



June 26, 2023

VIA ELECTRONIC MAIL

Andrew Trippel
Planning Manager, City of Petaluma
11 English Street
Petaluma, CA 94952
atrippel@cityofpetaluma.org

Re: Scannell Mixed Use Development Project

Dear Mr. Trippel:

Our firm represents CalMat Co., d.b.a., Shamrock Materials (“Shamrock”). The purpose of this letter is to comment on the Scannell Mixed Use Development Project (“Project”), which is scheduled for a public hearing before the Planning Commission on June 27, 2023.

We understand the Project proposes construction of 475 dwelling units consisting of 245 market-rate apartments, 90 detached single-family houses, 68 attached single-family houses, 72 below market-rate apartments, and 4,200 square feet of commercial space on 39 acres of industrial land immediately east of Shamrock’s ready-mix concrete and construction materials facility. Shamrock is supportive of residential development in the City; however, the long-term land use compatibility between the proposed Project and Shamrock’s longstanding industrial operation must be addressed.

Shamrock and its predecessors have operated its facility since 1945. Construction materials from the facility have been used in a number of important regional and local projects over the past 78 years. Today, Shamrock’s operations occur 24 hours per day, 7 days per week, depending on market demand. Project residents will be exposed to higher levels of industrial activities than would be experienced at other residential locations, even though Shamrock operates in conformance with all applicable regulatory requirements. For these reasons, Shamrock, while supportive of new housing, understandably has concerns about the location of the Project. As you know, we have raised similar concerns with the proposed Oyster Cove Development Project, which is located directly west of Shamrock’s facility.

We look forward to working with the City and Project developer to address the long term land use compatibility between these two land uses as this application moves forward. If you have any questions, please do not hesitate to email me at [REDACTED] or call at [REDACTED].

Mr. Andrew Trippel
Scannell Mixed Use Development Project
June 26, 2023

Very truly yours,
HARRISON, TEMBLADOR, HUNGERFORD & GUERNSEY

By



Adam Guernsey, Esq.

cc: Emmanuel Ursu, Principal Planner
Jennifer Gomez, Shamrock Materials