

July 31, 2023

Permit Sonoma

ATTN: Josh Miranda

2550 Ventura Ave.

Santa Rosa, CA 95403

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

My name is Andrée Langlois. I moved to the Adobe Creek neighborhood 4 years ago, knowing that the golf course would never reopen but understanding that the property was protected by both a county and city easements stating that the golf course property was to remain open space or a golf course in perpetuity.

There is also a city of Petaluma ordinance that states that the golf course property is either open space or a golf course. It seems that the ordinance is being ignored by both the county and the city of Petaluma whose representatives wrongly claim to have no control over the location of the proposed BESS. I've enclosed a copy of the February 13, 2017 letter from City Attorney Eric Danly to Adobe Investments regarding the open space/golf course protection in perpetuity.

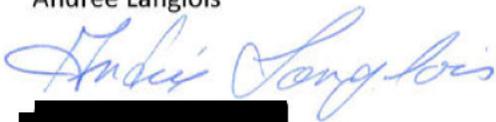
I also would like to address the recent letter sent by HOA Board President Jennifer Anderson who claims to be representing the homeowners in support of the BESS proposal. Let me point out that only 223 owners out of 320 responded to the poll and that only 121 voted in favor of the one-sided agreement with AI. It is disingenuous for her to claim support for the agreement when only 38% of Adobe Creek homeowners voted in favor of signing the agreement. Furthermore, the agreement was signed in a closed meeting by the HOA Board without having submitted a full copy of the proposal to the homeowners.

While I support the need for energy storage, I am strongly opposed to the proposed golf course location in close proximity to our neighborhood. I fail to understand how such a potentially dangerous installation could be approved without a full environmental study. It is inconceivable and a disservice to the Adobe Creek community to consider approving such a massive project by declaring a negative mitigation as proposed by supervisor Rabbitt.

I urge you to consider my concerns before granting approval.

Sincerely,

Andrée Langlois



[REDACTED]
Petaluma, CA 94954



CITY OF PETALUMA

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PETALUMA, CA 94953-0061

David Glass
Mayor

Chris Albertson
Teresa Barrett
Mike Healy
Gabe Kearney
Kathy Miller
David King

Councilmembers

February 13, 2017

*City Attorney of
Petaluma letter*

Adobe Creek Development Home Owners
Petaluma, CA 94954

Re: Letter to Larry Wasem, Adobe Investments, LLC
Owners of Adobe Creek Golf Course

Dear Adobe Creek Home Owner,

Included with this letter is a copy of a letter we are sending today to Larry Wasem, who is affiliated with Adobe Investments, LLC, the current owner of the Adobe Creek Golf Course.

The City has received numerous expressions of concern from Adobe Creek residents regarding the closure, and future use and maintenance of Adobe Creek Golf Course. In response, the City Council has directed that we send the golf course owners correspondence informing them of the land use requirements that apply to the golf course, and its future use and maintenance. The City Council has also directed that we share the correspondence to Mr. Wasem with you.

As you will see from the enclosed letter, the current golf course zoning requires that public access to and use of the golf course be preserved to 2039. Also, the easement that has been granted to the City over the golf course property requires that the property be maintained as a golf course/open space use in perpetuity, and prohibits new structures on the property except in connection with golf course operations. The enclosed letter includes additional details concerning the use restrictions that apply to the golf course property, the public process that would be required to modify the existing use restrictions, and the remedies available to the City to enforce violations of the current use restrictions.

A copy of our letter to Mr. Wasem is also being sent today to Sally Hanson, President of the Adobe Creek Home Owners' Association. Ms. Hanson has been in communication with our office regarding possible future uses for the golf course that have been conveyed by the current owners. Ms. Hanson also provided us information that has assisted with our preparation of the letter to Mr. Wasem, and provided us contact information so we could send this correspondence to you.

If upon reading the enclosed letter you have further questions or concerns, I encourage you to communicate them to Ms. Hanson or others in the Home Owners' Association she may designate. Ms. Hanson can then share the information with us and we can respond as appropriate.

Thank you,

Eric W. Danly
Petaluma City Attorney

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