



August 29, 2023

County of Sonoma  
Permit & Resource Management Department

Matt Skelton  
Eldridge Renewal, LLC  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
[Mskelton@grupe.com](mailto:Mskelton@grupe.com)

DELIVERED VIA EMAIL

Re: **Notice of Receipt of a Preliminary Application**

File No. PRE23-0008  
Site Address: 15000 Arnold Drive, Eldridge, CA 95431  
APN: 054-090-001, 054-150-005, 054-150-010  
Zoning: Various

The Permit and Resource Management Department (Permit Sonoma) has received a Housing Development Preliminary Application pursuant to the Housing Crisis Act of 2019 for a mixed-use development consisting of 1,458,650 sq. ft. of residential development and 410,000 sq. ft. of non-residential development within the core campus of the previous Sonoma Developmental Center (SDC). The project proposes 930 housing units, of which 124 units will be below market rate, by way of a 50 percent State density bonus above the SDC Specific Plan's identified density of 620 base units. Non-residential land uses will consist of a mix of commercial, office, institutional, and hospitality uses, including a cafe with beer garden and a 120-room boutique hotel.

The preliminary application is deemed submitted on the date that the Planning Division received the required information and the preliminary application fee payment. This preliminary application is deemed submitted as of August 22, 2023. A full development application must be submitted within 180 days of the date the preliminary application was deemed submitted (Government Code § 65941.1(d)(1)). This letter is not a determination of the development application's completeness or consistency with applicable regulations. The Planning Division will notify the applicant of the development project application's completeness within 30 days of receipt of a full development application in accordance with Government Code § 65943.

We look forward to working with you on this project. If you have questions or need clarification, please contact us at [PermitSonoma-Housing@sonoma-county.org](mailto:PermitSonoma-Housing@sonoma-county.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Katrina Braehmer".

Katrina Braehmer  
Supervising Planner

c: File No. PRE23-0008  
Tennis Wick, Director of Permit Sonoma  
Scott Orr, Assistant Director  
Cecily Condon, Project Review Manager  
Jim Martone, State of California Department of General Services (Property Owner)  
[Jim.Martone@dgs.ca.gov](mailto:Jim.Martone@dgs.ca.gov)

