

DRAFT
ENVIRONMENTAL IMPACT REPORT

FOR THE

SPRINGS SPECIFIC PLAN
(SCH: 2018062068)

MAY 2022

Prepared for:
Sonoma County
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Prepared by:
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1020 Suncast Lane, Suite 106
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INTRODUCTION

The County of Sonoma (County) has determined that a program-level environmental impact report (EIR) is required for the proposed Springs Specific Plan Project (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

This EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. The program-level analysis considers the broad environmental effects of the Springs Specific Plan. CEQA Guidelines Section 15168 states that a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically;
- 2) As logical parts in the chain of contemplated actions;
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The program-level analysis considers the broad environmental effects of the proposed Springs Specific Plan. The EIR examines all phases of the Project including planning, construction and operation. The program-level approach is appropriate for the Springs Specific Plan because it allows comprehensive consideration of the reasonably anticipated scope of development plan; however, not all aspects of the future development are known at this stage in the planning process. Development projects in the Specific Plan Area that require further discretionary approvals will be examined in light of this EIR to determine whether additional environmental documentation must be prepared.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the Project. Chapter 2.0 of this EIR includes a detailed description of the Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the Project.

The Springs Specific Plan area (Plan area) is defined as the approximately 180-acre area in the southeastern portion of Sonoma County that is located within the proposed Springs Specific Plan boundary. The Springs is an unincorporated community located in central Sonoma Valley immediately north of the City of Sonoma. The Springs includes portions of the unincorporated communities of Agua Caliente, Fetters Hot Springs, and Boyes Hot Springs, as well as the Donald Street and Verano Avenue neighborhood north of the City of Sonoma. The Plan area is bounded by Agua Caliente Road at the north and Verano Avenue at the south and is bisected by the Highway 12 commercial corridor.

The 'L'-shaped Plan area has several distinct settings: the 1.6-mile stretch of mixed use along the Highway 12 corridor that forms the vertical stroke of the 'L', the residential neighborhoods just east and west of the highway, and the residential area that forms the base of the 'L' to the east along Donald and Verano Streets. Agua Caliente Creek crosses the Plan area south of Encinas Lane. In 2016, the Springs population was estimated to be 1,803.

The Plan area currently includes the following uses, as identified by the Sonoma County Assessor's office: 78.5 acres of single-family residential, 21.6 acres of multi-family residential (including duplexes

through fourplexes), 15.74 acres of commercial, 2.77 acres of office, 1.47 acres of industrial, 3.35 acres of mixed use, and 3.59 acres of public uses and 15.6 acres of vacant land.

The overall purpose of the Project is to identify the community's vision for the future growth, development, and community resources within the Specific Plan area in a manner consistent with the quality of life desired by residents and businesses. The proposed Springs Specific Plan contains detailed development standards, design guidelines, distribution of uses, infrastructure requirements, and goals and policies for the development of a specific geographic area.

These zoning designations, development standards, and regulations are critical components of a specific plan, since it is through these standards that the goals and policies of the General Plan are implemented.

The Specific Plan is similar in nature to the countywide zoning ordinance because it deals with implementation through the use of development regulations. Unlike the zoning ordinance however, the specific plans is targeted to a specific planning area. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of this specific geographic area. This is the primary purpose of a specific plan, which provides a mechanism to target implementation measures toward a specific planning area. In addition, detailed, project-level environmental review can provide streamlining benefits for future development within the respective specific plan area.

Under the Specific Plan, full buildout of the Plan area could accommodate up to 685 dwelling units and up to 356,903 square feet, including 120 hotel rooms, of non-residential uses.

The Specific Plan includes six chapters:

- **Introduction.** This chapter provides an overview of the Plan, describes the community outreach and engagement process used to develop the Plan, and identifies the guiding principles that informed preparation of the Plan.
- **Land Use.** The Land Use chapter establishes the General Plan and zoning designations for the Plan area, describes key land use concepts, identifies the Plan's development capacity, and provides the goals and policies to guide future land use.
- **Circulation.** The Circulation chapter provides goals and policies to guide future decisions related to pedestrian, bicycle, vehicle, and transit circulation in the Plan area. This chapter also provides road standards to be used for future development and roadway improvement projects.
- **Design Guidelines.** The Design Guidelines chapter is intended to facilitate well-designed projects that reflect the community's rich history and harmonize with the notable architectural styles found in the Springs. The Design Guidelines provide specific requirements for site design, architectural style, orientation, scale/massing, color, signs, lighting, landscaping, streetscapes, gateways, and development of the Plaza.
- **Infrastructure.** The Infrastructure chapter addresses community services and infrastructure, including water, sewer, storm drainage, dry utilities, and emergency services, needed to support development of the Plan area.
- **Implementation & Financing Plan.** The Implementation & Financing Plan chapter identifies the County department responsible for Plan implementation, provides an action plan identifying specific actions to be taken by the County to implement the Plan, identifies funding sources for Plan implementation, and identifies incentives to encourage development under the Plan.

Refer to Chapter 2.0, Project Description, for a more complete description of the details of the proposed project.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the proposed Springs Specific Plan Project that are known to the County of Sonoma, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with aesthetics, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services and recreation, transportation/circulation, wildfire, and utilities.

The County received six written comments on the NOP for the proposed Springs Specific Plan Project Draft EIR. A brief summary of each comment letter is provided in the list below. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on July 10, 2018 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in Appendix A.

Aspects of the proposed Specific Plan that could be of public concern include the following:

- Vehicle trips, travel demand, and multi-modal planning;
- Parking and traffic analysis;
- Cultural resources and historic preservation;
- Biological resources and impacts to Agua Caliente Creek;
- Parks, open space, and community health;
- Zoning decisions and land use assumptions for various parcels in the Plan area.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly attain most of the basic objectives of the Project. The alternatives analyzed in this EIR include the following three alternatives in addition to the Project:

- Alternative 1 – No Project
- Alternative 2 – Reduced Growth
- Alternative 3—Low Growth

Alternatives are described in detail in Chapter 5.0, Alternatives to the Project. A comparative analysis of the Project and each of the Project alternatives is provided in Table ES-1. As shown in the table, Alternative 3 (i.e., the Low Growth Alternative) is the environmentally superior alternative. Alternative 1 would reduce 11 impacts and would worsen seven impacts. Alternative 2 would reduce 11 impacts and would not significantly worsen any impacts. Alternative 3 would reduce 12 impacts and would worsen one impact.

TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED SPECIFIC PLAN**TABLE 5.0-15: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROJECT**

ENVIRONMENTAL ISSUE / IMPACT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
<i>AESTHETICS AND VISUAL RESOURCES</i>			
Impact 3.1-1 (Scenic Vista and Visual Character)	Less	Slightly Less	Slightly Less
Impact 3.1-2 (Scenic Resources)	Equal	Equal	Equal
Impact 3.1-3 (Light and Glare)	Equal	Equal	Equal
<i>AIR QUALITY</i>			
Impact 3.2-1 (Air Quality Plan and Criteria Pollutants)	Equal	Equal	Equal
Impact 3.2-2 (TACs)	Less	Equal	Equal
Impact 3.2-3 (Odors)	Equal	Equal	Equal
<i>BIOLOGICAL RESOURCES</i>			
Impact 3.3-1 (Species)	Worse	Equal	Equal
Impact 3.3-2 (Wetlands)	Equal	Equal	Equal
Impact 3.3-3 (Riparian Habitat and Sensitive Natural Communities)	Equal	Equal	Equal
Impact 3.3-4 (Wildlife Movement)	Equal	Equal	Equal
Impact 3.3-5 (Policies and Ordinances)	Equal	Equal	Equal
Impact 3.3-6 (Habitat Conservation Plan and Natural Community Conservation Plan)	Equal	Equal	Equal
<i>CULTURAL AND TRIBAL RESOURCES</i>			
Impact 3.4-1 (Historical Resources)	Worse	Equal	Equal
Impact 3.4-2 (Archaeological Resources)	Equal	Equal	Equal
Impact 3.4-3 (Human Remains)	Equal	Equal	Equal
<i>GEOLOGY AND SOILS</i>			
Impact 3.5-1 (Faults)	Equal	Equal	Equal
Impact 3.5-2 (Erosion and Loss of Topsoil)	Equal	Equal	Equal
Impact 3.5-3 (Unstable Soils)	Equal	Equal	Equal
Impact 3.5-4 (Expansive Soils)	Equal	Equal	Equal
Impact 3.5-5 (Septic Tanks)	Equal	Equal	Equal
Impact 3.5-6 (Paleontological Resources)	Worse	Equal	Equal
<i>GREENHOUSE GASES AND ENERGY</i>			
Impact 3.6-1 (GHG Policies)	Worse	Equal	Less
Impact 3.6-2 (GHG Generation)	Worse	Equal	Less
Impact 3.6-3 (Energy)	Less	Less	Less
<i>HAZARDS AND HAZARDOUS MATERIALS</i>			
Impact 3.7-1 (Hazardous Materials)	Equal	Equal	Equal
Impact 3.7-2 (Government Code Section 65962.5)	Equal	Equal	Equal
Impact 3.7-3 (Schools)	Equal	Equal	Equal
Impact 3.7-4 (Emergency Response and Evacuation)	Equal	Equal	Equal
Impact 3.7-5 (Wildland Fires)	Equal	Equal	Equal
Impact 3.7-6 (Airports and Airstrips)	Equal	Equal	Equal
<i>HYDROLOGY AND WATER QUALITY</i>			
Impact 3.8-1 (Water Quality Standards)	Equal	Equal	Equal
Impact 3.8-2 (Groundwater Supplies and Recharge)	Equal	Equal	Equal
Impact 3.8-3 (Drainage and Runoff)	Equal	Equal	Equal
Impact 3.8-4 (Flood Hazards)	Equal	Equal	Equal
Impact 3.8-5 (Water Quality Control Plan and Sustainable Groundwater Management Plan)	Equal	Equal	Equal
<i>LAND USE</i>			
Impact 3.9-1 (Established Community)	Equal	Equal	Equal
Impact 3.9-2 (Land Use Plan, Policy, and Regulation)	Equal	Equal	Equal
Impact 3.9-3 (Habitat Conservation Plan and Natural Community Conservation Plan)	Equal	Equal	Equal
<i>NOISE</i>			
Impact 3.10-1 (Ambient Noise)	Less	Slightly Less	Less
Impact 3.10-2 (Groundborne Vibration and Noise)	Equal	Equal	Equal
<i>POPULATION AND HOUSING</i>			
Impact 3.11-1 (Population Growth)	Less	Less	Less
Impact 3.11-2 (Displacement)	Equal	Equal	Equal
<i>PUBLIC SERVICES AND RECREATION</i>			

ENVIRONMENTAL ISSUE / IMPACT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Impact 3.12-1 (Governmental Facilities and Public Services)	Less	Slightly Less	Slightly Less
Impact 3.12-2 (Park and Recreation Facilities)	Less	Slightly Less	Slightly Less
Impact 3.12-3 (Schools)	Less	Slightly Less	Slightly Less
<i>TRANSPORTATION AND CIRCULATION</i>			
Impact 3.13-1 (VMT)	Worse	Slightly Less	Worse
Impact 3.13-2 (Hazards Due to a Design Feature)	Equal	Equal	Equal
Impact 3.13-3 (Emergency Access)	Equal	Equal	Equal
Impact 3.13-4 (Multi-Modal)	Equal	Equal	Equal
<i>UTILITIES</i>			
Impact 3.14-1 (Wastewater)	Less	Slightly Less	Slightly Less
Impact 3.14-2 (Water)	Less	Slightly Less	Slightly Less
Impact 3.14-3 (Solid Waste)	Less	Slightly Less	Slightly Less
<i>TRIBAL CULTURAL RESOURCES</i>			
Impact 3.15-1 (Tribal Cultural Resources)	Worse	Equal	Equal
<i>WILDFIRE</i>			
Impact 3.16-1 (Emergency Responses/Evacuation Plan)	Equal	Equal	Equal
Impact 3.16-2 (Wildfire)	Worse	Equal	Equal

SUMMARY OF IMPACTS AND MITIGATION MEASURES

The environmental impacts of the Project, the impact level of significance prior to mitigation, the proposed mitigation measures and/or adopted policies and standard measures that are already in place to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-2.

TABLE ES-2: SPECIFIC PLAN IMPACTS AND PROPOSED MITIGATION MEASURES

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
AESTHETICS AND VISUAL RESOURCES			
Impact 3.1-1: Project implementation could result in a substantial adverse effect on a scenic vista, or could substantially degrade the existing visual character of the site and its surroundings	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-2; no further mitigation available.	SU
Impact 3.1-2: Project implementation could result in substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway	LS	None required	--
Impact 3.1-3: Project implementation could result in the creation of new sources of nighttime lighting and daytime glare which could adversely affect day or nighttime views in the area	LS	None required	--
AIR QUALITY			
Impact 3.2-1: Implementation of the Project would not conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants	LS	None required.	--
Impact 3.2-2: Implementation of the Project would not cause health risks associated with toxic air contaminants	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
Impact 3.2-3: Implementation of the Project would not create objectionable odors or other emissions that would adversely impact a substantial number of people	LS	None required.	--
BIOLOGICAL RESOURCES			
Impact 3.3-1: Implementation of the Project could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	LS	None required.	--
Impact 3.3-2: Implementation of the Project could result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	LS	None required.	--
Impact 3.3-3: Implementation of the Project may result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	LS	None required.	--
Impact 3.3-4: Implementation of the Project may result in interference with the movement of any native resident or migratory fish or wildlife species or with established native	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites			
Impact 3.3-5: Implementation of the Project may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LS	None required.	--
Impact 3.3-6: Implementation of the Project may result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	LS	None required.	--
CULTURAL AND TRIBAL RESOURCES			
Impact 3.4-1: Implementation of the Project has the potential to cause a substantial adverse change to a significant archaeological or historical resource, as defined in CEQA Guidelines Section 15064.5, or a significant tribal cultural resource, as defined in Public Resources Code Section 21074	LS	None required.	--
Impact 3.4-2: Implementation of the Project has the potential to directly or indirectly destroy a unique paleontological resource	LS	None required.	--
Impact 3.4-3: Implementation of the Project has the potential to disturb human remains, including those interred outside of dedicated cemeteries	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
GEOLOGY AND SOILS			
Impact 3.5-1: Project implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides	LS	None required.	--
Impact 3.5-2: Project implementation has the potential to result in substantial soil erosion or the loss of topsoil	LS	None required.	--
Impact 3.5-3: Project implementation has the potential to result in development located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site, lateral spreading, subsidence, liquefaction or collapse	LS	None required.	--
Impact 3.5-4: Project implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	LS	None required.	--
Impact 3.5-5: Project implementation has the potential to result in development on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
GREENHOUSE GASES AND ENERGY			
Impact 3.6-1: Implementation of the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-1; no further mitigation available.	SU
Impact 3.6-2: Implementation of the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	S	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.6 under Impact 3.6-2; no further mitigation available.	SU
Impact 3.6-3: Project implementation would not result in the inefficient, wasteful, or unnecessary use of energy resources	LS	None required.	--
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.7-1: Implementation of the Project has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	LS	None required.	--
Impact 3.7-2: Implementation of the Project has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5	LS	None required.	--
Impact 3.7-3: Implementation of the Project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
quarter mile of an existing or proposed school			
Impact 3.7-4: Implementation of the Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--
Impact 3.7-5: Implementation of the Project has the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires	LS	None required.	--
Impact 3.7-6: Implementation of the Project has the potential to result in a safety hazard or excessive noise for people residing or working in the project are due to proximity to a private airstrip or public airport	LS	None required.	--
HYDROLOGY AND WATER QUALITY			
Impact 3.8-1: Implementation of the Project could result in a violation of water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality	LS	None required.	--
Impact 3.8-2: Implementation of the Project could result in decreased groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
Impact 3.8-3: Implementation of the Project could alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, increase the rate or amount of surface runoff which would result in flooding, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows	LS	None required.	--
Impact 3.8-4: Implementation of the Project could result in flood hazards or risk release of pollutants due to 100-year flood hazard, tsunami, or seiche zones	LS	None required.	--
Impact 3.8-5: Implementation of the Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	LS	None required.	--
LAND USE			
Impact 3.9-1: Implementation of the Project would not physically divide an established community	LS	None required.	--
Impact 3.9-2: Implementation of the Project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect	LS	None required.	--

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 3.9-3: Implementation of the Project may conflict with an applicable habitat conservation plan or natural community conservation plan	LS	None required.	--
NOISE			
Impact 3.10-1: Implementation of the Project has the potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of applicable standards	PS	Impact reduced by Specific Plan components as discussed in Chapter 3.10 under Impact 3.10-1; no further mitigation available.	SU
Impact 3.10-2: Implementation of the Project has the potential to generate excessive groundborne vibrations or groundborne noise	LS	None required.	--
POPULATION AND HOUSING			
Impact 3.11-1: Implementation of the Project would not induce substantial population growth	LS	None required.	--
Impact 3.11-2: Implementation of the Project would not displace substantial numbers of people or existing housing	LS	None required.	--
PUBLIC SERVICES AND RECREATION			
Impact 3.12-1: Implementation of the Project could result in adverse physical impacts on the environment associated with governmental facilities and the provision of public services	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 3.12-2: Implementation of the Project may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities or the construction of new parks and recreation facilities	LS	None required.	--
Impact 3.12-3: Implementation of the Project may increase demand for schools and result in the need to construct new schools	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
TRANSPORTATION AND CIRCULATION			
Impact 3.13-1: Implementation of the Project would conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) concerning significance of transportation impacts in terms of vehicle miles traveled (VMT)	PS	Impact reduced to extent feasible by Specific Plan components as discussed in Chapter 3.13 under Impact 3.13-1; no further mitigation available.	SU
Impact 3.14-2: Implementation of the Project would not substantially increase hazards due to a design feature	LS	None required.	--
Impact 3.14-3: Implementation of the Project would not result in impacts related to emergency access	LS	None required.	--
Impact 3.13-4: Implementation of the Project would not conflict with a program, plans, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities	LS	None required.	--
UTILITIES			
Impact 3.14-1: Implementation of the Project would not result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments, or require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant	LS	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
environmental effects			
Impact 3.14-2: Implementation of the Project would not require or result in the relocation of new or expanded water facilities, and would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years	LS	None required.	--
Impact 3.14-3: The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals	LS	None required.	--
TRIBAL CULTURAL RESOURCES			
Impact 3.15-1: Implementation of the Project has the potential to cause a substantial adverse change to a tribal cultural resource as defined in CEQA Guidelines Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or to a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1	LS	None required.	--

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
WILDFIRE			
Impact 3.16-1: Implementation of the Project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--
Impact 3.16-2: Implementation of the Project has the potential: a) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; b) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or c) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes	LS	None required.	--
OTHER CEQA-REQUIRED TOPICS			
Impact 4.1: Project implementation may contribute to the cumulative degradation of the existing visual character of the region	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.1; no further mitigation available.	CC and SU

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 4.2: Project implementation may contribute to cumulative impacts on the region's air quality	LCC	None required.	--
Impact 4.3: Project implementation may contribute to the cumulative loss of biological resources including habitats and special status species	LCC	None required.	--
Impact 4.4: Project implementation may contribute to cumulative impacts on known and undiscovered cultural resources	LCC	None required.	--
Impact 4.5: Project implementation may contribute to cumulative impacts on geologic and soils characteristics	LCC	None required.	--
Impact 4.6: Project implementation may contribute to cumulative impacts on greenhouse gases and climate change	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.6; no further mitigation available.	CC and SU
Impact 4.7: Project implementation may contribute to cumulative impacts related to hazards and hazardous materials	LCC	None required.	--
Impact 4.8: Project implementation may contribute to cumulative increases in peak stormwater runoff flows from the Plan area	LCC	None required.	--
Impact 4.9: Project implementation may contribute to cumulative impacts related to degradation of water quality	LCC	None required.	--
Impact 4.10: Project implementation may contribute to cumulative impacts on communities and local land uses	LCC	None required.	--

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 4.11: Under Future Plus Project condition, implementation of the Project would contribute to the cumulative exposure of existing and future noise-sensitive land uses or to increased noise resulting from cumulative development	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.11; no further mitigation available.	CC and SU
Impact 4.12: Project implementation may contribute to cumulative impacts on population growth and displace substantial numbers of people or existing housing	LCC	None required.	--
Impact 4.13: Project implementation may contribute to cumulative impacts on public services and recreation	LCC	None required.	--
Impact 4.14: Under Future plus Project conditions, implementation of the Project would conflict with transportation and circulation thresholds established by the County of Sonoma	PS	Impact reduced by Specific Plan components as discussed in Chapter 4.0 under Impact 4.14; no further mitigation available.	CC and SU
Impact 4.15: Project implementation may contribute to cumulative impacts on utilities	LCC	None required.	--

CC – cumulatively considerable

PS – potentially significant

LCC – less than cumulatively considerable

B – beneficial impact

LS – less than significant

SU – significant and unavoidable

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This section summarizes the purpose of the Environmental Impact Report (EIR) for the Springs Specific Plan (Project). The following discussion addresses the environmental procedures that are to be followed according to State law, the intended uses of the EIR, the project's relationship to the County's General Plan, the EIR scope and organization, and a summary of the agency and public comments received during the public review period for the Notice of Preparation (NOP).

1.1 PURPOSE AND INTENDED USES OF THE EIR

The County of Sonoma, as lead agency, determined that the proposed Springs Specific Plan is a "project" within the definition of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an environmental impact report prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development. CEQA further provides that public agencies may balance a variety of public objectives, including economic, environmental, and social factors when deciding whether or not to approve a project with significant and unavoidable environmental impacts.

The County of Sonoma, as the lead agency, has prepared this Draft EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from the construction and operation of future development projects within the Springs Specific Plan area (Plan area). The environmental review process enables all interested parties to evaluate the Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency may balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

The EIR will be used as the primary environmental document to evaluate future development, along with all associated infrastructure improvements, and permitting actions associated with the Project. All of the anticipated actions and components of the Project are described in detail in Section 2.0 of this Draft EIR.

1.2 TYPE OF EIR

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. The program-level analysis considers the broad environmental effects of the Project. CEQA Guidelines Section 15168 states that a program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically;
- 2) As logical parts in the chain of contemplated actions;
- 3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The program-level analysis considers the broad environmental effects of the Project. The program-level approach is appropriate for the Project because it allows comprehensive consideration of the reasonably anticipated scope of future development within the Plan area; however, not all aspects of the future development are known at this stage in the planning process, as the Specific Plan does not include any proposed development projects and would not entitle any individual development projects.

1.3 INTENDED USES OF THE EIR

The County of Sonoma, as the lead agency, has prepared this EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from adoption of the Project and subsequent implementation of projects consistent with the Specific Plan. The environmental review process enables interested parties to evaluate the Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the Plan area. Subsequent actions that may be associated with the General Plan are identified in Chapter 2.0, Project Description.

1.4 SUBSEQUENT PROJECT APPROVALS

Future development projects and activities within the Plan area that require further discretionary approvals will be examined in light of this EIR to determine whether additional environmental documentation must be prepared. Subsequent projects and activities within the Plan area that are consistent with the requirements of the adopted Mitigation Monitoring Program and the adopted Springs Specific Plan, as applicable, may rely on this EIR to satisfy the environmental review requirements under CEQA. Subsequent projects and activities that are proposed within the Plan area and are not consistent with the requirements of the adopted Mitigation Monitoring Program and adopted Springs Specific Plan will be required to undergo further environmental review under CEQA. Subsequent actions related to the Project will include Site Plan and Design Review for specific development and infrastructure projects, pursuant to existing requirements of the County's Zoning Ordinance.

Additionally, CEQA Guidelines Section 15182 provides that residential, commercial, and mixed-used projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA, as described in CEQA Guidelines Section 15182 paragraphs (b) and (c).

Thus, to the extent appropriate and consistent with the requirements of CEQA and the CEQA Guidelines, the County of Sonoma can rely on this EIR in conjunction with its consideration of subsequent projects undertaken pursuant to the Springs Specific Plan.

1.5 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

As required by CEQA, this EIR identifies lead, responsible, and trustee agencies. The County of Sonoma is the “Lead Agency” for the project because it holds principal responsibility for approving the project. The term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project (CEQA Guidelines Section 15381). For the purpose of CEQA, a “Trustee” agency has jurisdiction by law over natural resources that are held in trust for the people of the State of California (CEQA Guidelines Section 15386).

The following agencies are considered Responsible or Trustee Agencies for this Project, and may be required to issue permits or approve certain aspects of the Project:

- California Department of Fish and Wildlife (CDFW);
- California Department of Transportation (Caltrans); and
- San Francisco Bay Regional Water Quality Control Board (SFBRWQCB)

1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION

The County circulated a NOP of an EIR for the Project on June 27, 2018 to trustee agencies, the State Clearinghouse, and the public. A public scoping meeting was held on July 10, 2018, to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses to the NOP by interested parties are presented in Appendix A and key concerns raised in the responses to the NOP are summarized under the Areas of Controversy discussion below.

DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, mitigation measures for impacts found to be significant or potentially significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. This Draft EIR evaluates the potential environmental effects from adoption and implementation of the Project in different environmental topic categories, and identifies for each category whether the Project is expected to no impact or a less than significant impact, and also provides a detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in this EIR. Upon completion of the Draft EIR, the County filed a Notice of Completion (NOC) with the State Clearinghouse of the Governor’s Office of Planning and Research to begin the public review period.

PUBLIC NOTICE/PUBLIC REVIEW

The County has provided a public notice of availability for the Draft EIR, and invites written comments from the general public, agencies, organizations, and other interested parties. Pursuant to CEQA requirements a forty-five (45) day review period is required for this Draft EIR, however the review period will be extended to a total of sixty (60) days to provide additional time for public review. Public comment on the Draft EIR will be accepted in written form and orally at a public meeting. All comments or questions regarding the Draft EIR should be set forth in writing and addressed to:

Doug Bush
Permit Sonoma
2550 Ventura Ave
Santa Rosa CA 95403
Email: SpringsSpecificPlan@sonoma-county.org

RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to comments regarding environmental issues received during the public review period and to oral comments received at a public meeting during such review period.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The County will review and consider the Final EIR. If the County finds that the Final EIR is "adequate and complete", the County Council may certify the Final EIR in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

The level of detail contained throughout this EIR is consistent with Section 15151 of the CEQA Guidelines and recent court decisions, which provide the standard of adequacy on which this document is based. The Guidelines state as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

Following review and consideration of the Final EIR, the County may take action to approve, approve with modifications, or reject the project, and certify the EIR. If the project is approved, a Mitigation Monitoring Program, as described below, would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the

environment. This Mitigation Monitoring Program will be designed to ensure that these measures are carried out during project implementation, in a manner that is consistent with the EIR.

1.7 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. Discussion of the environmental issues addressed in the Draft EIR was established through review of environmental and planning documentation developed for the project, environmental and planning documentation prepared for recent projects located within the County of Sonoma, applicable local and regional planning documents, and responses to the NOP.

This Draft EIR is organized in the following manner:

EXECUTIVE SUMMARY

The Executive Summary summarizes the characteristics of the Project, known areas of controversy and issues to be resolved, and provides a concise summary matrix of the project's environmental impacts and possible mitigation measures. This chapter identifies alternatives that reduce or avoid at least one significant environmental effect of the Project.

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead, trustee, and responsible agencies, summarizes the process associated with preparation and certification of an EIR, and identifies the scope and organization of the Draft EIR.

CHAPTER 2.0 – PROJECT DESCRIPTION

Chapter 2.0 provides a detailed description of the Project, including the location of the Plan area, the Project's intended objectives, background information, the physical and technical characteristics, including the decisions subject to CEQA, related infrastructure improvements, and a list of related agency action requirements.

CHAPTER 3.0 – ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Chapter 3.0 contains an analysis of the potential environmental effects from adoption and implementation of the Project in the environmental topic areas identified below. Each subchapter addressing a topical area is organized as follows:

Environmental Setting. A description of the existing environment as it pertains to the topical area.

Regulatory Setting. A description of the regulatory environment that may be applicable to the project.

Impacts and Mitigation Measures. Identification of the thresholds of significance by which impacts are determined, a description of project-related impacts associated with the environmental topic,

1.0 INTRODUCTION

identification of appropriate mitigation measures, and a conclusion as to the significance of each impact after the incorporation of mitigation measures.

The following environmental topics are addressed in this section:

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

CHAPTER 4.0 – OTHER CEQA-REQUIRED TOPICS

Chapter 4.0 evaluates and describes the following CEQA required analysis: impacts considered less-than-significant, significant irreversible changes, growth-inducing effects, cumulative impacts, and significant and unavoidable environmental impacts.

CHAPTER 5.0 – ALTERNATIVES TO THE PROJECT

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain most of the basic objectives of the project and avoid and/or substantially lessen any significant environmental effects of the project. Chapter 5.0 provides a comparative analysis between the environmental impacts of the project and the selected alternatives.

CHAPTER 6.0 – REPORT PREPARERS

This section lists all authors and agencies that assisted in the preparation of the EIR, by name, title, and company or agency affiliation.

CHAPTER 7.0 – REFERENCES

This section lists all source documents used in the preparation of the EIR.

APPENDICES

This section includes all notices and other procedural documents pertinent to the EIR, as well as technical material prepared to support the analysis. The EIR appendices are available in electronic format. The appendices can be viewed online at:

<https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/Springs-Specific-Plan/>

1.8 SIGNIFICANCE CRITERIA

In general, CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial” adverse change in the physical environment. A potential impact is considered significant if a project would substantially degrade the environmental quality of land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance (CEQA Guidelines §§15360, 15382).

Definitions of significance vary with the physical condition affected and the setting in which the change occurs. The CEQA Guidelines set forth physical impacts that trigger the requirement to make “mandatory findings of significance” (CEQA Guidelines §15065).

This CEQA document relies on four levels of impacts:

- 1) No Impact, for which the issue would have no impact on the environment or is not relevant to the project;
- 2) Less-than-significant impact, for which no mitigation measures are warranted;
- 3) Significant impact that can be mitigated to a level that is less than significant; and
- 4) Significant impact that cannot be mitigated to a level that is less than significant. Such impacts are significant and unavoidable.

Each resource area uses a distinct set of significance criteria. For example, a proposed project resulting in an exposure of persons to noise levels in excess of standards established in the local general plan or community plan would be considered a significant impact. Construction of appropriate sound walls or other methods could reduce the impact to a less-than-significant level. If criteria for determining the significance of a potential environmental impact relative to a specific environmental resource is not identified in the Guidelines, criteria were developed for this Draft EIR consistent with the past pattern and practice of the County of Sonoma.

The significance criteria are identified at the beginning of the impacts discussion for each resource area. These significance criteria promote consistent evaluation of impacts for all alternatives considered, even though significance criteria are necessarily different for each resource considered.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

The County received six comments on the NOP for the Springs Specific Plan Draft EIR. A brief summary of each comment letter is provided in the list below. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on July 10, 2018 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in Appendix A.

1.0 INTRODUCTION

1. California Department of Transportation (July 25, 2018);
2. DP&F Attorneys at Law (July 30, 2018);
3. Ellen Conlan (July 10, 2018);
4. J. Kapolchok & Associates (July 29, 2018);
5. Law Office of Michael R. Woods (July 30, 2018);
6. Shel Leader (July 11, 2018).

1.10 AREAS OF CONTROVERSY

Aspects of the Project that could be of public concern, including issues raised in response to the NOP, include the following:

- Vehicle trips, travel demand, and multi-modal planning;
- Parking and traffic analysis;
- Cultural resources and historic preservation;
- Biological resources and impacts to Agua Caliente Creek;
- Parks, open space, and community health; and
- Zoning decisions and land use assumptions for various parcels in the Plan area.

This chapter provides a comprehensive description of the Springs Specific Plan (Project), including proposed land uses, infrastructure improvements, requested entitlements, and project objectives.

Figures referenced throughout this section are located at the end of the chapter.

2.1 LOCATION AND ENVIRONMENTAL SETTING

LOCATION AND SETTING

The Springs is an unincorporated area located in central Sonoma Valley immediately north of the City of Sonoma. The Springs includes portions of the unincorporated communities of Agua Caliente, Feters Hot Springs, and Boyes Hot Springs, as well as areas along Donald Street and Verano Avenue, north of the City of Sonoma. The Springs Specific Plan area (Plan area) is bounded by Agua Caliente Road at the north and Verano Avenue at the south and is bisected by the Highway 12 commercial corridor. The project's regional location is shown in Figure 2.0-1. Figure 2.0-2 shows the Sonoma County limits, nearby City limits, nearby County parks, and the Plan area.

The 'L'-shaped Plan area has several distinct settings: the 1.6-mile stretch of mixed use along the Highway 12 corridor that forms the vertical stroke of the 'L', the residential neighborhoods just east and west of the highway, and the residential area that forms the base of the 'L' to the east along Donald Street and Verano Avenue. Agua Caliente Creek crosses the Plan area south of Encinas Lane. In 2016, the Springs Specific Plan area population was estimated to be 1,803.

PLAN AREA

The Plan area is located in the unincorporated area of Sonoma County, north of the City of Sonoma. The 180-acre Plan area includes the following uses, as identified by the Sonoma County Assessor's office: 78.5 acres of single-family residential, 21.6 acres of multi-family residential (including duplexes through fourplexes), 15.74 acres of commercial, 2.77 acres of office, 1.47 acres of industrial, 3.35 acres of mixed use, and 3.59 acres of public uses and 15.6 acres of vacant land. Figure 2.0-3 shows an aerial view of the Plan area.

The 178.81-acre Plan area encompasses all parcels within the Plan boundary, including local roadways and the Highway 12 right-of-way. The Plan area is made up of 460 full or partial assessor parcels. The parcel boundaries are shown in Figure 2.0-4.

The Plan area is relatively flat at an elevation of approximately 110 to 185 feet above sea level. The area's terrain generally slopes gently down from east to west. Figure 2.0-5 shows the U.S. Geological Survey (USGS) Topographic Map of the Plan area.

SURROUNDING LAND USES

Adjoining lands to the north of the Plan area are designated for Urban Residential (UR), Rural Residential (RR), and Diverse Agriculture (DA) uses. Lands to the east of the Plan area are designated for Urban Residential (UR), Rural Residential (RR), Resources and Rural Development (RRD), and Land Intensive Agriculture (LIA). Lands to the west of the Plan area are designated for Urban Residential (UR), Rural

2.0 PROJECT DESCRIPTION

Residential (RR), Diverse Agriculture (DA), General Commercial (GC), and Recreation and Visitor Serving Commercial (RVSC) uses.

The Sonoma city limits are adjacent to the southern boundary of the Plan area. Surrounding land uses within the City of Sonoma include low density residential, rural residential, commercial, and park. Maxwell Farms Regional Park is located south of W. Verano Avenue.

GENERAL PLAN AND ZONING DESIGNATIONS

As shown in Figure 2.0-6, the Plan area is currently designated General Commercial, Limited Commercial, Limited Commercial Traffic Sensitive, Public/Quasi-Public, Recreation/Visitor-Serving Commercial, and Urban Residential by the Sonoma County General Plan Land Use Map. Table 2.0-1 summarizes the current land use designation acreages for the Plan area.

TABLE 2.0-1: EXISTING GENERAL PLAN LAND USE DESIGNATION ACREAGES

<i>EXISTING LAND USE DESIGNATION</i>	<i>ACRES</i>
General Commercial	8.43
Limited Commercial	14.72
Limited Commercial Traffic Sensitive	13.99
Public/Quasi-Public	1.28
Recreation/Visitor-Serving Commercial	4.39
Urban Residential	111.73
Rights-of-Way/Other (Not Designated)	0.67

As shown in Figure 2.0-7, the Plan area is currently zoned Low Density Residential (R1), Medium Density Residential (R2), Retail Business and Services (C2), Limited Commercial (LC), Limited Commercial with Traffic Sensitive Combining District (LC TS), Administrative and Professional Office (CO), Administrative and Professional Office with Traffic Sensitive Combining District (CO TS) Planned Community (PC), Public Facilities (PF), and Recreation and Visitor-Serving Commercial (K). Table 2.0-2 summarizes the current zoning acreages for the Plan area. Additional combining zones, including the Valley Oak Habitat Combining Zone and Riparian Corridor Combining Zone may apply within the Plan area but will not be modified by the Project and are not addressed here.

TABLE 2.0-2: EXISTING ZONING DESIGNATION ACREAGES

<i>EXISTING LAND USE DESIGNATION</i>	<i>ACRES</i>
Low Density Residential (R1)	82.88
Medium Density Residential (R2)	22.29
Retail Business and Services (C2)	8.43
Limited Commercial, Traffic Sensitive Combining (LC TS)	24.73
Administrative and Professional Office, Traffic Sensitive Combining (CO TS)	2.41
Administrative and Professional Office (CO)	0.32
Planned Community (PC)	7.80
Public Facilities (PF)	1.28
Recreation and Visitor-Serving Commercial (K)	4.39
Rights-of-Way/Other (Not Zoned)	0.67

2.2 GOALS AND OBJECTIVES

GOALS AND OBJECTIVES

The overall purpose of the Springs Specific Plan is to foster a vibrant, attractive, multimodal community with increased opportunities for housing and improved circulation for pedestrians, bicyclists, and transit, consistent with the community's vision for the Plan area. The following guiding principles were identified for the Specific Plan, and represent the project objectives, consistent with California Environmental Quality Act (CEQA) Guidelines Section 15124(b).

1. **Recognize and Promote the Springs Commercial Corridor as a Mixed-Use “Downtown” Serving the Larger Springs Community.** *The Springs Specific Plan encompasses the primary commercial district that serves as the “downtown” area of the larger Springs community. New commercial development along the Highway 12 corridor will increase the variety of retail shops and neighborhood services. New mixed-use development will help meet the housing needs of the community while providing pedestrian-oriented retail and restaurants. Wider sidewalks enhanced with pedestrian- and bike-friendly features will make it easier and more pleasant for residents to access local stores and services.*
2. **Develop a Centrally-Located Community Plaza.** *Provide a central gathering place where farmers markets, concerts, and other community events can take place to enhance the vitality of the Springs area. The Community Plaza should be designed to reflect the multi-cultural character of the community.*
3. **Celebrate the Unique, Multi-Cultural Identity of the Springs.** *Recognize that the Springs is a diverse, multi-cultural community with significant historic resources and character. Ensure that new development respects the area's treasured past.*
4. **Increase Affordable, Workforce, and Mixed Use Housing.** *Create new infill opportunities for higher density housing, while also expanding the variety of housing choices on vacant parcels in the Plan area.*
5. **Improve the Pedestrian, Bicycle, and Transit Network.** *Provide bicycle, pedestrian, and transit facilities throughout the Springs that are safe, well-lit, shaded, comfortable, well-connected, and accessible. This improved multimodal network will provide greater incentive for people to choose non-vehicular travel for their daily trips to reduce Vehicle Miles Traveled and support local climate goals. The Springs mobility network should recognize that non-vehicular travel is the primary travel mode for some residents.*
6. **Ensure an Adequate Parking Supply.** *Provide parking garages and/or surface parking lots adjacent to Highway 12, particularly in areas where there are existing parking shortages and near the area planned for the community plaza.*
7. **Address Community Safety.** *Create a safe environment for residents and employees by providing attractive, well-lit, and well-maintained public and community facilities that encourage regular use.*
8. **Create and Connect to More Parks and Open Space.** *Create new public and semi-public spaces, such as plazas, pocket parks, parklets, and green space, to create a desirable system of parks and community gathering areas.*

9. **Regional Planning.** *Assist the County in meeting its Regional Housing Needs Allocation by designating and zoning sites for higher densities and maintain consistency with the Priority Development Area designation by the Association of Bay Area Governments.*

The Springs Specific Plan contains development standards, design guidelines, distribution of uses, infrastructure requirements, and goals and policies for the development of a specific geographic area.

These zoning distributions, development standards, and regulations are critical components of a specific plan, since it is through these standards that the goals and policies of the General Plan are implemented.

The specific plan is similar in nature to the Zoning Code because it deals with implementation through the use of development regulations. Unlike the Countywide zoning ordinance, however, specific plans are targeted to specific planning areas. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of a specific geographic area.

Full buildout of the Plan area could accommodate additional development of up to 706 dwelling units (DU), 120 hotel rooms, and up to 276,903 square feet (SF) of other commercial, office, recreation and non-residential uses. As detailed in Table 2.0-4, this is an increase of 559 residential units and 157,747 non-residential square feet and no change in the number of hotel rooms in comparison to existing development that may be accommodated under the existing General Plan.

2.3 PROJECT COMPONENTS

THE SPRINGS SPECIFIC PLAN

The Springs Specific Plan will be the primary planning document and reference guide for future development in the Springs. The Specific Plan is intended to be an expression of the community's vision for the Springs and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The County will implement the Specific Plan by requiring new development, infrastructure improvements, and other projects to be consistent with the policies and design guidelines of this plan.

The Specific Plan includes six chapters:

- **Introduction.** This chapter provides an overview of the Plan, describes the community outreach and engagement process used to develop the Plan, and identifies the guiding principles that informed preparation of the Plan.
- **Land Use.** The Land Use chapter establishes the General Plan and zoning designations for the Plan area, describes key land use concepts, identifies the Plan's development capacity, and provides the goals and policies to guide future land use.
- **Circulation.** The Circulation chapter provides goals and policies to guide future decisions related to pedestrian, bicycle, vehicle, and transit circulation in the Plan area. This chapter also provides road standards to be used for future development and roadway improvement projects.
- **Design Guidelines.** The Design Guidelines chapter is intended to facilitate well-designed projects that reflect the community's rich history and harmonize with the notable architectural styles found in the Springs. The Design Guidelines provide specific requirements for site design,

architectural style, orientation, scale/massing, color, signs, lighting, landscaping, streetscapes, gateways, and development of the Plaza.

- **Infrastructure.** The Infrastructure chapter addresses community services and infrastructure, including water, sewer, storm drainage, dry utilities, and emergency services, needed to support development of the Plan area.
- **Implementation & Financing Plan.** The Implementation & Financing Plan chapter identifies the County department responsible for Plan implementation, provides an action plan identifying specific actions to be taken by the County to implement the Plan, identifies funding sources for Plan implementation, and identifies incentives to encourage development under the Plan.

SPECIFIC PLAN ZONING MAP

The Springs Specific Plan Land Use Map identifies land use designations for each parcel within the Plan Area. The Springs Specific Plan Zoning Map is shown in Figure 2.0-8.

SPECIFIC PLAN ZONING CLASSIFICATIONS

The Springs Specific Plan’s zoning districts are listed in Table 2.0-3. This table also includes a summary of permitted uses and standards for each zone. The Sonoma County Zoning Code should be consulted for a detailed list of allowed uses and specific development standards for each particular zoning district. All of the following zoning districts exist in the current Zoning Code with the exception of the proposed Mixed-Use Community (CM) zone, which will be added to the Zoning Code concurrent with the adoption of the Project.

TABLE 2.0-3: ZONING DISTRICTS, TOTAL ACRES, ALLOWED USES, AND STANDARDS SUMMARY

ZONING DISTRICT	COUNTY CODE SECTION	ACRES	PERMITTED USES ¹	STANDARDS
Low Density Residential (R1)	26.08	15.21	<ul style="list-style-type: none"> ▪ Single family ▪ Accessory dwelling unit ▪ Junior accessory dwelling unit ▪ Cottage housing 	Density: 4 to 6 units per acre Minimum lot size: 6,000 square feet Main building height: 35 feet
Medium Density Residential (R2)	26.08	68.85	<ul style="list-style-type: none"> ▪ Single family attached & detached ▪ Accessory dwelling unit ▪ Junior accessory dwelling unit ▪ Duplex ▪ Triplex ▪ Fourplex ▪ Multifamily ▪ Cottage Housing ▪ Single Room Occupancy 	Density: 6 to 12 units per acre Minimum lot size: 4,000 square feet Main building height: 35 feet
High Density Residential (R3)	26.08	16.71	<ul style="list-style-type: none"> ▪ Single family attached ▪ Accessory dwelling unit ▪ Junior accessory dwelling unit ▪ Micro apartments ▪ Duplex ▪ Triplex 	Density: 12 to 20 units per acre Minimum lot size: 4,500 square feet Main building height: 35 feet, except maximum 40 feet for three stories

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ZONING DISTRICT	COUNTY CODE SECTION	ACRES	PERMITTED USES ¹	STANDARDS
			<ul style="list-style-type: none"> ▪ Fourplex ▪ Multifamily ▪ Single Room Occupancy 	
Planned Community (PC)	26.14	6.21	The PC district allows for a range of uses that are consistent with the General Plan land use designation for the parcel.	<p><u>Residential Density:</u> As allowed by the General Plan, subject to any zoning restrictions</p> <p>Non-Residential</p> <p>Maximum floor-area-ratio²: 1.0</p> <p>Lot coverage: 50%</p> <p>Building height: 35 feet</p>
Neighborhood Commercial (C1)	26.10	6.50	<ul style="list-style-type: none"> ▪ Neighborhood retail ▪ Restaurants ▪ Neighborhood and community services ▪ Offices ▪ Mixed Use ▪ Work/Live units 	<p>Maximum floor-area-ratio²: 1.0</p> <p>Lot coverage: 65%</p> <p>Building height: 35 feet</p>
Retail Business and Service (C2)	26.10	10.49	<ul style="list-style-type: none"> ▪ Community Retail ▪ Auto repair and services ▪ Restaurants ▪ Financial institutions ▪ Theaters 	<p>Maximum floor-area-ratio²: 1.0</p> <p>Lot coverage: 50%</p> <p>Building height: 35 feet</p>
Mixed-Use Community (CM)	N/A	21.04	<p><u>Ground Floor of Mixed-Use or Single-Story Commercial</u></p> <ul style="list-style-type: none"> ▪ Neighborhood-serving retail: Grocery stores, drug stores book stores, gift shops, floral shops, art supplies, candy and ice cream shops, etc. ▪ Community-oriented services: Hair salons, barber shops, child day care, etc. ▪ Restaurants & retail food: Restaurants, coffee & tea shops, bakeries, candy and ice cream shops, sale of other foods ▪ Public Facilities <p><u>Upper floor(s)</u></p> <ul style="list-style-type: none"> ▪ Multifamily residential, office <p><u>Other Uses</u></p> <ul style="list-style-type: none"> ▪ Parking (standalone) ▪ Community serving uses: Library, schools, museums, clinics, post office, etc. ▪ Work/live units 	<p>Maximum floor-area-ratio² (mixed-use): 2.0</p> <p>Maximum floor-area-ratio² (other): 1.0</p> <p>Lot coverage: 65%</p> <p>Building height: 35 feet, except maximum 40 feet for three stories with a use permit</p>

ZONING DISTRICT	COUNTY CODE SECTION	ACRES	PERMITTED USES ¹	STANDARDS
Recreation and Visitor Serving Commercial (K)	26.10	5.80	<ul style="list-style-type: none"> ▪ Public parks ▪ Aquatic centers ▪ Sport fields ▪ Retail as part of recreational use 	Maximum floor-area-ratio ² : 1.0 Lot coverage: 50% Building height: 35 feet
Public Facilities (PF)	26.14	4.24	<ul style="list-style-type: none"> ▪ County- and city-owned facilities ▪ Special district facilities for utilities ▪ Schools 	Maximum floor-area-ratio ² : 0.8 Lot coverage: 40% Building height: 35 feet
Rights-of-Way/Not Zoned	N/A	0.15	--	--

NOTES:

¹ ZONING STANDARDS MAY APPLY AND PLANNING PERMITS MAY BE REQUIRED, SEE ZONING CODE FOR ADDITIONAL DETAILS.

² FLOOR AREA RATIO IS BASED ON THE LOT COVERAGE MULTIPLIED BY THE NUMBER OF BUILDING STORIES ALLOWED AS A PERMITTED USE; 35 FT BUILDING HEIGHTS ARE ASSUMED TO ALLOW TWO STORIES AND 40 FOOT OR GREATER BUILDING HEIGHTS ARE ASSUMED TO ALLOW THREE STORIES.

GROWTH PROJECTIONS

While no specific development projects are proposed as part of the Project, the Project is intended to facilitate future growth, including new businesses, expansion of existing businesses, and new residential development. Table 2.0-4 summarizes the range of residential (single family units, multifamily units, and mixed use or live-work units, measured in units) and commercial, office, and recreation (measured in square footage) that could occur. Actual future development would depend on future market conditions, property owner preferences, site-specific constraints, and other factors.

Table 2.0-4 compares new growth potential under the existing General Plan to new growth potential under the Project at buildout conditions. Table 2.0-5 summarizes the existing and proposed General Plan land use designations for the Plan Area. This Draft EIR analyzes the effect of future growth accommodated by the Project in comparison to existing conditions.

As shown in Table 2.0-4, full buildout of the Project within the Plan area would result in up to:

- 706 dwelling units; and
- 276,903 SF of non-residential uses, including:
 - 168,029 SF of commercial uses;
 - 82,226 SF of office uses; and
 - 26,648 SF of recreation uses; and
- 120 hotel rooms

TABLE 2.0-4: NEW DEVELOPMENT PROJECTIONS: SPRINGS SPECIFIC PLAN VS. EXISTING GENERAL PLAN

TYPE OF DEVELOPMENT	EXISTING GENERAL PLAN	SPRINGS SPECIFIC PLAN	CHANGE
Single Family	94 units	88 units	-6 units
Multifamily	13 units	461 units	+448 units
Mixed Use or Live Work	40 units	157 units	+117 units

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<i>TYPE OF DEVELOPMENT</i>	<i>EXISTING GENERAL PLAN</i>	<i>SPRINGS SPECIFIC PLAN</i>	<i>CHANGE</i>
Commercial	108,796 SF	168,029 SF	+59,233 SF
Hotel ²	120 rooms	120 rooms	-
Office	2,712 SF	82,226 SF	+79,514 SF
Recreation	7,648 SF	26,648 SF	+19,000 SF
TOTAL	147 residential units 119,276 non-residential SF 120 hotel rooms	706 residential units 276,903 non-residential SF 120 hotel rooms	+559 residential units 157,747 non-residential SF

NOTES:

¹ RESIDENTIAL UNITS ARE BASED ON THE MAXIMUM UNITS ALLOWED FOR EACH ZONING DISTRICT AND OVERLAY PLUS DENSITY BONUS UNITS BASED ON THE STATE AND COUNTY DENSITY BONUS PROGRAMS.

² A HOTEL USE IS ASSUMED IN THE K ZONE FOR PURPOSES OF ENVIRONMENTAL REVIEW BECAUSE IT IS THE MOST INTENSE USE ALLOWED IN THAT ZONING DESIGNATION.

GENERAL PLAN AMENDMENT

The Project includes a General Plan amendment to replace the current designations in the Land Use Map with the designations in the Specific Plan. The Land Use Map would be amended to reflect the uses shown on Figure 2.0-9 and summarized in Table 2.0-5.

TABLE 2.0-5: PROPOSED LAND USE DESIGNATION ACREAGES

<i>PROPOSED LAND USE DESIGNATION</i>	<i>ACRES</i>
General Commercial	10.49
Limited Commercial	28.38
Public/Quasi-Public	4.24
Recreation/Visitor-Serving Commercial	5.80
Urban Residential	106.14
Rights-of-Way/Other (Not Designated)	0.15

The General Plan text will be updated to amend policies to refine the approach to the Springs area, including revisions to address language that is no longer relevant or accurate and to address

- Amend Policy LU-20e to note that the Limit Commercial Traffic Sensitive zoning will not apply to parcels in the Plan Area;
- Eliminate Policy LU-20p because it was intended to accommodate the Clement Inn which no longer exists;
- Eliminate Policy LU-20t because it required CEQA analysis to rezone several specific parcels, some of which no longer exist and the others which are now analyzed in this EIR; and
- Amend Policy LU-20i to except parcels within the Plan Area because the Plan addresses size, scale, and intensity of uses, capacity of public services, and planned infrastructure the Plan Area.

REZONE

As discussed previously, the Plan area currently includes the following zoning districts: Low Density Residential (R1), Medium Density Residential (R2), Retail Business and Services (C2), Limited Commercial

(LC), Administrative and Professional Office (CO), Planned Community (PC), Public Facilities (PF), and Recreation and Visitor-Serving Commercial (K). The Springs Specific Plan would rezone the Plan area to replace the existing zoning with the zoning districts described in Table 2.0-3 and shown on Figure 2.0-8. In addition, the Traffic Sensitive (TS) combining zone and the Local Guidelines/The Springs Highway 12 (LG/SPR) combining zone would be eliminated from the Plan area.

In addition to updating the zoning map for the Plan area, the Sonoma County Code will be amended as follows:

- Amend 26-10 (Commercial Uses) to create a new Mixed Use Community Zone;
- Amend 26-63 (Local Guidelines Combining District) to apply Springs Specific Plan design guidelines to the Plan area;
- Amend 26-90 (Local Area Development Guidelines) to reference applicable Springs Plan guidelines and standards; and
- Update 26-88-123 (Mixed Use – Special Use Standards).

PERMITS AND APPROVALS

Although the project does not propose a specific development project, it provides a framework under which specific development projects within the Plan Area would be planned, designed and executed in the future to meet the established goals and objectives. Implementation of the proposed project would require the following discretionary actions and approvals by the County of Sonoma:

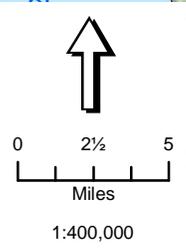
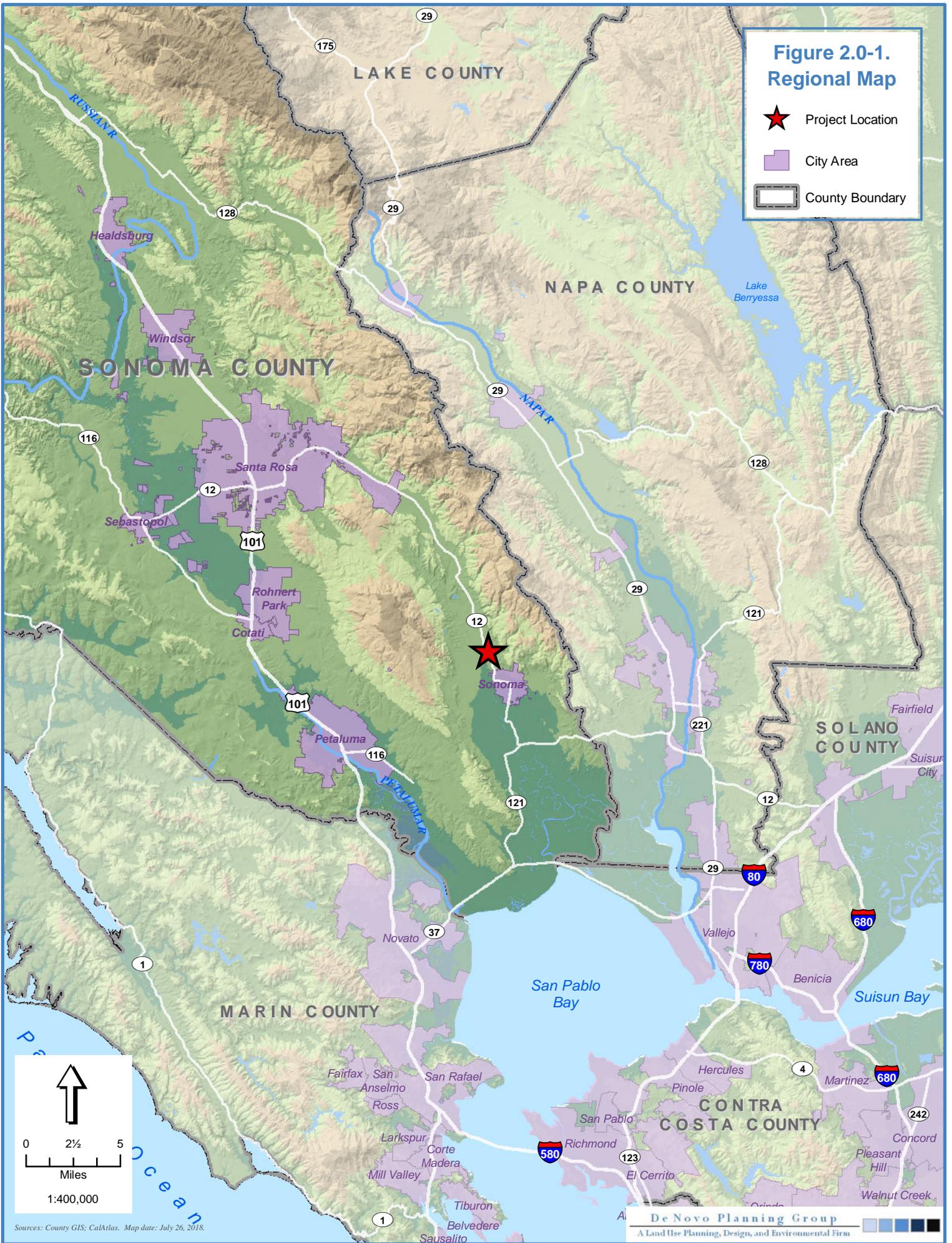
- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Adoption of amendments to the General Plan Land Use Map, as shown on Figure 2.0-9;
Adoption of General Plan text amendments, including:
 - Amend Policy LU-20e to note that the Limit Commercial Traffic Sensitive zoning will not apply to parcels in the Plan area;
 - Eliminate Policy LU-20p because it was intended to accommodate the Clement Inn which no longer exists;
 - Eliminate Policy LU-20t because it required CEQA analysis to rezone several specific parcels, some of which no longer exist and the others which are now analyzed in this EIR; and
 - Amend Policy LU-20i to except parcels within the Plan area because the Plan introduces a new Mixed Use zoning district that would be subject to criteria in the Plan and zoning code.
- Adoption of the Springs Specific Plan;
- Amendments to Sonoma County Code including:
 - Amend 26-10 (Commercial Uses) to create a new Mixed Use Community Zone;
 - Amend 26-63 (Local Guidelines Combining District) to apply Springs Specific Plan design guidelines to the Plan area;
 - Amend 26-90 (Local Area Development Guidelines) to reference applicable Springs Plan guidelines and standards;
 - Update 26-88-123 (Mixed Use – Special Use Standards);
 - Chapter 26 (Zoning Regulations) to create a new Mixed Use Zone; and

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- Amendments to the zoning database to rezone parcels within the Plan area to reflect the new base zoning districts shown on Figure 2.0-8 and remove the LG/SPR and TS combining districts from applicable lots within the Plan area.

**Figure 2.0-1.
Regional Map**

-  Project Location
-  City Area
-  County Boundary

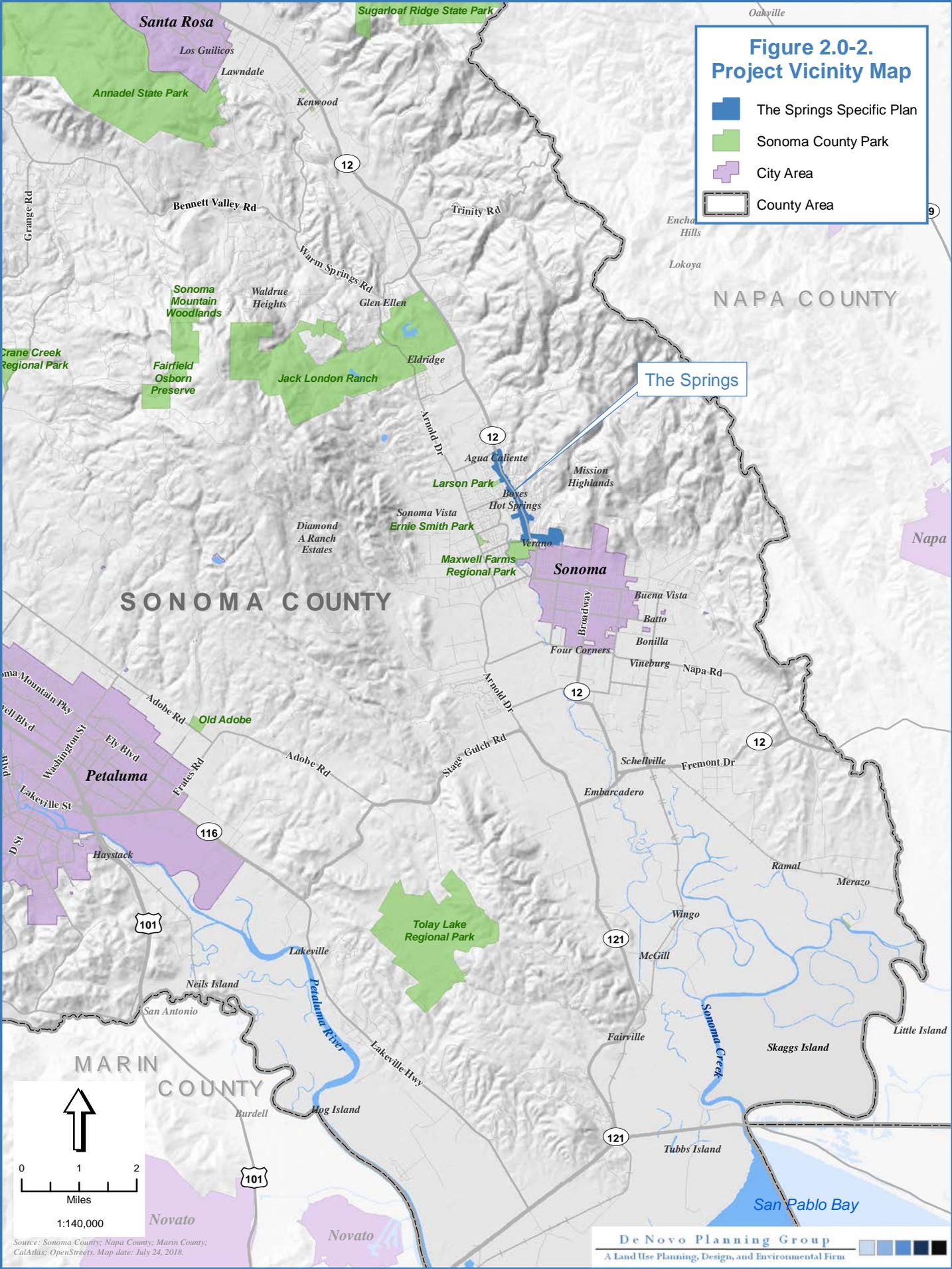


Sources: County GIS; CalAtlas. Map date: July 26, 2018.

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**Figure 2.0-2.
Project Vicinity Map**

-  The Springs Specific Plan
-  Sonoma County Park
-  City Area
-  County Area

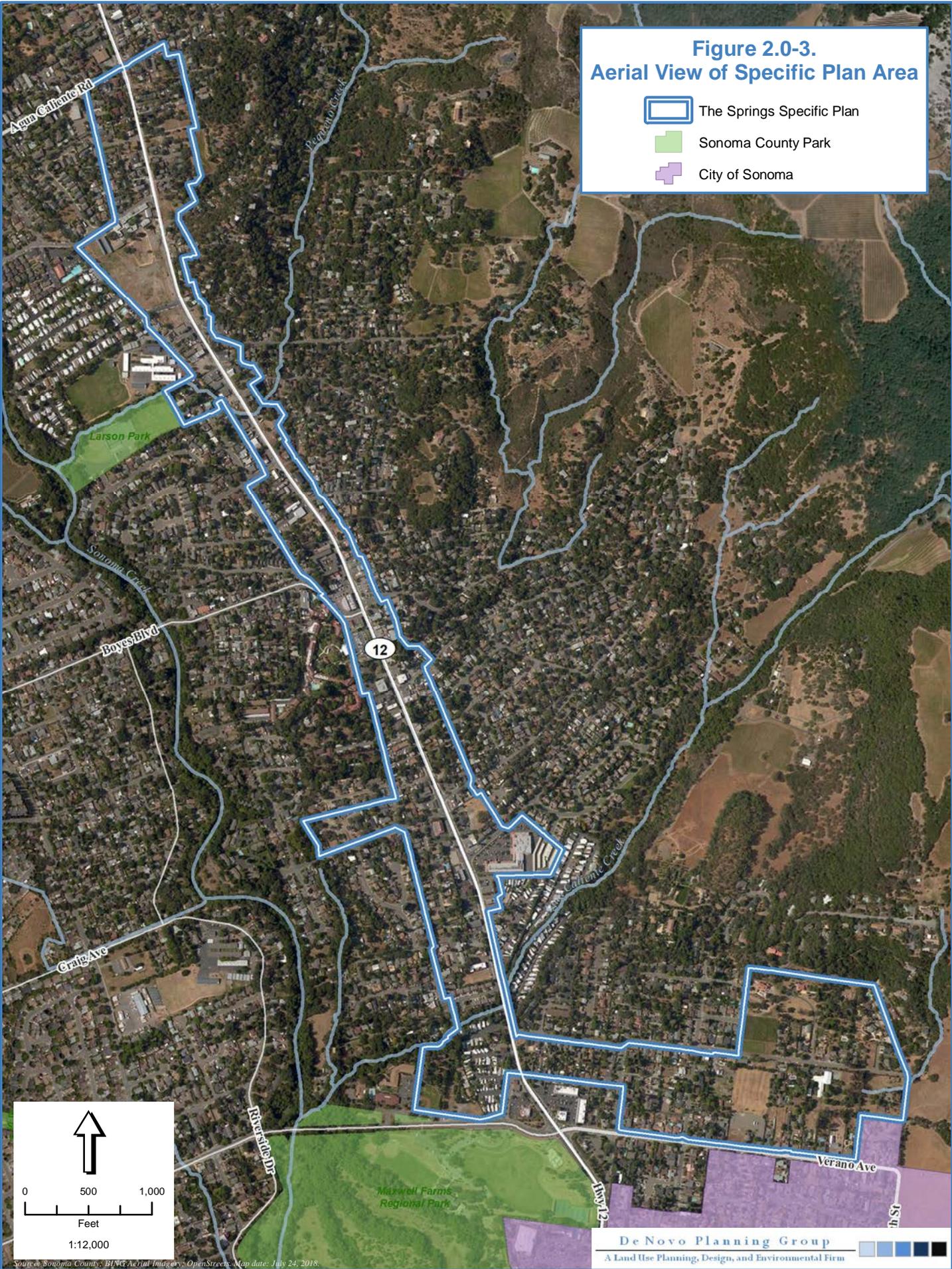


Source: Sonoma County; Napa County; Marin County; CalAtlas; OpenStreets. Map date: July 24, 2018.

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**Figure 2.0-3.
Aerial View of Specific Plan Area**

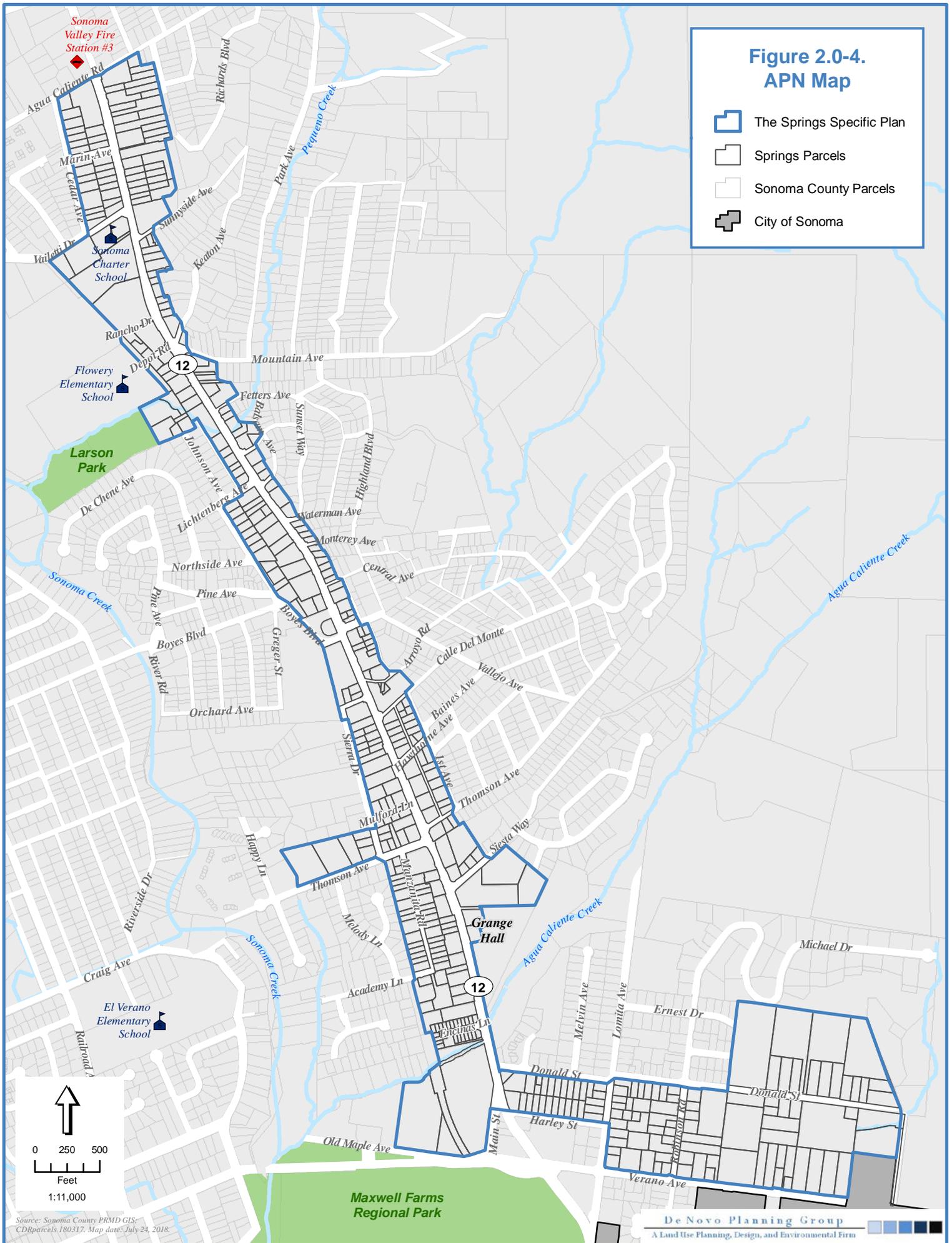
-  The Springs Specific Plan
-  Sonoma County Park
-  City of Sonoma



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**Figure 2.0-4.
APN Map**

-  The Springs Specific Plan
-  Springs Parcels
-  Sonoma County Parcels
-  City of Sonoma



Source: Sonoma County PRMD GIS, CDRparcels.180317, Map date: July 24, 2018

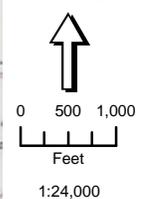
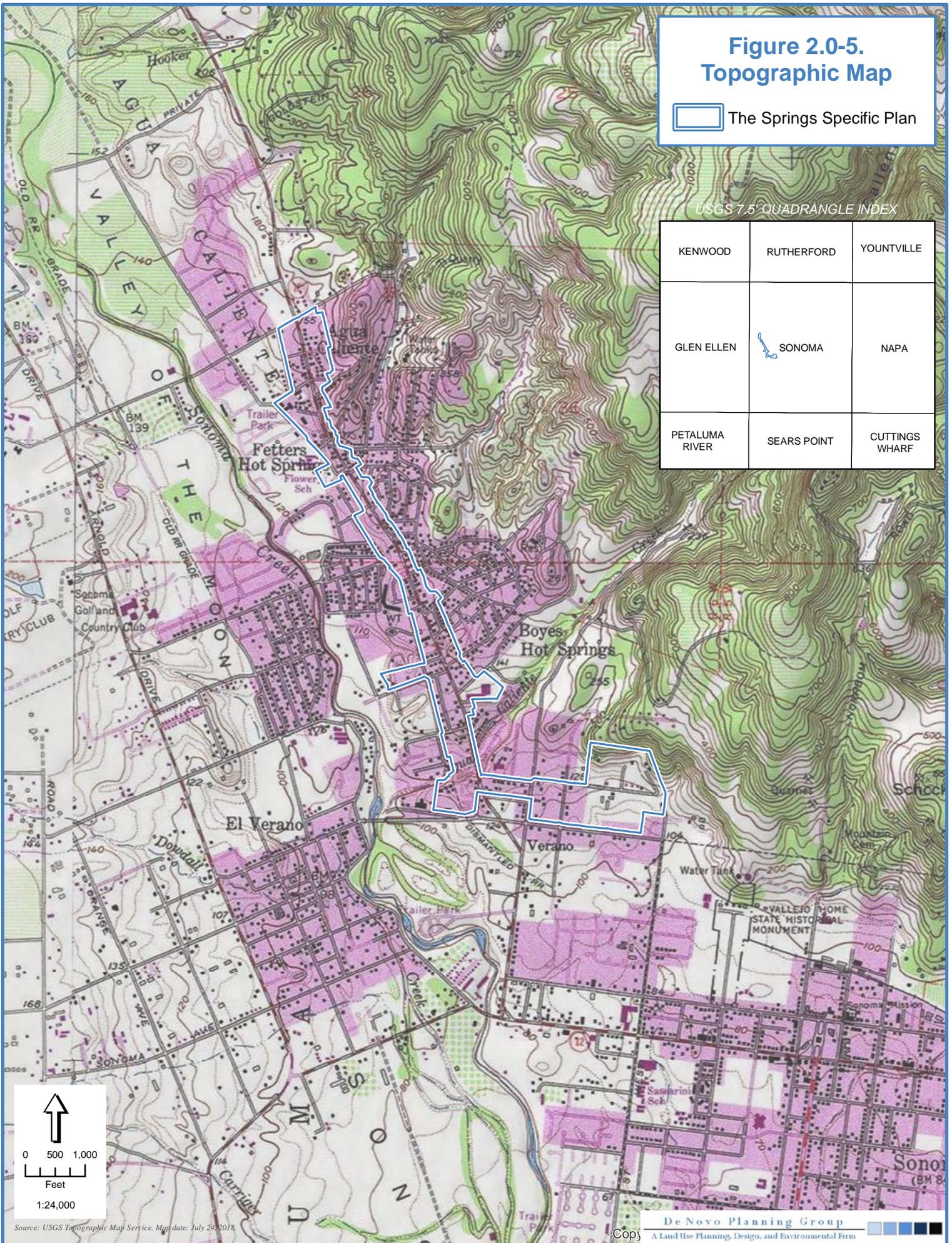
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**Figure 2.0-5.
Topographic Map**

 The Springs Specific Plan

USGS 7.5' QUADRANGLE INDEX

KENWOOD	RUTHERFORD	YOUNTVILLE
GLEN ELLEN	 SONOMA	NAPA
PETALUMA RIVER	SEARS POINT	CUTTINGS WHARF

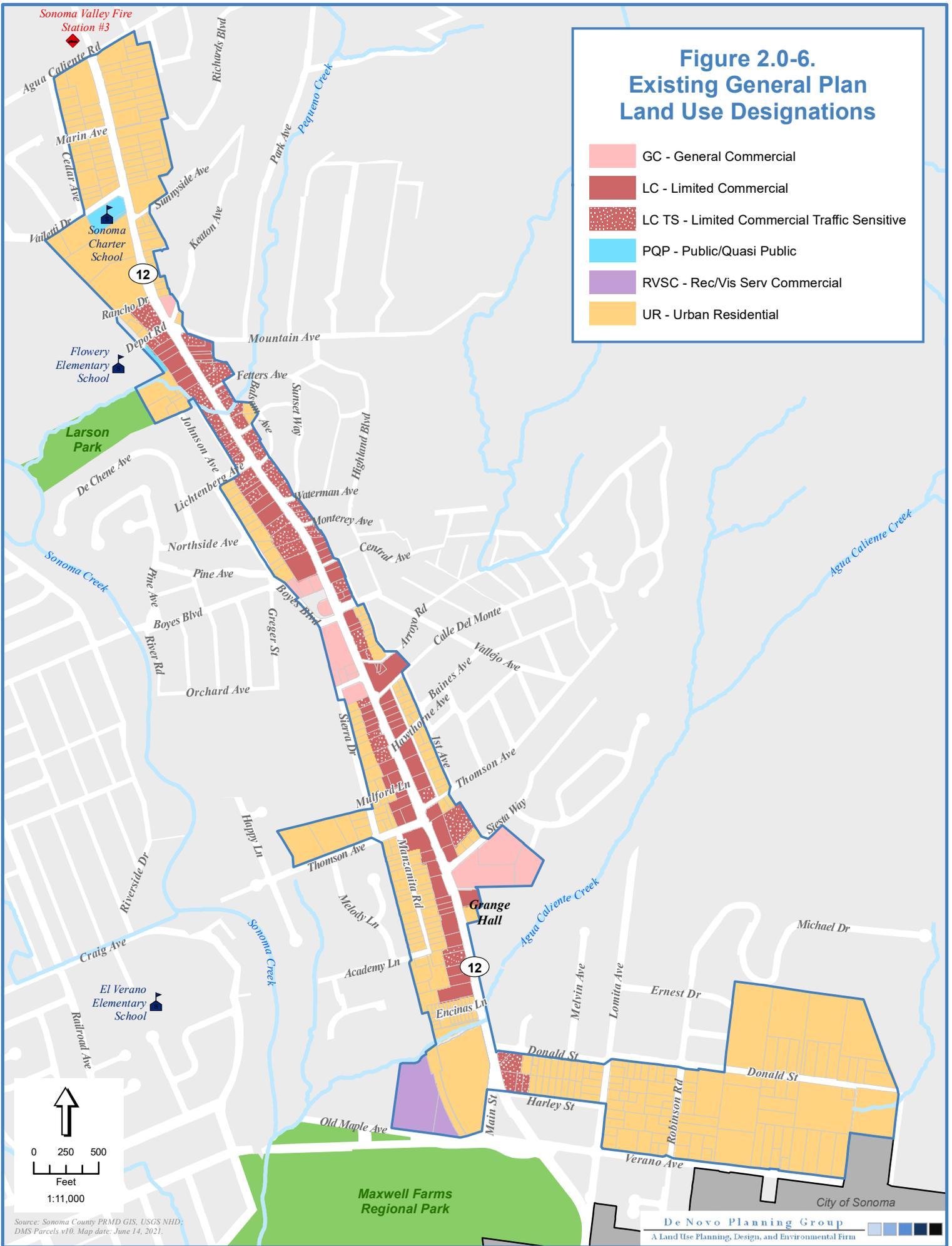


Source: USGS Topographic Map Service. Map date: July 24, 2018.

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Figure 2.0-6. Existing General Plan Land Use Designations

- GC - General Commercial
- LC - Limited Commercial
- LC TS - Limited Commercial Traffic Sensitive
- PQP - Public/Quasi Public
- RVSC - Rec/Vis Serv Commercial
- UR - Urban Residential



Source: Sonoma County PRMD GIS, USGS NHD, DMS Parcels v10. Map date: June 14, 2021.

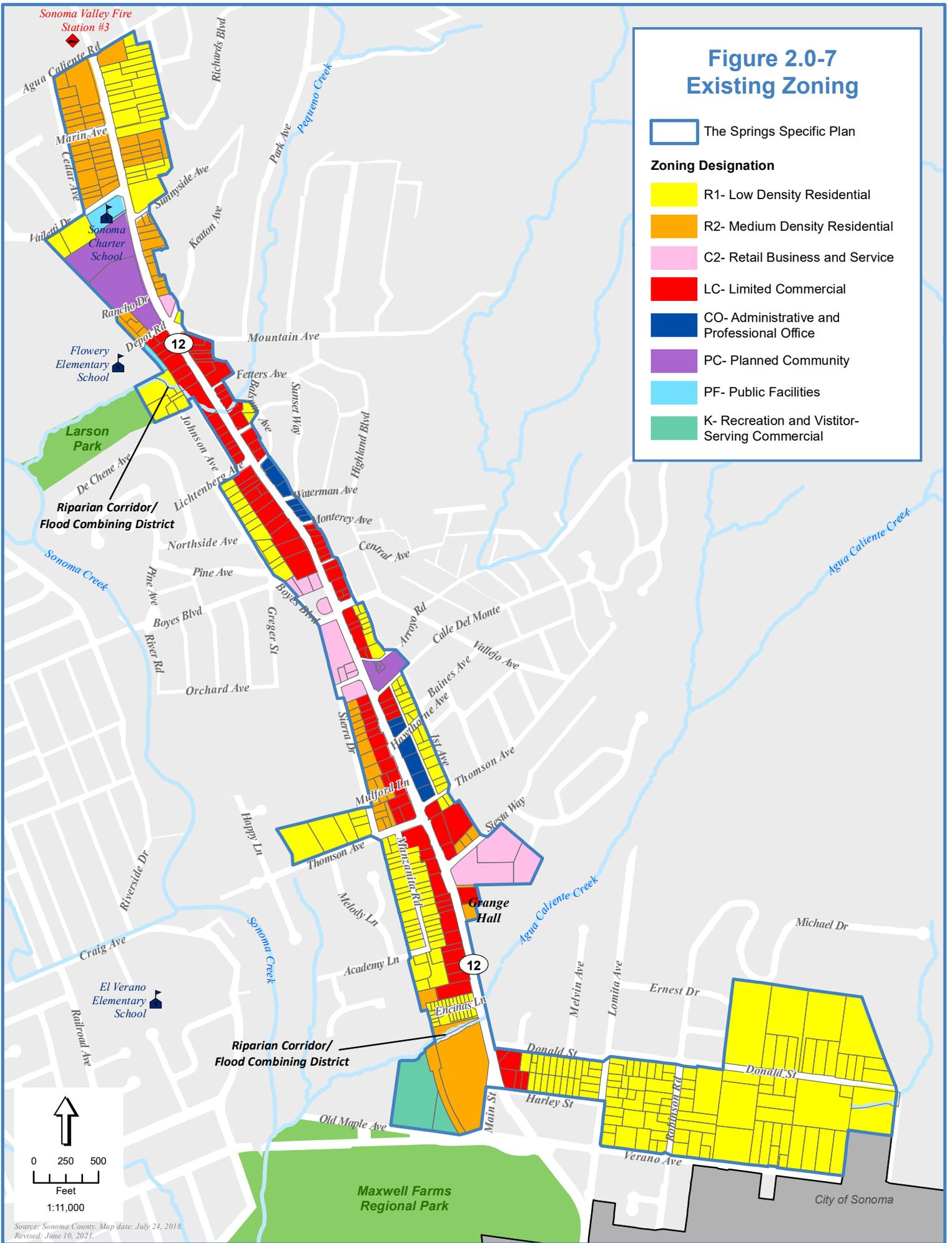
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Figure 2.0-7 Existing Zoning

 The Springs Specific Plan

Zoning Designation

-  R1- Low Density Residential
-  R2- Medium Density Residential
-  C2- Retail Business and Service
-  LC- Limited Commercial
-  CO- Administrative and Professional Office
-  PC- Planned Community
-  PF- Public Facilities
-  K- Recreation and Visitor-Serving Commercial



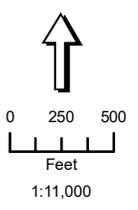
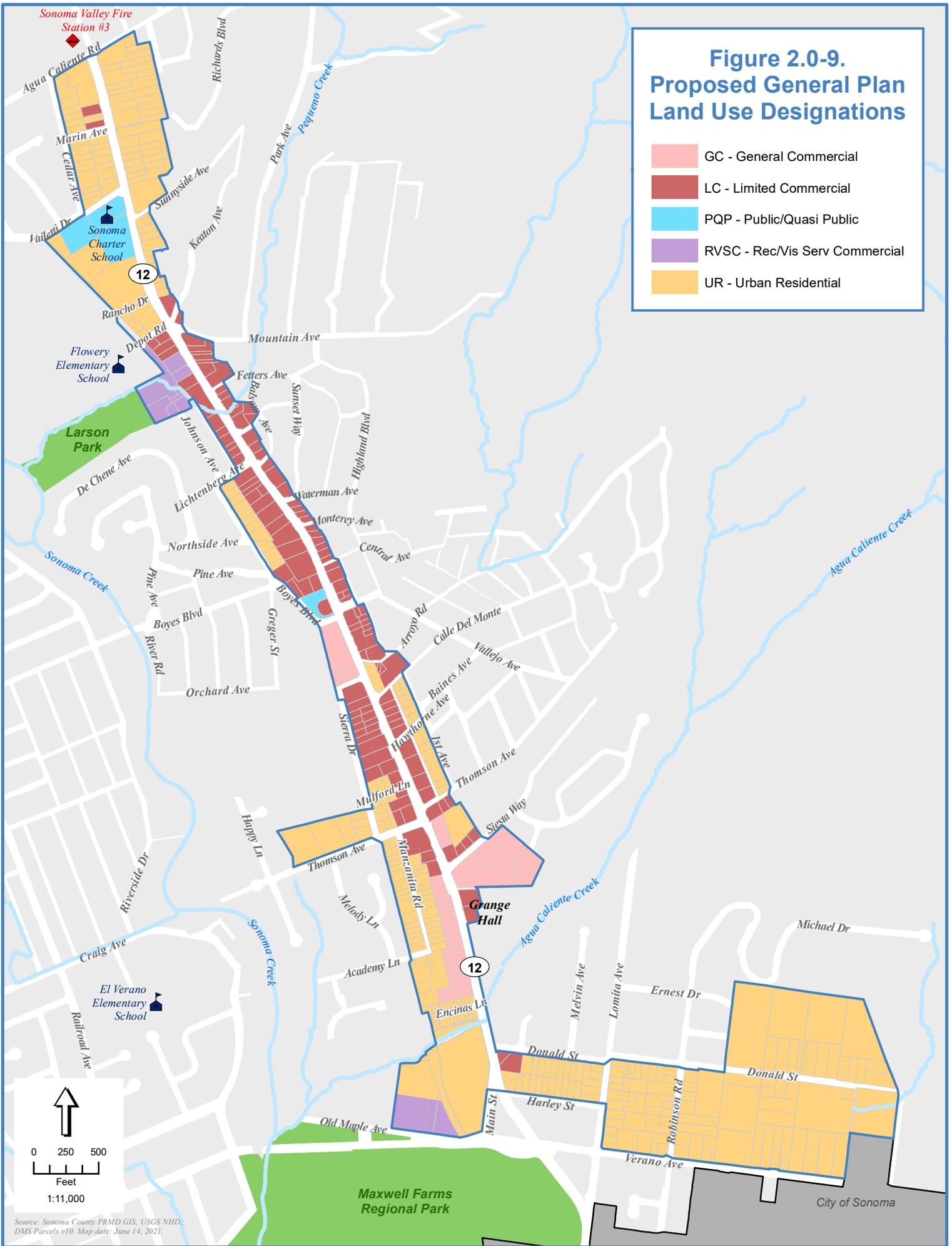
Source: Sonoma County. Map date: July 24, 2018.
Revised: June 10, 2021.

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**Figure 2.0-9.
Proposed General Plan
Land Use Designations**

- GC - General Commercial
- LC - Limited Commercial
- PQP - Public/Quasi Public
- RVSC - Rec/Vis Serv Commercial
- UR - Urban Residential



Source: Sonoma County PRMD GIS, USGS NHD, DMS Parcels v10. Map date: June 14, 2021.

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