

From: [REDACTED]
To: -- City Clerk
Subject: Scott Ranch - February 27th
Date: Thursday, February 16, 2023 10:18:44 AM

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Chris Albertson



February 16, 2023

Petaluma City Council
C/O City Clerk

Re: Scott Ranch / Davidon Development @ Windsor and 'D' Streets

The parcel of land located at the intersection of Windsor and 'D' Street has been the source of *animated discussions* for years. On February 27th, the topic comes before you again.

I know you will have much material to read regarding this proposal, so I will attempt to be brief. Hopefully, staff will provide a chronology of this property over many years. Beginning with the old dairy farm, to a charitable donation in the previous owner's will, to its sale to the Davidon Company for development, through many public meetings both before the Planning Commission and before the City Council, arguing size and scale of Davidon's proposed development.

Saving and restoring the old red barn on the property, insuring the protection of various wildlife species, connecting the Davidon property with hiking trails to Helen Putnam Park, including off street parking for hikers, were all part of these discussions. Davidon started with over 100 proposed houses on the property. They agreed to drop that number to 93, then again down to 66. Then the neighbors and Davidon became creative. A proposal was made that Davidon would sell the entire property to a neighborhood non-profit for \$ X. If that wasn't possible Davidon was willing to sell a significant portion of the property for a smaller (though significant) sum of money. In exchange, Davidon would scale back the number of houses on the property and guarantee all the site improvements mentioned above. To the non-profit's credit, they were able to raise the smaller amount. This appeared to be a win-win scenario but only until Davidon chose to move forward with the previously agreed upon reduced number of houses on the remaining dirt, guaranteeing all the improvements mentioned above. If Davidon is keeping their side of the bargain, then it is now time for the City of Petaluma and the residential neighbors to step up, recognize their obligation and keep their side of this bargain made in good faith.

New housing gets people all excited, especially housing on bucolic hillsides. Existing homeowners in the Victoria housing development should remember that *once upon a time*, members of the community fought the development of their sub-division. Back then, their existing homes were the subject of this same discussion. Today, the issues of *honesty*, *integrity*, and *fair play* come to bare here. The community had an opportunity to purchase the entire property. They succeeded in purchasing a smaller portion.

Again, the non-profit who raised the money to purchase part of the Davidon property should be proud of their achievement. Now it's time for all parties to stand by the deal that was made.

Respectfully,

Chris Albertson

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