

Proposed Revisions to Public Review Draft SDC Specific Plan (August 2022)

October 17, 2022

Revisions are shown in ~~strikeout~~/additions below

Chapter 1: Introduction

Figure 1.1-3: Planning Boundaries Aerial View – revised to show correct location of the cemetery.

Chapter 2: Open Space and Resources, and Hazards

Section 2.4, page 2-8

“The first known inhabitants of the Planning Area were Native American members of the Coast Miwok, and Pomo, and Wintun tribes, who intermingled in Sonoma Valley.”

2J Native People Tribal Cultural Preservation: ~~Preserve the heritage and legacy of the native people in the area through land stewardship and preservation of cultural resources on the site.~~ Work in consultation with local tribes culturally and geographically associated with the planning area to protect and preserve cultural resources and Tribal Cultural Resources, both within the core campus and for activities within the open space.

2-1 Ensure that land shown In Figure 2.2-1 as Preserved Open Space is dedicated or maintained as permanent public open space, and the Managed Landscape/Fire Buffer is designed and maintained for that purpose. The owner/operator of the Preserved Open Space shall prepare an open space plan, to be approved by the County to manage the rich diversity of resources on site, including habitat, vegetation, wetlands, native species, and other critical resources, balanced with recreation and wildfire protection needs. As part of the open space plan development, conduct a formal aquatic resources delineation for habitat protection, and consider delineating a cohesive system of trails and pathways that balances recreation and wildlife conservation.

2-4 Realign and upgrade the trails to improve the user experience and accessibility, including designated parking areas for trail users, while minimizing impacts to open space.

2-6 Remove existing development along the north edge of the Core Campus, from area shown as Open Space in Core Area in Figure 2.2-1, and re-introduce compatible native species to expand the wildlife corridor. This includes removing existing buildings Paxton, Thompson/Bane, and Residence 126 and buildings on the northeast side of campus and ensuring that new development remains within the smaller development footprint as shown in Figure 2.2-1. Ensure that the wildlife corridor is not further restricted at its narrowest point along the north side of the campus. The project sponsor shall be responsible for demolishing buildings within the expanded wildlife corridor and establishing new planting and landscaping to support expanded wildlife movement and safety, prior to Certificate of Occupancy on any development/redevelopment on the eastside of Arnold Drive.

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. Do not construct new paths or recreational areas in the area where the wildlife corridor is narrowest between the Core Campus and

Lake Suttonfield, with the exception of a permeable-surface pedestrian trail on one side of Sonoma Creek.

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, and the maximum height of the upper strand must be no higher than 48 inches.

2-20 Require that the project sponsor work with an arborist to develop a tree planting plan that retains existing mature healthy trees and supplements the existing tree canopy with a diverse range of preferably native and/or low water trees that provide shade and habitat. Locate new construction and public realm improvements around existing landscaping features that are retained.

2-26 Prohibit the use of pesticides, rodenticides, and poisons in materials and procedures used in landscaping, construction, and site maintenance within the Planning Area, and require ongoing use of Integrated Pest Management site-wide. 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. Further, maintain and enhance connectivity between water features, including lakes, creeks, vernal pools, and intermittent streams, through vegetated native plant cover, absence of roads along the water features, ditches, and other barriers to water or animal movement, and absence of human presence. Maintain water-related features, including swales, intermittent drainages, and seasonal waterways as open-air channels and avoid undergrounding waterways whenever possible.

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. Management of this landscape buffer should aim to enhance biodiversity, reverse weed invasion, and protect water resources.

2-37 Prohibit wooden fencing in the Planning Area. Encourage property owners to consult with CDFW, install wildlife friendly fencing, and provide for roadway undercrossings and oversized culverts and bridges to allow movement of terrestrial wildlife.

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. Materials must be developed in coordination with local tribes culturally and geographically associated with the planning area.

2-52 Develop a plan, in consultation with local tribes culturally and geographically associated with the planning area, to identify and manage cultural and tribal cultural resources (e.g. Cultural Resources Management Plan, cultural resource survey, treatment testing plan, etc.). Require any unanticipated discovery of archeological or paleontological resources to be evaluated by a qualified archeologist or paleontologist, in coordination with local tribes culturally and geographically associated with the planning area .

2-55 Ensure that any future roadways or pathways built in the open space do not introduce lighting that would adversely impact wildlife.

2-56 The owner(s) of the property shall collaborate in good faith with any surrounding properties to improve wildlife habitat and permeability across property boundaries, up to and including the eventual construction and maintenance of a wildlife overpass or underpass across Highway 12.

2-57 Ensure that any agricultural use in the open space is limited to the historic agricultural area on the east side of the preserved open space area, and is focused on community gardening, education, or integrated with farm-to-table needs of SDC residents and businesses. Do not permit large-scale commercial agricultural uses.

Chapter 3: Mobility and Access

3-5 Reuse the existing street network to the greatest extent feasible. Improve multi-modal access from 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. ~~If the connection is planned as emergency evacuation only, it should be integrated with a permeable-surface bike route.~~

3-27 ~~Price off-street parking within the Core Campus to encourage alternative mode use. Provide no free parking within campus.~~

Chapter 4: Land Use

Preserved Open Space (page 4-20)

The Preserved Open Space designation is intended to preserve open spaces outside of the Core Campus for ~~public use and benefit, including~~ habitat, active and passive recreation and minor park amenities, ecological services and water resources, and ~~limited~~ agricultural use. This space also contains some infrastructure, including water infrastructure, that is important for the continued functioning of local water systems. ~~Hotels, wineries, tasting rooms, commercial agriculture, concessions, residential uses, and other buildings for human occupancy, with the exception of utility or for firefighting, are not permitted.~~

Figure 4.1-1: SDC Core Campus Districts - revised with new district names:

- Rename Fire House Commons to Sonoma House Commons
- Rename Eldridge North to Eldridge Place

Table 4.3: Permitted Uses – revised to limit activities in Preserved Open Space and to include retail land uses within the Core Campus.

Figure 4.3-1: Historic Assets – revised to simplify legend for readability.

~~4-8 Designate at least five parcels to build homes for persons with developmental disabilities, prioritizing parcels closer to open space areas.~~

~~Dedicate a total of five residential parcels for individuals with developmental disabilities within at least three of the five districts: Agrihood, Eldridge Place, Creek West, Core North or South. Parcels shall be identified as part of any future subdivision application. Exemptions to design standards may be required for personal safety of individuals with developmental disabilities.~~

4-13 Sonoma County staff shall review all development to ensure consistency with the Specific Plan and all of the policies, conditions, and other requirements in the Specific Plan. To assist in this effort, the County shall prepare a checklist to be used for all proposed projects at the SDC site to ensure consistency with Plan policies and Supplemental Standard Conditions of Approval, as detailed in Appendix A. The Supplemental Standards of Approval should be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines.

Policy 4-16 ~~Spread the inclusionary housing throughout the site and co-locate with the inclusionary and market-rate housing, rather than clustering inclusionary housing within one district. Inclusionary housing and market-rate housing should be fully integrated within the same buildings, but recognizing that financing for these may come from different pools, ensure that inclusionary housing is built as located in two or more discrete buildings. Regardless, ensure that inclusionary and affordable units are housing is integrated into the overall fabric of the community and has ve similar the same look and feel to other new buildings on site as market rate housing. Inclusionary housing units to be completed prior to or concurrently with completion of the market rate housing units.~~

4-20 Preserve and reuse the two historically significant buildings, the Main Building (PEC) and the Sonoma House Complex, including its six support structures. When rehabilitation projects for these two individual historic resources or new work immediately adjacent to the historic resources are proposed, identify potential impacts to the historic resources.

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.

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

Land Use Classification	Density Range (Units per Gross Acre)	Maximum Allowed Overall Average Floor Area Ratio	Maximum Allowed Floor Area Ratio by Site
Low/Medium Density Residential	6-14	0.5	1.0
Medium/Flex Density Residential	8-30	0.75	2.0
Employment Center	n/a	0.5	2.0
Flex Zone	8-30	1.0	2.0
Institutional	n/a	0.5	2.0
Utilities	n/a	1.0	2.0

Note: Maximum Allowed Overall Average FAR is calculated over the entirety of the core campus, while Maximum Allowed FAR by site is calculated on a site by site scale. For example, a new development in the Flex zone can have an FAR up to 2.0, but overall development in the Flex zone cannot exceed an FAR of 1.0.

Notes on Table 4-2:

1. Up to 10% deviations from the minimum and maximum by district are subject to approval by the Planning Director.

4. This table provides a range for the total number of housing units within each Specific Plan district to provide implementation flexibility. It is not anticipated that development would be

built to the maximum of the range in every district. The total number of housing units anticipated under the Specific Plan is 1,000.

Table 4-4: Projected Specific Plan Buildout

Land Use	Land Use Area (Acres)	Assumed Average Residential Density (du/acre)	Assumed Average Overall FAR	Non-Residential Development (sf)	Units
Low/Medium Density Residential	29	12	-	-	350
Medium/Flex Density Residential	23	24	-	-	560
Employment Center	16	-	0.3	190,000	-
Flex Zone	9	10	0.9	160,000	90
Institutional	3	-	0.3	40,000	-
Utilities	3	-	-	20,000	-
Active Open Space	11	-	-	-	-
Buffer Open Space	43	-	-	-	-
Other Core Campus Open Space	58	-	-	-	-
Preserved Open Space	750	-	-	-	-
Total	945	-	-	410,000	1,000

Chapter 5: Community Design

Figure 5.3-2: Building Matchlines & Setback Lines – revised to show a setback line along the west side of Arnold Drive and to show the north side of the Central Green as a potential (rather than required) active frontage.

5-K Arnold Drive Overlay: Along Arnold Drive, development should maintain the existing mature vegetation and trees, current building setbacks, and cottages on the western edge. Maintain a variety of building types and scales and views into the ballfield and other portions of the SDC site.

5-11 Sidewalks must have a six-foot minimum width; see Street Cross Sections Illustrations and Policy 5-15, below, for requirements for specific streets.

Table 5.5-1: EV Charging: Low/Medium and Medium Density Residential: Refer to CalGreen standard; Flex: Refer to CalGreen standard.

Chapter 6: Utilities and Infrastructure

6-12 Disconnect, abandon, replace or rehabilitate existing portions of the sewer system that has been determined deficient, based on the nature of the defect. Construct ~~of~~ new wastewater sewer laterals and mains (including the portion of building sewers extending to building envelopes of existing buildings to remain) as needed to reduce the inflow and infiltration to an acceptable level to meet SVCSD standards.

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 in the future.

6-14 Continue to clean and video-inspect the existing sewer infrastructure that has not yet been inspected and could remain in service to mitigate sanitary sewer overflows, locate deficiencies, reduce inflow and infiltration and reduce leaks and contamination.

Chapter 7: Implementation

7.2 Additional Project Review

As described in Policy 4-13, Sonoma County staff will review all proposed development to ensure consistency with the Specific Plan and all of its policies, conditions, and requirements prior to approval. This would include consistency checks for all Specific Plan policies such as number of preserved historic contributing resources, consistency with the overall development program, and provisions of wildlife corridor buffers and creekside setbacks. To assist in this effort, the County will prepare a checklist to be used for all proposed projects at the SDC site to ensure consistency with Plan policies and Supplemental Standard Conditions of Approval, as detailed in Appendix A. The Supplemental Standard Conditions of Approval will be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines.

This Specific Plan is intended to supersede prior Local Guidelines (LG) within the Core Campus, as it represents a more tailored approach to standards for the type of land uses and development envisioned at SDC. Outside of the Core Campus, within the Preserved Open Space, the existing Taylor/Sonoma/Mayacamas Mountains (LG/MTN) Combining District LGs will remain in effect.

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 Specific Plan. 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.

Appendix A: SDC Specific Plan Supplemental Conditions of Approval

GEO-4 Halt Work if Cultural Resources or Human Remains 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. The developer shall notify the Director, and the Director shall notify and provide an opportunity to consult to all tribes culturally and geographically associated with the planning area to aid in the evaluation, protection, and proper disposition of the resource. If human remains or suspected human remains are discovered, all such recommendations related to the discovery of human remains 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, to ensure proper disposition of the human remains or suspected human remains, including those identified to be Native American remains.

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 County. Construction activities shall be redirected and the project proponent shall, in consultation with the City County that must notify and provide an opportunity to consult to all tribes culturally and geographically associated

with the planning area, 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 resources 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 Tribal Monitor and Consultation. All local tribes culturally and geographically associated with the planning area contacted per SB 18 and AB 52 must shall be given the opportunity to monitor ground disturbance activities, including demolition, and must be consulted during Plan implementation in accordance with SB 18 and AB 52 of the Proposed Plan.

LU-3

d) Written History

i) A historical report shall be prepared, in consultation with local tribes culturally and geographically associated with the planning area, that provides a property description and summarizes the history of the SSHHD and its historical significance, and briefly describes each tribal cultural resource, 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.

Figure 4.1-1: SDC Core Campus Districts

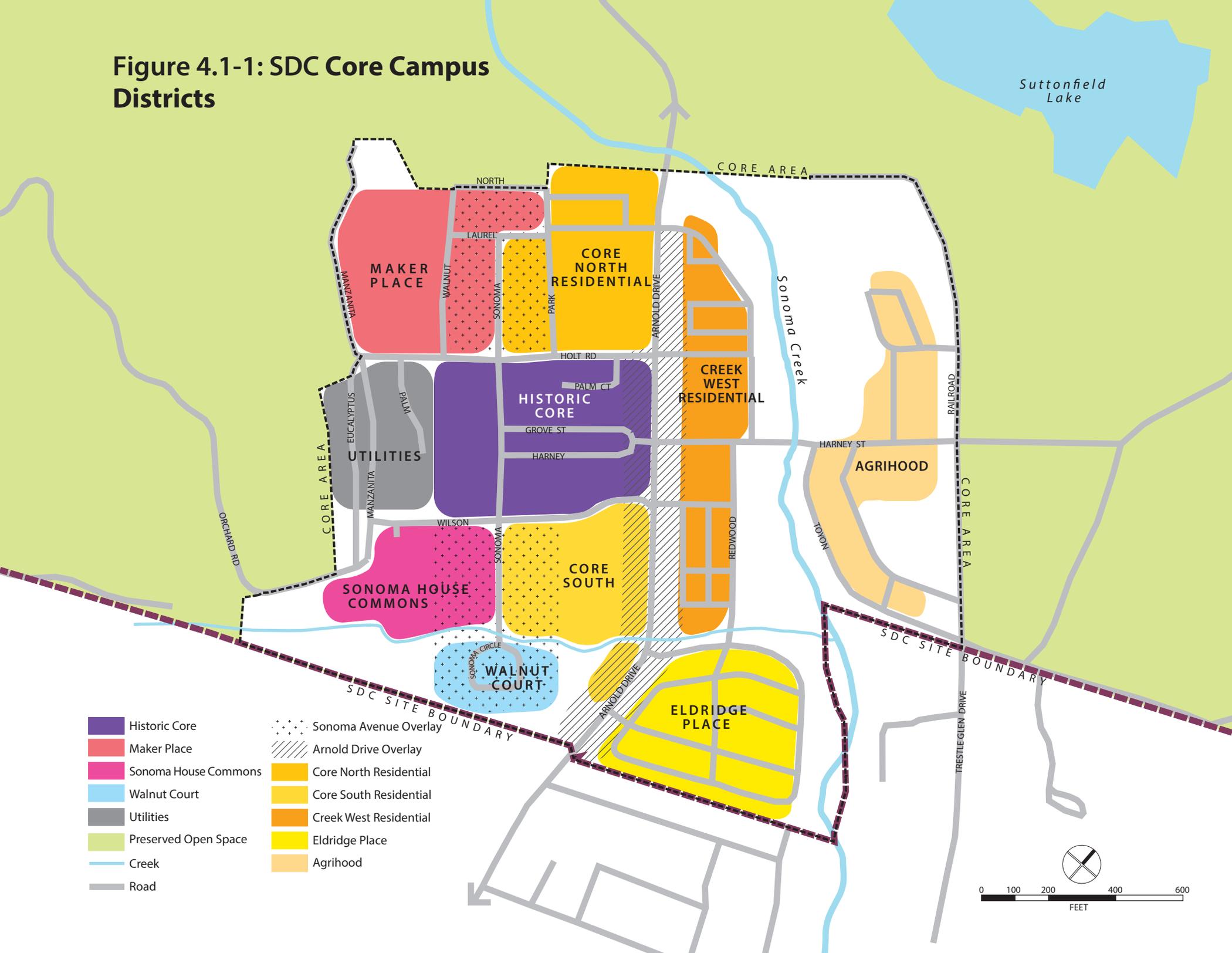


TABLE 4-3: PERMITTED USES

Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Employment Center	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Residential										
Accessory Dwelling Unit	P	P	-	P	-	-	-	-	-	-
Agricultural Employee Housing: Short Term Camp	P	P	-	P	-	-	-	-	-	-
Caretaker Dwelling	P	P	P	P	P	-	P	C	-	C
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	C	P	-	-	-	-	-	-
Permanent Supportive Housing	P	P	C	P	-	-	-	-	-	-
Residential Community Care, Large	P	P	C	P	-	-	-	-	-	-
Residential Community Care, Small	P	P	C	P	-	-	-	-	-	-
Single-Room Occupancy, Small	P	P	-	P	-	-	-	-	-	-
Single-Room Occupancy, Large	P	P	-	P	-	-	-	-	-	-
Transitional Housing	P	P	C	P	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit										

TABLE 4-3: PERMITTED USES

Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Employment Center	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Agriculture and Resource-Based Land Use										
Community Garden and Food Cultivation	P	P	-	P	-	-	P	-	P	C
Animal Keeping: Beekeeping	-	-	-	-	-	-	-	-	P	C
Tasting Rooms	-	-	P	P	-	-	P	-	-	-
Industrial, Manufacturing, Processing and Storage										
Laboratories	-	-	C	C	-	-	-	-	-	-
Manufacturing/Processing, Light	-	-	C	C	-	-	-	-	-	-
Retail Land Use Category										
Alcoholic Beverage Sales	-	P	P	P	-	-	P	-	-	-
Bar, Tavern, Nightclub	-	-	-	-	-	-	C	-	-	-
Building and Landscape Materials Sales	-	-	C	C	-	-	-	-	-	-
General Retail	-	P	P	P	-	-	P	-	-	-
Nursery, Retail	-	C	P	P	-	-	P	-	-	-
Outdoor Vendor	-	C	P	P	-	-	P	-	-	-
Restaurant	-	P	P	P	P	-	P	C	-	-
P Permitted - Not Permitted C Conditional Use Permit										

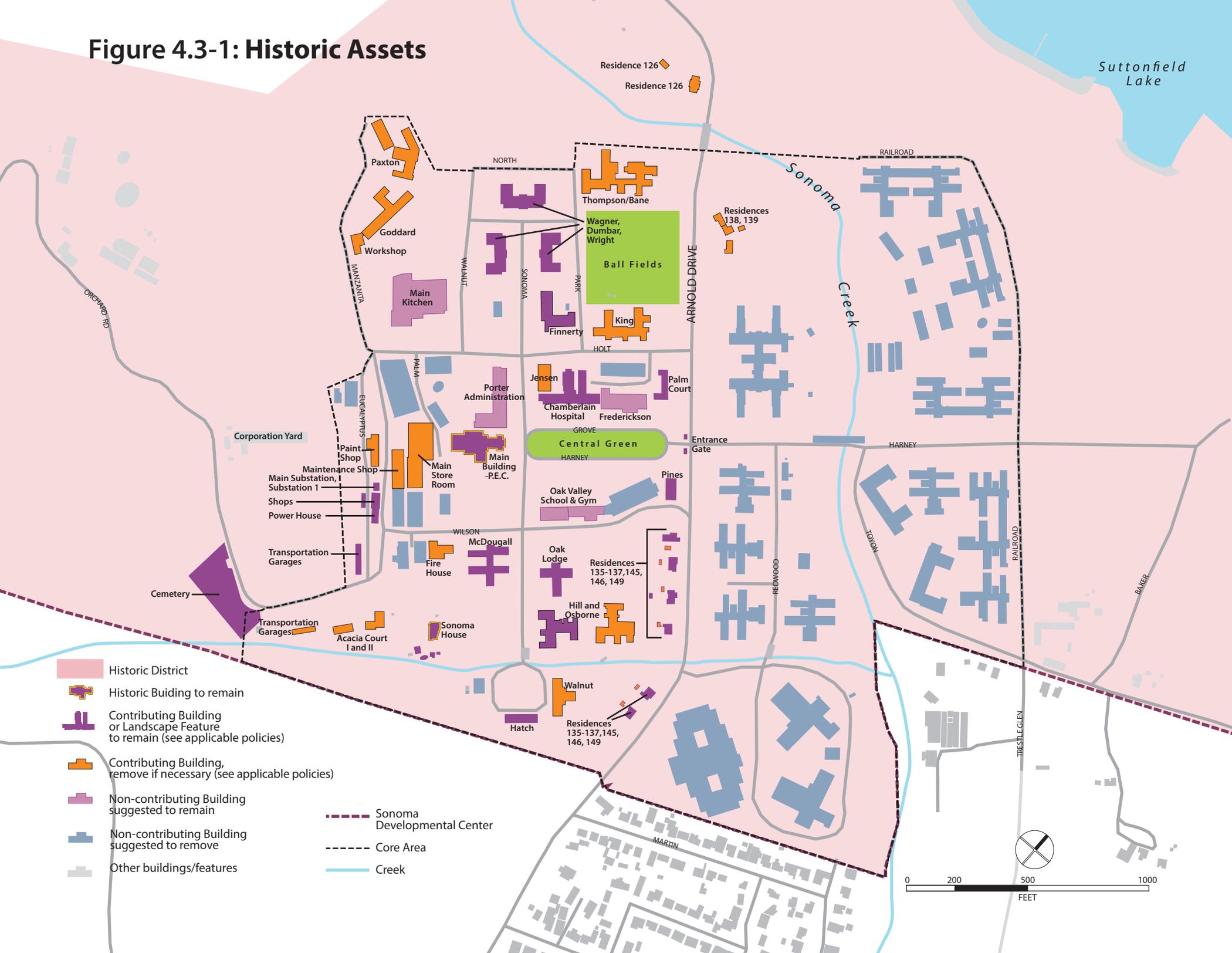
TABLE 4-3: PERMITTED USES

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

TABLE 4-3: PERMITTED USES

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

Figure 4.3-1: Historic Assets



- Historic District
- Historic Building to remain
- Contributing Building or Landscape Feature to remain (see applicable policies)
- Contributing Building, remove if necessary (see applicable policies)
- Non-contributing Building suggested to remain
- Non-contributing Building suggested to remove
- Other buildings/features

- Sonoma Developmental Center
- Core Area
- Creek



