

From: [Jennifer Ramsey](#)
To: info@planbayarea.org
Subject: Plan Bay Area 2050 - Springs Specific Plan
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External Email

I live in a wonderful, family centric, rural neighborhood adjacent to the City of Sonoma city limits. This is a rural neighborhood and as such I am against the Springs Specific Plan included as one of the 2050 PDA's. Besides the overall change that such high-density buildings would bring to the quiet rural neighborhood where we selected to be our lifelong home, there are some very specific details that make this designation inappropriate.

- The plan was created without the knowledge of the residents and homeowners of the community. This was wrong in so many ways.
- High Fire Area – considerable parts of the neighborhood are designated High Fire risk by the State of California. Evacuating the neighborhood through these areas during the Fires of 2017 proved challenging at best. Adding large amounts of residential density to the areas that we must drive through is irresponsible.
- Dense development defies the charming rural nature of the neighborhood; narrow streets, many areas without sidewalks, streets dead ending into farmland, limited egress to outside the neighborhood. The expectation that our neighborhood would remain rural residential is, I believe, a right that we have.
- Safety will be put at risk. Fire, such as occurred in 2017, or a significant earthquake would cause a need for evacuation; adding density would create unsafe evacuation conditions. Also, there is no emergency backup water supply for the overall neighborhood.
- The Springs Specific Plan sits outside the Urban growth boundary which is prohibited by where PDA's can be developed.
- 2020 Sonoma County's Civil Grand Jury report and findings confirm that there was secrecy behind Permit Sonoma's development plan. Those most affected, the residents of our neighborhood, were never advised of, or included in, the development of the Springs Specific Plan. Please refer to the Civil Grand Jury's report.

There is one particular lot that seems to be driving this zoning change. We understand that this lot

will be developed, probably with some kind of multi-family housing (I believe 4-6 units, maybe 8, are currently allowed), and we will have new neighbors. However, the identity of our community is important to us all and the high density that being proposed risks the safety of our residents.

We understand the need for more housing in the Sonoma Valley and believe that there are appropriate places for it. Inclusion of our rural neighborhood in the Springs Specific Plan is not appropriate and is simply wrong. Please right this wrong and take us, [REDACTED], out of the Plan Bay Area 2050 Blueprint!

Thank you,

Jennifer Ramsey

