



January 31, 2023

Sent by mail and email

C/o City Clerk Kendall Sawyer
Mayor Kevin McDonnell and Petaluma City Council Members
Petaluma, CA 94952
ksawyer@cityofpetaluma.org

Olivia Ervin
Principal Environmental Planner
City of Petaluma
11 English Street
Petaluma, CA 94952
oervin@cityofpetaluma.org

Re: Scott Ranch Project Approval

Dear Mayor McDonnell and Council Members:

The Center for Biological Diversity is dedicated to saving life on earth. We work to secure a future for all species, great and small, hovering on the brink of extinction. We want those who come after us to inherit a world where the wild is still alive.

I am writing to express our support for the Scott Ranch proposal recommended by your Planning Commission for full approval by the Council.

This old 58-acre ranch, as you know, is zoned residential within the southern edge of your city limits and its owner, Davidon Homes, proposed building over 100 homes there in 2004. After years of community opposition due to the environmental sensitivity and scenic value of the landscape, Earth Island Institute's Kelly Creek Protection Project negotiated a compromise with the developer in 2018. The proposal now before the City would protect 89% of the property as open space in perpetuity.

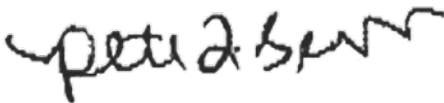
We have long been concerned with development on the Scott Ranch site because the site includes habitat occupied by a population of the California red-legged frog (CRLF), a threatened species protected under the federal Endangered Species Act. Part of the Scott Ranch is within the northern tip of the federally designated critical habitat for CRLF. However, as a result of the negotiated compromise, planned development on the site has been extensively redesigned to minimize impacts to CRLF. There will now be minimal modification of CRLF critical habitat,

which includes Kelly Creek, the entire southern portion of the ranch, and a stock pond that is a CRLF breeding site.

In addition, upon taking title to the 47 acres of the site that will be protected as public open space, the Kelly Creek Protection Project will conduct a \$900,000 program of habitat restoration and improvements that will promote the recovery of CRLF. These improvements include fencing the stock pond to exclude cows, fencing the two riparian creek beds, repairing deep gully damage to protect water quality, and planting both native trees and undergrowth for refugia.

In 2015, one of our attorneys met with Greg Colvin to view the land and advise on steps needed to protect wildlife habitat. Given its long-standing use for cattle grazing and the presence of a herd of cows with access to the entire watershed, our view was not only that the residential footprint should be greatly reduced, but also that a comprehensive program to reverse the impact of decades of overgrazing by cattle should be undertaken. The proposal now before you echoes those recommendations and will improve essential habitat for the CRLF and other native species. The proposal also shows that CEQA—and the Endangered Species Act—work. Here, the application of these laws resulted in an improved project that better conserves CRLF and other wildlife.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter Galvin", with a stylized, wavy flourish at the end.

Peter Galvin
Director of Programs
Center for Biological Diversity

Ervin, Olivia

From: Amir Abolfathi [REDACTED]
Sent: Wednesday, September 7, 2022 2:37 PM
To: Ervin, Olivia
Cc: Bert Whitaker; Greg Colvin; jonathan.umholtz@sonoma-county.org
Subject: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Hi Olivia,

As a follow up to the August 9th planning meeting, I met with Bert Whitaker, Jonathan Umholtz and Greg Colvin this afternoon. Also, Joe Kreger, son-in-law of the Volpi's (my next door neighbor) joined us for this meeting. The purpose of the meeting was to discuss our concern about potential trespassing of the public from the proposed extension of the Helen Putnam Park into our two properties.

I wanted to let you know that our concern was addressed after realizing that there is an existing fence line planned above the Kelly Creek to prevent public access to the South-West of the Kelly Creek.

From my point of view, my concern has been addressed and I am in support of the current plan recently approved by the planning commission. Thanks

Amir

--
Amir Abolfathi
[REDACTED]

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Ervin, Olivia

From: Alan Barton [REDACTED]
Sent: Friday, February 3, 2023 3:58 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

Sincerely, Alan E Barton DDS

Alan Barton
[REDACTED]

[REDACTED]
Petaluma

Ervin, Olivia

From: Andrew Eber [REDACTED]
Sent: Friday, September 23, 2022 12:26 PM
To: Ervin, Olivia
Subject: Scott Ranch project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Mayor Barrett and Council Members,

After nearly 20 years of intense community input, substantial and continual modifications by the developer and now the potential to expand Helen Putnam Park, you will finally have the opportunity to approve the Scott Ranch project. This proposal reflects an equitable and well-thought-out compromise that will benefit all stakeholders, including:

Near neighbors benefit by the choice of compatible home designs, sited to blend into the landscape, installation of sidewalks and relief to parking pressure on Oxford Court.

The red-legged frog becomes a less-endangered due to increased protection from grazing cattle and improved habitat.

Motorists and neighbors benefit through construction (by the developer) of a traffic-calming roundabout and improvements to D. Street and Windsor Dr.

Taxpayers benefit by the transfer and maintenance of 48 acres in “Petaluma’s park” at no cost to the city, as well as payment of substantial fees into Petaluma’s Affordable Housing Fund.

Cyclists, walkers, runners and hikers will benefit from an expanded park, a new trail, parking, and access closer to the center of town

Downstream neighbors benefit from amendments to Kelly Creek which will decrease sediment from unrestricted grazing and reduce flooding danger.

Homeowners in Victoria and West Haven benefit through Sonoma County Regional Park's fire suppression policies and practices which will mitigate the unmanaged vegetation and other fire hazards currently on the property.

Mobility challenged park users will benefit from a new trail offering easier access than the current steep entry.

Wildlife will benefit with 53 acres (89% of the property) permanently restricted to open space.

As designed, the 28 homes will benefit the environment with drought-resistant landscaping, solar, EV chargers and all-electric appliances.

All Petalumans will benefit from a larger park, a new trailhead, 2 parking lots, a playground, permanent restrooms (installed by the developer), and an environmental education center in the red barn.

It's unlikely that a developer has come before you with greater patience, willingness to collaborate and flexibility than Davidon Homes. Over the past two decades, they have made every effort to listen and respond to community concerns, reducing the number (110 to 28), size and scale of the proposed houses.

After dozens of demands from the community and the city—many of them resulting in amendments to the project, opponents have discovered yet-another argument to stall this proposal—VMT. The city has no VMT policies or guidelines in place and according to your consultants, won't have such standards for at least two years. The VMT argument is a disingenuous 'straw man' which no one can define or apply.

We should be extremely grateful to Greg Colvin and Peter Cohn who, as unpaid volunteers took the initiative to go beyond criticism and perpetual opposition to negotiate the compromise that will come before you. And they followed up the terms of that agreement by raising \$4.1m in community donations to purchase the land, expanding Putnam and securing perpetual open space. Then, they obtained an additional \$1m Open Space grant to transform Scott Ranch to County parkland.

Like all compromises this agreement is not perfect, but after 20 years and a commonsense proposal that benefits everyone, it's time to approve Scott Ranch and move on.

The option would abandon the only possibility to expand Putnam, surrender the \$5.1m in escrow to purchase and convert the property, negate the fire suppression, traffic mitigation and habitat improvements to the property, and likely result in a return to the original housing plan of 110 homes.

Please approve the Scott Ranch proposal when it comes before you.

Thank you.

Andrew Eber



Petaluma.

Ervin, Olivia

From: carol eber [REDACTED]
Sent: Sunday, September 18, 2022 5:11 PM
To: Ervin, Olivia
Subject: Scott Ranch

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

TO: Petaluma City Council

RE: Scott Ranch Proposal

In a future calendar council members will be hearing and voting on the proposal for the Scott Ranch development and expansion of Helen Putnam Regional Park. I may be out of town at that time so I am writing now to express my strong support for this project.

- Major compromises regarding this development have been made over many years, including the number of units, the infrastructure, the lot size, the open space.
- The development will be green. The houses will be all electric, will have EV chargers, no natural gas, smaller landscapes
- The expansion of Helen Putnam Regional Park benefits our community. It provides greater ADA accessibility, which the current park lacks. It ensures fewer miles traveled to park entrances. Park visits have expanded over 50% since COVID; additional acres are needed.
- Housing is needed for all citizens, not just low income.
- Sonoma County Regional Parks is skillful and resourceful in protecting and managing open space. Allowing the acreage to remain as is will actually be more threatening to wildlife and subject to wildfires.

In the past Petaluma residents financially supported the Regional Parks Foundation with donations, resulting in funding of \$200,000 for park improvements. That kind of support can continue for the expanded park, ensuring treasured outdoor experiences for all.

I urge you to vote in favor of the Scott Ranch project and the expansion of Helen Putnam Regional Park.

Carol Eber
Petaluma

Ervin, Olivia

From: Cynthia Murray [REDACTED]
Sent: Wednesday, February 8, 2023 5:25 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Mayor and City Councilmembers:

North Bay Leadership Council (NBLC) is an employer-led public policy advocacy organization committed to providing leadership in ways to make the North Bay sustainable, prosperous and innovative. As business and civic leaders, our goal is to ensure economic health by building more housing, promoting better education, and creating jobs to make our region a better place to live and work. Collectively, our members have over 25,000 employees.

NBLC's top issue is housing. Nothing is of greater scarcity and importance to our community than housing. We believe that Petaluma needs this project approval to help put a dent in the enormous housing deficit in the North Bay. Not only would this project fulfill the need for housing, but it is also very environmentally friendly. The addition of much-needed "green" housing, with solar panels and low-water landscaping benefits not only the community but also nature.

Besides this project being a beacon of hope for housing in Petaluma, it will also result in a number of community benefits including:

- Easier and safe access to Helen Putnam Park and the trails for all
- Permanent protection of 89% of the property
- Accessible parking lots
- Protection of endangered wildlife and habitat enhancements
- Preservation of the barns
- The addition of hundreds of new trees in the park and residential plans which adds another very valuable green canopy to Petaluma and helps fight climate change by sequestering carbon
- Significant expansion of a public park at no cost to the City of Petaluma

For the above reasons, NBLC respectfully requests the support of the Council to vote yes on Scott Ranch Plan.

Thank you for your consideration of our request,

Sincerely,
Cynthia Murray
President & CEO

Cynthia Murray
cmurray@northbayleadership.org

775 Baywood Dr. Suite 101
Petaluma

Ervin, Olivia

Subject: FW: Davidon Project

From: Greg Beddow [REDACTED]
Sent: Tuesday, February 21, 2023 6:30 AM
To: McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Cader-Thompson, Janice <jcaderthompson@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; Karen Nau <knau@cityofpetaluma.org>; Shribbs, John <jshribbs@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>; Ellis, Evelyn <eellis@cityofpetaluma.org>
Cc: [REDACTED] <[REDACTED]>; Karin Beddow [REDACTED]
Subject: Davidon Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Petaluma City Council Members,

I'm writing in support of a NO vote on the Davidon project.

The Final Environmental Impact Report for this project identified a number of critical issues that cannot be mitigated. Here are just two of those:

- 1) The Vehicle Miles Traveled (VMT) for the project cannot be mitigated by Davidon - nor the city. If the City approves this development, it is sending the community a clear message that worsening traffic and increasing greenhouse gases are acceptable - and in direct contradiction to City guidelines for meeting climate change and sustainability goals.
- 2) The project area has been identified by the City as a very large wildland urban interface (WUI) and Very High Fire Hazard Severity Zone (VHFHSZ). Houses will be built in this area. According to the City, a population of 2,466 is at risk from wildfire. Have we learned nothing from the wildfires of the past few years?

Please vote no on this project.

Best Regards,
Greg Beddow

Ervin, Olivia

From: Jessica Cerami [REDACTED]
Sent: Friday, February 3, 2023 1:47 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To our Petaluma City Council leaders,

Please vote YES on the Scott Ranch Plan. As a resident of the Victoria Residential neighborhood here next to Helen Putnam I can attest to the value this project will bring to our community. By expanding the park, building a new (hopefully the BEST Petaluma) playground, offering more parking for Helen Putnam visitors AND mitigating traffic on D street with a traffic circle and more bike access and sidewalks - this project will bring much needed positive impact and connection to me and my neighbors who feel pretty disconnected from the rest of the West side.

The environmental protections as part of this plan are encouraging to see and I'm so grateful this plan has landed on such a mindful approach to new development.

PLEASE VOTE YES!

Sincerely,
The Cerami Family

Jessica Cerami
[REDACTED]

[REDACTED]
Petaluma

Ervin, Olivia

From: Karl Bundesen [REDACTED]
Sent: Thursday, February 9, 2023 8:48 AM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

Sincerely,

Karl Bundesen
[REDACTED]

[REDACTED]
Petaluma

Ervin, Olivia

From: Kate Piro [REDACTED]
Sent: Wednesday, February 15, 2023 12:08 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

Sincerely,
Kate

Kate Piro
[REDACTED]

Petaluma

Ervin, Olivia

From: Michael Dollar [REDACTED] >
Sent: Sunday, February 5, 2023 10:20 AM
To: Ervin, Olivia
Subject: Public Comment on Scott Ranch project Feb. 27 City Council Meeting

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hi Olivia,

Please include this public comment for the Feb. 27 City Council Meeting on Scott Ranch

To the Petaluma City Council:

Please approve the Scott Ranch Project. The benefits are numerous and work toward the city's safe streets and climate action goals. The project will create better access to Helen Putnam by lessening grades, building vital infrastructure to calm traffic, and encourage park users to travel on foot or bike. 89% of the property will be preserved as parkland and open space at ZERO cost to the city. Think about that.

As residents living directly across the street from the project, my family can attest to the horrible road conditions, speeding, and lack of basic public safety on the D street extension. This has to change. Voting no only perpetuates these unacceptable conditions and throws away the city's chance to expand Helen Putnam. Delaying this project will further delay the D Street reconstruction project as well. Do not let this happen.

We have a few suggestions to aid in traffic calming and pedestrian park access:

- Consider a stop sign at the newly created intersection of Windsor drive, A, and B street where the crosswalk will be located.
- Concrete medians should be installed along the D street extension approaching the new roundabout from both directions. The medians should be much longer than what is portrayed in the plan's conceptual drawing. The medians will narrow lanes and help slow traffic.
- Install an additional sidewalk along the western side of D street from the new roundabout to the El Rose/Sunnyslope intersection.

Thank you for your support, and we hope you will consider our perspective as nearby residents with your decision. We really look forward to enjoying the new park and walking or riding our bikes safely along D Street one day.

Sincerely,

The Dollars

Ervin, Olivia

From: Matt Stone [REDACTED]
Sent: Friday, February 3, 2023 11:00 AM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

While there have been some valid objections to this project - most have been adequately addressed and the bottom line is that the city is getting a great deal. These include: A modest amount of new housing, a significant addition to Helen Putnam, Improvements in sidewalk safety and a new traffic circle on D Street that will improve the transition into the City.. Objectors have offered no new or alternative solutions other than "Keep it as is". It's time to move forward.

If Petaluma is serious about changing its reputation as a City that doesn't welcome home builders, approving Scott Ranch after more than a decade of revisions would be a good start....I strongly urge a yes vote.

Sincerely,

Matt Stone
[REDACTED]
[REDACTED]
Petaluma

Ervin, Olivia

From: Peggy Alfrey [REDACTED]
Sent: Wednesday, August 10, 2022 2:57 PM
To: Greg Colvin; Ervin, Olivia
Subject: 7:00pm 8/9/2022 Scott Ranch - Petaluma Commission Planning Meeting

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear all ~

I watched the meeting on Channel 28 for 2 hours last night. It was a wonderful! presentation from all of you! However I had to stop watching shortly after 9:00pm, so I might have missed some ending key info.

It looked like it was going along greatly except for one Commission member who had *many* questions. But somewhere during the meeting I thought someone on the Commission recommended to certify the EIR

- 18 Years in the Making
- 93 homes down to 28
- 47 acres for a park..and much more.

I sure hope there was a positive vote

Peggy Alfrey
[REDACTED]
Petaluma, CA 94952

[REDACTED]

Ervin, Olivia

From: Ravi Kambampati [REDACTED]
Sent: Friday, February 3, 2023 10:11 AM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

Sincerely,

Ravi Kambampati
[REDACTED]

[REDACTED]
Petaluma

Ervin, Olivia

From: Ron Petti [REDACTED] >
Sent: Friday, February 3, 2023 12:02 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council:

Please vote YES on the Scott Ranch Plan!

Sincerely,

Ron Petti
[REDACTED]

[REDACTED]
Petaluma

Ervin, Olivia

Subject: RE: Scott Ranch Project

From: Mary Beene [REDACTED] >

Sent: Tuesday, February 21, 2023 9:30 AM

To: McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Cader-Thompson, Janice <jcaderthompson@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; Karen Nau <knau@cityofpetaluma.org>; Shribbs, John <jshribbs@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>; Ellis, Evelyn <eellis@cityofpetaluma.org>

Subject: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I am writing this email to voice my concerns about the Scott Ranch property development.

I live in the Victoria sub-division and am aware of the limited escape options we would have in the event of a fire. Victoria residents have to use Windsor and possibly B Street if the bollards are removed. If the David development is approved, we would have added homes to evacuate on our very limited route.

Traffic on D Street, as you know, is often cited in our papers. Even with the proposed roundabout, the quantity of cars will be increased. Apparently, the DEIR does not offer a solution to the increased VMT.

Increased demands for water and electrical power would be another drain that the proposed development would impact our community .

Interference with the wildlife corridor is something we all should consider very carefully. When we first moved into Victoria, we often heard the frogs that lived where the Westhaven walkway on Windsor was prior to the development being built. Now, the sounds are gone. I don't want that to happen to the wildlife that we know exists currently in the open space area.

My hope would be that this land could be preserved as an open space for all. I am hopeful that our City Council will take residents' concerns into consideration in making their decision about this development.

Sincerely,
Mary Beene



GOLDEN STATE LAND CONSERVANCY

February 20, 2023

To: City Clerk Kendall Sawyer, Mayor Kevin McDonnell, Petaluma City Council, and Olivia Ervin, Principal Environmental Planner, City of Petaluma

From Marc Deprey, Executive Director, Golden State Land Conservancy (GSLC)

RE: Scott Ranch Project Approval

I'm writing in support of the Scott Ranch Project. I'm sure many others have showcased the number of conservation values that will be protected on the subject land though the implementation of this plan. I wanted to point out another important aspect of this project's approval—the landscape dimension of connectivity for wildlife, better habitat subsistence from wider resilience—all because this project is nearby other important conservation projects.

GSLC holds a conservation easement on the nearby West Haven open space and preserve areas as well as the recently added Helen Putnam Park annex. GSLC has worked closely with West Haven's Homeowners Association to maintain and enhance the open space areas and red-legged frog preserve, which includes the Helen Putnam Park annex. We have proven that a partnership similar to what is envisioned for Scott Ranch works.

Wildlife does not see human made boundaries. We need to see the environment more as a larger living organism needing our assistance to maintain its connection and interaction. Not only does the Scott Ranch project do right by the land, it harmonizes with the natural order that surrounds the site. GSLC wholeheartedly supports this kind of inspired vision for the community and looks forward to its continued participation in protecting and growing this valuable landscape.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Deprey", written in a cursive style.

Marc Deprey
Executive Director

