

**From:** [Ronda Ross-Leen](mailto:Ronda.Ross-Leen@planbayarea.org)  
**To:** [info@planbayarea.org](mailto:info@planbayarea.org)  
**Subject:** Opposing the Springs Specific Plan being a Priority Development Area and part of Plan Bay Area 2050 Blueprint  
**Date:** Monday, August 10, 2020 2:56:20 PM

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**\*External Email\***

To Whom it May Concern,

I live on [REDACTED] in Sonoma County and I oppose the Springs Specific Plan being a Priority Development Area. Please see my reasons and concerns below.

1. We reside in a High Fire Area with limited routes for evacuation.
2. 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.
3. There is no plan in place to reduce green house gasses and/or a plan to reduce vehicle miles traveled which is needed prior to being designated as a PDA.
4. 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.
5. We have no emergency back up water supply.
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.
8. High-density development only belongs in incorporated urban areas that have the tax-base, governance and infrastructure to support it.
9. The County roads in our neighborhood are in much need of repair. On a portion of Robinson Road there are no sidewalks, the roadway is narrow. There are places where only one vehicle can safely pass at a time.
10. There are no street lights on Robinson Road or Donald.

I am against my rural neighborhood, the Springs Specific Plan, included as one of your 2050 PDAs. 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. High-density housing built here will put us all at risk during a disaster ie: fire, earthquake. The residents in our neighborhood were never included in the development of the Specific Plan which is against MTC policies of public disclosure and participation. In reading the 2020 Sonoma County's Civil Grand Jury report its findings which confirm Permit Sonoma's failure to include the homeowners in the development of the Springs Specific Plan. Please right this wrong and take us out of the Plan Bay Area 2050 Blueprint.

Respectfully submitted,

Ronda & Terry Leen