

**From:** [Veronica](#)  
**To:** [McDonnell, Kevin](#); [Barnacle, Brian](#); [Cader-Thompson, Janice](#); [Healy, Mike](#); [Karen Nau](#); [Shribbs, John](#); -- City Clerk  
**Subject:** No to Scott Ranch FEIR  
**Date:** Monday, February 27, 2023 6:20:01 PM

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Dear Mayor Mc Donnell and City Council Members,

The proposed Scott Ranch project is severely flawed from a biological, climate impact and fire hazard perspective and no amount tricking out pathways, picnic benches and accommodations for cars can reverse the fact that over 100 species and 17 special-status species will be forever impacted and or peril. Dr. Smallwood, an independent Phd. biologist, hired by Petaluma's for Responsible Development points to a myriad of oversights and omissions in the FEIR's biological assessment. The significant downplaying of the biological value of this site with the simultaneous promotion of "the park" and "all that the community is getting" has been confusing to many. What about the real impacts of this proposed plan on biodiversity, air quality, weather, climate, fire, etc? I urge you to follow the findings of Dr. Smallwood, a highly respected scientist. Please do not approve the proposed FEIR.

In a perfect world, this should not be a housing project at all but open space that could serve as an example of how to restore wildlife and systems, not encroach on them. If housing must to be incorporated, it should not touch south of Windsor Dr. Parking lots, hardscape, and drainage for people, cars, dogs and horses should also stay clear of this highly valuable habitat and wildlife corridor.

#### Scott Ranch Proposal - Huge Biological Impacts

1-Substantial adverse effects on special-status animal species, including California Red-legged Frog, nesting birds, and roosting bats.

2-Affect sensitive natural communities, including riparian habitat, native grasslands, and regulated seasonal wetlands; Have substantial adverse effect on state and federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

3-Interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

4-Require fills and modifications to scattered areas of freshwater seeps, seasonal wetlands, and riparian habitat because of proposed grading and construction on the

site.

### Housing

Petaluma has plenty of market rate housing in the pipeline. If General Plan amendments are required, why not accommodate housing, north of Windsor Dr., far away from the creek, accommodating starter market rate homes and smaller footprints?

### VMT - Not Satisfactory

The proposed mitigations are not satisfactory. Carbon neutrality by 2030? Traffic at the proposed project cross streets of Windsor Dr. and D Street, already exceeds 7,600 cars per day. The addition of Scott Ranch 28 homes and additional park will not only create more safety and traffic issues, but the project does not meet the required VMT threshold of 16.2. According to the California Air Resources Board, the level of VMT reduction required "...to reach the State's GHG reduction goals, may exceed 25% if travel patterns return to pre-Covid levels". Parks or open space typically redistribute local recreational trips rather than creating new trips. Scott Ranch's proposed "park" will provide parking for cars and buses with amenities including a museum, learning center, gardens, pedestrian bridges and a picnic area; it is therefore likely that there will be increased trips to the site by not only Petaluma residents but also to the many weekend and summer visitors.

Please lead Petaluma in protecting the vital and sensitive Kelly Creek riparian corridor.

Thank you for your attention.

Sincerely,

Veronica Olsen