

Land Use

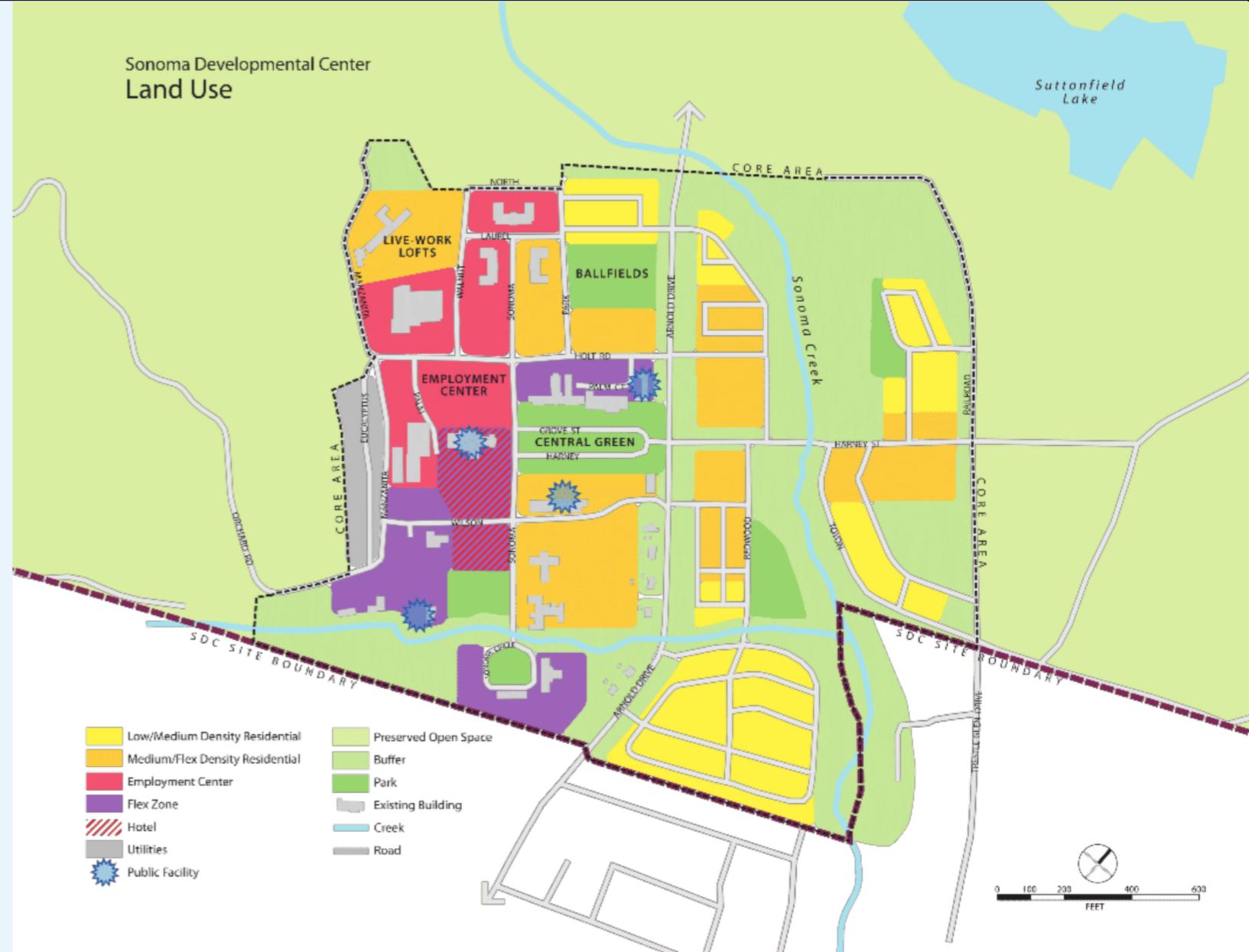
1. Diverse Mix of Land Uses: Promote a diverse and integrated mix of residential development and employment uses, including research, education, office, retail, and small businesses, to create a vibrant, walkable community hub that provides economic and cultural opportunities for Sonoma Valley communities.
2. Economic Feasibility: Allow for adequate flexibility and intensity of land uses such that longterm development of the site can be economically feasible, self-supporting, and can respond to changing market conditions.
3. Balanced Development: While recognizing the primacy of residential uses, require that non-residential uses that development incorporate uses to support the County's workforce and economic development needs, community and institutional uses, and neighborhood commercial uses to promote walkable lifestyles.

Affordable Housing

1. Provide 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.
2. Support affordable housing development beyond the minimum requirements through County, State, federal, and other funding sources.
3. Promote "missing middle" housing to support shelter needs of workforce that may not qualify for income restrictions for affordable housing.

Historic Resources

1. Preserve the historic character of the SDC campus through the preservation and reuse of the two national historic buildings and key historic landscape elements, and adaptive reuse of a proportion of contributing buildings, while balancing conservation with development and contemporary land use and development feasibility objectives.
2. Select historic buildings for conservation to maximize their presence along streets and public places.
3. Provide flexibility in design for conservation, such as through façade conservation when conservation of an entire building is not feasible.



Land Use

1. Linkages between residential and commercial development/pace (developers cannot just build all residential)
2. Accommodate a variety of institutions and for-profit and non-profit entities and balanced development
3. Land use flexibility: Residential and jobs/employment areas, but also "flex" and mixed-use districts – use mingling as well as development flexibility
4. Mix of uses in the Core. All retail uses front Central Green
5. Commercial uses serve residents and visitors to the site
6. Range of housing types that are compatible with existing and surrounding uses
7. Housing for all income levels and household types with an emphasis on affordable housing for working families, young people, seniors and low-income families
8. Hotel to include community and public uses
9. (Five) parcels for homes for persons with developmental disabilities

Historic Resources

1. Preserve and reuse the two historically significant buildings, the Main Building (PEC) and the Sonoma House Complex
2. Preserve landscape elements. Keep formal tree grid at main lawn
3. Developer to prepare conservation plan, based on desired development, and suitability of buildings for adaptive reuse, with overarching objective of preserving a set of buildings that reflect the diversity of building types and the continuum of life at the former SDC
4. Preserve and reuse buildings at the terminus of Sonoma Avenue
 - a. Wagner, Dunbar and Wright to the north, Slater and Hatch to the south
5. Preserve and reuse at least 8 of the 10 contributing buildings fronting Sonoma Avenue (including Sonoma Circle)
6. Preserve and reuse all the contributing buildings that face the main lawn

Affordable Housing

1. 25 - 30% of total housing units as income restricted affordable housing
 - a. Housing for Extremely Low, Very Low, and Low income required.
 - b. 25% of the total income-restricted housing for seniors 62+ (eligible for PBV)
 - c. Income-restricted housing remains deed-restricted in perpetuity
2. Require market rate housing affordable for "missing middle" housing by building "affordable by design"
 - a. Design unit layout and dimensions for flexibility and efficiency while keeping units small
 - b. Minimize lot sizes for single-family homes
3. County to explore first-time homeowner grant programs for minority groups; partner with affordable housing organizations
4. County to develop at least one 100% affordable project at site

Sonoma County Affordable Housing Income Limits (2021)	Annual Income for 4 Person Household
Extremely Low Income	\$34,900
Very Low Income	\$58,150
Low Income	\$93,050
Median Income	\$103,300

Comments

Goals

Public Facilities Goals

- 1. Community Facilities: Provide high-quality community facilities and spaces to serve new residents of the SDC site and the greater Sonoma Valley.
- 2. 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.

Water Supply Goals

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

Utilities and Infrastructure Goals

- 1. 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.

Water Supply Policies

- 1. Maintain the SDC site's riparian, appropriative, and pre-1914 water rights
- 2. Maintain water supply and filtration at site. Flexibility and supply to region in case of emergency
- 3. County regularly monitors water rights
- 4. High water quality in lakes and streams
- 5. Allocate enough water to maintain streams and lakes

Public Facilities Policies

- 1. Fire station close to Arnold Drive
- 2. Keep baseball fields and soccer field
- 3. Provide five acres of active park space per 1,000 residents
- 4. Park space on both sides of the creek among residential development
- 5. Park spaces for all types of users: kids playgrounds, benches and tables for sitting, picnic facilities, exercise equipment
- 6. Gym and community center

Utilities and Infrastructure Policies

- 1. Green, low impact infrastructure. Emphasize natural drainage, biofiltration, and groundwater recharge
- 2. Connect SDC campus to a microgrid with on-site generation, connected to local power provider for backup
- 3. Prohibit new natural gas lines; require electrification
- 4. Connect buildings to broadband internet
- 5. Underground all utility lines
- 6. Standards for trash enclosures
- 7. Recycled water

Policy Topics

Comments

Sonoma Developmental Center Public Facilities



This chapter of the Specific Plan will not contain goals and policies, but will contain guidance for implementation and financing.

7.1 General Plan And Zoning Ordinance Consistency

- Concurrent with adoption of the Specific Plan, **the County will amend the General Plan and rezone the area for consistency with the Specific Plan.**

7.2 Affordable Housing

- County code requires 15 - 20% affordable housing.
 - Requiring **higher percentage at SDC site: 25 - 30%**
 - Assumed to be developer's responsibility
- **Additional 100 to 130 units beyond inclusionary requirements:** these are assumed to be supplied by the County and/or non-profit affordable housing developers.
 - Assumes funding with a mix of low-income housing tax credit funding and public funding, with a local public subsidy of about \$60,000 per unit.

7.3 Financing Strategies

Financing Sources and Strategies						
Project Components	Developer Contributions	County Contributions	Non-Profit/Community Partners	Enhanced Infrastructure Financing Mechanism	Community Facilities District **	Historic Tax Credits for Adaptive Reuse
Building Construction / Adaptive Reuse of Existing Buildings / Inclusionary Affordable Housing	X					X
Additional Affordable Housing		X	X			
Infrastructure Improvements***	X					X
Community Facilities (e.g. Community Center, gym, museum)		X	X	X		
Public Realm Improvements (roads, sidewalks, parks, gathering spaces)	X					
Regional Bike Lanes and Trails		X		X		

* An Enhanced Infrastructure Financing District is a property tax increment financing tool that the County as the local jurisdiction could elect to use establish for the SDC. Under the EIFD, the County would dedicate a portion of its share of the new property tax revenue that will be generated by the redevelopment of the SDC to assist in funding a broad array of infrastructure, public facilities and/or affordable housing.

**A community facilities district is a special tax on property owners and is a commonly used tool by residential projects to reimburse a developer for infrastructure costs. At SDC, Capacity assumed to be secured by special tax on single family units

***100 percent of infrastructure and demolition costs is assumed to be the responsibility of the residential, hotel, commercial, office, and R&D components of the project. Costs for additional County projects, such as emergency water storage and treatment, would be the responsibility of the County or applicable agencies.

7.4 Suggested Phasing

1 – 5 Year Horizon

State

- Select master developer for site
- Coordinate transfer of preserved open space to Sonoma County; Coordinate with local infrastructure agencies on infrastructure located within open space

County

- Study Highway 12 connector feasibility
- Arnold Drive Complete Street / Shared-Use Path improvements
- Work with non-profit affordable housing partners to begin design/construction of additional affordable housing

Master Developer

- West Side demolition / infrastructure improvements
- Break ground for first housing units
- Select hotel operator / begin Main Building renovation
- Select tenants for easily upgraded existing office spaces

5 – 10 Year Horizon

County

- Construct Highway 12 connector
- Design and build / adaptively reuse community facilities (e.g. fire station, community center, gym); partner with local organizations for other features (e.g. museum)

Master Developer

- Completion of Historic Core adaptive reuse and new buildings
- Additional development of West Side

10 – 20 Year Horizon

Master Developer

- East Side demolition / infrastructure improvements / Agrihood construction
- Full build-out of campus

Comments