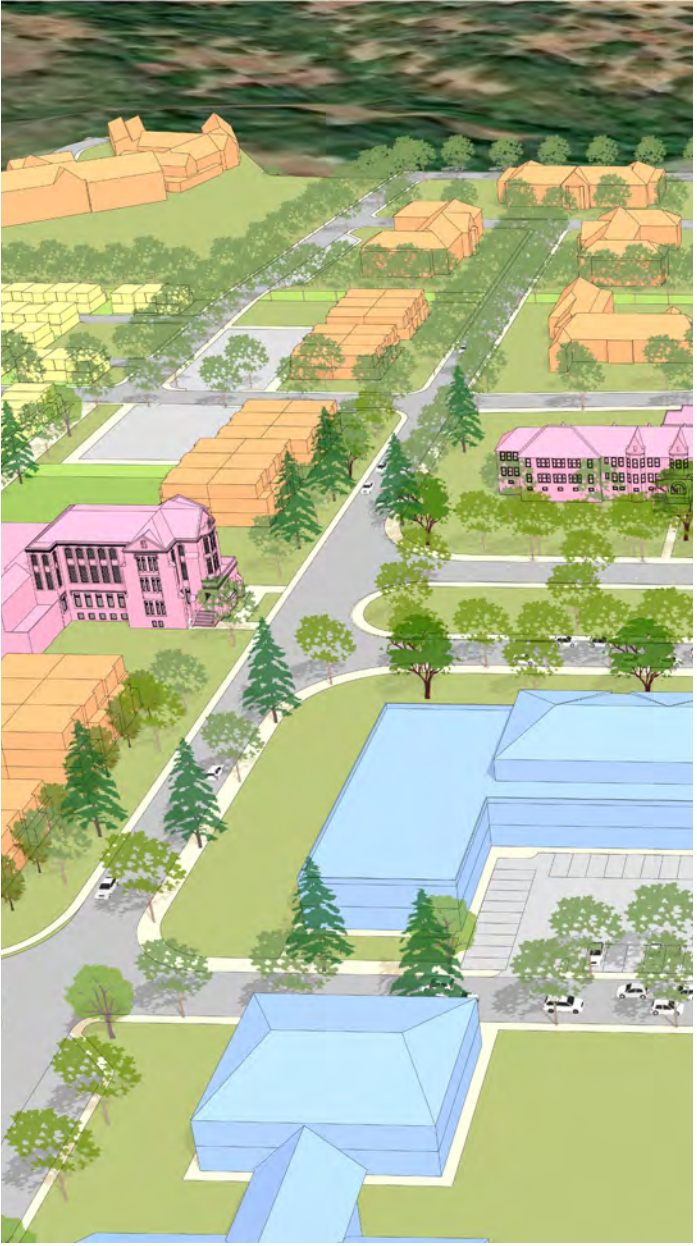
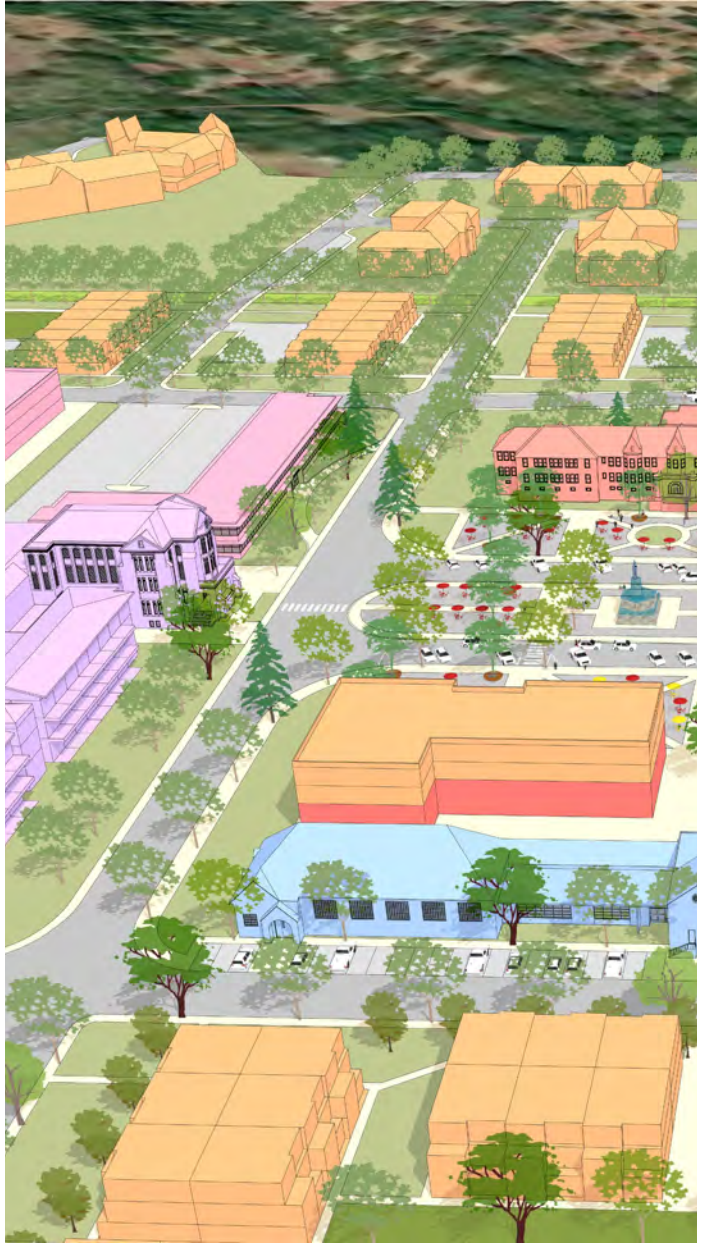
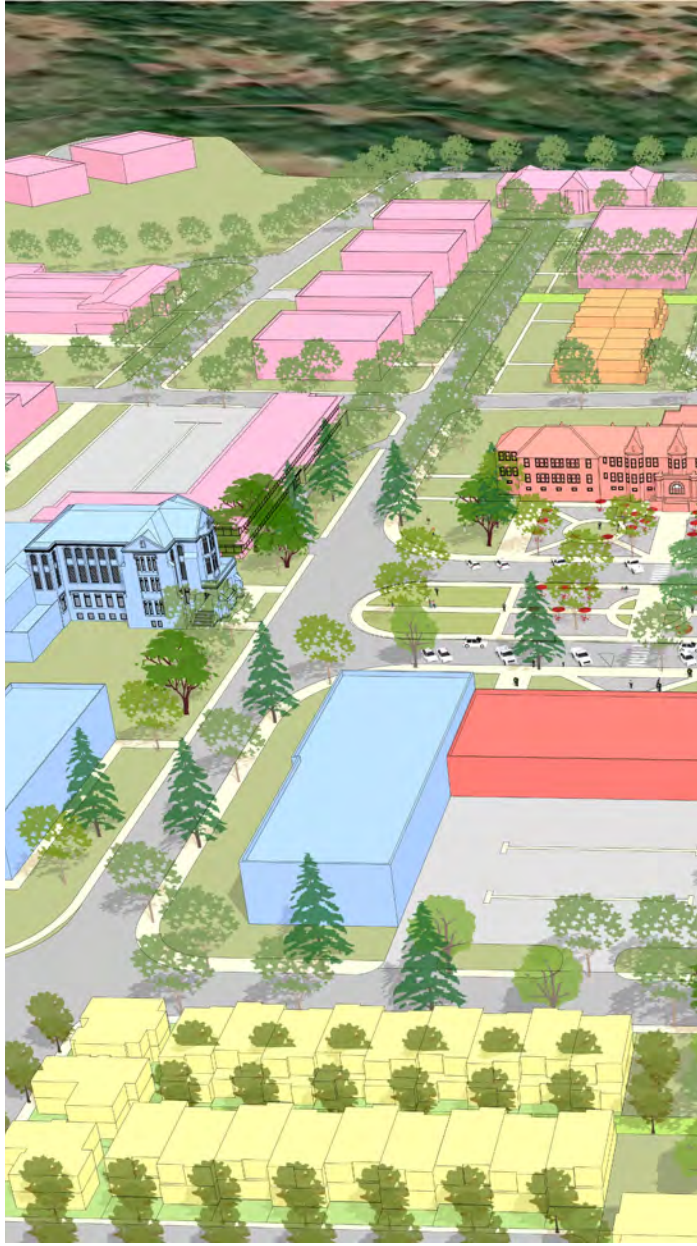

SDC SPECIFIC PLAN
OUR VALLEY OUR FUTURE

ALTERNATIVES REPORT

November 2021, Updated

ALTERNATIVES REPORT

November 2021

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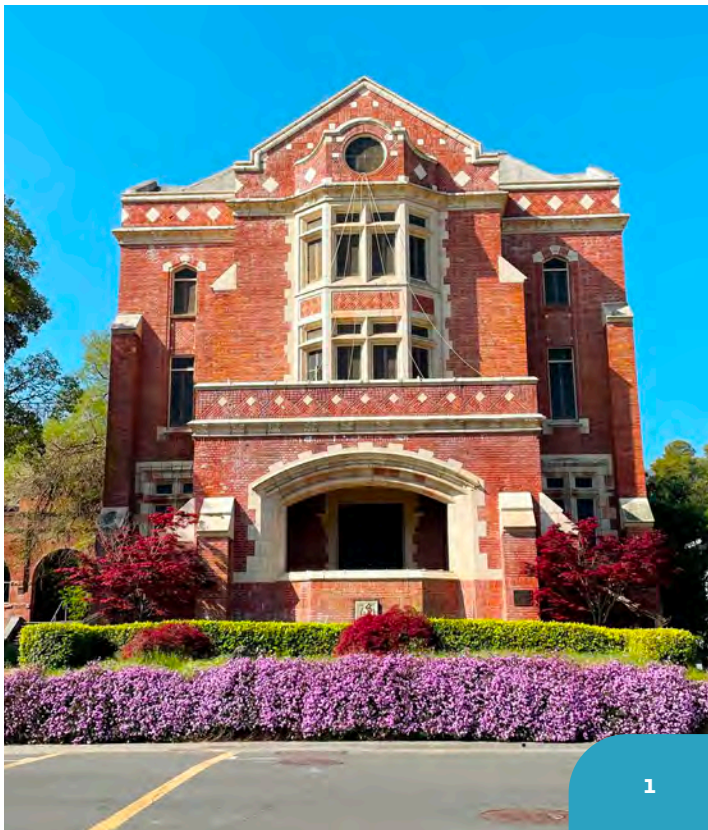
1 Introduction

1.1 Purpose of the Report

This report presents land use and design alternatives for the Sonoma Developmental Center (SDC) Specific Plan to foster community dialogue to establish a preferred direction for the future. The alternatives explore different ways in which the SDC site could be reimagined and redeveloped, financial feasibility, salient transportation impacts, and needed infrastructure improvements for each alternative are also presented. These variations will allow the project team to gather community feedback on a range of aspects of the alternatives, and determine which aspects of site redevelopment have the highest priority. Due to the conceptual nature of the alternatives, it is important to consider them relative to the overarching project principles and community objectives. It is also important to note that the land use alternatives presented in this report are distinct from the CEQA project alternatives that will be identified and analyzed as part of the Environmental Impact Report Process.

The alternatives explore variations in the future development planned for the site, including the extent of historic preservation, the location, scale and density of land uses, and the connections between the core campus and the surrounding open space. These variations are informed by state and local regulations and planning priorities, community input, the current site conditions, and the Vision and Guiding Principles developed in partnership with the community and the Planning Advisory Team.

Following community outreach on the alternatives, a single Draft Preferred Plan will be prepared. The Draft Preferred Plan may be one of the alternatives or result from a combination of alternatives. The Draft Preferred Plan will provide the basis for development of detailed Specific Plan policies and for environmental review of those proposed policies in the form of an Environmental Impact Report (EIR).



1.2 Project Background

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 750 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, spring head, storage tanks, 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.

SITE AND LOCATION

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, and the SDC site is located in arguably one of the most beautiful settings in the valley, selected for therapeutic benefits resulting from its setting and connections to nature.

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 Planning Area, shown in Figure 1.2-2, 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. Arnold Drive bisects the property. Sonoma Valley Regional Park is directly to the north; portions of Sonoma 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 SDC Specific Plan area also includes the approximately 11-acre 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 1.2-1 for a map of the sub-regional context and Figure 1.2-2 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. Historically, the center 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 development of the closed site 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.

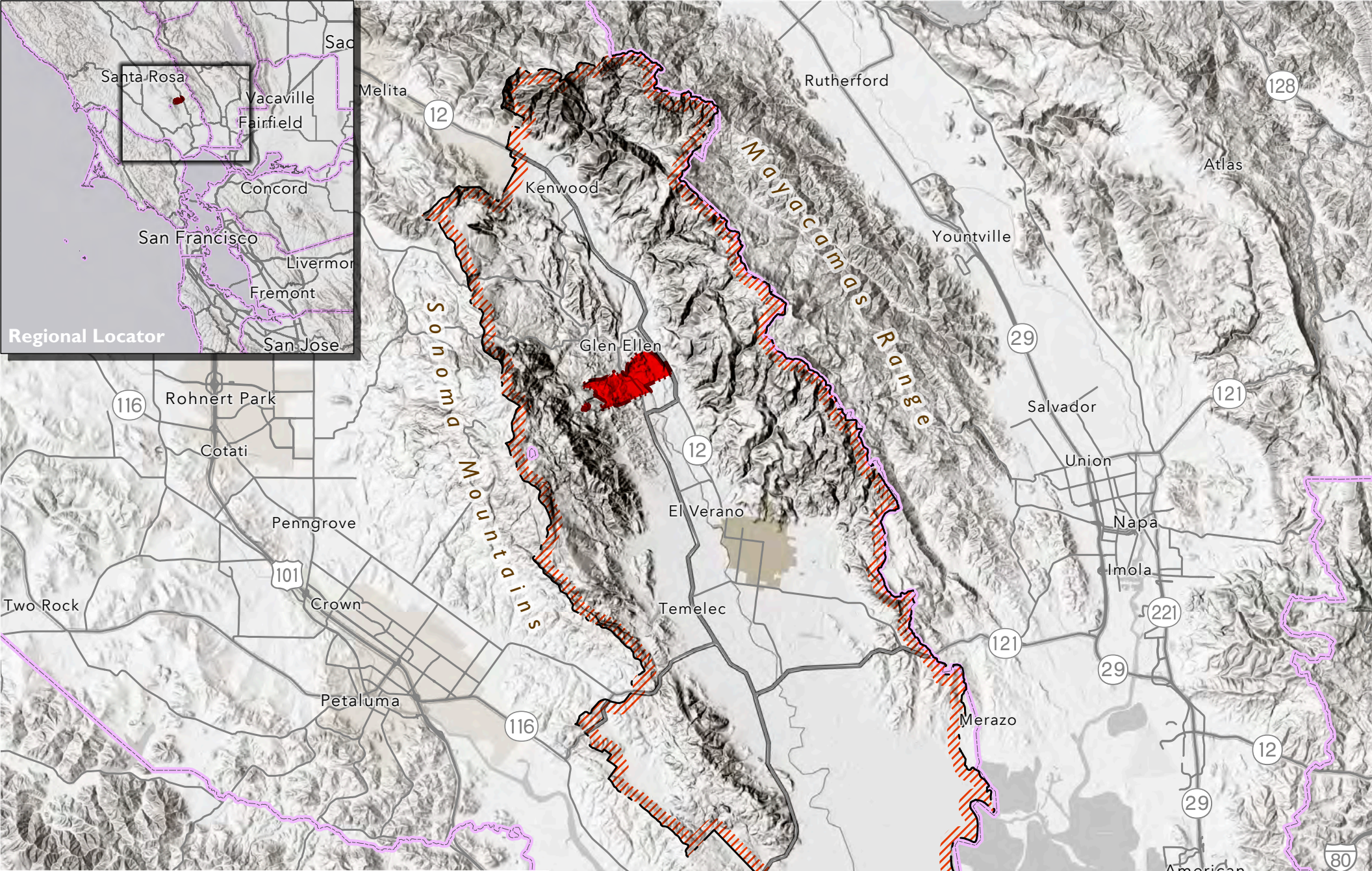
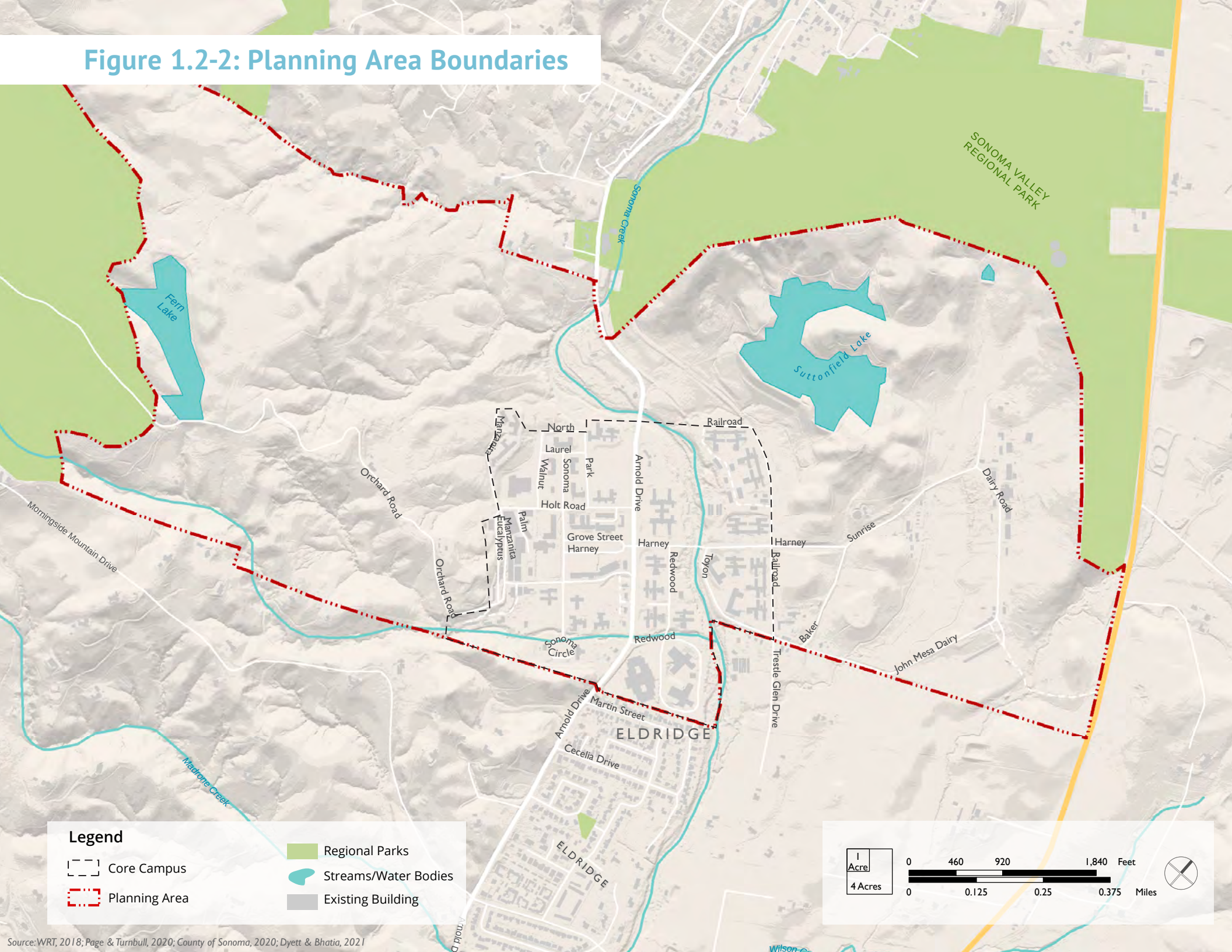


Figure 1.2-1: Regional Context

Figure 1.2-2: Planning Area Boundaries



Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

PROJECT PRIORITIES AS ESTABLISHED IN STATE LAW

The State of California enacted Government Code Section 14670.10.5 that outlines the State's goals and objectives for the SDC Specific Plan. 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 to the greatest extent feasible. 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. The legislation contemplates that these efforts will require environmental review and amendments to the County's General Plan and zoning ordinances, while addressing the economic feasibility of future development.

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.

The California Environmental Quality Act (CEQA) 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.

SPECIFIC PLAN PREPARATION PROGRESS TO DATE

The three land use alternatives presented in this report represent the culmination of extensive work by the project team to understand the site history and current conditions, as well as the constraints, opportunities, and community priorities that will shape the future of the site. Key steps in the specific plan process completed prior to this report include the following.

BACKGROUND REPORT RESEARCH

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. The results of this work are presented in the Profile and Background Report, released in September 2020.

COMMUNITY OUTREACH

The project team has built upon the community engagement conducted in previous phases of the project to continue to inform and involve the surrounding community and stakeholders. 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. While outreach is ongoing throughout the process, the following are the major outreach efforts to-date.

- Virtual Community Kick-off Webinars (4 total)
- Virtual Community Kick-off Survey
- Virtual Walking Tour
- Planning Advisory Team (PAT) meetings (13 so far)
- Key Informant Interviews
- Community Conversations
- Community Workshop #1

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. The document presents a summary of the shared goals to be achieved by the Sonoma Developmental Center Specific Plan. 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, and technical analysis.

Community outreach included several site tours with members of the Planning Advisory Team.

VISION STATEMENT

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.

The former Sonoma Developmental Center (SDC) site, in the heart of Sonoma Valley, 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, 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 district. 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 Next Steps

The development of land use alternatives is an important step in the Specific Plan process. Next steps include:

ALTERNATIVES OUTREACH AND DRAFT PREFERRED PLAN

Following public release of this Alternatives Report, the planning team will conduct outreach to gather community feedback on the alternatives presented at a community workshop and through targeted outreach to neighbors and other groups, and through online engagement. The planning team will use the community feedback to inform the development of a Draft Preferred Plan, which will be presented at a Board of Supervisors and/or a Planning Commission meeting for public comment and endorsement to move to the next step, which is environmental review of the Draft Preferred Plan.

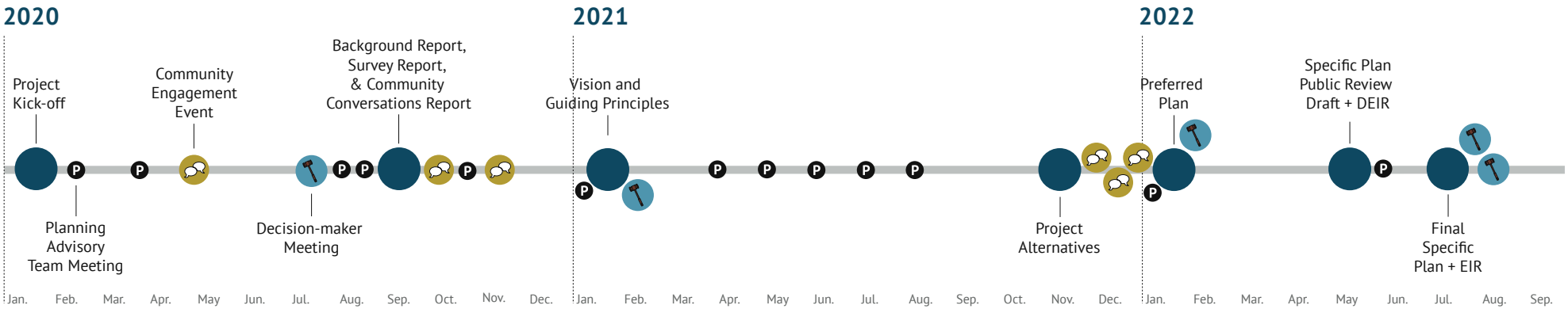
DRAFT SPECIFIC PLAN AND ENVIRONMENTAL REVIEW

Based on the Draft Preferred Plan, a public review draft of the Specific Plan will be prepared along with an Environmental Impact Report (EIR) that analyzes the effects of the Specific Plan policies and development potential on the surrounding environment.

ADOPTION

Following a public review period, the Specific Plan will be presented to the Planning Commission and the Board of Supervisors for adoption at public meetings.

Figure 1.3-1: Graphic Project Schedule



2 Assets and Constraints, and Alternatives' Common Features

2.1 Assets and Constraints

While the three land use alternatives presented in this report vary across a range of factors, all three take into account the unique planning assets and constraints that shape the SDC site. These factors range from physical site assets and constraints to economic and cultural factors.

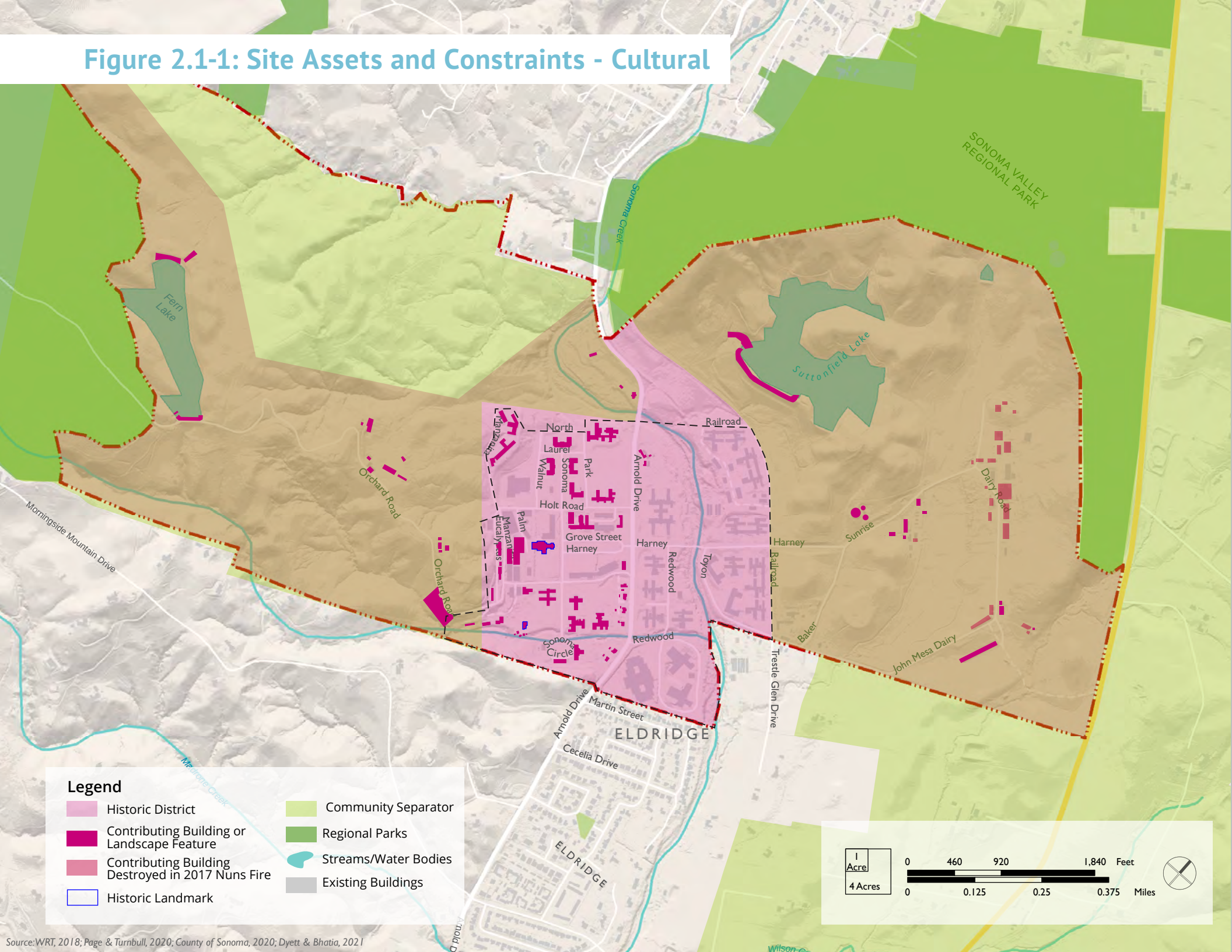
The existing historic district and individually historically significant buildings, shown in Figure 2-1, represent an important cultural asset to the community. These historic resources provide an opportunity to preserve and remember the unique history of the SDC site.

The SDC site also includes significant biological and open space assets, as shown in Figures 2-2 and 2-3. 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.

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 2-4 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.

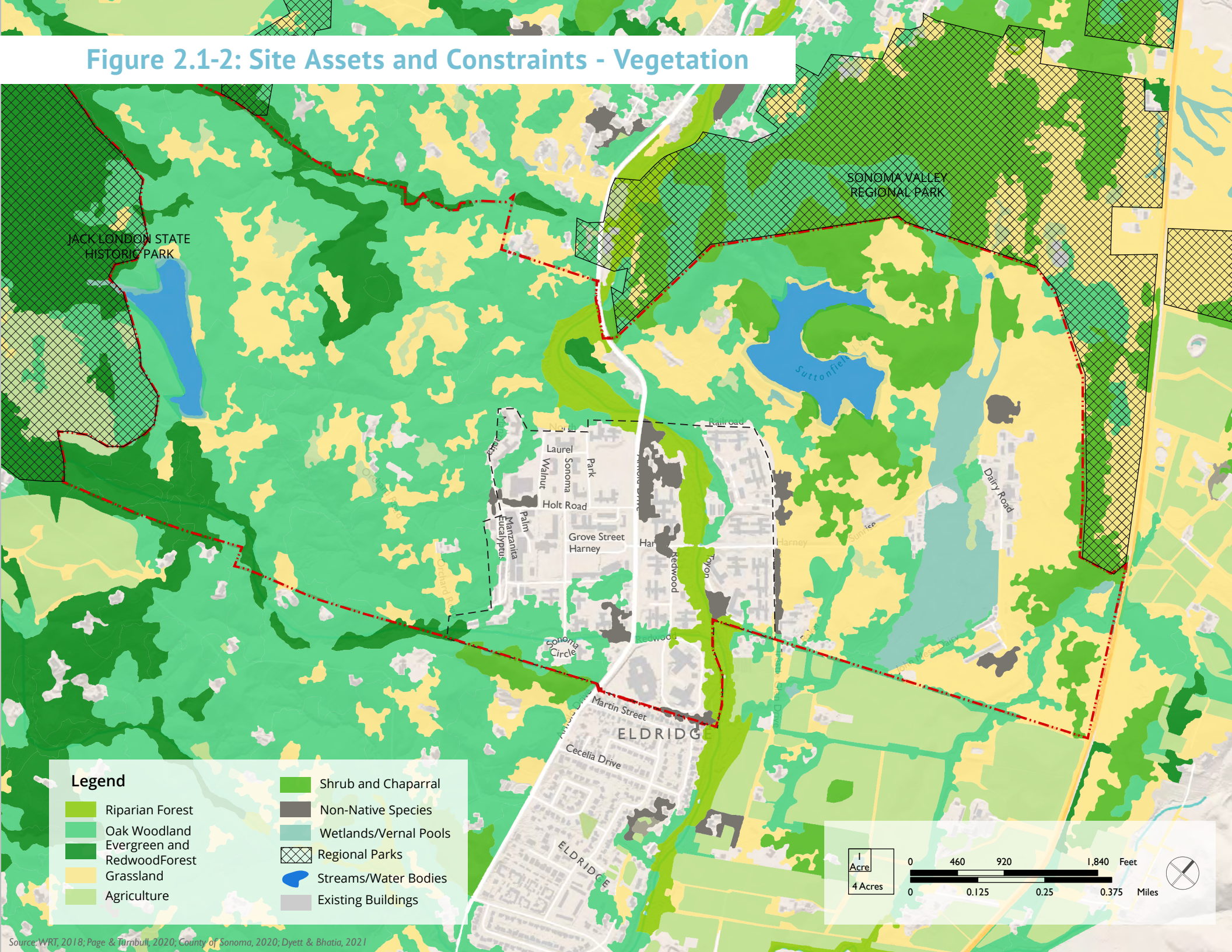
Historic buildings and open space represent some of the unique assets at the SDC site.

Figure 2.1-1: Site Assets and Constraints - Cultural



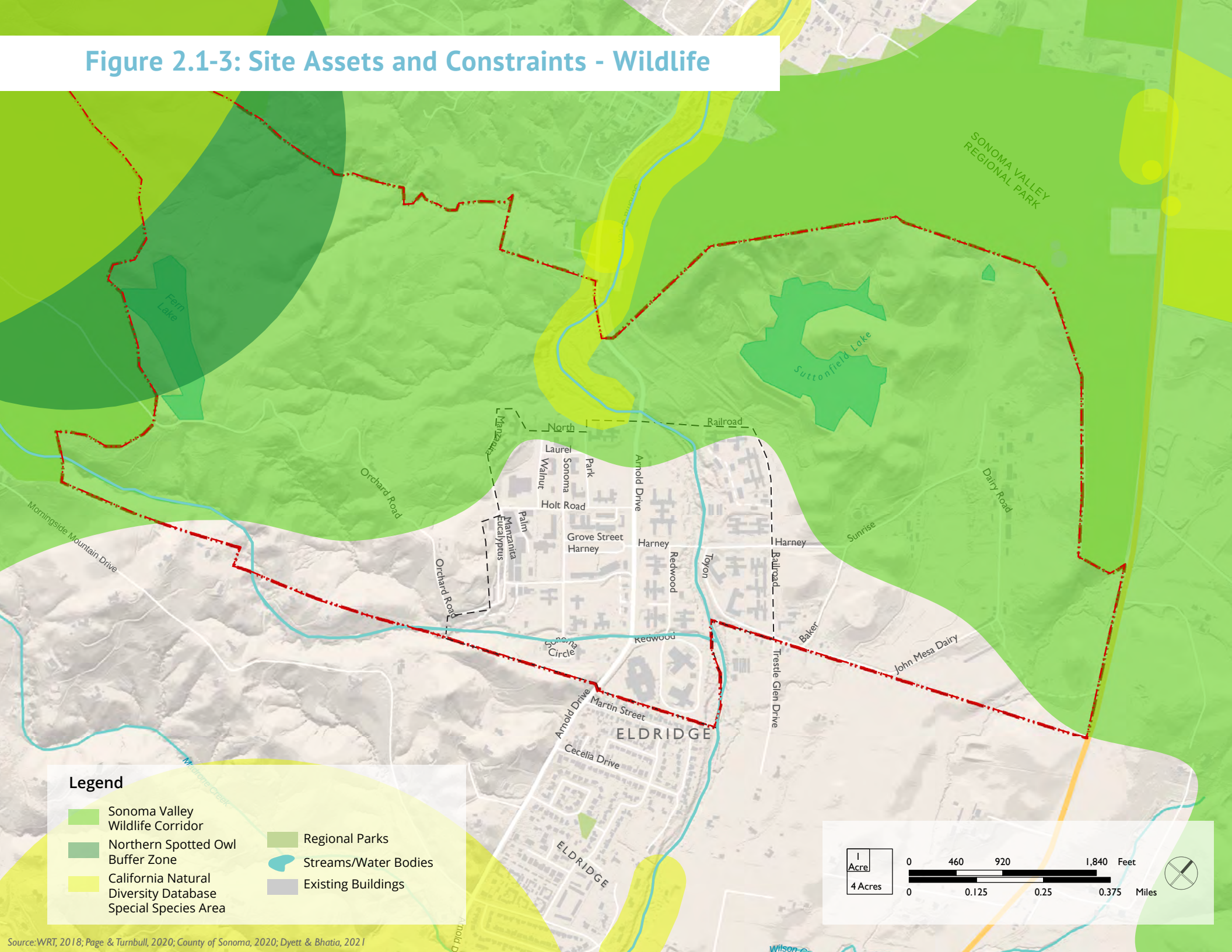
Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

Figure 2.1-2: Site Assets and Constraints - Vegetation



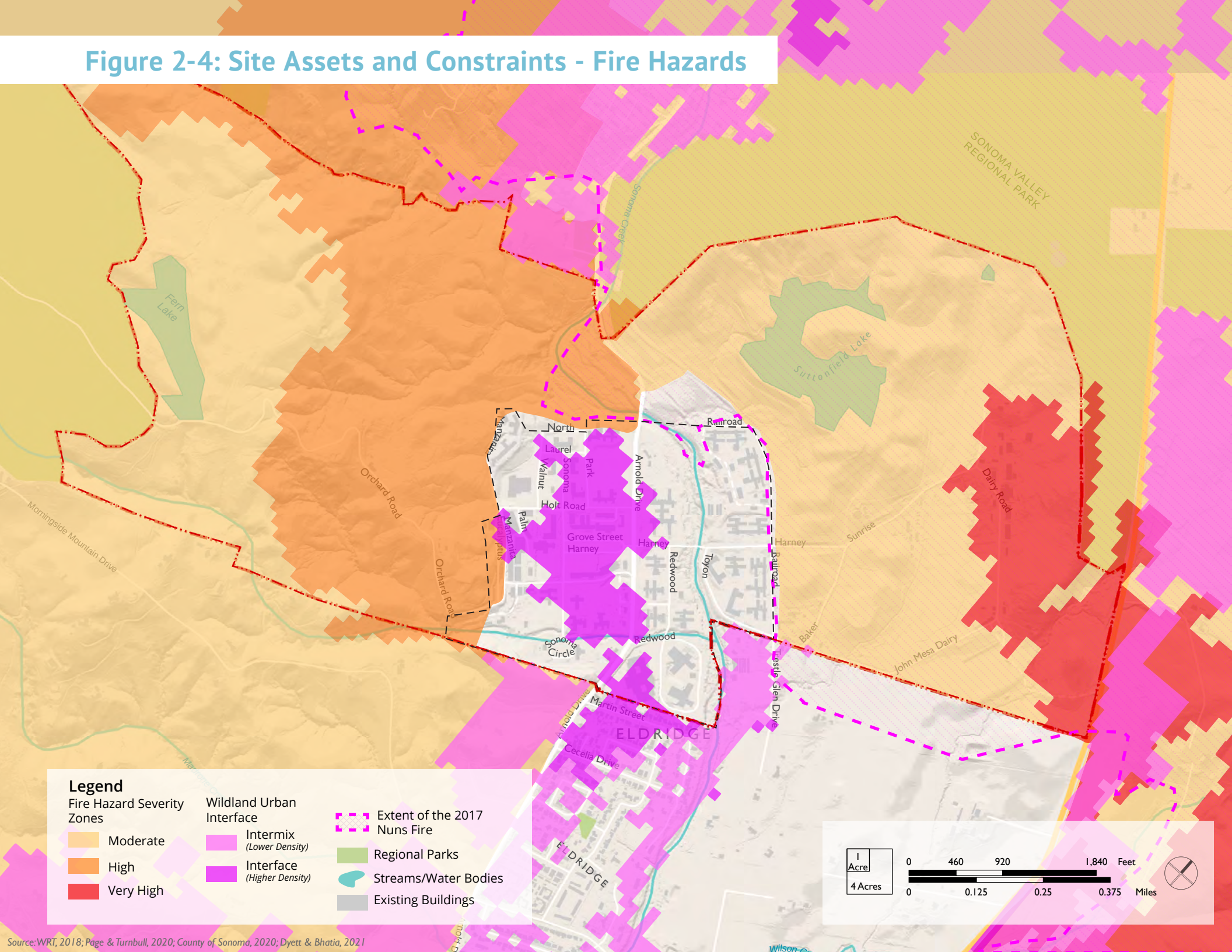
Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

Figure 2.1-3: Site Assets and Constraints - Wildlife



Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

Figure 2-4: Site Assets and Constraints - Fire Hazards



Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

2.2 Market Demand

Beyond the physical assets and constraints that shape the possible development on the site, the planning team looked to the market analysis to understand the realistic level of demand for a range of uses on the site. As described in the background report, market demand for each land use within the Planning Area is estimated as a share of average annual countywide demand, projected over the next ten years. Market demand estimates were prepared for market rate housing, hospitality, commercial, and industrial uses. The potential to attract a large anchor institution is not reflected in baseline demand estimates, as institutional uses are not "market" driven. Market rate housing and hospitality represent the highest-value uses from an economic perspective with the greatest potential to fund sitewide infrastructure needs. Commercial and industrial uses may support building construction costs but are unlikely to have a significantly positive impact on overall development feasibility.

Table 2.2-1 shows market demand for near-term (five years, which would be a potential first phase of development), intermediate term (10 years) and long-term (20 years) horizons. Assuming a five-year absorption period, maximum near-term market demand for these uses in the Planning Area is estimated to comprise 400 market rate housing units (300 single-family and 100 multifamily), a boutique hotel with up to 130 rooms and 15,000 square feet of event space, and up to 35,000 square feet of local-serving retail and

TABLE 2.1-1. PROJECTED CUMULATIVE MARKET DEMAND (ORDER-OF-MAGNITUDE ESTIMATE)

	5 Years	10 Years	20 Years (Cumulative)	
	(Cumulative)	(Cumulative)	Base	High
Residential (Units)				
Market Rate Single Family	300	600	1,250	1,650
Market Rate Multifamily	100	200	450	600
Inclusionary Housing [1]	93	186	392	519
Subtotal, Residential	*493*	*986*	*2,092*	*2,769*
Commercial (KSF)				
Retail/ Restaurants	5	10	20	25
Office	10	20	40	50
Industrial / Maker Space	20	40	90	110
Subtotal, Commercial	*35*	*70*	*150*	*185*
Hospitality				
Hotel (Rooms)	100-130	100-130	100	130
Event Center (KSF)	15	15		15

(1) Assumes 15% inclusionary housing requirement for multifamily market rate housing and 20% re-quirement for single family market rate housing but does not include units from 100% affordable housing projects that exceed the County's minimum requirements.

Highest demand in the area is for single family homes, such as the historic cottages on the SDC site.

Image credit: Google Earth

office and small-scale industrial uses. Project buildout is unlikely to occur within the first five years following adoption of a specific plan, with a longer-term phased approach being more likely to occur. Demand for housing in the area over the planning period is likely to exceed site capacity. These projections in demand were used by the planning team to inform the development of the three land use alternatives.

2.3 Features Common to Alternatives

Several features are common to all alternatives.

PRESERVATION OF OPEN SPACE

The existing open space surrounding the core campus at the SDC site is a significant asset to the local ecosystem and, since its opening for recreation use, to the community. The open space has the potential to provide both valuable land for passive recreation and natural beauty as well wetlands and other areas for wildlife habitat and movement and groundwater recharge. All three alternatives limit future development to the approximately 180-acre existing core campus area, leaving the remainder of the 945 acre site to be preserved as open space, with a combination of habitat/resource areas, agriculture, recreation, and fire-defense buffer.

PRESERVATION OF HISTORIC RESOURCES

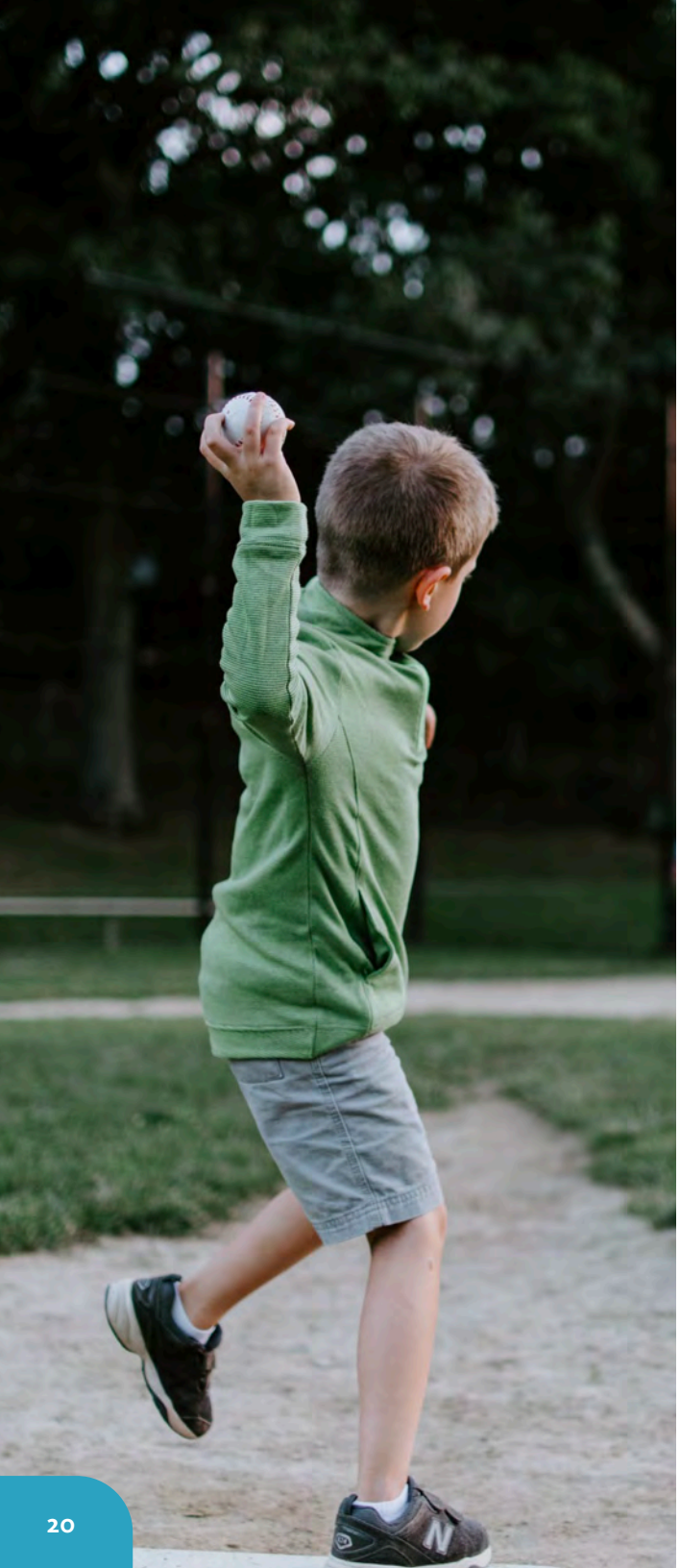
Each of the three alternatives preserves and repurposes the two individual historic resources at the site—the Main Building and the Sonoma House complex—as well as key buildings along view corridors. The three concepts also preserve elements of the historic landscape and site layout including the baseball and soccer fields, the main lawn and historic alee of trees, and the historic trees along Arnold Drive. The three concepts explore differing levels of preservation of the historic district on the west side of the site, but all three remove the buildings on the east side of Arnold Drive, which are not contributing resources and are difficult to reuse.

PRESERVATION OF THE CREEK CORRIDOR

Within the core campus, the Sonoma Creek and Hill Creek corridors provide both natural

HISTORIC LANDMARKS

Each of the three alternatives preserves and repurposes the two historic landmarks on the site, the Main Building and the Sonoma House, as well as key buildings along view corridors.



beauty and ecologically important riparian corridors. In all three alternatives, the existing development setbacks will be retained, and in some alternatives expanded setbacks are proposed to enhance the corridors.

MIX OF HOUSING TYPOLOGIES

Single family units in all three alternatives are a mix of attached townhomes and small-lot detached homes. Multi-family units are 2-3 stories with surface parking. The land use alternatives do not differentiate between the number of units for individuals with developmental disabilities and other units. The need for homes for individuals with developmental disabilities has been identified by a Planning Advisory Team representative familiar with that need as being five, which is very modest in relation to the overall amount of housing provided.

PROVISION OF AFFORDABLE HOUSING

As with much of the rest of the Bay Area, the demand for housing in Sonoma County is acute, and for affordable (income-restricted) housing, nearly insatiable. In addition, one of the State goals for the SDC site is to prioritize housing, especially affordable housing. Each of the three alternatives provide affordable housing that goes beyond Sonoma County's inclusionary housing requirements in order to keep Sonoma County affordable and inclusive.

COMMUNITY USES

One of the community priorities that emerged from the outreach process is a need for community serving spaces in the area. Each of the three alternatives provide spaces for community uses, focused around the main lawn and the historic center of the SDC campus.

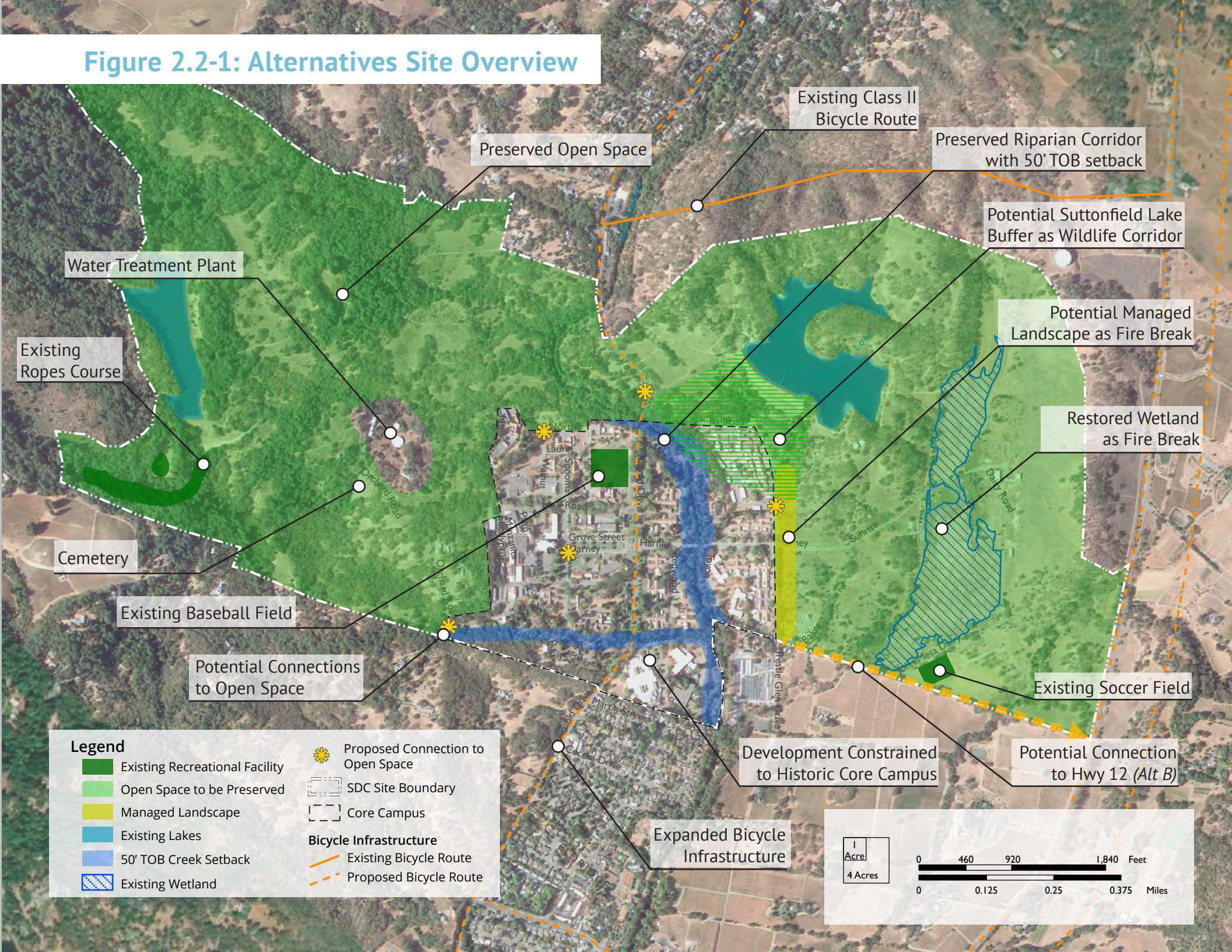
SITE CONNECTIVITY

Pedestrian and bicycle connectivity within and beyond the SDC site is a community priority, included as one of the project's 10 Guiding Principles. As such, all three alternatives include bicycle and pedestrian improvements along Arnold Drive and throughout the site, as well as recommendations for regional connections and improvements.

OPPORTUNITIES FOR RECREATION

All three alternatives preserve the existing historic recreation areas on the site including the baseball and soccer fields. Each of the alternatives also includes development of a network of trails and connections from the core campus to provide safe and convenient recreational access to the surrounding open space.

Figure 2.2-1: Alternatives Site Overview



3 Alternatives

3.1 Alternative A: Conserve and Enhance

OVERVIEW

Alternative A: Conserve and Enhance envisions the Planning Area as a historic destination and a hub for new residential development in the Sonoma Valley. The majority of the property west of Arnold Drive is preserved and a mix of uses occupies infill and historic development. The main lawn is a community hub, surrounded by a variety of uses, including a community center. The portion south of the main lawn includes space for a potential institutional use. The area east of Arnold Drive features new residential development and a mid-size resort at the southeast. New housing is surrounded by open space and a thriving Sonoma Creek. Arnold Drive is improved as a tree-lined pedestrian- and bicycle-oriented parkway, reflecting the sycamore trees lining the main lawn.

Open spaces for recreation are spread out throughout the site, with new neighborhood parks strategically located to take advantage of flood areas, and the existing Sonoma Creek buffer protects the watershed and provides wildlife habitat. The site is connected across

Arnold Drive, with a café on the east complementing the community hub that surrounds the main lawn. The site provides a gathering space and community hub for residents, visitors, and professionals alike.

As shown in Table 3-1, Alternative A would result in 990 housing units (total of all market rate and affordable units, and inclusive of housing density bonuses), and approximately 300,000 square feet of non-residential building area and 37 acres of recreational and buffer open spaces within the core campus.

WEST SIDE

The main lawn remains a focal point of the site, framed by the historic alee of trees, and many of the historic structures that surround it remain, refurbished and repurposed. Surrounding the main lawn on the west side are a mix of uses and some infill development, including offices for local businesses, institutional uses, and some housing. Much of the southwestern portion of the site is dedicated to an anchor institutional use. Housing on the west side is primarily provided in repurposed historic buildings with some low-density multi-family and townhome infill developments.

EAST SIDE

The east side of the site serves as a hub for new residential developments, helping the County meet the need for market rate, affordable, and supportive housing. The units are primarily single family with inclusionary housing mixed in throughout. Development on the east side is surrounded by open space and a thriving creek. A wildlife buffer along the northern edge of the site expands the existing active wildlife corridor. Two new parks on either side of the creek provide open space and nature access for the residents, and a café and resort provide destinations for residents and visitors to the area.

PUBLIC REALM

Arnold Drive is planned with a grade-separated, tree-lined, multi-use two-way bicycle and pedestrian path along the easterly frontage. This allows the westerly frontage to remain undisturbed, consistent with the "conserve and enhance" land use and development approach. Similarly, the Harney Street Green would remain a lawn area, programmed as a public park that functions independently of surrounding office, workplace and public/institutional land uses.

A bike route loop delineated with road markers, or "sharrows", is provided around the central portion of the west Plan Area, utilizing Holt and Wilson Streets to connect Arnold Drive to Orchard Road and Jack London Park. On the east, bike lanes along Harney Street connect to Sunrise Road and Sonoma Valley Park. An east-west multi-use bicycle and pedestrian path and bridge links the northerly Plan areas to local parks, Arnold Drive, and the Sonoma Creek path.

Alternative A conserves the majority of historic contributing buildings on the site, including the Chamberlain Hospital shown to the right.

TABLE 3.1-2: ALTERNATIVE A EMPLOYMENT OVERVIEW

	Approximate Building Area (sf)	Jobs
Office	37,900	160
R&D (Assumed to be tied to Public/Institutional)	37,900	70
Public/Institutional	91,100	140
Community Facility	11,900	30
Commercial	9,100	20
Utilities	40,800	60
Resort/Hotel	75,000	130
Total	**303,800**	**610**

TABLE 3.1-1: ALTERNATIVE A HOUSING OVERVIEW

	Market Rate	Inclusionary	Affordable Additional	Total
Single Family	560	110	-	670
Multi Family	190	30	100	320
Total	**750**	**140**	**100**	**990**

Note: Numbers may not add up due to rounding.

Figure 3.1-1: Alternative A Site Overview

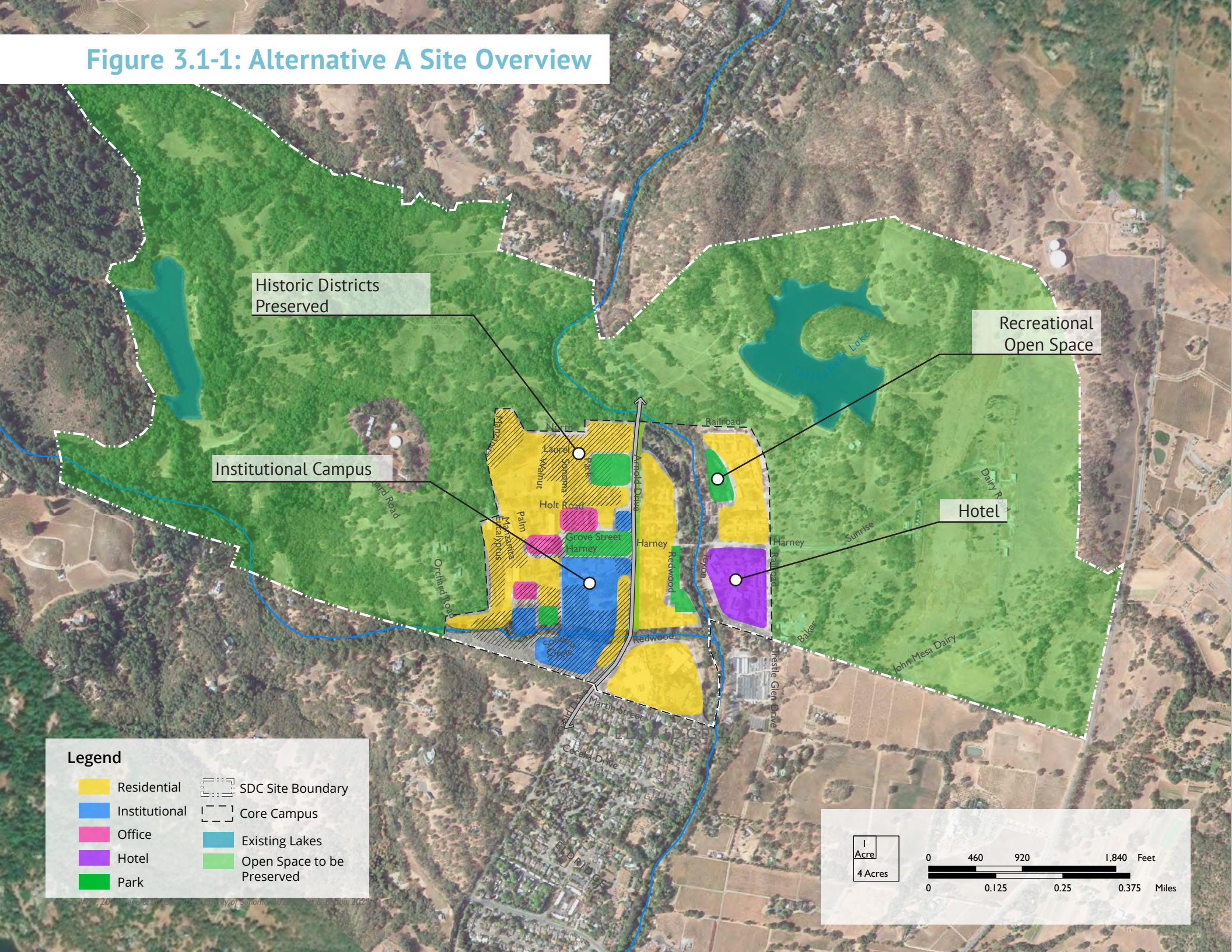


Figure 3.1-2: Alternative A Framework

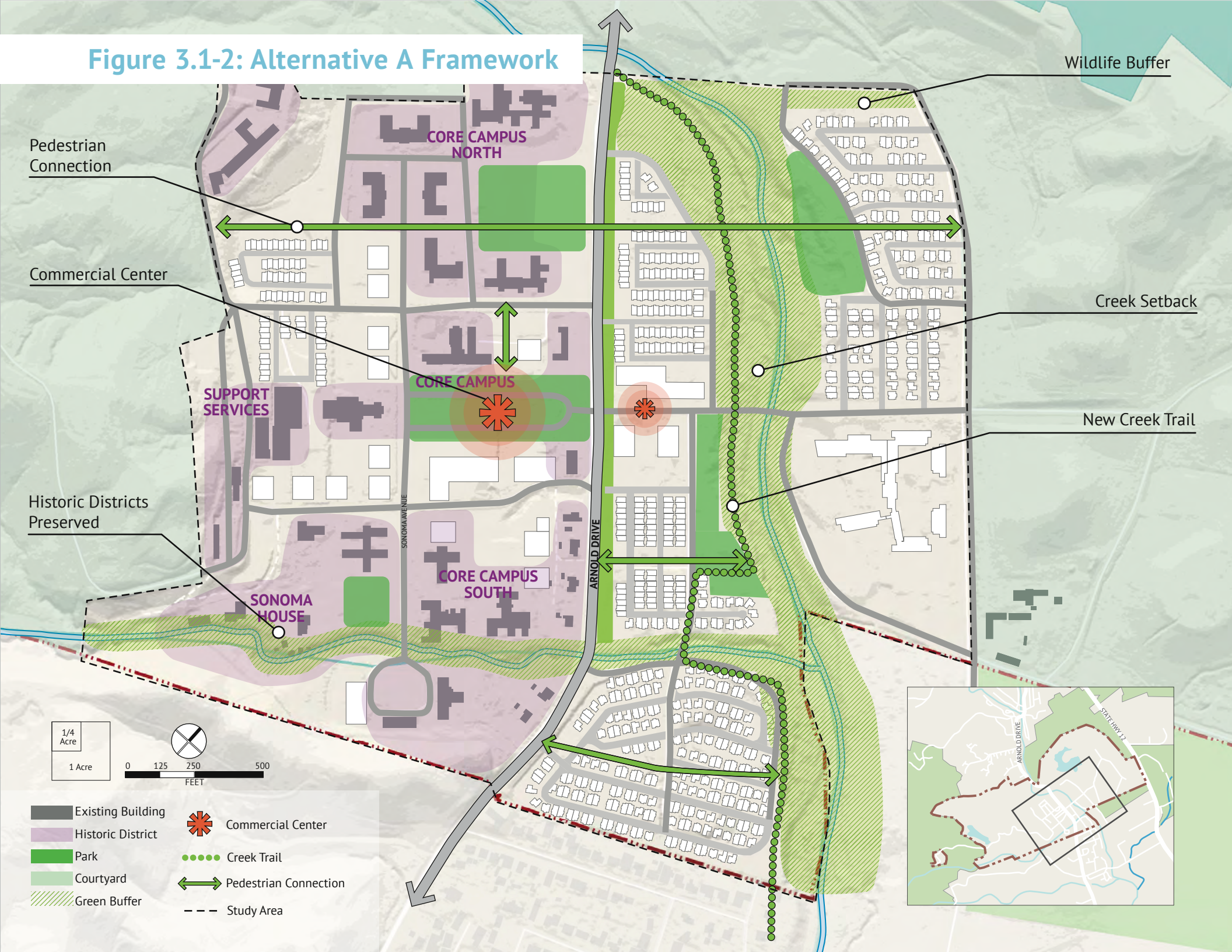


Figure 3.1-3: Alternative A Land Use

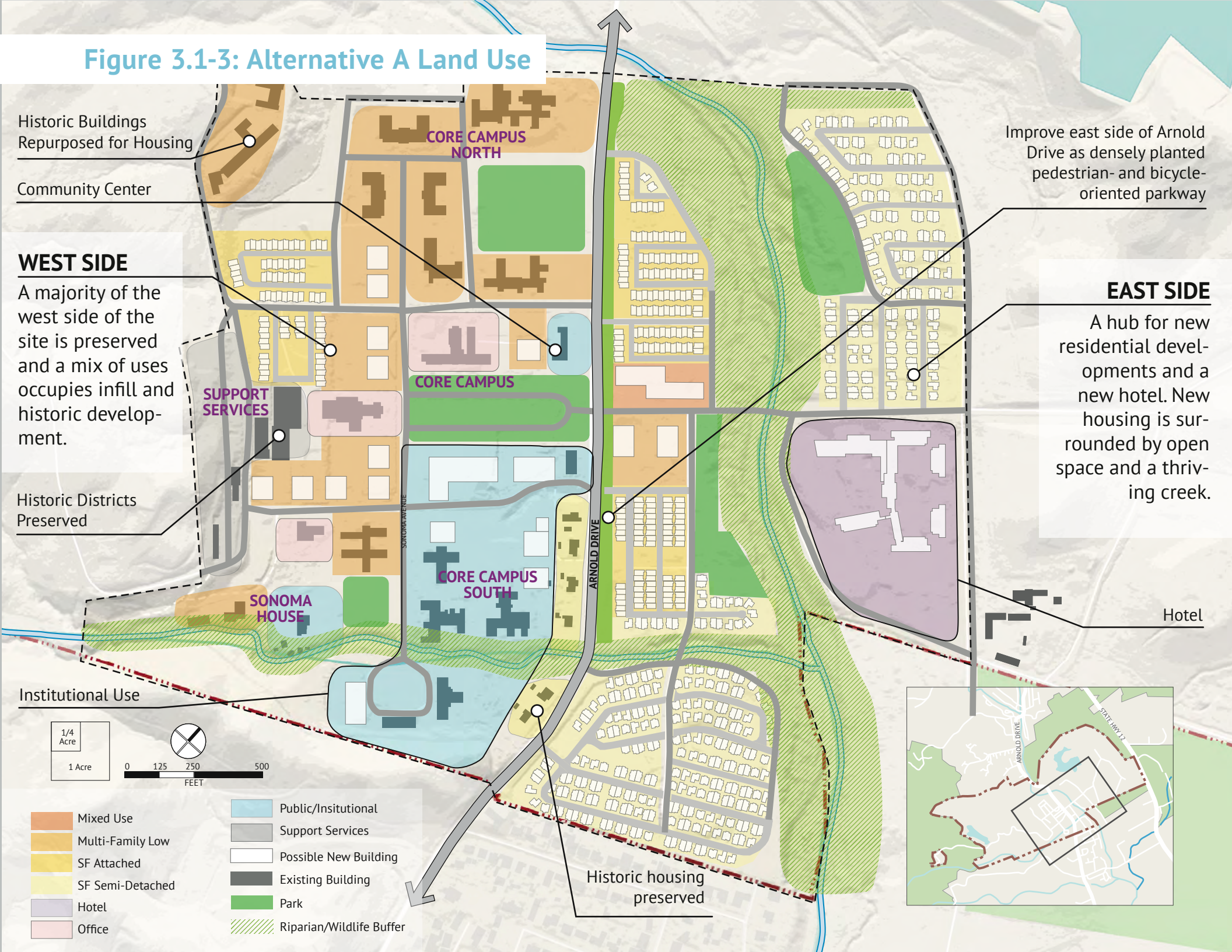
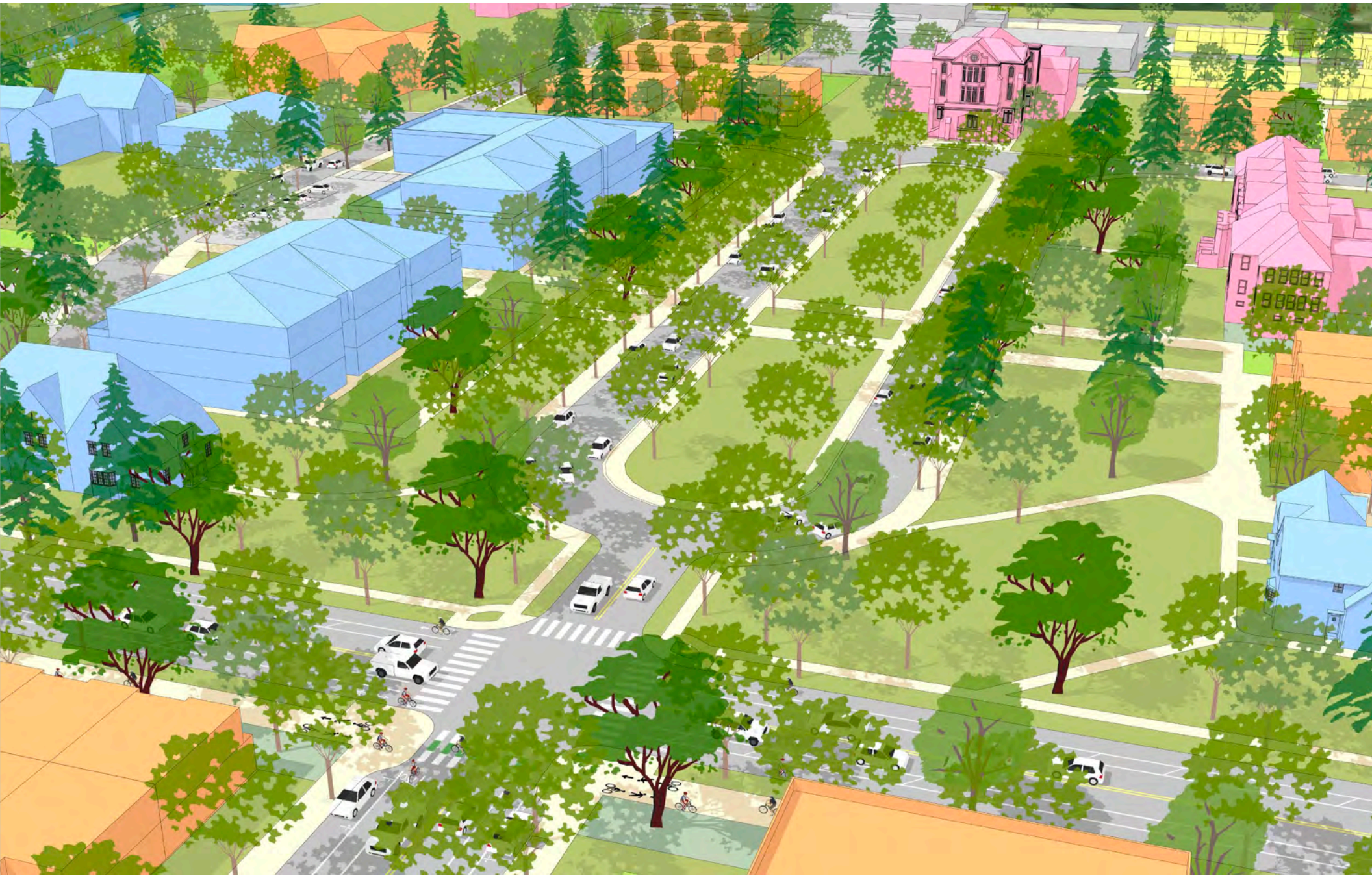
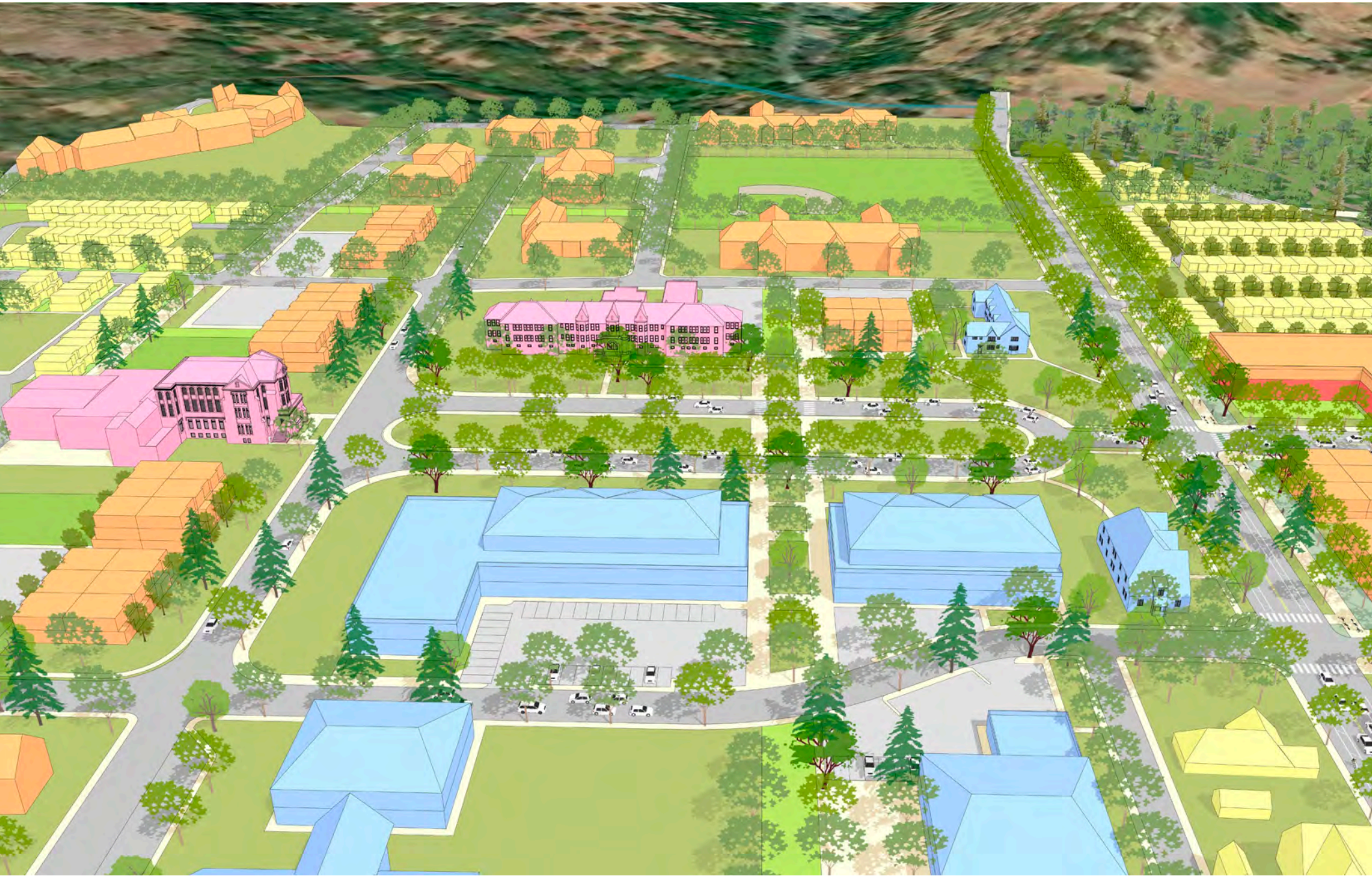


Figure 3.1-4: Alternative A Aerial Overlay

View looking north up Sonoma Avenue



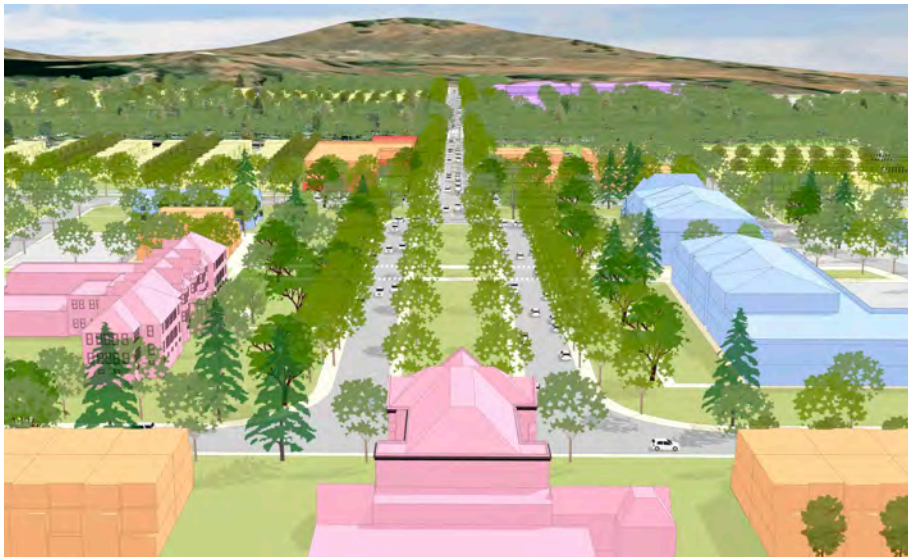
View looking west toward the Main Building



View looking north at the main lawn

View looking north along Sonoma Creek

View looking west across Sonoma Creek toward the Main Building



View down Harney of the Mayacamas Mountains

View looking north on Arnold Drive at Harney

View looking south over the historic baseball field

3.2 Alternative B: Core and Community

OVERVIEW

Alternative B retains important historic buildings on the west side, infilled with a mix of uses to create a vibrant, walkable core area, with development concentrated within a quarter-mile distance, or a five-minute walk, from the main lawn, with enhanced pedestrian connections. Community facilities, including a gym, community center, restaurants, and small-retail uses, occupy key buildings surrounding the main lawn, creating a community hub.. Densities are highest within walking distance from the core, tapering off towards the edges of the Planning Area to integrate with the open spaces and adjacent single-family neighborhoods. Existing open spaces throughout the site are preserved, including the historic baseball field. The scale of development along Arnold Drive is maintained and the roadway is reimagined as a pedestrian- and bicycle-oriented boulevard. A new roadway connection between Arnold Drive and Highway 12 is proposed at the site to alleviate traffic increases along Arnold Drive.

Additional open spaces and wide pedestrian paseos branch off of the creek setback on both the west and the east sides, providing connections with the site's natural beauty and recreation areas for the residents. Community facilities such as a gym and community center as well as commercial uses occupy key buildings surrounding the main lawn creating a community hub at the core of the site for both residents and visitors. Two new pedestrian creek crossings link the east side residents to the walkable core and community hub on the west side.

As shown in Table 3.2-1, Alternative B would result in 1,290 housing units (total of all market rate and affordable units, and inclusive of housing density bonuses), approximately 310,000 square feet of non-residential building area, and 40.5 acres of recreational and buffer open spaces within the core campus.

WEST SIDE

The west side of the site contains the site's mixed use developments and the majority of the multi-family developments, fostering a sense of vibrancy and community within walking distance from the historic center of SDC. The Main Building is reimagined as a hotel, allowing visitors to experience an important historic building in the Sonoma Valley first-hand. The core of the site hosts a mix of uses including commercial, community facilities, offices, and residential. Historic contributing buildings as well as non-contributing buildings are repurposed for a range of uses including offices, community facilities, and multi-family housing.

EAST SIDE

The east side of the site contains residential development at a range of densities. East of Arnold Drive, set back but still within walking distance from the main lawn, are low density multi-family developments. In the south and further east, attached single-family developments transition to small-lot single-family homes and open space and existing neighborhoods beyond.

In addition to providing market rate and affordable housing for the County, the east side of the site prioritizes preservation and resiliency for both residents and surrounding wildlife communities. The existing Sonoma Creek corridor is preserved and expanded, and a wildlife buffer expands the existing 400-foot active wildlife corridor between the edge of Suttonfield Lake and the core campus. Development on the east side of the site is ringed by a 50-foot managed landscape within the core campus and an additional 100 feet outside of the core would be maintained as managed landscape (clear of grasses, agriculture or other less flammable vegetation/trees) to provide defensible space against wildfire threats to the site.

PUBLIC REALM

Arnold Drive is planned with raised bike lanes, linear planting areas, a double row of street trees, and wide, graciously-scaled sidewalks along both frontages, consistent with the concentrated "core and community" land use and development concept. The western end and frontages of the Harney Street Green would be improved with pedestrian-oriented paving and amenities to complement adjacent hotel and housing-above-retail development, consistent with the goal of creating a vibrant, mixed-use core area.

An expanded bike route loop delineated with sharrows is provided around the central portion of the west Plan Area utilizing a new street planned north of the Sports Park, with another loop in the east Plan area utilizing Railroad Street and a new north-south street along the east side of the Sonoma Creek riparian corridor, which would extend along the proposed connection to Highway 12. An east-west multi-use bicycle and pedestrian path and bridge is provided to the north of Harney Street as in Alternative A. Two other east-west multi-use paths are provided to the south of Harney Street: one includes a bridge and connects Arnold Drive to Railroad Drive, and the other connects Sonoma Circle to the Sonoma Creek path along the southern side of Hill Creek.

TABLE 3.2-2: ALTERNATIVE B EMPLOYMENT OVERVIEW

	Approximate Building Area (sf)	Jobs
Office	55,600	160
R&D	55,600	70
Community Facility	38,400	90
Commercial	42,200	90
Utilities	46,600	720
Resort/Hotel	75,000	110
Total	**313,400**	**590**

TABLE 3.2-1: ALTERNATIVE B HOUSING OVERVIEW

	Market Rate	Inclusionary	Affordable Additional	Total
Single Family	560	110	-	670
Multi Family	420	60	130	620
Total	**980**	**180**	**130**	**1,290**

Note: Numbers may not add up due to rounding.

Figure 3.2-1: Alternative B Site Overview

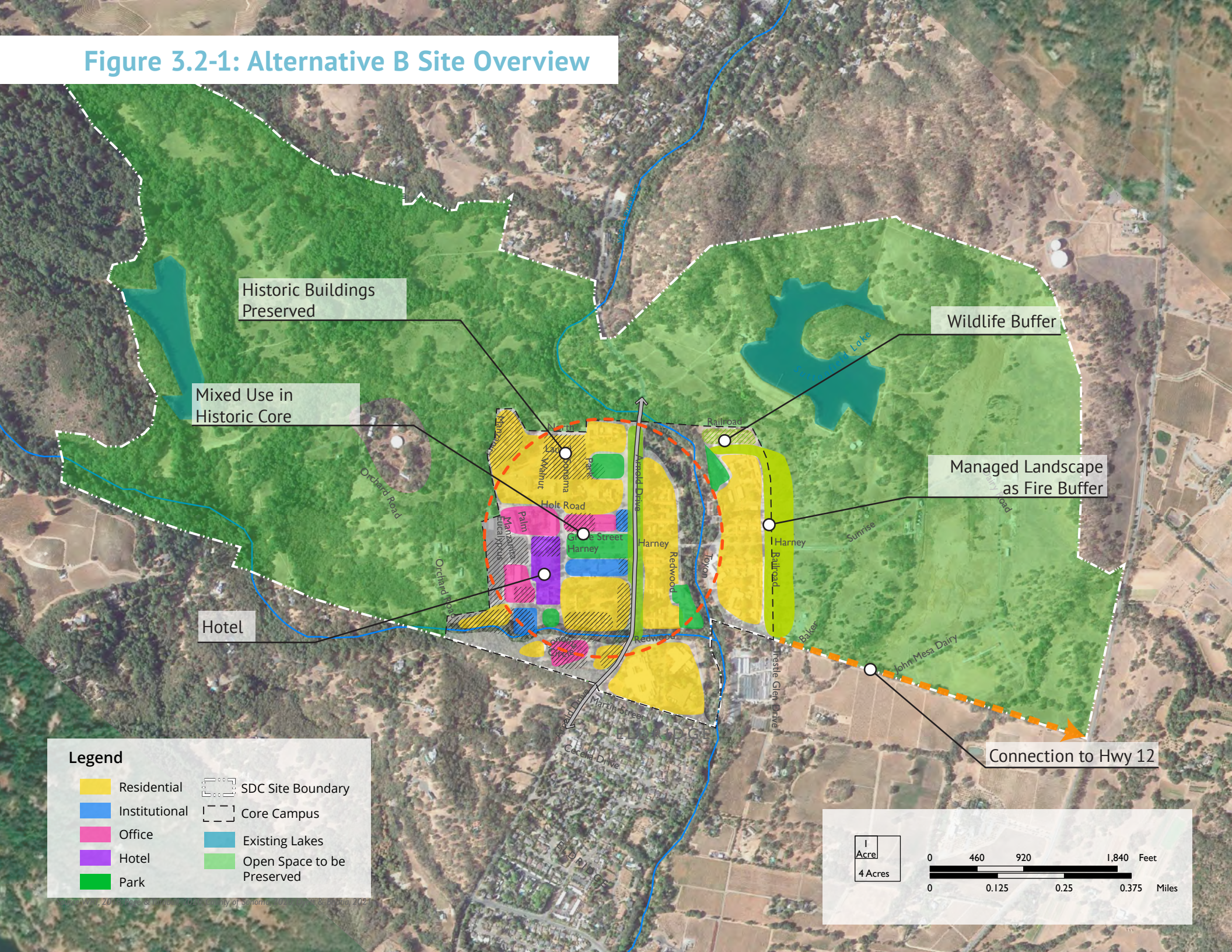


Figure 3.2-2: Alternative B Framework

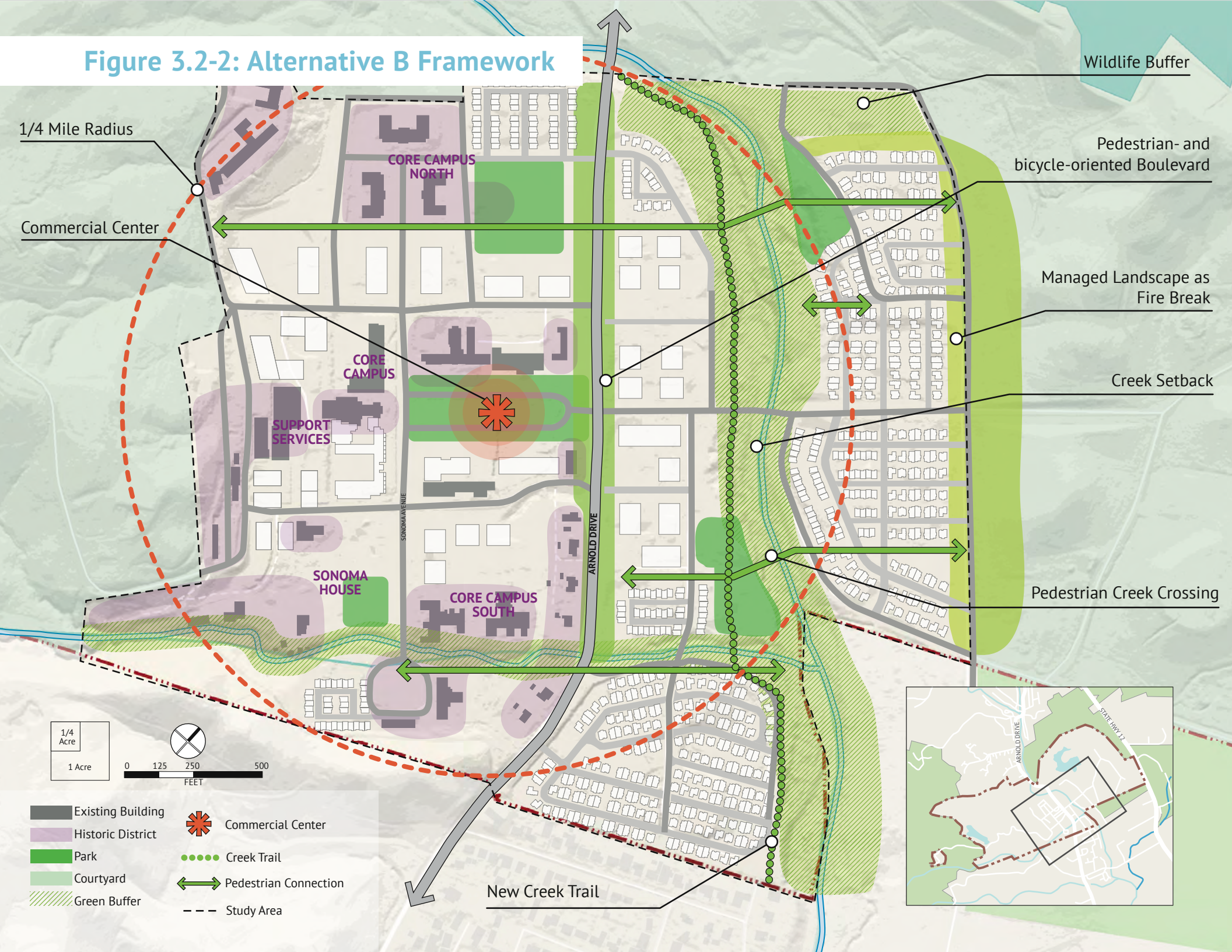


Figure 3.2-3: Alternative B Land Use

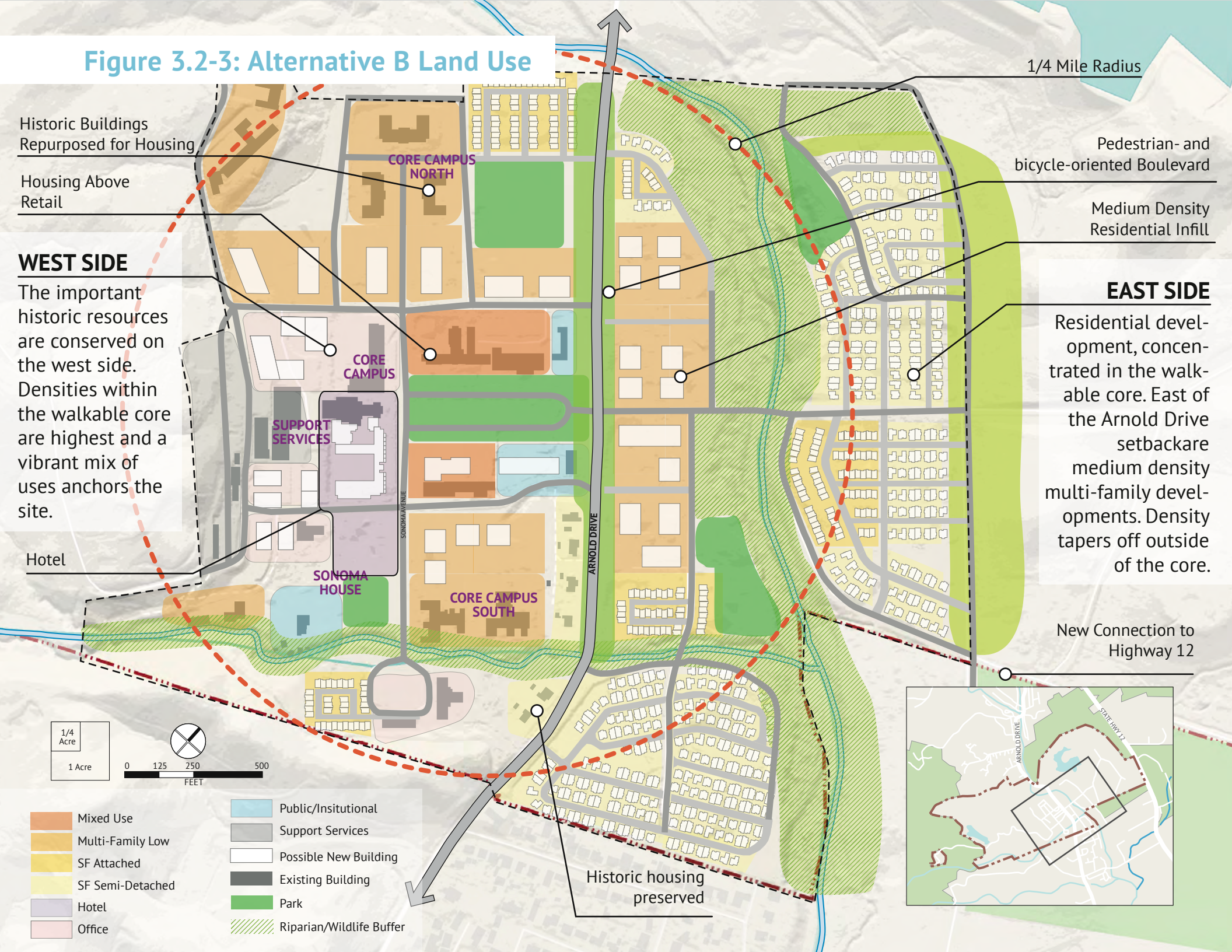


Figure 3.2-4: Alternative B Aerial Overlay

View looking north up Sonoma Avenue

View looking west toward the Main Building

View looking north at the main lawn

View looking north along Sonoma Creek

View looking west across Sonoma Creek toward the Main Building

View down Harney of the Mayacamas Mountains

View looking north on Arnold Drive at Harney

View looking south over the historic baseball field

3.3 Alternative C: Renew

OVERVIEW

Alternative C reimagines the SDC campus as an innovative regional hub with an emphasis on resiliency, while preserving some important historic resources at the site. Key buildings along major axes, including the Main Building, Wagner, and Hatch, are preserved and enhanced to maintain prominent historical view corridors while the majority of the site is redeveloped with cutting edge designs for efficiency and resiliency. A generous setback along Arnold Drive preserves the rural look and feel of the site for passers-by. Housing of various types is spread out throughout the site, with the southeast corner of the site reimagined as an "agrihood" with connections to the historic agricultural uses at the site. Commercial and community serving uses around the main lawn create a community hub for residents and visitors while mixed-use developments just east of Arnold provide spaces for cafés, community resources, and gathering areas.

Within the site, open spaces branch off of Arnold Drive and the creek setback, with some areas for active recreation interspersed with the new housing developments. The existing Sonoma Creek setback is expanded, and development is set back along the northeast and eastern edges to provide an expanded wildlife corridor buffer and a large managed landscape wildfire buffer.

As shown in Table 3.3-1, Alternative C would result in 1,190 housing units (total of all market rate and affordable units, and inclusive of housing density bonuses), and approximately 550,000 square feet of non-residential building area – significantly more non-residential area compared to alternatives A and B. This alternative also provides 46 acres of recreational and buffer open spaces within the core campus.

WEST SIDE

Much of the west side is developed to a large innovation hub use concentrated in the northwest corner. Removal of some historic buildings provides space for large floorplate buildings with space for tech startups and R&D uses, while other historic buildings such as the Main Kitchen are retained and integrated into the new uses. The Main Building is redeveloped as a community center to provide programs and services for residents and visitors. In the Sonoma House and Core Campus South areas, a new destination hotel provides amenities for visitors and residents.

EAST SIDE

The east side of the site is primarily residential with some smaller commercial developments at the corner of Arnold Drive and Harney. Developments range in density while still maintaining low densities and building heights. New parks along the expanded creek setback provide the residents with access to the natural beauty of the site, and areas for recreation. An additional pedestrian creek crossing connects the west side of the site with the agrihood in the southeast corner, providing opportunities for residents and visitors to learn about sustainable agriculture and the history of the site.

While Alternative C includes more housing than Alternative A, the availability of land for infill developments frees up space for an expanded creek corridor and an 800-foot wildlife corridor setback along the northeast edge.

PUBLIC REALM

Arnold Drive is planned with bike lanes, curbside planting areas and street trees, and wide, graciously-scaled sidewalks along both frontages similar to Alternative B. The Harney Street Green would be improved with pedestrian-oriented paving and amenities throughout the space and along the adjacent frontages to complement the community center, commercial, and mixed-use development that surrounds it.

A bike route loop delineated with sharrows is provided around the central portion of the west side of the site utilizing Holt and Wilson Streets similar to Alternative A, connecting the innovation hub area on the north with the infill housing area on the south. Another loop in the north portion of the east is provided along Railroad Street and the new north-south street along the east side of the Sonoma Creek. An east-west multi-use bicycle and pedestrian path and bridge is provided to the south of Harney Street, connecting the "agrihood" area on the east to the main west side residential area.

TABLE 3.3-2: ALTERNATIVE A EMPLOYMENT OVERVIEW

	Approximate Building Area (sf)	Jobs
Office	51,700	160
R&D	243,300	460
Community Facility	87,300	180
Commercial	40,500	90
Utilities	32,000	50
Hotel	91,000	130
Total	**545,800**	**1,080**

TABLE 3.3-1: ALTERNATIVE C HOUSING OVERVIEW

	Market Rate	Inclusionary	Affordable Additional	Total
Single Family	560	110	-	670
Multi Family	340	50	120	520
Total	**900**	**160**	**120**	**1,190**

Note: Numbers may not add up due to rounding.

Figure 3.3-1: Alternative C Site Overview

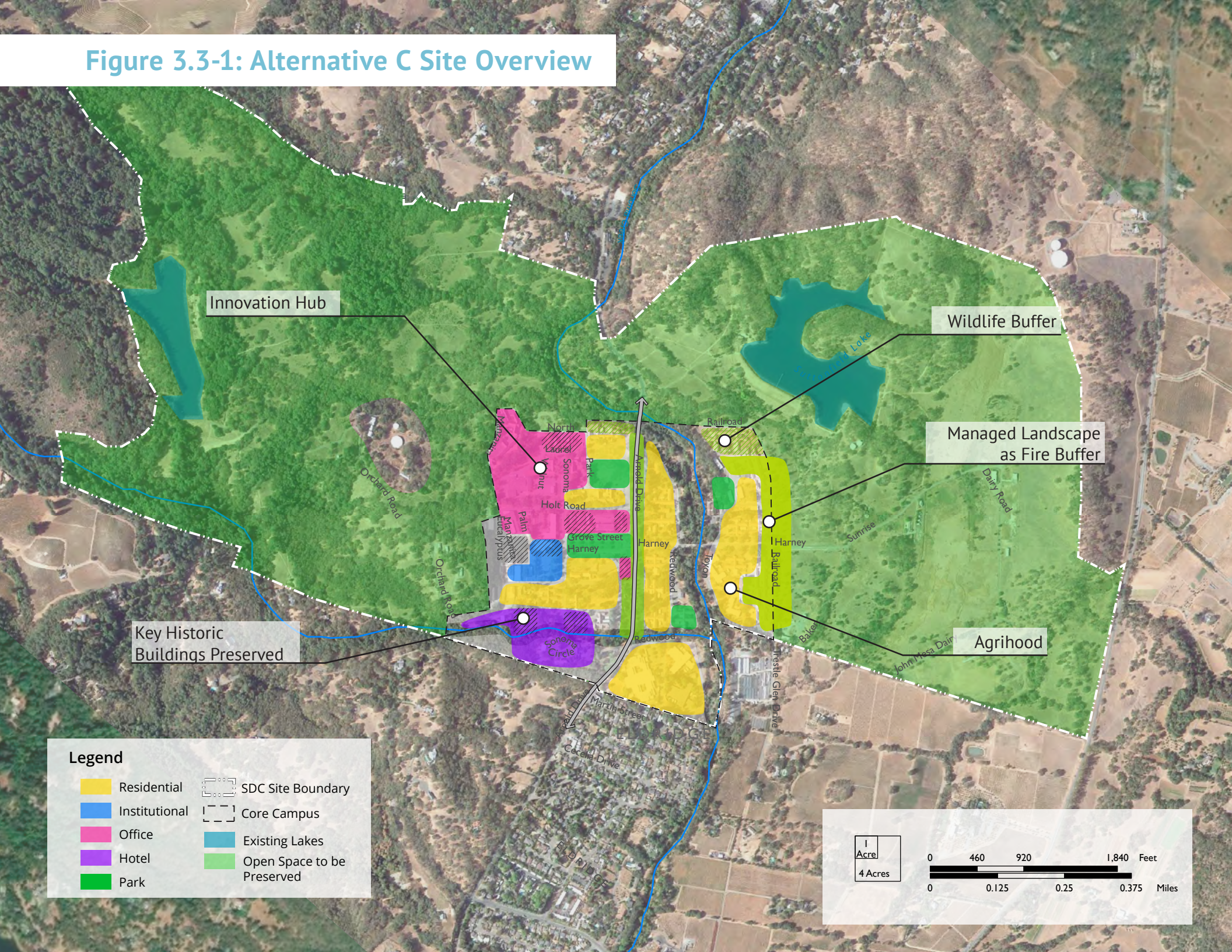


Figure 3.3-2: Alternative C Framework

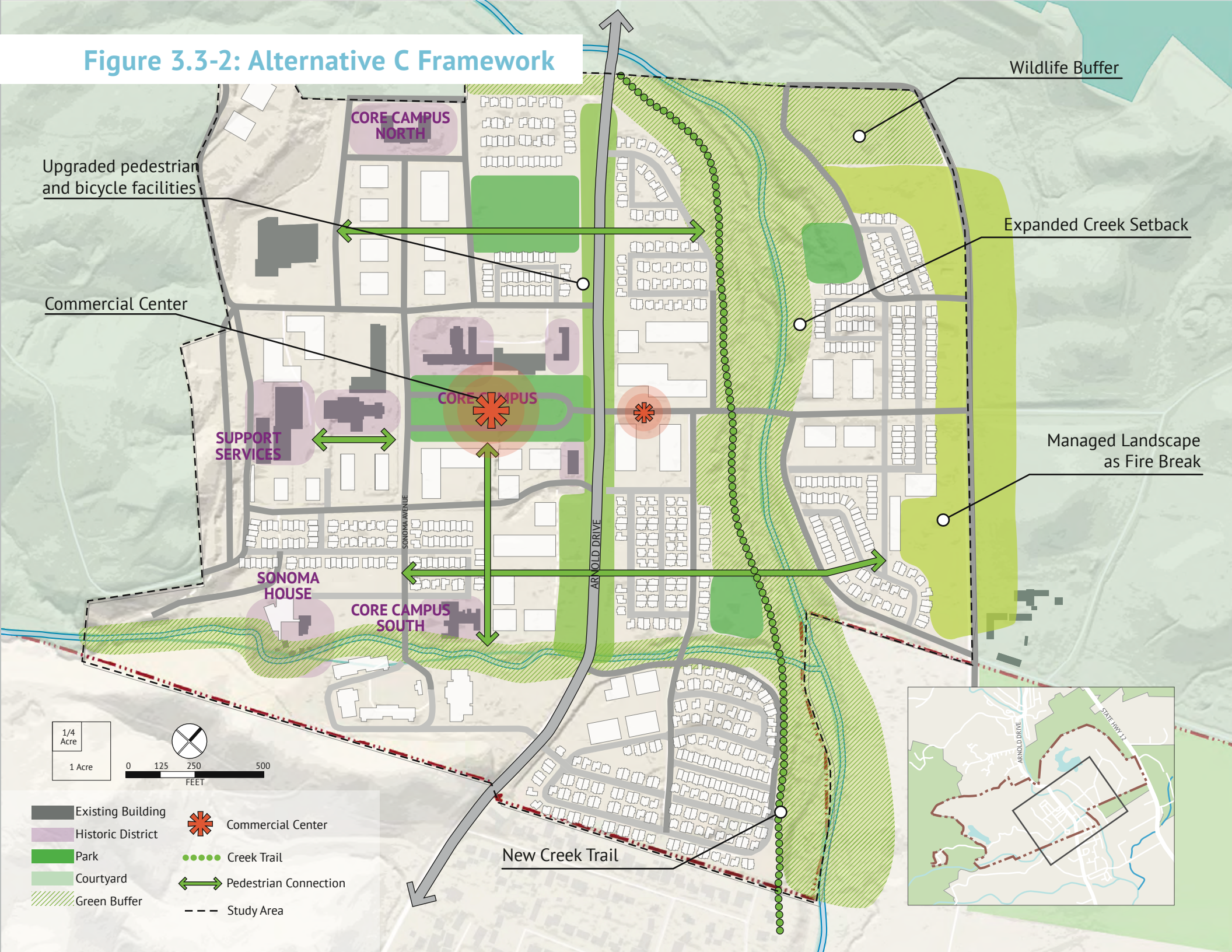
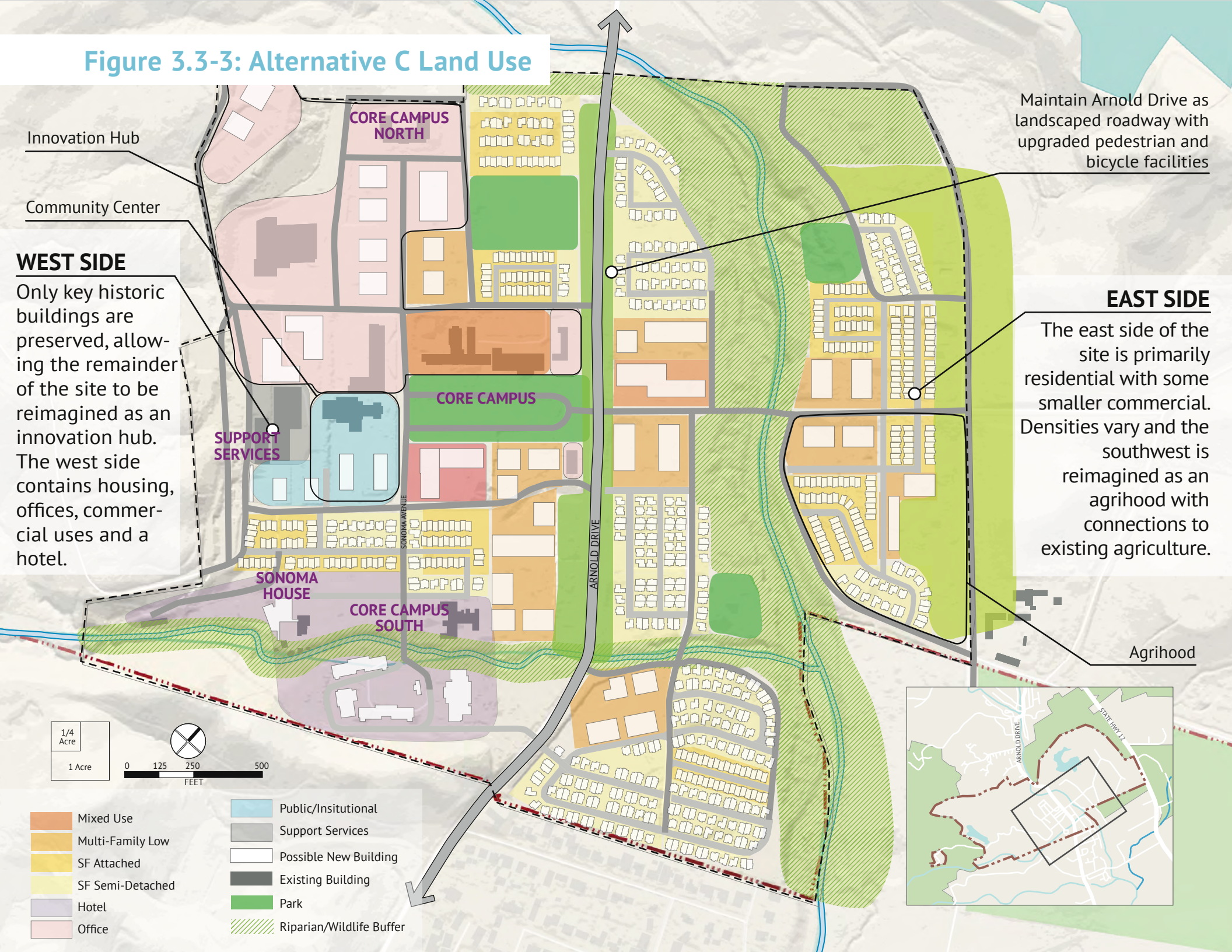


Figure 3.3-3: Alternative C Land Use



WEST SIDE

Only key historic buildings are preserved, allowing the remainder of the site to be reimagined as an innovation hub. The west side contains housing, offices, commercial uses and a hotel.

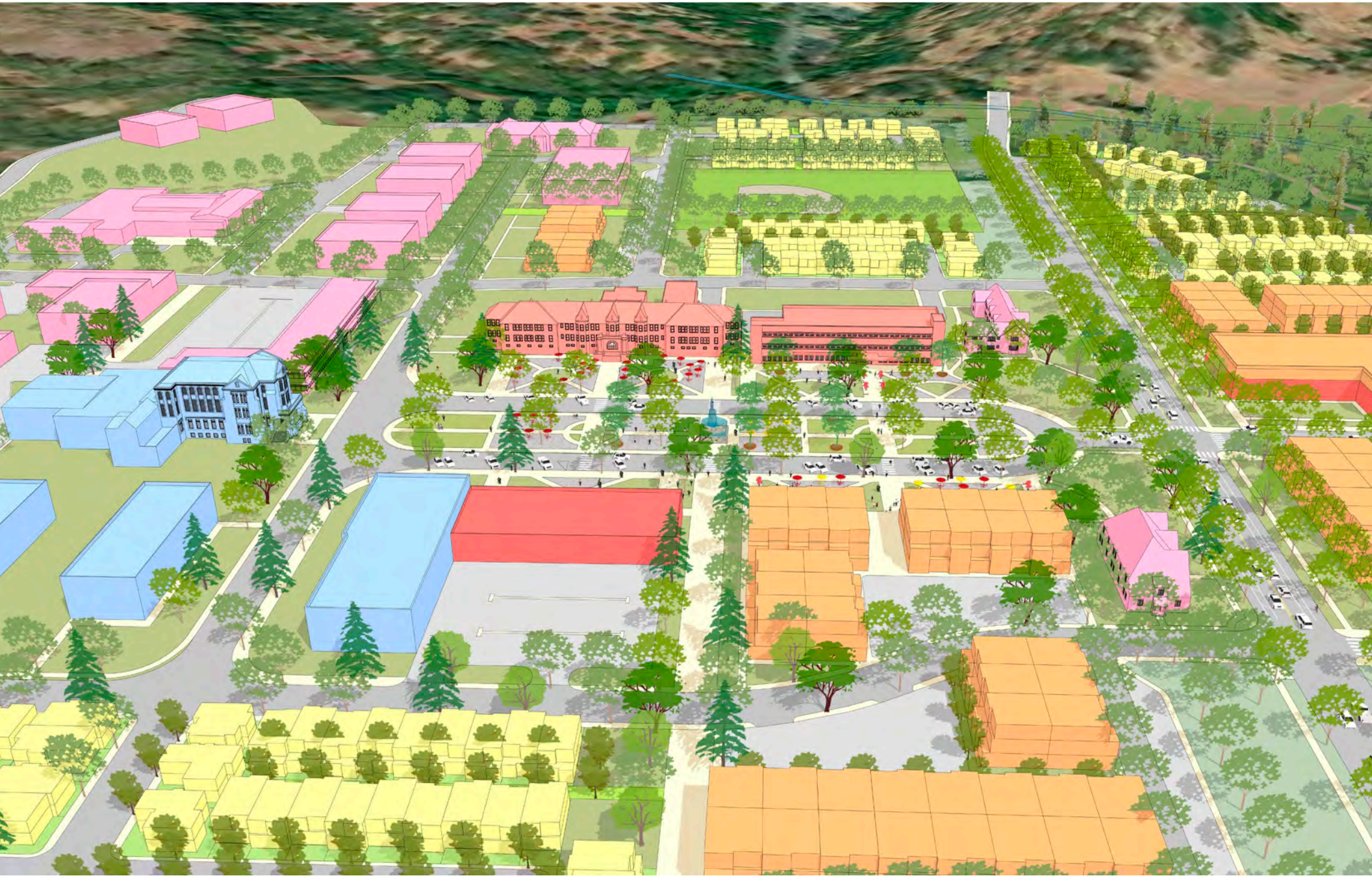
EAST SIDE

The east side of the site is primarily residential with some smaller commercial. Densities vary and the southwest is reimagined as an agrihood with connections to existing agriculture.

Figure 3.3-4: Alternative C Aerial Overlay

View looking north up Sonoma Avenue

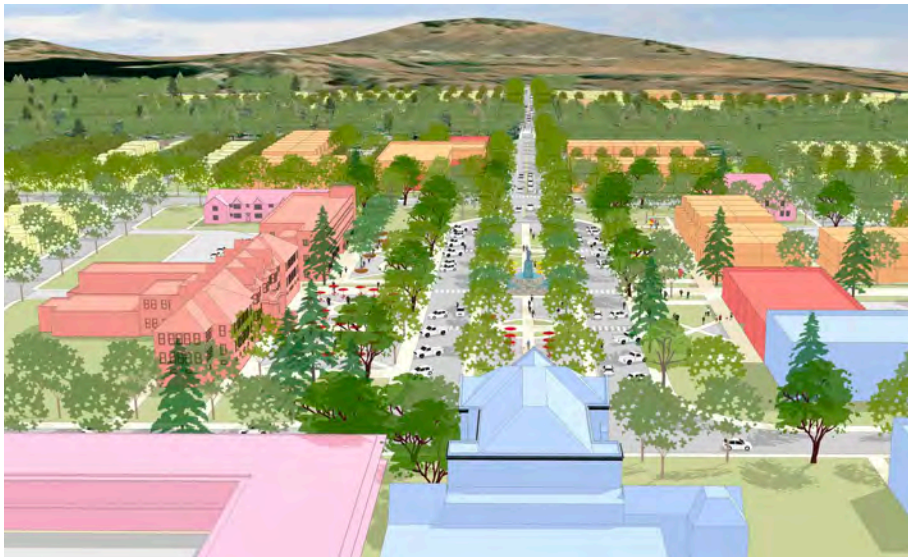
View looking west toward the Main Building



View looking north at the main lawn

View looking north along Sonoma Creek

View looking west across Sonoma Creek toward the Main Building



View looking west across Sonoma Creek toward the Main Building

View looking west across Sonoma Creek toward the Main Building

View looking west across Sonoma Creek toward the Main Building

4 Alternatives Evaluation

Alternatives A, B and C were developed in response to the community outreach effort. Nevertheless, the alternatives respond to community priorities in slightly different ways. The following pages provide an evaluation of the ways the three alternatives differ, and the tradeoffs that come with each.

4.1 Land Use and Development Potential

Each of the three alternatives presents a vision for SDC to thrive as a community-focused hub for new housing and employment in the County. In order to explore a range of development scenarios at the site, the three alternatives vary in the potential amount of housing units and jobs, the types of uses, the approaches to recreational and open spaces and their relationships with the surrounding natural landscape.

HOUSING

While all three alternatives include affordable housing beyond the inclusionary requirements of the County, the amount of affordable housing varies across the alternatives. Alternative A includes the least affordable housing with 240 affordable units including both County-required inclusionary housing and additional affordable units, with Alternative B including 310 units and Alternative C including 280 affordable units.

NON-RESIDENTIAL LAND USES

All three alternatives provide a mix of non-residential land uses, but there is variation across the alternatives in which uses receive more space at the site. Table 4.1-2 provides a breakdown of non-residential land use for the three alternatives. While all three alternatives include approximately 40,000 sf of office space, Alternative A includes an additional 100,000 sf for a public or institutional use,

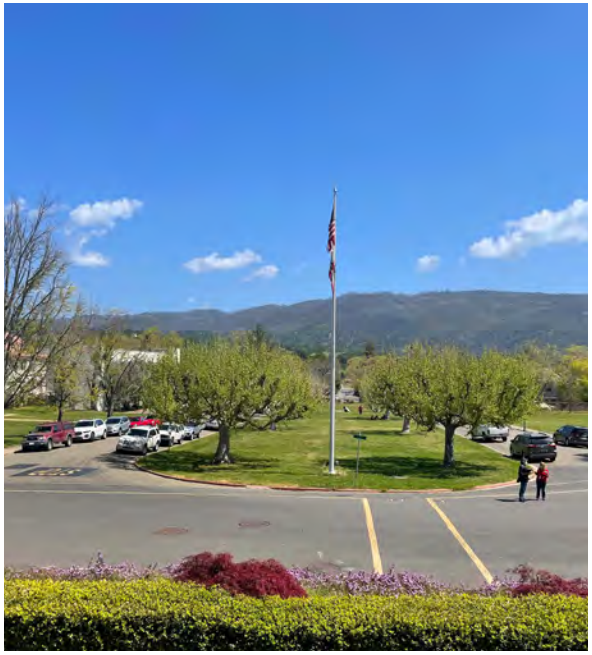


TABLE 4.1-1: ALTERNATIVES OVERALL COMPARISON

Alternative	Total Housing Units (Including Affordable)	Affordable Housing (Inclusionary and Additional)	Jobs	Preserved Building Area (sf)	Total Building Area (sf)	Recreational Open Space (acres)	Buffer Open Space (acres)
Historical SDC	3,700 (clients)	-	1,900	372,000	1,697,000	4.8	23.5
Alternative A: Conserve and Enhance	990	240	610	339,000	1,571,000	8.0	29.0
Alternative B: Core and Community	1,290	310	590	242,000 (342,000)	1,860,000	5.5	35.0
Alternative C: Renew	1,190	280	1,080	181,00 (249,000)	1,939,000	5.0	41.0

providing an opportunity for an anchor institution to occupy much of the space on the west side of the site. Alternative C includes approximately 250,000 sf for an R&D innovation hub, providing space for forward-thinking, innovative uses that will reinvent the SDC site as a center for experimentation and innovation. As a result, Alternative C would create the most opportunities for employment at the site.

Each alternative includes a hotel, which is a feasible use according to market analysis and could help pay for some needed infrastructure improvements. The three alternatives explore different types and locations of hotel to better understand community preferences. A preferred alternative could include one or more of the three hotels presented in this report or explore a fourth location for a hospitality use. All three alternatives include community-serving and supportive commercial uses as well.

OPEN SPACE

Each of the three alternatives preserves the historic baseball and soccer fields and introduces several new open space areas within the core campus for active and passive recreation. While Alternative A includes the most active recreational open space, Alternatives B and C include more buffer spaces to align with community priorities, including along Arnold Drive, wildlife buffers, and managed landscapes to protect the site against wildfire danger.

TABLE 4.1-2: NON-RESIDENTIAL LAND USE COMPARISON

Land Use	Alternative A: Conserve and Enhance	Alternative B: Core and Community	Alternative C: Renew
Office	37,900	55,600	51,700
R&D	37,900	55,600	243,300
Public/Institutional	91,100	-	-
Community Facility	11,900	38,400	87,300
Commercial	9,100	42,200	40,500
Utilities	40,800	46,600	31,900
Resort/Hotel	75,000	75,000	91,000
Total	**303,800 sf**	**313,400 sf**	**545,800 sf**

4.2 Historic Preservation

While all three alternatives preserve the two individually-significant historic buildings on the site and the historic landscaping, Alternative A retains the greatest extent of contributing historic buildings, repurposing nearly all of the contributing buildings to the historic district on the west side. Alternatives B and C introduce more infill uses to the west side, with Alternative C presenting the most intervention. With preservation focused on the historic main lawn and key view corridors, Alternative C has more land available in the core campus to provide housing, open space, and defensibility against wildfires.

ALTERNATIVE A

Alternative A retains the National Register-eligible Sonoma House with its six support structures and the National Register-listed Main Building. It also retains approximately 37 of 75 total contributing buildings to the Sonoma State Home Historic District (47 of which are located on the main campus), as well as key landscape features such as the front entrance gate and the Hill Creek pedestrian bridge. Fifteen of 17 buildings that were previously identified as having prime architectural quality and relation to the site along the main roads of axis in the main campus (west side of Arnold Drive) within the Historic District will be retained. These buildings represent 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. The historic street layout and circulation patterns on the main campus, as well as landscape features such as the baseball field and Sonoma Bridge, will be retained. Contributing buildings and structures to the Historic District that are located outside of the main campus, including the hog and poultry areas east of the main will be demolished. Approximately 49 percent of total contributing resources will be retained in Alternative A, including approximately 78 percent of contributing resources within the concentrated main campus area. Alternative A should allow the Sonoma State Home Historic District to continue to convey its historic significance and therefore remain eligible for listing in the National Register and California Register.

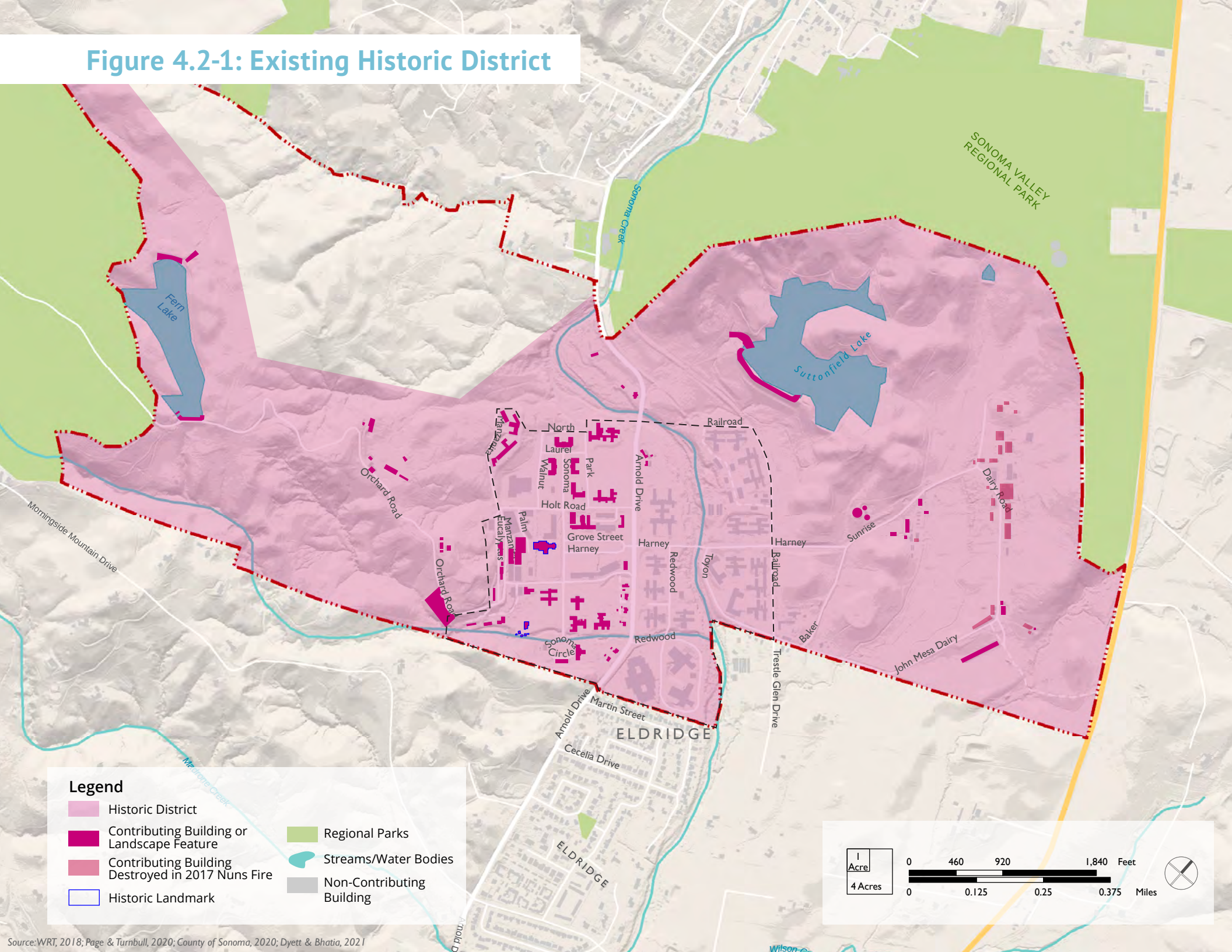
ALTERNATIVE B

Alternative B preserves the two individually significant resources, the Sonoma House complex and the Main Building. It retains approximately 33 contributing resources to the Historic District, which includes the two individual resources, the baseball field, and Sonoma Bridge. Similar to Alternative A, all preserved contributing resources will be in the main campus area, where primary street and circulation routes as well as landscape features will also be retained. This amounts to a retention of approximately 44 percent of total contributing resources. While the number of contributing resources that will be demolished will affect the cohesiveness of the Sonoma State Home Historic District's overall integrity to the point that it will no longer eligible for listing in the National Register and California Register, much of the character of the main campus area will be retained, as will the two buildings designated as Historic Landmarks.

ALTERNATIVE C

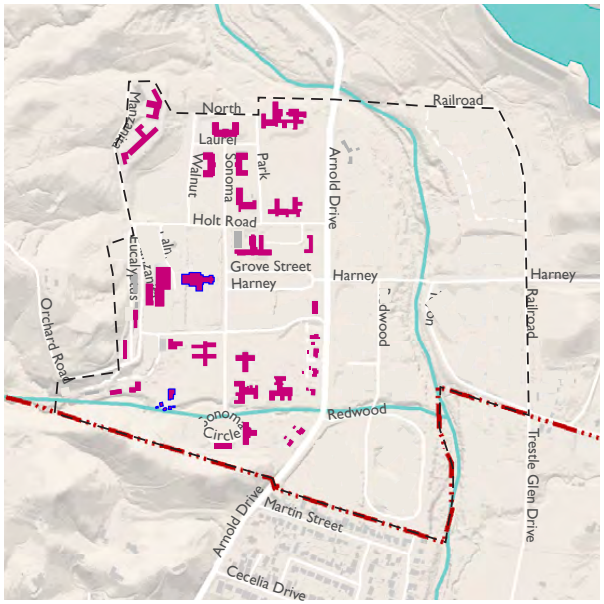
Alternative C introduces the most new construction. It retains the two individually significant resources, the Sonoma House complex and the Main Building. It retains approximately 11 contributing resources to the Sonoma State Home Historic District, which includes the two individual resources,

Figure 4.2-1: Existing Historic District

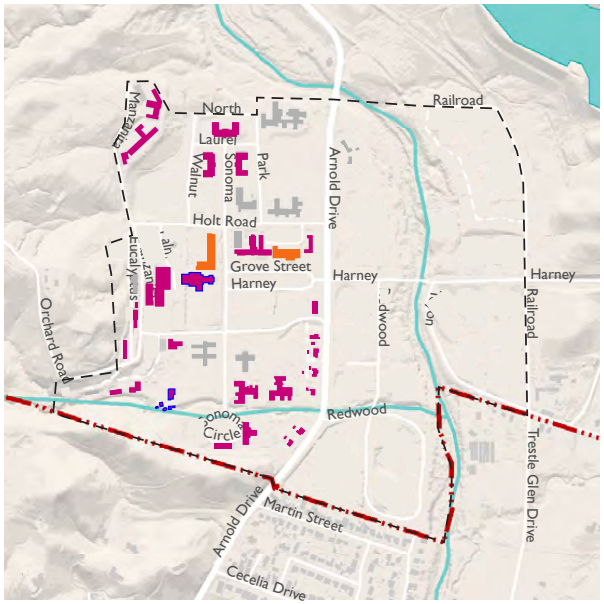


Source: WRT, 2018; Page & Turnbull, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2021

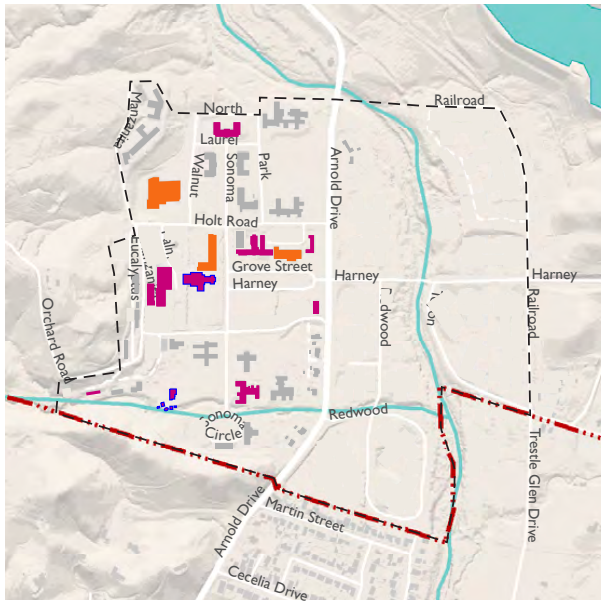
Figure 4.2-2: Historic Buildings Preserved in Alternatives A, B and C



Alternative A:
Conserve and Enhance



Alternative B:
Core and Community



Alternative C:
Renew

Legend

- Contributing Building Retained
- Contributing Building Removed
- Non-Contributing Building Retained
- Historic Landmark

1 Acre
4 Acres

0 460 920 1,840 Feet
0 0.125 0.25 0.375 Miles

the baseball field, and Sonoma Bridge in the main campus area. Historic circulation routes are retained however new street patterns are introduced into the historic core to support new housing development. While the Historic District will no longer be eligible for listing in the National Register and California Register, 15% of contributing buildings will be retained, as will the two Historic Landmarks, the Main Building and the Sonoma House Complex.

4.3 Traffic Impacts

VEHICLE MILES TRAVELED (VMT)

A common indicator used to quantify the amount of motor vehicle use is Vehicle Miles Traveled, or VMT, which represents the total number of miles driven per day by persons traveling to and from a defined area. VMT is also a key metric used in environmental analyses including the CEQA analyses to be completed for SDC. The major components influencing VMT include the average distance residents drive to work, school, and shopping; the distances that onsite employees drive when commuting from home; the diversity of land use patterns including jobs/housing balance; the interconnectedness of the circulation network; and the proportion of trips that are made by non-automobile modes. The travel demand model operated by the Sonoma County Transportation Authority (SCTA) was used to estimate the VMT characteristics associated with each of the three land use alternatives.

A view down Arnold Drive.

Image Credit: Google Earth

VMT can be expressed in several ways. For residential uses VMT is typically measured as VMT per capita, or the average number of daily miles driven per resident. Employment uses are typically measured by focusing on the commute distances driven by employees. Total VMT can also be useful when considering the differences in auto travel levels among alternatives.

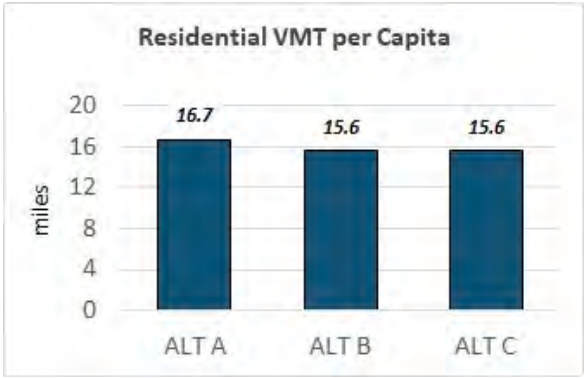
Residential VMT

Of the three alternatives, Alternatives B and C are projected to result in lower vehicle miles traveled on a per-capita basis compared to Alternative A. The alternatives have a mix of employment, jobs, and community-serving uses, but would have significant VMT impacts for the purposes of CEQA. The residential VMT per capita rates would be similar to the regional average of 15.0 (the nine-county San Francisco Bay Area average), but would be above the VMT significance threshold established by State guidance, which is 15 percent lower than the regional average (12.8 VMT per capita). There are some physical improvements and programs that can be applied to reduce VMT but given the largely auto-oriented environment around SDC it is unlikely these measures could reduce residential VMT per capita rates to below applicable thresholds. The residential VMT per capita among the alternatives would range from 15.6 to 16.7 as shown in Figure 4.3-1.

Employment VMT

All three alternatives would have VMT per employee levels that are below both the countywide and regional averages of 12.5 and 21.8, respectively, as well as the applicable significance thresholds that are 15 percent below

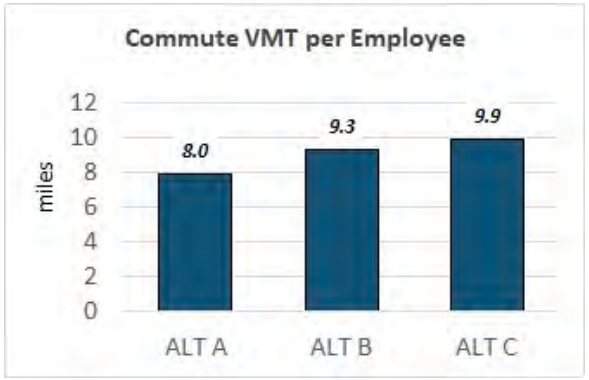
FIGURE 4.3-1: COMPARISON OF RESIDENTIAL VEHICLE MILES TRAVELED PER CAPITA



This image shows Residential VMT per Capita for the three alternatives

these values. Alternative C, which would have the highest employment levels, would also have the highest vehicle miles traveled per employee among the alternatives. Alternative A is projected to produce the lowest VMT per employee, reflecting the greater number of housing relative to jobs in the alternative. While numerous factors influence VMT, these results are at least partly indicative of the potential for employment uses in Sonoma Valley to draw employees from both within the Specific Plan area itself as well as nearby communities, rather than from more distant locations. The projected VMT per employee for the three alternatives would range from 8.0 to 9.9 as shown in Figure 4.3-2, and is generally the converse of the per capita residential VMT.

FIGURE 4.3-2: COMPARISON OF COMMUTE VEHICLE MILES TRAVELED PER EMPLOYEE

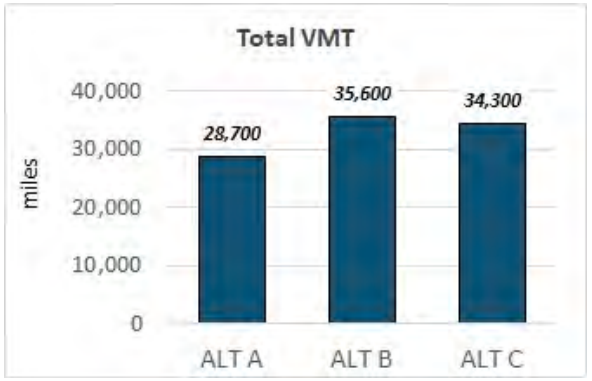


This image shows Commute VMT per Employee for the three alternatives

Total VMT

Total VMT accounts for all vehicular travel mileage including that generated by residents, visitors, and employees for all purposes (work, school, errands, recreation, etc.). It is expressed as an absolute number of miles rather than a number of miles per person. As shown in Figure 4.3-3, the total VMT projections for the alternatives indicate that Alternative B would result in the most vehicular miles driven, with Alternative A resulting in the least total amount of driving.

FIGURE 4.3-3: COMPARISON OF TOTAL VMT



This image shows the total projected VMT for the three alternatives

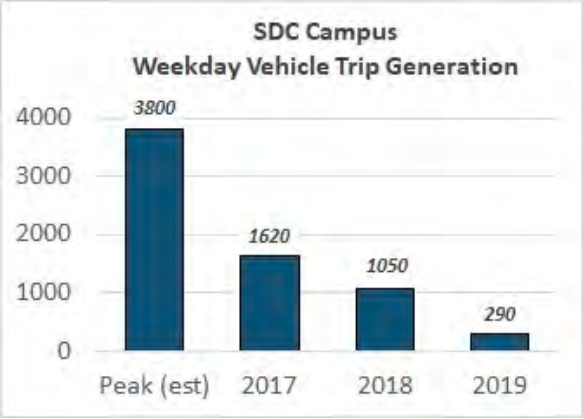
AUTOMOBILE CIRCULATION

Vehicle Trip Generation

The amount of traffic historically generated at the SDC campus has fluctuated over the years as the numbers of residents and employees changed. While precise data on the historic trip generation at the site are not available, several data sources exist that shed light on traffic levels. Traffic-generation estimates sourced using "big data" are now available for the past several years. Big data refers to millions of anonymized data points associated with devices such as cell phones and navigation devices which can be analyzed to extract travel patterns for specific geographic areas during specified time periods. Information obtained from the provider Streetlight Data was used to estimate the typical weekday traffic levels generated at the SDC campus during 2017, 2018, and 2019.

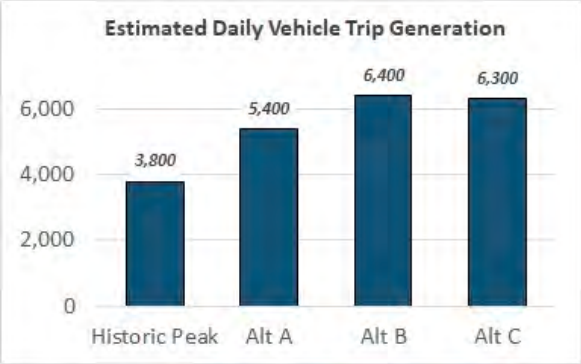
Historic traffic volumes generated at the SDC campus during its 1996 employment level of 1,914 employees were also estimated. These estimates were developed by analyzing traffic count data on Arnold Drive collected by the County from 1996 through 2017, examining the correlations between recent employment and trip generation levels, and establishing comparable trip generation rates available from the Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017. It should be noted that Sonoma County's General Plan does assume that portions

FIGURE 4.3-4: HISTORIC SDC CAMPUS TRIP GENERATION



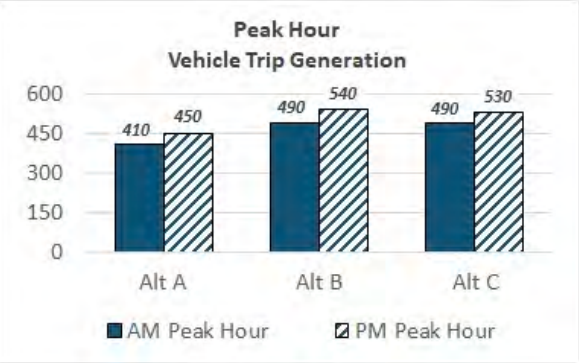
This image shows the estimated historic daily trip generation at the SDC campus

FIGURE 4.3-5: DAILY TRIP GENERATION COMPARISON



This image shows the estimated daily trip generation associated with the three land use alternatives

FIGURE 4.3-6: PEAK HOUR TRIP GENERATION COMPARISON



This image shows the estimated peak hour trip generation associated with the three land use alternatives

of Arnold Drive are anticipated to include a center lane or turn pockets.

The historic estimated weekday trip generations for the SDC campus are shown in Figure 4.3-4.

At its peak operation, the campus is estimated to have generated approximately 3,800 vehicle trips per day. Trip generation was in a steady decline during the 2017 to 2019 period for which "big data" sources are available, dropping from 1,620 average weekday trips in 2017 to only 290 weekday trips in 2019.

The trip generation characteristics associated with buildout of each of the three land use alternatives were estimated using output from the SCTA travel demand model. The model relies on land use inputs such as the quantities of single-family residential units, multi-family residential units, senior housing units, office square footage, retail square footage, hotel rooms, and institutional square footage. The model also calculates adjustments to account for internal trips, which in this case consists of trips that both begin and end within the project area.

The estimated daily trips generated by each of the alternatives are shown in Figure 4.3-5. Alternative A would have the lowest trip generation at 5,400 daily trips, while Alternatives B and C would generate similar numbers of new trips, approximately 6,300 to 6,400 per day. All three alternatives are anticipated to have a higher daily trip generation than the SDC facility had during its peak operation.

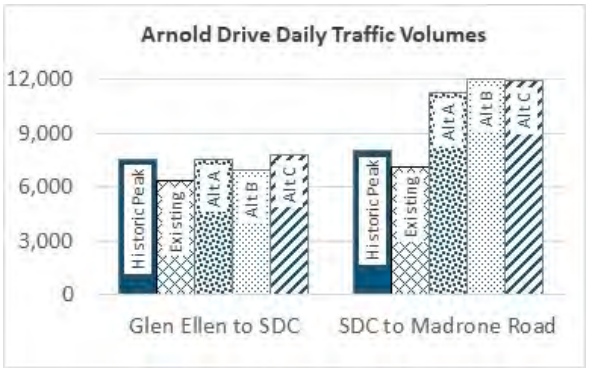
Actual traffic conditions on streets and intersections are influenced not only by the total trips generated, but also the number of trips generated during the a.m. and p.m. peak hour commute periods, the direction of the trips, and other (non SDC-related) traffic flows.

A comparison of the a.m. and p.m. peak hour trip generation characteristics associated with each alternative is shown in Figure 4.3-6. Alternative A is estimated to generate approximately 410 to 450 peak hour trips, while Alternatives B and C are estimated to generate approximately 490 to 540 peak hour trips.

Arnold Drive Daily Traffic Volumes

Traffic volume projections for the segments of Arnold Drive immediately to the north and south of the SDC campus were estimated and compared to both existing volumes and available historic counts. The combined

FIGURE 4.3-7: ARNOLD DRIVE DAILY VOLUMES NEAR SDC



This image shows daily traffic volumes on Arnold Drive to the north and south of the SDC campus

SDC campus and Madrone Road currently carries approximately 7,140 daily vehicles and had a historic surveyed peak of 8,050 daily vehicles in 2002. Any of the three land use alternatives would be expected to increase volumes on this segment by between 40 and 70 percent compared to existing and historic peak volumes. Alternative A, at approximately 11,280 daily vehicles, would have slightly lower volumes than the other alternatives. Alternatives B and C would result in similar daily volumes of approximately 12,010 and 11,930, respectively. The comparative traffic volume levels on each segment are shown in Figure 4.3-7.

Note that the new roadway connection between the SDC campus area and Highway 12 that is included in Alternative B would help to disperse volumes, particularly on the segments of Arnold Drive near Glen Ellen. The new roadway link is projected to carry approximately 940 vehicles per day, many of which would otherwise have passed through Glen Ellen. While this connection is not included in the other alternatives, a similar reduction in traffic through Glen Ellen would be expected were this connection included.

Roadway Segment Levels of Service

Traffic operation and "Level of Service" on roadway segments is influenced by many factors including the type of street, number of lanes, posted speed limits, access provisions such as center turn lanes, spacing of traffic controls like signals, and most importantly, traffic volumes. For the alternatives analysis, six key roadway segments in the Sonoma Valley area were identified for assessment. Levels of Service (LOS) were established by comparing the anticipated traffic volumes on each segment to the roadway's capacity, with capacity estimates based on service tables for various facility types. Policy CT-4.1 of the Sonoma County General Plan calls for LOS C or better operation on roadway segments, with several exceptions including Highway 12 through the Springs communities, which has an LOS F standard, and portions of Arnold Drive between Boyes Boulevard and Leveroni Road which have standards ranging from LOS C to LOS F depending on subsegment and direction.

The analysis also focuses on the weekday p.m. peak hour, which typically encounters the highest congestion levels in Sonoma Valley and has volumes that are about 20 to 40 percent higher than the a.m. peak hour. This type of planning-level analysis is useful in gauging the differences among different land use alternatives such as those being considered for the SDC campus. It is not intended to substitute, however, for more detailed intersection-level analyses that would be completed during review of specific development projects.

The roadway segment LOS analysis considers operation in each direction of travel on a roadway (in other words, both the northbound and southbound or eastbound and westbound directions). In order to provide a comparison matrix that makes it easier to compare alternatives to one another, only the lowest of the two directional service levels for each segment is shown. In many cases the opposing, lower-volume directions of travel operate similarly or one service level better than reported.

Overall, all three alternatives would result in LOS D traffic operation on Arnold Drive between Highway 12 and Madrone Road, including the community of Glen Ellen and the SDC campus. All three alternatives would,

however, contribute to regional traffic congestion on the Highway 12 corridor through the Springs and on Arnold Drive through El Verano. A summary of the p.m. peak hour roadway segment levels of service is shown in Table 4.3-1.

The analysis indicates that the segment of SR 12 (Sonoma Highway) to the north of Arnold Drive currently operates in the LOS D range and would be expected to continue operating in that range with any of the three land use alternatives. The segment of SR 12 between Boyes Boulevard and Verano Avenue, however, currently operates poorly in the LOS E range and would be expected to fall to the LOS F range with all three alternatives. This roadway segment passes through the Springs communities, serving as their main street, and has high levels of pedestrian and bicycle activity as well as vehicular movements to and from side streets. Neither Caltrans nor the County of Sonoma intend to widen the corridor to increase auto capacity and are instead focusing efforts on shifting more auto travel to non-auto modes including walking, biking, and transit.

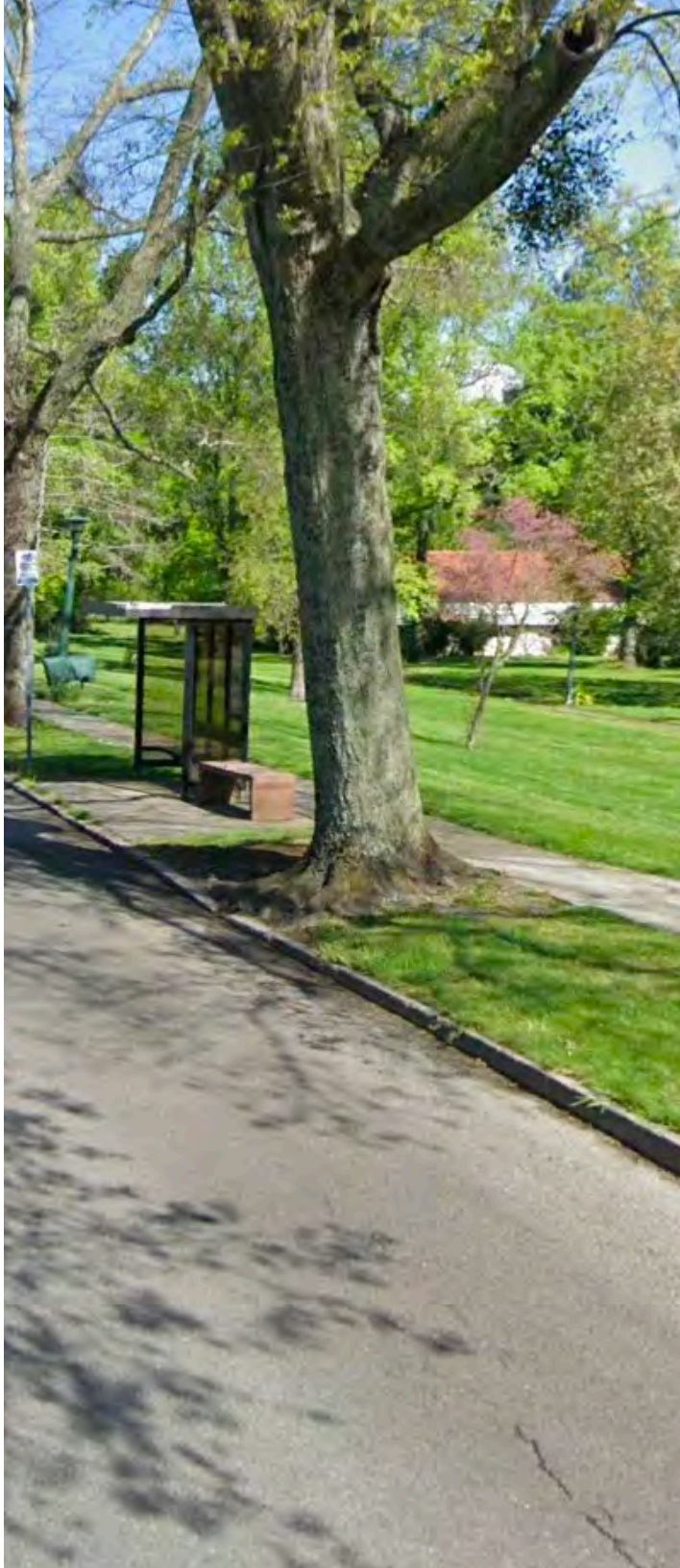
The segments of Arnold Drive between SR 12 and the SDC campus area pass through the community of Glen Ellen and currently operate in the LOS C range. With each of the three alternatives, the segment of Arnold Drive between the SDC campus and Glen Ellen

TABLE 4.3-1: PM PEAK HOUR ROADWAY SEGMENT LEVELS OF SERVICE WITH BUILDOUT OF ALTERNATIVES

Segment	Standard	Existing	Alt A	Alt B	Alt C
1. SR 12 - Arnold Dr to Trinity Rd	LOS C	LOS D	LOS D	LOS D	LOS D
2. SR 12 - Boyes Blvd to Verano Ave	LOS F	LOS E	LOS F	LOS F	LOS F
3. Arnold Drive - Glen Ellen to SR 12	LOS C	LOS C	LOS C	LOS C	LOS C
4. Arnold Drive - Glen Ellen to SDC	LOS C	LOS C	LOS D	LOS D	LOS D
5. Arnold Drive - SDC to Madrone Rd	LOS C	LOS D	LOS D	LOS D	LOS D
6. Arnold Drive - W Verano Ave to Petaluma Ave	LOS E	LOS D	LOS E	LOS F	LOS F

Notes: Reported levels of service reflect operation in the direction of travel with the lowest service level
LOS = Level of Service.

W-Trans, 2021

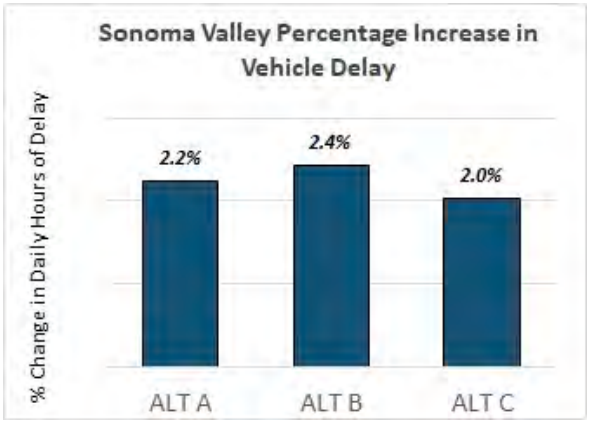


is projected to drop by one grade to LOS D. As pointed out earlier, overall traffic volumes in this segment would be comparable to those generated when SDC was operating at its peak. The segment between Glen Ellen and SR 12 is projected to remain at LOS C under all alternatives.

The Arnold Drive segment between the SDC campus and Madrone Avenue currently operates at LOS D. While each of the three alternatives would add between 210 and 240 p.m. peak hour directional trips to the segment, operation would remain in the LOS D range.

The segment of Arnold Drive between West Verano Avenue and Petaluma Avenue currently operates in the LOS D range during the p.m. peak hour. This segment of Arnold Drive carries relatively high volumes while also providing local access to side streets and local businesses and is more susceptible to congestion than segments to the south which pass through less developed areas with more of a highway configuration. Operation on this constrained segment (specifically in the northbound direction which is most impacted during the p.m. peak hour) is projected to drop to LOS E with Alternative A, and to LOS F with Alternatives B and C.

FIGURE 4.3-8: COMPARISON OF VEHICLE DELAY INCREASES IN SONOMA VALLEY



This image shows the percentage increase in Sonoma Valley vehicle delay for the alternatives

Areawide Traffic Delays

The SCTA travel demand model estimates vehicle hours of delay encountered throughout the roadway network in various regions of the county. While the outputs reflect delays encountered on roadway segments rather than at individual intersections, they remain useful in helping to understand the relative differences between alternatives. Modeling was completed to assess how buildout of each alternative would increase overall delays on primary roadways in Sonoma Valley as compared to current conditions. As shown in Figure 4.3-8, each of the alternatives would result in somewhat similar increases to overall delay in the Sonoma Valley area. Alternative

C would be expected to result in the smallest percentage increase in overall delay at 2.0 percent, while Alternative B would be expected to have the highest increase of 2.4 percent.

PEDESTRIAN/BICYCLE CIRCULATION

All three alternatives seek to enhance pedestrian and bicycle connectivity throughout the project site and to the nearby communities of Glen Ellen and Eldridge. Arnold Drive is intended to have upgraded pedestrian and bicycle facilities, including continuous ADA-compliant sidewalks on both sides of the street and a Class II bicycle lane. Running parallel to Arnold Drive, a multi-use creek trail is proposed that could connect to a greater Glen Ellen-Eldridge community bikeway to facilitate non-auto trips.

East-west connections across the campus include new pedestrian paseos and creek crossings on the northern and southern ends of the site. Alternative B includes a new road connection to Highway 12, which could also include a Class II bicycle facility, and could connect to a potential Sonoma Valley Trail that is being considered by the County. All of the alternatives create a greater mix of land uses on the western side of Arnold Drive where most trips can be made in less than a quarter-mile walk.

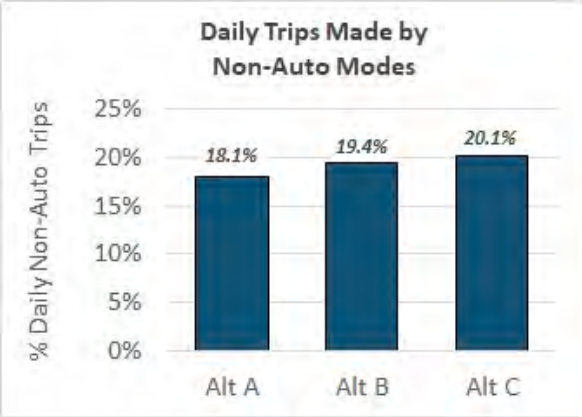
Bicycling will also be supported by robust parking requirements for new land uses.

The Association of Pedestrian and Bicycle Professionals' Bicycle Parking Guidelines, 2nd Edition, provides sample short-term and long-term parking requirements that should be applied to SDC's development to assist a variety of bicycle users including residents, employees, visitors, and patrons.

The share of daily travel associated with non-automobile modes will vary depending on the mix of land uses; presence of facilities for walking, biking, and using transit; and the attractiveness and convenience of using non-auto facilities. As noted above, all three alternatives would include robust pedestrian and bicycle circulation enhancements within the Plan area, and at this preliminary assessment stage are presumed to have equivalent transit service using existing Sonoma County Transit routes. The SCTA travel demand model estimates the amount of travel generated within a zone (in this case the zone comprising the SDC campus), using key variables such as the jobs-housing balance and diversity of uses within the zone. The model also includes projections of transit trips made beyond the zone. The sum of these "internal" trips (which are mostly made by walking and biking) and the external transit trips provides a reasonable metric upon which to compare the share of non-auto trips among the three alternatives.

Figure 4.3-9 shows the percentage of daily trips made by non-auto modes for each alternative. The share of non-auto modes

FIGURE 4.3-9: SHARE OF DAILY TRIPS MADE BY NON-AUTO MODES



This image shows the percentage of daily trips made by non-auto modes for each alternative

FIGURE 4.3-10: PEAK PARKING DEMAND BY ALTERNATIVE

This image shows the peak parking demand for each alternative

increases from approximately 18 percent in Alternative A to 20 percent in Alternative C. Data indicates that as the mix of uses increases from Alternative A to Alternative C, there is a greater number of internal walking and biking trips as people are more able to work, live, and patronize businesses in the same area.

TRANSIT ACCESS

All three alternatives would improve the attractiveness and viability of using transit through provision of additional bus shelters with benches, route information, bike racks, and lighting to service Route 30 that operates on Arnold Drive. An additional option could include coordinating with Sonoma County Transit to either extend the fare-free Route 32 service that connects to the city of Sonoma or create a fare-free service on Route 30 for new residents and employees through a subsidy program.

PARKING ANALYSIS

The presence and regulation of parking can play a critical role in shaping an area's transportation patterns. Currently, the SDC campus has approximately 1,450 spaces, with 900 on-street and 550 off-street spaces and few time limits or user restrictions. The abundance of on-street spaces and general public accessibility allows for a quality shared parking environment and a very efficient use of spaces.

Estimated peak parking demand for each alternative was quantified assuming a continued "park-once" environment where parking resources are largely shared and walking between various uses is encouraged; only single-family residences are assumed to have reserved parking. Figure 4.2-10 shows the peak parking demand by alternative. The peak parking demand in Alternative C is significantly higher than the other alternatives due to the high weekday research and development parking demand generated while single-family residence spaces are reserved for their sole use.

The three alternatives provide additional on-street and off-street parking to accommodate the parking demand.

4.4 Infrastructure

The following summary has been prepared by BKF Engineers to describe differences in cost of water, sewer, Bioretention Area and stormdrain utility piping under the three land use alternatives proposed for the Sonoma Developmental Center campus. The estimated costs for site improvements such as landscaping, street improvements, electrical improvements, and grading are also included in this analysis, with these costs estimated to remain consistent for all three alternatives. This summary does not include any costs for upgrades to the water treatment plant, assuming that this would be borne by the utility with hookup fees, and if not, the cost would be similar across the three alternatives.

Existing conditions stated in this summary are based on findings in the January 2018 Sherwood Design Engineers SDC Existing Conditions Report Hydrology and Site infrastructure Draft and the July 2021 Wood Rogers Sewer System Evaluation. Costs assigned to linear feet of new utility main construction are based on a projection of probable future construction costs in about 3 years and inflated to account for junction structures, service laterals, and valves.

WATER TRANSMISSION LINES

Nearly 14,000-feet of raw water transmission lines from the Sonoma Creek diversion and pump house to Suttonfield Lake, the lakes to the treatment plant, and between transfer tanks may need to be replaced. Pumping equipment, storage and treatment facility improvements are not assigned costs in this summary but are assumed to be the same in all 3 alternatives. The need for replacement of water transmission lines between the treatment plant, the Hill Creek and Asbury Creek diversions, and springs or wells are not considered in this summary. The physical locations of the raw water transmission lines should be surveyed and an assessment of whether construction equipment can access the existing utility alignments across steep and wooded terrain or if re-routing the transmission lines within or alongside a roadway will be more cost effective. The routing of the raw water transmission line replacement will affect the cost of these improvements. It is not known who will be responsible for the cost of replacing this piping so approximate costs have been included in this summary.

An approximate cost per linear feet of raw water transmission main for planning purposes is assumed to be $250/foot to include the cost of existing water transmission main abandonment, trenching, new water main piping, restrained joints, corrosion protection, valves and fittings.

WATER DISTRIBUTION MAINS

The majority of the water distribution mains will need to be replaced as stated in the Sherwood report. About 8,500-feet of PVC C900 water mains running through Harney, Holt, Arnold Drive south of Holt Road, Sonoma, Wilson north of Sonoma, and Eucalyptus installed in 1995 should be able to be preserved in all three alternatives as the Sherwood report states that these pipelines will have a useful life for another 50 years. The length of water distribution main replacements in all three alternatives (except as modified in the description of the

hotel block of Alternative A below) can then be approximated at 25,000-feet and roughly follows the existing street layout, excluding the dual water supply lines originally built for non-potable use. The lengths of water main replacements and preservations assumes the configuration of the existing pipe network is sufficient to provide fire flow to new development if the piping is replaced in the same location with modern pipe materials.

An approximate cost per linear foot of water distribution main is assumed to be $350/foot to include the cost of existing water main abandonment, trenching, new water main piping, restrained joints, corrosion protection, valves, fittings, service laterals, backflow devices, meters, and hydrant assemblies.

BIORETENTION AREAS & STORMDRAINS

Nearly 200,000 square feet of Bioretention Areas may be required based on 4% of the total site development footprint of around 120 acres if no credit is taken for existing impervious surfaces to remain such as renovated buildings and roads. These Bioretention Areas can be designed as individual basins on each building site, combined into several centralized basins oriented around the project's creeks where stormwater runoff naturally concentrates, or a hybrid of these configurations. The re-use of stormdrains will be dependent on the overall strategy of stormwater treatment: whether Bioretention Areas will be installed on individual building sites requiring much more new drainage infrastructure solely due to the nearly 3-feet of vertical fall at each Bioretention Area versus combining these in a more centralized manner which could leave more of the existing stormdrain network intact if portions of the nearly 100-year old piping were rehabilitated and are already in a configuration to suit the new development. The use of permeable pavements and self-treating or self-retaining landscape areas can further reduce the amount of traditional Bioretention Areas required in all 3 alternatives.

An approximate cost per square foot of bioretention area is assumed to be $30/square foot to include the cost of excavation and off-haul of native soil material, new bioretention soil and gravel, subdrains, and landscaping.

Conservatively assuming that there will be no master planning for stormwater quality mitigation and existing stormdrains will not be re-used, around 20,000-feet of new stormdrains may be needed in all three alternatives.

An approximate cost per linear feet of stormdrain is assumed to be $300/foot to include the cost of existing stormdrain abandonment, trenching, new 18-inch diameter HDPE stormdrain piping, junction structures and catch basins. If reinforced concrete pipe materials are needed due to shallow cover there will be expected to be an increase in cost.

SEWER MAINS

The existing sewer mains primarily run cross country between and under buildings and do not follow the street layout. Most of the sewer collection system should be abandoned and new sewer mains installed in the streets. The 18-inch diameter sewer pipe that runs from the far end of Redwood Drive and along Arnold Drive conveying sewage to the Sonoma

TABLE 4.4-1: LAND DEVELOPMENT COSTS						
	Alternative A		Alternative B		Alternative C	
	length [ft]	cost	length [ft]	cost	length [ft]	cost
Water Trans. Mains $250 / ft	14,000	$3.5 M	14,000	$3.5 M	14,000	$3.5 M
Water Dist. Mains $350 / ft	33,000	$11.6 M	36,500	$12.8 M	32,500	$11.4 M
Bioretention $30 / sqft	176,000	$5.3 M	188,000	$5.6 M	200,000	$6.0 M
Stormdrains $300 / ft	20,000	$6.0 M	20,000	$6.0 M	20,000	$6.0 M
Sewer Mains $250 / ft	41,500	$10.4 M	45,000	$11.3 M	41,000	$10.3 M
Roadway and Sidewalk	See Appendix B	$11.9 M	See Appendix B	$11.9 M	See Appendix B	$11.9 M
Landscaping and Lighting	See Appendix B	$1.5 M	See Appendix B	$1.5 M	See Appendix B	$1.5 M
Electrical	See Appendix B	$7.5 M	See Appendix B	$7.5 M	See Appendix B	$7.5 M
Grading	See Appendix B	$2.5 M	See Appendix B	$2.5 M	See Appendix B	$2.5 M
Sum of Public Utility		**$60.2 M**		**$62.6 M**		**$60.6 M**

Valley County Sanitation District system should be able to be preserved. Portions of other sewer mains do run along Wilson St and Arnold Dr within or adjacent to the streets but are noted in the July 2021 Wood Rogers report to be abandoned or have structural defects. Around 33,500-feet is estimated for the length of existing streets roughly corresponding to new sewer main installations.

A sewage lift station southwest of the Sonoma Creek along Redwood Dr is noted to be operational in the Wood Rogers report. Pumping to the Sonoma Valley County Sanitation District system is still expected to be required from areas of the campus that drain to lower elevations than the sewer collection pipe.

An approximate cost per linear feet of sewer main is assumed to be $250/foot to include the cost of existing sewer main abandonment, trenching, new sewer main piping, manhole structures, cleanouts, and service laterals.

Below is a summary of the differences between the alternatives with respect to utility piping:

Alternative A: Conserve and Enhance

The hotel site occupying the south east portion of the site should require less public infrastructure since utilities and streets within the block can be private, and potentially omitting existing water and sewer main replacements in Railroad and Toyon

streets totaling about 2,000-feet since no development is proposed along these streets south and east of the hotel block that can be deducted from the total length of new utility mains presented in the general Water Main section of this summary.

This alternative includes new streets through residential subdivisions in residential areas of the east and west sides of thesite that could require an additional 10,000-feet of public water & sewer mains to serve.

The greater number of existing buildings preserved in this alternative has the benefit of reducing the amount of Bioretention Areas by about 12,000 square feet, since existing impervious surfaces such as buildings do not require stormwater treatment and also lend themselves to being used as offset areas adding to the flexibility of the design, thereby reducing costs. The 300,000 square feet of less overall development area than the other 2 alternatives could reduce the footprint of Bioretention Areas by an additional 12,000 square feet to about 176,000 square feet.

Alternative B: Core & Community

This alternative includes new streets through lower density residential subdivisions that could require an additional 11,500-feet of public water & sewer mains to serve.

If new loops are needed to meet fire flow requirements, then the additional pedestrian creek crossing in Alternative B may double as a utility crossing and avoid the need for an independent utility bridge. A more detailed analysis of the proposed water system improvements will be needed to determine if new utility crossings over Sonoma Creek are needed; therefore a cost cannot be assigned at this time.

The number of existing buildings preserved in this alternative is similar to Alternative A, so there will be expected to be a similar benefit of reducing the amount of Bioretention Areas, to about 188,000 square feet.

Alternative C: Renew

Expanded creek setbacks, a wildlife corridor, and managed landscape areas could result in slightly less length of new water mains, or smaller mains in these areas, needed under this alternative. 2,500-feet of new water and sewer mains on the east side of the site can be deducted from the total length of new utility mains presented in the general Water Main section of this summary.

This alternative includes new streets through residential subdivisions that could require an additional 10,000-feet of public water and sewer mains to serve.

The reduced amount of new or replaced impervious surfaces associated with a slightly smaller overall development area could requires less Bioretention Areas, however this is more than offset by the number of existing buildings removed in this alternative.

Conclusion

The difference in cost of utility piping between alternatives is anticipated to be relatively low. The cost differences should be within 10% with respect to overall utility piping replacement costs so is not likely to be a deciding factor in selection of the preferred alternative. A table with the approximate quantities of public utilities and bioretention area and resulting probable costs is included in Table 4.4-1.

The lakes on the site provide a valuable source of water, for both development and ecosystem services.

5 Financial Feasibility Analysis

5.1 Program and Approach

The objective of this preliminary financial feasibility analysis is to provide an order of magnitude assessment of the costs and revenues associated with developing each of the alternatives and an indicator of the overall general financial feasibility of each alternative. The feasibility analysis will be updated and refined over time as a Preferred Plan is developed.

DEVELOPMENT PROGRAM

Table 5.1-1 provides a summary of the alternative development programs. As shown, the number of residential units planned for the property ranges from 987 under Alternative A to 1,287 under Alternative B. Newly constructed housing is comprised of a mix of 1,400 square foot single-family detached homes and smaller 1,100 square foot attached single family-homes. The multifamily components include senior housing as well as family housing. Each of the plans includes affordable housing inclusionary units in accordance with the County's code. From 100 to 130 additional affordable multifamily units, which exceed the County's requirements for affordable housing, are also sited within each alternative.

The amount of non-residential development is approximately 304,000 in Alternative A (200,000 square feet excluding Public/Institutional Uses), 313,000 square feet in Alternative B, and 545,000 square feet in Alternative C. The plans include a broad mix of non-residential uses, including hotels, commercial, office, research and development (R&D), and community facilities. Alternative A provides space for a public or institutional campus, while Alternative C provides for 243,000 square feet of R&D space in an "innovation hub." Each alternative includes buildings that are targeted for public use.

TABLE 5.1-1: SUMMARY OF ALTERNATIVE DEVELOPMENT PROGRAMS.1-1

	A	B	C
Residential Units			
Market Rate Single Family	560	560	560
Market Rate Multi-Family	187	422	344
Affordable Inclusionary Units	140	175	164
Bonus Affordable Multi-Family - Sited but not Funded by Project	100	130	120w
Total Residential Units	**987**	**1,287**	**1,187**
New Construction	858	1,192	1,187
Adaptive Reuse	129	95	0
Non-Residential SF			
Commercial	9,135	42,146	40,450
Hotel	75,000	75,000	91,001
Office	75,878	111,169	51,658
Public / Institutional End User	91,119	0	0
Utilities	40,761	46,613	31,939
R&D	0	0	243,342
Community Facilities	11,900	38,407	87,327
Total Non Residential SF	**303,793**	**313,335**	**545,717**
New Construction	112,723	71,804	297,110
Adaptive Reuse	191,070	241,531	248,607

Note: For Alternatives A and B, R&D was combined with Office for financial analysis.

APPROACH TO ANALYSIS

A static "residual" approach has been used to evaluate the alternatives. Under this approach, the revenues and costs of finished vertical products are evaluated to derive an estimate of the amount of "residual value" that is created to support the cost of developing the infrastructure, landscaping, and roads that are needed to support the development of new homes and businesses. The residual value is then compared with the cost of the infrastructure and demolition costs to provide an estimate of the residual value that is warranted for the purchase of the property.

FEASIBILITY CHALLENGES

The feasibility of the redevelopment of the SDC site faces several challenges. One key challenge is the cost to renovate and adapt the existing historic buildings. In many cases, renovation and adaptive reuse costs exceed the cost of new construction. Some of the renovation and adaptive reuse costs are formidable – for example, the cost to rehabilitate and reuse the Main Building alone is estimated to range from $17 million to $32 million.[1] Other challenges are not unique to the SDC site, including the cost of delivering affordable housing, and that current market rents on new office space that do not cover the cost of construction, but office space may be considered desirable to promote jobs at the site.

1 Based on analysis completed previously by JR Conkey as subconsultant to WRT.

INFORMATION SOURCES

To prepare the feasibility analysis, Keyser Marston Associates (KMA) researched:

- Home prices of both new and existing homes in the market area;
- Rental rates being achieved by newer multi-family and senior projects in the market area;
- The County's inclusionary policies to determine the maximum affordable rents and home prices;
- Rental rates for office, commercial, and R&D space;
- The value of boutique hotels being built in the market area; and
- Development costs for all products.

The cost to develop infrastructure has been provided by team-member BKF Engineers. The cost estimates to renovate existing buildings and construct new buildings have been based upon information contained in previous work completed by WRT and its subconsultant JR Conkey in 2018. The 2018 cost estimates have been updated to reflect inflationary impacts and adjustments have been made to extract site and demolition improvement costs that are accounted for separately, and to modify tenant improvement allowances on the non-residential uses to reflect market conditions.

5.2 Key Findings

KEY FINDINGS

The findings of the analysis are summarized in Table 2, which presents the net residential and non-residential values for each land use component for each alternative. Detailed tables that show the analysis for each alternative are included in the Appendix.

Key takeaways from the analysis include:

- The financial analysis indicates that each alternative is likely to be at least marginally feasible. The value of each alternative is estimated to exceed the value of horizontal and vertical construction costs, but the residual value to purchase the property is relatively marginal under Alternatives A and B, with respective values of $2.0 million and $2.3 million. Alternative C is estimated to support a land payment of approximately $24.0 million, which is significantly more than the other two alternatives. This analysis includes the cost for infrastructure, demolition of

TABLE 5.2-1: SUMMARY OF DEVELOPMENT ECONOMICS			
	A	**B**	**C**
Residential			
Finished Residential Value	$494,033,000	$603,394,000	$563,084,000
Vertical Residential Costs	-$409,910,000	-$510,581,000	-$457,257,000
Net Residential Value	**$84,123,000**	**$92,813,000**	**$105,827,000**
Non-Residential			
Finished Non-Residential Value	$129,170,000	$135,850,000	$221,146,000
Vertical Non-Residential Costs	-$126,179,000	-$141,683,000	-$216,412,000
Net Non-Residential Value	**$2,991,000**	**-$5,833,000**	**$4,734,000**
Net Residual Value			
Total Value Available for Land Development Costs	$87,114,000	$86,980,000	$110,561,000
Land Development Costs	-$85,124,000	-$84,735,000	-$86,554,000
Net Value after Land Development Costs	**$1,990,000**	**$2,245,000**	**$24,007,000**
Neutral Value Uses			
Institutional End User Costs	$37,711,712	$13,298,000	$0
Community Facilities and Utility Bldg. Costs	$14,026,000	$15,724,000	$49,217,000
Total	**$51,737,712**	**$29,022,000**	**$49,220,000**

buildings removed, and costs of adaptive reuse, but excludes costs of "Neutral Value Uses" such as institutional end use and community facilities buildings.

- The preliminary findings are driven by the development economics of each land use and not by the location of the uses on the property. In other words, the analysis reflects the assumption that the locational attributes of all parcels within the SDC property are equal in value.
- A key assumption of this analysis is that 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. Because It is impossible to predict the level of interest or timing of potential End Users for the site, none of the infrastructure costs have been allocated to End Users. It is assumed that End Users would fund the cost of vertical development but would not be responsible for contributing any funding for infrastructure improvements. As shown in the table, vertical improvement development costs assumed to be borne by End Users range from $29 million under Alternative B to $60 million under Alternative A.
- In aggregate, the residential components of each alternative are anticipated to generate a net positive residual value to apply towards infrastructure, demolition, and land costs. The residential components of Alternative C are anticipated to generate the largest residual value, totaling $106 million. Alternative C's performance is due in part to the absence of any adaptive reuse residential units, which are more costly than newly constructed units. *An increase in the amount of new market rate residential units (particularly single-family units) on the site and a reduction in the amount of adaptive residential units would improve the financial performance of the alternatives.*
- The cost to develop the non-residential land uses generally exceeds the value of the uses. For new construction, hotel is the only land use that is anticipated to generate a significant residual value. The values of R&D and commercial uses are estimated generally cover vertical construction costs, but not provide any

residual value for horizontal costs. The value of office space is estimated to fall short of development costs and yield a significant gap. Alternatives A and C are anticipated to yield slightly positive residual values for infrastructure and land due to the hotel component. Alternative A benefits from a limited amount of other space that is not targeted for End Users or public use. Alternative C benefits from the expectation that the R&D campus will break-even relative to vertical costs. The financial gap of the non-residential component of Alternatives B is estimated at $1.6 million. *A decrease in the amount of adaptive reuse buildings and new office space or the use of public financing tools to provide subsidies to the uses would improve the financial performance of the alternatives.*

- New construction is generally less expensive than adaptive reuse, with the exception of office space and End User space under Alternative B. Particularly for residential uses, R&D, and hotel space, adaptive reuse costs are significantly higher than new construction. *A decrease in the number of buildings that are adaptively reused would improve the financial performance of the alternatives.*
- The analysis assumes that the project's economics are responsible for funding the project's affordable housing inclusionary requirements, but not the cost of developing the 100 to 130 units of additional very low to low-income multifamily units that have been sited within the alternatives. Based on a review of other local affordable multifamily projects that have been built using low-income housing tax credit funding and public funding, the local public subsidy has approximated $60,000 per unit. It is assumed that the additional affordable units would require a comparable level of local public funding.

ADDITIONAL FINANCIAL TOOLS

KMA has prepared a very preliminary estimate of the magnitude of funding capacity that could be generated by three public financing tools. The tools include: adoption of a Community Facilities District on the single family residential units; adoption of an Enhanced Infrastructure Financing District; and/or the successful receipt of historic tax credits to support the renovation of the historic buildings. 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. 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. The third tool is the use of federal historic tax credits that could be secured due to the renovation of historic structures. As detailed in Tables A-7, B-7, and C-7 in the Appendix, these tools in aggregate could potentially generate over $30 million of funding to support the redevelopment of the SDC.

Preserving the historic buildings and open spaces that make the SDC site unique is a community priotiry.

Appendix A: Financial Analysis Tables

Alternative A

Alternative B

Alternative C

Alternative A

Table A-1
Summary Development Program - Alternative A
Sonoma Developmental Center
Sonoma County

	New Construction Units/SF	Adaptive Reuse Units/SF	Total Units / SF
Residential			
Single Family Detached	405	6	411
Single Family Attached	261	-	261
Total Single Family	666	6	672
Multi-Family			
General	46	29	75
Senior	85	55	140
Total Multi-Family	131	84	215
Total Residential	**797**	**90**	**887**
Bonus Affordable Units Sited but not Funded by Project	**61**	**39**	**100**
Non Residential			
Commercial	9,135	-	9,135
Hotel	75,000	-	75,000
Office	0	75,878	75,878
Public / Institutional	28,588	74,431	103,019
Utility Buildings	0	40,761	40,761
R&D	0	0	-
Community Facilities	0	0	-
Total Non-Residential	**112,723**	**191,070**	**303,793**

Table A-2
Adaptive Reuse Program - Alternative A
Sonoma Developmental Center
Sonoma County

Building Name	Use	Area (sf)	SF Units	MF Units	Cost per Square Foot[1]	Total Cost	Cost per Unit
Fire House	Office	4,447	0	0	$495	$2,202,010	
Main Building	Office	34,058	0	0	$506	$17,224,790	
Chamberlain Hospital	Office	37,373	0	0	$357	$13,359,520	
Residence 140 (Sonoma House)	Public / Institution	5,269	0	0	$312	$1,645,540	
Pines	Public / Institution	5,718	0	0	$312	$1,785,760	
Palm Court	Public / Institution	6,157	0	0	$359	$2,212,050	
Oak Lodge	Public / Institution	8,475	0	0	$359	$3,044,840	
Hatch	Public / Institution	8,525	0	0	$368	$3,139,910	
Walnut	Public / Institution	10,061	0	0	$368	$3,706,280	
Osborne	Public / Institution	14,225	0	0	$359	$5,110,670	
Hill	Public / Institution	16,001	0	0	$359	$5,748,740	
Glass & Sign Shop	utility	3,558	0	0	$304	$1,082,220	
Transportation Garages	utility	5,264	0	0	$304	$1,601,130	
Maintenance Shop	utility	11,294	0	0	$377	$4,261,930	
Main Store Room	utility	20,645	0	0	$343	$7,081,100	
Res 135 & Garage	SF	1,841	1	0	$463	$851,650	851,650
Res 136 & Garage	SF	1,536	1	0	$463	$710,560	710,560
Res 137 & Garage	SF	1,584	1	0	$463	$732,760	732,760
Res 145 & Garage	SF	1,762	1	0	$463	$815,110	815,110
Res 146 & Garage	SF	2,236	1	0	$463	$1,034,380	1,034,380
Res 149 & Garage	SF	2,016	1	0	$463	$932,610	932,610
Workshop	MF	2,863	0	3	$567	$1,624,370	624,103
Acacia Court 1	MF	4,587	0	4	$505	$2,314,860	555,122
Acacia Court 2	MF	4,587	0	4	$505	$2,314,860	555,122
Dunbar	MF	10,271	0	9	$579	$5,951,270	637,367
Wright	MF	10,271	0	9	$579	$5,951,270	637,367
Paxton	MF	10,772	0	10	$567	$6,111,660	624,102
Wagner	MF	11,054	0	10	$579	$6,404,960	637,367
Finnerty & Storage	MF	11,887	0	11	$639	$7,597,490	703,057
Goddard	MF	12,563	0	11	$567	$7,127,810	624,102
McDougall	MF	15,000	0	14	$567	$8,510,480	624,102
King	MF	15,460	0	14	$590	$9,125,700	649,306
Thompson/Bane	MF	25,514	0	23	$579	$14,783,450	637,368
Total Renovated		**336,874**	**6**	**123**		**$156,101,740**	
Non-residential		**191,070**					
Residential		**145,804**					

[1] JR Conkey adaptvie reuse costs have been adjusted to exlude costs that are acounted for separately, such as site costs, demolition costs. Tenant improvement costs have also been adjusted to be equivalent to the costs assumed for new construction. Costs have been adjusted for time per the ENR index.

Table A-3
Detailed Residential Program
Alternative A
Sonoma Developmental Center
Sonoma County

Alternative A: Conserve and Enhance					
	Single-Family		Multi-Family		
	SF Semi-Detached	*SF Attached*	*MF Low*	Total by Category	% Affordable
Market Rate Non-Senior	355	205	47	607	Market Rate
Market Rate Senior Housing	-	-	140	140	76%
Inclusionary Housing	56	56	28	140	Affordable
Additional Affordable	-	-	100	100	24%
Total SF/MF		**672**	**315**		
Total Units			**987**	**Total**	

% inclusionary	**14%**	**21%**	**9%**	14%
Market Rate Seniors			**44%**	14%
Additional Affordable			**32%**	10%
Market Rate General	**86%**	**79%**	**15%**	**61%**
Total	**100%**	**100%**	**100%**	**100%**
New	**405**	**261**	**192**	858
AR	**6**	**0**	**123**	129
Total	**411**	**261**	**315**	987

	SF Semi-Detached	SF Attached	MF Low Density	Total	
New Inclusionary	**55**	**56**	**17**	**128**	
New Mkt. Rate Seniors	**-**	**-**	**85**	**85**	
New Additional Affordable	**-**	**-**	**61**	**61**	
New Market Rate General	**350**	**205**	**29**	**583**	
New Total	**405**	**261**	**192**	**858**	858
Adaptive Inclusionary	**1**	**-**	**11**	**12**	
Adptv. Mkt. Rate Seniors	**-**	**-**	**55**	**55**	
Adptv.Additional Affordable	**-**	**-**	**39**	**39**	
Adptv. Market Rate General	**5**	**-**	**18**	**24**	
Adaptive Total	**6**	**-**	**123**	**129**	129
Total Inclusionary	**56**	**56**	**28**	**140**	
Total Mkt. Rate Seniors	**-**	**-**	**140**	**140**	
Total Additional Affordable	**-**	**-**	**100**	**100**	
Total Mkt. Rate General	**355**	**205**	**47**	**607**	
Total Units	**411**	**261**	**315**	**987**	987

Table A-4
Net Value of Non-Residential Vertical Construction
Alternative A
Sonoma Developmental Center
Sonoma County

Adaptive Reuse Non Residential Program	GBA	Cost PSF	Develoment Cost	Value Per SF	Total Vaue	Net Value Per SF	Net Value
Commercial	-	$0	$0	$443	$0	$443	$0
Hotel	-	$0	$0		$0	$0	$0
Office	75,878	$432	$32,786,320	$314	$23,825,692	-$118	-$8,960,628
Public / Institutional End User	74,431	$355	$26,393,790	$355	$26,393,790	$0	$0
Utility Buildings	40,761	$344	$14,026,380	$344	$14,026,380	$0	$0
Total Non Residential	191,070	$383	$73,206,490	$336	$64,245,862	-$47	-$8,960,628
New Non Residential Development	GBA						
Commercial	9,135	$448	$4,095,776	$443	$4,046,805	-$5	-$48,971
Hotel	75,000	$501	$37,558,946	$661	$49,558,946	$160	$12,000,000
Office	0	$396	$0	$314	$0	-$82	$0
Public / Institutional End User	28,588	$396	$11,317,922	$396	$11,317,922	$0	$0
Utility buildings	0	$290	$0	$290	$0	$0	$0
Total Non Residential	112,723	$470	$52,972,644	$576	$64,923,673	$106	$11,951,029
Total Non Residential Development							
Commercial	9,135	$448	$4,095,776	$443	$4,046,805	-$5	-$48,971
Hotel	75,000		$37,558,946		$49,558,946		$12,000,000
Office	75,878	$432	$32,786,320	$314	$23,825,692	-$118	-$8,960,628
Public / Institutional End User	103,019	$366	$37,711,712	$366	$37,711,712	$0	$0
Utility buildings	40,761	$344	$14,026,380	$344	$14,026,380	$0	$0
Total Non Residential	303,793	$415	$126,179,134	$425	$129,169,535	$10	$2,990,401
			$126,179,134		**$129,169,535**		**$2,990,401**

Cost estimates prepared by JR Conkey have been adjusted to account for inflation, adjustments for tenant improvement costs, and removal of site costs that are accounted for separately.

Table A-5
Alternative A
Residual Value of Residential Development
Sonoma Developmental Center

	Num. Units	SF per DU	Cost per SF	Cost Per Du	Development Cost	Value per SF	Value Per DU	Total Value	Net Value Per SF	Net Value Per DU	Total Net Value
New Construction											
Detached SF											
New Inclusionary	55	1,400	$349	$489,043	$26,986,617	$287	$401,556	$22,158,857	-$62	-$87,487	-$4,827,761
New Market Rate General	350	1,400	$349	$489,043	$171,075,877	$504	$704,900	$246,586,369	$154	$215,857	$75,510,491
Subtotal	405	1,400	$349	$489,043	$198,062,495	$474	$663,568	$268,745,225	$125	$174,525	$70,682,731
New Attached SF											
New Inclusionary	56	1,100	$357	$392,660	$21,988,969	$329	$361,529	$20,245,624	-$28	-$31,131	-$1,743,345
New Market Rate General	205	1,100	$357	$392,660	$80,495,333	$485	$532,950	$109,254,750	$128	$140,290	$28,759,417
Subtotal	261	1,100	$357	$392,660	$102,484,301	$451	$496,170	$129,500,374	$94	$103,510	$27,016,073
New Multi-Family											
New Inclusionary	17	1,000	$376	$375,760	$6,412,972	$246	$246,200	$4,201,813	-$130	-$129,560	-$2,211,159
New Mkt. Rate Seniors	85	1,000	$396	$396,200	$33,809,093	$441	$441,200	$37,649,067	$45	$45,000	$3,839,974
New Market Rate General	29	1,000	$376	$375,760	$10,764,632	$402	$401,600	$11,504,884	$26	$25,840	$740,252
Subtotal	131	1,000	$389	$389,070	$50,986,698	$407	$407,148	$53,355,764	$18	$18,078	$2,369,066
Total New Construction	**797**	**1236**	**$357**	**$441,045**	**351,533,493**	**$458**	**$566,593**	**451,601,363**	**$102**	**$125,548**	**$100,067,870**
Adaptive Reuse											
Adaptive Reuse Detached SF											
Inclusionary	1	1,829	$463	$846,178	$691,766	$220	$401,556	$328,279	-$243	-$444,622	-$363,487
Market Rate General	5	1,829	$463	$846,178	$4,385,304	$504	$920,985	$4,772,990	$41	$74,807	$387,686
Subtotal	6	1,829	$463	$846,178	$5,077,070	$465	$850,212	$5,101,269	$2	$4,033	$24,199
Adaptive Multi Family											
Inclusionary	11	1,100	$577	$634,878	$6,941,335	$224	$246,200	$2,691,787	-$353	-$388,678	-$4,249,549
Mkt. Rate Seniors	55	1,100	$577	$634,878	$34,706,677	$441	$485,320	$26,530,827	-$136	-$149,558	-$8,175,850
Market Rate General	18	1,100	$577	$634,878	$11,651,527	$402	$441,760	$8,107,348	-$176	-$193,118	-$3,544,179
Subtotal	84	1,100	$577	$634,878	$53,299,540	$404	$444,656	$37,329,961	-$173	-$190,222	-$15,969,579
Total Adaptive Reuse	**90**	**1149**	**$565**	**$648,972**	**58,376,610**	**$411**	**$471,708**	**42,431,231**	**-$154**	**-$177,265**	**-$15,945,379**
Total All Residential	**887**	**1,227**	**$377**	**$462,131**	**409,910,103**	**$454**	**$556,970**	**494,032,594**	**$77**	**$94,839**	**$84,122,490**
					$409,910,103			$494,032,594			**$84,122,490**

Cost estimates prepared by JR Conkey have been adjusted to account for inflation, removal of site costs that are accounted for separately and variances in product types

Table A-6
Land Development Costs
Alternative A
Sonoma Developmental Center
Sonoma, CA

Demolition Costs			
	Sq. Ft.	**Cost per SF**	**Total Cost**
	993,541	$15	$14,903,115
Horizontal Costs			
Water Mains			$16,300,000
Bioretention			$5,600,000
Storm Drains			$6,000,000
Sewer Mains			$11,300,000
Roadways, Sidewalks, CB			$12,000,000
Landscaping/lighting			$1,500,000
Electrical			$7,500,000
Grading			$2,500,000
Total Horizontal Costs			$62,700,000
Total, with Developer Return			$70,224,000

Table A-7
Net Residual Value
Alternative A
Sonoma Developmental Center
Sonoma County

Net Value		
Residual Value of Vertical Construction		
Residential	$84,120,000	
Non-Residential	$2,990,000	
Total Residual Value of Vertical Construction	$87,110,000	
Land Development Costs		
Horizontal Costs	$70,224,000	
Demolition	$14,900,000	
Total Costs	$85,124,000	
Net Value	$1,986,000	
Order of Magnitude Assessment of Public Finance Options		
Enhanced Infrastructure Finance District Capacity for Public Facitilies	$19,950,000	Table A-10
Community Facilities District Capacity Secured by Special Tax on Single Family	$6,800,000	Table A-10
Potential Historic Tax Credits for Adaptive Reuse -Calculation assumes that	$7,810,000	Table A-10
Total Order Of Magnitude of Public Finance Funding	$34,560,000	

Table A-8
Public Facilities and End User Development Costs
Alternative A
Sonoma Developmental Center
Sonoma, CA

	SF	Development Costs
Public /Institutional End User	103,019	$37,711,712
Utility Buildings	40,761	$14,026,000
Community Facilities	0	$0
Total	143,780	$51,737,712

Table A-9
Local Public Subsidy Required for Additional Affordable Units
Alternative A
Sonoma Developmental Center
Sonoma County

	Units	Local Subsidy Per Du (1)	Local Funding Subsidy
Additional Affordable units			
New apartments	61	$60,000	$3,657,000
Adaptive Reuse Apartments	39	$66,000	$2,577,000
Total	100	$62,340	$6,234,000

(1) Subsidy amount reflects average local subsidy provided for tax credit projects. Gap on adaptive

Table A-10
Order of Magnitude Estimate of Public Financing Capacity
Alternative A
Sonoma Developmental Center
Sonoma County

Enhanced Infrastructure Financing District: Non-Residential				
Est. Taxable Assessed Value (excludes community facility and 50% of institutional)				$96,287,299
Incremental County Tax Ad Valorem Property Tax Revenue		0.23%		$219,713
Cov		1.15		$191,055
years	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$1,645,000**
Funding if 100% of Revenue Dedicated to SDC				**$3,290,000**

Community Facilities District Secured by Special Tax on Single Family			
			Value
New detached			$246,586,369
New attached			$109,254,750
Adap. Detached			$4,772,990
Total For Sale Market Rate			$360,614,109
Est. Special Tax Annual revenue		0.15%	$540,921.16
Coverage		1.1	$491,747
	30	5.0%	**$6,800,000**

EIFD Capacity from Residential Uses			**Value**	
Value, ex. Inclusionary apts.			$487,138,994	
County Tax revenue		0.23%	$1,111,578	
	Cov	1.15	$966,590	
	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$8,330,000**
Funding if 100% of Revenue Dedicated to SDC				**$16,660,000**

Historic Tax Credits			
Total Adaptive Costs			**$156,101,740**
Assumed % of Costs Eligible		25%	**$39,025,435**
Estimated Value of Credits		20%	**$7,810,000**

Alternative B

Table B-1
Alternative B- Summary Development Program
Sonoma Developmental Center
Sonoma County

	New Construction Units/SF	Adaptive Reuse Units/SF	Total Units / SF
Residential			
Single Family Detached	405	6	411
Single Family Attached	261	-	261
Total Single Family	666	6	672
Multi-Family			
General	144	24	168
Senior	270	46	316
Total Multi-Family	414	70	484
Total Residential	**1,080**	**76**	**1,156**
Bonus Affordable Units Sited but not Funded by Project	**111**	**19**	**130**
Non Residential			
Commercial	23,010	19,136	42,146
Hotel	40,942	34,058	75,000
Office	2,000	109,169	111,169
Public / Institutional	0	38,407	38,407
Utility Buildings	5,852	40,761	46,613
R&D	0	0	-
Community Facilities	0	0	-
Total Non-Residential	**71,804**	**241,531**	**313,335**

Table B-2
Alternative B - Adaptive Reuse Program
Sonoma Developmental Center

Building Name	Use	Building Area (sf)	Units (Single Family)	Units (Multi-family)	Cost per Square Foot [1]	Total Cost	Cost per Unit
Chamberlain Hospital	Commercial	9,343	0	0	$499	$4,666,610	
Fredrickson Receiving	Commercial	9,793	0	0	$499	$4,890,990	
Main Building	Hotel	34,058	0	0	$931	$31,724,340	
Fire House	Office	4,447	0		$495	$2,202,010	
Hatch	Office	8,525	0	0	$368	$3,139,910	
Porter Administration	Office	28,729	0	0	$351	$10,094,210	
Fredrickson Receiving	Office	29,378	0	0	$359	$10,554,560	
Chamberlain Hospital	Office	28,030	0	0	$359	$10,070,350	
Walnut	Office	10,061	0	0	$368	$3,706,280	
Residence 140 (Sonoma House)	Public/Institut	5,269	0	0	$312	$1,646,400	
Pines	Public/Institut	5,718	0	0	$312	$1,785,760	
Palm Court	Public/Institut	6,157	0	0	$359	$2,212,050	
Oak Valley School/Gym	Public/Institut	21,263	0	0	$360	$7,653,860	
Glass & Sign Shop	Utility	3,558	0	0	$304	$1,082,220	
Transportation Garages	Utility	5,264	0	0	$304	$1,601,130	
Maintenance Shop	Utility	11,294	0	0	$377	$4,261,930	
Main Store Room	Utility	20,645	0	0	$343	$7,081,100	
Res 135 & Garage	Single Family	1,841	1	0	$463	$851,650	851,650
Res 136 & Garage	Single Family	1,536	1	0	$463	$710,560	710,560
Res 137 & Garage	Single Family	1,584	1	0	$463	$732,760	732,760
Res 145 & Garage	Single Family	1,762	1	0	$463	$815,110	815,110
Res 146 & Garage	Single Family	2,236	1	0	$463	$1,034,380	1,034,380
Res 149 & Garage	Single Family	2,016	1	0	$463	$932,610	932,610
Workshop	Multi-family H	2,863	0	3	$567	$1,624,370	624,103
Acacia Court 1	Multi-family H	4,587	0	4	$505	$2,314,860	555,122
Acacia Court 2	Multi-family H	4,587	0	4	$505	$2,314,860	555,122
Dunbar	Multi-family H	10,271	0	9	$579	$5,951,270	637,367
Wright	Multi-family H	10,271	0	9	$579	$5,951,270	637,367
Paxton	Multi-family H	10,772	0	10	$567	$6,111,660	624,102
Wagner	Multi-family H	11,054	0	10	$579	$6,404,960	637,367
Goddard	Multi-family H	12,563	0	11	$567	$7,127,810	624,102
Osborne	Multi-family H	14,225	0	13	$567	$8,070,780	624,102
Hill	Multi-family H	16,001	0	15	$567	$9,078,420	624,102
Total Renovated		**349,700**	**6**	**88**		**$168,401,040**	
	Residential	108,169					
	Non Resident	241,531					

1 JR Conkey adaptvie reuse costs have been adjusted to exlude costs that are acounted for separately, such as site costs, demolition costs. Tenant improvement costs have also been adjusted to be equivalent to the costs assumed for new construction. Costs have been adjusted for time per the ENR index.

Table B-3
Alternative B
Detailed Residential Program
Sonoma Developmental Center
Sonoma County

Alternative B: Conserve and Enhance					
	Single-Family		Multi-Family		
	SF Semi-Detached	*SF Attached*	*MF Low Density*	Total by Category	% Affordable
Market Rate Non-Senior	355	205	105	665	Market Rate
Market Rate Senior Housing	-	-	316	316	76%
Inclusionary Housing	56	56	63	175	Affordable
Additional Affordable	-	-	130	130	24%
Total SF/MF		**672**	**614**		
Total Units			**1,286**		

% inclusionary	**14%**	**21%**	**10%**	14%
Market Rate Seniors			**51%**	25%
Additional Affordable			**21%**	10%
Market Rate General	**86%**	**79%**	**17%**	**52%**
Total	**100%**	**100%**	**100%**	**100%**
New	**405**	**261**	**526**	1,192
AR	**6**	**0**	**89**	95
Total	**411**	**261**	**615**	1,287

	SF Semi-Detached	SF Attached	MF Low Density	Total
Residential Units - New Construction				
New Inclusionary	55	56	54	165
New Mkt. Rate Seniors	-	-	270	270
New Additional Affordable	-	-	111	111
New Market Rate General	350	205	90	645
New Total	**405**	**261**	**526**	**1,192**
Residential Units - Adaptive Reuse				
Adaptive Inclusionary	1	-	9	10
Adptv. Mkt. Rate Seniors	-	-	46	46
Adptv.Additional Affordable	-	-	19	19
Adptv. Market Rate General	5	-	15	20
Adaptive Total	**6**	**-**	**89**	**95**
Total Residential Units				
Total Inclusionary	56	56	63	175
Total Mkt. Rate Seniors	-	-	316	316
Total Additional Affordable	-	-	130	130
Total Mkt. Rate General	355	205	106	666
Total Units	**411**	**261**	**615**	**1,287**

Table B-4
Net Value Of Non-Residential Vertical Construction
Alternative B
Sonoma Developmental Center
Sonoma County

Adaptive Reuse	GBA	Cost PSF	Develoment Cost	Value Per SF	Total Vaue	Net Value Per	Net Value
Commercial	19,136	$499	9,557,600	$443	$8,477,137	-$56	-$1,080,463
Hotel	34,058	$931	31,724,340	$710	$24,181,180	-$221	-$7,543,160
Office	109,169	$364	39,767,320	$314	$34,279,145	-$50	-$5,488,176
Public / Institutional	38,407	$346	13,298,070	$346	$13,298,070	$0	$0
Utility Buildings	40,761	$344	14,026,380	$344	$14,026,380	$0	$0
Total Non Residential	241,531	$449	$108,373,710	$390	$94,261,912	-$58	-$14,111,798
New Construction							
Commercial	23,010	$448	$10,316,783	$443	$10,193,430	-$5	-$123,353
Hotel	40,942	$501	$20,503,178	$710	$29,068,820	$209	$8,565,642
Office	2,000	$396	$791,795	$314	$628,000	-$82	-$163,795
Public / Institutional	0	$396	$0		$0	-$396	$0
Utility Buildings	5,852	$290	$1,697,411	$290	$1,697,411	$0	$0
Total Non Residential	71,804	$464	$33,309,168		$41,587,661	$115	$8,278,493
Total Non Residential Development							
Commercial	42,146	$472	$19,874,383	$443	$18,670,567	-$29	-$1,203,816
Hotel	75,000	$696	$52,227,518	$710	$53,250,000	$14	$1,022,482
Office	111,169	$365	$40,559,115	$314	$34,907,145	-$51	-$5,651,971
Public / Institutional	38,407	$346	$13,298,070	$346	$13,298,070	$0	$0
Utility Buildings	46,613	$337	$15,723,791	$337	$15,723,791	$0	$0
Total Non Residential	313,335	$452	$141,682,878	$434	$135,849,573	-$19	-$5,833,305
			$141,682,878		**$135,849,573**		-$5,833,305

Cost estimates prepared by JR Conkey have been adjusted to account for inflation, adjustments for tenant improvement costs, and removal of site costs that are accounted for separately.

Table B-5
Residual Value of Residential Development
Alternative B
Sonoma Developmental Center
Sonoma County

	Num. Units	SF per DU	Cost per SF	Cost Per Du	Development Cost	Value per SF	Value Per DU	Total Value	Net Value Per SF	Net Value Per DU	Total Net Value
New Construction											
Detached SF											
New Inclusionary	55	1,400	$349	$489,043	$26,986,617	$287	$401,556	$22,158,857	-$62	-$87,487	-$4,827,761
New Market Rate General	350	1,400	$349	$489,043	$171,075,877	$504	$704,900	$246,586,369	$154	$215,857	$75,510,491
Subtotal	405	1,400	$349	$489,043	$198,062,495	$474	$663,568	$268,745,225	$125	$174,525	$70,682,731
New Attached SF											
New Inclusionary	56	1,100	$357	$392,660	$21,988,969	$329	$361,529	$20,245,624	-$28	-$31,131	-$1,743,345
New Market Rate General	205	1,100	$357	$392,660	$80,495,333	$485	$532,950	$109,254,750	$128	$140,290	$28,759,417
Subtotal	261	1,100	$357	$392,660	$102,484,301	$451	$496,170	$129,500,374	$94	$103,510	$27,016,073
New Multi-Family											
New Inclusionary	54	1,000	$376	$375,760	$20,247,054	$246	$246,200	$13,265,977	-$130	-$129,560	-$6,981,077
New Mkt. Rate Seniors	270	1,000	$396	$396,200	$107,081,025	$441	$441,200	$119,243,088	$45	$45,000	$12,162,063
New Market Rate General	90	1,000	$376	$375,760	$33,998,427	$402	$401,600	$36,336,397	$26	$25,840	$2,337,970
Subtotal	415	1,000	$389	$389,084	$161,326,506	$407	$407,218	$168,845,462	$18	$18,134	$7,518,956
Total New Construction	1,081	1,174	**$364**	**$427,410**	**461,873,302**	**$447**	$524,777	**567,091,061**	**$83**	**$97,367**	**$105,217,759**
Adaptive Reuse											
Adaptive Reuse Detached SF											
Inclusionary	1	1,829	$463	$846,178	$691,766	$220	$401,556	$328,279	-$243	-$444,622	-$363,487
Market Rate General	5	1,829	$463	$846,178	$4,385,304	$504	$920,985	$4,772,990	$41	$74,807	$387,686
Subtotal	6	1,829	$463	$846,178	$5,077,070	$465	$850,212	$5,101,269	$2	$4,033	$24,199
Adaptive Multi Family											
Inclusionary	9	1,100	$565	$621,903	$5,669,939	$224	$246,200	$2,244,623	-$342	-$375,703	-$3,425,316
Mkt. Rate Seniors	46	1,100	$565	$621,903	$28,439,696	$441	$485,320	$22,193,723	-$124	-$136,583	-$6,245,973
Market Rate General	15	1,100	$565	$621,903	$9,520,843	$402	$441,760	$6,762,991	-$164	-$180,143	-$2,757,852
Subtotal	70	1,100	$565	$621,903	$43,630,479	$404	$444,740	$31,201,337	-$161	-$177,163	-$12,429,141
Total Adaptive Reuse	**76**	**1,157**	**$553**	**$639,573**	**48,707,549**	**$412**	**$476,685**	**36,302,607**	**-$141**	**-$162,888**	**-$12,404,942**
Total All Residential	**1,157**	1,173	**$376**	**$441,378**	**510,580,850**	**$445**	$521,611	**603,393,668**	**$68**	**$80,233**	**$92,812,817**
					$510,580,850			**$603,393,668**			$92,812,817

Cost estimates prepared by JR Conkey have been adjusted to account for inflation, removal of site costs that are accounted for separately and variances in product types

Table B-6
Land Development Costs
Alternative B
Sonoma Developmental Center
Sonoma County

Demolition Costs			
	Sq. Ft.	**Cost per SF**	**Total Cost**
	967,393	$15	$14,510,895
Horizontal Costs			
Water Mains			$16,300,000
Bioretention			$5,600,000
Storm Drains			$6,000,000
Sewer Mains			$11,300,000
Roadways, Sidewalks, CB			$12,000,000
Landscaping/lighting			$1,500,000
Electrical			$7,500,000
Grading			$2,500,000
Total Horizontal Costs			$62,700,000
Total, with Developer Return			$70,224,000

Table B-7
Net Residual Value
Alternative B
Sonoma Developmental Center
Sonoma County

Net Value		
Residual Value of Vertical Construction		
Residential	$92,813,000	
Non-Residential	($5,833,000)	
Total Value of Vertical Construction	$86,980,000	
Land Development Costs		
Horizontal Costs	$70,224,000	
Demolition	$14,511,000	
Total Costs	$84,735,000	
Net Value, After Developer Return	$2,245,000	

Order of Magnitude Assessment of Public Finance Options		
Enhanced Infrastructure Finance District Capacity for Public	$23,990,000	Table B-10
Community Facilities Distrct Capacity Secured by Special Tax on Single	$7,610,000	Table B-10
Potential Historic Tax Credits for Adaptive Reuse	$8,420,000	Table B-10
Total Order Of Magnitude of Public Finance Funding	$40,020,000	

Table B-8
Public Facilities and End User Development Costs
Alternative B
Sonoma Developmental Center
Sonoma County

	SF	Development Costs
Public /Institutional End User	38,407	$13,298,000
Utility Buildings	46,613	$15,724,000
Community Facilities	0	$0
Total	85,020	$29,022,000

Table B-9
Local Public Subsidy Required for Additional Affordable Units
Alternative B
Sonoma Developmental Center
Sonoma County

	Units	Local Subsidy Per Du (1)	Local Funding Subsidy
Additional Affordable units			
New apartments	111	$60,000	$6,660,000
Adaptive Reuse Apartments	19	$66,000	$1,254,000
Total	130	$60,877	$7,914,000

(1) Subsidy amount reflects average local subsidy provided for tax credit projects. Gap on

Table B-10
Order of Magnitude Estimate of Public Financing Capacity
Alternative B
Sonoma Developmental Center
Sonoma County

Enhanced Infrastructure Financing District: Non-Residential				
Est. Taxable Assessed Value (excludes community facility and 50% of institutional)				$113,476,747
Incremental County Tax Ad Valorem Property Tax Revenue		0.23%		$258,937
Cov		1.15		$225,163
years	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$1,940,000**
Funding if 100% of Revenue Dedicated to SDC				**$3,880,000**

Community Facilities District Secured by Special Tax on Single Family			
			Value
New detached			$268,745,225
New attached			$129,500,374
Adap. Detached			$5,101,269
Total For Sale Market Rate			$403,346,869
Est. Special Tax Annual revenue		0.15%	$605,020.30
Coverage		1.1	$550,018
	30	5.0%	**$7,610,000**

EIFD Capacity from Residential Uses			**Value**	
Value, ex. Inclusionary apts.			$587,883,068	
County Tax revenue		0.23%	$1,341,461	
	Cov	1.15	$1,166,488	
	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$10,055,000**
Funding if 100% of Revenue Dedicated to SDC				**$20,110,000**

Historic Tax Credits			
Total Adaptive Costs			**$168,401,040**
Assumed % of Costs Eligible		25%	**$42,100,260**
Estimated Value of Credits		20%	**$8,420,000**

Alternative C

Table C-1
Summary Development Program - Alternative C
Sonoma Developmental Center
Sonoma County

	New Construction Units/SF	Adaptive Reuse Units/SF	Total Units / SF
Residential			
Single Family Detached	411	-	411
Single Family Attached	261	-	261
Total Single Family	672	-	672
Multi-Family			
General	138	0	138
Senior	258	0	258
Total Multi-Family	396	-	396
Total Residential	**1,068**	**-**	**1,068**
Bonus Affordable Units Sited but not Funded by Project	**120**	**0**	**120**
Non Residential			
Commercial	21,314	19,136	40,450
Hotel	75,000	16,001	91,001
Office	0	51,658	51,658
Public / Institutional End User	0	-	-
Utility Buildings	0	31,939	31,939
R&D	152,796	90,546	243,342
Community Facilities	48,000	39,327	87,327
Total Non-Residential	**297,110**	**248,607**	**545,717**

Table C-2
Adaptive Reuse Program - Alternative C
Sonoma Developmental Center
Sonoma County

Building Name	Use	Building Area (sf)	Units (Single Family)	Units (Multi-family)	Cost per Square Foot [1]	Total Cost	Cost per Unit
Chamberlain Hospital	Commercial	9,343	0	0	$499	$4,666,610	
Fredrickson Receiving	Commercial	9,793	0	0	$499	$4,890,990	
Residence 140 (Sonoma House)	Comun. Fcty	5,269	0	0	$312	$1,646,400	
Main Building	Comun. Fcty	34,058	0	0	$506	$17,224,790	
Hill	Hotel	16,001	0	0	$683	$10,922,380	
Pines	Office	5,718	0	0	$312	$1,785,760	
Palm Court	Office	6,157	0	0	$359	$2,212,050	
Wagner	Office	11,054	0	0	$369	$4,073,890	
Porter Administration	Office	28,729	0	0	$351	$10,094,210	
Chamberlain Hospital	R&D	28,030	0	0	$359	$10,070,440	
Fredrickson Receiving	R&D	29,377	0	0	$359	$14,065,950	
Main Kitchen	R&D	33,139	0	0	$392	$12,977,180	
Maintenance Shop	Utilities	11,294	0	0	$377	$4,261,930	
Main Store Room	Utilities	20,645	0	0	$343	$7,081,100	
Total Renovated		**248,607**	**-**	**-**		**$105,973,680**	
	Non Res.	248,607					
	Residential	-					

1 JR Conkey adaptvie reuse costs have been adjusted to exlude costs that are acounted for separately, such as site costs, demolition costs. Tenant improvement costs have also been adjusted to be equivalent to the costs assumed for new construction. Costs have been adjusted for time per the ENR index.

Table C-3
Detailed Residential Program - Alternative C
Sonoma Developmental Center
Sonoma County

Alternative C: Renew

	Single-Family		Multi-Family		
	SF Semi-Detached	*SF Attached*	*MF Low*	**Total by Category**	**% Affordable**
Market Rate Non-Senior	355	205	86	646	Market Rate
Market Rate Senior Housing	-	-	258	258	76%
Inclusionary Housing	56	56	52	164	Affordable
Additional Affordable	-	-	120	120	24%
Total SF/MF		**672**	**516**		
Total Units			**1,188**		

% inclusionary	**14%**	**21%**	**10%**	14%
Market Rate Seniors			**50%**	22%
Additional Affordable			**23%**	1%
Market Rate General	**86%**	**79%**	**17%**	**64%**
Total	**100%**	**100%**	**100%**	**100%**
New	**411**	**261**	**515**	1,187
AR	**0**	**0**	**0**	0
Total	**411**	**261**	**515**	1,187

	SF Semi-Detached	SF Attached	MF Low Density	Total
New Inclusionary	**56**	**56**	**52**	**164**
New Mkt. Rate Seniors	**-**	**-**	**258**	**258**
New Additional Affordable	**-**	**-**	**120**	**120**
New Market Rate General	**355**	**205**	**86**	**646**
New Total	**411**	**261**	**515**	**1,187**
Adaptive Inclusionary	**-**	**-**	**-**	**-**
Adptv. Mkt. Rate Seniors	**-**	**-**	**-**	**-**
Adptv.Additional Affordable	**-**	**-**	**-**	**-**
Adptv. Market Rate General	**-**	**-**	**-**	**-**
Adaptive Total	**-**	**-**	**-**	**-**
Total Inclusionary	**56**	**56**	**52**	**164**
Total Mkt. Rate Seniors	**-**	**-**	**258**	**258**
Total Additional Affordable	**-**	**-**	**120**	**120**
Total Mkt. Rate General	**355**	**205**	**86**	**646**
Total Units	**411**	**261**	**515**	**1,187**

Table C-4
Net Value of Non-Residential Vertical Construction
Alternative C
Sonoma Developmental Center
Sonoma County

	GBA	Cost PSF	Develoment Cost	Value Per SF	Total Vaue	Net Value Per SF	Net Value
Adaptive Reuse							
Commercial	19,136	$499	$9,557,600	$443	$8,477,137	-$56	-$1,080,463
Community Facility	39,327	$480	$18,871,190	$480	$18,871,190	$0	$0
Hotel	16,001	$683	$10,922,380	$843	$13,482,540	$160	$2,560,160
Office	51,658	$352	$18,165,910	$314	$16,220,612	-$38	-$1,945,298
Public / Institutional	0		$0	$0	$0		
R&D	90,546	$410	$37,113,570	$292	$26,439,432	-$118	-$10,674,138
Utility Buildings	31,939	$355	$11,343,030	$355	$11,343,030	$0	$0
Total Non Residential	248,607	$426	$105,973,680	$381	$94,833,941	-$45	-$11,139,739
New Construction							
Commercial	21,314	$448	$9,556,363	$443	$9,442,102	-$5	-$114,261
Community Facility	48,000	$396	$19,003,087	$396	$19,003,087	$0	$0
Hotel	75,000	$501	$37,558,946	$710	$53,250,000	$209	$15,691,054
Office	0	$396	$0	$314	$0	-$82	$0
Public / Institutional	0	$396	$0	$396	$0	$0	$0
R&D	152,796	$290	$44,319,479	$292	$44,616,432	$2	$296,953
Utility Buildings	0	$290	$0	$290	$0	$0	$0
Total Non Residential	297,110	$372	$110,437,876	$425	$126,311,621	$53	$15,873,746
Total Non Residential Development							
Commercial	40,450	$473	$19,113,963	$443	$17,919,239	-$30	($1,194,724)
Community Facility	87,327	$434	$37,874,277	$434	$37,874,277	$0	$0
Hotel	91,001	$533	$48,481,326	$733	$66,732,540	$201	$18,251,214
Office	51,658	$352	$18,165,910	$314	$16,220,612	-$38	($1,945,298)
Public / Institutional	0	$0	$0	$0	$0	$0	$0
R&D	243,342	$335	$81,433,049	$292	$71,055,864	-$43	($10,377,185)
Utility Buildings	31,939	$355	$11,343,030	$355	$11,343,030	$0	$0
Total Non Residential	**545,717**	**$397**	**$216,411,556**	**$405**	**$221,145,563**	**$9**	**$4,734,007**
			$216,411,556		**$221,145,563**		**$4,734,007**

Cost estimates prepared by JR Conkey have been adjusted to account for inflation, adjustments for tenant improvement costs, and removal of site costs that are accounted for separately.

Table C-5
Residual Value of Residential Development
Sonoma Developmental Center
Sonoma County

	Num. Units	SF per DU	Cost per SF	Cost Per Du	Development Cost	Value per SF	Value Per DU	Total Value	Net Value Per SF	Net Value Per DU	Total Net Value
New Construction											
Detached SF											
New Inclusionary	56	1400	$349	$489,043	$27,386,419	$287	$401,556	$22,487,136	-$62	-$87,487	-$4,899,283
New Market Rate General	355	1400	$349	$489,043	$173,610,335	$504	$704,900	$250,239,500	$154	$215,857	$76,629,165
Subtotal	411	1400	$349	$489,043	$200,996,754	$474	$663,568	$272,726,636	$125	$174,525	$71,729,882
New Attached SF											
New Inclusionary	56	1100	$357	$392,660	$21,988,969	$329	$361,529	$20,245,624	-$28	-$31,131	-$1,743,345
New Market Rate General	205	1100	$357	$392,660	$80,495,333	$485	$532,950	$109,254,750	$128	$140,290	$28,759,417
Subtotal	261	1100	$357	$392,660	$102,484,301	$451	$496,170	$129,500,374	$94	$103,510	$27,016,073
New Multi-Family											
New Inclusionary	52	1000	$376	$375,760	$19,501,658	$246	$246,200	$12,777,589	-$130	-$129,560	-$6,724,069
New Mkt. Rate Seniors	258	1000	$396	$396,200	$102,021,579	$441	$441,200	$113,609,000	$45	$45,000	$11,587,421
New Market Rate General	86	1000	$376	$375,760	$32,252,742	$402	$401,600	$34,470,667	$26	$25,840	$2,217,925
Subtotal	395	1,000	$389	$389,077	$153,775,979	$407	$406,994	$160,857,256	$18	$17,917	$7,081,277
Total New Construction	1,067	1,178	**$364**	**$428,451**	**457,257,034**	**$448**	$527,612	**563,084,266**	**$84**	**$99,160**	**$105,827,232**
Adaptive Reuse											
Adaptive Reuse Detached SF											
Inclusionary	-	0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Market Rate General	-	0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	-	0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Adaptive Multi Family											
Inclusionary	-	1,100	$420	$462,488	$0	$224	$246,200	$0	-$197	-$216,288	$0
Mkt. Rate Seniors	-	1,100	$420	$462,488	$0	$441	$485,320	$0	$21	$22,832	$0
Market Rate General	-	1,100	$420	$462,488	$0	$402	$441,760	$0	-$19	-$20,728	$0
Subtotal	-	0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Adaptive Reuse	**-**	0	**$0**	**$0**	-	**$0**	**$0**	-	**$0**	**$0**	**$0**
Total All Residential	**1,067**	1,178	**$364**	**$428,451**	**457,257,034**	**$448**	$527,612	**563,084,266**	**$84**	**$99,160**	**$105,827,232**
					$457,257,034			$563,084,266			$105,827,232

Table C-6
Land Development Costs
Alternative C
Sonoma Developmental Center
Sonoma County

Demolition Costs			
	Sq. Ft.	**Cost per SF**	**Total Cost**
	1,088,649	$15	$16,329,735
Horizontal Development Costs			
Water Mains			$16,300,000
Bioretention			$5,600,000
Storm Drains			$6,000,000
Sewer Mains			$11,300,000
Roadways, Sidewalks, CB			$12,000,000
Landscaping/lighting			$1,500,000
Electrical			$7,500,000
Grading			$2,500,000
Total Horizontal Costs			$62,700,000
Total, With Developer Return			**$70,224,000**

Table C-7
Net Residual Value
Alternative C
Sonoma Developmental Center
Sonoma County

Net Value		
Residual Value of Vertical Construction		
Residential	$105,827,000	
Non-Residential	$4,734,000	
Total Value of Vertical Construction	$110,561,000	
Land Development Costs		
Infrastructure	$70,224,000	
Demolition	$16,330,000	
Total Costs	$86,554,000	
Net Value, After Developer Return	$24,007,000	

Order of Magnitude Assessment of Public Finance Options		
Enhanced Infrastructure Finance District Capacity for Public	$18,970,000	Table C-10
Community Facilities Distrct Capacity Secured by Special Tax on Single Family Residential	$7,590,000	Table C-10
Potential Historic Tax Credits for Adaptive Reuse	$5,300,000	Table C-10
Total Order Of Magnitude of Public Finance Funding	$31,860,000	

Table C-8
Public Facilities and End User Development Costs
Alternative C
Sonoma Developmental Center
Sonoma County

	SF	Development Costs
Public /Institutional End User	0	$0
Utility Buildings	31,939	$11,343,000
Community Facilities	87,327	$37,874,000
Total	119,266	$49,217,000

Table C-9
Local Public Subsidy Required for Additional Affordable Units
Alternative C
Sonoma Developmental Center
Sonoma County

	Units	Local Subsidy Per Du (1)	Local Funding Subsidy
Additional Affordable units			
New apartments	120	$60,000	$7,200,000
Adaptive Reuse Apartments	-	$66,000	$0
Total	120	$60,000	$7,200,000

(1) Subsidy amount reflects average local subsidy provided for tax credit projects. Gap on adaptive apartments have been increased proportionate to the size differential.

Table C-10
Order of Magnitude Estimate of Public Financing Capacity
Alternative C
Sonoma Developmental Center
Sonoma County

Enhanced Infrastructure Financing District: Non-Residential				
Est. Taxable Assessed Value (excludes community facility and 50% of public / institnl.)				$4,032,693
Incremental County Tax Ad Valorem Property Tax Revenue		0.23%		$9,202
Cov		1.15		$8,002
years	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$70,000**
Funding if 100% of Revenue Dedicated to SDC				**$140,000**

Community Facilities District Secured by Special Tax on Single Family				
				Value
New detached				$272,726,636
New attached				$129,500,374
Adap. Detached				$0
Total For Sale Market Rate				$402,227,010
Est. Special Tax Annual revenue		0.15%		$603,340.52
Coverage		1.1		$548,491
	30	5.0%		**$7,590,000**

EIFD Capacity from Residential Uses			**Value**	
Est. Assessed Taxable Property Value			$550,306,677	
County Ad Valorem Property Tax Rev.		0.23%	$1,255,717	
	Coverage	1.15	$1,091,928	
years	45	4.50%		
Funding if 50% of Revenue Dedicated to SDC				**$9,415,000**
Funding if 100% of Revenue Dedicated to SDC				**$18,830,000**

Historic Tax Credits			
Total Adaptive Costs			**$105,973,680**
Assumed % of Costs Eligible		25%	**$26,493,420**
Estimated Value of Credits		20%	**$5,300,000**

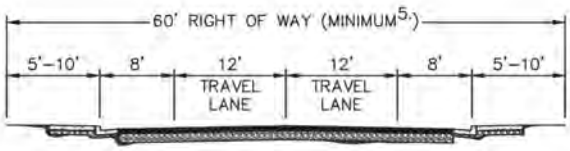
Appendix B: Infrastructure Costing

Summary of SDC Alternative A Street Improvements
Prepared by Rami Selim, PE
for planning purposes only

Alternative A: Conserve and Enhance

(Approximate Street Improvements Quantity and Cost Estimate for planning purposes)

- **Arnold Ave improvements A & B:** Figure A-4 proposes approximately 3,100 LF of 46-foot curb to curb street improvements with three lanes, class II bike lanes, and a 12' multi-use path on the east. The existing sidewalk on the west side is shown to remain. Phase B proposes a 1,935 LF of 8-foot planting strip on both sides. The estimate has been adjusted to meet Sonoma County Standard Section for urban collectors' typical sections.



COLLECTOR

ARNOLD DRIVE IMPROVEMENTS ~ 3,100 LF

ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	Roadway Excavation, Grading,...	25,000	CY	20.00	500,000.00
2	Sidewalk	16,000	SF	20.00	320,000.00
3	Curb and Gutter	3,100	LF	30.00	93,000.00
4	Street lighting with Pull Box and Conduit	25	EA	5,000.00	125,000.00
5	Joint Trench/Electrical	3,100	LF	300.00	930,000.00
6	Striping/Sign	10,000	LF	7.00	70,000.00
7	Multi-Use Path	3,100	LF	120.00	372,000.00
8	Class II Bike Lanes	7,000	LF	20.00	140,000.00
9	Roadway Pavement	130,500	SF	6.00	783,000.00
10	Landscaping and Irrigation	31,000	SF	5.00	155,000.00
				SUBTOTAL	**$3,488,000**
				Contingency @ 20%	**$697,600**
				TOTAL	**$4,185,600**

- **Sonoma Road:** Figure A-4 proposes approximately 1,830 LF to be widened from 32 to 38 feet. The estimate has been adjusted to include a 5-foot minimum sidewalk on both sides in accordance with the Sonoma County Standard Section for local roads.

LOCAL

SONOMA ROAD ~ 1,830 LF

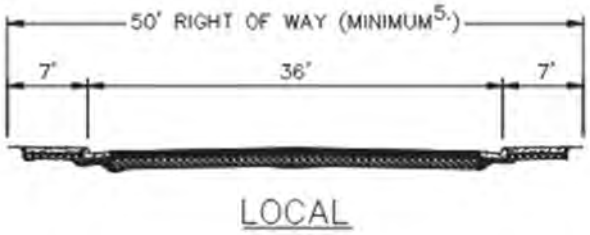
ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	Roadway Excavation & Grading	6,000	CY	20.00	120,000.00
2	Sidewalk	19,000	SF	20.00	380,000.00
3	Curb and Gutter	3,700	LF	30.00	111,000.00
4	Striping/Sign	6,000	LF	7.00	42,000.00
5	Street lighting with Pull Box and Conduit	15	EA	5,000.00	75,000.00
6	Joint Trench/Electrical	1,830	LF	300.00	549,000.00
7	Roadway Pavement	63,000	SF	6.00	378,000.00
8	Landscaping and Irrigation (Assumed at 10% of the improvements)	6,500	SF	5.00	32,500.00
				SUBTOTAL	**$1,687,500**
				Contingency @ 20%	**$337,500**
				TOTAL	**$2,025,000**

- **New Parking:** Figure A-4 proposes approximately 1,600 LF of diagonal parking along Rail Rd, Park St, and Walnut St, and approximately 1,900 LF of parallel parking along Redwood St west of Sonoma Creek.

NEW DIAGONAL AND PARALLEL PARKING ~ 3,500 LF

ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	Roadway Excavation & Grading	6,000	CY	20.00	120,000.00
2	Curb and Gutter	3,500	LF	30.00	105,000.00
3	Striping/Sign	70,000	LF	6.00	420,000.00
4	Street lighting with Pull Box and Conduit	25	EA	5,000.00	125,000.00
5	Joint Trench/Electrical	3,500	LF	200.00	700,000.00
6	Roadway Pavement	50,000	SF	6.00	300,000.00
7	Landscaping and Irrigation (Assumed at 10% of the improvements)	10,000	SF	5	50,000.00
				SUBTOTAL	**$1,820,000**
				Contingency @ 20%	**$364,000**
				TOTAL	**$2,184,000**
				TOTAL	**$23,194,200**

- **New local access roads:** Figure A-4 propose approximately 13,500 LF of new 20-foot access roads with sidewalks on both sides. The estimate has been adjusted for a 36-foot roadway with 5-foot minimum sidewalks on both sides to meet Sonoma County Standard Cross Section for a local road.



LOCAL

NEW LOCAL ACCESS ROAD ~ 13,500 LF

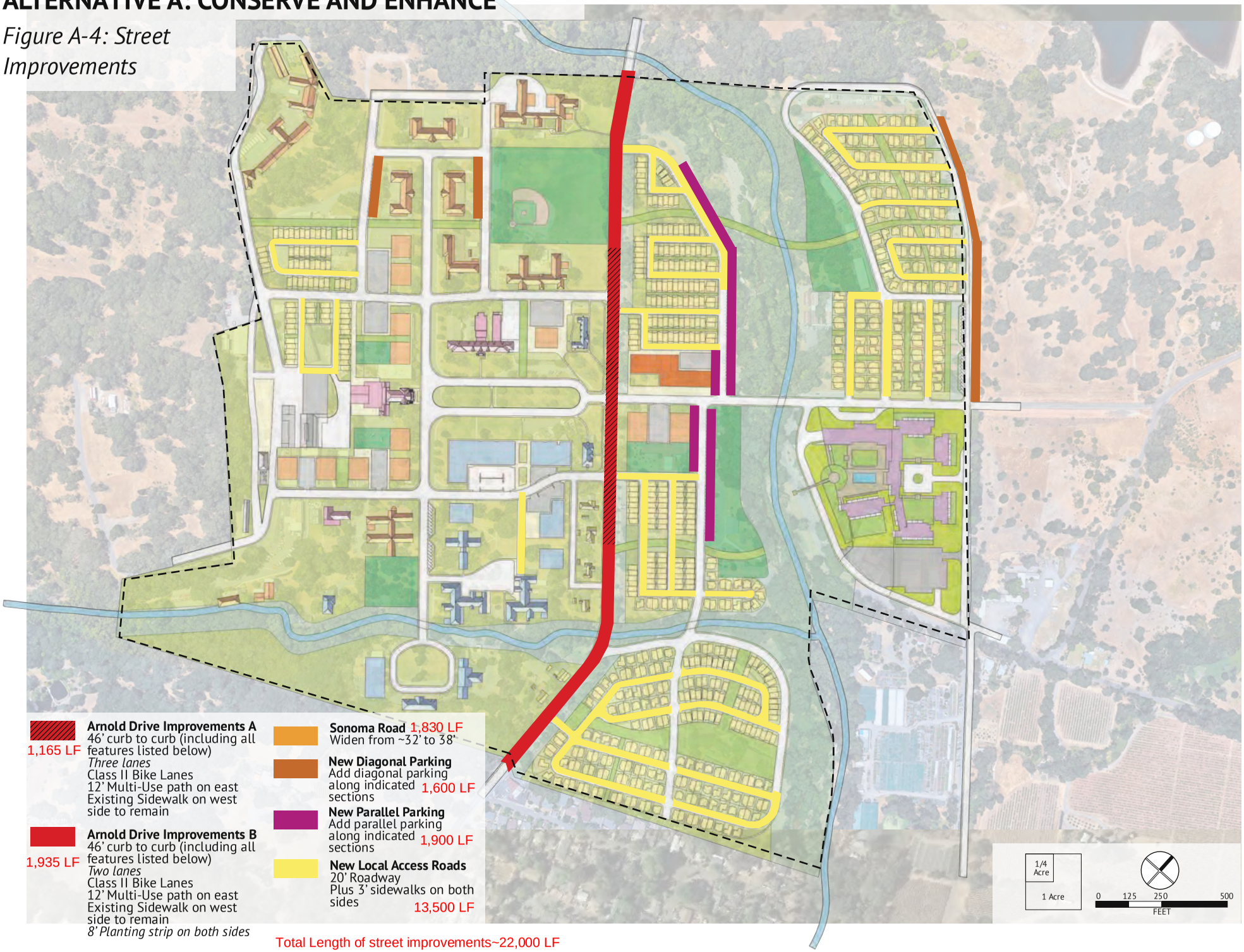
ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1	Roadway Excavation & Grading	60,000	CY	20.00	1,200,000.00
2	Sidewalk	135,000	SF	20.00	2,700,000.00
3	Curb and Gutter	27,000	LF	30.00	810,000.00
4	Street lighting with Pull Box and Conduit	90	EA	5,000.00	450,000.00
5	Joint Trench/Electrical	13,500	LF	300.00	4,050,000.00
6	Striping/Sign	45,000	LF	7.00	315,000.00
7	Roadway Pavement	432,000	SF	6.00	2,592,000.00
8	Landscaping and Irrigation (assumed 10% of improvements	43,200	SF	5.00	216,000.00
				SUBTOTAL	**$12,333,000**
				Contingency @ 20%	**$2,466,600**
				TOTAL	**$14,799,600**

IMPROVEMENTS BY CATEGORY

ITEM NO	DESCRIPTION	AMOUNT		Contingency @ 20%	TOTAL
1	Roadway & Sidewalk	9,931,000.00		1,986,200.00	11,917,200.00
2	Landscaping /Lighting	1,228,500.00		245,700.00	1,474,200.00
3	Electrical	6,229,000.00		1,245,800.00	7,474,800.00
4	Grading	1,940,000.00		388,000.00	2,328,000.00
SUBTOTAL					
				TOTAL	**$23,194,200**

SONOMA DEVELOPMENTAL CENTER
ALTERNATIVE A: CONSERVE AND ENHANCE

Figure A-4: Street Improvements



Total Length of street improvements~22,000 LF

Table 1
Alternative B Residential Program

Alternative B: Conserve and Enhance					
	Single-Family		Multi-Family		
	SF Semi-Detached	*SF Attached*	*MF Low*	Total by Category	% Affordable
Market Rate Non-Senior	280	280	47	607	Market Rate
Market Rate Senior Housing	-	-	140	140	58%
Inclusionary Housing	56	56	28	140	Affordable
Additional Affordable	-	-	400	400	42%
Total SF/MF		672	615		
Total Units			1,287		

% inclusionary	17%	17%	5%	11%
Market Rate Seniors			23%	11%
Additional Affordable			65%	1%
Market Rate General	83%	83%	8%	78%
Total	100%	100%	100%	100%
New	330	336	474	1,140
AR	6	0	141	147
Total	336	336	615	1,287

	SF Semi-Detached	SF Attached	MF Low Density	Total	
New Inclusionary	55	56	22	133	
New Mkt. Rate Seniors	-	-	108	108	
New Additional Affordable	-	-	308	308	
New Market Rate General	275	280	36	591	
New Total	330	336	474	1,140	1,140
Adaptive Inclusionary	1	-	6	7	
Adptv. Mkt. Rate Seniors	-	-	32	32	
Adptv.Additional Affordable	-	-	92	92	
Adptv. Market Rate General	5	-	11	16	
Adaptive Total	6	-	141	147	147
Total Inclusionary	56	56	28	140	
Total Mkt. Rate Seniors	-	-	140	140	
Total Additional Affordable	-	-	400	400	
Total Mkt. Rate General	280	280	47	607	
Total Units	336	336	615	1,287	1,287

Table 2

Lot Residual values

	SF Semi-Detached	SF Attached	MF Low Density	Total
New Inclusionary	-$7,401	$16,130	-$81,915	
New Mkt. Rate Seniors			$75,000	
New Additional Affordable			-$56,000	
New Market Rate General	$174,000	$94,000	$73,000	
New Total				
Adaptive Inclusionary	-$581,804	-$350,351	-$375,300	
Adptv. Mkt. Rate Seniors			-$196,700	
Adptv.Additional Affordable			-$56,000	
Adptv. Market Rate General	$93,422	-$215,049	-$232,700	
Adaptive Total				

Total Value of Residential Finished Lots				
	SF Semi-Detached	SF Attached	MF Low Density	Total
New Construction				
New Inclusionary	-$407,055	$903,280	-$1,767,766	-$1,271,541
New Mkt. Rate Seniors	$0	$0	$8,092,683	$8,092,683
New Additional Affordable	$0	$0	-$17,273,753	-$17,273,753
New Market Rate General	$47,850,000	$26,320,000	$2,632,176	$76,802,176
New Total	$47,442,945	$27,223,280	-$8,316,660	$66,349,565
Adaptive Reuse				
Adaptive Inclusionary	-$581,804	$0	-$2,409,243	-$2,991,047
Adptv. Mkt. Rate Seniors	$0	$0	-$6,313,590	-$6,313,590
Adptv.Additional Affordable	$0	$0	-$5,138,395	-$5,138,395
Adptv. Market Rate General	$467,110	$0	-$2,495,912	-$2,028,802
Adaptive Total	-$114,694	$0	-$16,357,140	-$16,471,834
All Residential				
Total Inclusionary	-$988,859	$903,280	-$4,177,009	-$4,262,588
Total Mkt. Rate Seniors	$0	$0	$1,779,093	$1,779,093
Total Additional Affordable	$0	$0	-$22,412,148	-$22,412,148
Total Mkt. Rate General	$48,317,110	$26,320,000	$136,264	$74,773,374
Total Units	$47,328,251	$27,223,280	-$24,673,799	$49,877,732

Table 3

Value of Commercial Development	Site Area	Bldg. Area	Value per SF	Total Value	Desired GBA
Hotel		63,579	$160	$10,172,640	84,800
Public Institutional					
Office					
Commercial					
Support Services					
Total				$10,172,640	

Table 4

Land Development Costs

Demolition Costs	Sq. Ft.	Cost per SF	Total Cost
	964,873	$15	$14,473,095
Infrastructure Costs			
Water Mains			$16,300,000
Bioretention			$5,600,000
Storm Drains			$6,000,000
Sewer Mains			$11,300,000
Roadways, Sidewalks, CB			TBD 12,000,000
Landscaping/lighting			TBD 1,500,000
Electrical			TBD 7,500,000
Grading			TBD 2,500,000
Total Infrastructure costs			~~$39,200,000~~ $62,700,000

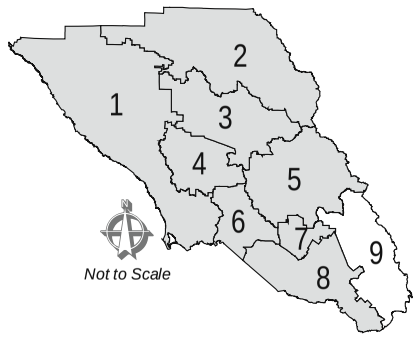
Table 5

Net Value		
Residual Value of Vertical Construction		
Residential	$49,877,732	
Non-Residential	$10,172,640	(not complete)
Total Value of Vertical Construction	$60,050,372	
Land Development Costs		
Infrastructure	$39,200,000	(not complete)
Demolition	$10,172,640	
Total Costs	$49,372,640	
Net Value	$10,677,732	

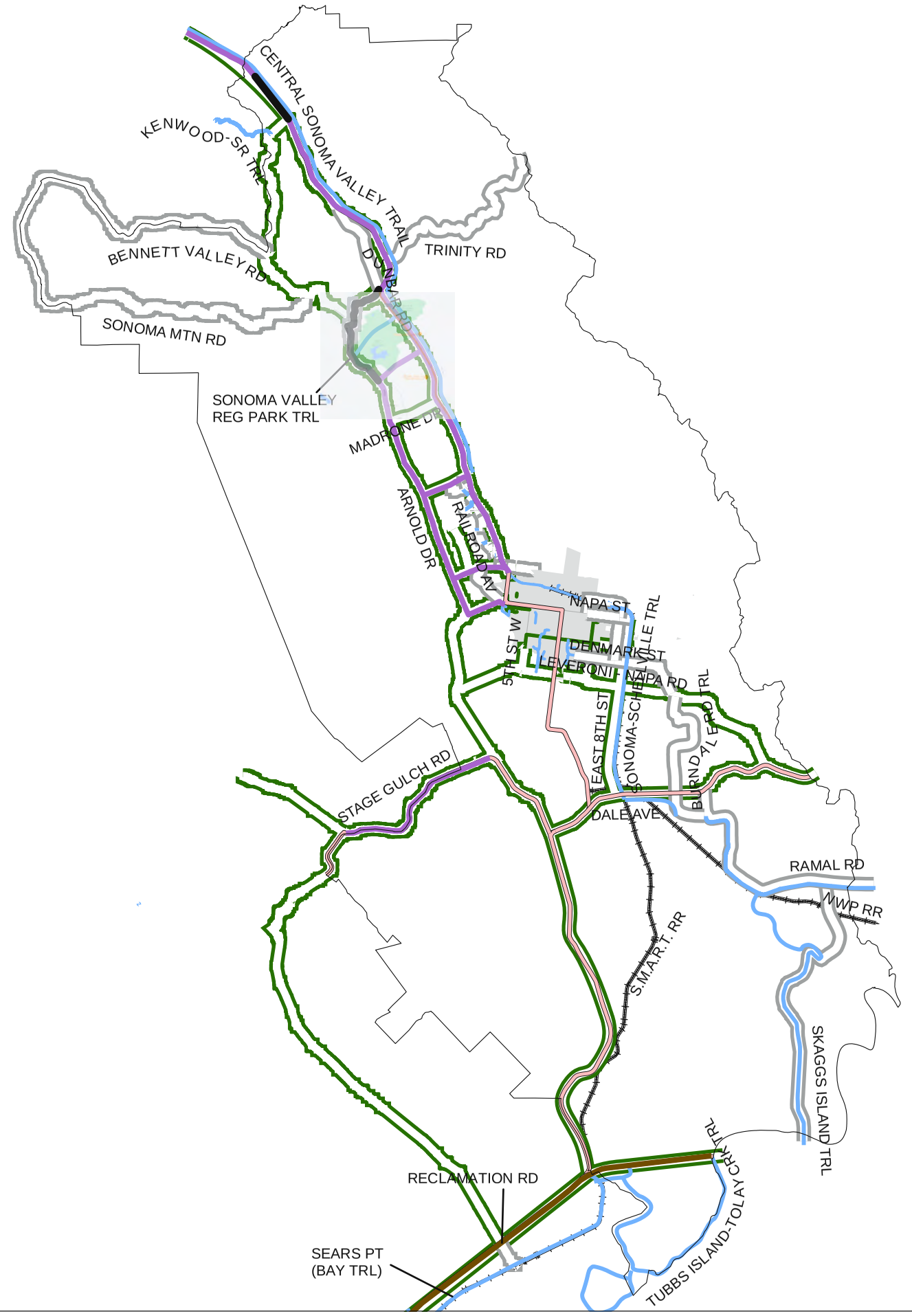
Figure CT-1i

Transportation Network Improvements

Planning Area 9- Sonoma Valley



Planning Area 1 Sonoma Coast / Gualala Basin
Planning Area 2 Cloverdale / N.E. County
Planning Area 3 Healdsburg and Environs
Planning Area 4 Russian River Area
Planning Area 5 Santa Rosa and Environs
Planning Area 6 Sebastopol and Environs
Planning Area 7 Rohnert Park - Cotati and Environs
Planning Area 8 Petaluma and Environs
Planning Area 9 Sonoma Valley



Traffic Calming
4 Travel Lanes
3 Travel Lanes
Class I Bikeway
Class II Bikeway
Class III Bikeway
Class I Bikeway (City Facility)
Class II Bikeway (City Facility)
State Highway
Main Arterial Street
Railways
City Boundary
Planning Area

0 0.75 1.5 Miles
1:144,000

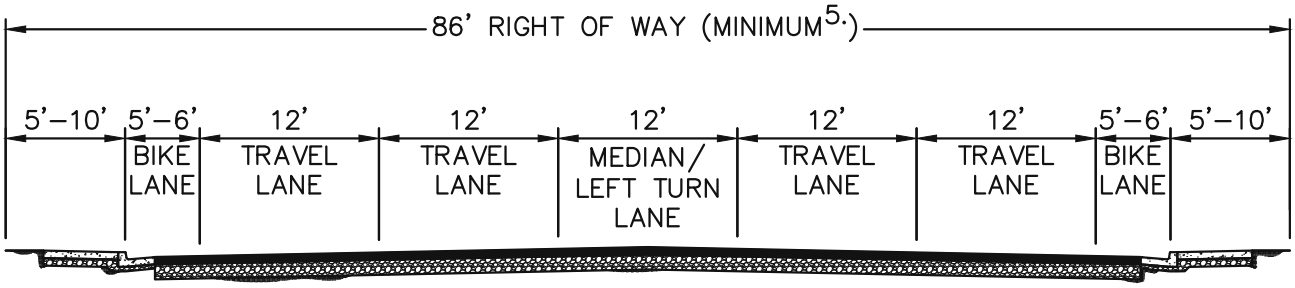
Note:
Map Scale and Reproduction methods limit precision in physical features displayed.

Author: PRMD Cartography: D. Reinier Date: 11/30/2010
File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprhensive Planning\Bike Routes and Road Improvements Area 9.mxd

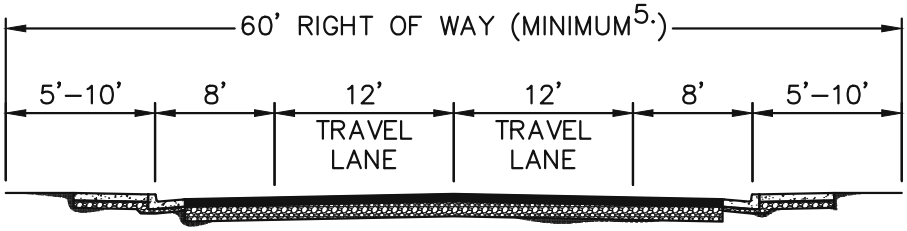
Sonoma County General Plan 2020
Circulation and Transit Element

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

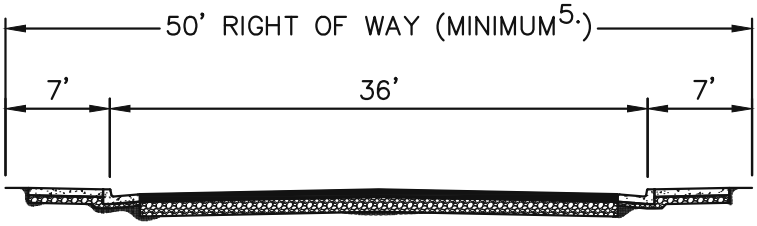
Sonoma County General Plan



ARTERIAL



COLLECTOR



LOCAL

NOTES:

1. MINIMAL STRUCTURAL SECTION SHALL BE DETERMINED OR APPROVED BY DTPW.
2. FUNCTIONAL CLASSIFICATION IS DETERMINED BY USING THE LATEST EDITION OF FHWA'S HIGHWAY FUNCTIONAL CLASSIFICATION CONCEPTS, CRITERIA AND PROCEDURES.
3. SIDEWALKS SHOULD BE A MINIMUM OF 5' OR AS OTHERWISE CONDITIONED BY DTPW.
4. SHOULDER WIDTH BASED ON THE LATEST EDITION OF AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
5. ACTUAL IMPROVEMENTS MAY VARY DUE TO LOCATION. ADDITIONAL LANE WIDTHS MAYBE REQUIRED AT INTERSECTIONS FOR EXAMPLE. STREET LIGHTS OR OTHER FEATURES MAY REQUIRE ADDITIONAL WIDTHS.

COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

URBAN TYPICAL ROAD CROSS–SECTIONS

DATE: JUNE 2020	REVISED:	
APPROVED BY: JH	SCALE: NONE	DRAWING NO. 900B