



February 22, 2023

City of Petaluma
Petaluma City Mayor and Council Members
11 English Street
Petaluma, CA 94954

Re: Scott Ranch Project

Dear Mayor McDonnell and Council Members:

The Petaluma Area Chamber of Commerce writes in our continued support of the Scott Ranch project. We have previously written to the Petaluma Planning Commission in support of this project. A copy of our letter dated July 26, 2022 is enclosed.

As stated in our initial letter, this project presents a great opportunity for the City of Petaluma to add 47 acres of open space and to expand Helen Putman Regional Park. Another 5 acres is dedicated to open space for the housing community, with only 6.4 acres of the original 58 acres allocated to the construction of 28 homes.

Since writing to the Planning Commission, Kelly Creek Protection Project (KCPP) has continued to improve the project. KCPP has secured additional funding to support the open space that will be created. The project has continued to gather support including from highly respected organizations that are deeply committed to the environment and addressing climate change. This project has the support of Sonoma County Conservation Action, Sonoma Land Trust, The Wildlands Conservancy and the Center for Biological Diversity.

Maybe most important is that this project is a rare opportunity for the City of Petaluma and a unique partnership between Davidon Homes and KCPP, to bring this incredible amenity to the citizens of Petaluma. The Petaluma Area Chamber of Commerce respectfully asks that each of you vote in support of this project. Your vote in favor will last for generations and remain a memorable piece of your governing legacy.

Yours truly,

A handwritten signature in black ink that reads "Onita Pellegrini".

Onita Pellegrini
Petaluma Area Chamber of Commerce

A handwritten signature in black ink that reads "Warren L. Dranit".

Warren L. Dranit, Chair
Government Affairs Committee
Petaluma Area Chamber of Commerce

The
Petaluma Area
Chamber of
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is an association of
businesses and
professionals working
together with a
commitment to
support and improve
a healthy business
community in order
to enhance the
quality of life in the
greater Petaluma
area.

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Petaluma Area
CHAMBER
of COMMERCE

July 26, 2022

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City of Petaluma Planning Commission
11 English St.
Petaluma, CA 94952

Re: Scott Ranch Project

Chair Sandi Potter and Honorable Planning Commission Members:

The Scott Ranch project has a long history as the City has considered numerous proposed plans on how the 58 acres should be developed. Through that long and difficult process, a project has emerged that is worthy of the City's approval. The Petaluma Chamber of Commerce encourages the Planning Commission to approve the Final EIR which is before it for review.

When Davidon Homes purchased the Scott Ranch property for \$7.8 million in 2003, the property was zoned to allow construction of over 100 homes. Its first proposal to build 93 homes was rejected. Its second proposal to build 66 homes was rejected. The current plan proposes construction of 28 homes.

In addition to reducing the number of homes, the jewel of the current plan is that 47 of the 58 acres will remain open space and be used to expand Putnam Park. Another 5 acres is dedicated to open space for the housing community. Of the 58 acres only 6.4 acres is allocated to the construction of the 28 homes.

There is much for the community to love about this project. While preserving open space, it will add amenities for the entire community to enjoy and enhance the accessibility of Putnam Park to all. The extended park will preserve habitat and provide protection for endangered wildlife. There are traffic mitigation measures beyond the scope required by the project by including a new roundabout on D St. at Windsor Drive.

This project presents a rare opportunity for the City of Petaluma. Rare is the development project where the developer is willing and able to dedicate such a substantial portion of the land to open space. This opportunity is only possible because Davidon Homes has partnered with Earth Island Institute's Kelly Creek Protection Project (KCPP), which is bringing millions of dollars in funding and high levels of expertise to design and create a superb extension of Putnam Park.

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This project is not perfect. No development project ever is. However, as detailed in the FEIR, Davidon Homes and KCPP have worked together to minimize the environmental impacts of the project while offering enormous benefits to the citizens of Petaluma. This opportunity, this unique partnership between Davidon Homes and KCPP, will not come the City's way again. If the FEIR is rejected, whatever project that follows will be less desirable and the citizens of Petaluma will be poorer for it.

The Petaluma Chamber supports that this project will bring additional homes to the City. More importantly, the Chamber supports the addition of amenities that are important to the vibrancy of the City's economic infrastructure. The Petaluma Chamber strongly encourages the Planning Commission to approve the FEIR for the Scott Ranch project.

Your truly,



Onita Pellegrini, CEO
Petaluma Area Chamber of
Commerce



Warren L. Dranit, Chair
Government Affairs Committee
Petaluma Area Chamber of Commerce

cc: Petaluma City Council Members