

THE SPRINGS Specific Plan



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The County of Sonoma is beginning the process of developing a Specific Plan for the Springs community. The Springs Specific Plan is intended to guide development and gradually shape the area into a more vibrant and sustainable pedestrian-oriented community with a focus on active transportation and enhanced transit opportunities.

What Do You Envision for the Future of The Springs?

- A thriving, active community?
- Enhanced bicycle and pedestrian mobility?
- New community focal areas?
- An eclectic mix of local businesses?
- Different housing opportunities?

Tell Us Your Vision

We want to hear from Springs area residents, businesses, and employees to make sure that the Specific Plan addresses current issues of local concern, and provides a vision for the future that is consistent with the desires of the local community. There are many ways for you to participate:

- Attend the Community Workshops
- Contact a Community Advisory Team (CAT) member
- Visit the website and submit comments in writing
- Email County staff directly (contact information below)

Contact the Springs Specific Plan Team

prmd-thesprings@sonoma-county.org OR
Yolanda G. Solano, Planner III
Sonoma County Permit and Resource
Management Department
2550 Ventura Ave
Santa Rosa CA 95403-2829

Get Involved!

Website: thesprings.specificplan.org

Visit the Springs Specific Plan website to find out more about future meetings, available background data, and the status of the project.

Community Workshops

A total of 5 community workshops will be held throughout the Specific Plan development process. The workshops provide an opportunity for community participation, developing and refining a vision for The Springs, and identifying key opportunities and issues to address in the Specific Plan.

The 1st Community Workshop will be held on Monday, February 29th at 6:00 pm at Altimira Middle School, Multi-Purpose Room, 17805 Arnold Dr., Sonoma, CA 95476.

Community Advisory Team (CAT)

Sonoma County has appointed a 15-member Community Advisory Team. The CAT will help shape the Springs Specific Plan by providing input, offering community insight, and serving as a liaison to area residents, businesses, and organizations. CAT meeting dates are posted on The Springs website.

Specific Plan Documents

The Specific Plan process will take approximately two years, wrapping up in early 2018. As the Specific Plan is prepared, a number of documents will be available for public review and comment.

Existing Conditions Report

This document will provide a snapshot of the conditions, trends, and regulations that are influencing The Springs community. The report will focus on development patterns, natural resources, economic conditions, environmental constraints, housing resources, demographics, circulation patterns, and parking conditions.

Issues and Opportunities Report

This report will provide a summary of critical land use, development, and circulation issues to be addressed in the Specific Plan. The report will present alternative approaches that can be used to address each key issue. This document will be used by the County and the Community Advisory Team to provide direction on the content of the Specific Plan.

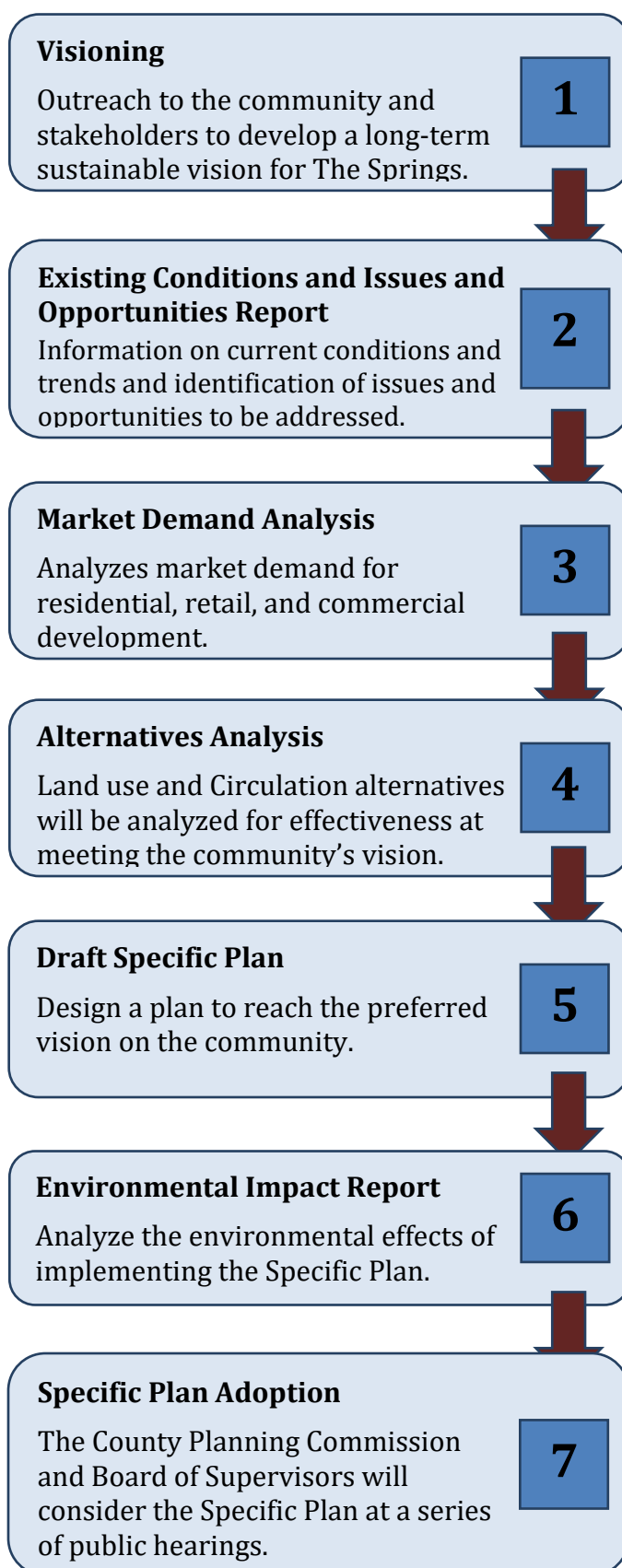
Draft Specific Plan

The Springs Specific Plan will contain goals, policies, design standards, and implementation strategies that will help gradually shape the area into a more vibrant and sustainable pedestrian-oriented community with a focus on active transportation and enhanced transit opportunities.

Environmental Impact Report (EIR)

The EIR prepared for the Specific Plan will meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors will use the EIR during their consideration of the Specific Plan to understand potential environmental implications associated with the Specific Plan.

Specific Plan Process



What is Covered in a Specific Plan?



Objectives: Describes the goals of the plan and identifies community priorities.



Land Use Plan: Establishes land use patterns, guides the relationship between the built environment and the public realm, and provides for quality public spaces.



Circulation Plan: Identifies necessary transportation improvements, including roadways, bicycle and pedestrian network, public transit, and parking.



Community Facilities Plan: Defines the size and location of community facilities, including parks, open space, libraries, and other civic resources.



Design Guidelines: Establishes standards that promote attractive, pedestrian-oriented development, enhanced bicycle facilities, and increased use of transit. Design guidelines will be provided for buildings and streetscapes, and will support the vision for the Springs Area.



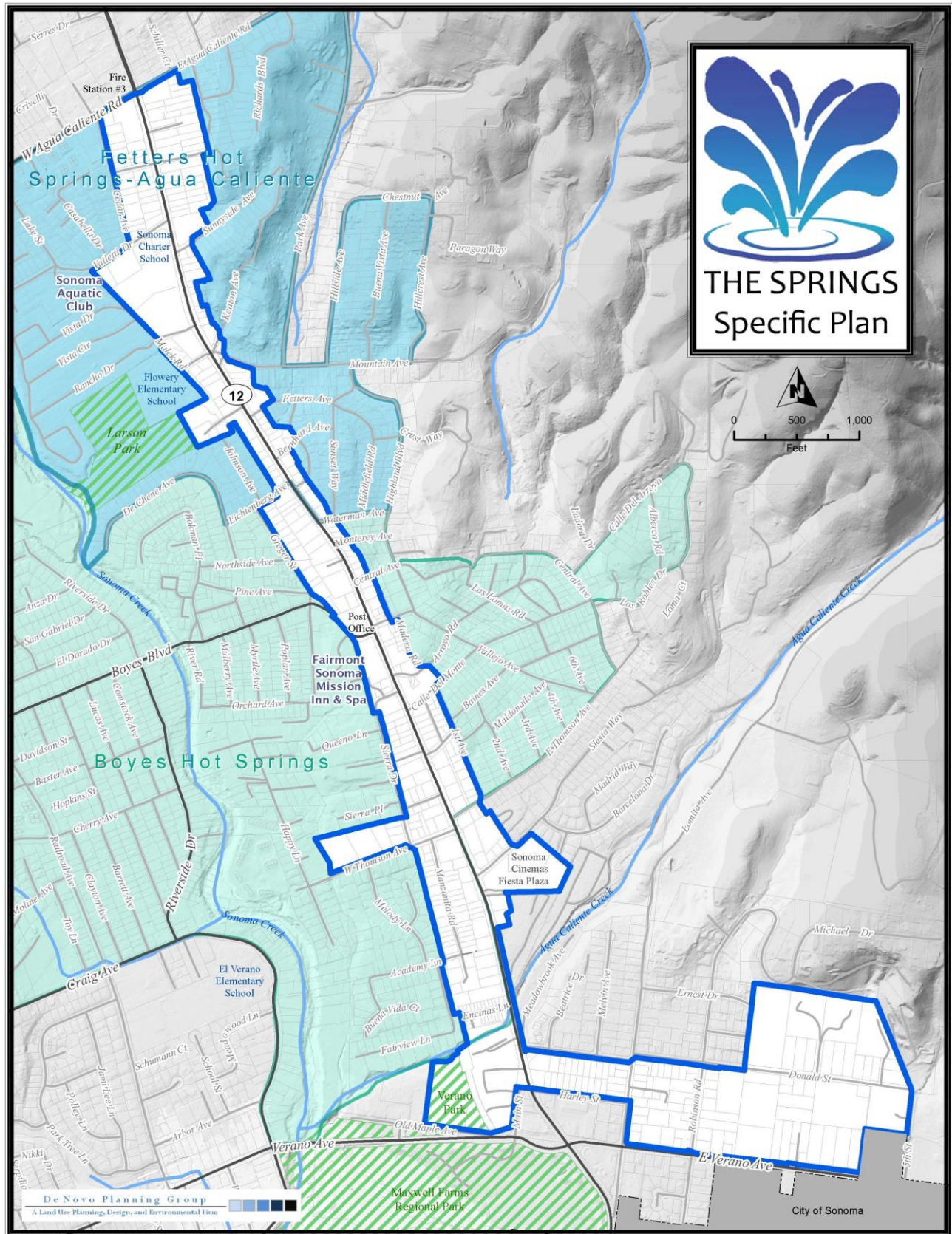
Financing and Implementation Plan: Identifies the improvements (streets, roads, sidewalks, bike lanes and racks, utilities, street parking, storm water management, etc.) needed to facilitate development in accordance with the Specific Plan. Includes a financing strategy and potential funding sources.



Rural Community Investment Area (RCIA)

The Springs is designated as a Rural Community Investment Area (RCIA). RCIA's are centers and corridors of economic and community activity surrounded by agricultural, resource, or protected conservation lands. These districts present an opportunity to preserve a rural character and scale while integrating a range of housing types, local retail, cultural and civic activities, and enhancing pedestrian and bicycle connectivity. The regional planning organization, the Association of Bay Area Governments, recognizes RCIA's after local jurisdictions request this designation.

The Plan Bay Area forecasts 480 new jobs and 1,090 households for The Springs RCIA by 2040.



Sources: Sonoma County Vegetation Mapping & LiDAR Program; Sonoma County Permit and Resource Department; ESRI StreetMap North America; Google Earth. Map date: January 23, 2015.