

Sonoma Developmental Center Campus Specific Plan and Eldridge Renewal Project EIR



County of Sonoma
EIR Scoping Meeting
September 25, 2025



SDC Campus Specific Plan/Eldridge Renewal Project EIR Scoping Meeting Agenda

6:00 – 7:00	In-Person Open House
7:00 – 7:30	Opening Remarks / Presentation
7:30 – End	Oral Public Comments (in-person and via Zoom)

The first part of the agenda involves an in-person open house meeting where attendees circulate to stations to learn more about the project and leave written comments. To view the materials displayed at the open house please visit:

<https://permitsonoma.org/sdcproject>

To leave a comment at any time, please scan:



English



Español

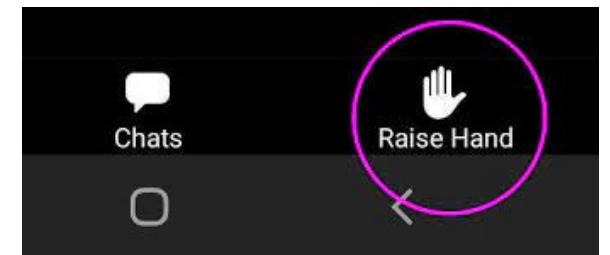
Presentation Outline

- Introduction
 - *Background*
 - *Project Area*
- Project Components
 - *SDC Campus Specific Plan*
 - *Eldridge Renewal Project*
 - *Buildout Summary*
- CEQA Requirements and Procedures
- Ways to comment
- Next steps

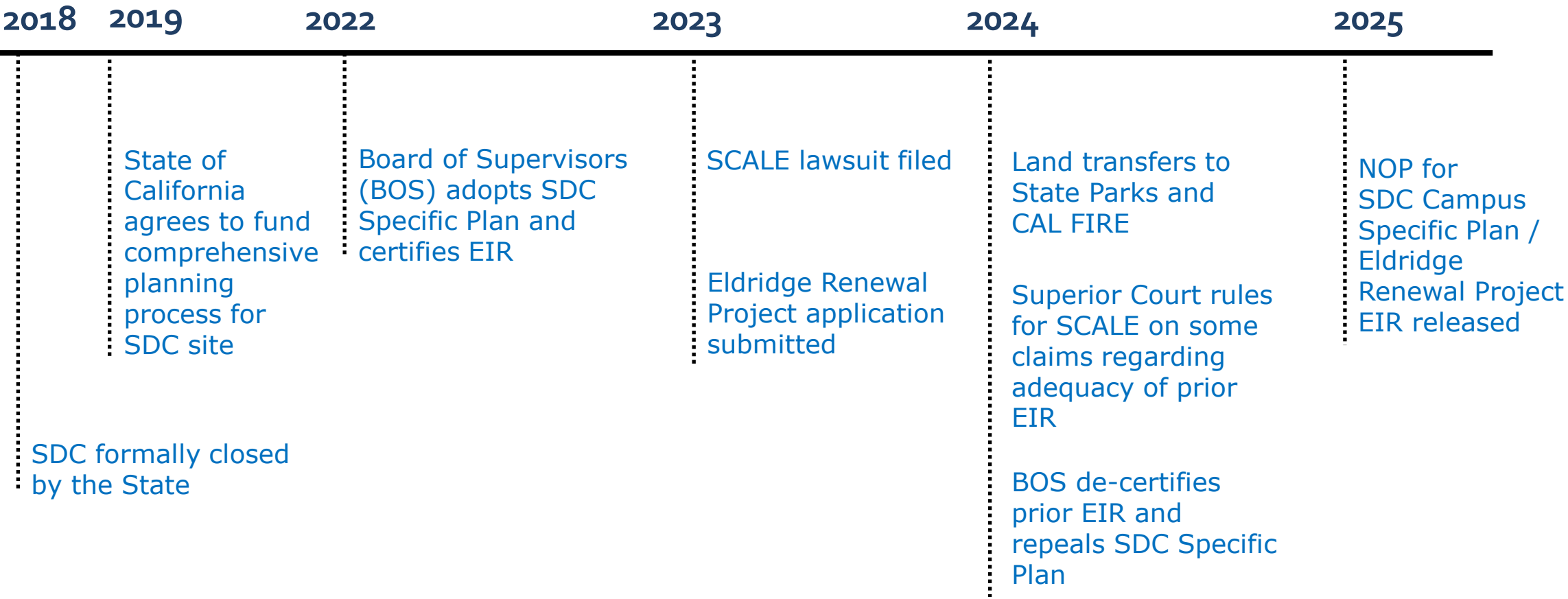


Commenting/Zoom Protocol

- This meeting is being recorded, and by attending you consent to the recording
- At the end of the presentation, there will be time for public comment
- To comment, press the "raise hand" function or type comments into the chat box
- Succinct comments are encouraged
- For those calling in: press *9 to raise your hand and *6 to unmute



Project Background



Project Components

- **SDC Campus Specific Plan** to create a sustainable, mixed use community within the 160-acre Core Campus of the SDC site while fostering climate resilience and stewardship of surrounding open space
- **Eldridge Renewal Project** proposes to redevelop the Core Campus with residential, commercial, and institutional uses, as well as public gathering and recreational spaces

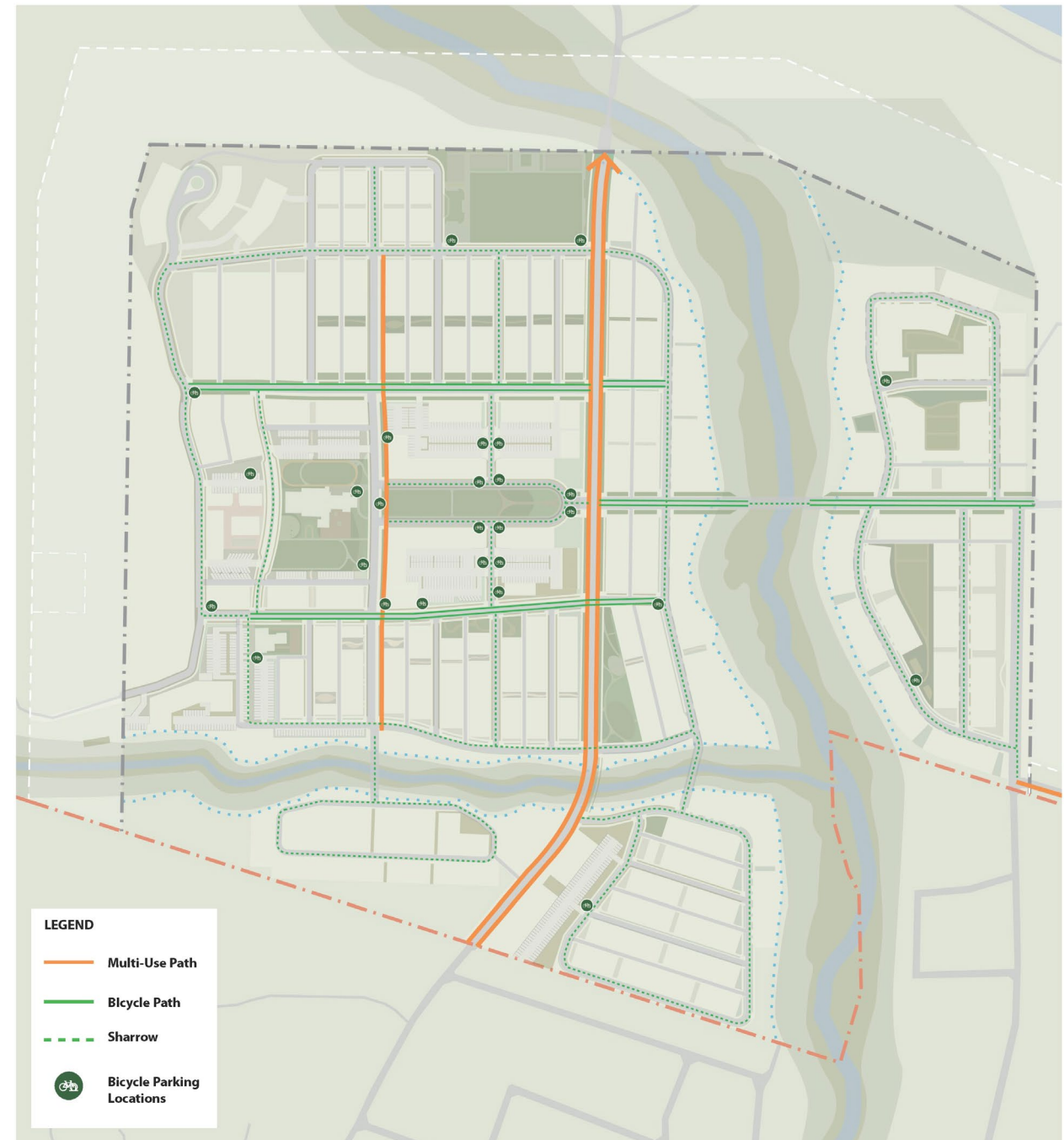
Project Area

- The Campus Specific Plan and Eldridge Renewal Project boundaries are co-terminus.
- The Project Area consists of a 160-acre core campus (reduced from 180 acres) and surrounding 49-acre wildfire buffer.

Existing Conditions

Access:

- Primary access to the Project Area is provided by Arnold Drive.
- Madrone Road provides an east-west connection to Highway 12.
- Transit service is provided by Sonoma County Transit (SCT).



Existing Conditions

*Sonoma Valley
Wildlife Corridor*

Natural Setting:

- The Project Area is part of larger the Sonoma Valley landscape and ecosystem.
- The Sonoma Valley Wildlife Corridor abuts the Project Area to the north.
- Two creeks bisect the Project Area: Sonoma Creek from north to south and Mill Creek from east to west.

Existing Conditions

Existing Development:

- The former boundaries of the SDC site generally constitute the Sonoma State Home Historic District (SSHHD).
- The SSHHD comprises 75 contributing historic resources, 65 of which are located in the Project Area, almost exclusively to the west of Arnold Drive.

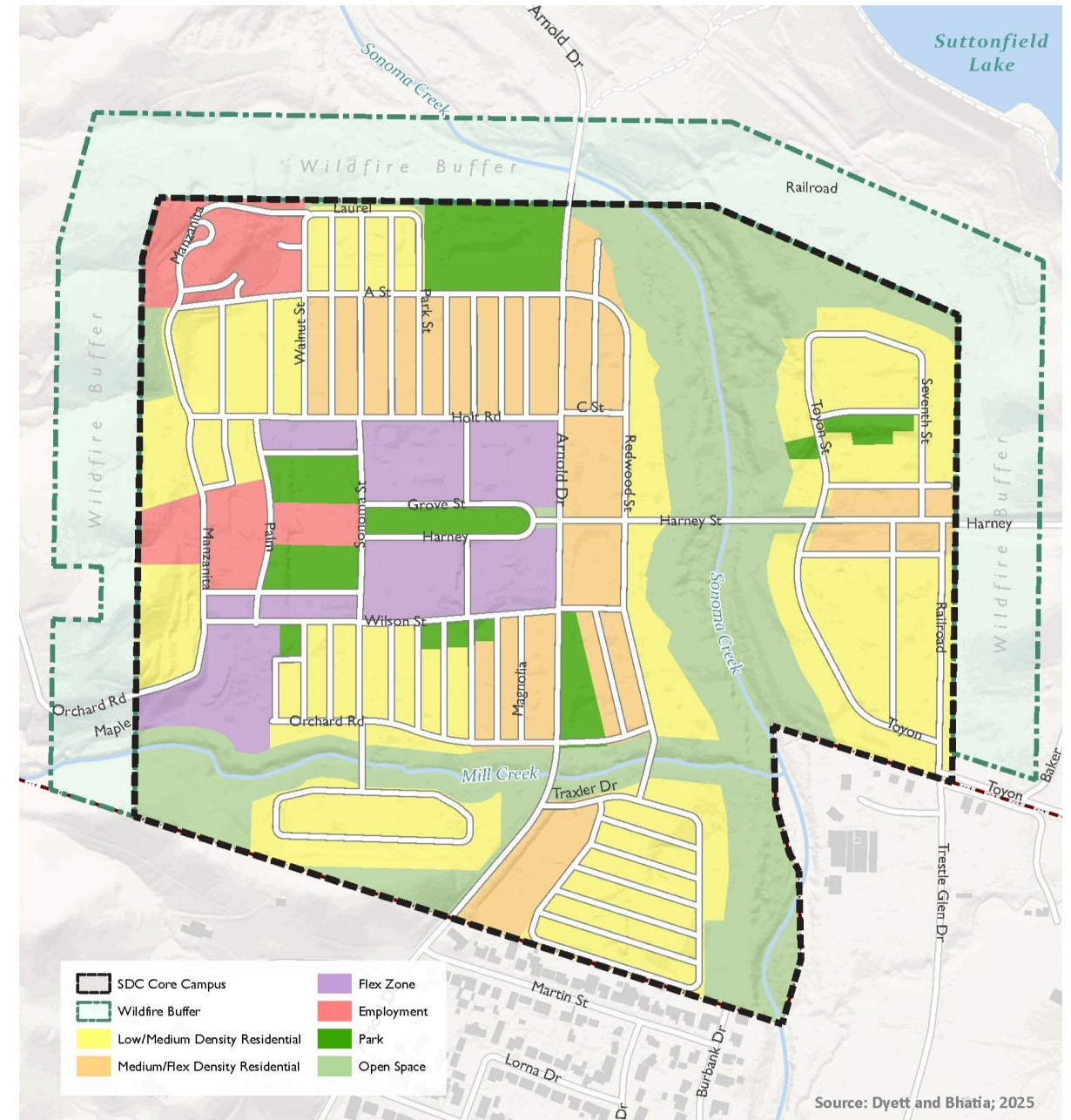
Project Components:
SDC Campus Specific Plan

Objectives

- Create a vibrant and **sustainable mixed-use community** within the core campus of the SDC site;
- Prioritize the production of housing and **promote a variety of housing types** within the core campus, including affordable housing and housing for individuals with developmental disabilities;
- Establish facilities to **support employment uses** within the core campus that further economic development for the Sonoma Valley;
- Emphasize **fire safety and community resilience** to natural and human-made disasters;
- Establish **objective design standards** and guidelines for development on the core campus which are **sensitive to the surrounding natural and open space** context and which **promote a cohesive sense of place and walkability** within the core campus; and
- Incorporate measures that **support the long-term fiscal sustainability** of development on the SDC site, including infrastructure funding and financing strategies as well as development standards and guidelines intended to reduce operating costs.

Proposed Land Uses

- A vibrant mix of housing and employment uses would be integrated into the core campus with the highest densities and intensities focused around the Central Green, envisioned to remain the heart of the community.
- The Plan would also provide for a 49-acre managed wildfire buffer around the core campus on its western, northern and eastern perimeters.



Other Plan Components

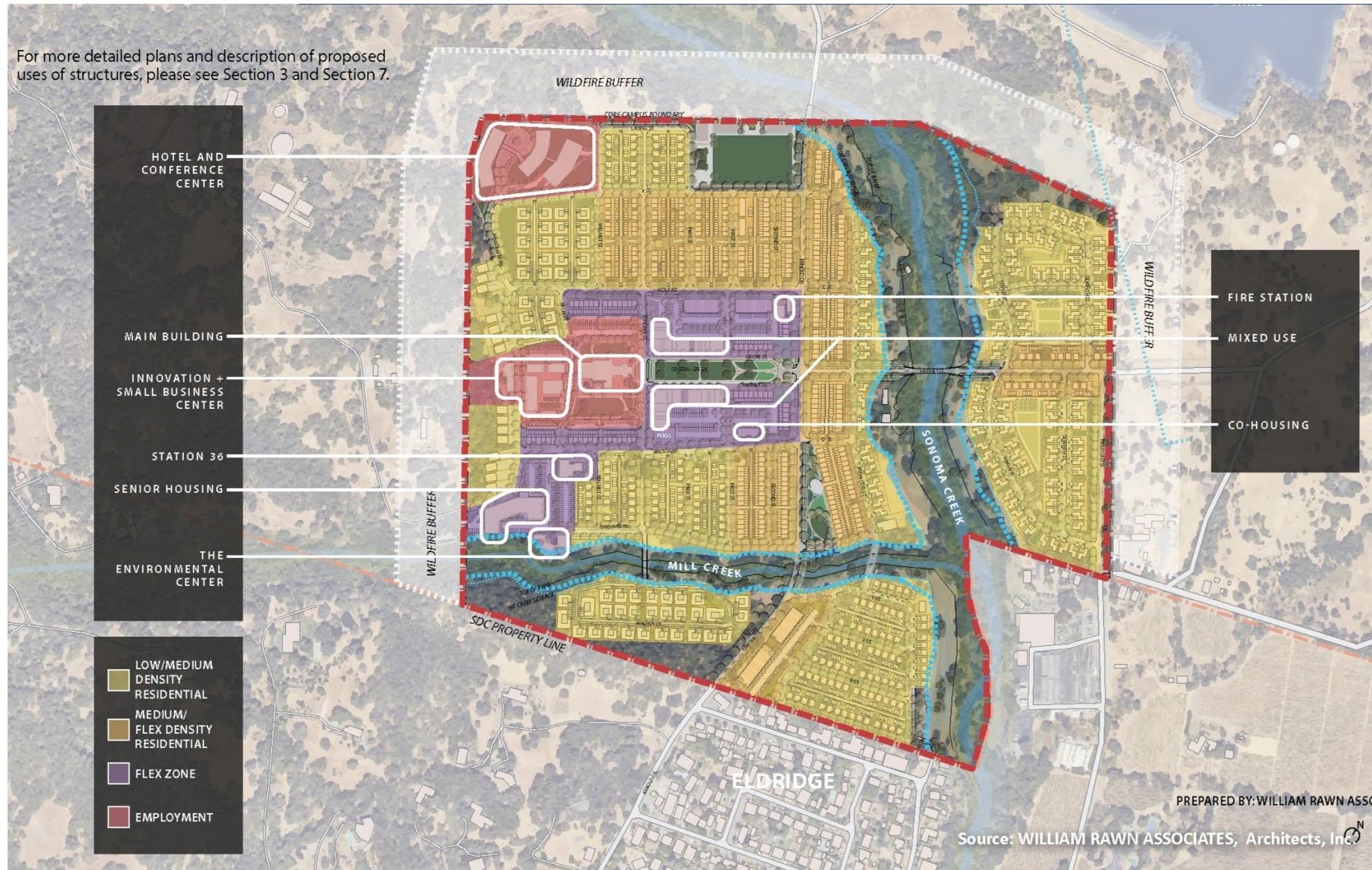
- Identify necessary infrastructure improvements and funding and financing tools available for capital improvements
- Envision a new emergency vehicle access and bicycle connector that provides direct connection from the core campus to Highway 12 to further enhance site connectivity and improve emergency evacuation options
- Outline strategies for potential implementation of greywater and recycled water systems in new residential and commercial facilities in order to conserve potable water and reduce water waste

Project Components:
Eldridge Renewal Project

Objectives

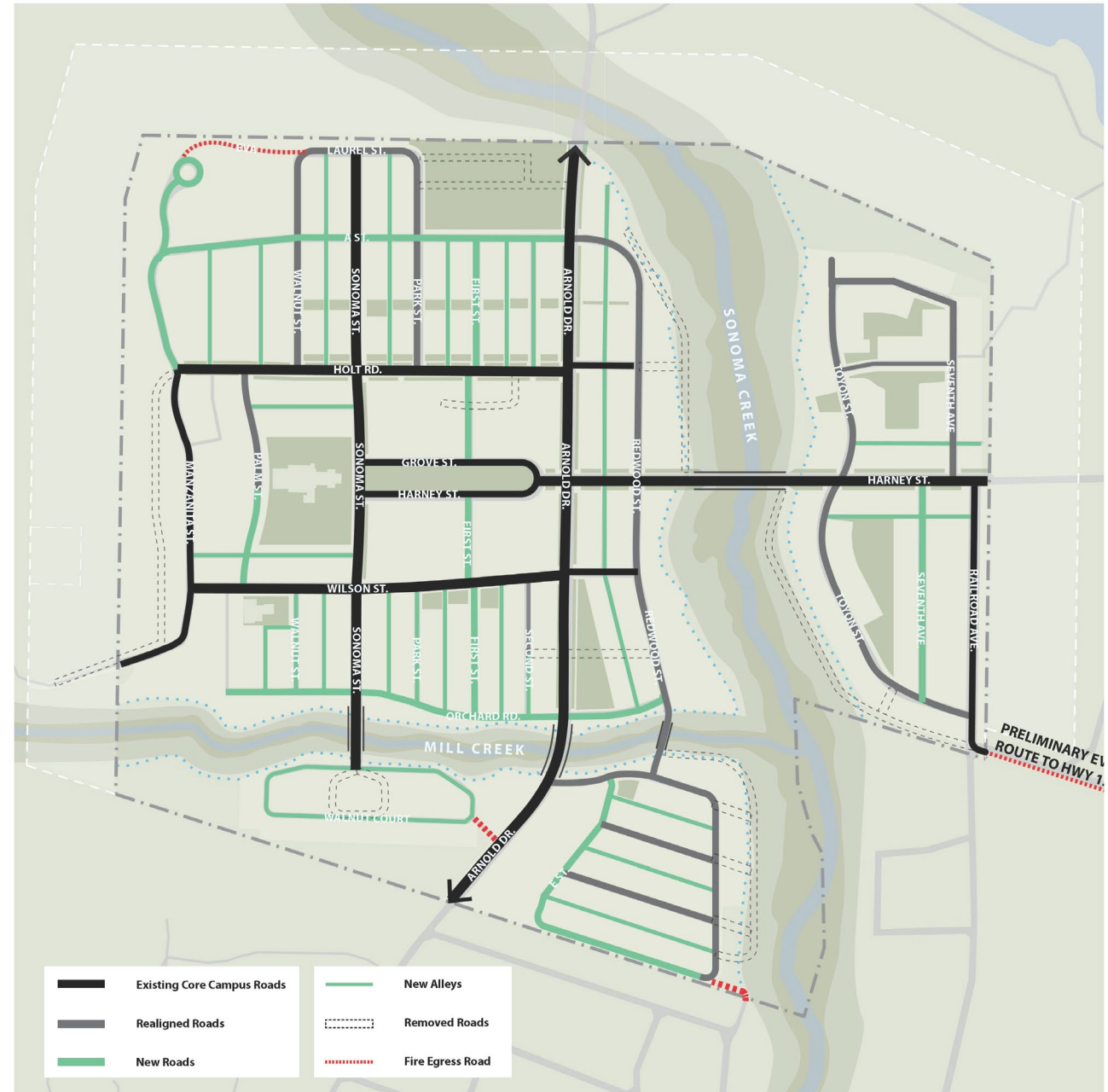
- Provide a **diversity of housing types** and affordability levels at the site.
- Create a high-quality residential and **mixed-use community**.
- Establish **objective design standards** and guidelines which will ensure that all residential development will incorporate relevant best practices in mitigating potential spread of wildfire.
- Incorporate the existing natural terrain and character of the Project area into the design of the development, retaining and **preserving existing natural resources**, to the greatest extent feasible.
- Organize the site design to **preserve significant historic landscape features**, including trees.
- Create a range of public gathering and **recreation spaces** within the Project site.
- **Adaptively reuse the historic Main Building, Firehouse** and several of the agrarian and industrial buildings.
- Create a **comprehensive development plan** with design guidelines to ensure that the Project will be responsive to market conditions and demands as they change over time.
- Provide the new community with **wildfire hazard protective infrastructure** and facilities on site.
- Establish a **high level of sustainability** in Project resource management systems.
- Provide a high-quality mixed-use Project which incorporates **essential amenities and infrastructure**.

Proposed Site Plan



Circulation Plan

- The proposed street network favors low-speed automobile traffic and is organized to create a multimodal experience with critical east-west connections across the site.
- The Project will provide a network of sidewalks, walking paths, and bike routes to further allow residents and visitors movement in and around the Core Campus, to connect to local and regional destinations, and to transit.



Landscaping, Tree Protection, Open Space Plan

- The landscaping plan maintains the stepped topography and orientation of the historic campus.
- The streetscape network includes parkways throughout the site, and pocket parks and green linkages create a system of open space that allows for off-street pedestrian connections from east to west.
- Enhanced riparian plantings frame the existing creek landscapes, capturing and treating runoff.



Utilities

Water Supply and Conveyance:

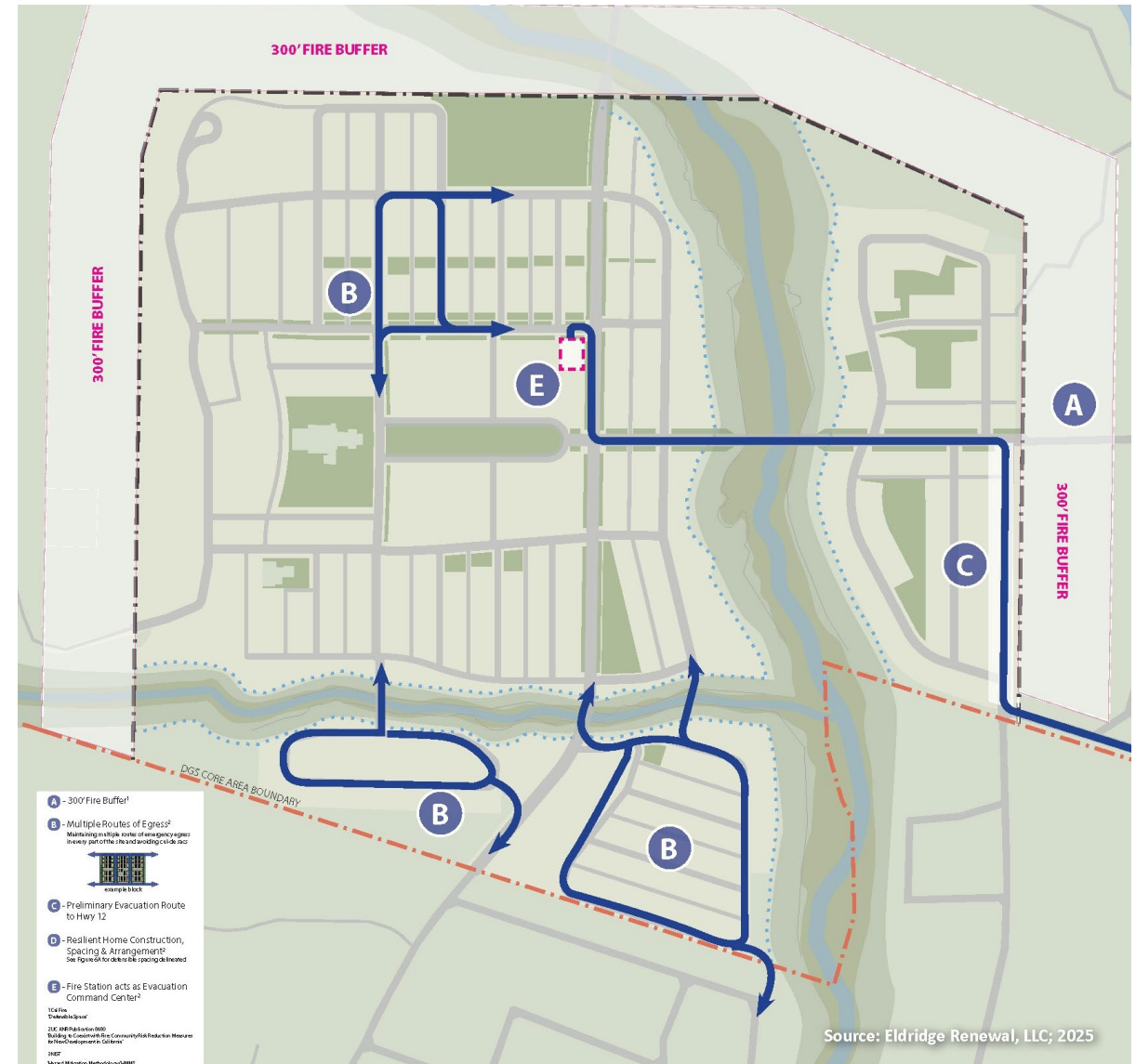
- The Project would repair or replace the existing water treatment plant and repair and reconstruct the off-campus and on-campus distribution system.
- The Project would utilize the SDC self-contained water system that consists of lakes, natural springs, wells, a raw water and potable water distribution system, a water treatment plant, treated water storage, and surface water reservoirs.

Public Service Providers:

- Water Supply and Conveyance - Valley of the Moon Water District
- Sanitary Sewer – Sonoma Valley County Sanitation District
- Stormwater management – Sonoma County
- Energy – Pacific Gas & Electric or Sonoma Clean Power
- Waste – Recology Sonoma-Marin
- Police - Sonoma County Sheriff Office
- Fire – Sonoma Valley Fire District

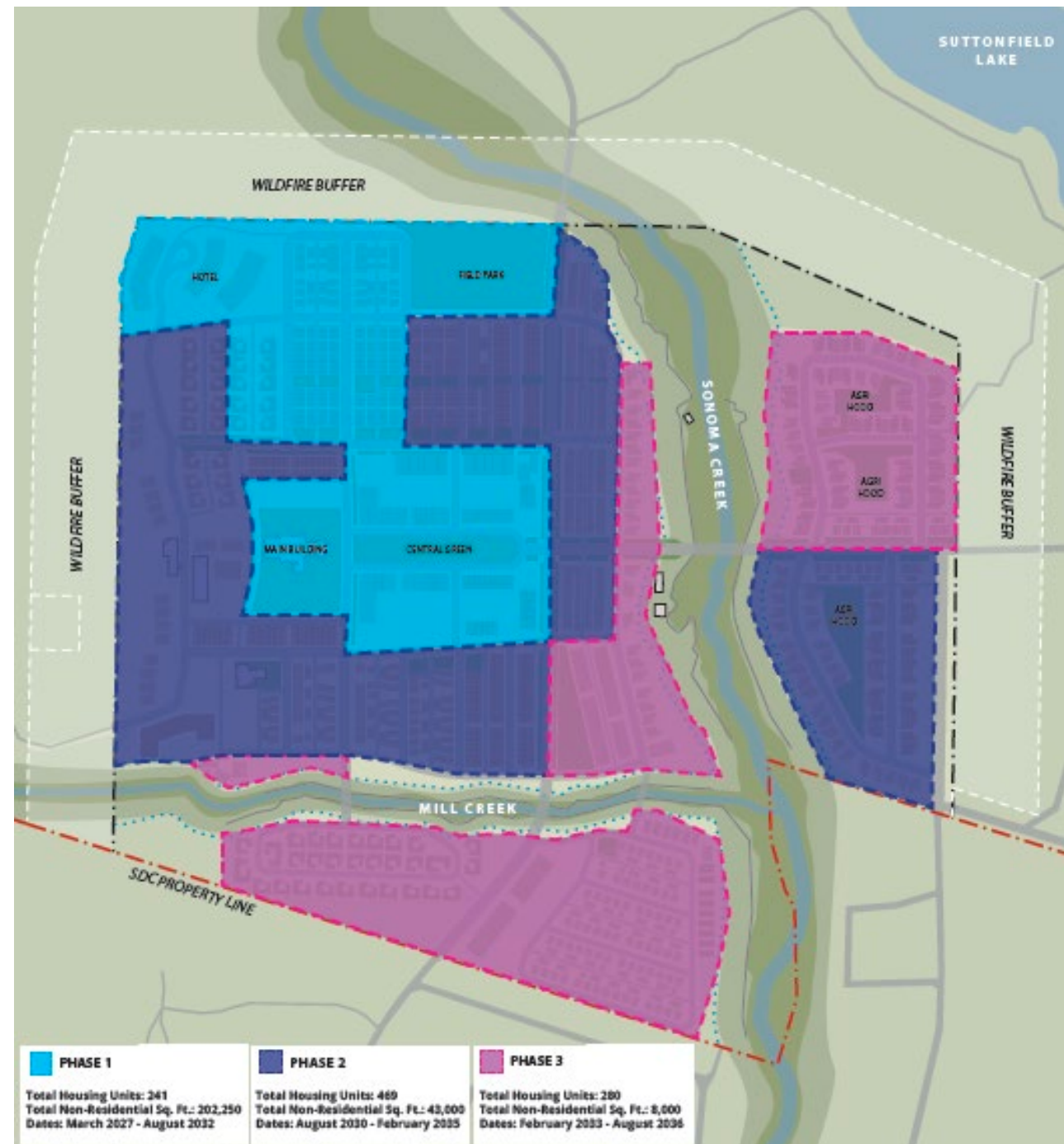
Wildfire Resilience Strategy

- Includes fire resilient materials, home hardening, vegetation management, defensible space standards, as well as a perimeter wildfire buffer.
- A 300-foot-wide wildfire buffer would be established around the core campus within State-owned areas.
- A site has been reserved in the Project Area for the construction of a new fire station for the SFVD.
- A future emergency-use-only roadway connecting the Project Area with Highway 12 to the east is proposed.



Phasing Plan

- The horizon year of the Specific Plan is 2040.
- Development of the Project would occur in three staggered phases over a period of approximately 9.5 years between March 2027 and August 2036.
- Each phase would consist of demolition and site preparation; installation of infrastructure and utilities; and construction.



Buildout Summary

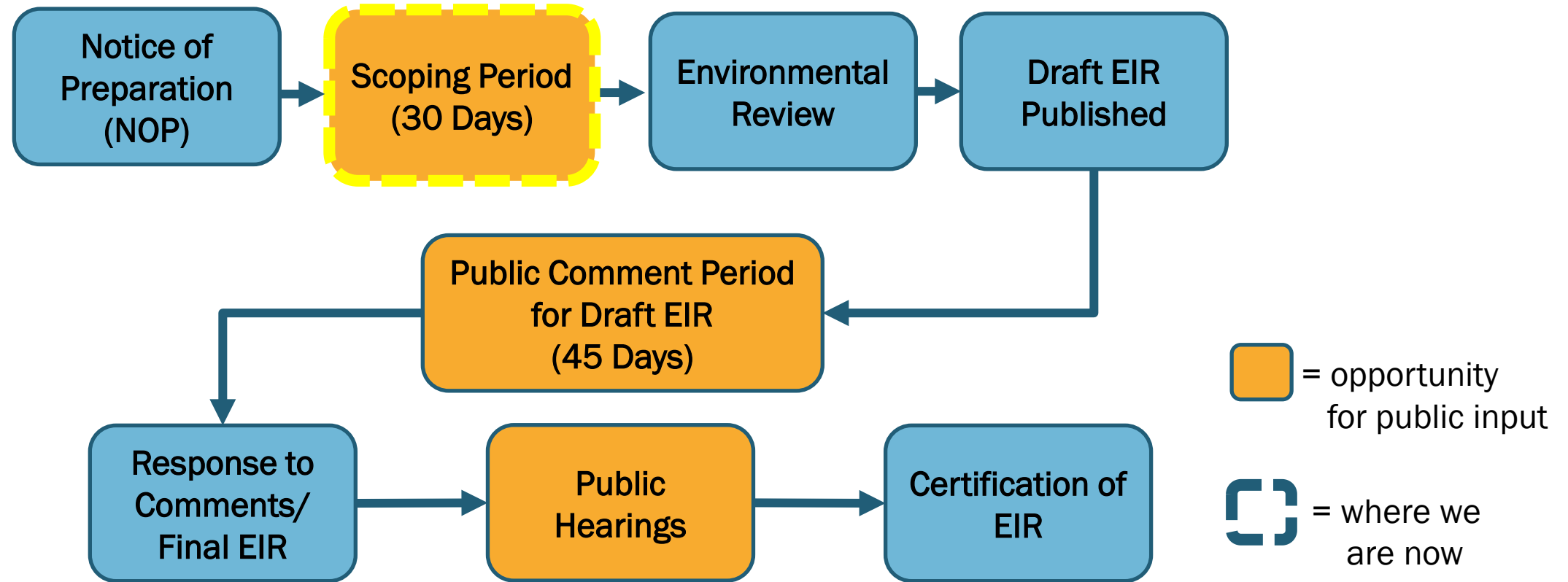
- A total of 990 residential units with a diverse array of styles. This includes 785 new market rate units, 5 independent living homes, and 200 affordable units.
- Approximately 130,000 square feet of commercial uses.
- A 150-room hotel and ancillary uses and amenities with a parking structure.
- Approximately 67 acres of outdoor public parks, active recreational areas, and open space areas.
- Various public infrastructure and utility network improvements.
- Approximately 3,030 parking spaces.
- A designated area for a new fire station and evacuation command center.

CEQA Requirements and Procedures

Purpose of EIR

- Inform decision-makers and the public
 - *Describe the project*
 - *Identify existing setting*
 - *Describe environmental effects*
 - *Prevent significant, avoidable damage to the environment*
 - *Define mitigation or policies that serve to avoid or reduce significant environmental effects*

Environmental Review Process



CEQA Requirements: Resource Categories

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Desired Input

Permit Sonoma would like to know:

- Are there concerns related to potential environmental issues that should be considered in the EIR analysis?
- What actions, if any, could be taken to address concerns?
- Do you have any information that will be beneficial as the EIR is being prepared?



Ways to Comment

1. Oral comments — at 7:30PM after this presentation

2. Digital comments — scan these QR codes:



English



Español

3. Written comments — fill out comment cards at stations

4. Post-meeting comments — submit by mail or email

- Due by **5:00PM, September 29, 2025** to:

Wil Lyons, Planner III
2550 Ventura Avenue
Santa Rosa, CA 95403

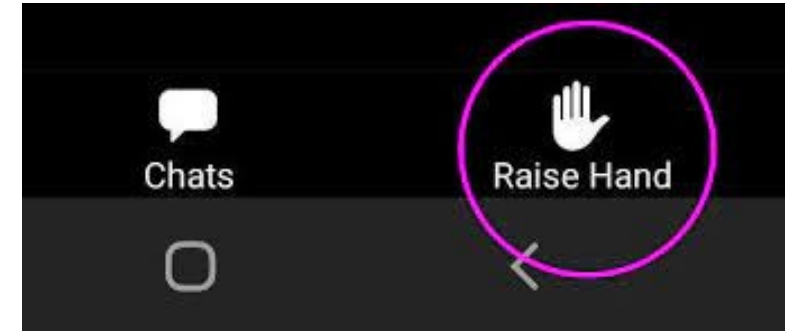
E-mail: sdcs@sonomacounty.gov

Comment Procedure

1. Please line up at the podium to make an oral comment in person
2. Please raise your hand in Zoom if you wish to speak
3. We will alternate between in person and zoom comments (5 each)
4. Please be succinct in your comments to allow all attendees the opportunity to speak

Zoom Commenting Protocol

- To comment, press the "raise hand" function or type comments into the chat box
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Next Steps

Scoping Period ends September 29

Anticipated Draft Specific Plan
and EIR release Early 2026