

The Applicant seeks to redevelop that area of the Sonoma Developmental Center (“SDC”), known as the Core Campus, to create a vibrant and sustainable mixed-use and pedestrian-oriented community, one which was shaped by the vision, principles and policies of the SDC Specific Plan [2022].¹

The project site is generally located at 15000 Arnold Drive in the Sonoma Valley region of unincorporated Sonoma County, about six miles north of the City of Sonoma and 15 miles south of the City of Santa Rosa, between the communities of Glen Ellen and Eldridge. The boundaries of the project site is comprised of an approximately 160-acre Core Campus, and ringed by a 49-acre protective wildfire buffer. The site sits between the Mayacamas and Sonoma Mountain ranges and is adjacent to the Sonoma Valley Regional Park and Jack London State Historic Park.

Historically, SDC was a facility managed by the State of California to serve the needs of individuals with disabilities. At its peak, the facility accommodated approximately 5,000 people – an estimated 3,700 on-site residents and 1,700 employees. The State ceased SDC operations in 2018. Various residential buildings and medical, educational, recreational, and administrative buildings/facilities that served SDC operations remain and are interspersed throughout the site.

The Applicant proposes to redevelop the site with residential, commercial, and institutional uses, as well as public gathering and recreational spaces. In sum, the project includes:

- 990 residential units with a diverse array of styles of attached and detached residential homes, apartments, cohousing, and independent living residences. The apartments and homes will range from 500 sf to 3,200 sf per unit and 200 of the 990 total units on-site will be affordable to lower income households;

¹ The County has rescinded the Sonoma Developmental Center Specific Plan (SDCSP) adopted in 2022 pursuant to a 2024 court judgment and writ, but the Board has indicated its intent to process and consider reapproving the SDCSP, potentially revised, concurrently with this proposed project. The proposed project was designed to be largely consistent with the 2022 SDCSP, and the Applicant does not have any reason to expect the County’s overall vision for the SDC to change substantially in the revised Plan. The analysis in the prior EIR adopted for the 2022 SDCSP is referenced at points in this application because it provides substantial evidence supporting a determination by the County that the project’s impacts are likely consistent with and not substantially more severe than the previous EIR’s conclusions. The revised EIR, of course, will fully analyze the impacts of the revisions, if any, to the Specific Plan, as well as the project-specific impacts of the proposed project.

- Approximately 130,000 sf of commercial uses, including office, retail, research and development, micro-manufacturing and other uses that form an active jobs center for the broader Sonoma Valley;
- A 150-room hotel and associated amenities (approximately 120,000 sf in total) with a parking structure;
- Approximately 67 acres of outdoor public parks, active recreational areas, and open space areas including walking trails, sports fields, children's playgrounds, dog parks, a community center and gym, and riparian corridors;
- Various public infrastructure and utility network improvements;
- Approximately 3,030 parking spaces for automobiles (on-street and off-street) and commensurate outdoor parking spaces for bicycles distributed throughout the site; and
- A designated area for a new fire station and evacuation command center.

For detailed description of unit counts and areas, see tables see Section 3D and Section 4.

The project will not develop within any wetlands, lakes or streams. All project structures will maintain at least a 100-foot setback from Sonoma Creek and a 50-foot setback from Mill Creek, and in many cases even greater setbacks. Project development will stay outside of wildlife corridors. All new (non-historic) exterior lighting will be dark sky compliant, with the exception of low intensity ornamental lighting in the Town Center area which instead will adhere to the upright limits of the California Green Building Standards Code (CALGREEN). All exterior luminaires will use light sources with a correlated color temperature (CCT) of no more than 3,000K. Exterior lighting will also be designed in a manner to avoid casting light into riparian zones and wildlife corridors.

HOUSING DEVELOPMENT PROJECT

The project is a "housing development project" as defined under the Housing Accountability Act (HAA). (Gov. Code § 65589.5.) Out of the 990 residential units, the project provides 200 of the total units (over 20%) for rent to lower income households, as defined in Health and Safety Code Section 50079.5 and Government Code Section 65589.5(h)(3). Given that the project allocates at least 20% of the total units to lower income households, and a preliminary SB 330 application was filed before the County's adoption of a compliant Housing Element, the project benefits from the "Builder's Remedy" protections set forth under Government Code Section

65589.5(d) of the HAA (as verified by the California Department of Housing & Community Development). In each development phase, the project will provide land (or will have already cumulatively provided based on a previous phase of development) for the same 20% ratio of affordable units to market rate units in the phase as being proposed for the development as a whole. In other words, the project will always have land for at least 20% of the total number of residential units available for rent to lower income households.

RESIDENTIAL

The project will include housing in several building types, including apartments/mixed use buildings, townhomes, detached homes, cohousing, and independent living residences with approximately 75% of all market-rate dwelling units designed to a scale consistent with the needs of the “missing middle.”

Apartments/Mixed Use: Apartment buildings and mixed-use structures (ground-floor commercial and Homeowners Association uses with apartments above) will offer a range of unit configurations and building types to make available housing for a wide variety of needs. Unit sizes will include studios and one-bedrooms, as well as larger 2- and 3-bedroom units; one building will also be entirely dedicated to housing for low-income seniors. Apartments will take advantage of locations along the Central Green and major streets to provide the density of occupants and residential presence that contributes to the desired creation of a vibrant, walkable community at the core of the community. The buildings will largely be designed to be 2-3+ floors (senior housing will be 4 floors) working within a 45-foot height limit. Additional parking with landscaping and screened service areas and access would be provided. The project’s affordable housing units will be incorporated into apartment buildings.

Townhomes: The townhomes provide a traditional “missing middle” housing type which lies in the range of density in between that of the mixed-use apartments and the detached housing neighborhoods. The townhomes would be parked and served by rear-loaded garages accessed by a mid-block alley. The front doors would face the street with many porches and stoops to activate the street with pedestrian-scaled elements and activities. The buildings form a continuous street edge, broken by these entry elements, a mix of 2-and 3-floor roof lines and periodic landscape parklets that form a pedestrian network through the entire community.

Detached Homes: A mix of sizes of detached units provide a range of options for residents in a walkable, compact neighborhood form; housing and neighborhood types that are not widely available in the area. Intended to provide a residential fabric that allows for small side yards

and backyards, the detached homes maintain density and a strong sense of community while offering stand-alone living space. The majority of these detached units are served from an alley at the center of the block and garages, trash and services are supported off this secondary spine. The detached homes provide a mix of 1-, 2- and 3-story configurations, front setbacks that promote landscaping with many porches, stoops and bays, and a mix of roof shapes.

Co-Housing & Communal Living: These housing types would be in buildings with the same height and articulation as other apartments and townhomes. But a key difference is the shared indoor and outdoor spaces—e.g., kitchens, living rooms, roof decks and unfenced back yards—that enable larger communal spaces to connect and support different housing needs, communal gatherings and supported living arrangements primarily in the back. The street-facing sides of these units would be consistent with the residential types on other blocks.

Deed-Restricted Housing for Persons with Intellectual & Developmental Disabilities (IDD): Five home sites will be situated on lots designated specifically to accommodate housing created for the comfort, enjoyment, and safety of persons with IDD. The homesites, and the residences to be designed for them are each to be home for up to five individual residents, with private rooms as well as shared space, plus room for caregiver(s).

NON-RESIDENTIAL

The Project includes a mix of non-residential uses in different areas around the site that will support the residential community with commercial amenities, regional destinations, civic spaces, and workplaces as detailed below.

Town Center: The historic Main Building (PEC Building) and Firehouse will be adaptively reused for flexible non-residential uses, including office, retail, and entertainment uses. Mixed use buildings will be grouped centrally in the Core Campus area, around the Central Green. Design elements to facilitate active ground floor uses would include transparency in building façades, integrated signage, wider sidewalks to allow for increased pedestrian presence and front doors opening to the Central Green for both residents and commercial uses. The commercial would offer additional parking with landscaping and screened service/loading areas behind the buildings.

Small Business + Innovation Center: Located in two existing buildings identified for adaptive reuse (the former “Maintenance Shop” and “Paint Shop”), and three new buildings in the western portion of the site, the Center will support small business uses such as office, research

and development, creative services, micromanufacturing, or other uses that form an active jobs node for the broader Sonoma Valley and/or facilities for educational entities.

This employment hub located behind the Main Building would have pedestrian links with the mixed-use areas and Central Green to form the active heart of the community with the greatest density of uses, service and parking—thereby protecting the riparian corridors, neighborhoods, and connections to nature.

Environmental Research & Guidance: The applicant seeks an environmental research and education entity, such as the Sonoma Ecology Center, to locate in the Environmental Center along Orchard on the northern side of Mill Creek. This area offers an ideal setting to locate a research, study, and interpretive center, with facilities for training and education at a readily accessible point of linkage to the surrounding waterways, trail network and surrounding State Park open spaces.

Hotel & Conference Center: In the northwest portion of the site, the project proposes a 150-key boutique hotel, conference facilities, and parking structure in a small campus. The hotel infrastructure supports a co-located conference center, which can serve as a destination for local and regional host meetings, symposia, social and community events.

NEIGHBORHOODS

The site is comprised of neighborhoods organized around the many distinctive natural features and various attributes found around the core campus.

Town Center: The adaptively reused Main Building (PEC) is the physical and programmatic center of the new community. This landmark building can host a wide array of possible programs such as a food hall, a movie screening room, coworking spaces, an event hall for fundraising, pop-up shops, community space, and a private library.

The open space adjacent to the Main Building will extend and enhance the programmatic offerings inside the building itself. A range of activities such as an outdoor farmer's market, dining, flea market, performances, and group exercise classes are all possible.

The Town Center is situated to the West of Arnold Drive at the center of the Core Campus. Organized around the existing Central Green, the neighborhood is defined by the existing Main Building (PEC) at its apex and flanking new mixed-use buildings consisting of ground floor retail with housing above. This human scaled walkable neighborhood center and arrival point serves

as the heart of the community. On the back side of the blocks holding the mixed-use buildings which flank the Central Green are cohousing and affordable housing apartments which are also at a greater average density, bringing energy to the Central Green.

Behind the Main Building, as the property begins its steepening climb to the West, is an area designated as The Small Business + Innovation Center. This area of the Town Center consists of the former “Maintenance Shop” & “Paint Shop” as well as three contextually-designed new buildings, to be fitted to contemporary programming. This collection of new and old buildings recall the industrial uses in this part of the site, while also affording a range of small business and community supporting functions to occur. This area would host the Community Center and Gym identified in the Specific Plan [2022].

Arnold Drive: This neighborhood consists of the linear strip adjacent to both sides of Arnold Drive connecting the Core Campus with the neighboring communities of Eldridge and Glen Ellen and the rest of Sonoma Valley. The neighborhood is populated with the new Fire Station, and Bay Area style townhomes and apartments. A buffer exists along Arnold Drive to create a multi-use right of way for a variety of community transportation methods. The Townhomes have frontage facing the buffer and Arnold Drive—creating a sense of residential community and safety. Apartments with affordable units take advantage of the grade change at Arnold Drive to provide an accessible variety of units to the neighborhood.’

Core North: Core North is a residential neighborhood situated to the North of the Town Center. The neighborhood abuts the northern edge of the residential core with the field park and abuts the 300-foot Wildfire buffer. The majority of the neighborhood is populated with smaller detached California Bungalow homes, duets, triplets, courtyard homes, and some independent living homes. An east-west connected series of pedestrian paseos create a secondary continuous green space navigating across the neighborhood and integrating public green spaces into mid-block areas.

Western Slope: In the Northwestern portion of the site the grade changes more substantially than anywhere else in the Core Campus, facing in the direction of Fern Lake and Sonoma Mountain. To determine the optimal programming for the area, the site design process considered what types of uses that could be sited largely within the existing topography without significant grading and benefit from a more secluded location. One important use that works well in this setting is the upscale, nature-oriented hotel, the target market for which will be travelers (for purposes social and professional) who are seeking quiet and a strong connection to the natural landscape of the Sonoma Valley. The program is for a boutique 150-key contemporary hotel, with a design focus on sustainability, arranged to embed into the natural environment, working with the existing terrain, and maintaining the natural separation from the wildlife corridor. The hotel infrastructure supports a co-located conference center, which can serve as a broader community destination for local and regional host meetings,

symposia, and social events placed such that the visitor feels the surrounding presence of the well-preserved forest lands, both those abutting this neighborhood and visible in a long view across the valley.

To the south of the hotel are a set of homes along the high bench towards the Town Center, where a number of warehouses and industrial buildings had been located. These homes and their landscape will soften the edge of the Town Center, buffering its busier pattern of activity from the hillside above, and the resources of the cemetery, memorial, and picturesque walks beyond.

Mill Creek Bend: Situated on the southwest corner of the site, the Mill Creek Bend neighborhood hosts a mix of residential, commercial and institutional buildings. These buildings include Station 36 (an adaptive reuse of the existing firehouse), the Environmental Center, and the Senior Affordable Housing. The site is next to the Wildfire Buffer to the west and set back from the riparian corridor for Mill Creek to the South. The new Senior Affordable Housing and Environmental Center facilities are designed in a sustainable modern style to respond to the ecological sensitivity of the area and to the varied terrain and street frontages of the site.

Core South: Core South is a residential neighborhood situated to the South of the Town Center. The neighborhood abuts the riparian corridor of Mill Creek to the South. The area is characterized by green paseos and parks that break down the residential blocks and enhance pedestrian and cyclist circulation, while also preserving existing mature trees. The majority of the neighborhood is populated with smaller detached California Bungalow homes with backyards and alley-accessed garages.

Walnut Court: The Walnut Court neighborhood is nestled to the south of Core South, across the Mill Creek bridge. Surrounded by the tall trees of the riparian corridor to the North and the hillsides to the south and west, this is a neighborhood of self-contained Courtyard Homes. A secondary emergency access to Arnold Drive is being enhanced for public safety within this quiet neighborhood of agrarian homes.

Eldridge Place: Eldridge Place is a contained residential neighborhood, situated below Arnold Drive in the Southeastern corner of the site. The neighborhood has California Bungalow style housing units, which are small, detached homes that align with the density of the Eldridge community to the south. The area is characterized by a network of green paseos that break down the blocks for pedestrian and cyclist circulation, while also preserving existing trees on the site. To the north and to the east of the neighborhood are setbacks to protect the riparian corridors for Mill Creek and Sonoma Creek.

Sonoma Creek: The neighborhood sits along the existing benched topography below Arnold Drive and west of Sonoma Creek. The neighborhood serves as a buffer between the active traffic of Arnold Drive and the riparian corridor of Sonoma Creek. Characterized with a mix of townhomes that transition to lower density farmhouse style detached homes and independent

living homes along the riparian setback. This neighborhood to its south includes Confluence Park, where Mill Creek and Sonoma Creek meet, near the existing bridge to the Eldridge Place neighborhood.

Agrihood: The Agrihood neighborhoods sit on the Eastern portion of the site. The Sonoma Creek riparian corridor runs along the Western edge, separating the Sonoma Creek neighborhood from the Agrihood. The farmhouse-style detached homes relate to the Agricultural vernacular of the upper Sonoma Valley in a variety of sizes, with smaller detached homes fronting onto the east west connector of Harney Drive. At the center of the Agrihood blocks, the project includes managed communal farming areas to grow a range of agricultural crops, giving the neighborhood its distinct character. Intersected by pedestrian and cycling paths, the interconnected neighborhood sits at the lowest elevation on the site, bordered by the wildfire buffer and Sonoma Valley Regional Park to the north and the expansive valley grasslands to the east.

CIRCULATION, PARKING, AND LOADING

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

The project will provide an upgraded vehicular circulation plan, with two-way streets serving as the major arterials, and limited one-way streets and alleys serving the neighborhood areas. The internal street network favors low-speed automobile traffic and is organized to create a multimodal experience with critical east-west connections across the site. The project includes a network of new and upgraded sidewalks, street crossings, bike lanes and shared use paths, as well as connections to proposed evacuation routes. The evacuation route planning includes the development of a new emergency vehicle access road connecting Railroad Drive on the eastern side of the project with Highway 12, thereby providing a major alternative in emergency conditions for project residents and others traveling on Arnold Drive.

TDM Program: In consultation with the County of Sonoma, the Project would be designed to reduce vehicle miles traveled (VMT) through Transportation Demand Management Plan, multi-modal transportation improvements, and parking-related demand management strategies.

Transit: The Project is provided with transit by Sonoma County Transit, which includes fixed bus service to and from the site and surrounding communities via Routes 30, 34, and 38. Dial-a-ride, otherwise known as paratransit, is also available to those who are unable to independently use the transit system due to a physical or mental disability.

Parking: On-site parking areas consist of attached and detached garages, on-street parking spaces as well as a few consolidated parking lots with smaller, secondary lots. On-street, parallel parking is provided throughout the site, and parking lots are generally located behind buildings to minimize visual impact. A landscape buffer is incorporated at parking lot street frontages.

The project provides approximately 3,030 parking spaces distributed throughout the site, including approximately 2,300 off-street spaces in surface lots and garages. Each parking lot will have one ADA parking space per 25 spaces. In addition, 25% of each parking lot will be EV charging capable. There will be commensurate bicycle parking throughout the site.

UTILITY INFRASTRUCTURE

The project will redevelop the site infrastructure and utility network, and more sustainably manage the stormwater, wastewater, and electrical systems that historically served the site.

Water: The project would continue to benefit from the existing riparian and appropriative water rights. As stated in CGC 14670.10.5, “All riparian water rights shall remain with the property. The state owns riparian water rights and pre-1914 and post-1914 appropriative water rights and owns and operates a municipal water supply, treatment, and distribution system on the property. These rights may be held by the state for existing and future domestic uses on the property.” The site’s self-contained water system consists of lakes, natural springs, wells, a raw water and potable water distribution system, a 1.8-million-gallons-per-day water treatment plant, and 1.3-million-gallon surface water reservoirs that have capacity to provide drinking water, irrigation, and fire suppression.

The applicant intends to utilize a public water system under the regulatory authority of the State Water Resources Control Board and in conformance with the California Health & Safety Code. In furtherance of this effort, the project will replace the existing water treatment plant (in accordance with the State design and operational requirements and regulatory oversight), and repair and reconstruct the off-campus and on-campus distribution system, as described in detail in the Water Supply Assessment conducted for the project. The project also has potential to utilize recycled water to offset potable water use for landscape irrigation as detailed below.

The applicant has obtained a conditional will serve letter from VOMWD to provide water service to the project and, as noted by Sonoma Water, VOMWD service is subject to a future negotiated agreement, LAFCO approval, and other conditions to the development and operation of this public water system. As part of the project's environmental review, the potential impacts of service from VOMWD, or an alternative water purveyor, should both be evaluated.

The water service provider entity has no impact on the project's available water supply. Regardless of provider/operator, the project would utilize the same supply: the site's self-contained water system that consists of lakes, natural springs, wells, a raw water and potable water distribution system, a 1.8-million-gallons-per-day water treatment plant, and 1.3-million-gallon surface water reservoirs that have capacity to provide drinking water, irrigation, and fire suppression.

Sewage/Wastewater: The project intends to utilize Sonoma Valley County Sanitation District (SVCSD) for sewer service. As noted in SVCSD's referral agency comments, the dedication of any facilities and annexation of the site will be subject to future negotiated agreements and conditions of approval. As a project variant that will require environmental study under CEQA, the project may alternatively seek to develop a private sewage disposal system subject to approval and permitting by the Regional Water Quality Control Board and State Water Resources Control Board.

The project anticipates installing new sewer mains to connect the site to the existing Sonoma Valley County Sanitation District trunkline. Updated piping will run along existing and new street alignments and continue to operate as a gravity system, assuming that additional connections are to be made to the trunk sewer line at the south side of the site. As mentioned, the project also has potential to develop recycled water facilities for landscape irrigation, such as a Membrane BioReactor (MBR) wastewater treatment plant to produce disinfected tertiary recycled water, a new recycled water storage tank, and a new recycled water pump station and distribution system. The MBR wastewater treatment facility, if developed, would be in the general vicinity of the former SDC wastewater treatment equipment, to the east, off the Core Campus. Like water service, the availability of another utility provider, organized and approved by the State of California, to operate the MBR plant should be studied as part of the project's environmental review.

Stormwater: Historically, the property was served by a Sonoma County-maintained storm drain system, which includes all on-site storm drains, pipes, catch basins, and manholes. The project

would continue to use this system, but with upgrades and by incorporating bioretention areas that function as soil and plant-based filtration features that remove pollutants and enhance water quality through natural processes. These bioretention features would allow for the continued use of the existing stormwater system.

Waste: Solid waste collection services in the County are provided pursuant to the County's agreement with Recology, which serves unincorporated areas of the County.

Emergency Services: The majority of the State lands surrounding the property are designated "Moderate Severity" except for several points of contact on the property's western boundary, which are identified as "Very High Severity." The project design includes a 300-foot-wide wildfire buffer area surrounding the Core Campus, within all State-owned areas, including those aforementioned of higher risk, to the west of the project. No residential or commercial structures will be permitted within the fire buffer areas. This buffer will be managed as landscaped open space in accordance with regional fire resiliency best practices.

Further, the project will proactively plan for emergency wildfire safety by developing an emergency preparedness and evacuation plan; ensuring that every parcel within the site has two routes for ingress and egress during an emergency; and posting signage for designated evacuation routes throughout the site and along Arnold Drive. The evacuation route will include a future emergency-use-only roadway connecting the project with Highway 12 to the East. A site has been reserved on-site for the construction of a new fire station for the Kenwood Fire District, to serve on-site residents and businesses as well as the surrounding community.

Energy Demand: PG&E will supply the project with electricity through an extensive array of facilities located on or adjacent to the site. The project also desires the potential deployment of a system of distributed energy resources that will generate electricity on-site or on state owned land outside of the Core Campus, which could include solar, wind, geothermal, and/or methane gas co-generation. In addition, Sonoma Clean Power offers electricity to customers in the County using PG&E infrastructure and customers can choose between Sonoma Clean Power and PG&E for electric generation service. All existing and new power lines on the site will over time be moved or constructed underground.

DEMOLITION, EXCAVATION AND SOIL DISTURBANCE

Approximately 136 acres of the site would be disturbed and modified as a result of the project. The depth of excavation would vary throughout the site, but depths would be no greater than 12 feet below the existing grade. The site currently includes 61 buildings and 383,000 sf of floor

space. The project would retain four of the existing buildings comprising of 47,250 sf of floor space, including the Main Building, for adaptive reuse for commercial and institutional uses, such as boutique retail, restaurants, research centers, schools, or professional offices. None of the existing buildings would be retained for residential uses.

CONSTRUCTION SCHEDULE AND PHASING

The project would be constructed in development phases. Full buildout of the project is expected to occur approximately ten years after project entitlements from start to finish of the prescribed overlapping development phases. While phasing plans – including the number of phases, their boundary lines, and the unit counts projected within – may change materially under the natural pressures of financial or consumer market adjustments, and/or unanticipated site conditions, the description here represents the Applicant's best projection based on information available at present.

Land development construction will consist of multiple stages, starting with site preparation and demolition. Grading and installation of retaining walls utilities and other supporting infrastructure improvement follows the demolition phase, which is estimated to take approximately 9 to 12 months to complete for each phase. When development of a residential or commercial project(s) occurs within a phase, the project will construct the infrastructure needed for adequate access and utility service for that portion of the project. This includes, for example, streets (and improvements therein), curbs, gutters, sidewalks, street lights, retaining walls, landscape and other streetscape improvements, joint utility trench, utility corridors and related facilities, stormwater, wastewater, potable and other water facilities.

Construction-related activities would conform to the County's Noise Ordinance, and no construction is anticipated to occur on major legal holidays.

Construction of Phase 1 will commence in the central and northwestern areas of the site, comprising of a substantial portion of the Town Center, Core North and Western Slope neighborhoods. Phase 1 is projected to include the development of 241 residential units, the 150-room hotel and conference center, and the adaptive reuse of the Main Building. The residential units will be located in mixed-use buildings, apartments, detached courtyard homes and other unit types, and attached duet and triplet units. Out of the 241 residential units, 50 units will be affordable to lower income households located in the apartment buildings just north of the mixed-use buildings that line Central Green. As part of Phase 1, the project will develop parks and active recreational areas to serve the public, including the Central Green and the relocated Ballfield.

Phase 2 will occur in the area surrounding the Phase 1 development, comprising of a substantial portion of the Core South, Sonoma House Commons, Arnold Drive, Creek West and Agrihood neighborhoods, as well as the remaining portions of the Town Center, Core North, and Western Slope that were not touched under Phase 1. Phase 2 is projected to include the development of 469 residential units and commercial uses in the western portion of the site, behind the Main Building. Out of the 469 residential units, 100 will be affordable to lower income households located in apartments in the southwestern corner of the site that will serve seniors. As part of Phase 2, the project will develop parks and active recreational areas to serve the public.

Phase 3 will occur in the periphery of the site surrounding the Phase 2 development, comprising of Walnut Court and Eldridge Place, as well as the remaining portions of the Arnold Drive, Creek West, and Agrihood neighborhoods that were not touched in Phase 2. Phase 3 is projected to include the development of 280 residential units and commercial uses including a facility for Environmental Research & Guidance. Out of the 280 residential units, 50 will be affordable to lower income households located in the apartments in the southeastern portion of the site, adjacent to Arnold Drive. As part of Phase 3, the project will develop parks and active recreational areas to serve the public, including Confluence Park and the northern part of the Agrihood.

In each development phase, the project will provide (or will have already cumulatively provided based on a previous phase of development) the same 20% ratio of affordable units to market rate units in the phase as being proposed for the development as a whole, consistent with Section 26-89-070 of the Sonoma County Code. In other words, the project will always have land set-a-side for at least 20% of the total number of residential units on the site available for rent to lower income households.

PROJECT ENTITLEMENTS

The project approvals include a Major Design Review with an accompanying Development Plan in accordance with Article 82 of the Sonoma County Code. The proposed Development Plan addresses the compatibility of future development within the project site. The project also includes a Vesting Tentative Map with the intent to file multiple Final Maps in conformance with Government Code Section 66456.1.

Overall, the Project has been designed with the intention to thoughtfully and effectively implement the inspiring Guiding Principles of the Specific Plan [2022], which are not expected to change substantially when the County reconsiders the Specific Plan [2022] for approval later in 2025.

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