

From: [Lurtz Bill](#)
To: info@planbayarea.org
Subject: Vote to remove the Springs Specific Plan from the Plan Bay Area 2050
Date: Sunday, July 26, 2020 8:47:53 PM

External Email

I would like to express my strong opposition for the Springs Specific Plan as it is currently written. Specifically, the Donald Street area that was attached to the Hwy 12 corridor through the Springs was a poorly conceived target of opportunity that ignored MTC policy, was not in keeping with many stated goals of the SSP, failed all measures of community involvement, and was soundly chastised by the Sonoma County's Civil Grand Jury report. To include this area as one of your 2050 PDA's would be adding insult to injury and ignore overwhelming evidence that this area should not qualify as a PDA.

There are many reasons why this area should be removed from the Plan Bay Area 2050 Blueprint. High density development in a rural area with 8 dead end streets, limited access, lack of supporting water supply, high fire area, outside of the City of Sonoma's Urban Growth Boundary, and underserved bus routes that are not conveniently located. High density housing would create a car-centric community that generates multiple daily trips, excessive greenhouse gasses, and parking nightmares.

Please acknowledge the errors that were made in developing the SSP, the strong community support to have the SSP modified, the Sonoma County's Civil Grand Jury's recommendation for modification of the SSP, and the future campaign to bring these violations into the public eye.

Please vote to remove the SSP from the Plan Bay Area 2050.

Respectfully,

Bill Lurtz

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