

From: [Caryn Reading](#)
To: info@planbayarea.org
Subject: comment on Plan Bay Area PDA
Date: Sunday, August 09, 2020 9:08:43 AM

External Email

Hello.

I live at [REDACTED]. I oppose the inclusion of my rural neighborhood in one of the 2050 PDAs. My neighborhood is part of the Springs Specific Plan.

First of all, **this is a high fire area with limited routes for evacuation.**

There is no emergency back-up water supply in our area--a cause of great concern when adding a large number of residential buildings.

The Springs Specific Plan sits outside the Urban growth boundary, which is prohibited by where PDA's can be developed. High-density development only belongs in incorporated urban areas that have the tax-base, governance and infrastructure to support it. The Springs area has none of these.

The PDA application was signed on 9-11-2019 and **neither the residents nor the surrounding communities were consulted prior to the nomination which is against MTC policies on public participation.**

Beyond these public safety and governance concerns, this area does not support job growth. There is no industry in the area. And public transportation is minimal. Bus line 32 does not meet the required headways, which is necessary to be considered as a PDA area. Bus 32 does not even run in the late afternoon or evening, which is what would be needed for commuters.

There is no plan in place to reduce greenhouse gasses, or to reduce vehicle miles traveled--again, elements required prior to being designated as a PDA.

Beyond all of these reasons for opposing inclusion as a PDA, there is the very issue of this neighborhood being included in the Springs Specific Plan. Neighbors were never included in the development of that plan, which violates MTC policies of public disclosure and participation. The 2020 Sonoma County's Civil Grand Jury report and findings confirm Permit Sonoma's failure to include the homeowners in the development of the Springs Specific Plan.

Please make the right choice for the safety of this rural area and take it out of the

Plan Bay Area 2050 Blueprint!

Thank you,

Caryn and Bill Reading

Residents of [REDACTED]