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Subject: 2/27/2023 Davidon Discussion

Dear City Council:

I have been closely involved in the Davidon "journey" over the last 19 years as a member of our community. I have examined all publications from both the city and the developer; attended city council meetings and have addressed the deficiencies of the housing plan and the numerous DEIR inadequacies filled with incomplete reports from State and Federal Agencies and lack of actual Evidenced Based Data necessary to capture the totality of the negative consequences of the project.

We have a General Plan to use as a guide for the future growth of our city, but it appears to be inconsequential with the FEIR conclusion and findings.

The Western Hillside aesthetics are ignored by building the 28 homes on the hillside, and in fact the hillside south of Windsor Street will be "deconstructed" to make room for homes.

To say that the impact to AES-1 is "less than significant"- to who I ask? Maybe the residents of our city choose to differ.

Remember VMT and why our city holds this as an important metric when considering any development? The FEIR clearly states that this development project poses "Significant and Unavoidable" consequences and No Feasible Mitigation .

Except when the lead agency uses the words "Overriding Considerations". The Developer Davidon reaps the benefit, the city some amount of monies, all to outweigh adverse environmental impacts affecting the community who live and work in Petaluma. I believe the traffic studies done omitted the increase in vehicles generated by additional car trips when looking at the proposed parking lots located on D Street and Windsor for the proposed expansion of Helen Putnam Park as I read the FEIR.

Another consideration is the addition of ADU units to some of the 28 homes- so the true number of "households" is higher than 28 and this needs to be factored in the VMT metric- it is consequential.

The Biological Resources section in the FEIR is also lacking of accurate data obtained at correct seasonal life spans of plants and living animal species one of which is identified as endangered. The park plan has taken great liberty as to where it identifies the habitat of the CRLF- the city map shows a much broader Frog distribution than that represented in the project renderings shown on the Putnam Park Extension Plan Concept Plan.

The diminished wildlife corridors that the Davidon Project proposes doesn't fit into the actual corridors of the species-there are maps of the true patterns,

have these been taken into consideration? I don't see any mention of the corridors as they currently exist for the wild life, why is this?

I Do support the Sonoma County Regional Parks as becoming the "Stewards" of the property, this has always been a belief of mine. I believe those who are closely connected to Helen Putnam Park and who are the "caretakers" of this valuable asset to the community are much more knowledgeable than any other group currently a part of this project. Protection of the wild rural land and all of its inhabitants against encroachment and only making this a "Human Centered Experience" of a Park as it is being marketed is so unfriendly to all the creatures and plants living on this property.

I do not support the Kelly Creek Park plan because it doesn't reflect the ideas of the whole community as has been discussed for the last 17 year. I am not dismissive of new ideas and allowing for further community input for a park but object to the current idea of just a few people.

We need to follow all ADA guidelines just as the other entrances reflect- ADA compliant accessible parking and some trail networks; accessible-restrooms etc. The Chileno Valley park entrance has parking, a small sitting area for park visitors and restrooms . The West Haven North entrance has just a rest room and parking. The Oxford Court entrance to the park has street parking only. How much duplication of the same services do we need?

There is no value to the wildlife and preserving the natural beauty of the land by adding : an environmental sensitive "tot lot", both picnic area and a group picnic area; Nature Study Area with Butterfly Garden, amphitheater idea and the list keeps growing and the park map keeps changing.

The Petaluma City Council gave a clear message that "no development" south of Kelly Creek, the community understood this as no trails I believe from listening to public comments. No loop trail is necessary as it will interfere with the wildlife- keep the area free from humans, trails, and destruction of the pristine nature of this land.

The map of the park does look like Disneyland and is so anti-environmental friendly to the land and doesn't reflect the true spirit and legacy of our town.

Who is listening to the wild things that call this land home? It is apparent not the Developer nor their supporters.

There is a Trojan Horse Theme with this project: The developer proposes to pay monies for a much needed traffic control for slowing traffic for improved safety such as a roundabout to slow traffic on D Street thereby releasing the city from performing their due diligence; the park plan proponents offer a swell idea sans protections of the land and its creatures and all for the "low cost" of expensive homes and their ADU's that don't meet RHNA for our town of Petaluma.

This project needs further examination with transparency instead of the "secret negotiations for the Deal that took place by the Developer and the other participant.

In closing please spend time reading the entire volumes of the FEIR; listen to both sides of the issue; don't feel pressured by the threat of any lawsuit coming from the project or city attorney, please just perform your duly elected duty to our community.

Thank You
Sherri Fabre-Marcia

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