

From: bowers_espv
To: info@planbayarea.org
Subject: Public Comment - PBA 2050
Date: Thursday, August 06, 2020 1:52:39 PM
Attachments: [Comment re SSPPDAPBA 2050.docx](#)

External Email

Bowers and Ann Espy
[REDACTED]
[REDACTED]

To: The ABAG and MTC

We are writing to express our strong objection to the inclusion of the Spring Specific Plan (SSP) as currently constituted as a Priority Development Area in the Plan Bay Area 2050 Blueprint. Specifically, we are objecting to the inclusion of the rural neighborhoods bounded by Donald Street and Verano Avenue east of Highway 12 in the SSP, and hence by definition, their proposed designation as a PDA and inclusion as such in the PBA 2025 Blueprint.

Since initially hearing about the SSP we have engaged in efforts to understand the rationale and process that led to the current formulation of the plan and can find no documented logical basis for the inclusion of these neighborhoods in the SSP. To our knowledge there has been no effective effort from county planning agencies to solicit and include comments and input from the residents of this area.

Efforts by our grassroots neighborhood group over the past 18 months have gained limited traction with the county planning agency and commission, leading to the request for a civil grand jury review, which concluded that “the County’s public disclosures from 2012 to early 2017 were insufficient to alert a civically engaged citizen that their neighborhood could be affected in a significant manner.” The Grand Jury also recommends several “actions to rectify the lack of notice,” including a public apology, engaging with the Donald Street residents and attempting to accommodate their concerns, and “considering the severance of the Donald Street region from the (Springs Specific Plan).”

A number of valid community concerns have been raised with the proposed wholesale up-zoning of this residential area as reflected in the SSP. The area sits outside the City of Sonoma’s Urban Growth Boundary and there are environmental impacts, fire safety issues, infrastructure and transportation inadequacies, traffic and parking congestion issues, not to mention the significant impact on the character and nature of the neighborhood. To our knowledge all residents favor some continued development in areas of opportunity and share the general goals of our county and bay area agencies to promote development that is equitable and resilient for all residents.

We again reflect our strong opposition to the designation of this area as a PDA , wholesale up-zoning of the 'Donald Street neighborhood' and any inclusion in the PBA 2050 Blueprint. We would welcome and support any future process by the county planning agency that fully engages the residents of our neighborhood in the development of future plans.

Sincerely,

Bowers and Ann Espy

copy attached

Bowers and Ann Espy

August 6th, 2020

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