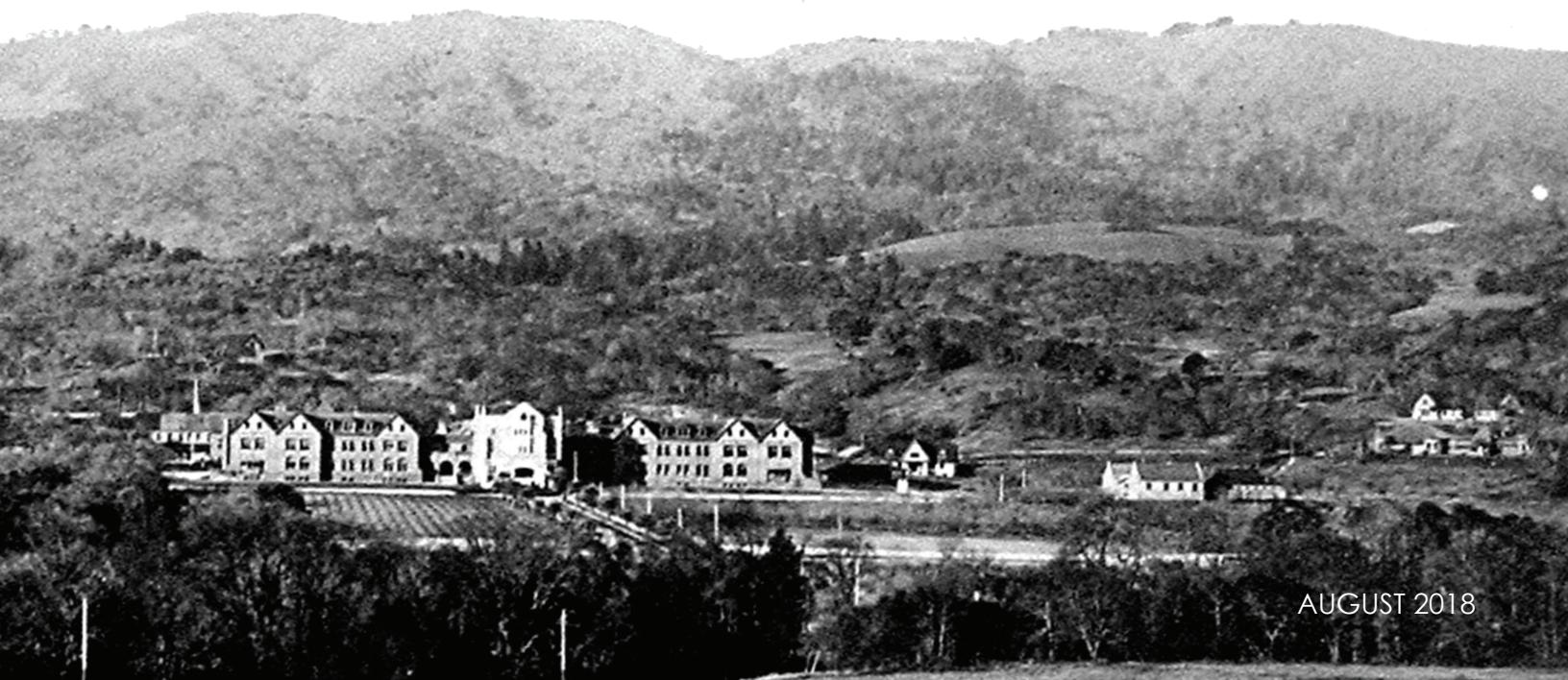


# *Sonoma Developmental Center*

EXISTING CONDITIONS ASSESSMENT



AUGUST 2018



# *Sonoma Developmental Center*

EXISTING CONDITIONS ASSESSMENT

AUGUST 2018

# *Acknowledgements*

## **AGENCIES**

---

California Department of General Services - Real Estate Services Division / Asset Management Branch

## **CONSULTANTS**

---

WRT - *Project Management / Land Use + Site Design / Community Engagement Visualizations + Tools*

Page & Turnbull - *Architecture + Adaptive Reuse*

Nelson\Nygaard - *Mobility Strategy*

Interface Engineering - *Integrated MEP and Energy Strategy*

Urban Green - *Integrated Real Estate Strategy*

Economic & Planning Systems (EPS) - *Market Analysis, Economic Feasibility + Governance*

Equity Community Builders (ECB) - *Adaptive Use Development Strategy*

SAGE - *Agriculture Strategy, Programs and Feasibility*

Prunuske Chatham, Inc. - *Ecology and Ecosystem Services*

Sherwood Design Engineers (SDE) - *Green Infrastructure Strategy, Hydrology and Water Rights*

Center for Collaborative Policy - *Engagement Strategy and Facilitation*

EBA - Site - *Hazardous Materials Assessment + Environmental Engineering*

Van Brunt Associates - Buildings - *Hazardous Materials Assessment and Remediation*

Tom Origer & Associates - *Archaeological / Cultural Resources Assessment*

DCI Engineering - *Structural Engineering*

PJC Associates - *Geotechnical Engineering*

J. R. Conkey and Associates - *Cost Estimating*

Albion Surveyors - *Land Surveying*

---

# *Table of Contents*

## **1. INTRODUCTION**

---

1.1 Project Overview .....	3
1.2 SDC and its Site .....	4
1.3 Learning from the Community .....	8
1.4 Areas of Analysis .....	10
1.5 How to Use this Report .....	12

## **2. EXECUTIVE SUMMARY**

---

2.1 Community Voice .....	17
2.2 Land + Water .....	18
2.3 Ecology .....	24
2.4 History + Experience of Place .....	31
2.5 Buildings + Infrastructure .....	36
2.6 Economy + Land Use .....	44
2.7 Factors Affecting Future Reuse of the SDC Site .....	56

## **3. COMMUNITY VOICE**

---

3.1 Stakeholder Interviews .....	59
3.2 Community Advisory Committee (CAC) Workshops .....	61
3.3 Community Meeting .....	64

## **4. LAND + WATER**

---

4.1 Regional Setting .....	69
4.2 Geology of the SDC Site .....	73
4.3 Site Hydrology .....	93
4.4 Water Supply System .....	103
4.5 Considerations for Reuse and Conservation .....	110

## 5. ECOLOGY

---

5.1 Regional Setting .....	117
5.2 Biological Resources at the SDC Site .....	120
5.3 People and Land at the SDC Site .....	151
5.4 Climate Change and Resilience .....	172
5.5 Regulatory Jurisdictions and Policies .....	174
5.6 Considerations for Reuse and Conservation .....	176

## 6. HISTORY + EXPERIENCE OF PLACE

---

6.1 Cultural Landscape of the Valley .....	191
6.2 Historical Development at the SDC Site .....	196
6.3 Historical Resource Assessment .....	208
6.4 Experiencing SDC Today .....	218
6.5 Considerations for Reuse and Conservation .....	222

## 7. BUILDINGS + INFRASTRUCTURE

---

7.1 Regional Transportation Context .....	227
7.2 Streets and Sidewalks on the SDC Site .....	235
7.3 Infrastructure and Utilities Assessment .....	238
7.4 Building Conditions .....	258
7.5 Hazardous Materials .....	278
7.6 Conceptual Cost Estimates .....	281
7.7 Considerations for Reuse and Conservation .....	283

---

## **8. ECONOMY + LAND USE**

---

8.1 Regional Economic Context and Trends .....	291
8.2 Other Real Estate Trends Relevant to the SDC Context .....	309
8.3 Market Potential .....	315
8.4 Case Studies: Comparable Places in Transition .....	318
8.5 Site Transition at SDC .....	326
8.6 Land Use Regulatory Context .....	332
8.7 Considerations for Reuse and Conservation .....	340

---

## **9. CONSIDERATIONS FOR REUSE AND CONSERVATION**

---

9.1 Key Considerations at the Site Scale .....	345
9.2 Considerations for Future Use of the Core Campus .....	362
9.3 Economic Considerations .....	367

---

## **APPENDICES**

---

- A. Preliminary Geologic Hazard Report (PJC & Associates)
- B. Hydrology and Site Infrastructure (Sherwood Design Engineers)
- C. Natural and Recreational Resources (Prunuske Chatham, Inc.)
- D. Limited Phase II Site Investigation Report (EBA Engineering)
- E. Mobility Assessment (Nelson\Nygaard)
- F. Building System Assessment (Interface Engineering)
- G. Structural Condition Assessment (DCI Engineers)
- H. Building Hazardous Materials Assessment (VBA, Inc.)

# *List of Figures + Tables*

## **1 INTRODUCTION**

---

### **Figures:**

1-1	The SDC Site .....	7
1-2	Primary Areas of Study (“Pillars”) and Associated Expert Teams & Specialists .....	11

## **2 EXECUTIVE SUMMARY: THE STORY OF SDC**

---

### **Figures:**

2-1	Land + Water at SDC .....	19
2-2	Site Infiltration .....	22
2-3	Sensitive Natural Resources .....	25
2-4	Ecology at SDC .....	27
2-5	Recreational Resources .....	29
2-6	Culture + History at SDC .....	33
2-7	Cognitive Map of SDC .....	35
2-8	Water Supply and Distribution at SDC .....	39
2-9	Structural Condition .....	43
2-10	Economy + Land Use at SDC .....	51

## **3 COMMUNITY VOICE**

---

### **Figures:**

3-1	Foundational Recurring Themes .....	60
-----	-------------------------------------	----

## **4 LAND + WATER**

---

### **Figures:**

4-1	Creeks and Watersheds of the Sonoma Valley .....	71
4-2	Rainfall .....	72

---

4-3	Elevation Analysis .....	74
4-4	Slope .....	75
4-5	Geologic Map of the Glen Ellen 7.5 Minute Quadrangle .....	76
4-6	Geologic Cross-section A – A', Sonoma Developmental Center .....	79
4-7	Hydrologic Soil Groups .....	80
4-8	Alquist-Priolo Location .....	83
4-9	Fault Activity .....	85
4-10	Shake Severity – Rodgers Creek Fault .....	85
4-11	Shake Severity – West Napa Fault .....	87
4-12	Shake Severity – San Andreas Fault .....	87
4-13	Soil Type and Shaking Hazards .....	89
4-14	Liquefaction Susceptibility .....	89
4-15	Landslide and Slope Stability .....	91
4-16	Distribution of Slides and Earth Flows .....	92
4-17	Sub-Watersheds on the SDC Site .....	96
4-18	100- and 500-Year Flood Zones .....	100
4-19	Infiltration Best Management Practices .....	111
4-20	Infiltration Potential .....	113

## Tables:

4-1	Soil Types Mapped at the SDC Site .....	82
4-2	Closest Known Active Faults and Site Deterministic Parameters .....	84

---

## 5 ECOLOGY

---

## Figures:

5-1	Large Landscape Blocks and Critical Wildlife Linkages .....	118
5-2	Protected Lands and Critical Wildlife Linkages Adjacent to the SDC Site .....	119
5-3	Vegetation .....	121
5-4	Wet Meadow on East Side of SDC Site .....	130
5-5	Sensitive Natural Resources .....	135
5-6	Special-Status Plant and Sensitive Habitat Occurrences .....	145
5-7	Special-Status Wildlife Occurrences & Sonoma Valley Wildlife Corridor .....	146
5-8	Selected Ecosystem Services .....	152
5-9	Recreational Resources .....	157
5-10	Bike and Walking Use at SDC around the SDC Site .....	158

5-11	Sub-areas for Consideration of Agricultural Suitability .....	165
5-12	Changes in Suitable Conditions by Vegetation Type .....	173
5-13	Ecological Enhancement Opportunities - SDC West .....	183
5-14	Ecological Enhancement Opportunities – SDC Central .....	184
5-15	Ecological Enhancement Opportunities – SDC East .....	185

**Tables:**

5-1	SDC Sub-Areas with Suitability for Types of Agricultural Uses and Key Natural Resource Considerations .....	169
5-1	Recommended Setbacks from Sensitive Habitats .....	186

## **6 HISTORY + EXPERIENCE OF PLACE**

---

**Figures:**

6-1	Sonoma State Home Appears on Topographic Map, 1916 .....	201
6-2	Sonoma State Home Circa 1923 .....	202
6-3	Map of Sonoma County, 1939 .....	203
6-4	Sonoma State Hospital, 1959 .....	204
6-5	Sonoma Developmental Center, 1979 .....	205
6-6	Sonoma Developmental Center, 1996 .....	206
6-7	Development Eras at SDC .....	207
6-8	Map of Historic District Contributors per JRP HRIER .....	212
6-9	Cognitive Map .....	220
6-10	Landscape Character Zones .....	221

**Tables:**

6-1	Cultural Landscape Character-Defining Features .....	214
-----	--	-----

## **7 BUILDINGS + INFRASTRUCTURE**

---

**Figures:**

7-1	SDC Sonoma County Commute Trip Patterns (2035) .....	228
7-2	Destinations of Trips from the SDC Area (2010) .....	230

---

7-3	Origins of Trips to the SDC Area (2010) .....	231
7-4	Transit Network .....	232
7-5	Existing and Planned Bike Network .....	234
7-6	Pavement Conditions .....	237
7-7	Water Supply Systems .....	239
7-8	Water System .....	244
7-9	Sanitary Sewer System .....	246
7-10	Storm Drain System .....	249
7-11	Impervious Areas .....	250
7-12	Central Utility Plant .....	252
7-13	Site Electrical System .....	254
7-14	Telecommunications .....	255
7-15	Building Plan Types (Main Campus) .....	260
7-16	Extent of the Nuns Fire and Fire-Damaged Buildings at the SDC Site .....	264
7-17	Rapid Assessment: Exterior Building Accessibility .....	266
7-18	Rapid Assessment: Building Materials Evaluation .....	267
7-19	Primary Building Structural System .....	270
7-20	Rapid Assessment: Building Structural Evaluation .....	271
7-21	Rapid Assessment: Building Hazardous Materials .....	279

## Tables:

7-1	Sitewide Infrastructure Condition Summary .....	257
7-2	Rough Order of Magnitude Cost Estimate for Utility Upgrades and Site Work .....	282
7-3	Rough Order of Magnitude Cost Estimate for Building Rehab and Infrastructure Upgrades .....	282

---

## 8 ECONOMY + LAND USE

---

## Figures:

8-1	Regional Economic Context .....	290
8-2	Population Growth Trends 2000-2017 .....	293
8-3	Population Forecasts .....	293
8-4	Employment Forecasts .....	293
8-5	County Employment by Industry .....	294
8-6	County Employment Trend .....	295
8-7	New Home Permits .....	297
8-8	Single-Family Median Home Value .....	298

8-9	For-Rent Asking Price .....	298
8-10	County Office Market Trends .....	299
8-11	Average Lease Rates .....	300
8-12	County Industrial Market Trends .....	301
8-13	Industrial Lease Rates .....	302
8-14	County Flex Market Trends .....	303
8-15	Flex Lease Rates .....	304
8-16	County Retail Market Trends .....	305
8-17	Retail Lease Rates .....	306
8-18	Sonoma County Visitor Spending .....	307
8-19	Hospitality Properties within A Five-Mile Radius .....	308
8-20	Market Demand Illustration .....	329
8-21	Illustrative Land Value Relationships .....	330
8-22	Market Demand and Community Values .....	331
8-23	General Plan Land Use, Sonoma County .....	333
8-24	Zoning .....	337

### Tables:

8-1	Sonoma County Hospitality Properties .....	308
-----	--	-----

## **9    CONSIDERATIONS FOR REUSE AND CONSERVATION**

---

### Figures:

9-1	Protected Lands and Wildlife .....	346
9-2	Protected Lands and Wildlife, Hydrology .....	348
9-3	Protected Lands and Wildlife, Hydrology and Vegetation .....	350
9-4	Protected Lands and Wildlife, Hydrology, Vegetation, Trails and Recreation .....	352
9-5	Scenic Corridors .....	354
9-6	Agriculture .....	356
9-7	Site Reuse Zones .....	359
9-8	Site Planning Elements .....	365

---

This page intentionally left blank.

