

About Plan Bay Area PDAs and PCAs in Sonoma County

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2040

Locally Adopted Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs)

Sonoma County is the largest and northernmost county in the San Francisco Bay Area. The geographic makeup of the county is very diverse as it contains coastal areas, redwood forests and oak woodlands, rivers, wetlands and baylands, vineyards, grasslands, and small farms. Urban development in Sonoma County is concentrated primarily within cities along the U.S. 101 corridor, which has been supported by voter-approved urban growth boundaries and other policies that encourage separation between cities and scenic landscapes to maintain the county’s rural character and economy. Below are three examples of the 12 locally adopted PDAs in Sonoma County.

A Map of Sonoma County PDAs and PCAs



1 Downtown Windsor
This PDA is planned as a city-centered, high-density, transit-oriented, culture hub of town. Surrounding the new intermodal transit station is planned mixed use, high-density housing and commercial uses.

2 Downtown Santa Rosa
This PDA is centered on a future SMART station in downtown Santa Rosa served by multiple bus lines. There are also primary dedicated pedestrian and bicycle paths in the area. The area is planned with retail and jobs, new housing, parks and open space.

3 Central Petaluma
This PDA seeks to reinvigorate and direct development toward underutilized land in the city’s historic downtown. The PDA also provides for a greater diversity, affordability and intensity of development.