

Housing and Jobs PDAs, PCAs & Urban Boundaries in Sonoma County



Plan BayArea 2040

Priority Development Areas (PDAs)

These are existing neighborhoods that are served by public transit and have been nominated by cities as appropriate for additional, compact development. Draft Plan Bay Area 2040 proposes focused growth and development in nearly 200 PDAs.

Priority Conservation Areas (PCAs)

These regionally significant, locally nominated open spaces have received broad consensus for long-term protection but face pressures for nearer-term development. Draft Plan Bay Area 2040 promotes preservation of more than 100 PCAs.

Urban Boundaries

Urban boundaries reflect the extent of publicly defined urban areas and include locally adopted urban limit lines, urban growth boundaries, city spheres of influence, and other local and county policies to limit urbanization.

PCAs and PDAs complement one another. By encouraging compact development in established communities with high-quality transportation access, there is less development pressure placed on the region’s vast and varied open spaces and agricultural lands.

A Map of PDAs, PCAs and Urban Boundaries

Urban development in Sonoma County is concentrated primarily within cities along the U.S. 101 corridor. This policy has been supported by voter-approved urban growth boundaries and other policies that encourage separation between cities and scenic landscapes to help maintain the county’s rural character and economy. Below are three examples of the 12 locally adopted PDAs in Sonoma County.



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.