

**From:** [Beth Stelluto](mailto:info@planbayarea.org)  
**To:** [info@planbayarea.org](mailto:info@planbayarea.org)  
**Subject:** Springs Area Plan ammendments.  
**Date:** Tuesday, July 28, 2020 1:57:51 PM

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**\*External Email\***

Thank you for your work to continually improve Sonoma County. I am writing to express my opposition to the Springs Specific Plan as part of a 2050 PDA.

**Proposal itself:**

While I am in favor of relaxing current zoning density standards, the density proposed in this plan proposal is inappropriate for several reasons:

1. The area is located in a high-fire zone with limited roads for evacuation. Increased density would introduce significant risk of fatalities should a fire reach this area.
2. Limited roads to handle incremental traffic without significantly reducing the quality of life for residents.
3. Limited Water infrastructure and no emergency back up water supply.
4. The Springs Specific Plan sits outside the Urban growth boundary which is prohibited by where PDAs can be developed.

**The Process:**

The PDA application was signed and introduced in September 2019 with no notification, involvement or consultation with residents or neighbors. This is against MTC policies on public participation.

This PDA application should become null and void given that MTC policies were not followed. The process appears to be government overreach as evidenced by the 2020 Sonoma County's Civil Grand Jury report and findings which confirms that Permit Sonoma's failure to include residents in the development of the Springs Specific Plan.

Please remove the Donald Street extension from the Plan Bay Area 2050 Blueprint or significantly modify the plans to address the issues cited above.

Thank you.

Elizabeth Stelluto Dunaier  
[REDACTED] Owner/Resident.

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Beth Stelluto

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