

# Brookfield Properties

February 13, 2024

Mr. Kent Carothers, P.E.  
City Engineer  
City of Petaluma  
11 English St  
Petaluma, CA 94952

## **RE: Oyster Cove-Request for early grading permit approval**

Mr. Carothers,

At your request we are submitting this letter to provide clarity and justification for our request to obtain approval for early grading permit issuance for the project.

The city previously approved the project tentative map and CEQA clearance which included proposed demolition, preliminary grading plans, and site utilities (among other things). The site is underlain by undocumented fill and soft clay deposits, both of which will undergo consolidation settlement under new fill material placement or new building loads; therefore, the project will require the removal of certain existing improvements to allow for the placement of an earth surcharge to consolidate the underlying soil prior to installation of new utilities, pavements, and building structures. Based on geotechnical explorations and laboratory testing performed at the proposed site, a temporary 9-foot-tall earth stockpile will be required to accomplish the surcharge and would be in place for approximately 12 months. Any future housing project proposed on this site would require a similar mitigation measure, so completion of these improvements will best position the site for development.

Given the 12-month consolidation period requirement, it is critical that we begin this process in the spring of 2024 so that we are poised to begin the infrastructure work and subsequent construction of the homes in 2025. We will be using the 12-month period to continue to finalize the improvement plans, final mapping, and construction drawings of the homes for the project.

As we have previously stated in meetings with Staff, the ability to surcharge the site starting in Spring 2024 is also a fundamental requirement to our financial underwriting of Oyster Cove. If we are unable to proceed with the surcharge efforts as proposed, Brookfield will most likely cancel the purchase contract on the land and not move forward with the project.

Please don't hesitate to reach out with further questions.

Sincerely,



Gonzalo Rodriguez  
Vice President Land and Planning