



February 16, 2024

E-DELIVERY VIA COUNTY PERMITS ONLINE SYSTEM

Director Tennis Wick
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Development Permit Application for Sonoma Developmental Center

Dear Tennis,

On behalf of Eldridge Renewal, LLC (“Eldridge Renewal”), we submit the enclosed development permit application and supporting materials for the redevelopment of the property known as Sonoma Developmental Center (“SDC”) located at 15000 Arnold Drive, in the County’s unincorporated community of Eldridge. SDC consists of approximately 945 acres of agriculture, recreation, and ecologically valuable natural areas, and a developed “Core Campus” area of approximately 180 acres. This application proposes to develop the project described herein (the “Project”) on that portion of SDC known as the Core Campus.

Background

SDC formerly served as one of the largest state facilities to serve the needs of individuals with developmental disabilities. In 2018, the State of California closed the facility. In 2019, the Legislature approved and the Governor signed into law Government Code section 14670.10.5, which outlines the goals and objectives for land use planning and the future disposition of the project site. As part of this legislative effort, the State partnered with the County to prepare a Specific Plan and related environmental review for the redevelopment of the Core Campus, while the State retained ownership and maintenance of the property through its Department of General Services (“DGS”). Given the ongoing statewide affordable housing crisis, section 14670.10.5 specifically required that the Specific Plan prioritize the development of housing.

The Board of Supervisors adopted the SDC Specific Plan and certified the related Environmental Impact Report (“EIR”) prepared under the California Environmental Quality Act (“CEQA”) in December 2022. The Specific Plan seeks to reinvigorate the Core Campus as a vibrant mixed-use and pedestrian-oriented community that provides a diverse and sustainable array of housing choices. The Plan contains policies, design guidelines, development standards, and zoning designations to facilitate development of 1,467,000 square feet (“sf”) of residential uses with up to 1,000 units of various housing types, along with 410,000 sf of mixed uses.

In April 2023, DGS selected Eldridge Renewal, comprised of The Grupe Company and Rogal & Partners, as the buyer to purchase, design, and redevelop the Core Campus. On August 22, 2023, Eldridge Renewal submitted a Preliminary Application Form (“Pre-App”) to the County to obtain vested rights for the Project under the Housing Accountability Act (“HAA”). In a letter sent



on August 29, 2023, the County deemed the Pre-App “submitted.” Based on the August 22, 2023 Pre-App submittal date, the HAA requires the Eldridge Renewal to submit the development permit application before February 18, 2024 in order to maintain the vesting protections established thereunder.

Project Description

The Project seeks to redevelop the site’s 180-acre Core Campus with residential, commercial, office, institutional, and hospitality uses, pursuant to a Design Review approval and a Vesting Tentative Map. Eldridge Renewal intends to file multiple final maps subsequent to the initial Vesting Tentative Map approval in accordance with the Subdivision Map Act. (See Gov’t Code § 66456.1).

The residential portion of the Project anticipates a base density of 620 dwelling units, as approved by the Specific Plan; 124 of these units (i.e., 20%) will be deed-restricted units for lower-income households. Based on the percentage of housing dedicated to lower-income households, the Project is entitled to a density bonus of 50% under the State Density Bonus Law (“SDBL”), or 310 additional units. (See Gov’t Code § 65915(f)(2).)

The Specific Plan anticipated that redevelopment would exceed the 620-unit base density through the use of the SDBL:

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 . . . ; **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. (SDC Specific Plan, p. 4-1 [emphasis added].)

Utilizing the SDBL as contemplated under the Specific Plan, the Project proposes a total of 930 residential units at full build-out, containing approximately 1,670,000 sf.

The Project’s non-residential building areas include spaces intended for a wide range of potential uses, including a center for climate action and innovation, flexible facilities for makers, artists, and musicians, retail and food and beverage outlets, and facilities for institutional users, which together are expected to comprise approximately 400,000 sf at full build-out. The Project would also provide approximately 2,750 parking spaces distributed throughout the site, and various public realm improvements.

Site improvements include a new network of sidewalks, walking paths, and bike routes to enable easy and accessible travel for residents and visitors, within the Property and beyond to local and regional destinations. The project would redevelop and upgrade site infrastructure; sustainably manage stormwater and wastewater; and create new public park and open spaces, along with pedestrian connections to the surrounding natural landscape. The historic green at the heart of the core campus will be preserved, as well as various historic buildings for adaptive reuse. The Project will create and manage a new landscaped fire buffer, implement best practices in site management



and construction design to mitigate wildfire risk, and integrate new fire department facilities and emergency access routes within the overall Project design.

Project Supporting Materials

In furtherance of the Project, the applicant submits the following materials in support of the development permit application for Design Review and a Tentative Map:

PJR 128 materials:

- Application Forms: PJR-001 (Planning Application); PJR-011 (Indemnification), and PJR-095 (At-Cost Agreement)
- Title Report(s)
- Proposal Statement
- Housing Proposal
- Site Plans
- Preliminary Site Grading & Drainage Plan
- Preliminary Architectural Plans & Elevations
- Preliminary Landscape Plans
- Tree Protection Plan
- Preliminary Lighting Plans
- Parking Plan
- Materials and Colors
- Photographs
- Low-Impact Development (LID) Requirements.
- Utility Certificate statement of non-service
- Historic Preservation Plan

PJR 078 materials:

- Application Forms: PJR-001 (Planning Application); PJR-011 (Indemnification), and PJR-079 Major Subdivision Supplemental Information
- Tentative Map supporting content:
 - Site location map (depicts location of proposed subdivision in relation to the surrounding area)
 - Names and addresses of applicant, property owner, and surveyor
 - Existing road circulation network
 - Proposed road circulation network
 - Easements, building envelopes & covenants
 - Topographical map (contours to show slope of the land and high and low points; also to show location and width of all existing easements for drainage, sewerage, public utilities and roads)
 - Lot map
 - Parcel table (acreage of site [gross & net], number of lots, minimum lot size)
 - Existing facility map (location and identification of existing structures)
- Sewage disposal statement (excerpt from SDC Specific Plan)



- Water Supply assessment (excerpt from SDC Specific Plan)
- Deeds
- Assessor's Parcel Map
- USGS Map
- Fire Safe and Vegetation Management Plan
- Stormwater Management Submittals.

Thank you for your review and feedback on these Project application materials. To the extent that you or Permit Sonoma staff have any immediate questions during the review process, we are glad to make ourselves available at any time.

Very truly yours,

A handwritten signature in blue ink, appearing to read "MS", is positioned above the typed name.

Matthew Skelton
Eldridge Renewal, LLC