

July 30, 2023

Permit Sonoma

ATTN: Josh Miranda

2550 Ventura Ave.

Santa Rosa, CA 95403

RE: Property formally known as Adobe Creek Golf Course, Petaluma

My husband and I are writing to you out of concern regarding the actions of our Adobe Creek HOA Board and the BESS Project #PLP22-005.

At the time of the golf course closure (January 1, 2017), I (Sally Hanson) was the HOA President and continued to be President during the first two years of the course closure. I dealt directly with Rich Coombs, representing Adobe Investments on a regular basis. I did not run when my term was up for many reasons, mainly, I did not want my name associated with the future negotiations and future mess that has come to fruition.

Seven board members do not represent properly our community of 320 homes. The letter you received May 30, 2023 from our Adobe Creek HOA Board and signed by current president; Jennifer Anderson is completely misleading in many ways.

The Spring 2023 Poll states that 54.5% of AC respondents supported the agreement between ACHOA and AI. This is a correct number however it is very misleading. Out of 320 homes, roughly 2/3's voted with the vote being almost split 50/50. The spread between yes and no was only 19 homes in favor of supporting the agreement. With over 200 homes voting, that is a very slim margin. Seven board members voted with 3 voting no and 4 voting yes. The deciding vote was a board member who had already moved out of the county but legally could still vote because his home was in escrow for an additional two weeks. This board member is a retired attorney and should have known better and recused himself. Our board should

have taken a deep breath and sat back instead of rushing into an agreement that is one sided in favor of Adobe Investments. AI has provided themselves with many "outs" to walk away that make it very easy for them not to hold true of their promise of a 9-hole golf course. Many of the residents that voted yes, did so because they still believe the promise of a 9-hole course. The very first meeting the 2016 board had with Mr. Coombs while I was president at the time the announcement was made regarding the property closure, Mr. Coombs made it very clear based on his experience in the golf industry that a 9-hole course will fail. Based on that comment I reached out to professionals in the golfing industry and all confirmed they believed a 9-hole golf course in this location would fail and yet here we are about seven years later still being promised something that most likely will never happen. Why would anyone start a business that they, themselves, believe will fail?

Our point is that our community, who has no standing, has been used as puppets so that AI can go around to various government agencies stating how much our community supports their efforts and future plans, knowing they can walk away at any time.

Aside from the easement on county property stating the property is a golf course or open space in perpetuity, there is also a city ordinance that covers the entire property with similar wording. The county can unravel the easement to allow the BESS facility but how can the county not abide by the ordinance that governs both city and county property. We have posed that question before to both county and city officials last fall and we are still waiting for an answer.

My husband and I feel the State of California is moving too fast regarding this very young industry and that the state does not fully understand the safety hazards and concerns involved. Although we are not opposed to BESS facilities, we believe they do not belong in residential areas. We are sure you are aware of the various lithium battery fires at other new BESS facilities and the dangers involved.

We are writing to you to ask you to keep in mind that not only do we not support the location for the potential BESS facility, we want to go on record that our Adobe Creek HOA does not represent our view points nor the view points of many others here at Adobe Creek Estates, Petaluma.

Sincerely,

Kim and Sally Hanson

[REDACTED]

Petaluma, CA 94954

[REDACTED]

CC: Hannah Spencer

County Supervisors

Petaluma City Council

Petaluma City Manager

Petaluma Planning Department (Heather Hines)

Adobe Creek HOA Board Members

Richard Coombs

Aldo Mercado

Eric Danly