

May 18, 2022

**NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report
and Notice of Virtual Public Hearing**

Project Title: Springs Specific Plan

Project Proponent: County of Sonoma

Project Location: Springs Specific Plan Area, as described below

Hearing Date: June 16, 2022

Hearing Time: 1:00pm

Hearing Body: Sonoma County Planning Commission

Hearing Location: Online. Visit <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/> for details.

DEIR Review Period: May 18, 2022 through July 19, 2022

The Sonoma County Permit and Resource Management Department (Permit Sonoma) has prepared a Draft Program EIR for the adoption of the Springs Specific Plan. The County is the lead agency under the California Environmental Quality Act (CEQA) for the project. The intent of this Notice of Availability (NOA) is to notify interested parties that the Draft Program Environmental Impact Report (EIR) is available for public review and comment.

Project Location: The Specific Plan Area is located along the Highway 12 corridor between Verano Avenue and Agua Caliente Road in the Sonoma Valley and extending to the end of Donald Street at its easternmost point. The Springs Specific Plan Area is approximately 180 acres, 480 lots and is home to approximately 1,800 people. A map of the Plan Area is available in the draft Plan.

Project Description: The draft Springs Specific Plan proposes a development program to foster a vibrant, attractive, and multimodal community with increased opportunities for housing and improved circulation for pedestrians, bicyclists, and transit. Full buildout of the Plan area could accommodate additional development of approximately 706 dwelling units, 120 hotel rooms and up to 276,903 square feet of commercial, office, recreation, and non-residential uses. The draft Plan proposes design guidelines and development standards, as well as updated zoning designations to implement the Plan. Adoption of the Plan requires certification of the EIR, a General Plan Amendment and Zone Change Amendment by the Sonoma County Board of Supervisors.

Potential Environmental Effects of the Project: The Draft EIR finds that implementation of the project could result in significant and unavoidable impacts related to aesthetics, greenhouse gases, noise, and transportation. Impacts in all other areas were found to be less than significant or less than significant with incorporation of mitigation measures. The draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and an identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts.

Availability of the Draft Program EIR: The Draft Program EIR and all documents referenced therein are available for review at this website <https://permitsonoma.org/longrangeplans/proposedlong-rangeplans/springsspecificplan>. A physical copy of the Draft EIR is available at the Sonoma Valley Regional Library 755 W Napa St, Sonoma, CA 95476. Electronic versions on flash drives or printed copies may be mailed upon request, at cost. To arrange payment and request a flash drive or printed copy of the Draft EIR or any of the documents referenced therein, email springsspecificplan@sonoma-county.org.

Draft EIR Public Review Period:

Please submit written comments by 5:00 p.m. on July 19:

- Email: springsspecificplan@sonoma-county.org
- Fax: (707) 565-1103
- Mail: Doug Bush, Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, California 95403

For comments submitted via email, please include “Draft EIR Comments: Springs Specific Plan” in the subject line and the name and physical address of the commenter in the body of the email.

Public Hearing on Draft EIR: The Sonoma County Planning Commission will hold a virtual public hearing on **Thursday, June 16, 2022 at 1:00 p.m.** The purpose of the public hearing is for the Planning Commission and Permit Sonoma staff to receive comments on the adequacy and accuracy of the DEIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing which will be noticed in advance.

In accordance with Executive Orders N-25-20, N-29-20, and N-33-20 the meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone.

Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted one week prior to the hearing date located: <https://sonomacounty.ca.gov/Planning-Agency/Full-Calendar/>