

Planning Application

PJR-001


Application Type(s):

<input type="checkbox"/> Admin Cert. Compliance	<input type="checkbox"/> Design Review Admin.	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Ag. or Timber Preserve/Contract	<input type="checkbox"/> Design Review Full	<input type="checkbox"/> Voluntary Merger	<input type="checkbox"/> Variance
<input type="checkbox"/> Conditional Cert. of Compliance	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Ordinance Interpretation	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Cert. of Modification	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Second Unit Permit	<input checked="" type="checkbox"/> Other: <u>Housing</u>
<input type="checkbox"/> Coastal Permit	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Specific/Area Plan Amendment	<u>Dev Prelim Application</u>
<input type="checkbox"/> Zoning Permit for: _____			

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name Eldridge Renewal, LLC				Name State of California			
Mailing Address 3255 West March Lane, Suite 400				Mailing Address 707 3rd Street, 5th Floor			
City Stockton	State CA	Zip 95219		City West Sacramento	State CA	Zip 95605	
Day Ph (209) 473-6000	Email mskelton@grupe.com			Day Ph (916) 376-1800	Email jim.martone@dgs.ca.gov		
Signature 		Date 8/21/23		Signature 		Date 8/24/23	
Billing Responsible Party (At-Cost Only) <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____							

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title Keith Rogal				Name/Title			
Mailing Address 3255 West March Lane Suite 400				Mailing Address			
City Stockton	State CA	Zip 95219		City	State	Zip	
Day Ph	Email keith@scdc-community.com			Day Ph ()	Email		

PROJECT INFORMATION

Address(es) 15000 Arnold Dr Eldridge, CA 95431		City Eldridge
Assessor's Parcel Number(s) 054-090-001-000, 054-150-005-000, 054-150-010-000		
Project Description Refer to the attached Housing Development Preliminary Application for the full project description.		
Acreage Approximately 180 Acres		Number of new lots proposed 930
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisory District	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
General Plan Land Use		Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by		Date			
Approved by		Date			




INDEMNIFICATION AGREEMENT


PJR-011

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: Matthew Skelton, Authorized Agent for Eldridge Renewal, LLC

Applicant Signature: 

Owner Name: STATE OF CALIFORNIA, DEPARTMENT OF GENERAL SERVICES

Owner Signature:  for STATE OF CALIFORNIA, DEPARTMENT OF GENERAL SERVICES

Date: 8/21/23

File No.: TBD

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



County of Sonoma
Permit & Resource Management Department

Housing Development Preliminary Application Form

A. PURPOSE

This form serves as the Housing Development Preliminary Application Form for projects seeking vesting rights pursuant to SB 330.

Provide all information requested. Missing, incomplete, inaccurate, or inconsistent information will delay the vesting date. All terms in this document are applicable to the singular as well as the plural forms of such terms.

B. SITE INFORMATION

1. **Parcel Number(s):** 054-090-001-000, 054-150-005-000, 054-150-010-000

2. **Street Address(s):** 15000 Arnold Dr Eldridge, CA 95431

3. **Legal Description:**

Formal Legal Description forthcoming upon completion of engineer's survey. The subject property covers an area of land containing approximately 180 acres, plus any land required for managed landscape buffers, utility easements, and ingress and egress, comprised of a portion of assessor parcel numbers 054-150-005, 054-090-001, and 054-150-010, located in Sonoma County, California.

4. **Describe in detail the existing uses on the project site, including any major physical alterations:**

The Sonoma Developmental Center (SDC) site consists of approximately 765 acres of agriculture, recreation, and ecologically valuable natural areas, and a developed "Core Campus" area of approximately 180 acres. The project site is that portion of the SDC site known as the Core Campus. Detailed information on the project site setting is compiled within the SDC Specific Plan Profile and Background Report (September 2020) available from the County of Sonoma's website: <https://www.sdcspecificplan.com/documents>

5. **Describe in detail any species of special concern known to occur on the property:**

The SDC EIR states that four special status species are documented in the SDC plan area -- California freshwater shrimp, steelhead, California giant salamander, and Foothill yellow-legged frog. (DEIR, p. 221). The applicant will comply with the applicable adopted Standard Conditions of Approval Policies for biological resources, to avoid impacts to these and any other species with the potential to occur in the area. (DEIR, pp. 221-235, 243-254.)

6. **Is the project located wholly or partially in:**

- ☐ A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to state Government Code Section 51178



- ☒ Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)
- ☐ A hazardous waste site that is listed pursuant to state Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code (More information from CalEPA)
- ☒ A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency
- ☐ A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the state Government Code
- ☒ A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

7. If the project is proposed to be located within the Coastal Zone, does any portion of the property contain any of the following:

- ☐ Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations
- ☐ Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code
- ☐ A tsunami run-up zone
- ☐ Use of the site for public access to or along the coast

8. Describe any historic or cultural resources known to exist on the property:

Note: Historic resources may be listed by federal, State, and local agencies linked to below, but those lists are not comprehensive, and applicants must consult other resources as necessary. Applicants should also consult the Northwest Information Center for information on State and local historic and cultural resources. The County will determine whether the project will have an effect on historic resources before making a completeness determination on the full development application.

- ☒ Federal historic resources; describe:
See Sonoma Developmental Center Draft Environmental Impact Report pp. 278-280
- ☒ State historic resources; describe:
See Sonoma Developmental Center Draft Environmental Impact Report, pp. 279-280



☒ Local historic resources; describe:

See Sonoma Developmental Center Draft Environmental Impact Report, pp. 268-271

☒ Cultural resources; describe:

See Sonoma Developmental Center Draft Environmental Impact Report, pp. 280, 299

C. PROJECT INFORMATION

1. Describe in detail the proposed land uses, including number and tenure of residential units and square footage of residential and nonresidential development:

The proposed land uses contain approximately 1,467,000 sf of residential development and 410,000 sf of non-residential development. Additional detail is on the "Building Area" table in the attachment. The non-residential development is a mix of commercial, office, institutional, and hospitality uses, including a cafe with beer garden, and a 120-room boutique hotel and associated accessory uses. All the site's various developed areas are linked by a network of recreational and programmable park spaces, which will be integrated into the larger park and open space network planned in the surrounding 765 acres of the SDC campus.

The total number of residences proposed is 930, of which at least 120 will be below market-rate residences. 120 BMR residences represent 20% of the Base Density of 620 units, comprised of at least 93 residences which will be deed-restricted for rental at prices affordable to Very-Low Income households, and at least 31 deed-restricted for sale at prices affordable to households of Moderate Income. Additionally, the project will have five parcels set aside for development of residences suitable for individuals with developmental disabilities (as described in the SDC Specific Plan Section 4-24). Overall, it is anticipated that approximately 60% of the residences will be for-sale, and 40% for-rent.

For further detail on of the residential uses see the "Home Type" pages in the attachment.

Affordable Housing Incentives, Waivers, Concessions, and Parking Reductions

Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? ☒ Yes ☐ No

If yes, describe, including the number of bonus units and any specific incentives, concessions, waivers, or parking reductions requested:

The project proponent will seek Density Bonus incentives of 50%, to attain an additional 310 dwelling units on a Base Density of 620, pursuant to California Government Code 65915. Any concessions, waivers, or parking reductions will be identified and presented in the final Application.

Parking

Indicate the proposed number of automobile parking spaces provided for the residential and nonresidential portions of the project, and the number of bicycle parking spaces provided.

Total Number of Parking Spaces	3,060
Automobile Parking (Residential)	1,860



Automobile Parking (Nonresidential)	1,200
Total Number of Bicycle Parking Spaces	430
Bicycle Parking (Residential)	190
Bicycle Parking (Nonresidential)	240

2. Identify any proposed point sources of air or water pollutants:

N/A

3. Subdivision

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a vesting or tentative tract map, a preliminary parcel map, condominium map, a lot line adjustment, or a certificate of compliance? ☒ Yes ☐ No

If yes, describe:

The proposed project will include a request for an approval pursuant to the Subdivision Map Act, for vesting or tentative tract maps.

D. EXISTING SITE CONDITIONS

1. Housing

Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

	Residential Units	Occupied Residential Units	Unoccupied Residential Units
Existing	9	3	6
To Be Demolished	9	3	6
Total	9	3	6

E. PROJECT TEAM INFORMATION

1. Applicant

Name: Eldridge Renewal, LLC, an SPE which has site control via an ENA with the State of California DGS.

Company/Firm: c/o The Grupe Company

Address: 3255 West March Lane Suite 400

City: Stockton

State: CA

Zip Code: 95219

Phone Number: 209-473-6000

Email Address: mskelton@grupe.com, keith@sdcommunity.com

Are you in escrow to purchase the subject property?

☐ Yes ☒ No



2. Property Owner of Record: Different from Applicant (if different from applicant, complete PJR - XXX, Property Owner Affidavit)

Name: State of California

Company/Firm: Department of General Services - Real Estate Division

Address: 707 3rd Street, 5th Floor

City: West Sacramento State: CA Zip Code: 95605

Phone Number: 916-316-1800 Email Address: Jim.martinez@dgs.ca.gov

3. Optional: Agent/Representative

Name: _____

Company/Firm: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

4. Primary Contact for Project Information (select only one)

☐ Owner ☒ Applicant ☐ Agent/Representative

F. SITE PLAN

Submit a site plan(s) showing:

- Location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied
- Any stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands
- The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way

G. PROPERTY OWNER AFFIDAVIT

Each property owner must sign this Preliminary Application to make the following declaration:

- a. I hereby consent to the filing of this Preliminary Application on my property for processing by the Sonoma County Permit & Resource Management Department (Permit Sonoma) for the sole purpose of vesting the proposed housing project subject to the planning and zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.



Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number or residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Permit Sonoma within 180 days of the date that the Preliminary Application is deemed complete.

- b. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Signature: Jim Martone FOR STATE OF CALIFORNIA, DEPARTMENT OF GENERAL SERVICES Date: AUGUST 21, 2023
Printed Name: STATE OF CALIFORNIA, DEPARTMENT OF GENERAL SERVICES

H. APPLICANT DECLARATION

The applicant, whether they are the property owner or not, must sign PJR, Applicant Declaration, as well as the Preliminary Application, attesting to the following:

1. I hereby certify that the information provided in this Preliminary Application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the County of Sonoma Permit & Resource Management Department (Permit Sonoma), I agree to revise the information as appropriate.
2. I understand and agree that any report, study, map or other information submitted to the County of Sonoma in furtherance of this Preliminary Application will be treated by the County as public records which may be reviewed by any person and if requested, that a copy will be provided by the County to any person upon the payment of its direct costs of duplication.
3. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
4. I understand that if this Preliminary Application cannot be deemed complete, there is no refund of fees paid.
5. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this Preliminary Application and any accompanying documents are true and correct, with full knowledge that all statements made in this Preliminary Application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

Signature: Matthew Skelton Date: 8/21/23
Printed Name: Matthew Skelton, Authorized Agent for Eldridge Renewal, LLC



SONOMA DEVELOPMENTAL CENTER



SDC SITE

Regional Overview



SDC SITE
Hydrology



SDC SITE

Developed Area



CORE CAMPUS

Open Space Network with Landscape Preservation

OAKS
Here the oak woodland meanders along a small knoll of topography, preserve and restore for connection to oak woodlands off campus.

HOLT RD.
Beautiful mature magnolias and sycamores; Holt Rd. parkway expanded to protect existing trees.

MAIN AREA
Preserve and maintain mature trees that are healthy

CENTRAL GREEN
Significant entry sequence into center of the site. Retain character of double allee of trees and open green.

REDWOODS
Redwoods and mature ash trees to be preserved in this area

ARNOLD DR.
Beautiful mature trees help define the character of Arnold Dr. Parkway widened to preserve healthy trees and create lush canopy corridor.

AGRICULTURE
Agricultural landscape are proposed at the east parcel of the Core Campus as a view extension of the existing farms to the south of the SDC site.

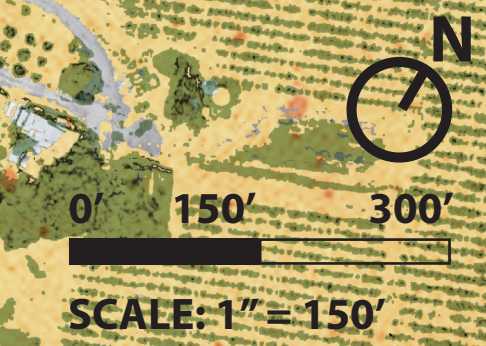
FIRE HOUSE AREA
Mature magnolias and other trees to be preserved.

OAKS
Mature valley oaks and other healthy native trees to be preserved.

LEGEND

- Core Campus Boundary
- SDC Property Line
- Buildings
- Road (RD)
- Creek Setback
- Water (RV)

TREE PRESERVATION:
Annotations for preservation on this diagram are for character specimens trees noted from site visits and are not inclusive of every tree that should be preserved.



CORE CAMPUS

Open Space Network with Parks and Gathering Places

- PICKLEBALL PARK
- GREENWAY PARK
- DOG PARK
- ORCHARD
- PLAYGROUND
- CENTRAL GREEN
- BEER GARDEN
- EVENT LAWN
- SWIMMING POOL
- DOG TRAILS PARK
- FIREHOUSE PARK
- BOCCE PARK

- AGRIHOOD
- IRRIGATED AGRICULTURE
- IRRIGATED AGRICULTURE
- IRRIGATED OAK SAVANNA
- ENTRY ORCHARD
- AGRIHOOD
- IRRIGATED AGRICULTURE
- IRRIGATED OAK SAVANNA
- IRRIGATED AGRICULTURE
- OPEN SPACE WITH DOG PARK
- POCKET PARKS

LEGEND

- Core Campus Boundary
- SDC Property Line
- Managed Landscape / Fire Buffer per Specific Plan

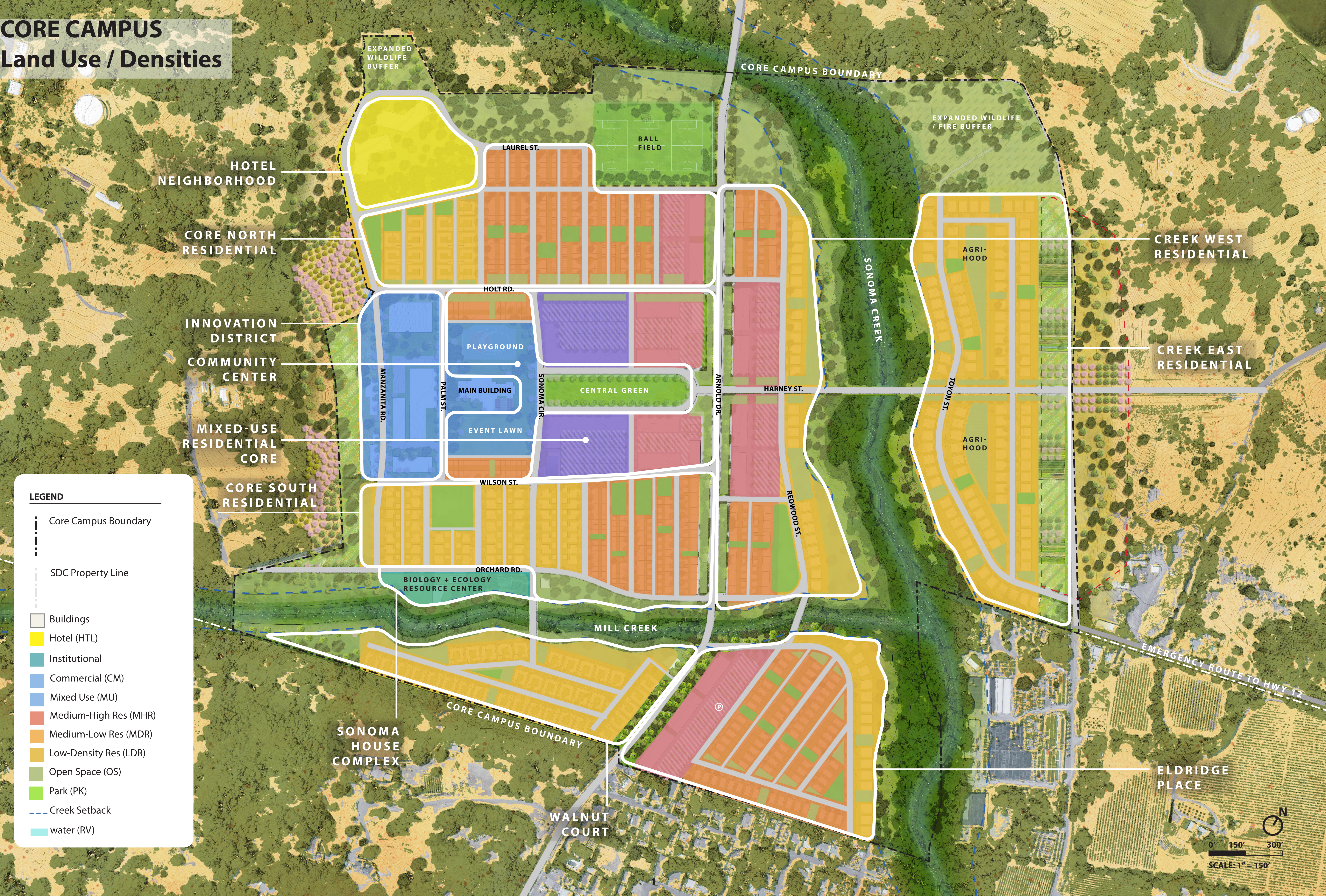
0' 150' 300'

SCALE: 1" = 150'

N

CORE CAMPUS

Land Use / Densities



BUILDING INFORMATION

HOME TYPES

- TypeA_Courtyard House
- TypeB_Detached Home
- TypeC_Detached Home (Small)
- TypeD_SF Townhome
- TypeE_Duets/Triplets
- TypeF_Townhome (Small)
- TypeG_Apartment (2-story)
- TypeG_Apartment (3-story)
- Type G2 - mixed use (MU)
- Type G3 - Cohousing
- Type H - Independent Living

- hotel (HTL)
- commercial (CM)
- open space (OS)
- park (PK)
- wetland setback
- water (RV)



COURTYARD HOME

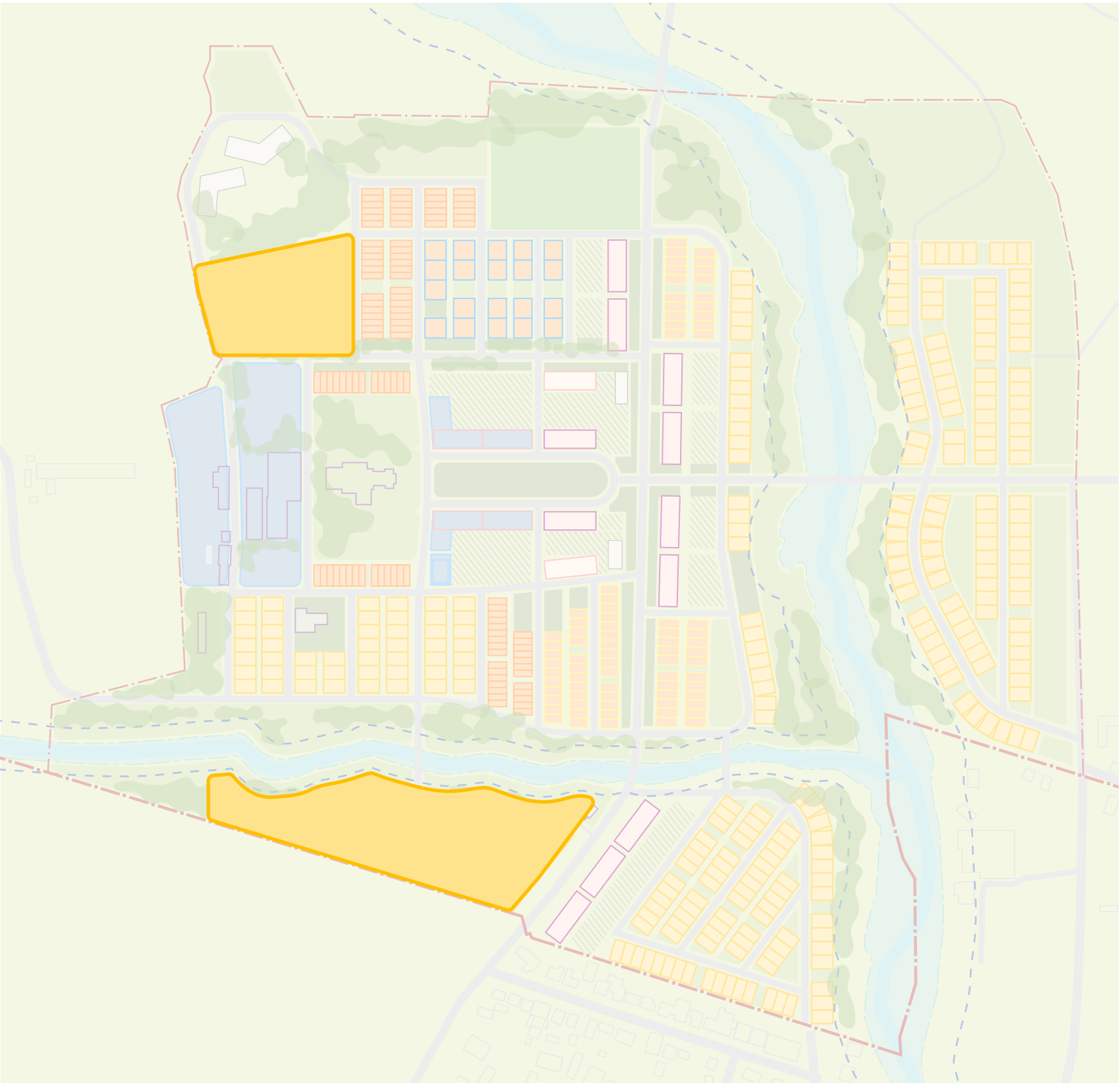
Home Type A

Description

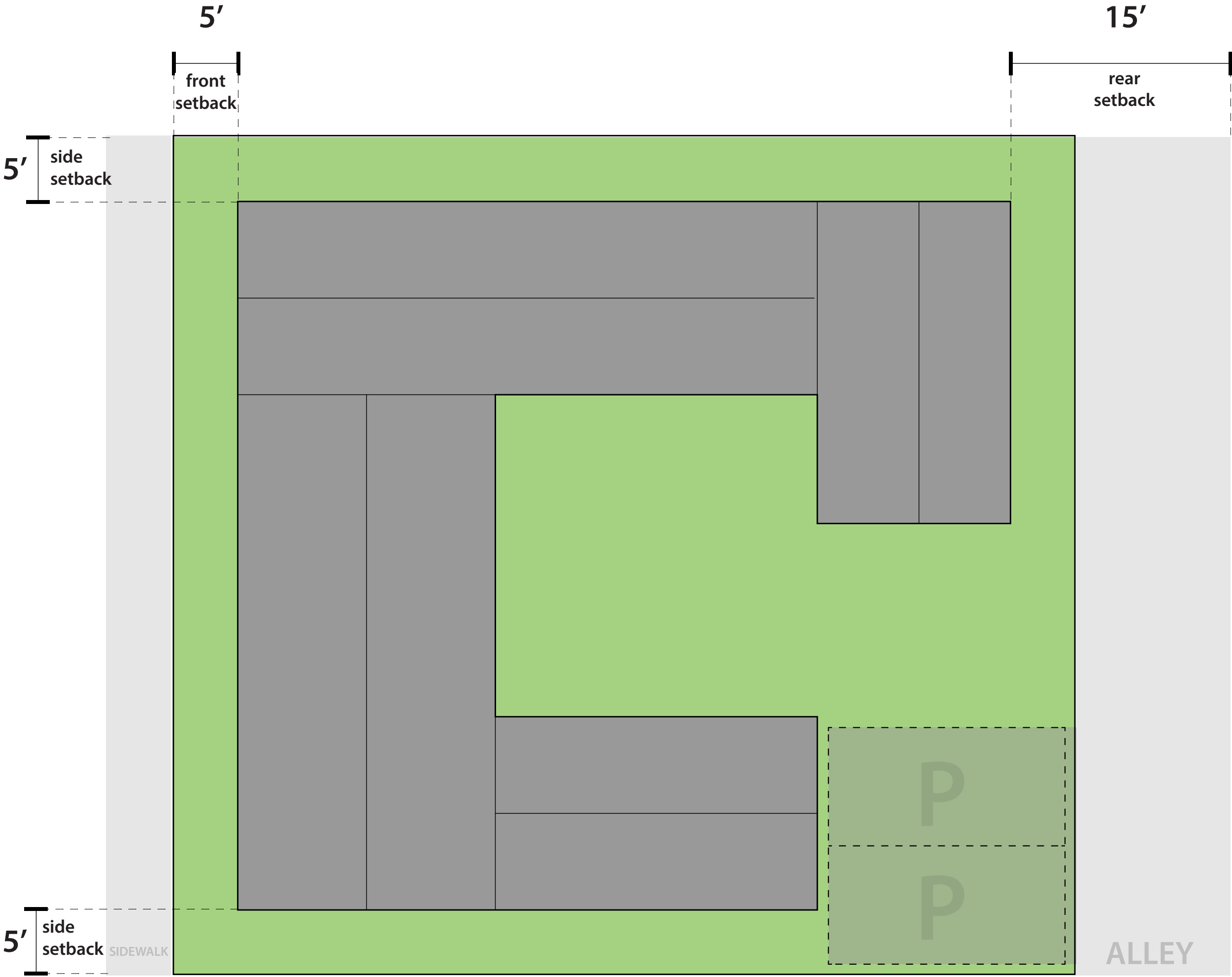
Courtyard homes are characterized by interior courtyards and raised balconies that effectively utilize the tranquil and more secluded areas of the site while also affording views that are otherwise inaccessible from ground level.

Wherever feasible the homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

Building Area: 2,900-3,800 SQFT

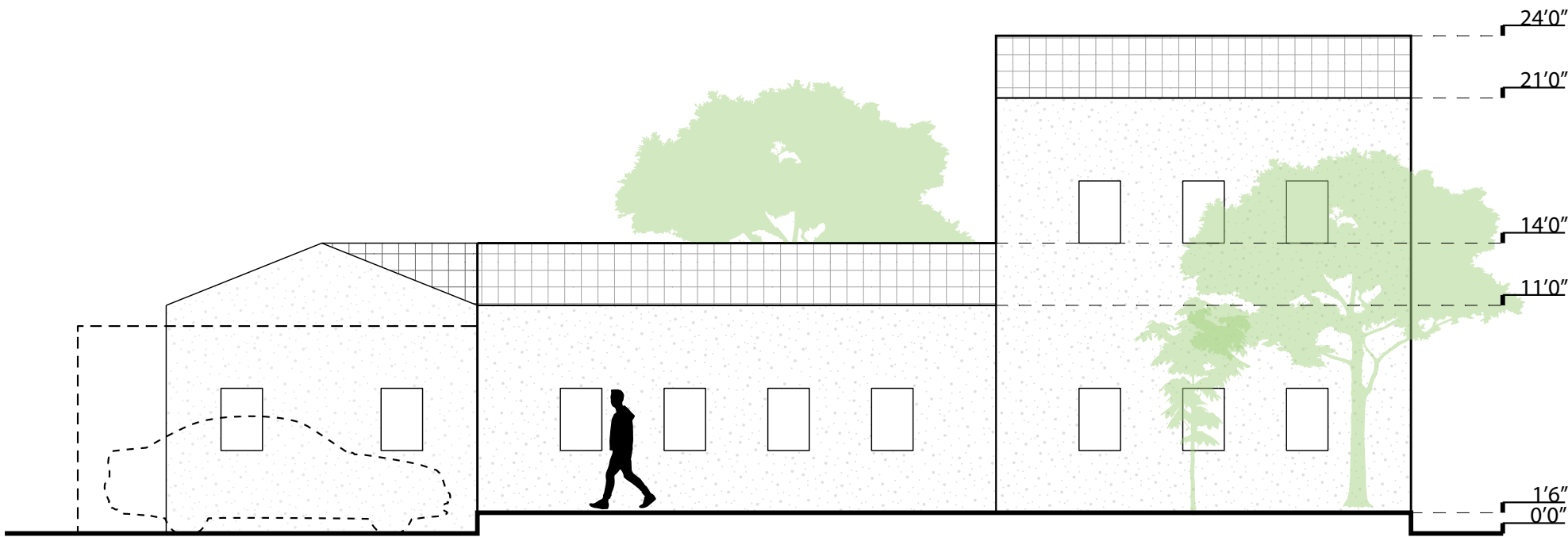


Home Type Location

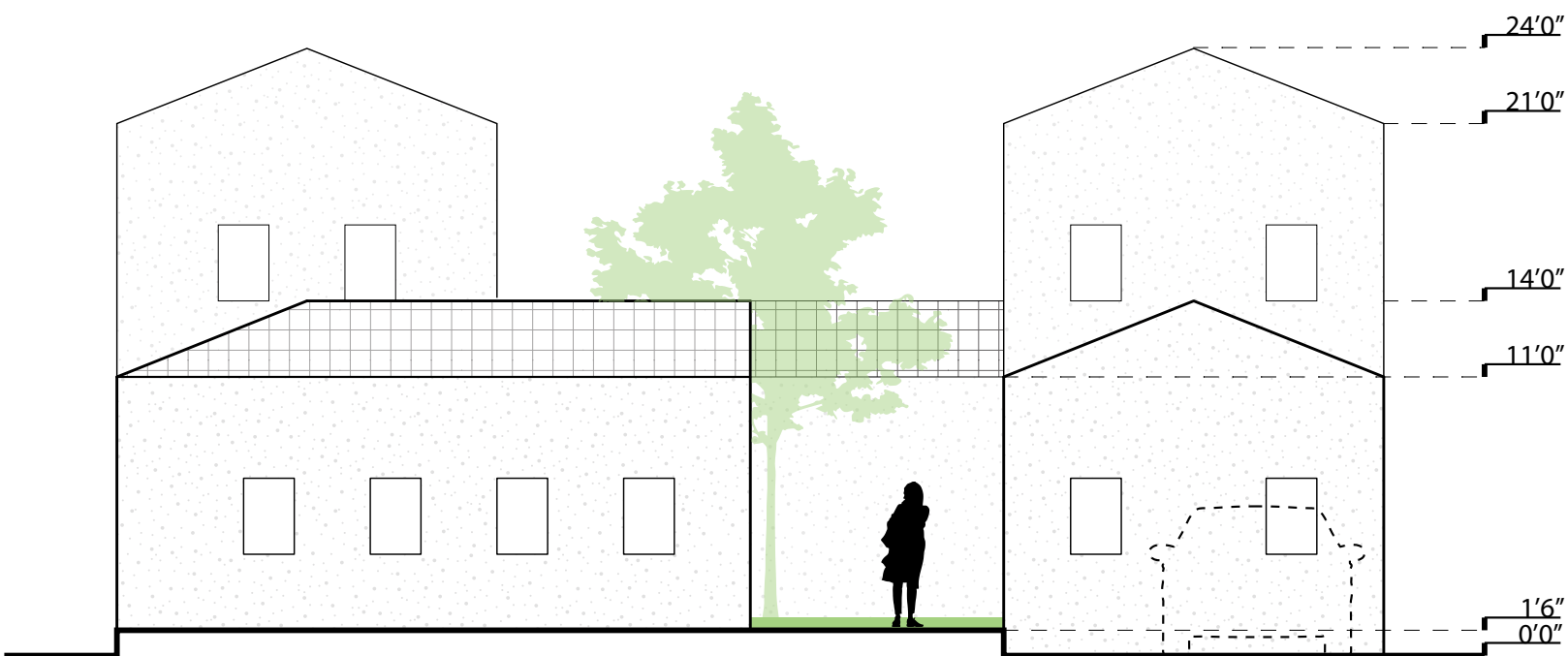


Typical Plan

*setback info from Specific Plan 5-26



Front Elevation*



Side Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

DETACHED HOME

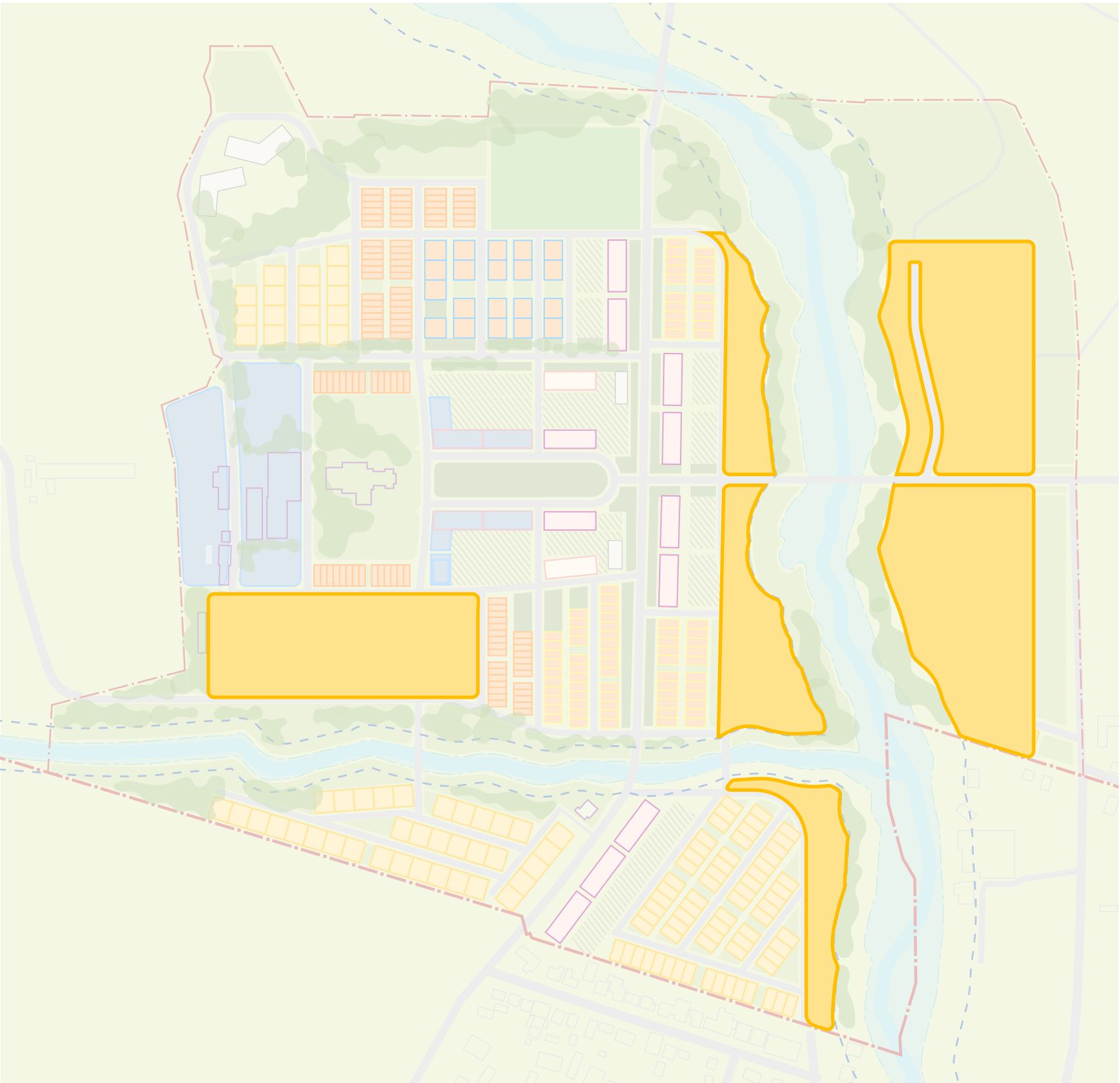
Home Type B

Description

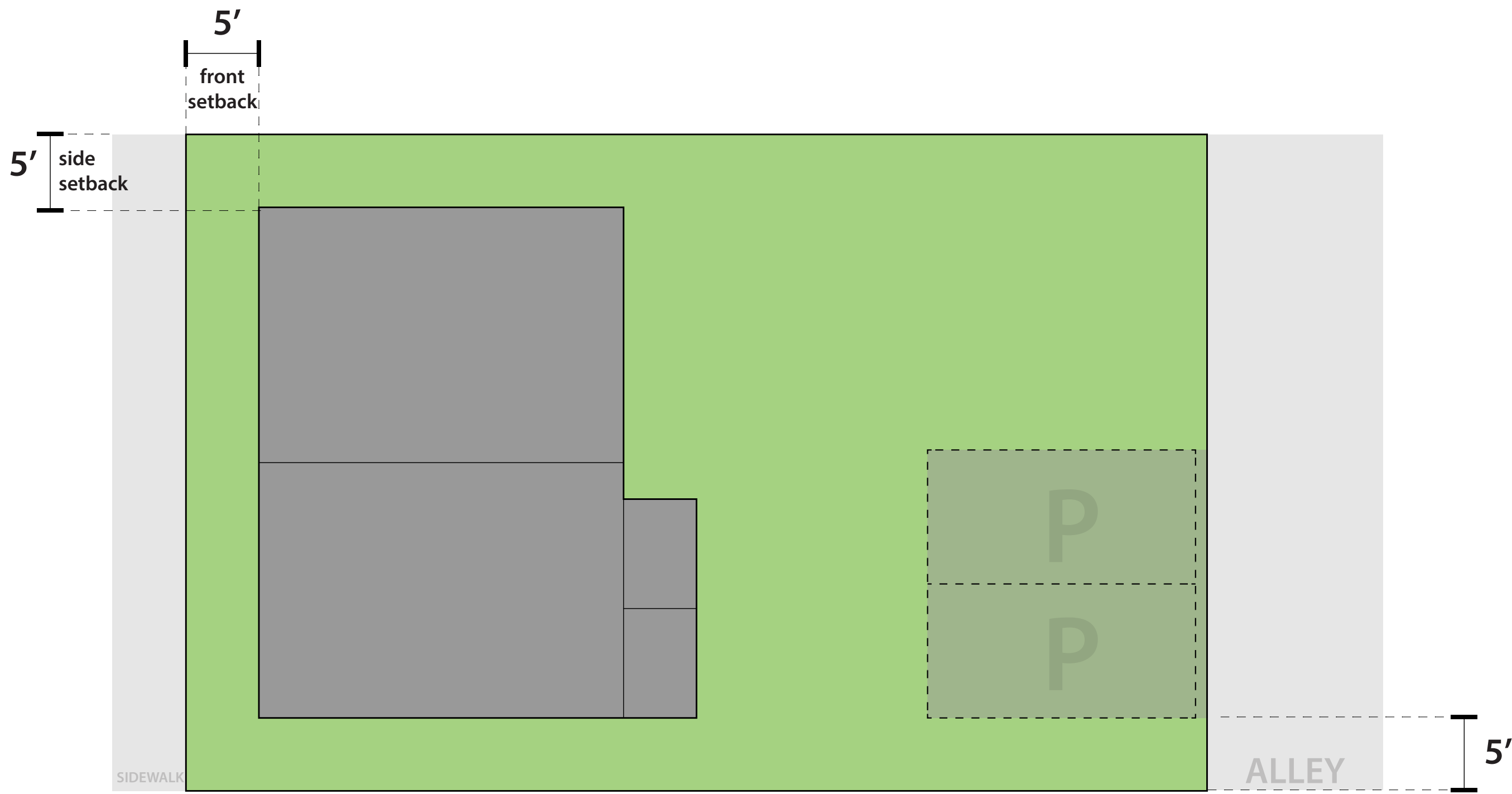
These are homes that have a separation between each property and the neighboring property. They exist in the quieter and lower density portions of the site as well as the surrounds of the Agrihood.

Wherever feasible the homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

Building Area: 1,900-2,700 SQFT



Home Type Location



Typical Plan

*setback info from Specific Plan 5-26



Front Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

DETACHED HOME (SMALL)

Home Type C

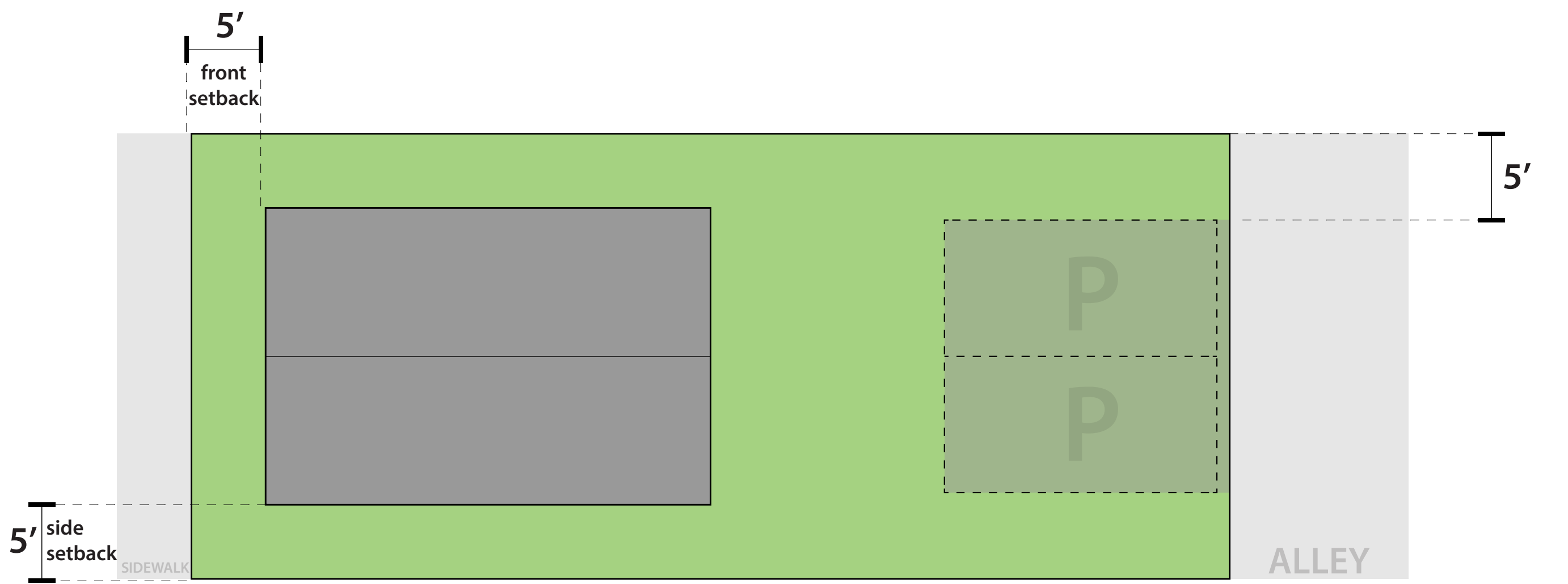
Description

These are homes that have a separation between each property and the neighboring property. They are on smaller lots and are typically one or two stories.

Wherever feasible the homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

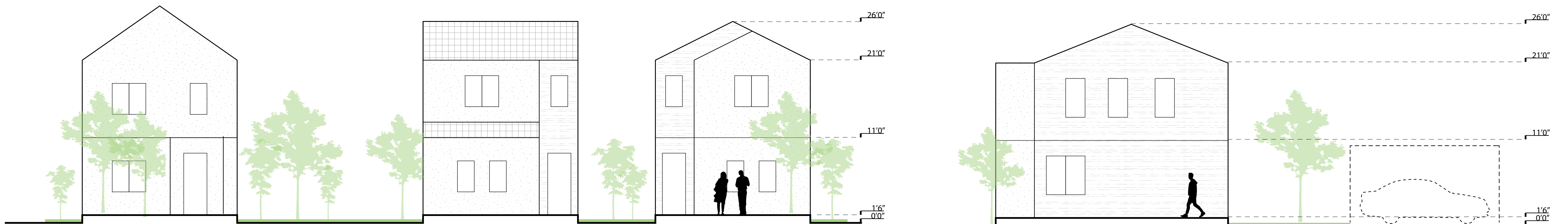
Building Area: 1,500-2,200 SQFT

Home Type Location



Typical Plan

*setback info from
Specific Plan 5-26



Front Elevation*

Side Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

TOWNHOME

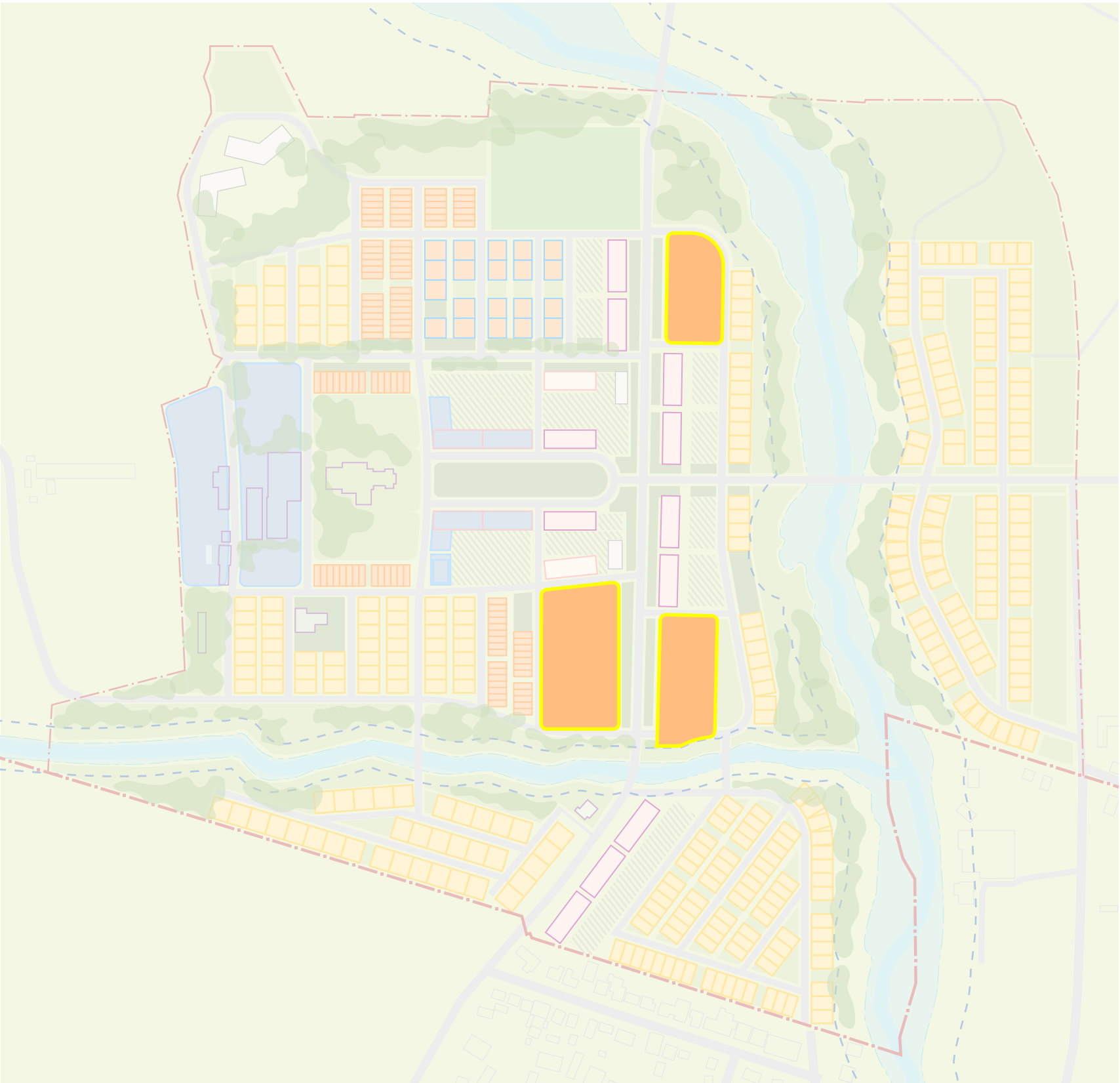
Home Type D

Description

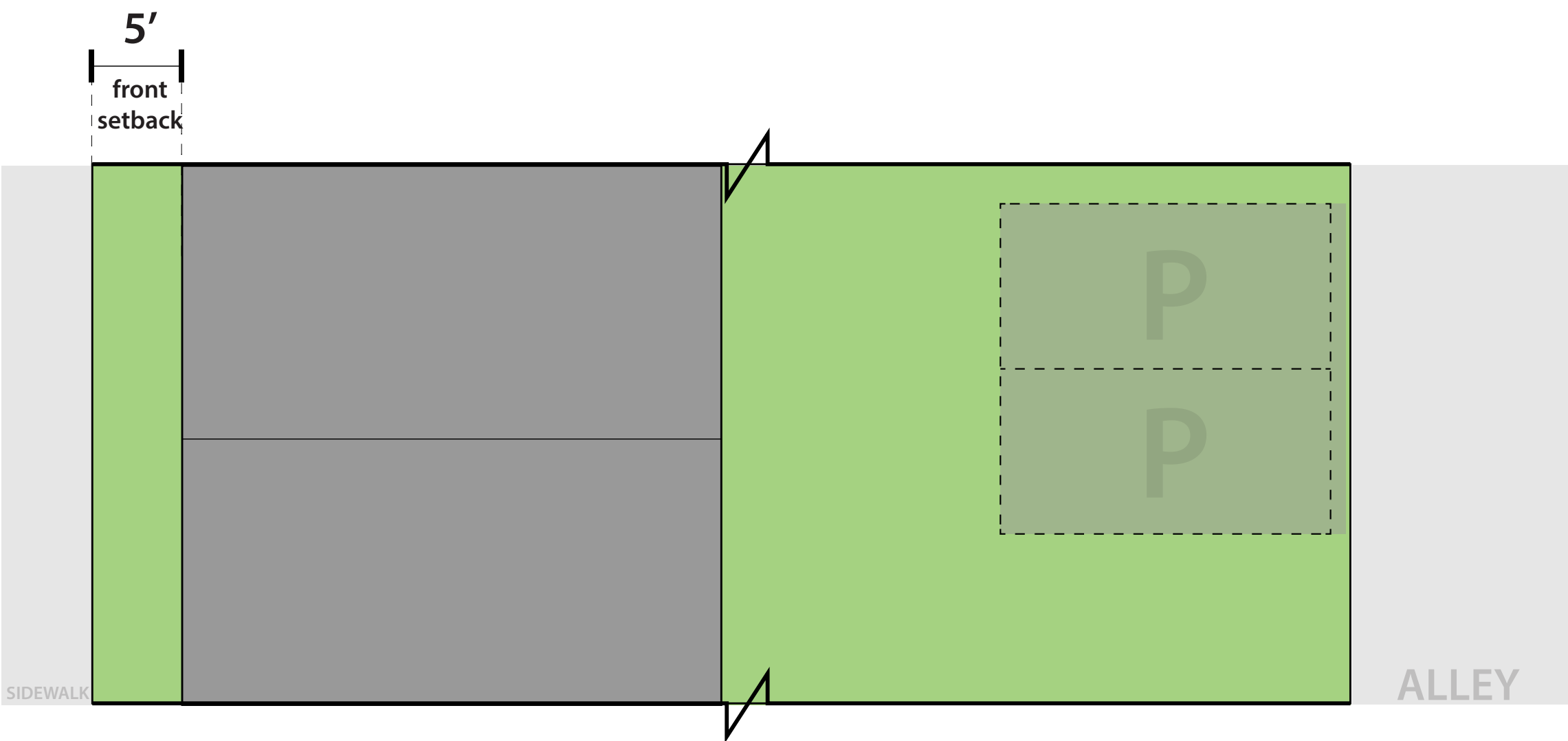
These wider townhomes are typically two stories tall. As they are constructed in series and share a common wall with neighboring homes, they create a strong façade to frame streetways and public open space in the site.

Homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

Building Area: 1,500-2,200 SQFT

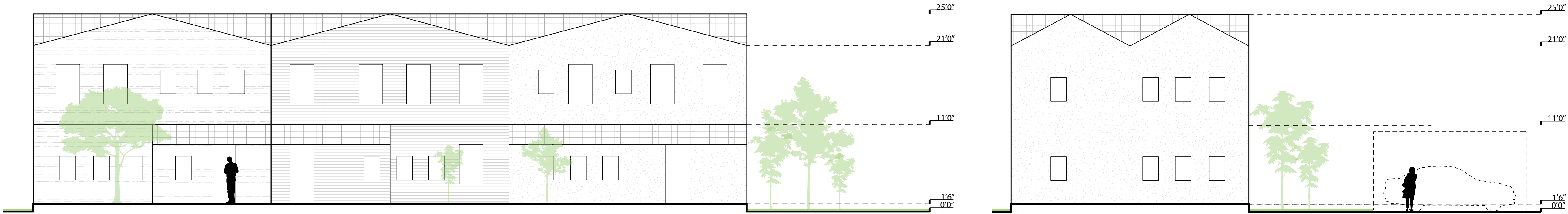


Home Type Location



Typical Plan

*setback info from Specific Plan 5-26



Front Elevation*

Side Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

DUET / TRIPLET

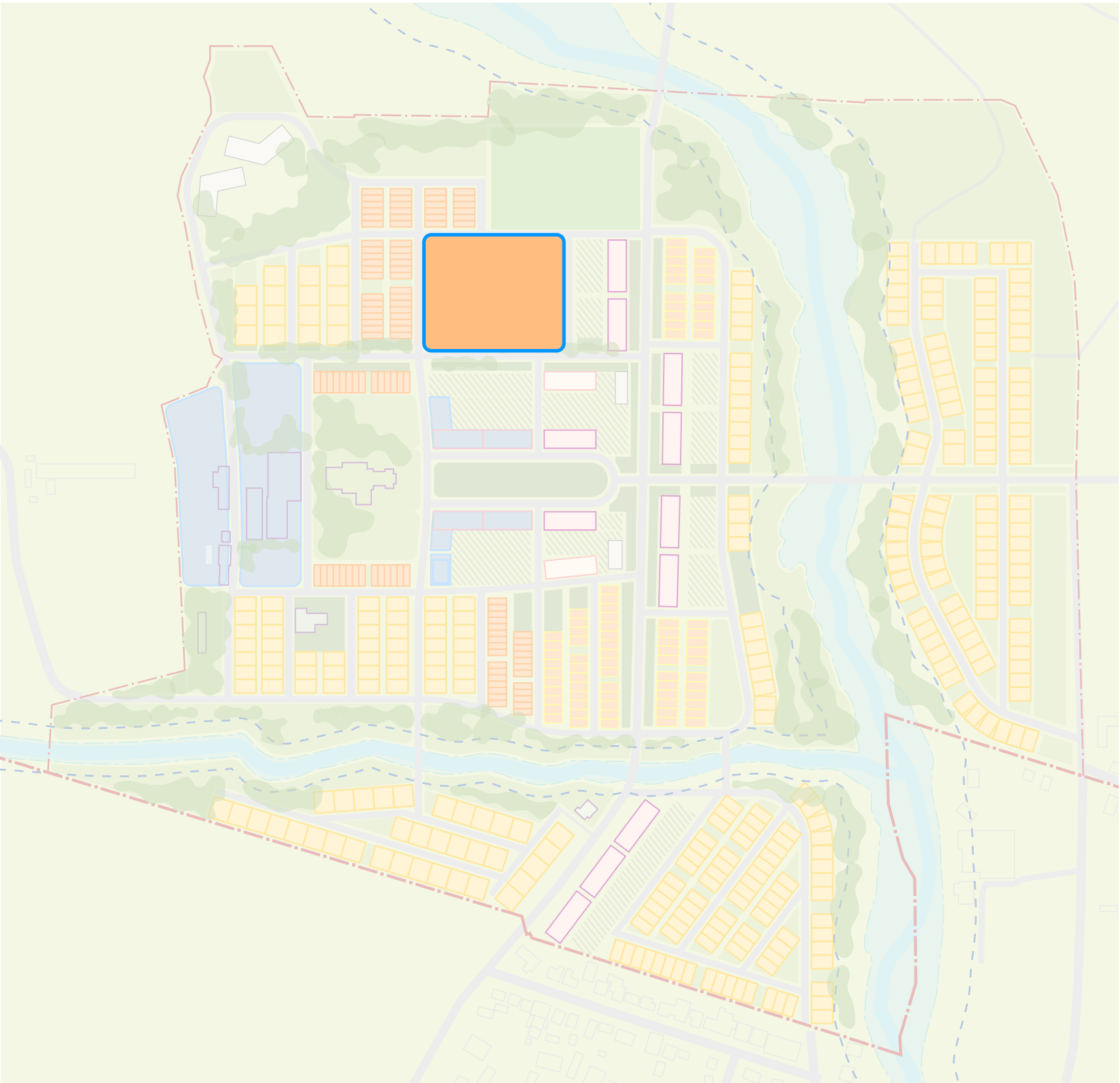
Home Type E

Description

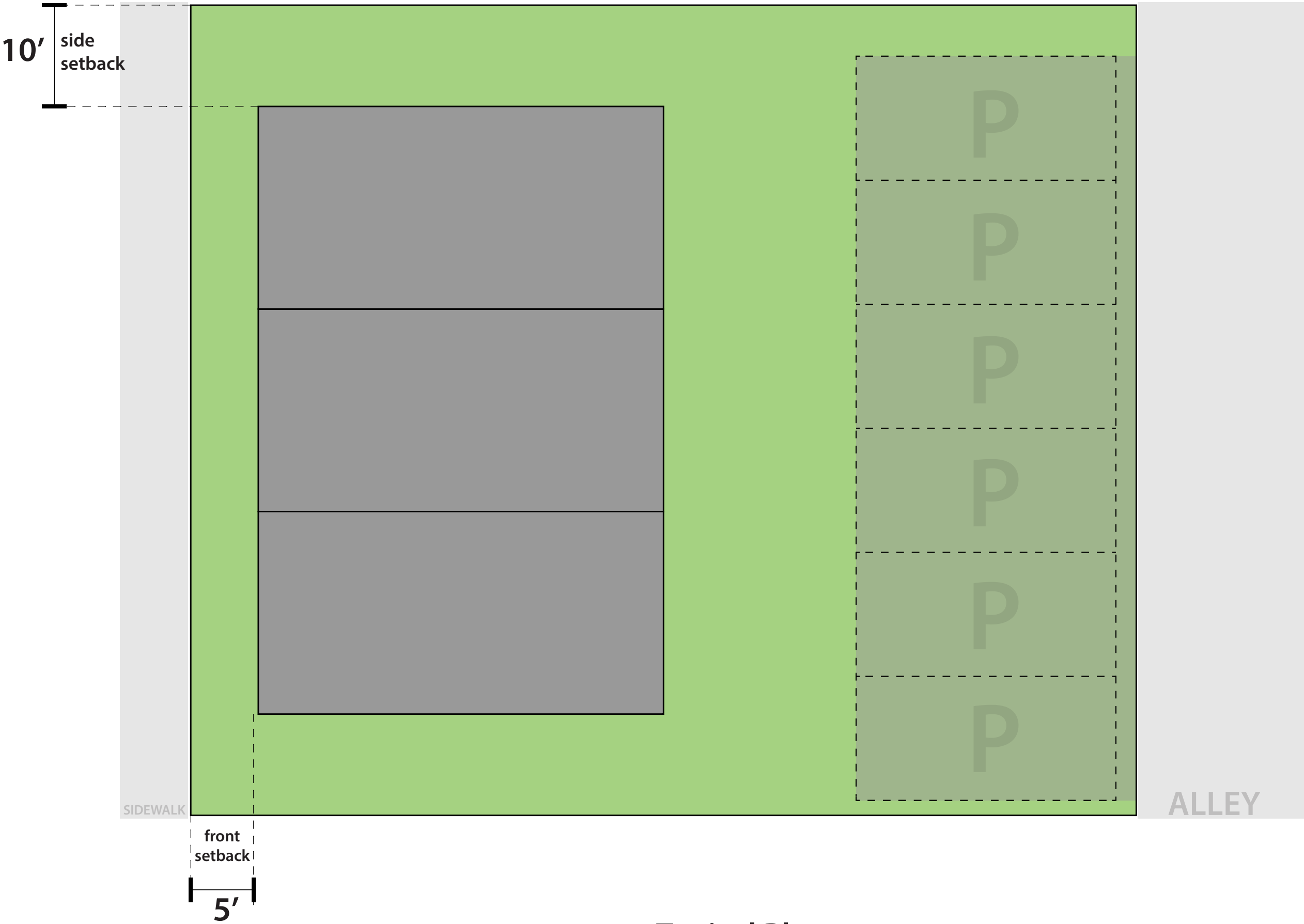
Also known as Duplexes and Triplexes, these homes share a common wall in clusters of two units and three units respectively. These homes create a density of community like townhomes while allowing for porosity between clusters for paths and views through.

Homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

Building Area: 1,100-1,700 SQFT



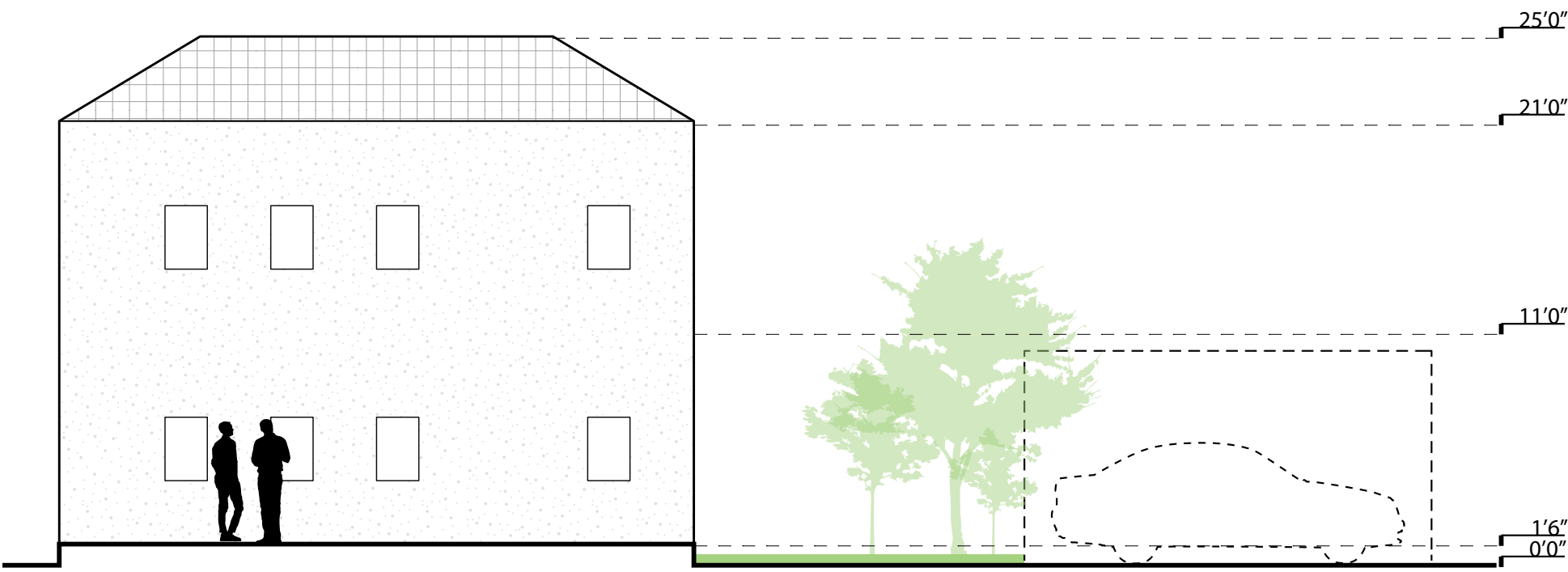
Home Type Location



*setback info from Specific Plan 5-26



Front Elevation*



Side Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

TOWNHOME (SMALL)

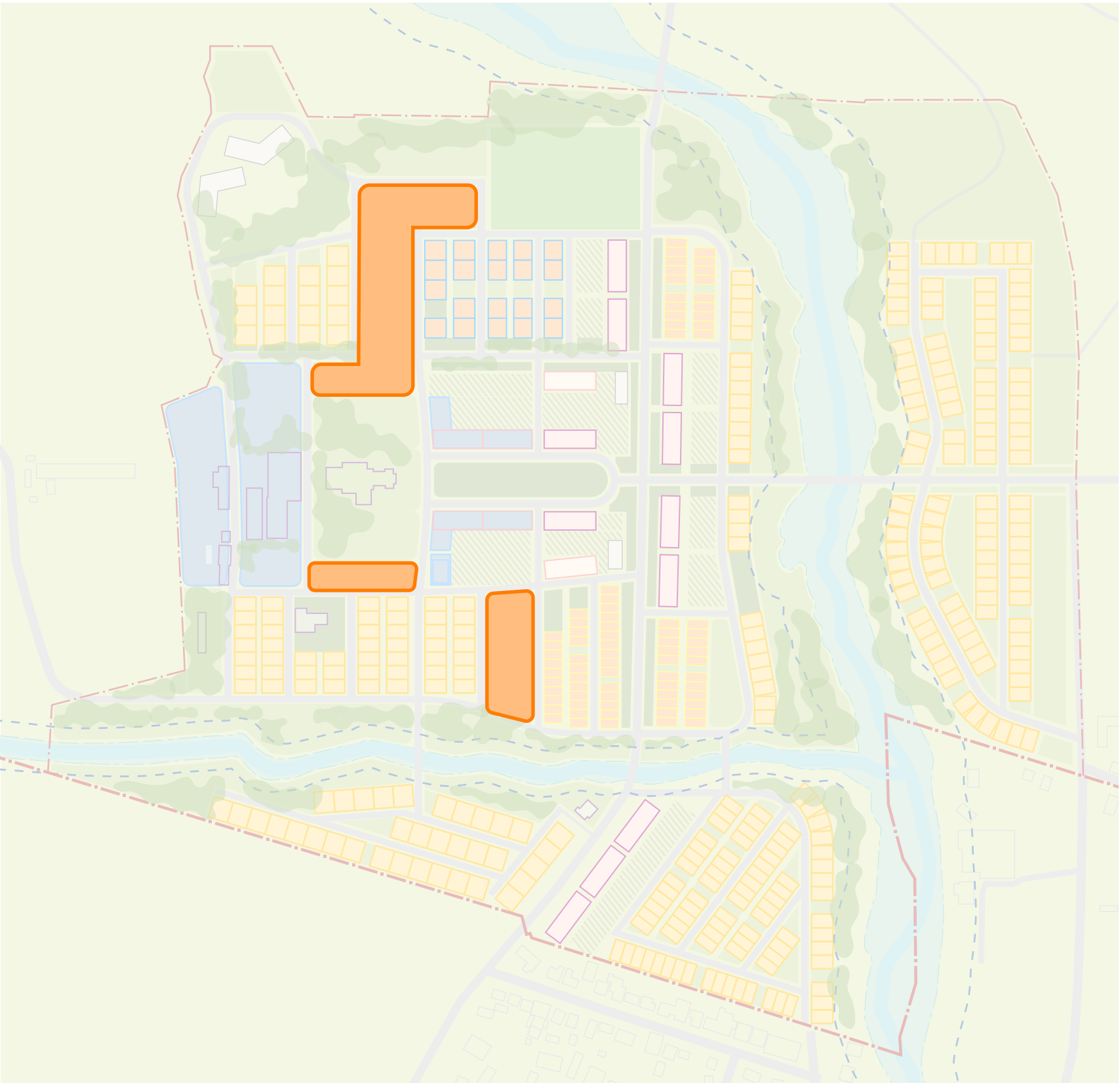
Home Type F

Description

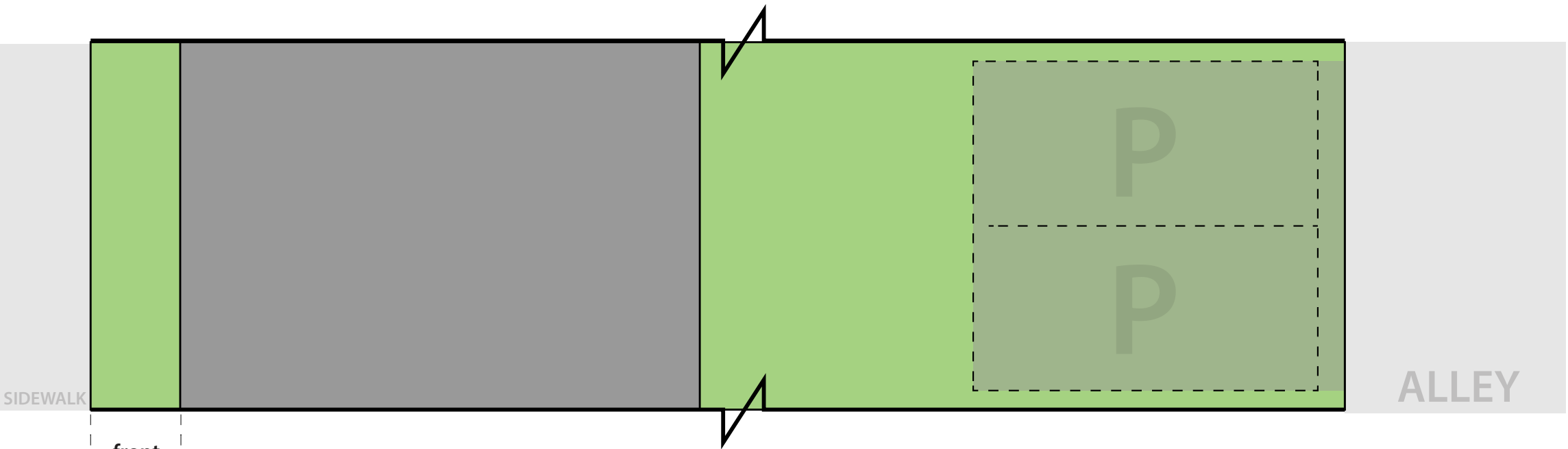
These townhomes are situated on more narrow lots and are typically two stories tall. As they are constructed in series and share a common wall with neighboring homes, they create a strong façade to frame streetways and public open space in the site.

Homes should have parking accessed from the rear through an alleyway to reduce the impact of driveways on the street frontage.

Building Area: 1,300-1,900 SQFT

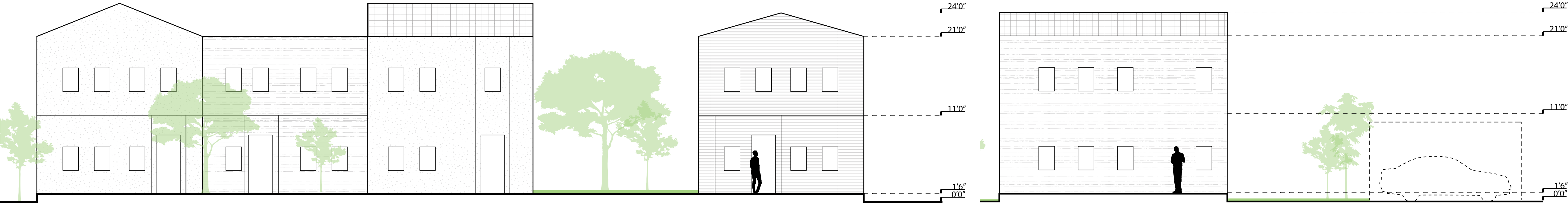


Home Type Location



Typical Plan

*setback info from Specific Plan 5-26



Front Elevation*

Side Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

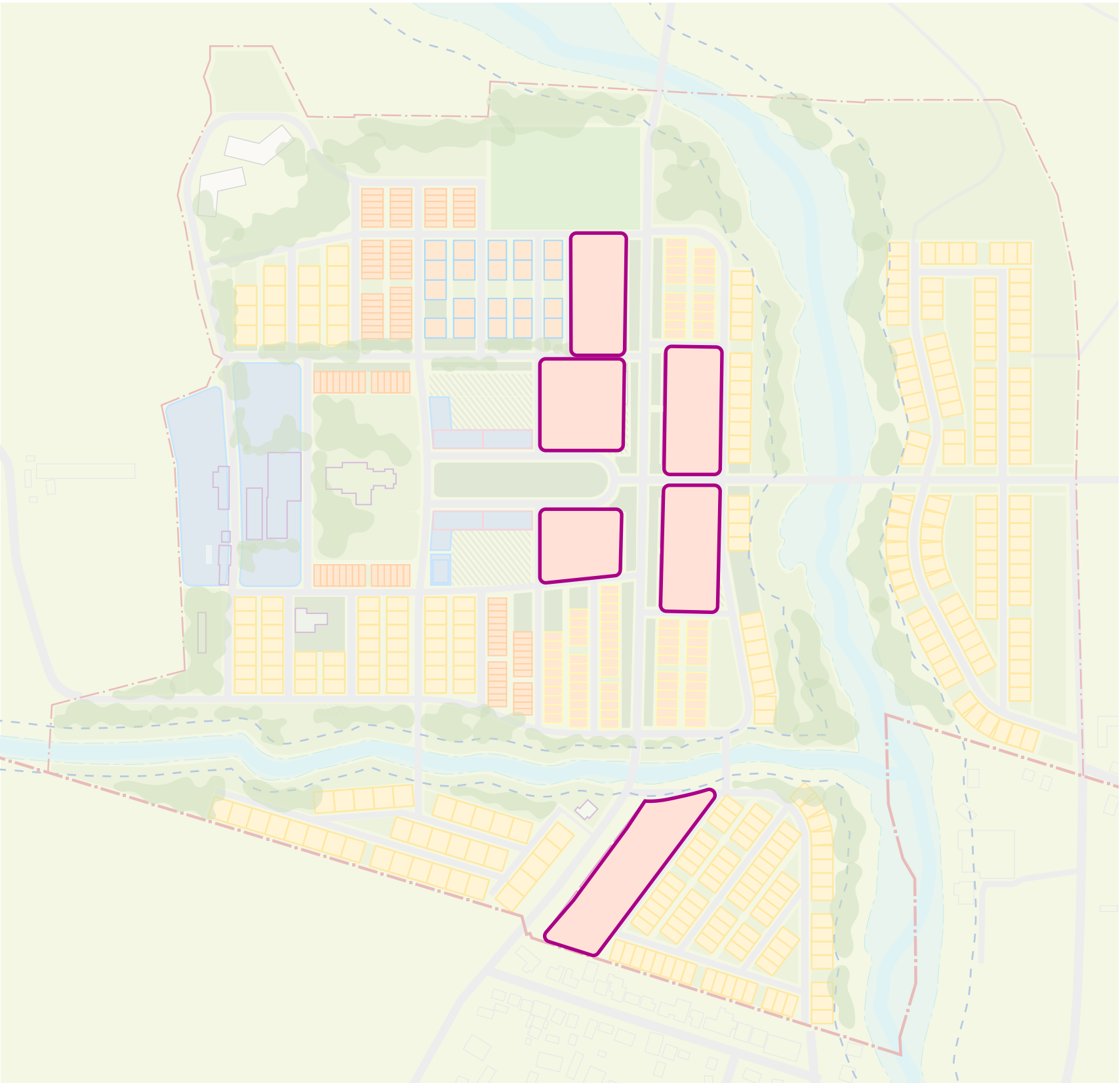
APARTMENT

Home Type G

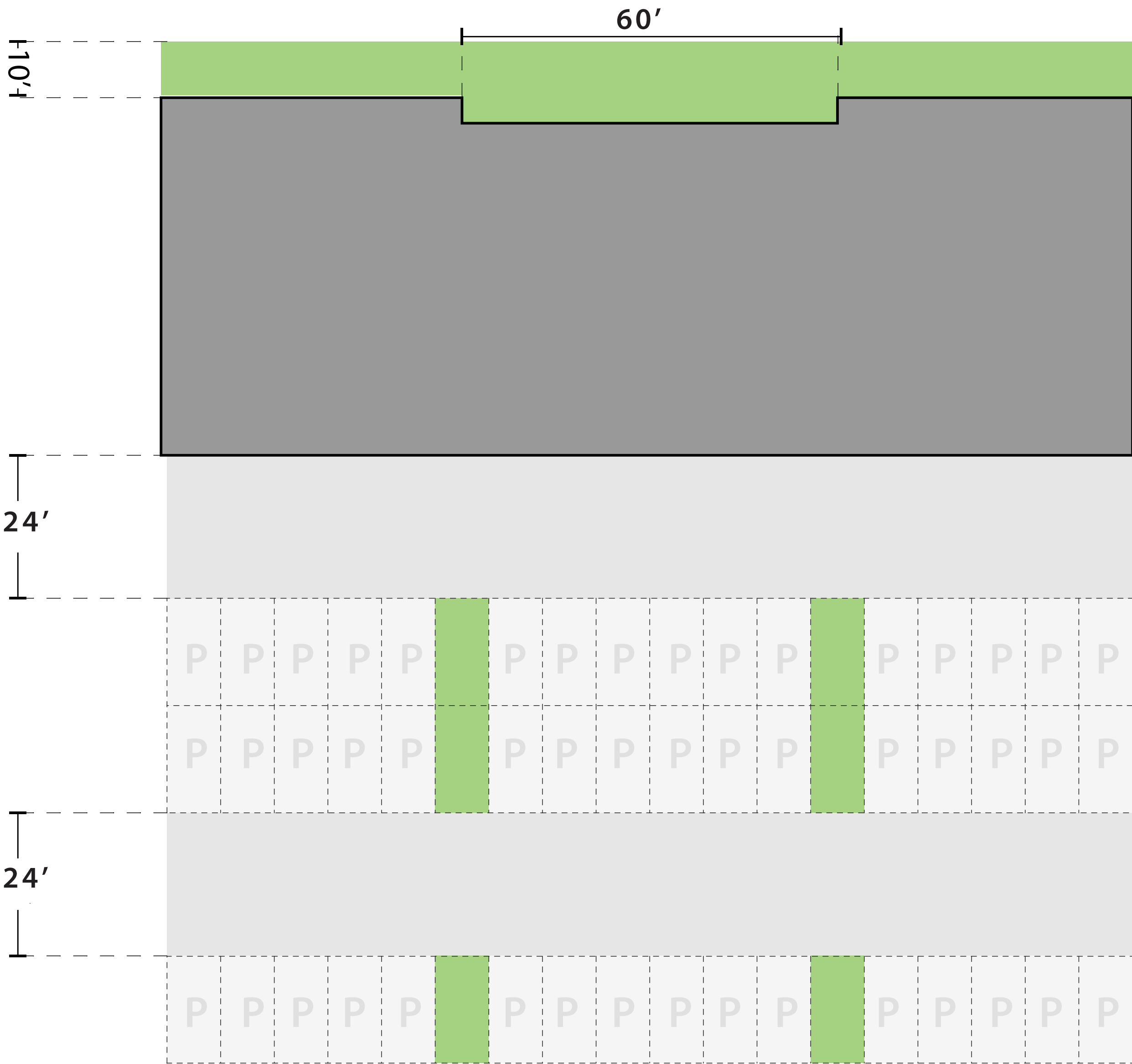
Description

Apartments are buildings that contain multiple dwelling units on a single floor plate and stacked vertically. These are predominantly situated along Arnold Drive and along the Central Green to centralize density. They are typically two or three stories depending on their location on the site. The form is articulated to visually distinguish and break up the larger footprint.

Building Area: 950 SQFT (average per unit)

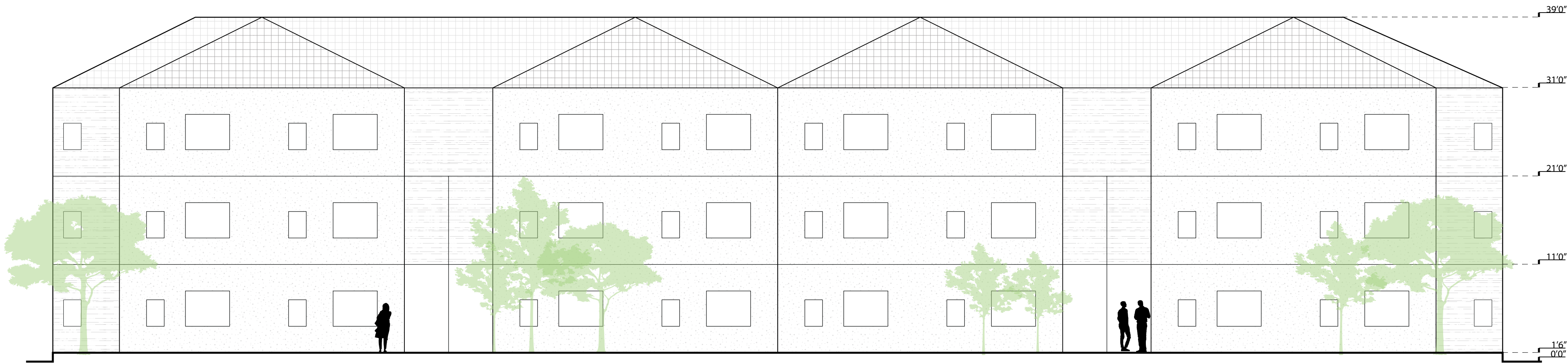


Home Type Location



Typical Plan

*setback info from
Specific Plan 5-26



Front Elevation*

*Elevations shown denote the general design, massing, and height for this type of building with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

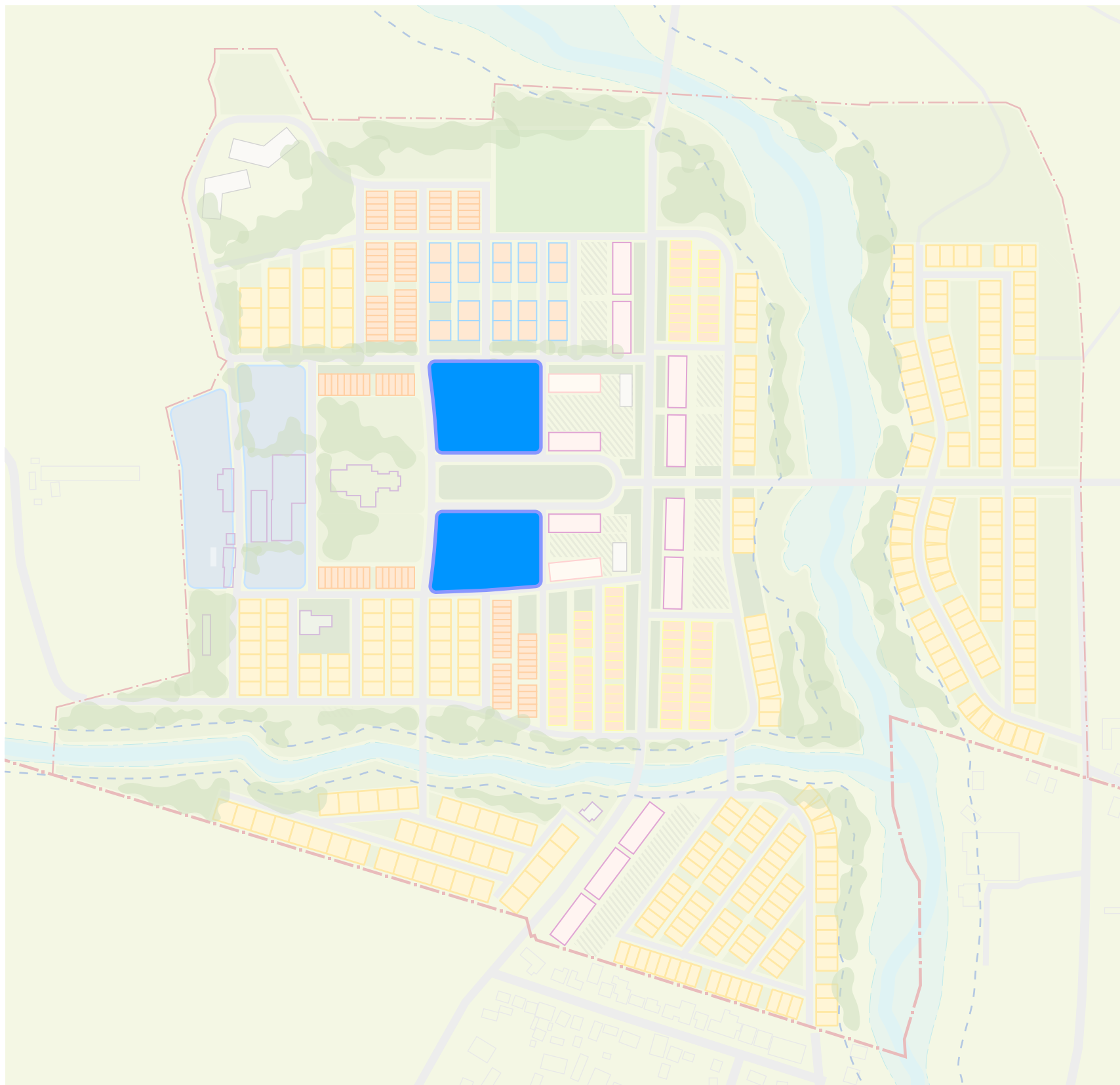
MIXED USE / APARTMENT

Home Type G2

Description

The mixed-use buildings are like the apartments found elsewhere on the site with a taller first floor for retail. The ground floor is more transparent both physically and programmatically with storefronts and a pedestrian promenade. The form is articulated to visually distinguish and break up the larger footprint. These are situated along the Central Green.

Building Area: 950 SQFT (average per unit)



Building Type Location



Front Elevation*

*Elevations shown denote the general design, massing, and height for this type of building with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

CO-HOUSING

Home Type G3

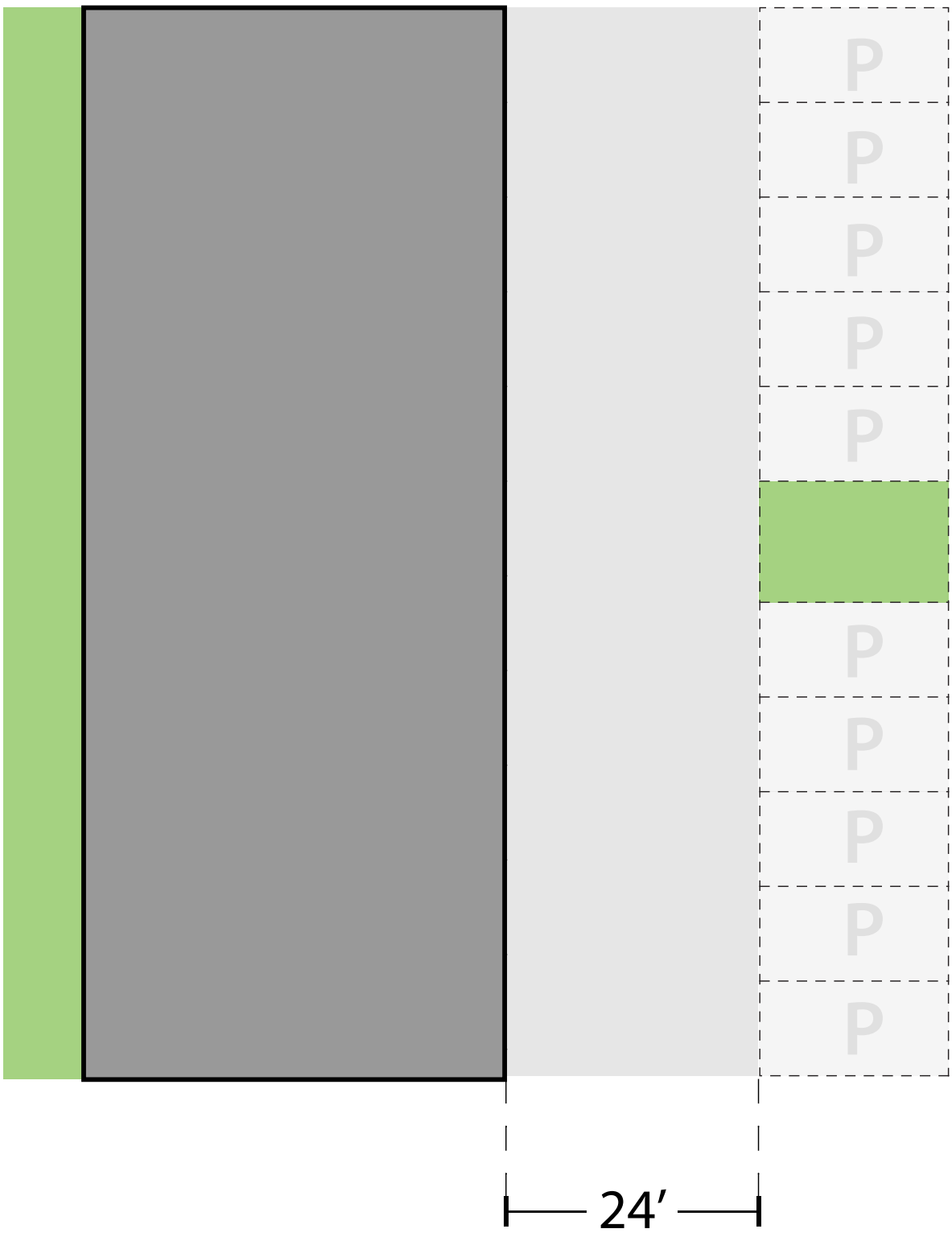
Description

This is a two-story residential building consisting of multiple units that have shared amenities such as a large kitchen and gathering areas. The building also has an associated small garden cared for by the residents as well.

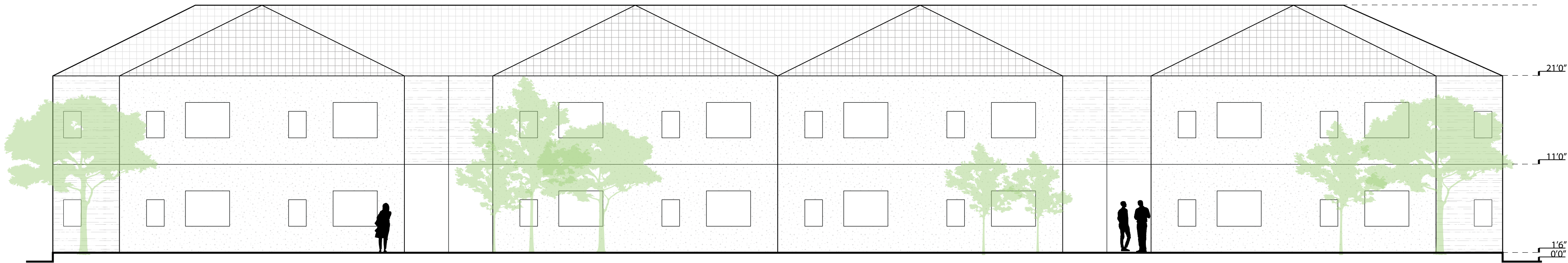
Building Area: 4,000-6,000 SQFT



Home Type Location



Typical Plan



Front Elevation*

*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

INDEPENDENT LIVING RESIDENCES

Home Type H

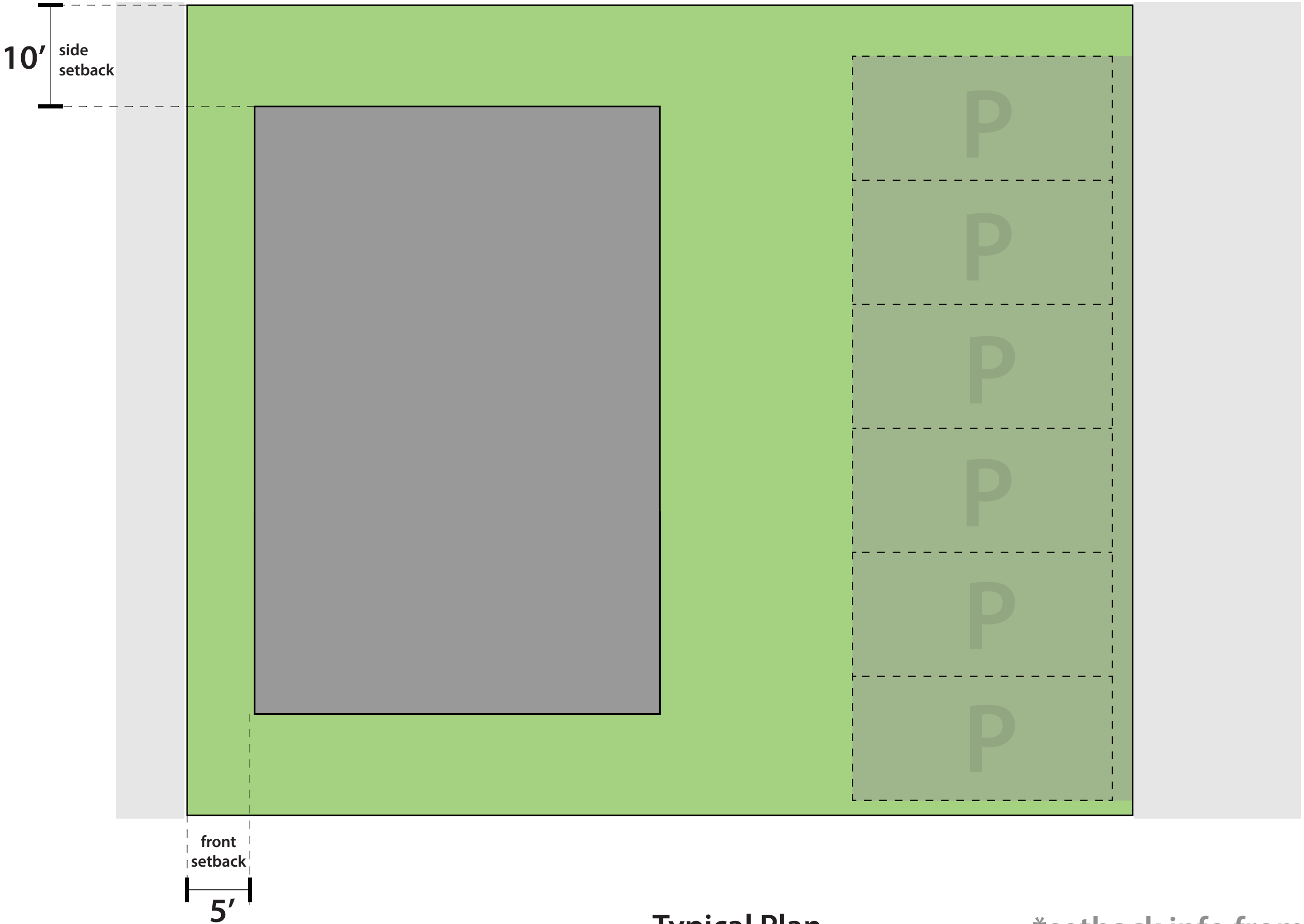
Description

These are residential buildings for individuals with developmental disabilities as described in the Specific Plan (4-24). Each building can be a home for any number up to five primary residents. Home type, size and location will be dependent on specific consumer needs. Exemptions to design standards outlined may apply for the personal safety of individuals with developmental disabilities.

Building Area: 2,000-6,000 SQFT

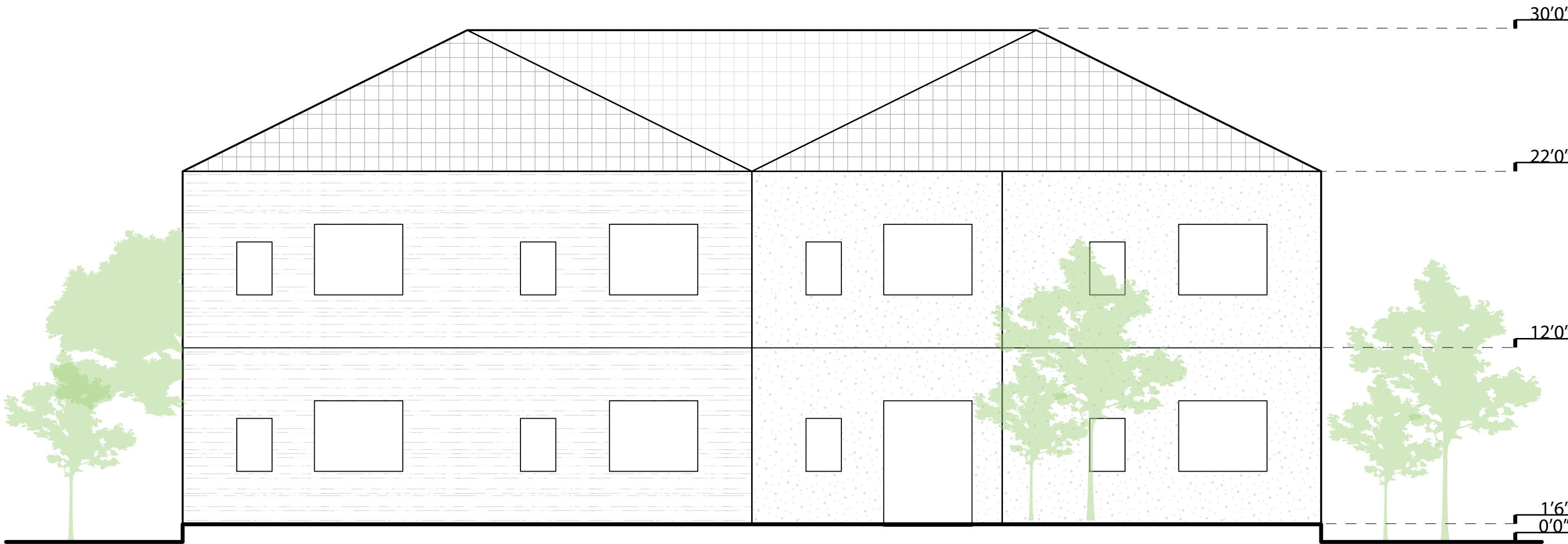


Home Type Location



Typical Plan

*setback info from Specific Plan 5-26



Front Elevation*

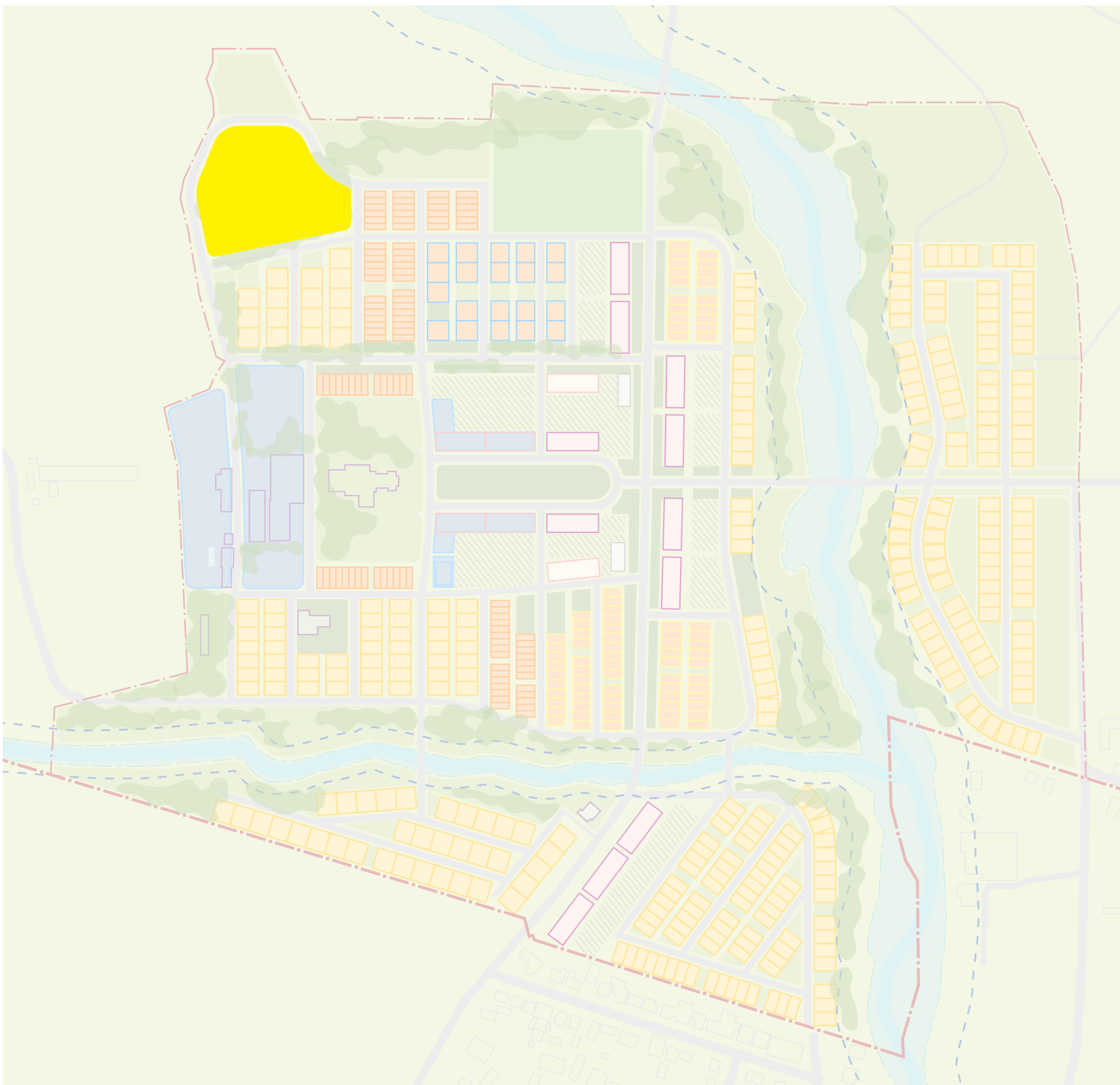
*Elevations shown denote the general design, massing, and height for this type of home with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

HOTEL

Description

This is a 120-key “boutique” hotel situated on the Northwestern corner of the site and consists of separate buildings at 4 stories each to respond to the existing topography.

Density: maximum FAR 2.0



Building Type Location



Front Elevation*

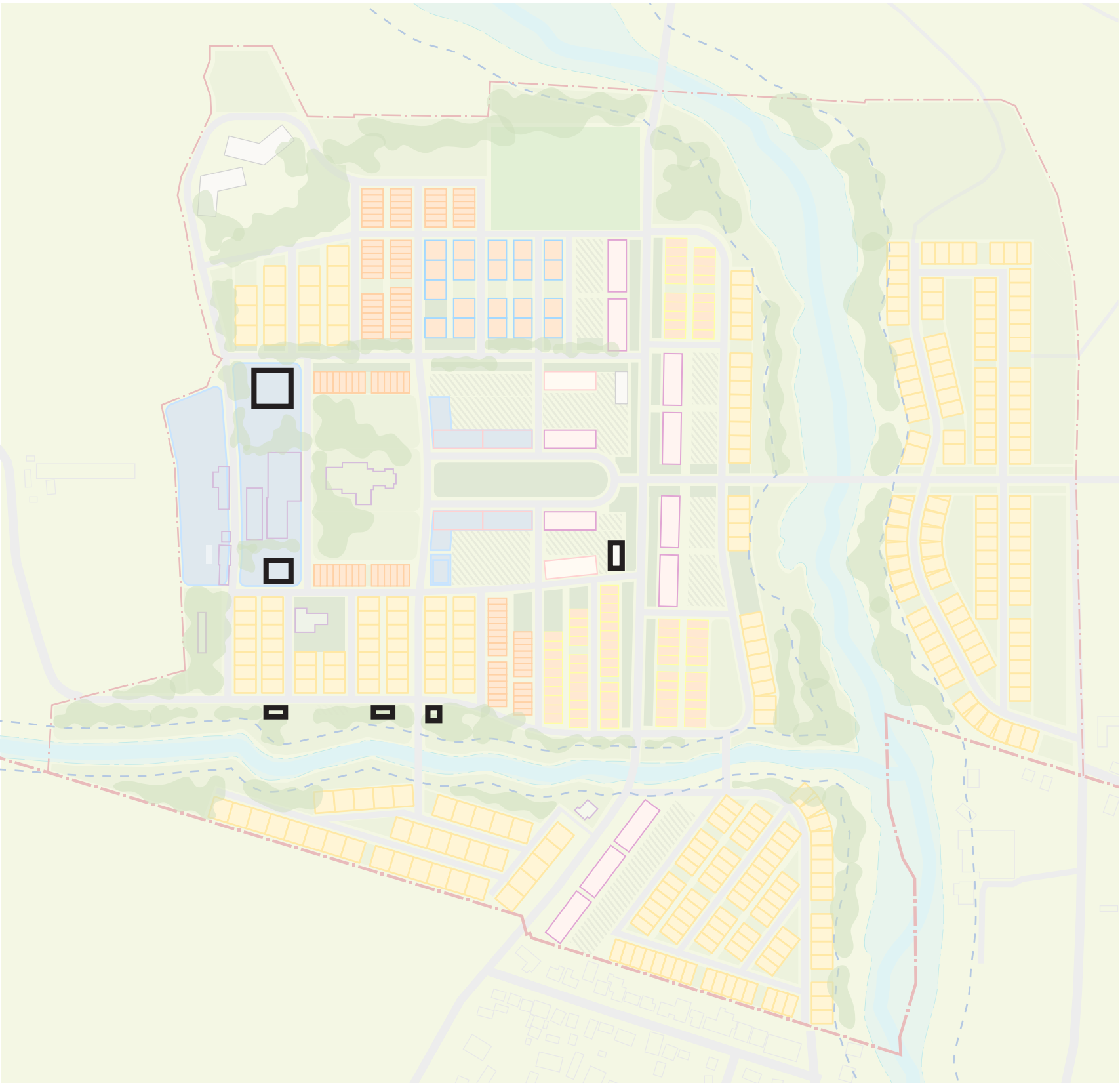
*Elevations shown denote the general design, massing, and height for this type of building with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

NON-RESIDENTIAL

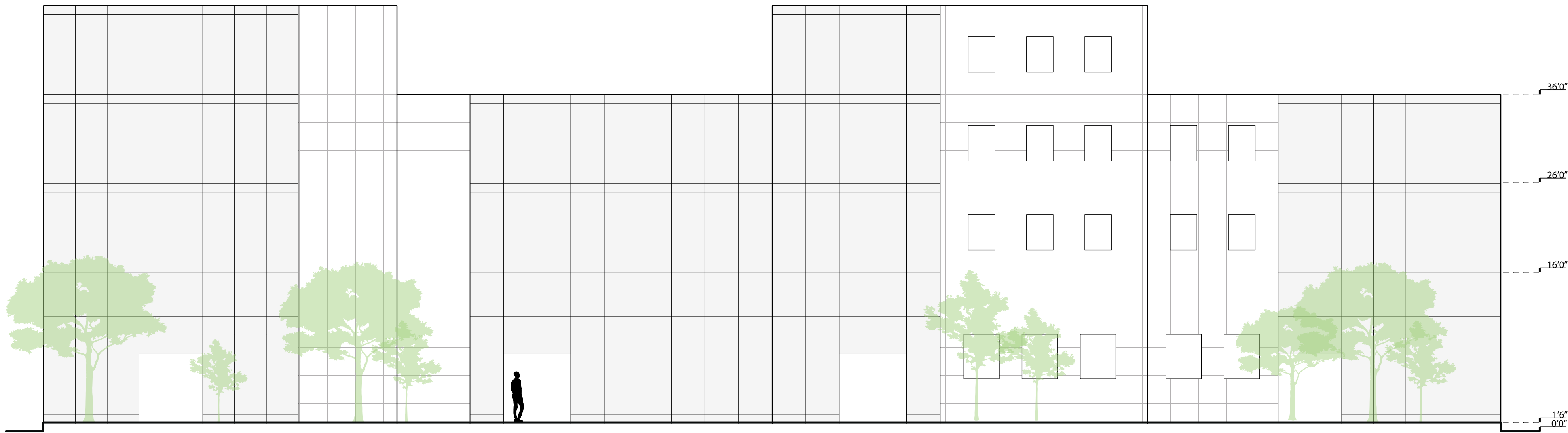
Description

These buildings host a range of commercial, institutional, and community programs depending on needs and conditions and as defined by the Specific Plan. These occur predominantly in the Central and Innovation Districts and the Sonoma House Complex. Some are adaptive re-uses of existing buildings. For new construction there are a range of one to four stories for new construction. Combinations of glazing strategies and articulated forms visually distinguish and break up the larger footprint.

Density: maximum FAR 2.0



Building Type Location

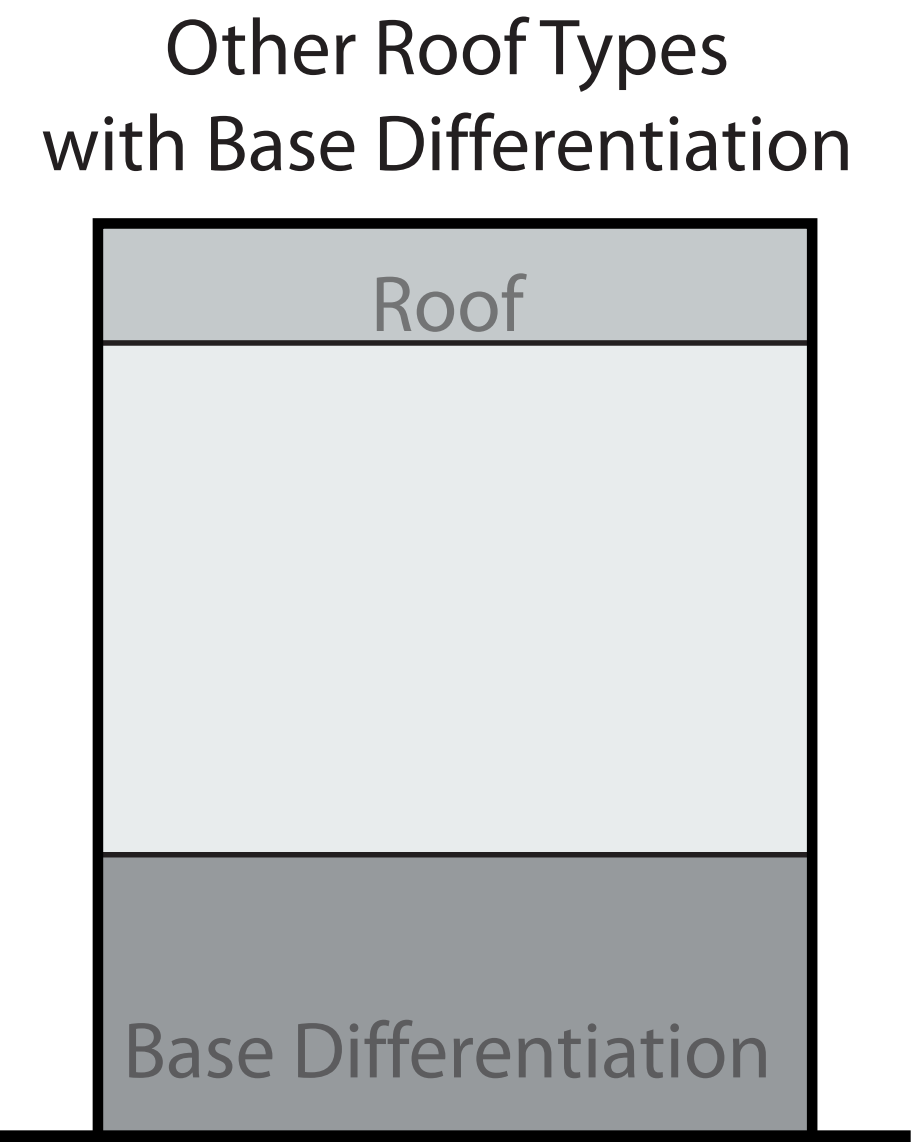
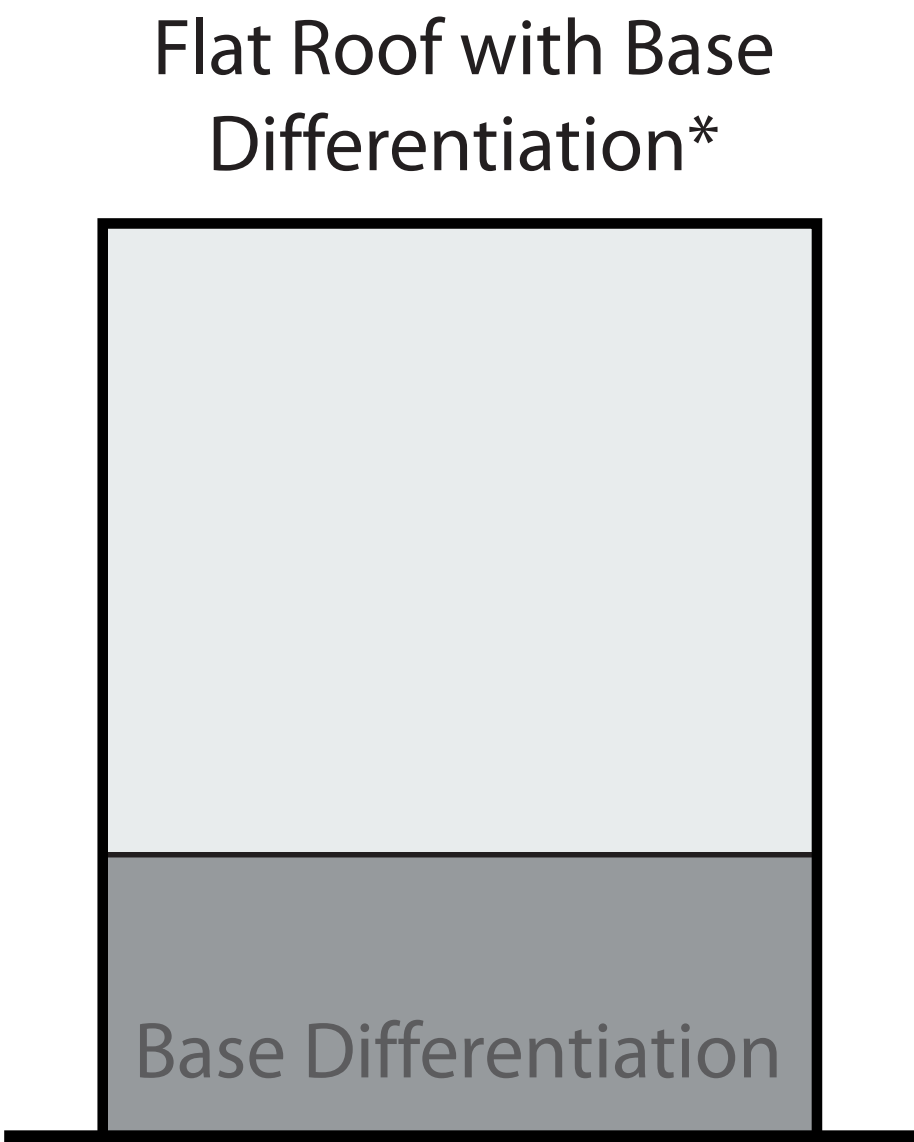
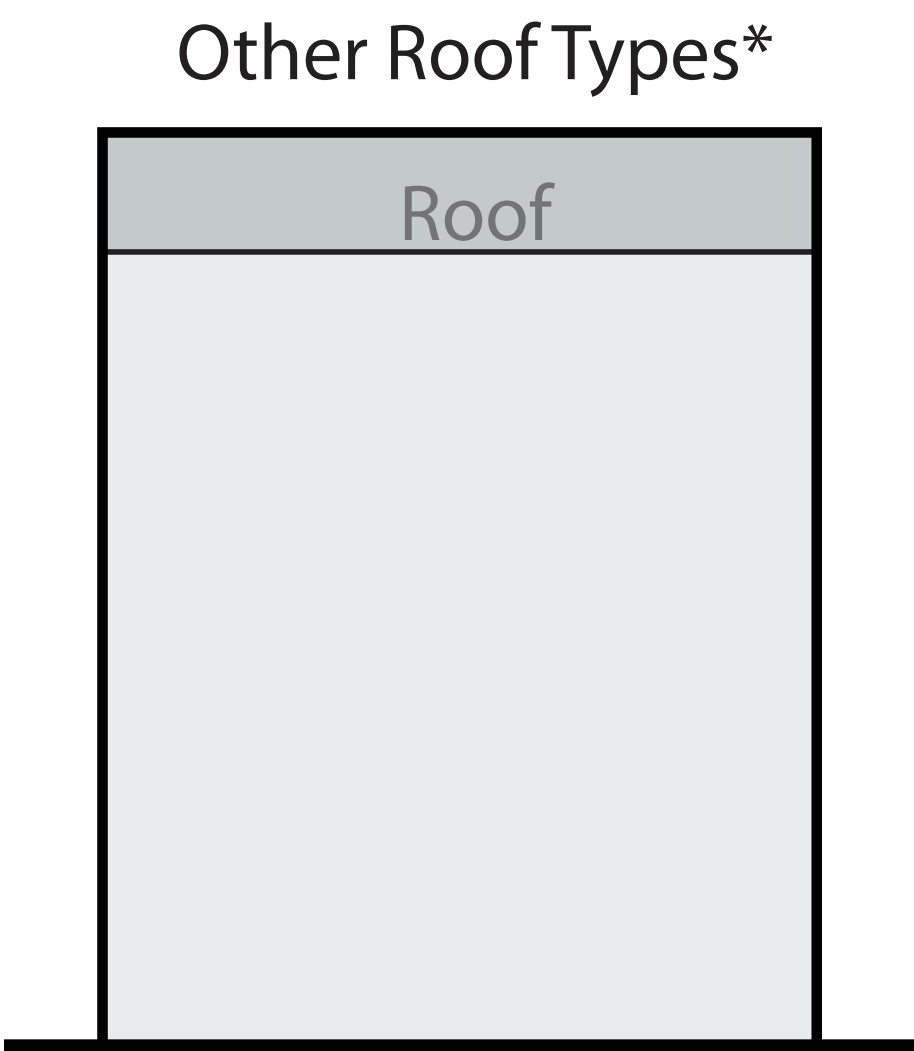
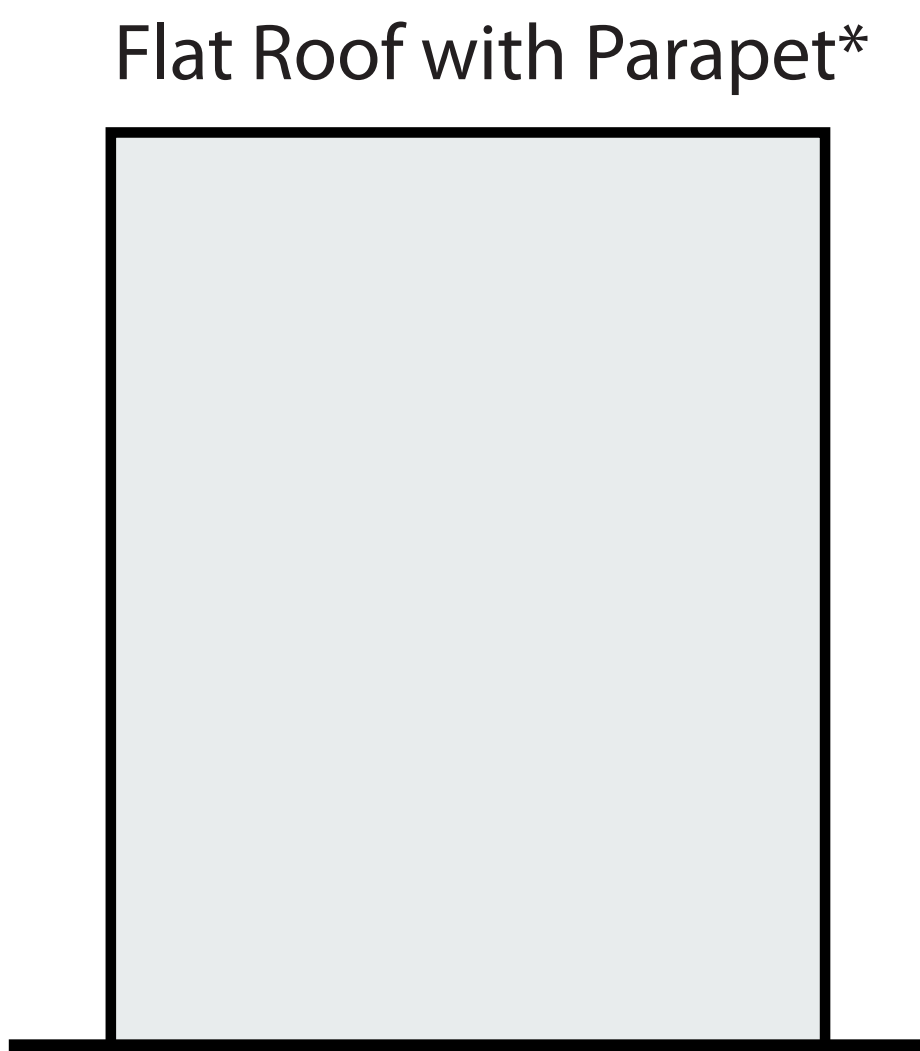


Front Elevation*

*Elevations shown denote the general design, massing, and height for this type of building with the palette of materials denoted in later slide. Architectural style, and the associated stylistically-appropriate details for this type, however, will not be uniform throughout, but will be implemented with variation in consideration for the site-specific context of diverse neighborhoods throughout the project site.

MATERIAL& COMPOSITION

Detached Home and Townhome



Recommended Materials Facade (no base articulation)

Facade

- Bamboo
- Fiber Cement Board
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- High Density Laminate
- Stucco
- Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Metal Panels
- Cement Board
- Terracotta Siding
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick
- Stone Veneer, Cast Stone
- Slate Tile

Recommended Materials Facade (with base articulation)

Facade (Upper)

- Bamboo
- Fiber Cement Board
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- High Density Laminate
- Stucco
- Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Metal Panels
- Terracotta Siding

Facade (Lower)

- Cement Board
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick
- Stone Veneer, Cast Stone
- Slate Tile
- Stucco
- Metal Panel
- Glass
- Plywood (exterior grade)

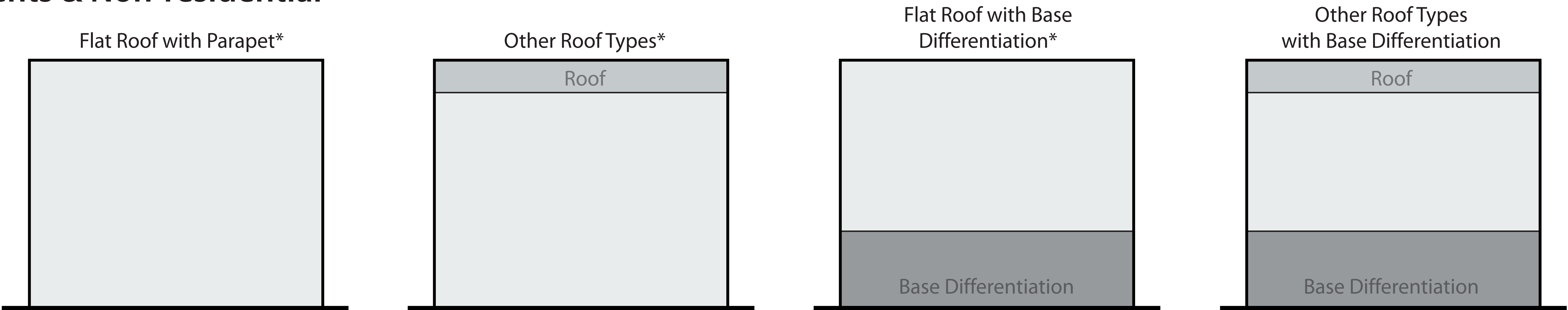
Recommended Materials Roof

- Standing Seam Metal
- Composition Shingles
- V-crimp Metal Panels
- Corrugated Metal Sheets
- Clay Tile
- Wood Shingles
- Asphalt Shingles
- Green Roofs

Other materials in line with Specific Plan (4-21) and the local context are encouraged

MATERIAL& COMPOSITION

Apartments & Non-residential



Recommended Materials Facade (no baser articulation)

Facade

- Bamboo
- Fiber Cement Board
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- High Density Laminate
- Stucco
- Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Metal Panels
- Cement Board
- Terracotta Siding
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick
- Stone Veneer, Cast Stone
- Slate Tile

Recommended Materials Facade (with baser articulation)

Facade (Upper)

- Bamboo
- Fiber Cement Board
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- High Density Laminate
- Stucco
- Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Metal Panels
- Terracotta Siding

Facade (Lower)

- Cement Board
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick
- Stone Veneer, Cast Stone
- Slate Tile
- Stucco
- Metal Panel
- Glass
- Plywood (exterior grade)

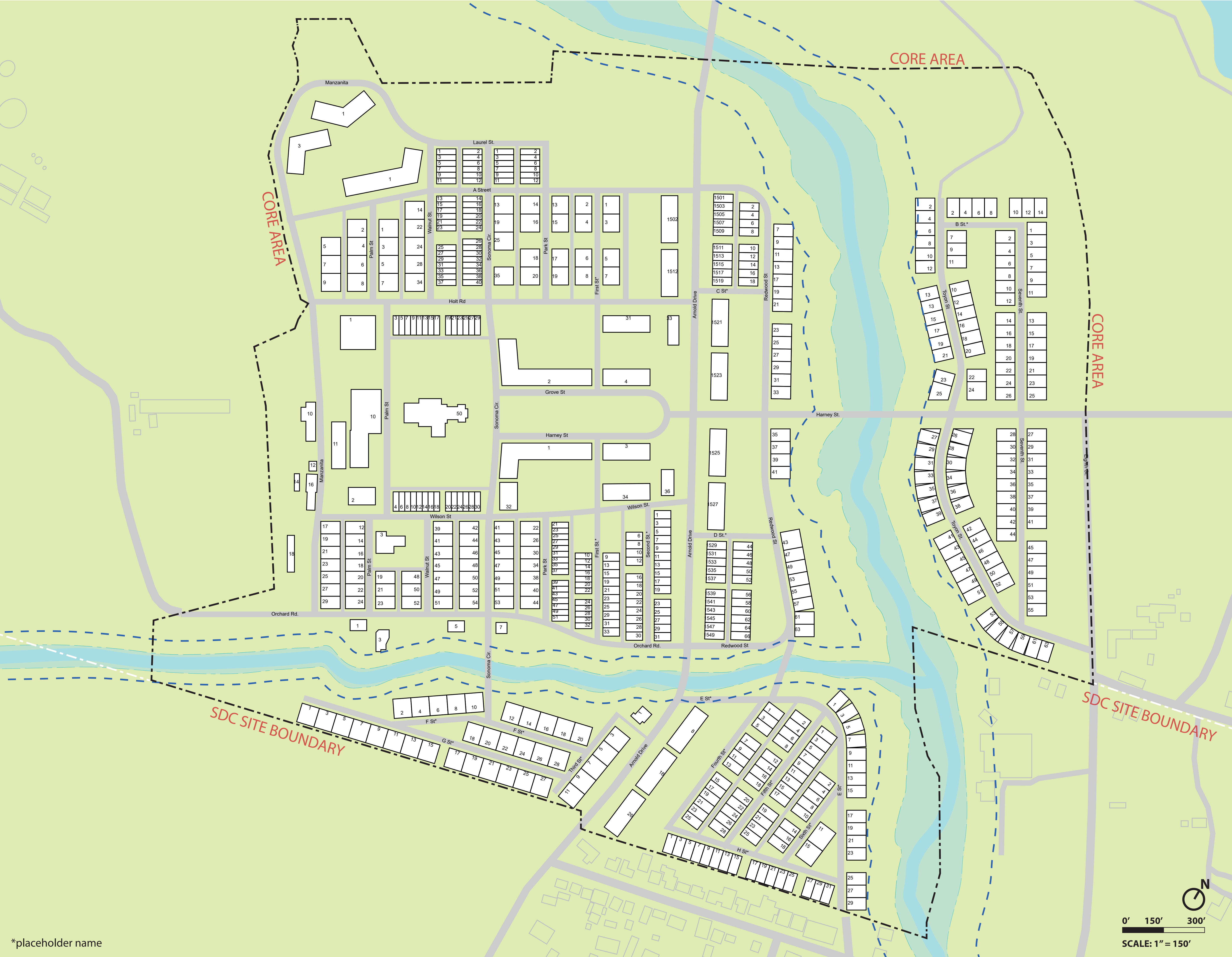
Recommended Materials Roof

- Standing Seam Metal
- Composition Shingles
- V-crimp Metal Panels
- Corrugated Metal Sheets
- Clay Tile
- Wood Shingles
- Asphalt Shingles
- Green Roofs

Other materials in line with Specific Plan (4-21) and the local context are encouraged

APPENDIX

SITE PLAN
Parcel & Street
Addresses



ADDRESS TABLE

Address			
Parcel #	# Street	Use	Home Type
1	1501	Arnold Drive	Residential
2	1502	Arnold Drive	Residential
3	1503	Arnold Drive	Residential
4	1505	Arnold Drive	Residential
5	1507	Arnold Drive	Residential
6	1509	Arnold Drive	Residential
7	1511	Arnold Drive	Residential
8	1512	Arnold Drive	Residential
9	1513	Arnold Drive	Residential
10	1515	Arnold Drive	Residential
11	1517	Arnold Drive	Residential
12	1519	Arnold Drive	Residential
13	1521	Arnold Drive	Residential
14	1523	Arnold Drive	Residential
15	1525	Arnold Drive	Residential
16	1527	Arnold Drive	Residential
17	1529	Arnold Drive	Residential
18	1531	Arnold Drive	Residential
19	1533	Arnold Drive	Residential
20	1535	Arnold Drive	Residential
21	1537	Arnold Drive	Residential
22	1539	Arnold Drive	Residential
23	1541	Arnold Drive	Residential
24	1543	Arnold Drive	Residential
25	1545	Arnold Drive	Residential
26	1547	Arnold Drive	Residential
27	1549	Arnold Drive	Residential
28	1	A St.	Hotel
29	1	Manzanita St	Hotel
30	3	Manzanita St	Hotel
31	5	Manzanita St	Residential
32	7	Manzanita St	Residential
33	9	Manzanita St	Residential
34	10	Manzanita St	Commercial
35	11	Manzanita St	Commercial
36	12	Manzanita St	Commercial
37	14	Manzanita St	Commercial
38	16	Manzanita St	Commercial
39	17	Manzanita St	Residential
40	18	Manzanita St	Commercial
41	19	Manzanita St	Residential
42	21	Manzanita St	Residential
43	23	Manzanita St	Residential
44	25	Manzanita St	Residential
45	27	Manzanita St	Residential
46	29	Manzanita St	Residential
47	1	Palm St	Residential
48	2	Palm St	Residential
49	3	Palm St	Residential
50	4	Palm St	Residential
51	5	Palm St	Residential
52	6	Palm St	Residential
53	7	Palm St	Residential
54	8	Palm St	Residential
55	10	Palm St	Commercial
56	12	Palm St	Residential
57	14	Palm St	Residential
58	16	Palm St	Residential
59	18	Palm St	Residential
60	19	Palm St	Residential
61	20	Palm St	Residential
62	21	Palm St	Residential
63	22	Palm St	Residential
64	23	Palm St	Residential
65	24	Palm St	Residential
66	1	Walnut St	Residential
67	3	Walnut St	Residential
68	5	Walnut St	Residential
69	7	Walnut St	Residential
70	9	Walnut St	Residential
71	11	Walnut St	Residential
72	13	Walnut St	Residential
73	14	Walnut St	Residential
74	15	Walnut St	Residential
75	17	Walnut St	Residential
76	19	Walnut St	Residential
77	21	Walnut St	Residential
78	22	Walnut St	Residential
79	23	Walnut St	Residential
80	24	Walnut St	Residential
81	25	Walnut St	Residential
82	27	Walnut St	Residential
83	28	Walnut St	Residential
84	29	Walnut St	Residential
85	31	Walnut St	Residential
86	33	Walnut St	Residential
87	34	Walnut St	Residential
88	35	Walnut St	Residential
89	37	Walnut St	Residential
90	39	Walnut St	Residential
91	41	Walnut St	Residential
92	43	Walnut St	Residential

93	45	Walnut St	Residential
94	47	Walnut St	Residential
95	48	Walnut St	Residential
96	49	Walnut St	Residential
97	50	Walnut St	Residential
98	51	Walnut St	Residential
99	52	Walnut St	Residential
100	1	Sonoma Cir.	Residential
101	2	Sonoma Cir.	Residential
102	3	Sonoma Cir.	Residential
103	4	Sonoma Cir.	Residential
104	5	Sonoma Cir.	Residential
105	6	Sonoma Cir.	Residential
106	7	Sonoma Cir.	Residential
107	8	Sonoma Cir.	Residential
108	9	Sonoma Cir.	Residential
109	10	Sonoma Cir.	Residential
110	11	Sonoma Cir.	Residential
111	12	Sonoma Cir.	Residential
112	13	Sonoma Cir.	Residential
113	14	Sonoma Cir.	Residential
114	16	Sonoma Cir.	Residential
115	18	Sonoma Cir.	Residential
116	19	Sonoma Cir.	Residential
117	20	Sonoma Cir.	Residential
118	22	Sonoma Cir.	Residential
119	24	Sonoma Cir.	Residential
120	25	Sonoma Cir.	Residential
121	26	Sonoma Cir.	Residential
122	28	Sonoma Cir.	Residential
123	30	Sonoma Cir.	Residential
124	32	Sonoma Cir.	Residential
125	34	Sonoma Cir.	Residential
126	35	Sonoma Cir.	Residential
127	36	Sonoma Cir.	Residential
128	38	Sonoma Cir.	Residential
129	40	Sonoma Cir.	Residential
130	50	Sonoma Cir.	Commercial
131	41	Sonoma Cir.	Residential
132	42	Sonoma Cir.	Residential
133	43	Sonoma Cir.	Residential
134	44	Sonoma Cir.	Residential
135	45	Sonoma Cir.	Residential
136	46	Sonoma Cir.	Residential
137	47	Sonoma Cir.	Residential
138	48	Sonoma Cir.	Residential
139	49	Sonoma Cir.	Residential
140	50	Sonoma Cir.	Residential
141	51	Sonoma Cir.	Residential
142	52	Sonoma Cir.	Residential
143	53	Sonoma Cir.	Residential
144	54	Sonoma Cir.	Residential
145	2	Park St.	Residential
146	4	Park St.	Residential
147	6	Park St.	Residential
148	8	Park St.	Residential
149	10	Park St.	Residential
150	12	Park St.	Residential
151	13	Park St.	Residential
152	14	Park St.	Residential
153	15	Park St.	Residential
154	16	Park St.	Residential
155	17	Park St.	Residential
156	18	Park St.	Residential
157	19	Park St.	Residential
158	20	Park St.	Residential
159	21	Park St.	Residential
160	22	Park St.	Residential
161	23	Park St.	Residential
162	25	Park St.	Residential
163	26	Park St.	Residential
164	27	Park St.	Residential
165	29	Park St.	Residential
166	30	Park St.	Residential
167	31	Park St.	Residential
168	33	Park St.	Residential
169	34	Park St.	Residential
170	35	Park St.	Residential
171	37	Park St.	Residential
172	38	Park St.	Residential
173	39	Park St.	Residential
174	40	Park St.	Residential
175	41	Park St.	Residential
176	43	Park St.	Residential
177	44	Park St.	Residential
178	45	Park St.	Residential
179	47	Park St.	Residential
180	49	Park St.	Residential
181	51	Park St.	Residential
182	1	First St.	Residential
183	2	First St.	Residential
184	3	First St.	Residential
185	4	First St.	Residential
186	5	First St.	Residential

187	6	First St.	Residential
188	7	First St.	Residential
189	8	First St.	Residential
190	9	First St.	Residential
191	10	First St.	Residential
192	12	First St.	Residential
193	13	First St.	Residential
194	14	First St.	Residential
195	15	First St.	Residential
196	16	First St.	Residential
197	18	First St.	Residential
198	19	First St.	Residential
199	20	First St.	Residential
200	21	First St.	Residential
201	22	First St.	Residential
202	23	First St.	Residential
203	24	First St.	Residential
204	25	First St.	Residential
205	26	First St.	Residential
206	28	First St.	Residential
207	29	First St.	Residential
208	30	First St.	Residential
209	31	First St.	Residential
210	32	First St.	Residential
211	33	First St.	Residential
212	1	Second St.	Residential
213	3	Second St.	Residential
214	5	Second St.	Residential
215	6	Second St.	Residential
216	7	Second St.	Residential
217	8	Second St.	Residential
218	9	Second St.	Residential
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221	12	Second St.	Residential
222	13	Second St.	Residential
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224	16	Second St.	Residential
225	17	Second St.	Residential
226	18	Second St.	Residential
227	19	Second St.	Residential
228	20	Second St.	Residential
229	21	Second St.	Residential
230	22	Second St.	Residential
231	23	Second St.	Residential
232	24	Second St.	Residential
233	25	Second St.	Residential
234	26	Second St.	Residential
235	27	Second St.	Residential
236	28	Second St.	Residential
237	29	Second St.	Residential
238	30	Second St.	Residential
239	31	Second St.	Residential
240	1	Third St.	Residential
241	3	Third St.	Residential
242	5	Third St.	Residential
243	7	Third St.	Residential
244	9	Third St.	Residential
245	11	Third St.	Residential
246	2	Redwood St.	Residential
247	4	Redwood St.	Residential
248	6	Redwood St.	Residential
249	7	Redwood St.	Residential
250	8	Redwood St.	Residential
251	9	Redwood St.	Residential
252	10	Redwood St.	Residential
253	11	Redwood St.	Residential
254	12	Redwood St.	Residential
255	13	Redwood St.	Residential
256	14	Redwood St.	Residential
257	16	Redwood St.	Residential
258	17	Redwood St.	Residential
259	18	Redwood St.	Residential
260	19	Redwood St.	Residential
261	21	Redwood St.	Residential
262	23	Redwood St.	Residential
263	25	Redwood St.	Residential
264	27	Redwood St.	Residential
265	29	Redwood St.	Residential
266	31	Redwood St.	Residential
267	33	Redwood St.	Residential
268	35	Redwood St.	Residential
269	37	Redwood St.	Residential
270	39	Redwood St.	Residential
271	41	Redwood St.	Residential
272	43	Redwood St.	Residential
273	44	Redwood St.	Residential
274	46	Redwood St.	Residential
275	47	Redwood St.	Residential
276	48	Redwood St.	Residential
277	49	Redwood St.	Residential
278	50	Redwood St.	Residential
279	52	Redwood St.	Residential
280	53	Redwood St.	Residential

ADDRESS TABLE Continued

[illegible][illegible]

469	31	Holt St.	Residential	Type G - Apartment
470	33	Holt St.	Residential	Type G3 - Co-housing
471	2	Grove St.	Mixed-Use	Type G2 - Mixed Use/Apartment
472	4	Grove St.	Residential	Type G - Apartment
473	1	Harney St.	Mixed-Use	Type G2 - Mixed Use/Apartment
474	3	Harney St.	Residential	Type G - Apartment
475	2	Wilson St.	Commercial	
476	3	Wilson St.	Commercial	FIREHOUSE
477	4	Wilson St.	Residential	Type F - Townhome
478	6	Wilson St.	Residential	Type F - Townhome
479	8	Wilson St.	Residential	Type F - Townhome
480	10	Wilson St.	Residential	Type F - Townhome
481	12	Wilson St.	Residential	Type F - Townhome
482	14	Wilson St.	Residential	Type F - Townhome
483	16	Wilson St.	Residential	Type F - Townhome
484	18	Wilson St.	Residential	Type F - Townhome
485	20	Wilson St.	Residential	Type F - Townhome
486	22	Wilson St.	Residential	Type F - Townhome
487	24	Wilson St.	Residential	Type F - Townhome
488	26	Wilson St.	Residential	Type F - Townhome
489	28	Wilson St.	Residential	Type F - Townhome
490	30	Wilson St.	Residential	Type F - Townhome
491	32	Wilson St.	Pool	
492	34	Wilson St.	Residential	Type G - Apartment
493	36	Wilson St.	Fire Department	
494	1	Orchard St.	Institution	
495	3	Orchard St.	Institution	SONOMA HOUSE
496	5	Orchard St.	Institution	
497	7	Orchard St.	Institution	
498	1 E St.	Residential		Type B - Detached Home
499	3 E St.	Residential		Type B - Detached Home
500	5 E St.	Residential		Type B - Detached Home
501	7 E St.	Residential		Type B - Detached Home
502	9 E St.	Residential		Type B - Detached Home
503	11 E St.	Residential		Type B - Detached Home
504	13 E St.	Residential		Type B - Detached Home
505	15 E St.	Residential		Type B - Detached Home
506	17 E St.	Residential		Type B - Detached Home
507	19 E St.	Residential		Type B - Detached Home
508	21 E St.	Residential		Type B - Detached Home
509	23 E St.	Residential		Type B - Detached Home
510	25 E St.	Residential		Type B - Detached Home
511	27 E St.	Residential		Type B - Detached Home
512	29 E St.	Residential		Type B - Detached Home
513	2 F St.	Residential		Type A - Courtyard Home
514	4 F St.	Residential		Type A - Courtyard Home
515	6 F St.	Residential		Type A - Courtyard Home
516	8 F St.	Residential		Type A - Courtyard Home
517	10 F St.	Residential		Type A - Courtyard Home
518	12 F St.	Residential		Type A - Courtyard Home
519	14 F St.	Residential		Type A - Courtyard Home
520	16 F St.	Residential		Type A - Courtyard Home
521	18 F St.	Residential		Type A - Courtyard Home
522	20 F St.	Residential		Type A - Courtyard Home
523	1 G St.	Residential		Type A - Courtyard Home
524	3 G St.	Residential		Type A - Courtyard Home
525	5 G St.	Residential		Type A - Courtyard Home
526	7 G St.	Residential		Type A - Courtyard Home
527	9 G St.	Residential		Type A - Courtyard Home
528	11 G St.	Residential		Type A - Courtyard Home
529	13 G St.	Residential		Type A - Courtyard Home
530	15 G St.	Residential		Type A - Courtyard Home
531	17 G St.	Residential		Type A - Courtyard Home
532	18 G St.	Residential		Type A - Courtyard Home
533	19 G St.	Residential		Type A - Courtyard Home
534	20 G St.	Residential		Type A - Courtyard Home
535	21 G St.	Residential		Type A - Courtyard Home
536	22 G St.	Residential		Type A - Courtyard Home
537	23 G St.	Residential		Type A - Courtyard Home
538	24 G St.	Residential		Type A - Courtyard Home
539	25 G St.	Residential		Type A - Courtyard Home
540	26 G St.	Residential		Type A - Courtyard Home
541	27 G St.	Residential		Type A - Courtyard Home
542	28 G St.	Residential		Type A - Courtyard Home
543	1 H St.	Residential		Type C - Detached Home
544	3 H St.	Residential		Type C - Detached Home
545	5 H St.	Residential		Type C - Detached Home
546	7 H St.	Residential		Type C - Detached Home
547	9 H St.	Residential		Type C - Detached Home
548	11 H St.	Residential		Type C - Detached Home
549	13 H St.	Residential		Type C - Detached Home
550	15 H St.	Residential		Type C - Detached Home
551	17 H St.	Residential		Type C - Detached Home
552	19 H St.	Residential		Type C - Detached Home
553	21 H St.	Residential		Type C - Detached Home
554	23 H St.	Residential		Type C - Detached Home
555	25 H St.	Residential		Type C - Detached Home
556	27 H St.	Residential		Type C - Detached Home
557	29 H St.	Residential		Type C - Detached Home
558	31 H St.	Residential		Type C - Detached Home

BUILDING AREA

Uses and Square Footage

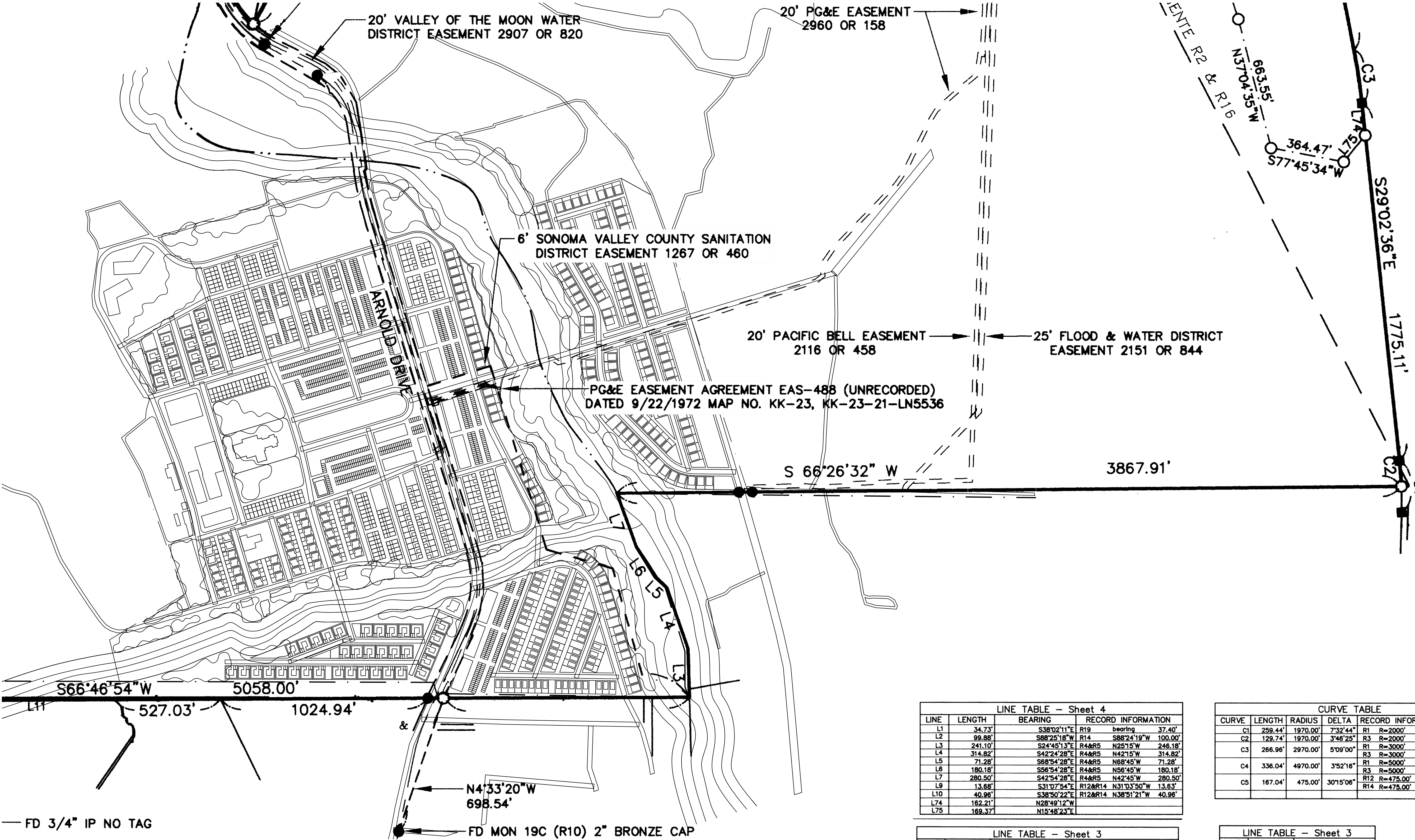
Non-residential Square Footage

HOTEL		
Parcel #	Floors	Area(sqft)
28	3	30,000
29	4	80,000
30	4	60,000
Subtotal		170,000
INNOVATION CENTER		
Parcel #	Floors	Area(sqft)
130	1	19,000
454	4	48,000
55	1	25,000
475	4	48,000
35	1	8,000
34	1	6,000
38	1	7,000
Subtotal		161,000
MIXED USE		
Parcel #	Floors	Area(sqft)
471	1	24,000
473	1	24,000
491	1	5,000
Subtotal		53,000
OTHER		
Parcel #	Floors	Area(sqft)
40	1	6,000
476	1	3,000
493	2	6,000
Subtotal		15,000
INSTITUTIONAL		
Parcel #	Floors	Area(sqft)
494	1	2,000
495	2	4,000
496	1	2,500
497	1	2,500
Subtotal		11,000
TOTAL		410,000

Residential Square Footage

# SF				TOTAL (SF)
Type A - Courtyard Home	51	3,200	per unit	163,200
Type B - Detached Home	198	2,100	per unit	415,800
Type C - Detached Home	63	1,800	per unit	113,400
Type D - Townhome	79	1,800	per unit	142,200
Type E - Duet/Triplet	52	1,400	per unit	72,800
Type F - Townhome	107	1,600	per unit	171,200
Type G - Apartment	296	950	per unit (average)	281,200
Type G2 - Mixed Use / Apartment	73	950	per unit (average)	69,350
Type G3 - Cohousing	6	750	per unit	4,500
Type H - Independent Living Residences	5	5,000	per unit	25,000
Unit Count Total				930
TOTAL				1,458,650
Percentage				78%

EASEMENTS



LEGEND

○	FOUND MONUMENT (as noted)
●	SET MONUMENT RCE 28804
—	FOUND 6"x6" MONUMENT
---	SUBJECT BOUNDARY
----	RANCHO BOUNDARY
-.-.-	ADJACENT BOUNDARY
----	HISTORICAL DOCUMENT BOUNDARY
----	LOT LINE ADJUSTMENT BOUNDARY
----	EASEMENT
----	CENTERLINE
----	CREEK
MON	MONUMENT
Pcl	PARCEL
xxx FONT xxx	HISTORICAL DOCUMENT REFERENCE

LINE TABLE - Sheet 4

LINE	LENGTH	BEARING	RECORD INFORMATION
L1	34.73'	S38°02'11"E	R19 bearing 37.40'
L2	99.88'	S88°25'18"W	R14 S88°24'19"W 100.00'
L3	241.10'	S24°45'13"E	R4&R5 N25°15'W 246.18'
L4	314.82'	S42°24'28"E	R4&R5 N42°15'W 314.82'
L5	71.28'	S88°54'28"E	R4&R5 N88°45'W 71.28'
L6	180.18'	S56°54'28"E	R4&R5 N56°45'W 180.18'
L7	280.50'	S42°54'28"E	R4&R5 N42°45'W 280.50'
L9	13.68'	S31°07'54"E	R12&R14 N31°03'50"W 13.63'
L10	40.96'	S38°50'22"E	R12&R14 N38°51'21"W 40.96'
L74	162.21'	N28°49'12"W	
L75	169.37'	N15°48'23"E	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	RECORD INFORMATION
C1	259.44'	1970.00'	7°32'44"	R1 R=2000' L=263.25'
C2	129.74'	1970.00'	3°46'28"	R3 R=2000' L=131.83' 3°46'30"
C3	266.96'	2970.00'	5°09'00"	R1 R=3000' L=269.65' 5°09'
C4	336.04'	4970.00'	3°52'16"	R1 R=5000' L=336.13' 3°52'30"
C5	167.04'	475.00'	30°15'06"	R3 R=5000' L=338.16' 30°15'06"
				R12 R=475.00' L=168.16' 20°17'52"
				R14 R=475.00' L=167.04'

LINE TABLE - Sheet 3

LINE	LENGTH	BEARING	RECORD INFORMATION
L8	535.81'	S22°48'20"E	R22 S22°50'35"E 529.34'
L11	751.63'	S66°46'54"W	R21 S65°54'30"W 380.40'
L12	450.36'	N66°46'54"E	R21 S65°52'30"W 371.30'
L13	160.25'	N66°46'54"E	R22 N67°15'48"E 450.36'
L14	695.65'	N66°46'54"E	R23 N68°49'57"E 160.00'
			R23 N68°49'57"E 699.31'
L15	688.31'	S67°06'12"W	R24 N65°23'59"E 213.00'
			R24 N69°06'59"E 253.74'
			R24 N67°04'59"E 222.89'
L16	263.97'	S67°06'12"W	R25 N66°47'E 264.12'
L17	247.50'	N19°13'22"W	R4 N19°00'00"W 247.50'
L18	85.97'	S35°14'05"W	R30 N35°00'19"E 86.03'
L19	228.34'	S56°44'26"W	R30 N56°35'10"E 228.28'
L20	211.98'	S71°13'11"W	R31 S71°00'00"W 212.00'
L21	285.04'	S81°47'48"W	R31 S81°37'25"E 285.00'
L22	51.03'	S04°14'40"E	R31 S04°44'30"E 51.00'
L23	195.80'	S74°56'53"W	R30 S74°45'10"W 195.78'

LINE TABLE - Sheet 3

LINE	LENGTH	BEARING
L65	31.88'	N86°23'09"W
L66	112.86'	N76°53'09"W
L67	142.56'	N73°08'09"W
L68	274.20'	N63°53'29"W
L69	141.90'	N73°28'22"W
L70	110.98'	S62°16'38"W
L71	174.24'	S24°16'38"W
L72	277.20'	S02°43'22"E
L73	81.18'	S17°13'22"E

NOTES:

THE BOUNDARY AND EASEMENT LINES SHOWN HEREON WERE OBTAINED FROM PUBLICLY AVAILABLE INFORMATION.

SITE EXHIBIT

SONOMA DEVELOPMENT CENTER
SONOMA COUNTY, CALIFORNIA
AUGUST 2023



PREPARED BY

BKF ENGINEERS
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

EXISTING SITE CONDITIONS
Areas that May be Subject
to Streambed Alteration
Agreement



LEGEND

-  Core Campus Boundary
-  SDC Property Line

