond the upland work area.
12. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed for the project and all measures included in the SWPPP shall be implemented during all phases of construction, as appropriate.
13. Temporary erosion control materials shall be inspected on a regular basis during construction consistent with the SWPPP, and any required repairs shall be implemented immediately.
14. For any work within aquatic features or required setback around such features, the contractor shall be prepared to handle any localized hazardous waste spills (e.g. gas, oil, or pesticides). Spill control and clean-up materials (e.g., oil absorbent pads, fiber rolls) shall be kept on-site at all times in case a spill occurs. Any waste materials including, but not limited to, raw cement/concrete or washings thereof, asphalt, paint, construction waste, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, should be prevented from contaminating the soil and/or entering any waterway or sanitary sewer system.
15. All erosion control materials should use certified weed-free straw or other biodegradable, weed-free materials. No materials containing monofilament netting shall be used.

BIO-2 Avoid impacts to special-status bats and all bat maternity and hibernation roosts. A qualified biologist shall perform pre-construction survey(s) for bat roosts. Surveys shall be conducted by concentrating on large trees (DBH >12 inches), man-made buildings and cliffs/rocky outcroppings within 100 feet of any planned work areas. Surveys shall occur no more than 14 days prior to the start of work. The biologist will evaluate whether potential roost habitat occurs and to determine the type (i.e., maternity or non-maternity) and status (i.e., active or inactive) of the roost. No active maternity roost or hibernation roost will be removed. For other roosts:

1. If large trees (DBH >12 inches) identified as potential bat roosts that are not active maternity or hibernation roosts are to be removed, they shall be flagged by the surveying biologist. On the first day of removal of flagged trees, limbs shall be removed in the late afternoon from flagged trees. This disturbance shall cause any roosting bats to locate an alternative roost during their nighttime foraging. As potentially roosting bats will have left over the course of the night, the rest of the tree can be cut down on the second day. On the second day, the trees shall be felled as late in the afternoon as is practicable.

BIO-3 Avoid impacts to American badger.

1. No more than 14 days before the start of ground disturbance activities within open grassland and adjacent oak woodland, a biologist shall conduct pre-construction surveys to determine if American badger are present.
2. If American badger dens are determined to be present, the biologist shall monitor them for activity to determine whether the den is active. If the den is determined to be occupied by a female with young, ground disturbance and construction activity shall be avoided within 50 feet of the den until the young have matured and dispersed. If the den is determined to be active, but a female with young are not present, burrow exclusion using passive measures such as one-way doors or equivalent shall be attempted for a minimum of three days to discourage their use prior to any project-related ground disturbance. If the biologist determines that the dens have become inactive as a result of the exclusion methods, the dens shall be excavated by hand to prevent them from being re-occupied during construction.

BIO-4 Avoid impacts to nesting raptors including white-tailed kite and golden eagle.

1. Prior to starting construction activities during the nesting season, generally defined as February 1 through August 31, targeted surveys for active raptor nests shall be conducted. An active nest contains eggs or young.
2. If a non-listed raptor nest containing eggs or young is determined to be present within the work area, then a protective buffer shall be implemented and no project work shall occur within the buffered area until the chicks have fledged and no longer require parental support for survival, or the nest has been determined to be inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.
3. If a special-status raptor nest is determined to be present within the work area, or within 0.5 mile of the work area, consultation with the CDFW and/or USFWS shall occur and any measures recommended or required by those agencies shall be implemented.

BIO-5 Avoid impacts to burrowing owl. Burrowing owl is listed as a species of special concern by the CDFW. While the species was not observed during the assessment, potentially suitable habitat is present, and suitable burrows may exist in the future. The following measures shall be implemented to avoid impacts to burrowing owls:

1. A pre-construction survey shall be performed prior to start of ground disturbance activities where ground squirrel burrow complexes or other refugia are present. This survey shall occur regardless of the time of year, as burrowing owls may use the Planning Area during the non-nesting season. The survey shall be performed according to the standards set forth by the Staff Report for Burrowing Owl Mitigation (CDFW 2012), unless more current guidance has been released.

2. Passive exclusion techniques, such as one-way doors, can be used to exclude burrowing owl from occupied burrows outside the nesting season or if a burrow is determined not to support an active nest. An active nest includes those with eggs or young. Once exclusion is completed, the burrows shall be collapsed to avoid attracting owl back to the planned or active work area.
3. If burrowing owls are excluded from wintering habitat (anytime between September 1 and February 1) and wintering habitat is converted, it shall be mitigated for at a ratio of no less than 1:1.

BIO-6 Avoid impacts to northern spotted owl. Northern spotted owl has potential to nest in forests and forage in adjacent areas on the SDC. Prior to construction activities that are scheduled during the breeding season of northern spotted owls (typically March 15-July 31) within riparian, evergreen and/or oak forests, or within 0.5 miles of these forests, the specific Project Sponsor shall contract a qualified biologist to identify northern spotted owl activity centers and/or nests within a project area and within 0.5 miles of it in areas that could support northern spotted owl nesting. Surveys will occur between March 15 and the end of May. The survey methodology will be the most applicable, current, approved method from the USFWS. Any active northern spotted owl nest sites shall be avoided by a distance determined by a qualified biologist to be sufficient to avoid nest failure, but shall not be less than 0.25 miles. The no-work buffer shall remain in place until the end of the nesting season or until a qualified biologist determines that the nest is no longer active. If active nests are detected and work will occur before nests become inactive, the specific project will engage with the USFWS and CDFW to ensure that project activities would not result in take of northern spotted owls, or if take could occur, the specific project will acquire all needed permits prior to commencement of work.

BIO-7 Avoid impacts to tricolored blackbird. Tricolored blackbird has potential to nest in the vegetation surrounding Fern Lake and Suttonfield Lake. Some portions of Sonoma Creek may also support the species. For work that will occur within 500 feet of these features during the nesting season (February 1- September 1), a qualified biologist shall conduct a nesting survey within 7 days of commencement of construction. If active nests are detected they shall be avoided by at least 250 feet. The 250-foot no-work area may be reduced by a qualified biologist after observation of active nests and consideration of the work to be performed. In no case shall the no-work buffer be reduced to less than 100 feet.

BIO-8 Avoid impacts to other special-status and non-status nesting birds. In addition to the aforementioned species, several other special-status and non-status birds may nest on the SDC site. Most native bird species are protected under the MBTA as well as the CFCG may use the Planning Area for nesting. The following measures are required to avoid impacts to nesting birds:

1. If vegetation removal, demolition of buildings or work on bridges, or initial ground disturbance activity occur during the nesting season, defined as February 1 through August 31, then a pre-construction nesting bird survey within the work area shall be completed by a biologist no more than 7 days (or the time interval set by Department permits issued for the project) prior to the start of work.

2. If active nests (nests with eggs and/or chicks) are observed during the pre-construction survey, project activities shall avoid the area as determined by the biologist and resume the protective buffer only after the young have fledged the nest or the nest otherwise becomes inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.

BIO-9 Avoid impacts to western pond turtle. Western pond turtle has potential to occur in or near aquatic features in the Planning Area. Direct impacts to aquatic features could result in the loss of suitable habitat or harm of pond turtles if they are present. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to western pond turtle:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of ponds, reservoirs, or wetted streams which may support western pond turtle shall occur between July 1 and October 31 to avoid the peak nesting season and winter inactivity periods for western pond turtle.
2. No more than two days prior to the start of work within 300 feet of ponds, reservoirs, or wetted streams with the potential to support western pond turtle, a pre-construction survey for western pond turtle shall be completed. If the species is observed, the biologist shall provide measures to avoid direct impacts based on the planned work. Such measures may include a protective no-work buffer, exclusion fencing, monitoring, or coordination with CDFW if relocation is required.

BIO-10 Avoid impacts to foothill yellow-legged frog (FYLF), red-bellied newt and California giant salamander. These special-status amphibians are all CDFW species of special concern and have potential to occur in or near the streams in the Proposed Plan Area. FYLF and California giant Salamander have been detected on-site. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to FYLF, California giant salamander and red-bellied newt:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of wetted streams shall occur between March 1 and October 31 to avoid the rainy season, when amphibians are more likely to traverse the landscape.
2. For work below top of bank or within 100 feet of the top of bank of any stream, a qualified biologist shall be present to monitor work and ensure that FYLF, California giant salamander and red-bellied newts are not adversely impacted. Work each day shall not begin until the area to be disturbed has been surveyed and cleared by the qualified biologist.

BIO-11 Avoid impacts to California red-legged frog (CRLF). California red-legged frog has potential to occur in or near the streams, reservoirs and other aquatic features in the Proposed Plan Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to CRLF:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of aquatic features shall occur between June 1 and October 31 to avoid the rainy season, when CRLF are more likely to traverse the landscape.
2. For work that occurs within 300 feet of an aquatic feature, anytime, a qualified biologist will perform a pre-construction survey at least each morning prior to start of construction, unless otherwise authorized through a project-specific permit or consultation with USFWS. A qualified biologist shall be present during all initial ground disturbing construction activities and initial vegetation removal in non-developed areas within 300 feet of aquatic features during anytime of the year and anywhere these activities occur between October 31 and June 1. If CRLF is detected, work in the area where the CRLF was detected will stop and the CRLF will be avoided by 150 feet unless it can be relocated under a USFWS-issued permit.
3. For each specific project that will work within 300 feet of an aquatic feature anytime of the year or anywhere in the Proposed Plan area between October 31 and June 1, the specific project will be evaluated by a qualified biologist for its potential to result in take of individual CRLF or impact its habitat. If it is determined that take of CRLF or its habitat could occur as a result of construction activities, consultation with the USFWS will occur and additional measures to protect CRLF will be developed in the permitting process and implemented during the construction phase.

BIO-12 Avoid impacts to California freshwater shrimp and listed salmonids. Federal-listed California freshwater shrimp and listed salmonids (e.g. steelhead) have potential to occur in the streams in the Project Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to California freshwater shrimp and listed salmonids:

1. Avoid work below top of bank of streams in the Proposed Plan Area. As long as no work occurs below top of bank, BMPs described in Measure Bio-1 and Proposed Plan Biological Resources / Habitat policies 2-25 and 2-26 would ensure no impacts to California freshwater shrimp and any listed salmonids.
2. If work below top of bank of streams cannot be avoided, an evaluation of the specific work area, project activities and any areas that could be indirectly impacted by the project shall be conducted by a qualified biologist. If it is determined that California freshwater shrimp, listed salmonids or their habitat could be adversely impacted, consultation with the USFWS and National Marine Fisheries Service (NMFS) shall occur and permit conditions shall be implemented. In addition to compliance with Sonoma County Municipal Code Sec 26-65 and permitting requirements, project activities shall implement BMPs described in Measure Bio-1

and Proposed Plan Biological Resources / Habitat policies 2-27, 2-28, and 2-29 to ensure protection of habitat, water quality, and the riparian corridor.

BIO-13 Avoid special-status plants. The following measures are required to avoid, minimize, or mitigate for impacts to special-status plants present on the site or with moderate or high potential to occur in project areas:

1. Pre-construction botanical surveys of non-developed areas shall be conducted prior to ground breaking. Pre-construction surveys shall be completed by a qualified biologist during the appropriate identification period for plants with the potential to occur in the area scheduled for ground breaking. Edge of populations shall be mapped and visibly marked prior to ground disturbance. Additionally, previously mapped occurrences of any special-status plant shall be visibly marked.
2. To ensure no indirect impacts to populations outside of the project area, individual occurrences of special-status plants shall be avoided by a minimum of 20 feet.
3. For all specific, ground disturbing projects, when avoidance is not feasible or practicable, as determined by the botanical expert, species-specific mitigation shall be developed that minimizes impacts and compensates for any loss of plant occurrences through a combination of enhancement (e.g., weed management and supplemental seeding within existing stands of the species in question), restoration or creation (e.g., establishment of new populations), and preservation (e.g., placement of appropriate protective assurances over existing occurrences).
4. Any mitigation shall follow generally acceptable rare plant mitigation guidelines and shall consider the specific ecology of the species in question, as well as the conservation status and the number of occurrences within the overall property. The mitigation shall also include regularly scheduled monitoring, an adaptive management component, and clear performance standards to ensure success.
5. If any species listed under the federal or California endangered species act are encountered they shall be avoided unless the relevant permits for take of those species are issued.

BIO-14 Avoid, minimize, or mitigate for impacts to aquatic communities. Prior to any impacts to protected aquatic resources, the Project Sponsor shall submit applications for necessary permits from the Army Corps, RWQCB, CDFW, and/or Sonoma County. Any avoidance, minimization, or compensatory mitigation measures required by those permits shall be incorporated into the project design. An aquatic resources mitigation plan (HMMP) shall be submitted as part of the permit applications in accordance with federal and state requirements.

BIO-15 Avoid and protect wetlands during construction. Prior to commencement of ground disturbing activities, specific Project Sponsors shall ensure that wetlands to be protected are clearly identified on the site using flagging, lathe, pin flags or other methods sufficient to

ensure that construction equipment does not enter protected areas. Field demarcation of wetlands shall be in agreement with the findings of a jurisdictional wetland delineation or biological resources report produced by a qualified biologist with experience in wetland delineation. Exclusion markers will be removed after construction is complete. This measure is additive to any applicable State or Federal permits issued for specific projects.

BIO-16 Compensate for impacts to jurisdictional wetlands and aquatic features. If specific projects impact sensitive aquatic features, including wetlands and such impacts cannot be avoided, Project Sponsors shall develop a habitat mitigation plan subject to approval by those agencies with oversight over the impacted resource. The plan shall detail the type and extent of impact, the type of habitat impacted, the agencies responsible for oversight of the resource, compensation strategy (via preservation, creation or restoration) and will describe the procedures for monitoring and provide clear success criteria for the compensation areas. Compensation areas will be as near to the impact as feasible, while still enhancing habitat function. The specific Project Sponsor will be responsible for the financial requirements associated with this measure.

Mobility and Access Conditions of Approval

MOB-1 Construction of the Highway 12 connector should reuse the existing street network to the greatest extent feasible.

MOB-2 Construction of the Highway 12 connector should avoid damage to scenic and open space resources such as trees, rock outcroppings, and historic buildings to the greatest extent feasible.

Land Use Conditions of Approval

LU-1 For any historic resource that is being considered for demolition, require that the developer hire a preservation architect to undertake a conditions assessment and feasibility study to justify the action. The project sponsor of a development project in the Plan Area shall also consult with the Sonoma County Planning Division at the time of submittal of an environmental evaluation application to determine whether there are feasible means to avoid a substantial adverse change in the significance of a contributing resource(s) to the SSHHD. Avoidance and minimization measures shall seek to avoid demolition and retain the resource's character-defining features. This includes consideration of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, which cover adaptive reuse, retention and repair of character-defining features, moving contributing resources within the site as an alternative to demolition, and designing sensitive additions and alterations. Reuse feasibility studies for each individual project that proposes

demolition of a contributing resource shall be produced and compatibility analyses for new construction within 75 feet of an extant contributing resource shall be prepared to ensure that new buildings do not overwhelm or unnecessarily contrast with the historic buildings.

LU-2 In evaluating the feasibility of avoidance or reduction of effects, the Planning Division shall consider whether avoidance or reduction can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors, along with the Proposed Plan policies and project objectives. The applicability of each factor may vary from project to project, and will be determined by staff on a case by-case basis. Should Planning Department staff determine through the project review process that avoidance or reduction of effects on historic architectural resources is infeasible, policies LU-3, LU-4, LU-5, LU-6, and LU-7 shall be applicable.

LU-3 The Project Sponsor shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History to prepare written, photographic, and measured drawing documentation of the California Register- and National Register-eligible Sonoma State Home Historic District. Prior to the first demolition or construction permit issued for the site, documentation as described below for the overall SSHHD and the first adversely impacted contributing resource(s) shall be required. When additional demolition or construction permits are required, documentation of those contributing resource(s) shall be undertaken.

- a) The documentation for the SSHHD shall be prepared based on the National Park Service's Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/ Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation will include the following:
- b) Drawings
 - i) Efforts shall be made to locate original drawings and/or site plans of the SSHHD during its period of significance. If located, these drawings shall be photographed or scanned at high resolution, reproduced, and included in the dataset. In addition, an existing conditions site plan depicting the current configuration and spatial relationships of the contributing buildings and landscape features shall be included in the dataset.
 - ii) At the time of each proposal that is deemed to adversely impact a contributing resource to the SSHHD, either through demolition or substantial alteration, effort should be made to locate original drawings of the resource to the SSHHD that will be demolished. If located, these drawings should be photographed or scanned at high resolution, reproduced, and

added in the dataset. HABS-style measured drawings of each contributing resource that will be adversely impacted shall also be produced. The HABS-style drawings shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architecture or Historic Architecture.

c) Photographs

- i) Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service's National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:
- ii) Context and oblique views throughout the SSHHD, including the campus core, poultry area to the east, and the SDC water and sewage system to the west and north.
- iii) Orthogonal, oblique, and detail views of any contributing buildings, structures, or landscape features that are deemed to be adversely impacted, either through demolition or substantial alteration. These may be produced as individual projects are approved and shall be added to the data set.
- iv) All views shall be referenced on a photographic key. This photograph key shall show the photograph number with an arrow indicating the direction of the view.

d) Written History

- i) A historical report shall be prepared that provides a property description and summarizes the history of the SSHHD and its historical significance, and briefly describes each contributing building and landscape feature. Documentation shall adhere to National Park Service standards for "short form" HABS/HALS documentation, and shall include the 2019 DPR forms as an appendix. The written historical report shall be prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History and submitted for review and approval prior to issuance of any demolition or construction permits for the site.
- ii) Copies of the photographs, drawings, and report shall be offered to the Sonoma County Planning Division, Glen Ellen Historical Society, and Sonoma Valley Historical Society, and to publicly accessible repositories including the Sonoma County Public Library, the California Historical Society, and the Northwest Information Center (NWIC) of the California Historical Resources Information System. The materials may be offered in the format (digital files and/or hard copies) preferred by

each recipient. These organizations and repositories are invested in archiving the history of California. This measure would create a collection of reference materials that would be available to the public and inform future research.

LU-4 The Project Sponsor shall prepare a permanent on-site, publicly accessible site-wide interpretive program, in coordination with an experienced architectural historian and interpretation/exhibit designer. The interpretive program may include display panels with historic and current condition photographs, interpretive text, and other graphics; smartphone apps; artworks; electronic media; and other means of presenting information regarding the history of the SSHHD, based on the historic district's stated significance, as well as the history of indigenous peoples on the site.

- a) In addition, for each contributing building, structure, or landscape feature is deemed to be adversely impacted, either through demolition or substantial alteration, an interpretive display involving the above-described media options shall be developed that conveys the contributing resource's specific history, use, and contribution to the SSHHD. Display panels, if included in the interpretive program, shall be placed within or as near as possible to, the location where the resource was historically located.
- b) The site-wide interpretive program shall be approved prior to the issuance of a site permit, and interpretive programs for specific contributing resources shall be approved prior to the issuance of a demolition permit for that resource. The specific interpretive program(s) shall be fully implemented and/or installed before the issuance of a certificate of occupancy for the applicable new building(s).
- c) Long-term maintenance of the permanent interpretive displays shall be the responsibility of the County, which may delegate to Planning or another relevant agency.

LU-5 Before the demolition of any contributing building or structure on the site, the subject building or structure shall be made available for salvage to companies or individuals facilitating reuse of historic building materials, including local preservation organizations. Noticing for salvage opportunities shall include notification in at least one newspaper of general circulation and online platforms as appropriate, which may include the *Sonoma County Gazette*, *Sonoma Index-Tribune*, and *Santa Rosa Press Democrat* (print and online) and the Sonoma County Planning Division. Noticing shall be compliant with Sonoma County policies and shall include a notice at the entrance to SDC on Arnold Drive about the building(s) or structure(s) proposed for demolition. The time frame for materials salvage noticing shall be 30 days. The project sponsor shall incorporate into construction specifications for proposed projects implemented under the Proposed Plan a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby contributing historic buildings within 75 feet of the construction site. This may include maintaining a safe distance between the

construction site and the building, using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.

The specification shall outline general information about the purpose of the specification, submittal requirements, project schedule, site security plan, and project performance requirements and construction techniques. The latter shall include:

- a) Where proposed excavations are within 5 feet of historic buildings and/or would extend below the foundations of historic buildings, protection and stabilization shall be designed as necessary to provide vertical support throughout the shoring, underpinning, and excavation process.
- b) Explosive charges shall not be used.
- c) If existing pavement or foundation demolition, breakup and removal operations is performed less than 75 feet from adjacent historic buildings, the contractor shall utilize deep saw cutting of existing pavement, foundations, and/or concrete structures to be removed. Alternatives to this will be allowed if mockups are satisfactory and approved by a qualified preservation professional.
- d) Route truck traffic and heavy construction equipment to minimize impacts to the adjacent structures.
- e) Secure street and sidewalk trench plates and decking at cut and cover excavations shall be installed.
- f) Minimize the duration of scheduled activities to the extent possible to reduce risks to adjacent historic structures, while allowing for safe completion.
- g) Provide adequate drainage on the site to prevent drainage-related damage to the adjacent structures, and comply with all applicable local, state, and federal requirements for drainage.
- h) Provide engineered shoring/underpinning at excavations to prevent soil movement-related damage to adjacent historic buildings. Design foundations and ground-stabilization measures where necessary and permitted by building owners to prevent uplift of adjacent soils and to prevent damage to existing building foundations.
- i) Methods that outline the contractor's responsibility to protect historic resources from damage during construction.

In addition, a qualified historic preservation professional shall review project drawings for demolition and site disturbing activities that may affect adjacent contributing historic buildings, including:

- a) Demolition
- b) Temporary and permanent shoring/underpinning

- c) Foundation design
- d) Temporary buildings, including site mounted cranes, if applicable
- e) Staging plans showing the locations of materials staging areas and indicating types of materials to be staged and time periods for staging
- f) Construction barricade and fencing plan
- g) Vehicular circulation and staging paths, indicating proposed routes and paths of travel for heavy vehicles through the site with individual plans for the different stages of construction
- h) Re-submitted project drawings produced on an as-needed basis when project details are revised, or if project techniques are changed after Construction Protection Specification review.

LU-6 **Where heavy equipment would be used on a development project, the project sponsor of such a project shall undertake a monitoring program to minimize damage to contributing buildings and structures to the SSHHD** within 75 feet of the project site and to ensure that any such damage is documented and repaired. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of contributing resource(s) within 75 feet of planned construction to document and photograph the existing conditions of the resource(s). The qualified historic preservation professional shall submit regular monitoring reports to the Sonoma County Planning Division documenting findings from regular inspections. Should damage to contributing historic resources occur, resources shall be remediated to their pre-construction condition at the conclusion of ground-disturbing activity on the site. This policy shall be conducted in coordination with HAZ-2.

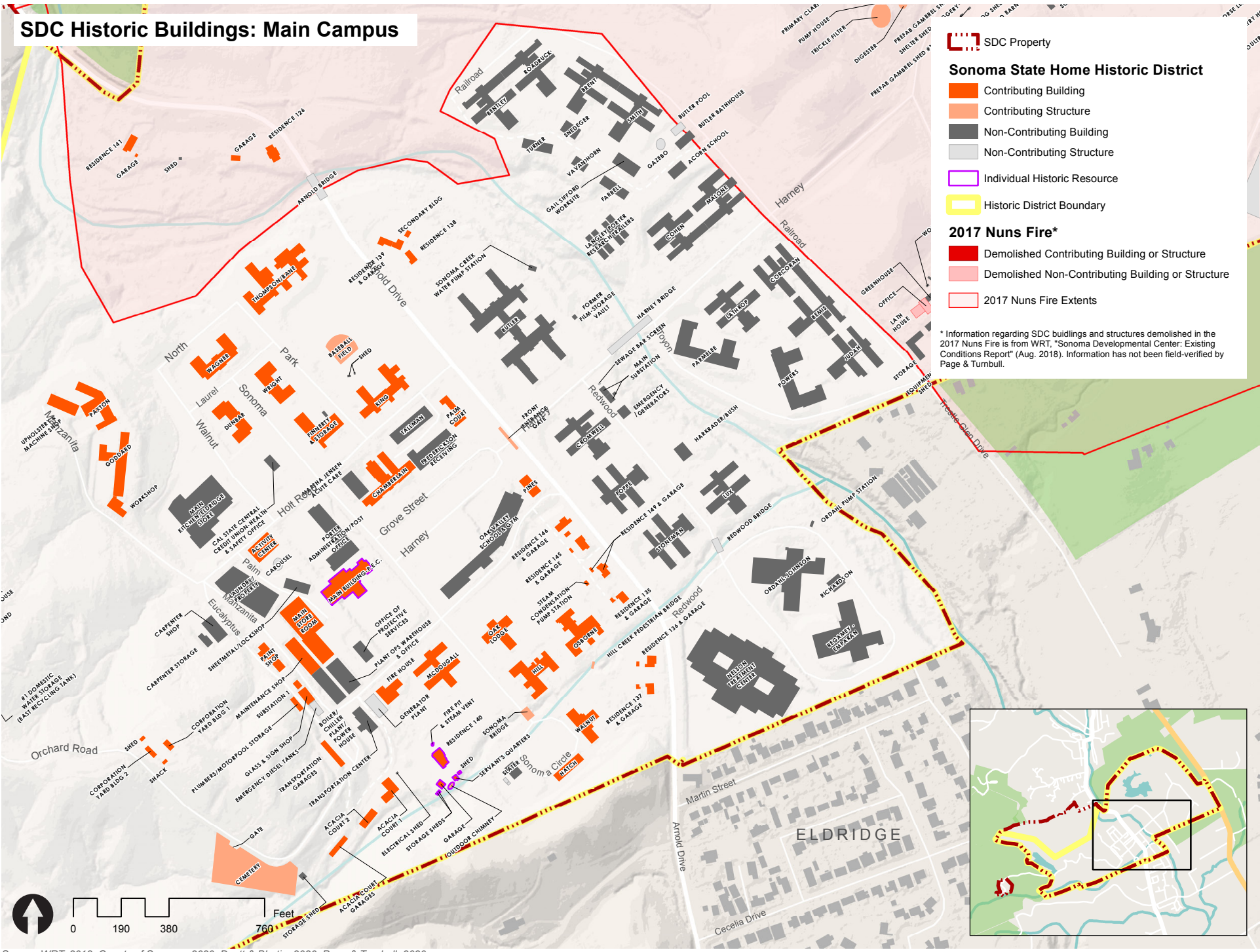
Community Design Conditions of Approval

COM-1 **Water Efficiency Measures for New Developments.** New residential and commercial development in the Planning Area shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as required in order to ensure compliance with federal and State requirements for water efficiency. These requirements include but are not limited to use of low-flow plumbing fixtures in buildings, and inclusion of low-water use landscaping and high-efficiency irrigation systems to minimize outdoor water use.

Appendix B

Inventory of Buildings & Historic Status

SDC Historic Buildings: Main Campus



SDC Property

- SDC Property

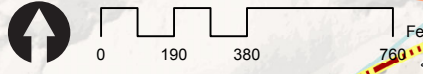
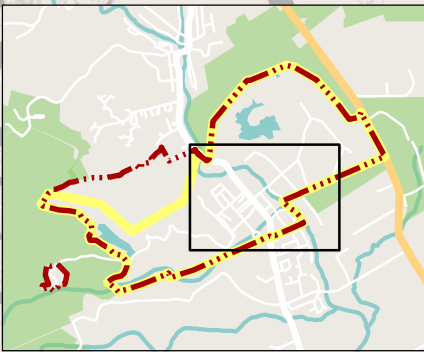
Sonoma State Home Historic District

- Contributing Building
- Contributing Structure
- Non-Contributing Building
- Non-Contributing Structure
- Individual Historic Resource
- Historic District Boundary

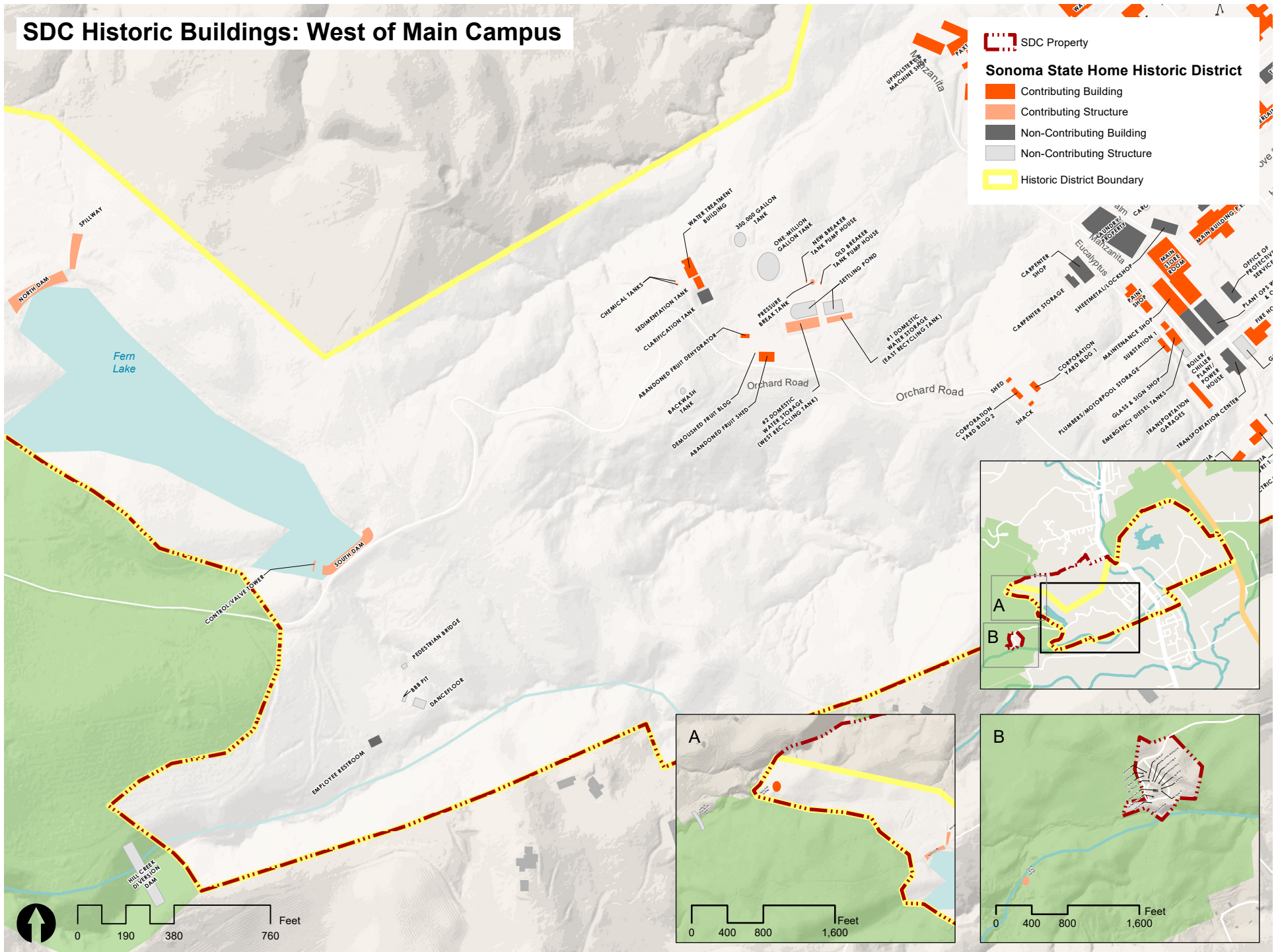
2017 Nuns Fire*

- Demolished Contributing Building or Structure
- Demolished Non-Contributing Building or Structure
- 2017 Nuns Fire Extents

* Information regarding SDC buildings and structures demolished in the 2017 Nuns Fire is from WRT, "Sonoma Developmental Center: Existing Conditions Report" (Aug. 2018). Information has not been field-verified by Page & Turnbull.



SDC Historic Buildings: West of Main Campus



Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
1 Domestic Water Storage #1 (East Recycling)	Structure	1890s	1	4,800	Vacant/Unknown	No
2 Domestic Water Storage #2 (West Recycling)	Structure	1960s	1	8,400	Vacant/Unknown	No
350,000 Gallon Tank	Structure	1980s	1	2,608	Vacant/Unknown	No
Abandoned Fruit Dehydrator	Building	1940s	1	593	Vacant/Unknown	No
Abandoned Fruit Shed	Building	1930s	1	2,362	Vacant/Unknown	No
Acacia Court 1	Building	1910s	2	5,272	Residential	Yes
Acacia Court 2	Building	1910s	2.5	4,587	Residential	Yes
Acacia Court Electrical Shed	Building	1960s	1	87	Vacant/Unknown	No
Acacia Court Garages	Building	1920s	2	3,824	Storage	Yes
Acorn School (CompEd Building)	Building	1980s	1	2,240	Vacant/Unknown	No
Activity Center (Blue Rose Café)	Building	1900s	1	7,074	Vacant/Unknown	Yes
Arnold Bridge	Structure	1930s	1	3,532	Vacant/Unknown	No
Asbury Diversion Dam	Structure	2000s	1	9,677	Vacant/Unknown	No
Backwash Tank	Structure	1990s	1	505	Vacant/Unknown	No
Balance Tanks	Structure	1950s	1	5,513	Vacant/Unknown	No
Baseball Field	Structure	1920s	1	9,650	Recreational	Yes
Bemis - Unit 450 ICF	Building	1950s	1	19,651	Medical / Patient	No
Bentley - Unit 668 ICF	Building	1950s	1	19,651	Medical / Patient	No
Boiler/Chiller Plant/Power House	Building	1950s	1	7,715	Vacant/Unknown	No
Breaker Tank Pump House (new)	Building	unknown	1	46	Vacant/Unknown	No
Breaker Tank Pump House (old)	Building	1910s	1	46	Vacant/Unknown	No
Brent - Unit 663 ICF Suspense	Building	1950s	1	19,651	Medical / Patient	No
Butler (Redwoods) - Unit 476 ICF Suspense;	Building	1950s	1	47,515	Medical / Patient	No
Butler Bathhouse	Building	1970s	1	2,250	Vacant/Unknown	No
Butler Pool	Structure	1960s	1	1,630	Vacant/Unknown	No
Cal State Central Credit Union-Health & Safety	Building	1980s	1	1,800	Vacant/Unknown	No
Camp Via Amphitheater	Structure	1960s	1	403	Recreational	No
Camp Via BBQ Pits	Structure	1960s	1	174	Recreational	No
Camp Via Cabin #1	Building	1960s	1	245	Recreational	No
Camp Via Cabin #2	Building	1960s	1	245	Recreational	No
Camp Via Cabin #3	Building	1960s	1	245	Recreational	No
Camp Via Cabin #4	Building	1960s	1	253	Recreational	No
Camp Via Cabin #5	Building	1960s	1	253	Recreational	No
Camp Via Cabin #6	Building	1960s	1	253	Recreational	No
Camp Via Cabin #7	Building	1960s	1	253	Recreational	No
Camp Via Dining Hall	Building	1960s	1	1,560	Recreational	No
Camp Via Employee Restroom	Building	1960s	1	72	Recreational	No
Camp Via Restroom #1	Building	1960s	1	320	Recreational	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Camp Via Restroom #2	Building	1960s	1	320	Recreational	No
Camp Via Shower Room	Building	1960s	1	320	Recreational	No
Camp Via Water Tower	Structure	1960s	1	147	Vacant/Unknown	No
Carousel	Structure	1910s	1	1,833	Recreational	Yes
Carpenter Shop	Building	1950s	1.5	6,056	Industrial	No
Carpenter Storage	Building	1960s	1	1,540	Industrial	No
Cemetery	Structure	1890s	1	45,629	Other	No
Chamberlain	Building	1930s	3	37,373	Medical / Patient	Yes
Chemical Tanks	Structure	unknown	1	188	Vacant/Unknown	No
Cohen - Unit 610 ICF	Building	1950s	1	19,090	Residential	No
Coon Trap Spring	Structure	unknown	1	7,559	Vacant/Unknown	No
Corcoran - Unit 449 ICF	Building	1950s	1	19,090	Medical / Patient	No
Corporation Yard Building 1	Building	1920s	1	1,270	Industrial	No
Corporation Yard Building 2	Building	1920s	1	1,010	Industrial	No
Corporation Yard Shack	Building	1920s	1	277	Industrial	No
Corporation Yard Shed	Building	1920s	1	312	Industrial	No
Corral Pole Shelter (Hog Area Building. No. 16)	Structure	1990s	1	386	Vacant/Unknown	No
Creekside Complex (Langley Porter Research	Building	1980s	1	4,906	Vacant/Unknown	No
Cromwell - Unit 354 NF	Building	1950s	1	17,928	Residential	No
Dairy Bus Stop (Dairy Area Building No. 27)	Structure	1970s	1	211	Vacant/Unknown	No
Dunbar	Building	1920s	1	10,271	Administrative	Yes
Emergency Diesel Tanks	Structure	1950s	1	1,625	Utilities/Public	No
Emergency Generators	Building	unknown	1	1,690	Vacant/Unknown	No
Employee Picnic BBQ	Structure	1950s	1	365	Recreational	No
Employee Picnic Bridge	Structure	1950s	1	312	Recreational	No
Employee Picnic Dance Floor	Structure	1950s	1	1,561	Vacant/Unknown	No
Employee Picnic Restroom	Building	1950s	1	1,592	Recreational	No
Farrell	Building	2000s	1	4,320	Vacant/Unknown	No
Farrowing Pens (Hog Area Building. No. 12)	Building	1920s	1	3,697	Agriculture	No
Fern Lake Reservoir (Control/Valve Tower)	Structure	1910s	1	264	Vacant/Unknown	No
Fern Lake Reservoir (North Dam)	Structure	1910s	1	10,537	Vacant/Unknown	No
Fern Lake Reservoir (South Dam)	Structure	1910s	1	8,772	Utilities/Public	No
Fern Lake Reservoir (Spillway)	Structure	1910s	1	4,489	Vacant/Unknown	No
Finnerty	Building	1930s	1	11,647	Administrative	Yes
Finnerty Storage	Building	1930s	1	240	Vacant/Unknown	No
Fire House	Building	1930s	1	4,447	Utilities/Public	Yes
Fire Pit	Structure	1950s	1	89	Vacant/Unknown	No
Flat Roof Corrugated Shed (Dairy Area	Building	1990s	1	108	Vacant/Unknown	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Flat Roof Horse Lean-to (Dairy Area Building	Building	2010s	1	139	Vacant/Unknown	No
Flat Roof Horse Shelter #1 (Dairy Area Building	Demolished	1990s	1	451	Other	No
Flat Roof Horse Shelter #2 (Dairy Area Building	Building	2000s	1	244	Vacant/Unknown	No
Former Incinerator (Hog Area Building. No.	Structure	1950s	1	808	Other	No
Frederickson Receiving	Building	1950s	3	39,170	Medical / Patient	No
Front Entrance Gate	Structure	unknown	1	1,363	Vacant/Unknown	Yes
Fruit Building - DEMOLISHED	Demolished	1960s	1	1,560	Vacant/Unknown	No
Gable Roof Horse Lean-to (Dairy Area Building	Building	2000s	1	214	Vacant/Unknown	No
Gail Sifford Worksite	Building	1990s	1	5,142	Vacant/Unknown	No
Gambrel Roof Shed by Baseball field	Building	unknown	1	111	Vacant/Unknown	No
Gazebo	Structure	1980s	1	1,616	Vacant/Unknown	No
Generator Plant	Structure	1980s	1	1,150	Vacant/Unknown	No
Glass & Sign Shop	Building	1910s	2	3,558	Industrial	Yes
Goddard	Building	1930s	1	12,563	Administrative	Yes
Goddard Workshop (continuous space with	Building	1940s	1	2,863	Administrative	Yes
Harkrader/Bush DTAC 1	Building	1990s	1	2,520	Vacant/Unknown	No
Harney Bridge	Structure	1930s	1	5,811	Other	No
Hatch	Building	1920s	2	8,525	Vacant/Unknown	Yes
Hazmat Storage (Dairy Area Building No. 16)	Building	1980s	1	1,824	Vacant/Unknown	No
Hill - Unit 126 ICF Suspense	Building	1940s	1	16,001	Vacant/Unknown	Yes
Hill Creek Diversion Dam	Structure	2010s	1	11,710	Vacant/Unknown	No
Hill Creek Pedestrian Bridge	Structure	1930s	1	289	Other	Yes
Hog Shelter (Hog Area Building. No. 11)	Building	1940s	1	274	Agriculture	No
Horse Lean-to (Dairy Area Building No. 17)	Building	unknown	1	375	Vacant/Unknown	No
Horse Lean-to (Dairy Area Building No. 23)	Building	2010s	1	225	Vacant/Unknown	No
Horse Lean-to in Poultry Area (Poultry Area	Building	2010s	1	994	Vacant/Unknown	No
Horse Shelter #3 (Dairy Area Building No. 19) -	Demolished	1940s	1	207	Other	No
John Mesa Soccer Field	Structure	unknown	1	65,926	Vacant/Unknown	No
Johnson Sewage (Ordahl) Pump Station	Building	1910s	1	500	Utilities/Public	No
Jr. Farm Feed Barn (Hog Area Building. No.	Building	1950s	1	4,616	Storage	No
Jr. Farm Shed (Hog Area Building. No. 13)	Building	1950s	1	308	Vacant/Unknown	No
Judah - Unit 451 ICF (Crisis Home)	Building	1950s	1	19,076	Medical / Patient	No
King - NF Suspense Unit 329	Building	1940s	1	15,460	Administrative	Yes
Landscape Area Wood Prefab Shed	Building	1980s	1	117	Vacant/Unknown	No
Landscape Equipment Shed	Building	1970s	1	2,747	Vacant/Unknown	No
Landscape Garage	Building	1940s	1	266	Other	No
Landscape Greenhouse	Building	1950s	1	1,196	Agriculture	No
Landscape Small Greenhouse	Building	1980s	1	147	Vacant/Unknown	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Landscape Storage (two discrete buildings)	Building	1940s	1	2,370	Storage	No
Lathrop - Unit 461 ICF	Building	1950s	1	18,476	Residential	No
Laundry/Property	Building	1950s	2	37,442	Industrial	No
Lux - Unit 156 ICF	Building	1950s	1	17,568	Residential	No
Main Kitchen - Eldridge Store in Dining Room	Building	1950s	1	33,139	Administrative	No
Main Store Room	Building	1930s	1.25	20,645	Storage	Yes
Main Substation	Building	1940s	1	961	Utilities/Public	No
Main Substation	Building	1940s	1	2,000	Vacant/Unknown	No
Main Substation (part of)	Building	unknown	1	183	Vacant/Unknown	No
Maintenance Shop	Building	1910s	1.5	11,294	Industrial	Yes
Malone - Unit 412 ICF	Building	1950s	1	19,013	Residential	No
Martha Jensen - Hospital Units 288 & 289 GAC	Building	1950s	1	5,414	Medical / Patient	No
McDougall	Building	1930s	1	15,000	Vacant/Unknown	Yes
Metal Horse Corral #1	Structure	1990s	1	21,887	Vacant/Unknown	No
Metal Horse Corral #2	Structure	1990s	1	2,649	Vacant/Unknown	No
Metal Picnic Pole Shelter (Hog Area Building.	Structure	1990s	1	353	Vacant/Unknown	No
Nelson Treatment Center A - Unit 390 NF; B -	Building	1960s	1	74,630	Medical / Patient	No
Oak Lodge	Building	1900s	1.25	8,475	Vacant/Unknown	Yes
Oak Valley School	Building	1930s	1.5	42,525	Education	No
Office Of Protective Services (Library Building)	Building	1950s	1	3,220	Industrial	No
Old Sewage Treatment Facility off	Structure	1930s	1	1,565	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	46	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	1,358	Utilities/Public	No
Old Sewage Treatment Facility off	Building	1930s	1	1,154	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	7,830	Utilities/Public	No
Old Slaughter House (Hog Area Building. No.	Building	1940s	1	1,378	Vacant/Unknown	No
One-Million Gallon Tank	Structure	1990s	1	9,639	Vacant/Unknown	No
Ordahl/Johnson - Units 216-217, 242, 243 (5	Building	1950s	2	46,241	Vacant/Unknown	No
Osborne - Unit 127 ICF Suspense	Building	1940s	1	14,225	Administrative	Yes
Paint Shop	Building	1910s	1	4,695	Industrial	Yes
Palm Court	Building	1920s	2	6,157	Residential	Yes
Parmelee A&B -Units 221 & 222 NF Suspense	Building	1950s	1	20,190	Medical / Patient	No
Paxton	Building	1930s	1	10,772	Administrative	Yes
Pen #1 (Hog Area Building. No. 3)	Building	1950s	1	531	Vacant/Unknown	No
Pen #2 (Hog Area Building. No. 4)	Building	1950s	1	531	Vacant/Unknown	No
Pen #3 (Hog Area Building. No. 5)	Building	1950s	1	531	Vacant/Unknown	No
Pen #4 (Hog Area Building. No.6)	Building	1950s	1	531	Vacant/Unknown	No
Pines	Building	1920s	2	5,718	Administrative	Yes

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Plant Ops warehouse/office	Building	1950s	1	11,800	Industrial	No
Plumbers/Motorpool Storage	Building	1920s	2	2,062	Industrial	Yes
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Poppe - Unit 155 ICF	Building	1950s	1	19,848	Residential	No
Porter Administration/Post Office	Building	1950s	2	28,729	Administrative	No
Poultry Shed #2 (Poultry Area Building 1)	Building	1930s	1	10,075	Vacant/Unknown	No
Powers A&B -Units 223 & 224 NF Suspense	Building	1950s	1	19,728	Medical / Patient	No
Prefab Gambrel Shed #1 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #2 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #3 (Hog Area Building.	Building	1990s	1	72	Vacant/Unknown	No
Prefab Gambrel Shed #4 (Hog Area Building.	Building	2010s	1	102	Vacant/Unknown	No
Prefab Gambrel Shed #5 (Hog Area Building.	Building	1960s	1	136	Vacant/Unknown	No
Pressure Break Tank	Structure	1910s	1	423	Vacant/Unknown	No
Professional Education Building/PEC	Building	1890s	3	34,058	Vacant/Unknown	Yes
Pump House (Dairy Area Building No. 13)	Building	1930s	1	137	Vacant/Unknown	No
Redwood Bridge	Structure	1950s	1	1,495	Other	No
Regamey/Emparan - Units 280, 283, 284 (3	Building	1950s	2	47,348	Vacant/Unknown	No
Residence 126	Building	1910s	1	1,890	Residential	Yes
Residence 126 Garage	Building	1920s	1	800	Vacant/Unknown	Yes
Residence 133	Building	1920s	1	1,715	Residential	No
Residence 133 Garage	Building	1930s	1	556	Vacant/Unknown	No
Residence 134 Flat Roof Shelter	Building	unknown	1	114	Vacant/Unknown	No
Residence 134 Garage	Building	1950s	1	272	Vacant/Unknown	No
Residence 134 Shed	Building	1950s	1	309	Vacant/Unknown	No
Residence 135	Building	1930s	1	1,570	Residential	Yes
Residence 135 Garage 263	Building	1930s	1	271	Vacant/Unknown	Yes
Residence 136	Building	1930s	1	1,260	Residential	Yes
Residence 136 Garage	Building	1930s	1	276	Vacant/Unknown	Yes
Residence 137	Building	1930s	1	1,307	Residential	Yes
Residence 137 Garage	Building	1930s	1	277	Vacant/Unknown	Yes
Residence 138 (Grove House)	Building	1940s	1	1,433	Residential	No
Residence 139	Building	1940s	1	2,726	Residential	No
Residence 139 Garage	Building	1940s	1	1,280	Vacant/Unknown	No
Residence 139 Secondary Building	Building	1940s	1	474	Vacant/Unknown	No
Residence 140 (Sonoma House)	Building	1890s	3	5,269	Education	Yes
Residence 140 Garage	Building	1890s	1	496	Vacant/Unknown	Yes
Residence 140 Outdoor Chimney	Structure	unknown	1	447	Vacant/Unknown	Yes

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Residence 140 Servant Quarters	Building	1890s	2	382	Vacant/Unknown	Yes
Residence 140 Storage Sheds	Building	1890s	1	103	Vacant/Unknown	Yes
Residence 140 Storage Sheds	Building	1890s	1	44	Vacant/Unknown	Yes
Residence 140 Storage Sheds	Building	1890s	1	44	Vacant/Unknown	Yes
Residence 141	Building	1890s	1	1,758	Residential	Yes
Residence 141 Garage	Building	1920s	1	223	Vacant/Unknown	Yes
Residence 141 Shed	Building	unknown	1	139	Vacant/Unknown	No
Residence 145 (Magnolia House)	Building	1930s	1	1,485	Medical / Patient	Yes
Residence 145 Garage	Building	unknown	1	277	Vacant/Unknown	Yes
Residence 146	Building	1920s	1	1,850	Vacant/Unknown	Yes
Residence 146 Garage	Building	unknown	1	386	Vacant/Unknown	Yes
Residence 149 (Rosalind House)	Building	1930s	1	1,706	Residential	Yes
Residence 149 Garage	Building	1930s	1	310	Vacant/Unknown	Yes
Residence 152 Concrete & Rock Pond	Structure	unknown	1	57	Vacant/Unknown	No
Residence 152 Modern Shed	Building	unknown	1	108	Vacant/Unknown	No
Residence 152 Outhouse	Structure	unknown	1	46	Vacant/Unknown	No
Residence 152 Shed	Building	unknown	1	160	Vacant/Unknown	No
Richardson DTAC 2	Building	1990s	1	2,520	Vacant/Unknown	No
Roadruck - Unit 667 ICF	Building	1950s	1	18,939	Medical / Patient	No
Roulette Spring	Building	1890s	1	11,093	Utilities/Public	No
Settling Ponds	Structure	2010s	1	5,469	Vacant/Unknown	No
Settling Ponds	Structure	2010s	1	3,675	Vacant/Unknown	No
Sewage Bar Screen	Structure	1950s	1	53	Utilities/Public	No
Shed by Baseball Field	Building	unknown	1	71	Vacant/Unknown	No
Shed Roof Animal Shelter (Hog Area Building.	Building	1960s	1	122	Vacant/Unknown	No
Sheetmetal/Lockshop	Building	1950s	1	4,184	Industrial	No
Shelter Shed & Piggery (Hog Area Building.	Building	1920s	1	768	Agriculture	No
Slater 1	Building	1990s	1	2,520	Vacant/Unknown	No
Slater 2	Structure	1990s	1	2,520	Vacant/Unknown	No
Slater 3	Structure	1990s	1	2,520	Vacant/Unknown	No
Smith - Unit 662 ICF	Building	1950s	1	18,937	Medical / Patient	No
Snedeger - Home Skills	Building	1990s	1	3,150	Vacant/Unknown	No
Sonoma Bridge	Structure	1910s	1	1,720	Other	Yes
Sonoma Creek Water Pump Station	Building	1950s	1	513	Vacant/Unknown	No
Sow Shelter (Hog Area Building. No. 9)	Building	1950s	1	949	Agriculture	No
Steam Condensation Pump Station	Building	1930s	1	269	Vacant/Unknown	Yes
Steam Vent	Structure	unknown	1	12	Vacant/Unknown	No
Stoneman - Unit 159 ICF	Building	1950s	1	18,341	Residential	No

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Storage Shed	Building	unknown	1	589	Vacant/Unknown	No
Substation 1	Building	1920s	1	684	Vacant/Unknown	Yes
Sunrise Building 7 (Dairy Area Building No. 26)	Building	1980s	1	5,088	Vacant/Unknown	No
Sunrise Road Culvert	Structure	unknown	1	269	Vacant/Unknown	No
Suttonfield Lake Complex, Dam	Structure	unknown	1	40,237	Vacant/Unknown	No
Suttonfield Lake Complex, Dike	Structure	unknown	1	7,832	Vacant/Unknown	No
Suttonfield Lake Complex, Spillway	Structure	unknown	1	17,843	Vacant/Unknown	No
Tallman	Building	1950s	1	8,753	Vacant/Unknown	No
Thompson/Bane - Units 366 & 378 NF	Building	1930s	1	25,514	Medical / Patient	Yes
Transportation Center	Building	1950s	1	4,000	Industrial	No
Transportation Garages	Building	1930s	2	5,264	Storage	Yes
Turner	Building	2000s	1	4,320	Vacant/Unknown	No
Upholstery & Machine Shop	Building	1940s	1	5,548	Industrial	Yes
Valve Tower	Structure	unknown	1	647	Vacant/Unknown	No
Van Horn	Building	2000s	1	2,160	Vacant/Unknown	No
Vault (Former Film-Storage Vault)	Building	1940s	1	298	Vacant/Unknown	No
Wagner	Building	1920s	1	11,054	Administrative	Yes
Walnut	Building	1910s	1.5	10,061	Vacant/Unknown	Yes
Water Treatment Plant	Building	1930s	1	2,832	Vacant/Unknown	No
Water Treatment Storage (Clarification Tank)	Building	1930s	1	120	Vacant/Unknown	No
Water Treatment Storage (Sedimentation)	Building	1930s	1	1,391	Vacant/Unknown	No
Well (Dairy Area Building No. 14)	Structure	1930s	1	37	Vacant/Unknown	No
Wright	Building	1920s	1	10,271	Administrative	Yes

