

**From:** [Dawn Jump](#)  
**To:** [info@planbayarea.org](mailto:info@planbayarea.org)  
**Cc:** [Rance Rogers](#); [Ricci](#)  
**Subject:** Oppose Springs Specific Plan  
**Date:** Monday, July 13, 2020 3:19:14 PM

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**\*External Email\***

To Whom it May Concern:

We have been informed that a PDA is being “pushed through the system” to designate part of our neighborhood as a potential site for the PDA. I am told that this section of our neighborhood has been slotted in the Plan Bay Area 2050 Blue print.

We are opposed to the Springs Specific Plan for our area because of the following concerns:

- 1) As an Insurance Agent, who just went through the Napa and Sonoma County wild fires, we were forced to evacuate our homes. The traffic to exit our streets was incomprehensible. If we were in imminent danger, many lives would have been lost. The number of units projected and the location of this development does not account for the wild fire danger and an exit strategy for surrounding neighborhoods. This could have a tragic ending.
- 2) I believe that we are currently facing a severe water shortages and our hills are completely brown as we enter the summer seasons. Where is the water going to come from and how much is this going to cost our neighborhood? We are seeing large increases to our water bills and increased cost for fire safety and sewage on our tax bills. It my understanding that our neighborhood has NO BACK UP WATER SUPPLY. How are you going to protect our homes plus a PDA with 200 + units in a wild fire? Our County and City cannot even re-pave the surrounding roads of this projected PDA. These roads and traffic are deplorable and in serious need of repair. Another liability hazard for pedestrians and the alignments of all of our vehicles. The Plan wants to add more traffic to these roads when we cannot even repair the crappy ones we have in

place? Come sit on a corner and watch how cars cut through Verano-Lomita to Donald to by-pass traffic that is backed up on Hwy 12. I don't see how we can accommodate 200+ units? It is just not feasible to me and would be a detriment to our neighborhood.

- 3) Our Bus line is #32 and it does not meet the requirements necessary to be considered part of a PDA area.
- 4) There is no Green Plan in place, which is needed prior to being considered in a PDA plan
- 5) There is no industry in the residential neighborhood to support the expansion.
- 6) It is my understanding that the Springs Specific Plan sits outside the Urban Growth Boundary, which is prohibited by where PDA's can be developed
- 7) Last but most important- The residence of this neighborhood were NEVER INCLUDED in the development of the Springs Specific Plan, which is against MTC policies of public disclosure and participation. Susan Gorman ignored our pleas to explain "why" this occurred and "how" could she let this project go through with all of these facts before her?  
The PDA application was signed on 9-11-2019 and we were never consulted prior to this, which is against MTC policies on public participation. I believe this is why the 2020 Sonoma County Grand Jury report resulted in findings favorable to our community.

High density development only belongs in incorporated urban areas that have the tax-base, governance and infrastructure to support this type of project. Our Springs, has none of these! We are asking you to right your "wrong" and take us out of the Plan Bay area 2050 Blueprint. It is the right thing to do---

Sincerely,

Dawn Jump & Rance Rogers

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[REDACTED]

Dawn M. Jump – Agent

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