

From: [REDACTED]
To: info@planbayarea.org
Subject: opposing the Springs Specific Plan being a Priority Development Area and part of Plan Bay Area 2050 Blueprint
Date: Sunday, July 12, 2020 8:10:54 AM

External Email

I am against my rural neighborhood, the Springs Specific Plan, included as one of your 2050 PDAs, for the following reasons:

1. We reside in a High Fire Area with limited routes for evacuation.
2. There is no emergency backup water supply. High-density housing built here will put us all at risk of becoming fatalities from a wildfire or fires associated with a future earthquake
3. Bus line 32 does not meet the required headways, which is necessary to be considered as a PDA area. Bus 32 does not even run in the late afternoon or evening to be useful to commuters.
4. There is no plan in place to reduce greenhouse gasses and/or a plan to reduce vehicle miles traveled which is needed prior to being designated as a PDA.
5. The residents here were never included in the development of the Specific Plan which is against MTC policies of public disclosure and participation. The PDA application was signed on 9-11-2019 and neither the residents nor the surrounding communities were consulted prior to the nomination which is against MTC policies on public participation. [Please refer to the 2020 Sonoma County's Civil Grand Jury report and findings which confirms Permit Sonoma's failure to include the homeowners in the development of the Springs Specific Plan](#)
6. There is no industry in the area to support expansion.
7. The Springs Specific Plan sits outside the Urban growth boundary which is prohibited by where PDA's can be developed. The area sits right outside the City of Sonoma's Urban Growth Boundary and is located in a high-fire zone with limited roads for evacuation, two conditions which make it ineligible to become a PDA.
8. High-density development only belongs in incorporated urban areas that have the tax-base, governance and infrastructure to support it. The Springs area has none of these

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Please right these wrongs and take us out of the Plan Bay Area 2050 Blueprint.

Marilyn Stanton

