

INDIVIDUALS

Responses to Comments

Ervin, Olivia

From: Amir Abolfathi <info@extendputnampark.org>
Sent: Thursday, March 11, 2021 3:55 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

My name is Amir Abolfathi. I own the property located at 2200 D Street Extension in Petaluma, Ca. I share a property line with Scott Ranch so I am directly impacted by this measure. I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development in the least environmentally sensitive portions of the property. However, I am assuming that if this measure is approved and the park is extended, as part of the park extension, a new fence will be built to make sure that the park visitors cannot walk into our property. I would like to get some feedback from council members if this has been discussed and if so, what is the plan for fencing the park extension.

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Sincerely,

Amir Abolfathi

Petaluma

abolfathi50@gmail.com

RESPONSES TO I-ABOLFATHI LETTER

Response I-Abolfathi-1: As described in **Section 3.3.2, Putnam Park Extension Component, of the RDEIR**, the trails would have exclusionary fencing to prevent the cattle from entering Kelly Creek and the D Street Tributary. This fencing would also prevent park users from creating unauthorized trails.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch
Date: Monday, March 15, 2021 12:02:51 PM

From: adepas1@comcast.net

Sent: Sunday, March 14, 2021 5:38 PM

To: Barrett, Teresa <tbarrett@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; sandi.lee.potter@gmail.com

Cc: 'Petalumans for Responsible Planning' <PetRP@comcast.net>

Subject: Scott Ranch

Hi. I don't understand why we are taking our beautiful and highly limited open space and selling it off to the highest bidder. This land is irreplaceable. Once it's developed it stays that way. The city should focus on and reward development within the current urban footprint [otherwise why have one] and next to transportation hubs. This proposed development does not do that.

Please make the best decision for our future and those who come here after us.

RESPONSES TO I-ADEPAS LETTER

Response I-Adepas-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

From: Kris Ahmed <krisahmed@gmail.com>

Sent: Tuesday, February 09, 2021 5:27 PM

To: Flynn, Peggy <PFlynn@cityofpetaluma.org>; Hines, Heather <hhines@cityofpetaluma.org>; 'tbarrett@cityofpetaluma.org; heidibauer2000@gmail.com; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; richard@lacehouselinen.com; alonsoplanningpet@gmail.com; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; Ellis, Evelyn <eellis@cityofpetaluma.org>

Subject: Letter of Support for the Scott Ranch DEIR

Dear Chairperson Bauer, Planning Commission Members, City Manager Peggy Flynn, City Planner Heather Hines and Mayor Teresa Barrett,

My name is Kris Ahmed, an avid hiker, health care worker at Kaiser Permanente and a resident of Petaluma, in the Oak Hill neighborhood. I love our Petaluma community, our adorable and unique downtown, it's beauty and most definitely Helen Putnam Park.

I hike Helen Putnam at least once a week by myself and several times a month I go with my two teenage daughters, one of the few times I can get them to talk to me at length. We have a tradition in our family too that we hike Helen Putnam every Thanksgiving morning (usually the organized Turkey Trot), Christmas morning and New Years Day. Our home has a beautiful framed photo of the park that sits over our couch, taken by a friend of ours.

I have my masters in public health, and I know from my studies that parks are directly correlated to community health, mental and physical. I support the proposed Scott Ranch park and housing plan. Our entire community would benefit from easier access to trails, accessible parking lots, protection of endangered wildlife, an upgraded playground, restrooms, and picnic area. Another public health concern is most definitely the need for housing of all kinds in Petaluma.

One thing COVID has put a huge spotlight on is the need for a place to enjoy safe social interaction outdoors with friends and family. For me, Helen Putnam has gotten me through these dark months, it's my sanctuary.

I am teaching an online class this evening, otherwise I would be at the planning commission meeting. But I very much support the extension of the park.

Thank you,

Kris Popplewell Ahmed, MPH
510-290-5075 (cell)

RESPONSES TO I-AHMED LETTER

Response I-Ahmed-1: Comment noted.

Scott's/Davidson Ranch Development Application

Bernie Album <allbernie5@gmail.com>

Sat 3/13/2021 10:14 AM

To: PetalumaPlanning <PetalumaPlanning@cityofpetaluma.org>

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Petaluma Planning Commission members,

I am opposed to any development in the 58 acres of the Scotts Ranch project application because it is a fragile ecosystem that needs to be preserved and protected. The DiER clearly reports this area needs to be managed to prevent fires, protect wildlife, freshwater systems, and carbon sequestration. There are no complete mitigations. Any mitigations only means reduced not illuminated. Reduced is not good enough at this location.

Acquiring this property for the public good is the course of action I strongly support as I believe public opinion does. Making it a public park and open space will serve the public interest while allowing the construction of 28 or any number of luxury homes will not. Make a fair value offer to purchase all 58 acres. If an agreeable offer is not accepted use the right of Eminent Domain as a last resort.

Respectfully,

Bernie Album

1666 Creekview Circle

Petaluma,CA 94954

RESPONSES TO I-ALBUM LETTER

Response I-Album-1: As the commenter notes, sensitive biological resources have been identified at the project site. A majority of the project site would be permanently preserved by the proposed project, and an approximately 14 percent would be restored following construction activities. Approximately 47 acres of the site would be preserved in perpetuity, with the expectation that two conservation easements would be established (See **Chapter 2.0, Revised Project Description**). The RDEIR, **Section 4.1** through **Section 4.15**, assessed potential project impacts and identified feasible mitigation measures to reduce these impacts to less-than-significant levels. For further clarifications regarding project impacts to biological responses, see **Master Response 1– Need for Updated Biological Surveys**, **Master Response 2 – California Red-Legged Frog Surveys**, and **Master Response 4 – Special-Status Species Present at the Project Site**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch
Date: Monday, March 15, 2021 11:22:21 AM

From: Bev Alexander
Sent: Friday, March 12, 2021 4:39 PM
To: McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; Barrett, Teresa <tbarrett@cityofpetaluma.org>; brian barnacle <b.barnacle.gsw@gmail.com>; -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Scott Ranch

Dear Hard-working City Council Members,

I am writing to urge you to act in accordance with Petaluma's recognition of a climate emergency, not to mention the continuing degradation of our environment and the loss of biodiversity.

Previously we tended to regard land that was not "developed" as land that was not being put to its highest and best use, but we know better now. The Scott Ranch is very valuable - not as a site for million-dollar homes, but as a site for million-dollar habitat!

I doubt that I need to enumerate the various problems caused by development of the Scott Ranch - the destruction of habitat, the fragile situation of the California red-legged frog, the loss of wildlife corridors, the likelihood of more flooding caused by run-off from paving and buildings, etc.

What about mitigation? You can no sooner mitigate environmental loss than you can put a family back together with new parents, siblings, cousins, etc. after you have removed the original relatives.

The relationships on that land cannot be re-created. This land and its inhabitants came to be through eons of change and adaptation. We should not think that we can move the pieces of our environment around like chess pieces on a board.

I hope you will show your respect for this important resource which nourishes not only our environment but the members of our community, affording us the chance to be still in the midst of the wild.

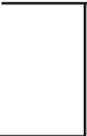
With respect and hope,
Bev

Beverly Alexander
[Protect Wild Petaluma](#)
[Petaluma CA 94952](#)



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RESPONSES TO I-ALEXANDER LETTER

Response I-Alexander-1: As described in **Section 3.0, Project Description, of the RDEIR**, approximately 44 acres of the 58.66-acre project site would be developed as public park with public amenities and preserved open space. Additionally, with the revisions to the proposed project, as described in **Chapter 2.0, Revised Project Description**, in this document, the proposed acreage of the Putnam Park Extension Project component has increased from approximately 44 acres to 47 acres.

Responses I-Alexander-2: For concerns regarding project impacts on biological resources, see **Master Response 1 – Need for Updated Biological Surveys, Master Response 2 – California Red-Legged Frog Surveys, and Master Response 4 – Special-Status Species Present at the Project Site.**

With respect to the risk of flooding, this impact has been addressed in the RDEIR in **Section 4.8, Hydrology and Water Quality**, on **page 4.8-25 to page 4.8-30. Mitigation Measures HYD-4a through HYD-4c** identified in the RDEIR are standard conditions of project approvals, which would require the Applicants to prepare and implement final detention design. Identified mitigation measures also require the Applicants to have a financing mechanism acceptable to the City Engineer to ensure that the required maintenance to all detention facilities will be performed.

Responses I-Alexander-3: Comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA.

Ervin, Olivia

From: Peggy Alfrey <palfrey07@comcast.net>
Sent: Sunday, February 21, 2021 3:46 PM
To: Ervin, Olivia
Subject: RE: Comments on Scott Ranch RDEIR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To: The Principal Environmental Planner - City of Petaluma

Dear Ms. Ervin:

I have lived in the Victoria Residential neighborhood since 2003. The reason I chose this neighborhood was for its beautiful "bookends of open space" between Western Ave. and D Street at Windsor Drive. To date our neighborhood has been protected from development at both ends of Windsor Dr., defining the area...Helen Putnam Regional Park on both ends of Windsor Dr., and Kelly Creek, and the historic Scott Ranch at D St.

Since the purchase by Davidon Homes in 2004 for 93 homes to be built at D St. and Windsor Dr. the stewards of our neighborhood have worked diligently to negotiate a reduction in the project size and protection for the land.

The recently revised (REDEIR) Kelly Creek Protection Project (KCPP)/Davidon plan for 28 one-story homes in 2 defined areas crossing Windsor Dr. at D St. provides important benefits: optimal preservation of open space; environmental protection for Kelly Creek; and preservation of habitat and the Red Barn structures.

Ahead of the March 15 meeting: I want the it to be known that I support the REDEIR as a whole.

Thank you. I look forward to joining the Zoom meeting on the date.

Peggy Alfrey
266 Cambridge Lane
Petaluma, CA 94952

707-781-7199 home
707-338-3030 cell

1

RESPONSES TO I-ALFREY-1 LETTER

Response I-Alfrey-1-1: Comment noted.

Comments to Petaluma City Council Meeting -- March 15, 2021

Scott Ranch Final EIR

I have lived in Victoria Residential since 2003, and cherish the open spaces surrounding the area. These spaces include Helen Putnam Regional Park and the 58-acre Scott Ranch property at D Street and Windsor Drive.

The history:

Davidon Homes purchased the land in 2003 with the intent of building 93 homes on the property. Development plans to build on the entire 58-acre Scott Ranch seemed inevitable.

Interim years:

Many concerns & opinions from residents in Victoria & Victoria Residential HOAs regarding the scope of the project, sprawl, environmental impact, open space, and Petaluma's historical structures.

Proposals to limit the size of the project spearheaded by Petalumans for Responsible Planning and (Kelly Creek Protection Project KCPP)

Now, a wonderful opportunity!

- Forty-four acres have been purchased from Davidon developer negotiated thru the Kelly Creek Protection Project
- With that acquisition, the Scott Ranch buildings and surrounding land including Kelly Creek will be environmentally preserved in perpetuity as public parkland. This opportunity has been realized thru the efforts of KCPP, and in cooperation with Davidon Homes.
- A cap of 28, 1-story homes to be built in the designated areas of the remaining open space on both sides of Windsor Dr. have been proposed. This plan will mitigate sprawl, maximize open space, and protect environmental resources

I urge you to move to approve to certify the final EIR for Scott Ranch plan as the best, practical plan.

Thank you,

Peggy Alfrey, 266 Cambridge Lane, Petaluma 94952

RESPONSES TO I-ALFREY-2 LETTER

Response I-Alfrey-2-1: Comment Noted.

Ervin, Olivia

From: Jennifer and Menahem Anderman <info@extendputnampark.org>
Sent: Monday, March 15, 2021 3:05 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear City Council Members,

We am writing to ask you to vote in favor of the Scott Ranch Project and Environmental Impact. My husband and I live on Windsor Lane, about 520 feet from the proposed project and although we will have a year or so of inconvenience due to construction, we feel the overall benefits for Petaluma as a whole and to ourselves, far outweigh the negatives. Since the pandemic, Helen Putnam Park has had a much increased usage and we hope this continues. The Chileno Valley Lot and Windsor Drive are often full with cars of Park visitors.

Improve Traffic Safety a big PLUS!!

- Install a round-about and cross walks at the D Street and Windsor Drive intersection.
- At times, it is quite risky to exit Windsor Drive onto D Street due to afternoon Commuter traffic.
- The roundabout will force incoming traffic to slow down as they enter a highly residential area on D Street. Traffic is going way above posted city limits and only start slowing down at El Rose/D Street Light.
- This is a project that Petaluma City should/could have taken on but now it has been added into the Scott Ranch Project

Mitigate Fire Hazard to adjacent Neighborhoods and thus to the city itself.

For this reason alone, I urge you to accept this project.

- Minimization of grass volume through grazing
- Areas of low fuel in the residential portion of the site.
- Firebreaks in the form of parking lots, and development of trails.
- Removal of flammable abandoned buildings
- And more

Recreational:

- Add extended park area (44 acres), trails, picnic areas
- Add educational, working farm which will be accessible for School trips. This, in itself is an amazing gift to our kids and



grandkids!! (not to mention the Cows)

Offset to new home driving

I've heard that some of you are against this proposal based on extra driving Based on some formula that may or may not be accurate. And, we urge you to think out of the box.

- For families, there are local schools, parks; no need to drive to a dog park; you can walk or bike safely to town or the local Junior High or High School down B Street
- For retired folks, like us, a weekly trip to Dillon, Doran or Point Reyes Beach takes much less mileage than if we lived on the East side, and downtown is much closer. Close enough to walk.
- For many, the new parking areas will cut down mileage on driving to the Chileno Valley Parking Lot.
- More Petalumians will be able to walk to the new entrance rather than drive to Windsor Drive.
- School trips from some schools to the working farm could be on foot !!(McNear Elementary)

Respectfully yours,

Jennifer & Menahem Anderman
71 Windsor Lane, Petaluma CA 94952

Jennifer and Menahem Anderman

Petaluma

jennifer@world12.net

RESPONSES TO I-ANDERMAN LETTER

Response I-Anderman-1: Comment noted.

Ervin, Olivia

From: Tina Anders <tjquantums@hotmail.com>
Sent: Wednesday, March 10, 2021 2:01 PM
To: Ervin, Olivia
Subject: we kindly request...

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Hi there,

My family and I would like to kindly request a NO vote to the prospective Davidon development up near/against Helen Putnam Park.

Here are a few questions:

- 1. Do 28 houses, which range from 2,678 square feet to 3,523 square feet, meet the current goals for housing needs of Petaluma?
2. Does it matter that by adding 28 homes at Windsor and D, the increased traffic issues are permanently "significant and unavoidable?"
3. If traffic concerns do not matter, do more affordable houses with less of an environmentally significant footprint make sense for this property? Condos perhaps?
4. Will an updated biological resource section make a difference when making decisions about this land?
5. Should killing or relocating the endangered Red Legged Frog matter?
6. Does adding more homes in a known Wildlife Urban Interface represent a wildfire risk that Petaluma is willing to take?
7. Does the city have a plan to avoid the known park parking problems in the neighborhoods surrounding the park?
Bottom line: Does the addition to Helen Putnam Park outweigh all other impacts that these 28 homes will have on the environment and the community?

Looking at the RDEIR:

- #1 The residences would range in size between 2,678 sf and 3,523 sf. with no estimated price except the words "mid level." Are these houses affordable housing? What about the Regional Housing Needs Allocation (RHNA) for Petaluma? We were told in a meeting hosted by KCPP that the homes would be priced "around" up to \$1.4mm. Is this what our community needs?
#2 All traffic studies indicate Significant and Unavoidable traffic. Nothing can mitigate traffic. Are these significant and unavoidable traffic impacts an acceptable permanent trade-off for this project?
#3 According to the RDEIR, the 44-acre extension of the county park and amenities would generate one vehicle trip during the AM peak hour and five vehicle trips during the PM peak hour. Credibility is stretched to believe that only one car will arrive in peak AM hours and only 5 cars in the peak PM hours.

#4

According to the RDEIR, the new addition of the park will generate 34 daily trips. The numbers seem low. Parking on Windsor Drive any time between sunrise and sunset far exceeds 34 daily car trips. *Residents estimate that approximately 300+ per day enter the park entrance from Victoria (this figure includes runners and bicyclists who do not drive cars or park on Windsor).*

11

#5

Research from 2003 on biological resources is still being used. Peer biological reports from 2013 and 2017 were submitted to the city; however, *none of that research is used* nor has any of the Davidon research been updated. Mention is made of a 2018 report that analyzed the environmental impact on the land where the homes would be located, *but that research was not included in the RDEIR.*

12

#6

All wildfire risks are less than significant, which seems unusual considering what Sonoma County has experienced during the last four years. The California Public Utilities Commission map was omitted, which shows much of the southwestern part of Petaluma is in Tier 2 (orange color - elevated fire risk). All of the Davidon property is in Tier 2. Drought is only mentioned four times (aren't we in the midst of a drought?). No mention is made of power outages or the unprecedented level of smoke during the 2020 fires.

The Climate Action Commission (formed in August 2019) worked diligently and in collaboration with City officials and the community to create the Climate Emergency Framework, an ambitious ecological plan. Unanimously approved by the City Council in January 2021, this framework provides guidelines for meeting climate change and sustainability goals.

While the State of CA wants to reach carbon neutrality by 2045, Petalumans decided that we could reach that goal by 2030! There is no time to lose--every development project MUST take a Climate Action First approach.

13

4.13-66

Cumulative Impact TRANS-1: Development of the proposed project and the regional park trail would generate VMT per capita greater than the project threshold under cumulative conditions. *(Significant; Significant and Unavoidable).*

Mitigation Measure TRANS-1 is set forth above to address this significant impact. *However, with mitigation, this impact would remain significant and unavoidable.*

Therefore, since this mitigation measure cannot guarantee that the impact of the proposed project on VMT would be reduced to a less-than-significant level, *this cumulative impact would be significant and unavoidable.*

The fact that neither the park extension nor the housing development directly addresses our Climate Emergency Framework, tells us that these developers are not part of our community. You can't live and work in Petaluma without knowing that we take Climate Action seriously! We Petalumans deserve a plan for this property that is Petaluma-specific and addresses Petaluma's current carbon neutral agenda.

Also, I'm including excerpts from just a few of the comments made by others about this project:

- We do not need luxury homes in Petaluma. We need more parks for the people who live here. It is smarter to use the infrastructure we are already have in place for new construction and leave the hills for parks.

- We are in a climate emergency and a bio-diversity crisis. We should be focused on enlarging our parks and preservation of our ecosystems, which are the most cost effective ways to stabilize our lifestyles while we put the longer term solutions in place.
- City must start getting tougher on developers and take ownership of current residents' best interests. This is only going to benefit a handful of new people to town at the cost of our open space, watershed protection, wildlife corridor, traffic and safety and pollution for the entire area.
- We don't need a large development on the edge of town. We have stated that we are in a climate crisis, and we need to act like it. We should concentrate on infill development, as well as increasing parklands in the city and access to them.
- Petaluma is losing its soul to out-of-town, out-of-touch developers making closed door deals.

Thank you very much for taking the time to read this in the interest of serving our community. We appreciate your service. 😎

Tina Anders

RESPONSES TO I-ANDERS LETTER

Response I-Anders-1: See **Response O-PRP-2-1**.

Response I-Anders-2: Analysis of the VMT resulting from the proposed project is presented in the RDEIR on page 4.13-50 through page 4.13-53. As described in **Master Response – 9, Vehicle Miles Traveled Approach**, the residential VMT analysis presented in the RDEIR relied on outputs from the Metropolitan Transportation Commission (MTC) 2015 Travel Demand Model. After the VMT analysis documented in the RDEIR was completed in the spring of 2020, the Sonoma County’s travel demand model (SCTA travel model) was updated in August 2020 and again in August 2021. Based on both SCTA and MTC models, the proposed project would result in significant unavoidable impact related to VMT and there are no feasible mitigation measures that would reduce impacts from VMT to a less-than-significant level. However, as described under **Impact TRANS-2**, on page 4.13-53 through 4.13-59 of the RDEIR, the proposed project would result in a less-than-significant impact related to circulation and site access. Roundabouts are proven to be safer than traditional intersections and reduce overall collisions, including those with injuries and fatalities and those involving pedestrians.¹¹ The proposed roundabout at Windsor Drive and D Street would reduce hazards for people walking or biking in the area by slowing speed of vehicles entering Petaluma along D Street.

Response I-Anders-3: See **Master Response 15 – Project Merit and Alternative**.

Response I-Anders-4: See **Master Response 1 – Need for Updated Biological Surveys**.

Response I-Anders-5: See **Master Response 2 – California Red-Legged Frog Surveys**.

Response I-Anders-6: See **Response O-PRP-2-10**.

With respect to the project impact during a wildfire evacuation, please see **Master Response 13 – Wildfire Evacuation**.

Response I-Anders-7: With respect to project impact related to parking, see **Master Response 14 – Parking**. With respect to concerns related to project merit, see **Master Response 15 – Project Merit and Alternative**.

¹¹ Caltrans (December 2017). Rounding Out a Traffic Strategy: Roundabouts Have Proven Safer than Traditional Intersections; More Coming. Accessed by Fehr & Peers on September 1, 2021, from: <https://dot.ca.gov/-/media/dot-media/programs/risk-strategic-management/documents/mile-marker/mm-2017-q4-roundabout-a11y.pdf>

Response I-Anders-8: See **Response I-Anders-1**.

Response I-Anders-9: See **Response I-Anders-2**.

Response I-Anders-10: See **Master Response 7 – Trip Generation** for a description of the calculation method of trips generated by the park extension component.

Response I-Anders-11: See **Response I-Anders-10**.

Response I-Anders-12: See **Master Response 1 – Need for Updated Biological Surveys**. Biological surveys and studies of the project site have spanned the past two decades. All of these studies through publication of the RDEIR are documented and referenced in **Section 4.3, Biological Resources, of the RDEIR**. The 2018 Updated Biological Assessment in question was listed on **page 4.3-5 of the RDEIR** as one of the many documents reviewed in preparing the biological resources section of the RDEIR. In compliance with the *CEQA Guidelines*, all references and background information related to the proposed project are part of the administration records and were available for public review during the public review period of the RDEIR. Additionally, in response to this request, the 2018 Updated Biological Assessment was uploaded to the City's website on February 24, 2021.

Response I-Anders-13: With respect to concerns of project impacts related to wildfire, see **Response O-PRP-2-10**. With respect to the project impact related to the Climate Action Framework, see **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework**. With respect to cumulative VMT impact, see **Master Response – 9, Vehicle Miles Traveled Approach** and **Master Response 10 – VMT Mitigation**. With respect to the project merit, this comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project (see **Master Response 15 – Project Merit and Alternative**).

From: Katherine Applegarth <kapplegarth@sbcglobal.net>
Sent: Monday, February 08, 2021 7:13 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: Letter to Council re: Proposed Davidon housing

Dear Petaluma Council:

I live on Windsor, aprox 3 blocks from HPP access road on Oxford. I can't begin to tell you how much I am against this project.

The traffic on Windsor, serving as a "crossover highway" and "alternate to 101" 7 days a week, is relentless and noisy, from aprox 6am until about 8am, and again 3pm until about 6:30 pm.

Although at one time, over 20 years ago, it was not the case, currently, it is impossible to sit in my garden adjacent to Windsor Drive and enjoy any time there, due to the constant construction truck and commuter traffic noise, M-F, during this extended lengthly daily commute window. I am certain that having more single family homes in the immediate area will significantly increase the cross-traffic on Windsor.

1

The "round-about" proposed at D and Windsor will surely slow traffic down on D, but will undoubtedly cause a back up on D St to the West, which likely will extend nearly to San Antonio Road on weekdays. There is such a formidable amount of commuter traffic on D, that the bottleneck will be severe due to proposed installation of traffic circle on D/ Windsor. The result of having such a traffic mitigator at D/ Windsor is that once these commuters *break free* of the slowdown, impacted by the proposed traffic circle, many speed up significantly on Windsor towards Western. This would be expected to occur on Windsor, and it would be a most unwelcomed development.

2

The popularity of HPP currently is such that on weekends, cars are lined up "end to end" for many blocks, mostly congregating on Windsor near Oxford Court, hoping for a "free spot" to park. The appeal of paring cars on Windsor is likely affected by the fee based condition related to parking in the official HPP parking lot on Chileno Valley Road. There is always space in this lot, as one might imagine that the majority of community visitors on Windsor Drive to avoid paying the parking fee required in the lot on Chileno Valley Road. Extension of existing bike and walking trails will *very definitely* increase the numbers of visitors to the park, and attract many from within the community, and many from neighboring communitites who will be attracted to the new and enlarged park acreage and to the expanded bike trails. All cyclists need transportation for their bikes, and all require parking. As *free parking* is desirable, one might expect a SIGNIFICANT impact to Windsor Drive and to the streets adjacent to Windsor Drive, due to the allure of the expanded park.

3

A note about the bike trails:

The new bike trails have already attracted bike enthusiasts from all around Sonoma, indeed mountain bike riders of many skill levels. On any given day, pedestrians must be vigilant on the walking trails for the cyclists, and must be prepared to yield the trail on a moment's notice to some who ride very fast, and recklessly. Expanding the trails for bikers is NOT a great idea; expanding the trails for *walkers and hikers* is perhaps more in line with what the majority of our residents would favor.

4

When commuting home from SF, I often used "the back roads", and, if between 3 and 7 pm, coming down D St from San Antonio, there's always a fast moving steady stream of commuters, many of them construction workers' trucks. The pre- Covid commuter traffic on Windsor was already MAJOR (as crosstown access) from 230-6pm.

A roundabout will snarl traffic tremendously, and back up commute traffic all the way to San Antonio Road, in my opinion.

5

The housing construction vehicles will significantly impact the immediate area, adding noise and heavy vehicles for years.

6

Our bucolic and lovely neighborhood will forever be impacted, with hundreds more cars looking for free parking, and substantial traffic increase, especially at commute times.

7

Katherine Applegarth
258 Windsor

RESPONSES TO I-APPLEGARTH LETTER

Response I-Applegarth-1: See **Master Response 7 – Trip Generation**. As noted in **Master Response 7** and on **page 4.13-28 of the RDEIR**, the proposed project would not substantially increase traffic volumes at the study intersections as the project’s contribution of trips would be minor relative to existing traffic volumes on D Street and Windsor Drive.

Response I-Applegarth-2: See **Master Response 8 – Traffic Operations** for a description of traffic conditions on Windsor Drive and D Street as a result of the proposed project. As noted in **Master Response 8**, roundabouts have proven safer than traditional intersections and reduce overall collisions, including those with injuries and fatalities and those involving pedestrians.¹²

Response I-Applegarth-3: See **Master Response 14 – Parking**.

Response I-Applegarth-4: As described under **Impact Trans-4** on **page 4.13-60 through 4.13-63 of the RDEIR**, the proposed project would not impact pedestrian or bicycle facilities or create hazardous conditions that currently do not exist. The proposed multi-use trail along Kelly Creek would be consistent with General Plan Policies 5-P-20, 5-P-25, and 5-P-26. The proposed multi-use trail would connect to the existing multi-use trails within Helen Putnam Park. The proposed multi-use trails would allow for shared uses, similar to the connecting trails in the park. Trail users would have to respect trail rules to accommodate all authorized users.

Response I-Applegarth-5: See **Response I-Applegarth-2**.

Response I-Applegarth-6: Noise impacts associated with the construction and operation of the proposed project are analyzed in **Section 4.10 of the RDEIR**. As discussed in the **RDEIR** on **page 4.10-13 to page 4.10-20**, construction of the proposed project would result in significant noise and groundborne vibration impacts that would be reduced below significance with the implementation of **Mitigation Measures NOISE-1, NOISE-2a, and NOISE-2b**.

Response I-Applegarth-7: See **Master Response 14 – Parking**, and **Master Response 8 – Traffic Operations**.

¹² Caltrans (December 2017). Rounding Out a Traffic Strategy: Roundabouts Have Proven Safer than Traditional Intersections; More Coming. Accessed by Fehr & Peers on September 1, 2021, from: <https://dot.ca.gov/-/media/dot-media/programs/risk-strategic-management/documents/mile-marker/mm-2017-q4-roundabout-ally.pdf>

Ervin, Olivia

From: Lori Ayre <loriayre@gmail.com>
Sent: Wednesday, January 27, 2021 7:07 AM
To: Ervin, Olivia
Cc: Barrett, Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin
Subject: Comments on Davidon Homes Draft EIR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I live off Western Avenue and frequently drive through Windsor to get to D Street. It has been troubling to see the new rows of cars parked along Windsor. The parking problem that exists there just keeps moving around instead of being addressed. I would hope that any new plan for this area would take parking into consideration.

1

I support the expansion of Helen Putnam - one of the rare opportunities to get out into nature that exists in this town. And everytime I pass the red barn, I am reminded of the open space that existed before all the development went in there and trampled this lovely open space.

2

Further, I support preserving some of the historical and biologically significant areas around the red barn while expanding Helen Putnam. If new homes MUST go in, I would like them to have as little negative effect as possible on the open space and biologically sensitive areas there. And they should solve housing problems rather than just put money into the pockets of developers.

3

I'm not sure how huge homes on big lots solve Petaluma's housing problem. Those 28 homes now planned will provide 28 medium to high-income families a nice place to live that takes away from what the rest of us would otherwise enjoy in the beautiful and historical open space there. And it does nothing for people who can't afford these monster homes.

4

I'm very concerned that the biological analysis seems to be based on old data (e.g. 2003 and 2004) that should have been updated. I ask that the current EIR not be accepted until the updated studies are done on the red-legged frogs and the special status plant species.

5

I know this project has been delayed several times and I'm glad it has because each time, we get a better result. But the current plan is still far from acceptable. There are homes still planned in the red-legged frog habitat (#20, #21, #22 and #28). There is inadequate mitigation of parking and traffic. And the homes don't address Petaluma's low-income housing crisis.

6

7

8

If the expansion of Helen Putnam comes at the cost of the latest Davidon development plan, the cost is too high.

9

Lori Ayre

RESPONSES TO I-AYRE-1 LETTER

Response I-Ayre-1-1: See **Master Response 14 – Parking.**

Response I-Ayre-1-2: Comment noted. As described in **Chapter 2.0, Revised Project Description**, in this document, with the revision to the proposed project, the proposed acreage of the Putnam Park Extension Project component has increased from approximately 44 acres to 47 acres.

Response I-Ayre-1-3: As described in **Chapter 2.0, Revised Project Description**, in this document, with the revision to the proposed project, the proposed acreage of the residential component has been further reduced. A majority of the site would be preserved by the proposed project and would continue to provide habitat for wildlife. Additionally, the proposed project would restore and preserve the barn complex.

Response I-Ayre-1-4: See **Master Response 15 – Project Merit and Alternative.**

Response I-Ayre-1-5: See **Master Response 1 – Need for Updated Biological Surveys** and **Master Response 4 – Special-Status Species Present at the Project Site.**

Response I-Ayre-1-6: As described in **Chapter 2.0, Revised Project Description**, the revisions to the proposed project further reduce the footprints of the homes and the residential component would be sited farther north of Kelly Creek and entirely outside of the critical habitat line. With respect to project impact on the habitat of the CRLF, see **Master Response 2 – California Red-Legged Frog Surveys** and **Master Response 5 – Revisions to the Proposed Project and Associated Reduction of Impacts on Biological Resources.**

Response I-Ayre-1-7: With respect to the project's parking impact see **Master Response 14 – Parking**, with respect to traffic impacts and mitigation to reduce VMT, see **Master Response 7 – Trip Generation**, **Master Response 8 – Traffic Operations**, **Master Response 9 – Vehicle Miles Traveled (VMT) Approach**, and **Master Response 10 – VMT Mitigation.**

Response I-Ayre-1-8: See **Response O-PRP-2-1.**

Response I-Ayre-1-9: See **Master Response 15 – Project Merit and Alternative.**

Ervin, Olivia

From: Lori Ayre <loriayre@gmail.com>
Sent: Friday, March 5, 2021 6:34 AM
To: Barrett, Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin
Cc: Petalumans for Responsible Planning; Ervin, Olivia
Subject: Public Comment related to Scott Ranch Project Hearing scheduled for March 15 City Council Meeting

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I live off Western Avenue and frequently drive through Windsor to get to D Street. I often walk in Helen Putnam Park, one of the very few significant open spaces in Petaluma.

I support the expansion of Helen Putnam - one of the rare opportunities to get out into nature and where the views from the top include the historical Scott Ranch. Everytime I pass the red barn, I am reminded of the open space that existed before all the Victoria development went in there and trampled this lovely ecosystem.

I support preserving the historical and biologically significant areas around the red barn while expanding Helen Putnam. But I don't understand the argument in favor of the housing development - certainly not a 44 home development, but not a 28 home development either. If new homes MUST go in, I would like them to be as few as possible and have as little negative effect as possible on the open space and biologically sensitive areas there. And importantly, they should solve housing problems rather than just put money into the pockets of developers. This plan does not do that.

More huge homes do nothing to solve Petaluma's housing problem. The 28 homes now planned will provide 28 medium to high-income families a nice place to live while taking away something irreplaceable for the rest of the 59,770 residents of Petaluma. And it will do absolutely nothing to address the low-income housing problem.

1

If the expansion of Helen Putnam comes at the cost of the latest Davidon development plan, the cost is too high. I beg you not to approve adding 28 homes that will damage important habitat, create more traffic problems, and do nothing for the low-income housing problem.

Lori Ayre

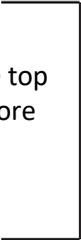
RESPONSES TO I-AYRE-2 LETTER

Response I-Ayre-2-1: See Master Response 15 – Project Merit and Alternatives.

From: Mary Beene <marybeene1@aol.com>
Sent: Tuesday, February 09, 2021 2:42 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I am writing this inquiry hoping to get more clarity on where the pedestrian trail from the Scott Property will intersect the Oxford Court paved park path. I am hoping that it will not come along the top of the Oxford Court properties and intersect at the top of the Oxford initial hill. This would create more more congestion at this entry point.
Could we receive some more specifics on where that trail will be placed?



1

Thank you,
Mary Beene

RESPONSES TO I-BEENE-1 LETTER

Response I-Beene-1-1: As shown on **Figure 3.0-4 of the RDEIR**, and the **Updated Figure 3.0-4** in this document, the proposed project loop trail on the project site along Kelly Creek would be accessed through the proposed upper parking lot and from several locations along D Street. The loop trail would connect to the proposed Regional Park Trail (see **Updated Figure 3.0-4**) at the west boundary of the project site. None of the proposed trails would intersect the Oxford Court paved park path.

Ervin, Olivia

From: Mary Beene <marybeene1@aol.com>
Sent: Monday, March 8, 2021 4:22 PM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin; Ervin, Olivia
Subject: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Madam Mayor and City Council Members:

I am writing this letter to express my concerns about the RDEIR for the Scott Ranch Project.

I have lived on Oxford Court since 1993 and have experienced significant increase in traffic on Windsor and D Street as well as increased parking on Victoria's residential streets.

Traffic/Safety Concerns:

Though the new RDEIR suggests that the increase of 28 homes and new park access will not greatly impact our traffic, it does note that significant and unavoidable traffic will be the case.

On many pre-pandemic afternoons, bumper to bumper traffic on D Street was often experienced. The RDEIR statistics on park visitors and number of daily trips by the Davion residents seem very low. With 28 new homes, each with 2+ cars and increased park visitors, one can only imagine the traffic build up.

Evacuation routes also would be impacted by this increased number and cars parked on the sides of these roads to gain free access into the new park entrances.

Parking

Plans at the future visitor center by the red barn are for a parking lot for 20 cars and another 7 car lot closer to where the Davidon homes will be placed. The RDEIR notes that some of the parking demand will be met by these lots.

Both of these lots are slatted to require patrons to pay a park fee and/or have a pass. This fee requirement may be a factor that could impact usage with patrons opting to park along the neighborhood roads for free.

Unless parking lots with sufficient spaces to accommodate the increase in visitors are provided in the plan, Pinnacle Heights and the new Davidon houses will be impacted as Oxford Court was prior to the Safe Street category being put into place.

Besides their size and requiring pay at these lots, their timely construction is another concern. The Park Department has yet to build the 29 space parking lot at the new park access that is across from West Haven. This lot was slatted to be completed by Fall 2019.

Thank you for considering my concerns about this project.

Sincerely,
Mary Beene

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2

RESPONSES TO I-BEENE-2 LETTER

Response I-Beene-2-1: See **Response I-Anders-2**. With respect to evacuation concerns, see **Master Response 13 – Wildfire Evacuation**.

Response I-Beene-2-2: See **Master Response 14 – Parking**.

Ervin, Olivia

From: Emily Betts <info@extendputnampark.org>
Sent: Saturday, March 13, 2021 10:19 AM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

We have lived in Petaluma for 10 years and are frequent visitors to Helen Putnam. As the last year has shown, public open spaces are vital to the health of our community; already, the parks and beaches are oversubscribed and more opportunities for nature access are needed.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Emily Betts

Petaluma

emilyfbetts@gmail.com

1

RESPONSES TO I-BETTS LETTER

Response I-Betts-1: Comment Noted.

Ervin, Olivia

From: Kathleen Billings <K.Billings@comcast.net>
Sent: Monday, March 15, 2021 1:28 PM
To: Ervin, Olivia
Subject: Davidon/Scott Ranch DEIR Landslides

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

----- Forwarded Message -----

Subject:Davidon/Scott Ranch DEIR Landslides

Date:Mon, 15 Mar 2021 13:25:48 -0700

From:Kathleen Billings <K.Billings@comcast.net>

To:Teresa Barrett <tbarrett@cityofpetaluma.org>, Brian Barnacle <bbarnacle@cityofpetaluma.org>, D Lynda Fischer <dfischer@cityofpetaluma.org>, Mike Healy <mhealy@cityofpetaluma.org>, Dave King <dking@cityofpetaluma.org>, Kevin McDonnell <kmcdonnell@cityofpetaluma.org>, City Clerk City Clerk Petaluma <cityclerk@cityofpetaluma.org>, Sandi Potter <sandi.lee.potter@gmail.com>, Blake Hooper <bmhooper1@gmail.com>, Richard Marzo <richard@lacehouselinen.com>, Scott Alonso <alonsoplanningpet@gmail.com>, Heidi Bauer <heidibauer2000@gmail.com>, Olivia Ervin <oevrin@cityofpetaluma.org>, Kathleen Billings <K.Billings@comcast.net>

To: City Council

Subject: Davidon/Scott Ranch DEIR

Arnold Scott and his dogs used to walk on his property at Windsor and D. Since he had no heirs, he left it to UOP for student scholarships. This property has always been undeveloped and is a beautiful gateway into Petaluma. My comments are about the rather large landslide shown over proposed houses #21, 22, and 23.

We were suggested to purchase additional insurance in case our HOA was sued over the landslide at 49 Oxford Court. The builder went bankrupt, and it took several years of litigation and hundreds of thousands of dollars to mitigate this problem. We are still not sure how to keep our property safe.

The RDEIR for the proposed Davidon project indicates that there are 18 known and designated landslide areas to take into consideration. (p. 4.6-20) If building is allowed, during construction and further grading, additional problems may become known. The EIR states "...due to folding and shearing of the bedrock, localized areas of adverse bedrock structure or other zones of geologic weakness could be exposed during grading of cut slopes. As such, any adverse bedding which is uncovered during grading of cut slopes would increase the potential for landslides, which represents a potentially significant impact." p. 4.6-21

"In addition, cut and fill slopes if not properly designed and constructed could also result in slope instability, which would also represent a potentially significant impact." p. 4.6-21.

I-Billings

Landslides have occurred on land that is adjacent to and with similar geology. What if the mitigation measures (p. 4.6-22 and 23) listed in the RDEIR do not work? What if we have landslides directly below our house?

Are these homes so important to Petaluma that they must be built in designated landslide areas?

Thank you, Kathleen Billings

1

RESPONSES TO I-BILLINGS LETTER

Response I-Billings-1: Since the publication of the RDEIR, the proposed acreage of the residential component has been reduced from approximately 11.7 acres to 6.4 acres (see **Chapter 2.0, Revised Project Description**). Furthermore, an additional 5 acres of the site would be preserved as private open space. The location of the single-family homes with numbers 20 to 28 as shown on **Figure 3.0-3** in the RDEIR would not be developed and the undeveloped land would instead be part of the park extension component (See **Updated Figure 3.0-3** in **Chapter 2.0, Revised Project Description**).

As described in **Chapter 2.0, Revised Project Description**, grading associated with the residential project has been further refined to minimize grading and balance cut and fill onsite (see **Response C-Barnacle-8**). Grading activities for the revised project would be reduced by approximately 25 percent. Under the revised project, the landslides labeled E and F at the project site would be avoided, and therefore no remedial activities would be required for these landslides.

Project impact related to landslides is addressed under **Impact GEO-3** on **page 4.6-20** to **page 4.6-23 of the RDEIR**. As discussed in the RDEIR, with implementation of the identified **Mitigation Measures GEO-3a** and **GEO-3b**, which require specific geotechnical engineering and monitoring to address the impacts related to the landslides present at the project site as well as cut and fill slopes, project impact related to landslides would be reduced below the significance threshold.

Ervin, Olivia

From: Annette Bock <info@extendputnampark.org>
Sent: Monday, March 15, 2021 5:32 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

1

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Annette Bock

Petaluma

bockak@yahoo.com

RESPONSES TO I-BOCK LETTER

Response I-Bock-1: Comment noted.

Olivia Ervin

From: info@extendputnampark.org
Sent: Thursday, January 28, 2021 4:15 PM
To: cityclerk@cityofpetaluma.org
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Sam Booth

Petaluma

buschebooth@gmail.com

RESPONSES TO I-BOOTH LETTER

Response I-Booth-1: Comment noted.

COMMENTS
ON
SCOTT RANCH PROJECT

To the Honorable Mayor Barrett and City Council Members:

It is our belief that a suitable (and quite beautiful) compromise is achieved in the latest proposal presented by the Kelly Creek Protection Project and Davidon Homes regarding the Scott Ranch/Helen Putman Park Extension project. Pending final approvals, the proposal offers a solution that will benefit all, and although it cannot solve all the involved problems perfectly, we believe it does a darn good job. It gives both the environment (via restoration and protection of the Kelly Creek riparian zone) and the developer a decent shake. Yes, keeping the land totally free of homes would be preferable, but, given the financial hurdles to achieve such a goal, we think we are fortunate that we were able to bargain for a realistic trade-off. (Such is the reality of land ownership in California, and probably everywhere, for that matter.) In our view, we cannot give Greg Colvin and crew at KCPP, Davidon Homes, and the other involved agencies enough thanks for allowing this proposal to come this far.

1

Sincerely,

Pete and Patty Bordiga

#2 Fullerton Lane, Petaluma

RESPONSES TO I-BORDIGA LETTER

Response I-Bordiga-1: Comment noted.

Ervin, Olivia

From: karen brown <karenie@pacbell.net>
Sent: Friday, March 12, 2021 11:51 AM
To: Ervin, Olivia
Subject: Davidson Development

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Ms Ervin,

I am writing to express my disapproval of the Davidson development project. My reasons are too numerous to recount here but I will stress one thing - recent research that indicates that the biological research offered on the site is unacceptably outdated, having been conducted around 2003. It's insulting and potentially fraudulent for the developers to have offered this "research". As ecologist Dr. Shawn Smallwood noted:

- "Most of the surveys for biological resources were performed in 2003-2005. Wildlife populations tend to shift locations every generation or so, and given all the other changes to the landscape, to species' status, and to survey protocols, surveys performed nearly two decades ago are out of date."

In order to preserve the site, its ecology, our heritage, and home values in Petaluma, I feel the best use of this land would be to preserve it as a park or consider transforming it into a small organic farm.

Thank you,

Karen Brown

RESPONSES TO I-BROWN_K LETTER

Response I-Brown-K-1: See **Master Response 1 – Need for Updated Biological Surveys** and **Master Response 4 – Special-Status Species Present at the Project Site**. With respect to the concern over the preservation of the project site as an open space, as described in **Chapter 2.0, Revised Project Description**, in this document, with the revision to the proposed project, the proposed acreage of the residential component has been further reduced from 11.7 acres to 6.4 acres and the proposed Putnam Park Extension Project component expanded from approximately 44 acres to 47 acres. Furthermore, an additional 5 acres of the site would be preserved as private open space. As such, a majority of the site would be preserved by the proposed project and would continue to provide habitat for wildlife.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Kelly Creek Protection Project-support directing staff to complete Final EIR
Date: Monday, March 15, 2021 11:20:53 AM

From: Rick Brown
Sent: Friday, March 12, 2021 5:45 AM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Kelly Creek Protection Project-support directing staff to complete Final EIR

I am writing to regarding 3/15 Council Agenda item in support of **the Council deciding to direct staff to proceed with preparation of the Final EIR so that all City approvals can be completed.**

Rick Brown
Petaluma, Ca 94952
Sent from my iPhone

RESPONSES TO I-BROWN_R LETTER

Response I-Brown_R-1: Comment noted.

Ervin, Olivia

From: Gail Burnett <glb248@att.net>
Sent: Wednesday, December 30, 2020 4:09 PM
To: Ervin, Olivia
Subject: Fwd: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

- > Part of this project should be to repave D Street, not only at the proposed roundabout, but all the way to the intersection with Sunnyslope and El Rose. The pavement. Is in poor condition and is very noisy, causing a nuisance for many neighbors. The repaving should help with some of the impact from additional traffic resulting from the project.
- >
- > Bicycle infrastructure should also allow connection to the lower part of D Street, to facilitate using bicycles to travel downtown.
- >
- > Gail Burnett
- >
- > Emilyslight.org
- >

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RESPONSES TO I-BURNETT LETTER

Response I-Burnett-1: The proposed project would include improvement to the intersection of Windsor Drive and D Street. These improvements would include a roundabout and single-lane approaches to slow traffic along this portion of D Street and minimize pedestrian crossing distances. The roundabout would provide crosswalks on all approaches with Rectangular Rapid Flash Beacons. Slowing the traffic would reduce the potential hazards associated with vehicles speed. It would also reduce vehicular noise. Additionally, the project applicant would be responsible for improvements along the project site frontage that would include installing the curb and gutter as well as restriping. The City's Public Works Department has identified D Street Improvements including pavement rehabilitation under the capital improvement plan. The City will coordinate the D Street Improvements schedule with the construction activities of the proposed project.

With respect to the proposed bicycle facilities and access, see **Master Response 12 – Bicycle and Pedestrian Access**.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Wednesday, February 24, 2021 6:53 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

1

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Candace Clapp

Petaluma

candace@wrforde.net

RESPONSES TO I-CLAPP LETTER

Response I-Clapp-1: Comment noted.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Comments on Scott Ranch RDEIR
Date: Monday, March 15, 2021 12:40:42 PM

From: Dustin Clark
Sent: Monday, March 15, 2021 12:38 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Comments on Scott Ranch RDEIR

Hello,

I live in the Victoria area. After reviewing the RDEIR, I'd like to voice my concerns with the findings and their implications to the environment and the quality of living in our community.

Fire, Traffic, Construction, Planning

I, along with every resident in Sonoma County surely, am highly paranoid of wildfire and living next to a regional park places us adjacent to dry fuel sources. As that relates to traffic, I fear our ability to safely escape this valley if a fire were to erupt. Constructing any more homes in a fire vulnerable area while worsening traffic congestion would be negligent. The report states that "The project site is not within a "very high fire hazard severity zone." The issue is that it's surrounded by areas that are in high fire zones and the statewide drought has only intensified since that zone designation was given back in 2008.

1

The Traffic estimates in the RDEIR are disturbing given the current predicament of west-side residents. Windsor Dr is slacked bumper to bumper with parked cars today due to poorly planned regional park access, and even pre-pandemic commuter traffic puts the entire length of D street at a standstill. That entire distance between Lakeville and Windsor Dr suffers massive congestion today.

2

The prospect of living through years of construction to produce luxury homes compounds the negative traffic impact in an already untenable situation. As this development will exacerbate all of the aforementioned traffic issues in an unmitigatable fashion (in no way does a traffic circle suffice), I can't imagine why our community would want to consider this project.

The findings in the RDEIR reveal a Petaluma that will be worse-off from having this project. It will negatively impact the visual, auditory and environmental assets that we hold dear, and remove an amazing natural gateway to our town, all the while promoting further social inequities in our community.

3

Thank you for your time.
-Dustin Clark

RESPONSES TO I-CLARK LETTER

Response I-Clark-1: See Master Response 13 – Wildfire Evacuation.

Response I-Clark-2: See Master Response 7 – Trip Generation, Master Response 8 – Traffic Operations, Master Response 9 – VMT Approach, and Master Response 10 – VMT Mitigation.

Response I-Clark-3: The RDEIR adequately analyzed and disclosed potential project impacts associated with environmental resources as required by CEQA. The analysis identified mitigation measures to avoid or reduce significant project and cumulative impacts. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

Dear Ms. Ervin,

The Scott Ranch project (44-acre Putnam Park Extension and 28 Davidon Houses) is the result of a truly outstanding public-private partnership. Future generations will look back and applaud the public servants, dedicated professionals, local politicians, and especially the diverse Petaluma citizens who stood up, raised over \$4 million to donate to the park extension, and came together to strike a careful balance of environmental conservation and residential development.

Through thoughtful and complex analysis as well as community-oriented and supported collaboration, compromise, and problem-solving, after all these years, we have a project and environmental impact report that is ready for the City Council's enthusiastic approval. The hard work has been done. Petalumans have spent countless hours working together to get the details right and building support, and they have spoken in support of the park extension with their hard-earned money. Councilmembers are lucky to be in the enviable position of taking credit for finally delivering to all Petalumans a HUGE win at Scott Ranch.

As an environmental professional (Masters of Environmental Management and 15 years of experience in wildlife biology, ecosystem services valuation, project management, legislative and Congressional affairs, long-term land management and outdoor recreation planning), I know how difficult it is to get to an historic moment such as this. I also know a good project when I see one--and this is much more than just a good project that should be approved on its merits. The best science, endangered species protection, advances in city and park planning that enhances quality of life, fire-wise project design, climate change mitigation, net zero energy, civic engagement, private fundraising, and diversity and inclusion principles have all been applied.

I grew up in the Victoria neighborhood in the 1990s, before all the homes were built and enjoyed the surprising walkability of the neighborhood. Data available from Strava (attached), shows that the area is much more walkable and bikeable than commonly thought--and in reality sees as much walking and biking as areas within downtown (including to/from downtown, and for those important commute hour trips, such as schools, including McNear Elementary via the El Rose bike/ped path, Petaluma HS, and transit for work commutes, including Golden Gate Transit to San Francisco).

We also enjoyed easy access to Putnam Park. From our house, we biked, hiked, picnicked, fished, and climbed trees in Putnam park. As a result of the park extension, many more Petalumans will have the chance to have easier access to these public lands that I've enjoyed--and even more new public lands and amenities--at a time when such opportunities are becoming more rare and increasingly necessary for public health. As the population increases and our community becomes more diverse, it is essential that we prioritize investments in the expansion of public lands and evolution of recreation amenities. The bike lanes, parking, restrooms, potable water, picnic area, playground, and trails, as well as the preservation of--and education about--the historic resources at the red barns are exactly what we need.

I have heard that some Councilmembers may be concerned about the increase in Vehicle Miles Traveled (VMT) that transportation models estimate may occur as a result of the 28 Davidon

homes. I have carefully read through the details of the EIR--the VMT concerns should not delay approval of the EIR and put the project in jeopardy.

Page 4.13-53 estimates that the 28 homes on Scott Ranch will add 1,356 VMT to Petaluma's current total of 986,618 VMT. This represents a 0.1% increase.

Page 4.13-23 states correctly that the park extension and new access point to an existing park and would not increase GHG emissions and therefore, no further analysis of VMT for the park expansion is provided. Councilmembers should keep in mind that the bike lanes and improved sidewalks to the new park entrance have the potential to decrease VMT by increasing active transportation to the park. Walking is a valued part of the lifestyle for residents of Petaluma's west side. Bringing the entrance to Putnam Park to a point 20 minutes from the post office, with safe sidewalks and crosswalks, will encourage that even more walking. And, the additional parking for park access closer to downtown will reduce VMT generated by park visitors who no longer drive to the Chileno Valley Road parking lot.

Page 4.13-22 describes the threshold used for determining significance: "Since the City has not yet adopted a VMT threshold, [the Governor's Office of Planning and Research] OPR's recommended threshold of 15 percent below the City average is used for analyzing VMT impacts of the project (Technical Advisory on Evaluating Transportation Impacts in CEQA, OPR, 2018)."

Pages 4.13-29 to 30 explains: "Project-generated VMT per capita is calculated based on the VMT generated by residents living in the MTC Travel Demand Model TAZ in which the project is located... Due to these limitations in available tools and the limited effect that a small project of this size would have on VMT, a quantitative analysis of the project's effect on VMT is not included in this RDEIR. However, given the similarities in the proposed project land uses to those of the surrounding land uses (e.g., location that generates higher than average VMT for the City and similarly sized single-family dwelling units), the analysis of project-generated VMT per capita provides a reasonable estimation of the environmental consequences associated with the project's effect on VMT."

Under the circumstances, I do not disagree with the methodology for estimating VMT and agree that it meets CEQA's requirements. I provide the following to share additional information about VMT analysis with the Council, not to comment on the EIR itself.

It is important to understand the assumptions, limitations, and implications of the EIR's VMT estimation methodology if the project's approval depends on it. Essentially, the VMT per capita greater than the Petaluma average estimate is based purely on the project's location, regardless of the density of houses built--or any other site design features. The result of estimating VMT with this method is that the only areas where new housing would be 15% below average VMT per capita are locations within TAZs where VMT per capita is already currently 15% below the Petaluma average. This means that by zoning this area for residential development, the City already committed to additional VMT per capita above the Petaluma average--according to the VMT estimation methodology used, the only housing that could be built in Petaluma that would not result in significant VMT is infill.

I also do not disagree with using this threshold for significance. However, under the circumstances related to modeling and managing VMT, (a) location-based assumptions/limitations/zoning, (b) not having a locally calibrated and validated travel demand model (Page 4.13-30), (c) conservative assumptions about the walkability and bikeability of the area—see Strava map, (d) significant changes in the future of personal mobility already underway, and (e) the city not yet adopting its own VMT threshold nor a mitigation fee or banking program that would provide clear parameters for development, it is important to keep the big picture in mind as you evaluate the actual significance of VMT impacts, as a practical matter.

These circumstances do not provide a strong basis for putting the project in jeopardy over VMT concerns. Both projects have numerous climate benefits that respond to the current climate emergency (e.g., active transportation improvements, net zero energy homes, solar panels, EV car chargers). As a result, I urge Councilmembers to consider innovative ideas for managing VMT related to the 28 homes on Scott Ranch, from enhanced monitoring/measurement of VMT post-construction to collaboration with experts to implement pilot programs to creative offsetting. Through these innovations, Petaluma can continue to lead the way in the fight against climate change and serve as a leader and an example for the rest of the California.

Page 4.13-47: "Cumulative VMT per Capita for the proposed project was analyzed based on the future year scenario of the MTC Travel Demand Model, which assumes land use growth and transportation improvements consistent with Plan Bay Area. Based on this data, under cumulative conditions the City of Petaluma would generate 16.3 VMT per capita and the TAZ containing the site of the proposed project would generate 16.1 VMT per capita."

The EIR estimates that in the future, VMT per capita for the area that contains Scott Ranch will be 18% below the current Petaluma average--AND below the long-term future citywide average. In other words, VMT per capita in the project area is only greater than the Petaluma average in the short-term--and in the long-term is already predicted to be >15% less than the current Petaluma average.

Underscoring the results of the "Future Year" scenario and adding to this trend, within the next 20 years (by 2040), there are additional trends not included in the "Future Year" scenario:

- global annual EV sales will pass 50M (up from 1.7M in 2020)
- more than 50% of passenger vehicles sold will be EVs (<https://about.bnef.com/electric-vehicle-outlook/>)
- California is expected to continue to lead the way, meaning we'll see the impacts of these trends sooner than other areas

- Major changes to personal mobility/transportation in the near future will decrease light-duty vehicle greenhouse gas emissions up to 80%
(<https://www.sciencedirect.com/science/article/pii/S0301421518304737>)

In Petaluma, the actual impacts of these trends (and others) on VMT (and greenhouse gas emissions, climate change, affordable housing, livable/walkable communities) will be MUCH larger than the actual impacts of 28 new homes:

- Large-scale adoption of EVs
- Electrification of mobility
- Autonomous vehicles
- Ride-share apps
- Telework
- Telemedicine
- Online orders/delivery, etc.

The fact that all 28 homes will have solar panels, net zero energy consumption, and EV chargers further reduces the climate impacts of the potential VMT increase.

Given the many factors affecting VMT trends and the current circumstances around modelling and managing VMT, it seems quite possible that focusing City time/money directly on reducing larger, more certain trip generators would yield greater overall VMT reductions for Petaluma more efficiently than putting these otherwise highly beneficial collaborative projects—and careful balance—in jeopardy.

Finally, reducing VMT is not a goal, in and of itself. Reducing VMT is only one of several possible means to achieve our common goals of a livable/walkable/affordable city, with a vibrant natural environment and climate security, as well as prosperity shared equitably. However, because VMT is the means and not the end itself, it may not always be the right tool to achieve these goals. Focusing too narrowly on VMT may actually get in the way of these goals. VMT can blind us to the bigger picture and prevent us from "seeing the forest for the trees," because reducing VMT is not the overarching goal of our city.

It's important to understand the history of VMT in public policy in order to see clearly how it can be used as an effective tool--and where it may not be a reliable guide. VMT was originally proposed as a concept that would be a more economically efficient and fair way to tax the use of road infrastructure than fuel taxes--in order to provide public funding for road maintenance. Reducing VMT became a tool for city planning when "new urbanists" found a correlation between areas with lower VMT and walkability, affordability, and sometimes lower environmental impacts--primarily due to the efficiencies of higher population density. While

lower VMT is one sign of walkability, affordability, or lower environmental impacts—it is not a direct cause.

VMT are not inherently bad. In fact, as we all know from our lived experience--and as COVID has emphasized--travelling enhances our lives and contributes to human thriving in innumerable ways--it connects our families, friends, and communities--and can be essential--to learning, working, receiving care, supporting our businesses, and enjoying our freedom. Sure, we all wish that our potential destinations were closer together--especially when we're stuck in traffic--or when we haven't seen our family members.

As Councilmembers evaluate city projects, it's important to be aware that reducing VMT is just one tool and it is not perfect--if it is pursued as the primary objective--the end itself--other critical opportunities to enhance our community will be missed. For example, on the whole, the climate benefits (net zero houses, solar panels, EV chargers, and open space/park extension) of this project OUTWEIGH climate costs.

This is a fantastic project that minimizes environmental impacts and will provide incredible benefits for generations to come--and will undoubtedly be hailed as a model for how other cities throughout California and across the country can resolve challenges at the intersection of so many complex resources and concerns.

The City Council is on the cusp of bringing to life an incredibly important vision of significantly increased and enhanced access to public land open space and smart residential development that will enhance the city's public resources and leave a legacy that we will all be proud to celebrate and enjoy.

I urge the City Council to vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Please do not risk losing the >\$4 million in cash value (plus \$1 million in Sonoma County Ag + Open space matching funds) provided to Petalumans and additional non-cash, long-term value of new public lands, increased open space, and enhanced recreation access.

Chris Colvin



RESPONSES TO I-COLVIN LETTER

Response I-Colvin-1: Comment Noted.

Ervin, Olivia

From: Tom Corbett <yosemitecorb@yahoo.com>
Sent: Friday, March 5, 2021 4:45 PM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin; Ervin, Olivia
Cc: petrp@comcast.net; Linda Corbett; Dr Donna Nordquist; Chey & Larry Moore VHOA AG
Subject: Fw: Davidon DEIR 2017 - Problems with Backyard?
Attachments: ~1.jpeg; 01 Dec 23 2012~1.jpeg; 02 Feb 2017~1.jpeg; 02 Jan 2012~1.jpeg; 03 Dec 23 2012~1.jpeg; Pump pipe route Dec 2 2012~1.JPG; Pump power02 Dec 2 2012~1.JPG; Pumping to drain03 Dec 22012~1.JPG

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Hello,

I'm writing regarding the upcoming Davidon project and forwarding earlier notes and photos I sent to the previous City Council and Planners regarding the flooding we experience in our backyard. I also shared the photos of the flood with Davidon reps at one or more community meetings with them. We continue to be concerned that work on the hill behind our home at 1243 B St will exacerbate the problem if they don't take remedial action such as providing a V ditch along the existing fence line and adjacent to their planned wild life corridor. We appreciate that they did act on our request for the protection of the existing wild life corridor but the flooding continues to concern us. We also asked them to plant a line of trees along the corridor to separate the wild life from the new homes. I don't see that on their drawings.

1

All the best,
Tom Corbett
707 364 1866

----- Forwarded Message -----
From: Petalumans for Responsible Planning <petrp@comcast.net>
To: "yosemitecorb@yahoo.com" <yosemitecorb@yahoo.com>
Cc: "linda.corbett@sbcglobal.net" <linda.corbett@sbcglobal.net>
Sent: Friday, March 5, 2021, 1:09:54 PM PST
Subject: FW: Davidon DEIR 2017 - Problems with Backyard?

Tom & Linda,

The City Council members who were on the Council in 2017 still remember your pictures and drainage problems!

Would you be willing to submit these pictures and your comments again for the 2021 Davidon RDEIR? The Council has new members who are unaware of the problems, and it could make a difference.

<https://www.petrp.org/e-mail-address-for-planning-commissioners>

Thanks for considering this request. Please let me know if you have any questions.

Susan Jaderstrom

From: Tom Corbett [mailto:yosemitecorb@yahoo.com]
Sent: Wednesday, April 19, 2017 1:52 PM
To: Petalumans for Responsible Planning <PetRP@comcast.net>
Cc: Linda Corbett <linda.corbett@sbcglobal.net>; Chey Moore <cmoe6@comcast.net>
Subject: Re: Davidon DEIR 2017 - Problems with Backyard?

Susan,

Yes, I've attached pix from 2012 and 2017 floods in my yard. 2017 was a big surprise because I had spent a small fortune enlarging the main drain pipe that drains the six drains in my backyard plus two in the front yard. I was hoping this larger drain, that goes out to the curb would prevent any more flooding. As you can see, we still had a flood. The volume of water coming from the sky and the hill behind us is significant and could get worse with development on the hill behind us.

Thanks for the follow up,

Tom

On Tuesday, April 18, 2017 1:25 PM, Petalumans for Responsible Planning <PetRP@comcast.net> wrote:

Tom,

In 2013, you submitted pictures of your backyard to the City during the Davidon DEIR process. These pictures were influential in recognizing the hazards in building close to your property line.

Do you still have those drainage problems in your backyard?

Are you planning to resubmit your pictures and comments this time?

Thanks!

Susan Jaderstrom



Dec. 2, 2012

Pump Pipe Route



Dec. 23, 2012



Dec. 23, 2012



Jan 2, 2012



Dec. 2, 2012

Pump power



Dec. 2, 2012

Pumping to Drain



Feb. 2, 2017

RESPONSES TO I-CORBETT LETTER

Response I-Corbett-1: Project impacts associated with flooding have been addressed in the RDEIR in **Section 4.8, Hydrology and Water Quality**, on **page 4.8-25 to page 4.8-30**. Although the City imposes standard requirements on development projects as conditions of approval to ensure compliance with stormwater management, treatment of runoff and discharge, **Mitigation Measures HYD-4a through HYD-4c** identified in the RDEIR, would require the Applicants to prepare and implement final detention design. The preliminary design of the detention basin demonstrates an ability to capture and treat the post-project 10- and 100-year peak flows without exceeding pre-project peaks. These mitigations also require the Applicants to have a financing mechanism acceptable to the City Engineer to ensure that the required ongoing maintenance to all detention facilities will be performed. Therefore, the proposed project would not exacerbate the existing flood conditions or result in additional runoff that could cause flooding.

As described in **Chapter 2.0, Revised Project Description**, the proposed project would plant 327 trees including 112 oak trees of various sizes as part of the residential component and at least 215 additional native trees as part of the restoration of the riparian corridor within the Putnam Park Extension Project component. With respect to concerns of protecting the wildlife corridor, **Mitigation Measures BIO-4a through -4d** were identified to control future visitor access into sensitive habitat areas and to improve wildlife movement opportunities by removing existing impediments (See also **Response O-PLAN-2-1**).

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: NO on 28 Davidon homes
Date: Saturday, March 13, 2021 10:19:44 AM

From: Sue Davy
Sent: Saturday, March 13, 2021 8:10 AM
To: Barrett, Teresa <tbarrett@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>
Cc: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: NO on 28 Davidon homes

My son spoke at the first Davidon presentation of this project. He was 7. He talked about how access to Helen Putnam park being closer to his house would make it easier for his mom to let him ride his bike there alone - advocating to create this space as an extension of the park.

And then he's watched (and participated) as I've continued my efforts to save this land. His first job in high school was clearing trails in Pt. Reyes. His love of open space grew as he explored our county park system on his bike.

He chose a college in the northwest, with strong ties to the land. His dorm was 20 feet from a trail system for hiking and biking. He spent a summer fighting wildland fires. He's about to graduate with a degree in Recreation and plans to spend his life, saving the land and helping get people out there to enjoy it.

You've read thousands of pages of experts' documents and so many more of citizens' opinions. I urge you to vote NO. We owe it to this generation that we've intentionally or unintentionally influenced, to have as much open space as possible to tend, nurture, protect and love.

1

Thank you for your time and efforts on this issue.
Sue Davy

RESPONSES TO I-DAVY LETTER

Response I-Davy-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

15 march 2021

zen destiny

city of petaluma council
affiliated staff

re: agenda item 5A
RED LEGGED FROG GATE

so, **in 2004**, they submitted a proposal ON LAND THEY OWN,
for a *93 single-family lot* subdivision.

THE MUNCHKINS erupted and **in 2017**,
the developers were forced to reduce the project to *66 lots*.

under duress, **in 2018**, the project was reduced to *28 lots*.
and you stole 44 acres from them.

you're now justifying it by using the climate scam and sacks of ordinances and
legislation, conveniently manifested so your local anti-development hater crew
can claim some injury in their latest/greatest ongoing victimization ploy.

THIS IS WHY YOU HAVE A HOUSING CRISIS

you realize, of course, that it's not technically your land?

what i wouldn't give to see them withdraw all offers and not be forced to sell
the land for the Putnam Extension. i would love to see them sell the land to
some out-of-state, rich, hard-ass developers with armies of attorneys and
forever keep you passive/aggressively tied up in court, litigating every minutiae
until the end of time so you feel what it's like for developers to deal with you.

during that time they could put up a slew of gaudy signage and investigate
the holes in your armor to exploit any deficiencies to drag litigation out forever
until your children occupy your seats and you see no revenue or housing.

what we need to do is tear down the entire west side of Petaluma using Eminent
Domain using your own general plan wording and climate change policies.
we could replace it with parks and bicycle paths and babbling brooks.

as far as development is concerned, the City of Petaluma are not good neighbors.

RESPONSES TO I-DESTINY LETTER

Response I-Destiny-1: As noted on **page 3.0-27 of the RDEIR**, the proposed project would result in the transfer of title of approximately 47 acres of the project site to the Sonoma County Regional Parks to be retained for public recreation and as open space and protected habitat, with the expectation that two conservation easements would be established (see **Chapter 2.0, Revised Project Description**). The open space portion of the project site would be dedicated through a transfer of title to the Sonoma Regional Parks, as noted on **page 3.0-31 of the RDEIR**. This is the proposal currently submitted to the City for consideration and is analyzed in the RDEIR. If the Applicants decide to modify the proposed use of this portion of the site, they would need to submit the modifications to the City for consideration.

Ervin, Olivia

From: Michael Dollar <michaelbdollar@gmail.com>
Sent: Saturday, January 2, 2021 6:36 PM
To: Ervin, Olivia
Subject: Comments on Scott Ranch Project from Michael and Xela Dollar

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
January 2, 2021

Petaluma City Council
Petaluma Planning Commission

RE: Scott Ranch Project Public Comment

Madam Mayor, Council Members, and Commission Members:

We are residents in the Pinnacle Heights neighborhood, located directly across from the Scott Ranch Project's (SRP) site. We want to share our thoughts after reviewing the latest SCP RDEIR. Due to our extremely close proximity to the proposed development, we are hopeful our comments will be considered with the gravitas of our interest. Greg Colvin, Director of the Kelly Creek Protection Project (KCPP) and his team have worked diligently in producing a compromise with Davidon Homes to provide West Petaluma with an invaluable asset. The 44 acres of additional parkland will provide much needed public outdoor space, and better incorporate Helen Putnam into West Petaluma, while fostering preservation of the Kelly Creek habitat, including the historic red barns. The key infrastructure improvements including sidewalks and the roundabout are essential to the D Street corridor, especially considering the road's current condition and traffic.

1

Our neighborhood intersection, at Windsor Drive, Pinnacle Drive, and D Street, lacks any form of effective traffic and speed control making the intersection extremely dangerous. D Street is a major artery through Petaluma, and a designated truck route where big rigs are often speeding through our intersection unabated. We must change this now, and the SRP accomplishes much of the necessary safety improvements. The addition of the roundabout and flashing pedestrian crossing beacons at our intersection (which currently has a LOS F designation) will reduce speed, control traffic, and allow for pedestrian and bicycle usage in this densely populated section of Petaluma.

2

We are grateful that the RDEIR finds grounds to add a left-hand turning lane into the new parking lot along D Street. The RDEIR also recommends further traffic calming measures along the D Street extension within city limits. Currently, at the city limits, northbound motorist are speeding around a blind, down sloping curve, often at 60+ mph. We have first-hand perspective living along this corridor and can attest to the dangerous traffic conditions. Brush reduction to improve site lines and installing permanent flashing warning signs along D Street approaching the new parking lot and roundabout are essential. In addition to the proposed measures outlined in the RDEIR, permanent flashing speed limit radar signs must be installed on D Street, in both north and south bound approaches to the roundabout.

3

The RDEIR does not fully address the poor pavement condition of D Street, nor does it suggest mitigation measures to improve the roadway in its current failed state. The road condition is abhorrent, and creates hazardous driving conditions, particularly with pedestrian traffic, and as a gateway into the historic neighborhood and downtown. In addition, the current noise levels exceed city standards of 60 dba - unacceptable. The unacceptable road condition and unabated speed are direct causes of the unacceptable pavement condition. It is ludicrous to build a brand new roundabout, stripe new lanes, and build sidewalk infrastructure without paving this stretch of road to handle heavy truck traffic volumes. We have been in contact with the director of public works, and learned solutions exist for the Council to pursue, such as grants, to get this stretch of road paved. Thankfully, the city voted to approve the 1% sales tax measure and we expect this means more financial options are now available.

4

The RDEIR outlines the D Street sidewalk construction along the east side of the project area which is currently overgrown with vegetation and lacks sidewalk widths that meet general plan standards. The new sidewalk will extend approximately 800 ft to connect the existing sidewalk that extends to the intersection of Sunnyslope and D Street. The problem is that there is a massive redwood tree invading the sidewalk at 1307 D Street that must be removed for adequate pedestrian access to be allowed both currently and for future park visitors. The existing D Street sidewalk is an inadequate, narrow track toward Sunnyslope where vegetation and mailboxes built in the center of the sidewalk obstruct pedestrian access. How will a walking pedestrian or a disabled person be able to access the new park via the existing sidewalk?

5

Finally, parking. Sonoma County Regional Parks will be managing operations in the new KCPP parking lots. We are concerned that parking fees will deter visitors from using the parking lots and drive more visitors to park along nearby roadways (D Street and Windsor shoulders) and into our neighborhood, Pinnacle Heights. Pinnacle Drive is far too narrow to allow vehicle clearances if future SRP visitors attempt to park in our neighborhood in order to avoid parking fees. A perfect example is the parking issue along Oxford Court. We ask consideration be made to waive parking fees to avoid excessive parking on surrounding roads.

We understand there will be inconveniences related to increased construction traffic and noise, and these will be a small sacrifice in the long run. The city has much to gain through the Scott Ranch Project, and we hope Council agrees with our position to grant approval for the Scott

Ranch Project. Please work to include reconstruction of the D Street extension in order to pave this stretch of road and improve the existing D Street sidewalk. Thank you for your time and attention.

Sincerely,

Michael B. Dollar and V. Xela Dollar
michaelbdollar@gmail.com

RESPONSES TO I-DOLLAR_M-1 LETTER

Response I-Dollar_M-1-1: Comment noted.

Response I-Dollar_M-1-2: As the comment notes, the proposed project includes street and sidewalk improvements such as the roundabout at the intersection of D Street and Windsor Drive. The roundabout would include crosswalks on all approaches with Rectangular Rapid Flash Beacons. Other proposed improvements include a six-foot wide sidewalk on the south side of Windsor Drive from the new intersection to D Street. Additionally, the project proposes installation of an 800 foot sidewalk gap closure between Pinnacle Drive and Sunnyslope Avenue by constructing a City standard concrete sidewalk. Other specific traffic calming improvements such as permanent flashing speed limit radar signs on D Street will be considered and may be imposed as conditions of approval at the City engineer's discretion.

Response I-Dollar_M-1-3: See **Response I-Dollar-1-2** with respect to the proposed road improvements. The proposed improvements would reduce traffic speeds, which would also reduce vehicular noise. Additionally, the project applicant would be responsible for repairs at the project site frontage including curb and gutter as well as restriping improvements. The City's Public Works Department has identified D Street under the capital improvement schedule, which would reconstruct D Street from city limits to Petaluma Boulevard South. The City will coordinate the repairs schedule with the construction activities of the proposed project to the extent feasible.

Response I-Dollar_M-1-4: The proposed project would fill the sidewalk gap between Pinnacle Drive and Sunnyslope Avenue by installing a City standard concrete sidewalk. The removal of up to 3 trees is presumed as part of this sidewalk gap closure.

Response I-Dollar_M-1-5: See **Master Response 14 – Parking**. With respect to the request of waiving parking fees, this is not within the scope of the environmental review.

Ervin, Olivia

From: Michael Dollar <michaelbdollar@gmail.com>
Sent: Thursday, March 4, 2021 3:39 PM
To: Ervin, Olivia
Subject: Re: Comments on Scott Ranch Project from Michael and Xela Dollar

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Hello Olivia,

Please resubmit our earlier written comment supporting the project that my wife and I emailed you before the February 9th planning commission meeting.

We would like to add that we are greatly appreciative that the City will be making resurfacing the D street extension a Capital improvement project. I believe you mentioned in the planning meeting that resurfacing will be done in conjunction with construction of the roundabout and sidewalks by Davidon. We hope that Council will be on board with supporting the SCP, so that all of these infrastructure improvements and expanded public park space will become a reality in the near future.

1

Sincerely,

Michael and Xela Dollar On Mon, Jan 4, 2021 at 10:19 AM Michael Dollar <michaelbdollar@gmail.com> wrote:
Ok, great. thank you. -Michael

On Mon, Jan 4, 2021 at 10:09 AM Ervin, Olivia <oervin@cityofpetaluma.org> wrote:

Hello Michael,

Your comment on the Scott Ranch Project has been received and will be included in the forthcoming Planning Commission Staff Report on the RDEIR.

Thank you,

Olivia

From: Michael Dollar <michaelbdollar@gmail.com>
Sent: Saturday, January 2, 2021 6:36 PM
To: Ervin, Olivia <oervin@cityofpetaluma.org>
Subject: Comments on Scott Ranch Project from Michael and Xela Dollar

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January 2, 2021

Petaluma City Council
Petaluma Planning Commission

RE: Scott Ranch Project Public Comment

Madam Mayor, Council Members, and Commission Members:

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Our neighborhood intersection, at Windsor Drive, Pinnacle Drive, and D Street, lacks any form of effective traffic and speed control making the intersection extremely dangerous. D Street is a major artery through Petaluma, and a designated truck route where big rigs are often speeding through our intersection unabated. We must change this now, and the SRP accomplishes much of the necessary safety improvements. The addition of the roundabout and flashing pedestrian crossing beacons at our intersection (which currently has a LOS F designation) will reduce speed, control traffic, and allow for pedestrian and bicycle usage in this densely populated section of Petaluma.

We are grateful that the RDEIR finds grounds to add a left-hand turning lane into the new parking lot along D Street. The RDEIR also recommends further traffic calming measures along the D Street extension within city limits. Currently, at the city limits, northbound motorists are speeding around a blind, down sloping curve, often at 60+ mph. We have first-hand perspective living along this corridor and can attest to the dangerous traffic conditions. Brush reduction to improve site lines and installing permanent flashing warning signs along D Street approaching the new parking lot and roundabout are essential. **In addition to the proposed measures outlined in the RDEIR, permanent flashing speed limit radar signs must be installed on D Street, in both north and south bound approaches to the roundabout.**

The RDEIR does not fully address the poor pavement condition of D Street, nor does it suggest mitigation measures to improve the roadway in its current failed state. The road condition is abhorrent, and creates hazardous driving conditions, particularly with pedestrian traffic, and as a gateway into the historic neighborhood and downtown. **In addition, the current noise levels exceed city standards of 60 dba - unacceptable.** The unacceptable road condition and unabated speed are direct causes of the unacceptable pavement condition. It is ludicrous to build a brand new roundabout, stripe new lanes, and build sidewalk infrastructure without paving this stretch of road to handle heavy truck traffic volumes. We have been in contact with the director of public works, and learned solutions exist for the Council to pursue, such as grants, to get this stretch of road paved. Thankfully, the city voted to approve the 1% sales tax measure and we expect this means more financial options are now available.

The RDEIR outlines the D Street sidewalk construction along the east side of the project area which is currently overgrown with vegetation and lacks sidewalk widths that meet general plan standards. The new sidewalk will extend approximately 800 ft to connect the existing sidewalk that extends to the intersection of Sunnyslope and D Street. The problem is that there is a massive redwood tree invading the sidewalk at 1307 D Street that must be removed for adequate pedestrian access to be allowed both currently and for future park visitors. The existing D Street sidewalk is an inadequate, narrow track toward Sunnyslope where vegetation and mailboxes built in the center of the sidewalk obstruct pedestrian access. How will a walking pedestrian or a disabled person be able to access the new park via the existing sidewalk?

Finally, parking. Sonoma County Regional Parks will be managing operations in the new KCPP parking lots. We are concerned that parking fees will deter visitors from using the parking lots and drive more visitors to park along nearby roadways (D Street and Windsor shoulders) and into our neighborhood, Pinnacle Heights. Pinnacle Drive is far too narrow to allow vehicle clearances if future SRP visitors attempt to park in our neighborhood in order to avoid parking fees. A perfect example is the parking issue along Oxford Court. We ask consideration be made to waive parking fees to avoid excessive parking on surrounding roads.

We understand there will be inconveniences related to increased construction traffic and noise, and these will be a small sacrifice in the long run. The city has much to gain through the Scott Ranch Project, and we hope Council agrees with our position to grant approval for the Scott Ranch Project. Please work to include reconstruction of the D Street extension in order to pave this stretch of road and improve the existing D Street sidewalk. Thank you for your time and attention.

Sincerely,

Michael B. Dollar and V. Xela Dollar
michaeldollar@gmail.com

RESPONSES TO I-DOLLAR_M-2 LETTER

Response I-Dollar_M-2-1: See Response I-Dollar_M-1-3.

From: [Ervin, Olivia](#)
To: [Angela Pan](#)
Subject: FW: Scott Ranch Davidon EIR - FW: D Street Resurfacing Needed..
Date: Thursday, June 11, 2020 11:39:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

FYI

From: Petnic, Gina <GPETNIC@cityofpetaluma.org>
Sent: Thursday, June 11, 2020 11:35 AM
To: Ervin, Olivia <oerwin@cityofpetaluma.org>
Cc: Beatty, Jason <JBeatty@cityofpetaluma.org>; Stutsman, Jeff <JStutsman@cityofpetaluma.org>
Subject: Scott Ranch Davidon EIR - FW: D Street Resurfacing Needed..

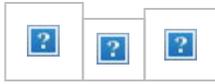
Olivia,
Please see below for traffic comments related to Davidon/Scott Ranch EIR.

To limit the spread of the coronavirus, the City of Petaluma has moved to an “essential services” operational model on March 17, 2020. Currently all City buildings, including Encroachments and Development Engineering are closed to the public. All City Departments will be working at reduced staffing levels and will be providing essential services only, primarily through e-mail and phone. I will be working and will respond to your messages to the best of my ability during normal business hours. Please contact me via email or mobile.

I appreciate your patience. Please see our website, cityofpetaluma.org, for more information and regular updates. <https://cityofpetaluma.org/departments/coronavirus-news-updates/>

Gina Benedetti-Petnic, C.E.
City Engineer

Department of Public Works & Utilities **Office: 707.778.4311**
City of Petaluma **Cell: 707.529.1633**
11 English Street **E-mail: GPetnic@cityofpetaluma.org**
Petaluma, CA 94952

 City Business Hours: M-Th 8am-5pm, closed Fridays

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From: Michael Dollar <michaelbdollar@gmail.com>
Sent: Friday, May 22, 2020 10:37 PM
To: Beatty, Jason <JBeatty@cityofpetaluma.org>
Cc: Petnic, Gina <GPETNIC@cityofpetaluma.org>; Stutsman, Jeff <JStutsman@cityofpetaluma.org>
Subject: Re: D Street Resurfacing Needed..

--Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL

SYSTEM.---

Jason,

I really appreciate the update and level of detail. I am pleased to hear that D is being prioritized for future reconstruction. Sounds like your department is actively pursuing grant options and is working to help make the Kelly Creek Preservation/Davidon homes projects a reality.

I believe many Petaluma residents are unaware of how impactful the Helen Putnam expansion and D st infrastructure improvements will be. The public outreach will be important, and I'm thankful for having Peggy Flynn as manager. In addition to extending measure M, there may be real support (2/3majority) for a "roads only" sales tax for Petaluma at 0.5%. That would put us at 8.75% which is still below other county cities. I believe people will support it if the funds are guaranteed for infrastructure only.

I think with your department's efforts, Petaluma can become a more pedestrian friendly town like Sonoma. Sure, there has to be a culture change here, slowing people down, focusing on improving our parks, downtown, and river front. People really want to live here and raise their families. You just can't have big rigs barreling down your City thoroughfares unimpeded at 50+ mph.

Thanks again, and really appreciate the effort. **Please catalog my original email for the public comment phase once the EIR is released.** Hope to touch base again in the near future.

Sincerely,
Michael Dollar

On Fri, May 22, 2020 at 9:31 AM Beatty, Jason <JBeatty@cityofpetaluma.org> wrote:

Mr. Dollar,

Thank you for reaching out with your concerns with D Street, my apologies on the delayed response.

D Street, being a gateway road to Petaluma and an arterial street, is important to the City. It also has that conflict of being an arterial roadway and designated truck route that runs through residential areas. That being said we are committed to calming traffic and improving safety for all users of our public right of way. We are aware of the poor condition and of the need to reconfigure the Windsor Drive intersection as development in the area continues, and have this high on our long list of needed paving and street infrastructure improvements for the City.

The condition of roads is measured by the pavement condition index (PCI) which is a scaling from 0 to 100. 100 being the a newly paved road a 0 being a failed road. D Street ranges from 30 to 40 in poor condition and is in need of a more costly reconstruction. Unfortunately the funding is not available to complete it at this time. It is definitely on our radar as an upcoming project, new curbs are necessary and there are pedestrian, bicycle, and signal improvements that could be done at the same time to improve this important corridor.

The round about and project specific sidewalk, bike lane and paving around Windsor Drive is still

moving forward and the City is looking out for the public's interests as the developer works to get this project approved.

Being an arterial street and connected to a larger network outside of the City limits, this roadway included in the Federal Highway Systems, and is eligible for Federal funding similar to the grant that was obtained to reconstruct Petaluma Boulevard South with traffic calming measures next year. Staff is continually seeking grant opportunities to improve our roadways and make them more safe for vehicles, pedestrians and cyclists. In addition, Sonoma County Transportation Authorities (SCTA) is considering seeking to renew Measure M Tax (to be called GoSonoma) and Reconstruction of D Street was included as one of the potential projects. D Street reconstruction was also recommended as a potential shovel ready project for Covid-19 infrastructure stimulus money if this comes .

The City just currently completed the renewal of the speed limits which is based on the 85% percent speed measured on a given segment. The speed limit between Sunnyslope and Pinnacle remained the same at 35 mph but the speed limit from pinnacle to the City Limits was reduced from 45 to 40 mph. The orange flag are temporary and are to notify drivers of the new speed limit. Although Petaluma Police Department has a staffing shortage and limited resources for enforcement, the renewal of the speed limits allows them continue enforcement of the speed along these roads.

I've copied both our traffic engineer and our City Engineer on this, so they are also aware of your concerns. They are also committed to the improvements on D street.

Thank you again.

Kind regards,

Jason Beatty, P.E.

Director, Public Works and Utilities Department

City of Petaluma

[202 North McDowell Boulevard](#)

[Petaluma, CA 94954](#)

[Office: \(707\)778-4514](#)

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From: Michael Dollar <michaelbdollar@gmail.com>
Sent: Tuesday, May 12, 2020 2:05 PM
To: Beatty, Jason <JBeatty@cityofpetaluma.org>
Subject: Re: D Street Resurfacing Needed..

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Just wanted to add to my prior email. I did speak to the Caltrans District 4 chief and he confirmed that only the city has jurisdiction on allowable volumes of commercial vehicles on particular roads. So, if there is anything that can be done by your department or another to reduce commercial vehicle traffic on D street that would certainly reduce the road damage. I spoke with the foreman, Noah, for Ghilotti Brothers on the 101 widening project, and he stated that he has no control over how many trucks that can travel on D street. Ghilotti Bros vehicles seem to account for a large percentage of commercial traffic on D street on any given week day. I believe they are using D street as an alternative route to save time or just as a preference to avoid the 101. There has to be a solution here. Thanks again for your time and appreciate any help! - Michael Dollar

On Mon, May 11, 2020 at 12:44 PM Michael Dollar <michaelbdollar@gmail.com> wrote:

Hello Jason,

I am a resident in the Pinnacle Drive neighborhood off of D street and wanted to reach out to you. My intersection at Pinnacle Drive/Windsor Drive/D street has become often too unsafe to cross (either by car or on foot) due to the excessive speeding, poor pavement condition, and lack of infrastructure (ie. roundabout). D st is a main artery through the city serving as a major trucking route and 101 alternative for commuters. I've reached out to various city council members and the city engineer to voice my concerns and try to find solutions to the issues in this corridor. Over the last two months with COVID I have noticed a significant increase in pedestrian activity along D street creating an even more dangerous situation. This volume will only increase in the future with more residents accessing Helen Putnam when the Kelly Creek Preservation project to expand the park moves forward....hopefully.

Currently, the existing pavement is extremely poor resulting in hazardous driving conditions as well as unacceptable noise levels in my neighborhood. At the moment, the city lacks funding to improve the pavement condition on the D street extension. Hopefully this can be made a HIGH PRIORITY for resurfacing in the near future. Currently the speed limit is 45 mph, and I believe the limit should be reduced significantly (ie. 30 mph or lower) like the rest of D street starting at the city limits on D street (right where the pavement goes from good to terrible). This would improve safety turning at my intersection, improve pedestrian/cyclist safety, and reduce the excessive noise pollution. It sounds like a freeway in my home during commute hours, all related to the poor pavement out there.

Most importantly, we need a roundabout constructed at that intersection. I have been

following the developments of the Davidon Homes/Kelly Creek Preservation projects closely. The projects include construction of a roundabout, sidewalks, and other infrastructure to improve safety. I think the Kelly Creek project will be an incredible asset to west Petaluma and better align the community to Helen Putnam. If for some reason the project does not pass, I hope that the city will move forward with construction of the roundabout as the intersection is currently failing to meet traffic standards according to the environmental review report by Impact Sciences.

I have contacted the city to request that the speed limits be better enforced and that traffic counts be made. I have also spoken with Gina, the city engineer to get speed limits reduced on the D street extension. There have been too many close calls while both driving and walking with my family across D street from Pinnacle to Windsor drive. Not much luck so far getting things done out there other than a sign replacement and the orange flags that someone installed on the speed limit signs to better alert drivers. I have been in contact with the Caltrans District 4 chief to figure out ways to reduce the volume of commercial trucks on D street that are using it as a 101 alternative. These trucks are absolutely destroying the road down to the base and there is no way the road will be functional for much longer without total resurfacing.

I would really appreciate any insight that you may have and who in the council or elsewhere that could work to reprioritize funds for paving the D st extension or seek grant money through sources like SB1. Measure M, Caltrans, SCTA, etc. Thanks for your time and help!

Sincerely,

Michael Dollar
15 Pinnacle Drive
707 363-8213

RESPONSES TO I-DOLLAR_M-3 LETTER

Response I-Dollar-M-3-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Wednesday, February 24, 2021 6:38 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today as a resident of Pinnacle Heights HOA, directly across the street from the proposed development. I write to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Victoria Xela Dollar

Petaluma

xela.dollar@gmail.com

RESPONSES TO I-DOLLAR_V LETTER

Response I-Dollar_V-1: Comment noted.

Olivia Ervin

From: info@extendputnampark.org
Sent: Friday, February 5, 2021 2:52 PM
To: cityclerk@cityofpetaluma.org
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

1

Sincerely,

Amber Driscoll

Petaluma

Amber@speakeasypetaluma.com

RESPONSES TO I-DRISCOLL LETTER

Response I-Driscoll-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Monday, February 8, 2021 8:41 AM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Elizabeth Ducy

Petaluma

Ehmducy@gmail.com

RESPONSES TO I-DUCY LETTER

Response I-Ducy-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Wednesday, February 24, 2021 5:57 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

David Duskin

Petaluma

david@DavidDuskin.com

RESPONSES TO I-DUSKIN LETTER

Response I-Duskin-1: Comment noted.

From: Andy Eber <aeber@att.net>
Sent: Monday, February 08, 2021 8:12 AM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: Comment in support of Scott Ranch EIR

I am writing in support of the Scott Ranch project EIR.

This project represents a unique and remarkable partnership among a private developer, a citizens group, a non-profit organization and a public agency to resolve an issue which had languished for over 14 years. The solution, crafted by the Kelly Creek Protection Project and Davidon Homes is innovative, bold, fair to all involved and, most of all, beneficial to the citizens of Petaluma.

The group, Petalumans for Responsible Planning have positioned themselves in opposition to the Scott Ranch proposal. They argued that Davidon Homes should give the entire property to the city and that no homes should be constructed. This naive and specious suggestion, however has no basis in reality. Davidon Homes is not a charity and there is no reason for them to walk away from an investment they made over a decade ago. Rather, one must ask, where was PRP over those many years and rather than simply oppose development on the site why didn't THEY propose a workable solution as has the Kelly Creek Group?

After much hard work, Kelly Creek Protection Project was able to raise \$4.1m from generous donors throughout the community to preserve most of the property and convert it to an extension of Putnam Park, while protecting an endangered species and drastically reducing both the number and size of the homes to the city's minimum standard. At that point, PRP was invited to lend thier support in raising the remaining \$6.9m required to purchase the entire parcel, without homes. Not only did they fail to respond to this opportunity, to my knowledge they raised absolutely nothing. So, as they say, talk is cheap.

Few projects undergo an EIR without questioning some minor details or clarifications in the vision. I'm sure that the Scott Ranch proposal will undergo some of these technical revisions. But I call upon the Planning Commission and City Council to recognize the brilliant resolution of this long-festering standoff by approving this proposal which is truly a win-win for this community.

Please move this EIR to the City Council expeditiously.

Andy Eber
209 Kent St.
Petaluma

RESPONSES TO I-EBER_A-1 LETTER

Response I-Eber_A-1-1: Comment noted.

Ervin, Olivia

From: Andy Eber <aeber@att.net>
Sent: Wednesday, March 10, 2021 8:51 AM
To: Ervin, Olivia
Subject: Scott Ranch Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Olivia: Pls. replace the other, incomplete email which was sent inadvertently. Thank you.

TO THE PETALUMA CITY COUNCIL:

I am writing to express my support for the proposed Scott Ranch project which reflects an elegant and workable solution crafted by Mssrs. Colvin and Cohn and the representatives of Davidon Homes, to a problem that has vexed this community for over 14 years.

This proposal representates a win-win for all stakeholders:

Environmentalists. The reg-legged frog is protected as are the riparian elements of the property.

Neighbors. With two parking lots, the majority of park users will no longer be parking on Oxford Court and Windsor.

Density advocates. With the reduction to the minimum number of 28 homes as well as the size and placement of the homes, the proposal is dramatically reduced from all, previous concepts.

Hikers, runners, cyclists. The new park entrance will be less-than-a-mile from downtown Petaluma with easy access and additional trails, substantially expanding the park's footprint.

Low income families. The dramatic spike in park usership during the pandemic particularly reflects increased usage by low income families. This proposal will provide even more public space for recreation and fresh air, with the availability of a substantially reduced-rate parking pass.

Climate change activists. The new parking included in this proposal will enable park users to avoid having to drive to the more-distant Chileno Rd. entrance, thereby saving approximatel 2mi. (VMT) with each visit.

Families and the elderly. The new park trail will be less-steep than the current Oxford Ct. path, making the park more user-friendly for those with wee children and seniors.

The community. All Petalumans will benefit when Scott Ranch becomes part of Putnam Park and is under the purview of Sonoma County Regional Parks' professional expertise in fire mitigation, recreation supervision and natural resource management.

Not only does the Scott Ranch proposal represent a model for a citizen-led, public-private partnership, but Colvin and Cohn have raised over \$4 million to assure the subsequent purchase and transfer of this valuable property for public recreational use.

Please send this proposal on to the Planning Commission for final review.

Thank you.

Andrew Eber
209 Kent. St
Petaluma

1

RESPONSES TO I-EBER_A-2 LETTER

Response I-Eber_A-2-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Saturday, February 6, 2021 11:39 AM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

1

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Carol Eber

Petaluma

ceber@att.net

RESPONSES TO I-EBER_C-1 LETTER

Response I-Eber_C-1-1: Comment noted.

From: carol eber <ceber@att.net>
Sent: Sunday, February 07, 2021 8:49 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: Scott Ranch

TO: Members of the Petaluma Planning Commission
FROM: Carol Eber

I am writing, as a longtime resident of Petaluma and advocate for parks and open space, to convey my support for the Scott Ranch Project that you will be considering on February 9. As you are well aware, the demand for open space has increased during the pandemic. More people are finding both physical and mental health by spending time outdoors. Helen Putnam Regional Park has seen a dramatic increase in visitors. Our city now has the opportunity to expand that park significantly and to provide additional access points and parking, relieving the impact on surrounding neighborhoods.

Davidon has revised plans for development in response to city and community input. House size has been reduced. The number of homes to be built has been reduced to the city's specified minimum and have been set back. Open space buffers have been designed and wildlife corridors provided. Habitat will be protected. And 44 acres will expand Helen Putnam Regional Park

Sonoma County Regional Parks is ready to manage and improve the acreage dedicated to park use. Connecting trails are mapped. More convenient access to city residents has been planned. The Sonoma County Parks Foundation is ready to raise additional funds to support this work. This park expansion will be a major benefit to our city, offering new trails and outdoor experiences.

I urge you to vote to approve the revised (and improved) EIR and the overall project as proposed. Do not delay your support.

RESPONSES TO I-EBER_C-2 LETTER

Response I-Eber_C-2-1: Comment noted.

Carol B. Eber

209 Kent Street
Petaluma, CA 94952
707-763-5741
ceber@att.net

March 10, 2021

Petaluma City Council
11 English Street
Petaluma, CA. 949452

SUBJECT: Scott Ranch Project

Dear Members of the City Council,

I write to urge your support for the proposed Scott Ranch Project, as approved by the Petaluma Planning Commission.

PARK USE. If you have visited Helen Putnam Regional Park in the past year, you are aware of the increased usage that has occurred. Sonoma County Regional Parks estimates that visitors to the park is up by 50-75%. Particularly notable, is the increase in park visits by the Hispanic and Asian community. It is anticipated that park visits will continue at a high level when life returns to pre-pandemic normal. The addition of 44 acres with trails connecting Scott Ranch to Helen Putnam Park will enhance the safe outdoor recreational experience and nurture the health of our community members.

ACCESS. The proposed project will create improved access points to the park, especially for those who walk or bike. It is less than a mile to walk or bike from downtown to the newly planned entrances. The parking lots planned for the entrances at D Street will relieve parking congestion and traffic on Oxford Court and Windsor Drive. Access to the park will be greatly improved, especially for families.

PARTNERSHIPS. As you know, Sonoma County Regional Parks is willing to accept transfer of 44 acres adjacent to Helen Putnam Regional Park. Although this land is within city boundaries, this partnership will help mitigate city responsibility for development and maintenance of this recreation space. Working together, the city and county can expand this jewel. Kelly Creek Protection Project is another partner, raising funds to purchase land for the expansion of the park. They worked with Davidon to design a plan that works for all parties involved. KCPP raised \$4 million to purchase the expansion. The collaboration resulted in a compromise and significant reduction of homes being built, protection of natural resources, and increased open space.

I strongly urge the City Council to support the Scott Ranch Project as approved by the Planning Commission. It is time to move forward without further delay.

Sincerely,

Carol B. Eber

RESPONSES TO I-EBER_C-3 LETTER

Response I-Eber_C-3-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Thursday, February 11, 2021 2:07 PM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

We are excited to read that the project to extend Putnam Park is going forward and hope that you will take the necessary steps to keep it moving. Not only will it extend the park but it will provide protection to the most environmentally sensitive parts of the land. We appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

We have lived in Petaluma for 12 years, on the west side, and use the Park regularly along with our dog. We have a Sonoma County Regional Parks pass.

We are in our late 70s and hope to keep fit so we can enjoy these new benefits. Please don't delay in acting to make this possible! The compromise is a necessary and good one. We hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, we hope you will approve this project as proposed.

Sincerely,
Paul & Sherry Eklof

Paul & Sherry Eklof

Petaluma

peklof@pacbell.net

RESPONSES TO I-EKLOF LETTER

Response I-Eklof-1: Comment noted.

Ervin, Olivia

From: julie elias <jce87@hotmail.com>
Sent: Friday, March 5, 2021 12:37 PM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin; Pocekay, Dennis; Ervin, Olivia
Subject: NO to Davidon Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Driving on 'D' St. is already difficult during commute hours. If a high profile vehicle is ahead of your car and you see a green light, you think it's safe to proceed. However, several times I have found myself or seen others stuck in the middle of the intersection of D St. and Petaluma Blvd. The light is green, but the traffic is so backed up you can't drive. Then, the light turns red and puts drivers in an unsafe situation. What will be done to mitigate unsafe driving conditions on 'D' St.? Conditions will only worsen if more houses on built in 'D' St. area.

1

I understand the need for housing. But urban sprawl is not the way to solve housing problems. Shouldn't we devote this energy to developing affordable housing? I would like us and the city council to think long term for Petalumans and our grandchildren.

2

Are the endangered red-legged frog studies up to date?

3

The City of Petaluma is devoted to focus on Climate Change. This project does not support this focus.

4

Please do not proceed with this project. It's in the wrong location.

Thank you,

~Julie Elias

RESPONSES TO I-ELIAS LETTER

Response I-Elias-1: See **Master Response 8 – Traffic Operations** for a description of traffic conditions on Windsor Drive and D Street as a result of the proposed project. As noted in **Master Response 8**, roundabouts have proven safer than traditional intersections and reduce overall collisions, including those with injuries and fatalities and those involving pedestrians.¹³

Response I-Elias-2: Comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. Please see **Master Response 15 – Project Merit and Alternative** that examines the potential construction and operation impacts associated with developing the project site with multi-family units as compared to the proposed project.

Response I-Elias-3: See **Master Response 1 – Need for Updated Biological Surveys** and **Master Response 2 – California Red-Legged Frog Surveys**. As discussed in the master responses surveys conducted for CRLF are adequate.

Response I-Elias-4: See **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework**.

¹³ Caltrans (December 2017). Rounding Out a Traffic Strategy: Roundabouts Have Proven Safer than Traditional Intersections; More Coming. Accessed by Fehr & Peers on September 1, 2021, from: <https://dot.ca.gov/-/media/dot-media/programs/risk-strategic-management/documents/mile-marker/mm-2017-q4-roundabout-ally.pdf>

Ervin, Olivia

From: Donna Emerson <donnaemerson05@gmail.com>
Sent: Thursday, February 18, 2021 4:45 PM
To: Ervin, Olivia
Subject: Comment on Scott Ranch RDEIR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Dear Petaluma City Council Members:

I am writing to support the new Davidon Homes proposal, to build 28 single story homes on 14 acres of the Scott Ranch that they now own, with their remaining 44 acres sold to KCPP, eventually becoming an extension of Putnam Park.

Being a resident of Victoria development since 1992, I've always wanted this valley to remain just as it is, with 300 homes. Then Davidon Homes purchased the remaining 58 acres at the bottom of our street.

Since 2004, I've been involved with Petalumans for Responsible Planning (PRP) protesting the building and since 2018, with Kelly Creek Protection Project (KCPP).

When KCPP and Davidon created a compromise, to reduce the number of homes to 28, with a generous extension of Putnam Park, I concluded this project to be the right choice. Since the builder was willing to decrease lot size and vertical height, as well as work with KCPP toward improved conditions for water runoff, fire, wildlife, and neighboring residents, I decided this would be the best deal we can get. The joint project's attention to adding infiltration basins, repairing the gullies to prevent erosion, constructing a roundabout at D and Windsor streets, protecting the red legged frog and the creek, keeping the barns and offering educational opportunities for the families of Petaluma, were part of my decision. If we do not accept this plan now, Davidon will likely come back and offer possibly 45 homes on the whole area, or divide up the property and sell portions for estates, or sell to other buyers who could build many more dwellings.

At this moment, we have the unique chance, because of the talents of the two principals, Steve Abbs and Greg Colvin, who are sensitive to environmental issues and able to put together a public-private solution. As Planning Commissioner Marzo said at the February 9 hearing: "It's been a very contentious, passionate point for many people and yet I must honestly say, after six years on the Planning Commission, I really don't think I've seen a project that has materialized in the way where both business and the community have been able to intersect and to reach a consensus.... This project doesn't happen without KCPP coming to the table with their \$4.1 million dollars. Let's acknowledge that."

I know there are issues many will raise, most of which have been addressed by the people above, but the greater good needs to be considered, and our town's future.

Sincerely,

Donna Emerson, retired SRJC Instructor

RESPONSES TO I-EMERSON LETTER

Response I-Emerson-1: Comment noted.

Olivia Ervin

From: info@extendputnampark.org
Sent: Wednesday, February 17, 2021 10:00 PM
To: cityclerk@cityofpetaluma.org
Subject: Scott Ranch Park Extension and Limited Housing Project

Dear Petaluma City Council and the Planning Commission:

I'm writing in support of the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

I have lived in Petaluma all my life and visited Putnam Park probably hundreds of times. Parks like this one are so important, not just to the local neighborhood, but to the whole community which visits and enjoys them. The pandemic has revealed the importance of well-preserved, well-maintained open space. The common-sense solution is to adopt this incredibly nuanced, thought-out plan which is a collaboration and rare compromise between developers and environmental and historical advocacy groups. What a wonderful opportunity to have the best solution laid out before you and simply have to vote in favor of it!

You're likely to receive letters that advocate for even less development, but, as I'm sure you are aware, this is simply not feasible given the current light residential zoning and Davidon's ownership of the property. I'm sure you will find that the Kelly Creek Protection Project can easily answer any questions/complaints raised by the community.

I believe that the Revised DEIR is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Please, please make the right decision and bring this decades-long debate to the best possible conclusion.

Sincerely,
Juliet Emerson-Colvin
Voter and life-long Victoria resident

Juliet Emerson-Colvin

Petaluma

julierbee@gmail.com

1

RESPONSES TO I-EMERSON-COLVIN LETTER

Responses I-Emerson-Colvin-1: Comment noted.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: March 11, 2021 Agenda Item 5A Scott Ranch RDEIR
Date: Monday, March 15, 2021 11:21:43 AM

From: Sherri Fabre-Marcia
Date: 03/11/2021 12:48 PM
Subject: March 11, 2021 Agenda Item 5A Scott Ranch RDEIR

I would like my comments and concerns regarding the Scott Ranch DEIR to be included in the packets to the City Council.

Dear Petaluma City Council:

I am writing to you to express my concerns and questions in regards to the RDEIR for the Scott Ranch Project. In my opinion this is not a comprehensive document that has fully evaluated the Environmental Impacts that have negative results on this community and on this pristine biologically sensitive property. Multiple Mitigation Measures fall short of their goal and still result in "Significant and Unavoidable"- for example under Impact Trans-1 and Cumulative Trans-2. Transportation is a very real concern for our community.

1

2

Under Biological Resources where it talks about the California Red-Legged Frog-there is a report by a Dr Jennings where he remarks: implementation of the proposed project would threaten the long term viability of the entire site of the CRLF population. The grading necessary for the proposed home sites would decrease the frogs natural cover, allow for poor revegetation and have Permanent Negative Effects of the CRLF population. And when you take this information and look at the map for the proposed homes numbers 20-21-22-28-they are inside the known area of CRLF habitat-this should have and could have been avoided. Why does KCPP and Davidon Homes disregard this?

3

The identified wildlife corridors allowing for a 5 foot pathway-this doesn't follow a reasonable solution. Are the deer, coyotes, and all the beautiful wildlife going to be able to adhere to this? Migration of Species within this southwest expanse of hillside and riparian grassland don't carry measuring tapes, they are at a higher risk of threat with this non-concession.

4

I read in multiple parts of the DEIR where the "overlay" between the Davidon Project and KCPP would allow for an expansion of Helen Putnam Park. The language as stated "No guarantee that Regional Park Trails would be constructed. But with a project the probability that the trail would be constructed is increased". I also read in this same topic the word "Hope", my question regarding this line of reasoning: Does Sonoma County Regional Parks now have the money to pay for the improvements, new biological studies and surveys on both the Scott Ranch the HPP

5

side of the proposed link into the park etc?

If Davidon had offered KCPP a "Deed Restricted" agreement which calls for land to remain unbuilt as they did on another of their projects in Napa then maybe the monies paid by KCPP could have been spent on "guaranteed park enhancements" rather on "wishes and hope". The community has spoken for over 17 years in support of all the land to extend Helen Putnam Park and no Development. Perhaps if the community were to be involved in raising necessary monies to compensate Davidon over a period of time not less than the short window that the "Deal" offered, all parties would be satisfied.

5

Under Air Quality: This reads that construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations. I know that animal and plant species would come under this heading, but humans should also be considered "sensitive receptors". The community has been exposed to incredible airborne containment's over the past 4 years from wildfires both in our immediate vicinity of Sonoma County but also far reaching areas of our state and neighboring states. The increase in our population suffering from restrictive airway disease has dramatically increased due to natural-occurring events such as wildfires and air pollution, do we now add development construction to the list?

6

The proposed development identified as B Street extension calling for 10 homes, why isn't there a larger buffer between the lot lines and the existing homes on B Street? There is ample documentation of how an existing home has suffered the negative effects of runoff water from the hillside resulting in flooding of their backyard with significant damage of property. Can Davidon offer a ten-fifteen year guarantee with financial funds available that as a result of their construction if any worsening of the run-off will be corrected by them? This would also include all homes "down stream" of this development as they have also suffered the negative consequences from when Victoria Development was constructed.

7

On January 11th of 2021 a joint meeting between the City Council and the Climate Action Commission was held and a Climate Emergency Framework was presented with our own City Council support. Our council has adopted a 2030 carbon neutral goal . I believe that when we look at all Future Building Projects we need to measure their impacts and if they don't meet our community standards for the future than perhaps they should not be in our community.

8

I will always work toward making my community a better place for all to enjoy now and in the future. We need clean air to breathe, affordable housing for all, open space and parks to heal our souls, and offer our biological resources a safe place to co-exist with human kind.

Respectfully,
Sherri Fabre-Marcia

RESPONSES TO I-FABRE-MARCIA LETTER

Response I-Fabre-Marcia-1: With respect to concerns about the adequate analysis of impacts to biological resources and sensitive habitats, see **Master Response 4 – Special-Status Species Present at the Project Site**. Also see **Master Response 1 - Regarding Need for Updated Biological Surveys** for a description of the biological surveys performed at the site in the last two decades.

Response I-Fabre-Marcia-2: See **Master Response -9, Vehicle Miles Traveled Approach** and **Response I-Anders-2**.

Response I-Fabre-Marcia-3: A detailed assessment of the potential impacts of the proposed project on CRLF is provided under **Impact BIO-1 on pages 4.3-36 through 4.3-41 of the RDEIR**. This includes consideration of the designated critical habitat on the property, as indicated on **Figure 4.3-5**. See **Master Response 1 – Need for Updated Biological Surveys, Master Response 2 – California Red-Legged Frog Surveys, Master Response 4 – Special-Status Species Present at the Project Site, A-CDFW-2-5, and O-PRP-2-9**.

Response I-Fabre-Marcia-4: See **Response O-PLAN-2-1**.

Response I-Fabre-Marcia-5: See **Master Response 16 – Park Extension Project Construction Schedule**.

Response I-Fabre-Marcia-6 As required by the guidelines of the Bay Area Air Quality Management District, air quality analysis in the RDEIR, **Section 4.2, Air Quality**, addresses human health risks. Sensitive receptors are defined **on page 4.2-7 of the RDEIR** as certain groups of people are more affected by air pollution than others. This group includes children under 14, elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. The RDEIR analysis identifies the closest sensitive receptors to the project site as the single-family homes to the north in The Summit subdivision, to the northwest in the Victoria subdivision, and to the east the Pinnacle Heights subdivision. Air quality impacts to these sensitive receptors that would result from the project construction and operation are presented on **page 4.2-5 through page 4.2-29 of the RDEIR**. As described in the analysis, health risk impact of the proposed project to the sensitive receptors would be less than significant with mitigation.

Response I-Fabre-Marcia-7: Potential project impacts associated with runoff and flooding have been addressed in the RDEIR **Section 4.8, Hydrology and Water Quality**. Although the City imposes standard requirements on development projects as conditions of approval to ensure compliance with stormwater management, treatment of runoff and discharge, **Mitigation Measures HYD-4a through HYD-4c** identified in the RDEIR, would require the Applicants to prepare and implement final detention basin design. The preliminary design of the detention basin demonstrates an ability to capture and treat the

post-project peak flows without exceeding pre-project peaks. These mitigations also require the Applicants to have a financing mechanism acceptable to the City Engineer to ensure that the required ongoing maintenance to all detention facilities will be performed. Therefore, the proposed project would not exacerbate the existing flood conditions or result in additional runoff that could cause flooding. As noted in the RDEIR, with implementation of **Mitigation Measures HYD-4a** and **HYD-4b**, the project impact related to stormwater runoff and flooding would be less than significant.

Response I-Fabre-Marcia-8: See **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework.**

Forrest Gander

135 Belle View Ave, Petaluma, CA 94952-2458 USA

Mobile Tel: 415-465-3686 fortbgone@icloud.com <https://ForrestGander.com>

Monday, February 8, 2021

Dear Council Members,

I was born in California, I went to university in San Francisco, and I live and vote in Petaluma. Like Helen Putnam, I'm a teacher.

As you know, during Helen Putnam's term as mayor, the Petaluma City Council set a limit on the number of housing units that could be built in this city. Helen Putnam is revered because she cared about the quality of life for the citizens of Petaluma. She limited development. The reason I moved to Petaluma was because it was still small enough to feel like a community of mutually involved, ethnically mixed groups *and because the natural space was so well-integrated with the residential space.*

The building of high and mid-level priced homes, which do little to address the real need for affordable housing, on the slopes of Putnam Park's wildlife corridor, will serve mainly to extend urban sprawl, compromising the environmental richness and beauty that have characterized Petaluma and the quality of life that has drawn us to this city. Aside from aesthetic concerns, the concept houses 20, 21, 22, and 28 will actually obliterate sensitive populations of the protected red-legged frog and have metastasizing affects on adjacent populations. I would like my children and grandchildren to see real frogs and salamanders, not photographs of what once lived in our region.

1

2

I'm lucky enough to live close enough to Helen Putnam Park so that I run from my house to Windsor Drive and into the park along the entrance on Oxford Court. Like anyone who navigates Windsor Drive and Oxford Court, I've witnessed the increase in traffic and parking congestion along my route. There can be no doubt that the congestion would increase logarithmically after the proposed development.

If the history of a landscape must be considered in order for this proposed development to be approved, then the history of traffic patterns through this landscape must also be taken seriously. We must look at the surge of traffic in Petaluma in the last twenty years, not just since 2014. D St. would necessarily

3

be the primary corridor into downtown Petaluma for every vehicle in the proposed development.

3

Because, like any responsible inhabitant of this planet, I see myself as both part of a community and an eco-system, I'm forced to acknowledge that the Davidon development would dramatically assault what I love most about Petaluma — its inclusion of undeveloped space, its wildlife corridors, wetlands, native grasslands, its mixed habitats and indigenous species, including, yes, the endangered red-legged frog and the tiger salamander. It's the proximity of the so-called natural world which makes Petaluma the unique place that it is. This is an incomparable asset not only for me, but for the entire city.

4

No doubt, the members of the Planning Commission have a critical decision to make. I encourage the commission to address the environmental fragility of the Davidon property and the questionable assurances of mitigation measures. (I have a degree in geology and would allow, with the knowledge I have, that such assurances are not just questionable, but preposterous) We should try to expand Putnam Park to D Street, protect the space south of Windsor Drive, and make an investment in the quality of life and place for the people who actually live and vote here in Petaluma, which Davidon's executives do not.

5

6

This decision will have historical implications and the commission members' votes will not be anonymous. Their children and grandchildren and all our children and grandchildren will be grateful if they can admire those who made decisions that, like the decisions Helen Putnam made, will preserve the quality of human and non-human life in Petaluma.

Sincerely,



Forrest Gander

RESPONSES TO I-GANDER-1 LETTER

Response I-Gander-1-1: See Response O-PRP-2-1.

Response I-Gander-1-2: Since publication of the RDEIR, the proposed acreage of the residential component has been reduced from approximately 11.7 acres to 6.4 acres (See **Chapter 2.0, Revised Project Description**). The location of the single-family homes with numbers 20 to 28 as shown on **Figure 3.0-3 in the RDEIR** would not be developed, and the undeveloped land would be part of the park extension component (See **Updated Figure 3.0-3 in Chapter 2.0, Revised Project Description**).

With respect to concerns regarding project merit, these may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

Response I-Gander-1-3: See **Master Response 7 – Trip Generation, Master Response 8 – Traffic Operations, Master Response 9 – VMT Approach, Master Response 10 – VMT Mitigation, and Master Response 14 – Parking.**

Response I-Gander-1-4: A majority of the site would be preserved by the proposed project and would continue to provide habitat for wildlife and opportunities for wildlife movement. In addition, the proposed trails and connection to the Helen Putnam Regional Park would enhance access to the park and improve users' experience. The proposed acreage of the residential component has been further reduced from 11.7 acres to 6.4 acres and the proposed Putnam Park Extension Project component expanded from 44 to 47 acres. Furthermore, an additional 5 acres of the site would be preserved as private open space.

Response I-Gander-1-5: Comment noted.

Response I-Gander-1-6: As the commenter notes, the proposed park extension component would expand Helen Putnam Regional Park to D Street.

Ervin, Olivia

From: Forrest Gander <forthgone@icloud.com>
Sent: Friday, March 5, 2021 9:11 AM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin; Ervin, Olivia; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; richard@lacehouselinen.com; alonsoplanningpet@gmail.com; Heidibauer2000@gmail.com
Subject: Davidon Project commentary

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Dear Planning Commission and Council Members,

I was born in California, I went to university in San Francisco, and I live and vote in Petaluma. Like Helen Putnam, I'm a teacher.

As you know, during Helen Putnam's term as mayor, the Petaluma City Council set a limit on the number of housing units that could be built in this city. Helen Putnam is revered because she cared about the quality of life for the citizens of Petaluma. She limited development. The reason I moved to Petaluma was because it was still small enough to feel like a community of mutually involved, ethnically mixed groups and because the natural space was so well-integrated with the residential space.

The building of high and mid-level priced homes, which do little to address the real need for affordable housing, on the slopes of Putnam Park's wildlife corridor, will serve mainly to extend urban sprawl, compromising the environmental richness and beauty that have characterized Petaluma and the quality of life that has drawn us to this city. Aside from aesthetic concerns, the concept houses 20, 21, 22, and 28 will actually obliterate sensitive populations of the protected red-legged frog and have metastasizing affects on adjacent populations. I would like my children and grandchildren to see real frogs and salamanders, not photographs of what once lived in our region.

1

I'm lucky enough to live close enough to Helen Putnam Park so that I run from my house to Windsor Drive and into the park along the entrance on Oxford Court. Like anyone who navigates Windsor Drive and Oxford Court, I've witnessed the increase in traffic and parking congestion along my route. There can be no doubt that the congestion would increase logarithmically after the proposed development.

2

If the history of a landscape must be considered in order for this proposed development to be approved, then the history of traffic patterns through this landscape must also be taken seriously. We must look at the surge of traffic in Petaluma in the last twenty years, not just since 2014. D St. would necessarily be the primary corridor into downtown Petaluma for every vehicle in the proposed development.

Because, like any responsible inhabitant of this planet, I see myself as both part of a community and an eco-system, I'm forced to acknowledge that the Davidon development would dramatically assault what I love most about Petaluma— its inclusion of undeveloped space, its wildlife corridors, wetlands, native grasslands, its mixed habitats and indigenous species, including, yes, the endangered red-legged frog and the tiger salamander. It's the proximity of the so-called natural world which makes Petaluma the unique place that it is. This is an incomparable asset not only for me, but for the entire city.

3

No doubt, the members of the Planning Commission have a critical decision to make. I encourage the commission to address the environmental fragility of the Davidon property and the questionable assurances of mitigation measures. (I have a degree in geology and would allow, with the knowledge I have, that such assurances are questionable). We should try to expand Putnam Park to D Street, protect the space south of Windsor Drive, and make an investment in the

4

quality of life and place for the people who actually live and vote here in Petaluma, which Davidon's executives do not.

This decision will have historical implications and the commission members' votes will not be anonymous. Their children and grandchildren and all our children and grandchildren will be grateful if they can admire those who made decisions that, like the decisions Helen Putnam made, will preserve the quality of human and non-human life in Petaluma. My vote would be for NOT allowing for the proposed house-building on the Davidon site. All that land should be preserved undeveloped.

Sincerely,

Forrest Gander & Ashwini Bhat
135 Belle View Ave, Petaluma, CA 94952

[Forrest Gander](#)

RESPONSES TO I-GANDER-2 LETTER

Response I-Gander-2-1: See **Response I-Gander-1-2**.

Response I-Gander-2-2: See **Master Response 7 – Trip Generation, Master Response 8 – Traffic Operations, Master Response 9 – VMT Approach, and Master Response 10 – VMT Mitigation**. The historic traffic pattern is part of the existing conditions and is not an impact caused by the project. As described in **Section 4.13.5, Vehicle Delay and Parking Information Topics**, the proposed project would result in a marginal increase in existing traffic volumes.

Response I-Gander-2-3: As described in **Chapter 2.0, Revised Project Description**, the proposed extension of the existing Helen Putnam Regional Park would encompass an estimated 47 acres of the approximately 58.66-acre project site. This would include enhancement to the stock pond, ephemeral drainages stabilization, and riparian corridor restoration for Kelly Creek and the D Street Tributary.

Response I-Gander-2-4: Comment noted.

Ervin, Olivia

From: Pete Gang <pete@commonsensedesign.com>
Sent: Thursday, February 4, 2021 2:01 PM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin
Cc: Ervin, Olivia; sandi.lee.potter@gmail.com; richard@lacehouselinen.com; alonsoplanningpet@gmail.com; heidibauer2000@gmail.com
Subject: Comments on Davidon Homes Draft EIR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Esteemed members of the Petaluma City Council and Planning Commission:

I am writing as an architect, a regular user of Helen Putnam Park, and as an elder deeply concerned for the future that we are leaving to our children and to all future generations:

I would suggest that these two questions figure prominently in your consideration of he proposed Davidon project:

- 1. Does the project help the City meet its target of **carbon neutrality by 2030** (as stated in the Climate Action Commission’s Climate Emergency Framework recently approved by City Council)? [See pages 11 - 54 of the Agenda] 1
- 2. Does this project advance the City’s housing goals as set forth in our RHNA targets for “very low income,” “low income,” “and/or “moderate income” housing? [See Appendix 3 of this document] 2

The answer to both questions is a resounding “No.”

Respectfully,

Pete Gang
381 Cleveland Avenue
Petaluma

RESPONSES TO I-GANG LETTER

Response I-Gang-1: See Master Response 6 – Greenhouse Gas Emission and Compliance with the Climate Action Framework.

Response I-Gang-2: See Response O-PRP-2-1.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: City Council March 15- Public Comment Item 5, Scott Ranch RDEIR
Date: Monday, March 15, 2021 12:04:28 PM

From: Ali Gaylord
Sent: Saturday, March 13, 2021 4:58 PM
To: Barrett, Teresa <tbarrett@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: City Council March 15- Public Comment Item 5, Scott Ranch RDEIR

Dear Mayor Barrett and Councilmembers,

I appreciate the work of Davidon Homes and the collaboration with the Kelly Creek Protection Project to address neighborhood and environmental concerns with the revisions to the Scott Ranch project proposal. I am supportive of housing and a park expansion on this site, however I would ask that City Council direct further study on the RDEIR regarding VMTs, to ensure the environmental impacts of the project are fully studied and alternatives and mitigations are consistent with CEQA and SB 743.

1

As outlined in Petaluma's Climate Emergency Framework, principles of equity underpin the Framework. It acknowledges that frontline and marginalized communities are already disproportionately negatively affected by climate change and therefore must be the first to benefit from a just transition to a sustainable and equitable city. The City adopted this Framework January 11, 2021 to mitigate climate change, and pledged to act with urgency and integrity on the issue.

The square footages and the likely sales prices of the 28 homes planned for the Davidon project are not in line with the City's goals of providing affordable housing, or a mix of housing options, and will further contribute to racial and socioeconomic segregation of Petaluma. The currently proposed 28 homes are approximately 2,500 to 3,000 square feet, which will translate to sales prices in excess of \$1.5 million. The project was deemed complete prior to the adoption of the City's Inclusionary Housing Ordinance, so will not contain any affordable housing. Section 2 of the Climate Action Framework: Mitigation and Sequestration, specifically states a goal of eliminating transportation emissions by reducing VMT's through active transportation, land use policy, infill development and increased density. As proposed, the project goes to the very lowest allowable density, which is not in line with the Climate Emergency Framework. The Council should require the study of an additional project alternative under a higher density of development within the same proposed developable area to address these VMT reduction goals. Smaller homes will be inherently more "affordable by design" and will provide a housing option that will serve the needs of Petaluma residents better than the proposed luxury mansions.

2

3

As the increased density referenced above will not decrease the impact of VMT's generated from the project, the required mitigation should also be in line with strategies found in the

Climate Action Framework. Meeting housing demand while slashing emissions will be difficult and require new, integrated land use and transportation approaches. The City must embrace a new paradigm and maximize climate benefits. This could be done by focusing on a concrete reduction to the project's VMTs both for the park and residential portions of the project. Several neighbors have made public comment regarding the number of vehicles that use Windsor Drive, and Chileno Valley for access to Helen Putnam, as well as parking vehicles on those streets. An alternative to the mitigation proposed (contribution to the City's VMT reduction fund) would be to require the project to purchase an electric bus or shuttle that would be operated by Petaluma Transit to reduce car dependency. A shuttle loop could be established between the Downtown SMART station/parking lot and could cycle on a 10 headway loop on D St., Windsor, Western, and return to the point of origin. This would allow many Petaluma residents, not only of the new development, to have transit access to the SMART station and Copeland Transit Mall and thereby reduce VMT's. The proposed shuttle would have the ability to serve both commuters to the SMART/Copeland Transit Mall and would allow visitors to Helen Putnam to park downtown and ride to the park, thereby reducing both VMT's and mitigating the parking issues cited by existing residents.

4

The above suggestions for study are in line with the goals of the Climate Emergency Framework of maximizing the opportunities for all residents to live in clean and healthy environments that protect against the impacts of climate change and environmental pollutants including equitable access to parks and open space. The City must prioritize climate change-related policies and actions to achieve equitable outcomes for frontline and underserved communities in order for all Petaluma residents to be healthy and thrive.

Thank you for your consideration.

Ali Gaylord

RESPONSES TO I-GAYLORD LETTER

Response I-Gaylord-1: See **Response I-Anders-2**. Also see **Master Response 10 – VMT Mitigation**, for a discussion of options considered in the development of mitigation measures to reduce the VMT impact. With respect to project alternatives considered in the analysis, see **Section 5.0, Alternatives, of the RDEIR**, that describes the previous analyses for the development of the project site with a higher density than the proposed 28 residential units. Additionally, **Master Response 15 – Project Merit and Alternative**, examines the environmental impacts with the option of developing the project site with multi-unit residential structures.

Response I-Gaylord-2: See **Response O-PRP-2-1**.

Response I-Gaylord-3: See **Master Response 15 – Project Merit and Alternative** for information regarding the development of the project site with multi-family residences. Additionally, see **Section 5.0, Alternatives, of the RDEIR**, which describes the previous analyses for the development of the project site with higher densities than the proposed 28 residential units.

Response I-Gaylord-4: As noted in **RDEIR on page 4.13.52** and in **Master Response 11 - Public Transit**, the community surrounding the project site does not have the population density to support the demand required for the City of Petaluma to extend transit service in this area, and therefore, the City of Petaluma has no plans to expand service to this area at this time. Therefore, this strategy would be infeasible for reducing the project's VMT impact. See also **Master Response 10 – VMT Mitigation**.

From: Diane Gentile <dianegentile@gmail.com>
Sent: Tuesday, February 09, 2021 4:59 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: Comments on the Scott Ranch Development

Dear Planning Commissioners:

After reviewing the RDEIR for the proposed development of the Scott Ranch, there remain numerous and significant concerns over the short- and long-term impacts to public and environmental health.

1

My primary concern is while the revised plan has reduced the number of homes being built in an attempt to mitigate impacts to the community, it has added much more severe impacts through this proposal to extend Putnam Park and expand it into an attraction in and of itself.

Putnam Park is already a major draw in this area, heavily used by locals and nearby visitors. It is also the number one cause of traffic to this area. By developing this park, we will be increasing traffic to an already over-stressed major corridor. While the 28-unit residential subdivision would theoretically “generate 322 new daily trips” there is no estimating the increase in traffic due to visitors to this newly extended park and all its attractions. With an amphitheater, tourist activities, children’s playgrounds and more, this would surely be a major draw on a much larger scale to this area. Perhaps many find this to be an attractive use of this otherwise unrealized natural resource, however, one hopes that we are also asking at what cost?

2

Before embracing this singular vision of extending Putnam Park, I strongly ask that we stop to thoroughly consider how this project will forever alter our beloved community resource.

3

- Firstly, along with the increase in traffic is the imminent increase in air pollution. With the city’s recent declaration of a Climate Emergency along with the COVID-19 pandemic, at what cost is this new development to public health?

- Secondly, by allowing the removal of mature trees, grading of grasslands and the inevitable addition of new chemicals being used to ‘maintain’ the homes, the public spaces and the new park facilities, we are disavowing our pledge to address this climate emergency. What message does that send to our community shareholders? Is the climate emergency just a token initiative that bears no weight in our city planning?

4

- Thirdly, by allowing new homes to be built on these slopes and the new park facilities along Kelly Creek, how can we prevent the pollution of this pristine watershed? This is one of the few wildlife corridors that supports the smallest remnants of wildlife in our area.

5

- Lastly and equally important, by creating this theme park attraction, those of us who seek respite in the quiet, solitude and spaciousness of our beloved park will no longer be able to find it here. We could go elsewhere...only where else will we go?

6

I urge the Planning Department, City Councilmembers and City Staff to proceed with the utmost caution. We hear our elders warning that we cannot return to simpler times when things were slower and there was space enough for all. But this is that simpler time and we have the opportunity to make better choices. Many cities are beginning to realize that sometimes the best plan is the most simple one.

Thank you for your time and your service,

Sincerely,

Diane Elise Gentile
Petaluma

RESPONSES TO I-GENTILE-1 LETTER

Response I-Gentile-1-1: As described in the RDEIR, **Section 3.0, Project Description**, the park extension portion of the project site would be preserved as open space and protected habitat. The park extension component would include pasture improvements, enhancement to the stock pond, ephemeral drainages stabilization, and riparian corridor restoration for Kelly Creek and the D Street Tributary. Exclusionary fencing that would be installed as part of the proposed improvements would prevent park users from creating unauthorized trails in sensitive habitats. Controls provided under **Mitigation Measures BIO-1b, BIO-4a, and BIO-4b** identified in the RDEIR would require leashing of all pets in open space areas, restrictions on public access, use of exclusionary fencing or other barriers, interpretive signage and other methods to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with the park extension component. Therefore, the proposed project would result in the protection of sensitive habitat at the project site from impacts related to park users.

Response I-Gentile-1-2: See **Master Response 7 – Trip Generation and Master Response 8 – Traffic Operations** for a description of vehicle trips associated with park visitors.

Response I-Gentile-1-3: Project impacts related to air emissions and health risk analysis are addressed in **Section 4.2, Air Quality of the RDEIR**. As described in **Section 4.2**, project construction and operations would be less than significant with implementation of identified **Mitigation Measure AIR-2**.

Response I-Gentile-1-4: See **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework**.

Response I-Gentile-1-5: **Section 4.8, Hydrology and Water Quality**, addresses project impacts to the watershed. The project is designed to capture and pretreat runoff from improved surfaces in compliance with local and regional regulations for construction activities and operation. As noted in **Impact HYD-1** on page 4.8-17, the project's preliminary drainage plan demonstrates compliance with the requirements of the Small MS4 General Permit. The design includes bioretention basins to receive and treat runoff from the proposed residential developments. Additionally, the proposed bioretention basins are designed to capture and treat runoff from the eastern portion of Windsor Drive, that is currently untreated. New sidewalks would include bio-swales or drain to self-retaining areas. Other low impact development measures would be implemented in accordance with the National Pollution Discharge Elimination System (NPDES) standards.

Regarding wildlife corridors, no residential development would occur within 100 feet of the Kelly Creek corridor. The project proposes to establish approximately 47 acres as an extension of Helen Putnam Park including the Kelly Creek corridor, which would retain the value and function for wildlife.

With respect to the concerns of building on the slopes, project impact related to landslides is addressed in the RDEIR, Section 4.6, Geology and Soils, under Impact GEO-3 on page 4.6-20 to page 4.6-23. As discussed in the RDEIR, with implementation of the identified Mitigation Measures GEO-3a and GEO-3b, project impact related to landslides would be reduced below the significance threshold. Additionally, the revised project would avoid the landslides labeled E and F at the project site, and therefore no remedial activities would be required for these landslides.

Response I-Gentile-1-6: As noted in the RDEIR, Section 4.12, Public Services, Including Recreation, although the proposed multi-use trail, trailhead parking facilities, and new single-family residents could increase the use of the regional park, the increment in use due to the Scott Ranch Project would be small when compared to existing annual visitation.

Response I-Gentile-1-7: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch Revised Draft Environmental Impact Report
Date: Monday, March 15, 2021 4:15:57 PM

From: Diane Gentile
Sent: Monday, March 15, 2021 3:45 PM
To: Barrett, Teresa <tbarrett@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Scott Ranch Revised Draft Environmental Impact Report

Dear City Councilmembers:

After reviewing the RDEIR for the proposed development of the Scott Ranch once again, I ask the following:

Why would the City approve a deal that involves paying \$4.1 million for land south of Kelly Creek when the U.S. Fish & Wildlife had already declared this land unbuildable in 2009?

How can the City justify approval of this project after having declared a Climate Emergency when this development admittedly will cause degradation to our environment and to public health?

Why doesn't the City require Davidon to deed the unbuildable land to KCPP and demand KCPP use this 4.1 million to help purchase the lots closest to the watershed?

The threats of Davidon coming back to demand a higher number of homes be built is not realistic as we already know they would not receive necessary approvals. Therefore, why isn't there more consideration being put on finding funds to buy this property in full or propose a trade for acreage elsewhere?

We know that Davidon is fighting a similar battle in Napa and that City Council is unwavering in rejecting the proposal.

Developing this watershed would increase pollution, noise and traffic and destroy an important carbon sink by reducing and degrading trees, grasslands and wetlands and further eliminate wildlife and sensitive species.

Putnam Park is already a major draw in this area, heavily used by locals and nearby visitors. It is also the number one cause of traffic to this area. By developing this park, we will be increasing traffic to an already over-stressed major corridor. While the 28-unit residential

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subdivision would theoretically “generate 322 new daily trips” there is no estimating the increase in traffic due to visitors to this newly extended park and all its attractions. With an amphitheater, tourist activities, children’s playgrounds and more, this park would become a major draw for bringing tourists to this area. Is this what Petalumans want?

3

Before embracing this singular vision of extending Putnam Park, I strongly ask that we stop to thoroughly consider how this project will forever alter our beloved community resource.

· Firstly, along with the increase in traffic is the imminent increase in air pollution. With the city’s recent declaration of a Climate Emergency along with the COVID-19 pandemic, at what cost is this new development to public health?

4

· Secondly, by allowing the removal of mature trees, grading of grasslands and the inevitable addition of new chemicals being used to ‘maintain’ the homes, the public spaces and the new park facilities, we are disavowing this pledge to address this climate emergency. What message does that send to our community shareholders? Is the climate emergency just a token initiative that bears no weight in our city planning?

5

· Thirdly, by allowing new homes to be built on these slopes and paved trails alongside the banks of the watershed attracting pedestrians and dogs our wildlife and special status species does not stand a chance. This is one of the few wildlife corridors that supports the smallest remnants of wildlife in our area. How can decision makers justify the cost to wildlife for a few more homes?

6

· Lastly and equally important, this development will forever affect those of us who seek respite in the quiet, solitude and spaciousness of our beloved park. Are we doing everything in our power to prevent this from happening?

I urge the City Councilmembers and City Staff to proceed with the utmost caution. We hear our elders warning that we cannot return to simpler times when things were slower and there was space enough for all. But this is that simpler time and we have the opportunity to make better choices. Many cities are beginning to realize that sometimes the best plan is the simplest one.

7

Thank you for your time and your service,

Sincerely,

Diane Elise Gentile
Petaluma

RESPONSES TO I-GENTILE-2 LETTER

Response I-Gentile-2-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

For concerns related to biological resources, see **Master Response 1 – Need for Updated Biological Surveys**, **Master Response 2 – California Red-Legged Frog Surveys**, and **Master Response 4 – Special-Status Species Present at the Project Site**.

With respect to concerns related to climate emergency, **Master Response 6 – Greenhouse Gas Emissions and Compliance with the Climate Action Framework**.

Response I-Gentile-2-2: Project impacts related to air emissions and health risk analysis are addressed in **Section 4.2, Air Quality, of the RDEIR**. As described in **Section 4.2**, project's construction and operation impacts would be less than significant with implementation of identified **Mitigation Measures AIR-2**.

Noise impacts associated with the construction and operation of the proposed project are analyzed in **Section 4.10 of the RDEIR**. As discussed in the RDEIR on **page 4.10-13 to page 4.10-20**, construction of the proposed project would result in significant noise and groundborne vibration impacts that would be reduced below significance with the implementation of **Mitigation Measures NOISE-1, NOISE-2a, and NOISE-2b**.

With respect to traffic impact, see **Master Response 7 – Trip Generation**, **Master Response 8 – Traffic Operations**, **Master Response 9 – VMT Approach**, **Master Response 10 – VMT Mitigation**, **Master Response 11 – Public Transit**, **Master Response 12 – Bicycle and Pedestrian Access**, and **Master Response 14 – Parking**.

Also, see **Master Response 1 – Need for Updated Biological Surveys**, **Master Response 2 – California Red-Legged Frog Surveys**, and **Master Response 4 – Special-Status Species Present at the Project Site**.

With respect to concerns related to climate emergency, **Master Response 6 – Greenhouse Gas Emissions and Compliance with the Climate Action Framework**.

Response I-Gentile-2-3: See **Master Response 7 – Trip Generation** and **Master Response 8 – Traffic Operations** for a description of vehicle trips associated with park visitors.

Response I-Gentile-2-4: See **Response I-Gentile-1-3**.

Response I-Gentile-2-5: See Response I-Gentile-1-4.

Response I-Gentile-2-6: See Response I-Gentile-1-5.

Response I-Gentile-2-7: See Response I-Gentile-1-6 and Response I-Gentile-1-7.

Ervin, Olivia

From: Diana Gomez <info@extendputnampark.org>
Sent: Tuesday, March 9, 2021 6:17 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property.

As a former Planning Commissioner I was the Chairman when the project first came through the Planning Commission for our review. As a part of that review process I was able to tour the Property, and see the potential homesites and their potential impact on the environment and the existing neighborhood. The primary concern of the Planning Commission at that time was to have a project that protected the historical structures on the site, (most importantly was our General Plan provision that the redbarn be preserved as part of the western gateway to the City); allowed for an expansion of the park, if possible; had the least impact on traffic and the neighborhood; and kept the visual and environmental impacts at a minimum; all while recognizing that some development was likely going to occur. The question with this project, as with all projects, was not if it would happen, but how much would happen. We had 3 options before us then, the current option of 28 homes was thought to be a pipedream (although that was my choice), and the Commission at that time concurred with the middle option of 48 homes. Now to have that pipedream as a reality, is akin to winning the development lottery. The fact that the then "hoped for" Park expansion is part of this project is beyond exciting. Adding new parkland into the City is a win-win for the community and its diverse population. As this pandemic has shown, parks and outdoors spaces have kept people sane in this worst imagined crisis and more and more of us are recognizing the healing effects of a walk in a park.

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A lot of work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum. As with any project in a beautiful area, the majority of folks would rather have no development and leave things as they are. That would be wonderful, if it were possible. However, as my experience as a planning commissioner showed, that is not the reality. If the project and the development within the City limits were allowed we needed to focus on getting the best project we could.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Diana Gomez

petaluma

dianaegomez@gmail.com

RESPONSES TO I-GOMEZ LETTER

Response I-Gomez-1: Comment noted.

Ervin, Olivia

From: Phoebe Goulden <info@extendputnampark.org>
Sent: Wednesday, March 3, 2021 4:00 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I have lived in Petaluma my entire life and appreciate how this project will extend Helen Putnam Park to make it more accessible to more people, particularly with the proposed parking lot. The revised project will also protect Kelly Creek and native species while still providing some new housing.

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The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,
Phoebe Goulden

Phoebe Goulden

Petaluma

pc6goulden@gmail.com

RESPONSES TO I-GOULDEN LETTER

Response I-Goulden-1: Comment noted.

Ervin, Olivia

From: Grubaugh & Seifert <gsviolin@sonic.net>
Sent: Tuesday, February 9, 2021 1:04 PM
To: Ervin, Olivia
Subject: Re: Drainage/Flood Issues at Kelly Creek/307 Sunnyslope
Attachments: 307 Sunnyslope Site Map - FEMA.pdf

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Dear Olivia, Please add our letter and maps below to the Davidon mix. Will you please send it to any and all parties of concern. Thanks, J&S

FOR CONSIDERATION IN ANY FUTURE DEVELOPMENT PLANS

In 1980 when we bought our home in Petaluma, the back half of the property was in the city limits but the front half was Sonoma County with a county address at 307 Sunnyslope Avenue. There existed a flood water diversion dam in place at the corner of Sunnyslope Avenue and Sunnyslope Road. In times of excess flow that dam functions as a diversion of water from the "natural" Kelly Creek flowing in from the then quite undeveloped country. Our home has the continuation of the "natural" Kelly Creek crossing through our back yard and then continues to run open from Sunnyslope Ave to 8th Street between "D" and "F". It then goes underground to exit into Petaluma River near "E". The diversion dam above us gave our home a certain amount of flood protection.

In 1992, our address was being taken into Petaluma City limits. Sonoma County Water agency with the approval of the City of Petaluma added the street runoff from the future planned "Victoria" subdivision and upper "B" Street. It connects to the "natural" creek under Sunnyslope Avenue and just downstream from the dam. We will refer to it as the "Victoria Culvert". City representatives have pointed out the runoff from the Scott Ranch area would flow into Kelly Creek naturally. Though much of that water as a result of rain would naturally flow into Kelly Creek, the amount of paving and roofs in the Victoria Subdivision etc. dramatically reduces the amount the ground naturally would absorb. During heavy rain events, it can and has sent the street runoff down the culvert at a tremendous volume. The "Victoria Culvert" runs down hill from Victoria to Sunnyslope Ave and Sunnyslope Road. It is a tube of street runoff that is approximately 6 feet in circumference and 3,500 feet long; more than half a mile. It then dumps into Kelly Creek under the road ... which used to be a "Natural Creek".

Overlooked in the planing of this project was an approximate 4' X 4' X 30' culvert that runs under our neighbors driveway at 304 12th Street between D and F. We will call this the "12th Street Culvert" and it is just down stream from the addition. This 4'x4' is quite narrow compared to the culverts upstream and constricts the flow of Kelly Creek just as it leaves our property. It should be noted here that 1/3 of the length of this small culvert runs (extends) under Petaluma Street and sidewalk. This small culvert was most likely put in place in the early 1950's.

As a result of the c.1992 Victoria Project:

What flood protection that the upstream Diversion Dam offered our property when we bought it in June of 1980 was negated by the addition of the Victoria Culvert.

The "Pacific Chores Frogs" that were in the 1980's abundant in the Creek were extirpated below the "Victoria Culvert" but still exist in numbers upstream above the addition of the street runoff. The loss of Frogs from circa 1994 on is complete below the Victorian Culvert. Ask any down stream neighbor that lived here in 1990.

Our portion of Kelly Creek started running year round though it was a typical seasonally dry creek before the Victoria Culvert and has been visibly polluted by soap or gasoline etc. a number of times per year. Kelly Creek is still dry in the summer above the culvert.

In early talks with the planners from Sonoma County Water we learned that no knowledge, so no consideration of "12th Street 4' X 4' X 30' Culvert" was involved in the planning of the Victoria Culvert.

Though the "12th Street Culvert" runs partially under a neighbors driveway, one third of the culvert runs (is) under the City of Petaluma street, sidewalk etc. Reasons given us in the past for the City of Petaluma not dealing with this constriction was blamed on the neighbor property ie. private property. We reiterate: 1/3 of the Culvert runs under Petaluma street and sidewalk.

In circa 2014 our property was designated in the FEMA flood plain maps. This was a new designation for our property.

As a result of that designation, we have had the countless hours and the added cost of a survey of that region of our property to protest this new designation. This was to no effect with FEMA.

Any new mortgage on our property has to include flood insurance and has limited the types and expanded the cost of loans available.

It has likewise greatly limited the type of loans for a potential buyer.

In short, the installation of the "Victoria Culvert" in c.1992 has greatly devalued our property.

A map below shows that our yard is especially encumbered by the excess water after the addition of c. 1992 "Victoria Culvert". The map shows a bloom of water backing up at the constriction of the "12th Street 4'x4' X 30' Culvert". It also shows that at least 1/3 of this culvert runs under City sidewalk and street. We presume that FEMA used this map in their evaluation.

We have thankfully never flooded. !!!

We have yet to find anyone from the City or County that thinks this project was a completely thought out idea. For more than the past 25 years we have brought this problem up with many representatives from the City. We have received many sympathetic looks and apologies from Petaluma City planners and Sonoma Water and representatives at City hall and at meetings here in our yard but so far our problem has not been dealt with. At all. Well: Except that now we have had our property devalued because it has been designated in the flood plain by FEMA.

Some city representatives have said that it's our problem. The constriction is on a neighbors property so not the fault of the City. But again.. 1/3 City property.

Kelly Creek, as it runs through our yard is, after all a private creek and is listed as such on the maps of creeks in Petaluma. It is our obligation to care for it. With this letter and complaint, this is what we are trying to do!

We love the idea for the expansion of Helen Putnam Park capturing a portion of land that supplies much of the natural headwaters part of Kelly Creek. The new planned "Davidon" subdivision has many improvement to drainage with some holding (scrubbing ?) and slow release of rain events. But, more traffic. Not diverted down the closed off "B" Street. (WHY ? ?)

But what measures will there be too correct former planing calamities such as the one that happened to our property ? Should the city look further to rectifying a past oversight with a real drainage answer ?? After all, the City of Petaluma has added a much greater volume of now polluted water to our yard in our "Private Creek" which we are charged with keeping open: And is partially (1/3rd) responsible for the impedance of the flow of that water so that it backs into our yard causing us to be listed in the FEMA Flood plane. Without the Victoria Culvert water added to our private creek, would our property still be in the FEMA flood plane even with the 12th street culvert? Has the city placed an encumbrance to longtime citizens: the price of development.

Finally: We hope that you will at least ask; "How would it be if this situation happened to your property; not really so long ago ? And what might the city planners do to make it right? We would love to hear the Chorus Frogs again.

Thank you.

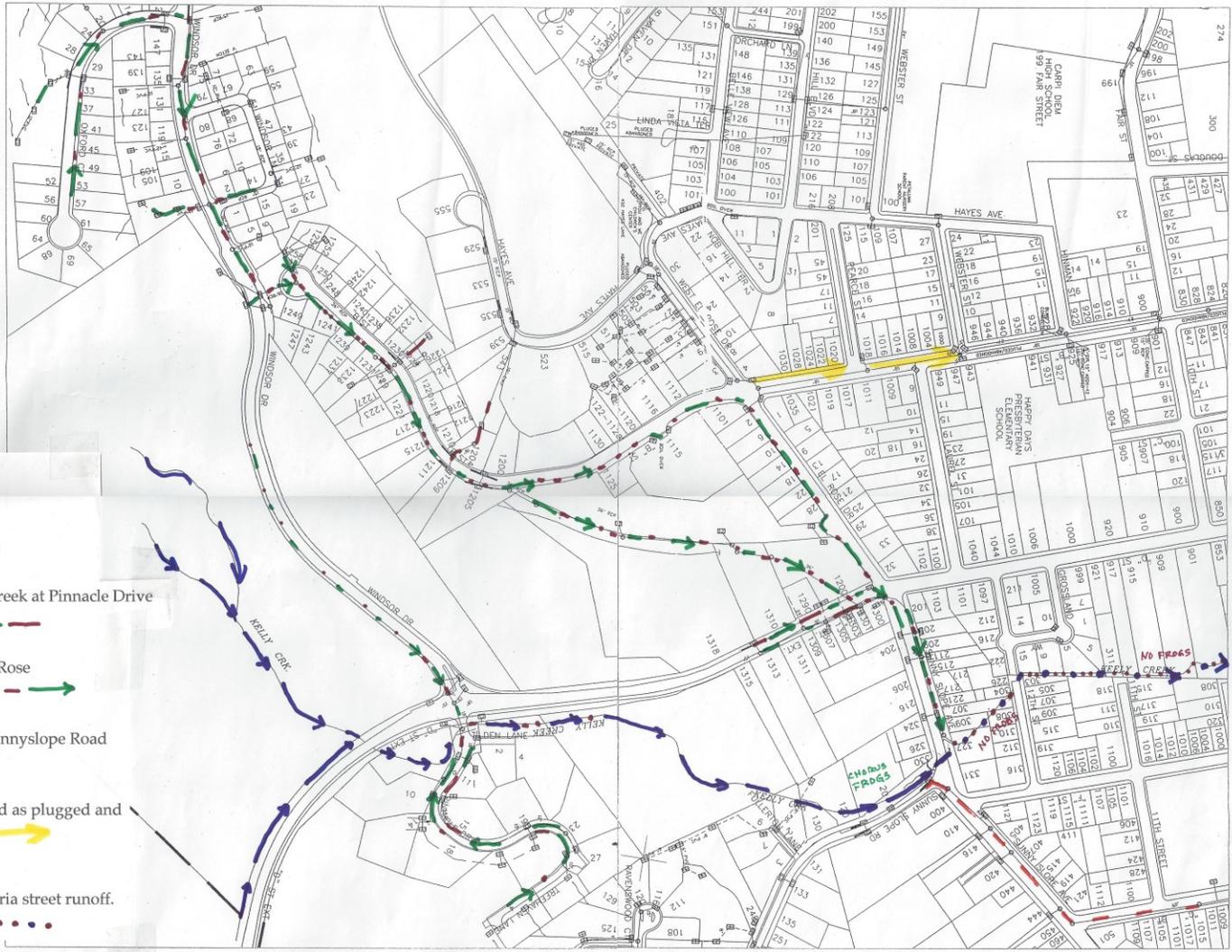
Joseph Grubaugh & Sigrun Seifert
307 Sunnyslope Avenue
Petaluma
CA.
94952

Below is a map that we've enhanced showing the Victorian Culvert which drains the streets, roofs and fertilized lawns from Victoria.

Below that, the 12 street culvert and the bloom of water backing into our yard/creek.

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2



Natural Kelly Creek
(dark blue) →

Street runoff dumped into Kelly Creek at Pinnacle Drive
(Green and Red) →

Street runoff from Victoria and El Rose
(Green and Red) →

Kelly Creek overflow bypass at Sunnyslope Road
(Pink) - - -

Upper El Rose and "B" Street listed as plugged and Abandoned ???
(Yellow) →

Kelly Creek after addition of Victoria street runoff.
(Dark Blue and Red dots) ●●●●●

612
REVISION DATE 1/30/2005
100 SCALE = FEET

PETALUMA STORM DRAIN SYSTEM
HIGHLIGHTED BY JOSEPH GRUBAUGH & SIGRUN SEIFERT
APPROVED BY CURTIS BATES

611
REVISION DATE 1/30/2005
100 SCALE = FEET

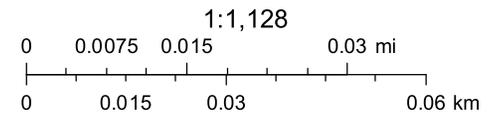
PETALUMA STORM DRAIN SYSTEM
HIGHLIGHTED BY JOSEPH GRUBAUGH & SIGRUN SEIFERT
APPROVED BY CURTIS BATES

Project Site Map



March 4, 2020

- | | | | | | | |
|--|-----------------------|--------------------|-------------------|-------------------|--|-----------|
| | Base Flood Elevations | Flood Zones | | 500 Yr Floodplain | | Creeks |
| | FIS Cross Sections | | Floodway | | | River |
| | LOMRs | | 100 Yr Floodplain | | | Buildings |
| | | | | Addresses | | |
| | | | | City Limit | | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESPONSES TO I-GRUBAUGH-1 LETTER

Response I-Grubaugh-1-1: The commenter's concern with respect to the historical development pattern in the project site vicinity, is beyond the scope of the subject analysis for the proposed project. The project's impacts related to overflow and stormwater runoff have been addressed in **Section 4.8, Hydrology and Water Quality**, on **page 4.8-25 to page 4.8-30**. Furthermore, stormwater runoff controls and compliance are a standard requirement of all development projects and are imposed as mitigation measures in **Section 4.8, Hydrology and Water Quality**. Mitigations also require the Applicants to have a financing mechanism acceptable to the City Engineer to ensure that the required maintenance to all detention facilities will be performed.

Response I-Grubaugh-1-2: See **Master Response 8 – Traffic Operations** for the assessment of the traffic that would result from the proposed project. The project does not propose to remove the bollards on B Street nor is this measure required to address project-generated traffic circulation issues.

Ervin, Olivia

From: Evelyn Ellis <EEllis@m-group.us>
Sent: Thursday, March 11, 2021 9:18 AM
To: Ervin, Olivia
Subject: FW: Open "B" Street

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---



a new design on urban planning
m-group.us | M-LAB | keepplanninglocal.org

From: Grubaugh & Seifert <gsviolin@sonic.net>
Sent: Wednesday, March 10, 2021 7:05 PM
To: Evelyn Ellis <EEllis@m-group.us>
Subject: Open "B" Street

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you know the content is safe. Be aware that the sending address can be faked or manipulated.

We would be grateful to have our letter (below) read into the record.
Thanks

Joseph Grubaugh & Sigrun Seifert
707-762-4413

The Scott Ranch Plan of additional housing should require "B" Street to be opened through to Windsor Drive and into Victoria. This would let "B" Street share the burden of the extra traffic if any additional development is allowed. It would not take much extra work and make trips to town quicker and improve emergency access.

The development of the Victoria Subdivision in the early 1990's greatly increased traffic and the burden fell on "D" Street and Sunnyslope Avenue.

"B" Street was spared any through traffic and left unmolested. Why?

Do Victorian homeowners have the right to keep the area an exemption from allowing "B" Street to intersect with Windsor Drive ?

If so, can we create a Sunnyslope Avenue Homeowners association and block traffic down our street as it intersects "D" Street?

"B" Street should be opened into Victoria.

Joseph Grubaugh & Sigrun Seifert

Residents of Sunnyslope Avenue since 1980

1

RESPONSES TO I-GRUBAUGH-2 LETTER

Response I-Grubaugh-2-1: See **Master Response 8 – Traffic Operations**. The project does not propose to remove the bollards on B Street nor is this measure required to address project-generated traffic circulation impacts. The City of Petaluma could evaluate the consequences of removing the B Street bollards through a separate process to address concerns about existing traffic on D Street.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch Development Support
Date: Monday, March 15, 2021 4:40:18 PM

From: **Alicia Hansel**
Date: Mon, Mar 15, 2021 at 3:12 PM
Subject: Scott Ranch Development Support
To: <tbarrett@cityofpetaluma.org>, <bbarnacle@cityofpetaluma.org>, <dfischer@cityofpetaluma.org>, <mhealy@cityofpetaluma.org>, <dking@cityofpetaluma.org>, <kmcdonnell@cityofpetaluma.org>, <dpocekay@cityofpetaluma.org>
Cc: Alverde, Ingrid <ialverde@cityofpetaluma.org>, Flynn, Peggy <PFlynn@cityofpetaluma.org>, Greg Colvin

Mayor Barrett and City Council,

I write this email offering my support of the Scott Ranch Development at D and Victoria Streets. This is an incredible triumph of a developer and community preservation interest joining to find a mutually positive project for the Community of Petaluma. I salute with gratitude the efforts of the preservation group along with the collaboration of Davidon Homes. This development reflects a willingness to partner by all groups and an excellent outcome bringing additional community space, access to a treasured local resource being Helen Putnam Park and desperately needed housing. Petaluma needs housing of all shapes and sizes. With limited building in the last decade home owners find themselves stuck without resources to downsize, upsize to meet the needs of a growing family or find affordability in any price range. We simply have such limited inventory that the barrier to move within our community or move to our community has become overwhelming. Our schools are suffering as enrollment decreases and school fees from development have almost entirely dried up. Seeing a project such as Scott Ranch that began as an aggressive approach to development with nearly 100 homes proposed come together in community partnership to a celebratory 28 homes is a triumph for Petaluma. This is a model for future development, community preservation and an invaluable lesson in collaboration. I have followed this project for nearly a decade and I am proud of the work that has been done by our community and Davidon Homes.

As a resident of D Street, I support this project. I recognize the need for smart growth and in that growth, a beautiful development of housing. Suggestions of traffic concern are a gross exaggeration when considering the addition of 28 homes. What will benefit our community and reduce traffic should be our focus on the 101 and efforts to eliminate the diversion of vehicles at San Antonio Rd. The San Antonio Rd exit strategy brings congestion, noise and disturbance to our quiet city streets as commuters attempt to bypass 101 gridlock. I realize as this development is built we will experience construction trucks on D Street and I welcome that temporary reality in exchange for a project that will bring housing to families, children to our schools and expanded use of our incredible community resource, Helen Putnam Park.

I thank you all for your wisdom and leadership in seeing this project through.

Alicia Hansel
Petaluma

RESPONSES TO I-HANSEL LETTER

Response I-Hansel-1: Comment noted.

Ervin, Olivia

From: Helen Heal <info@extendputnampark.org>
Sent: Sunday, March 14, 2021 8:53 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. As someone who has been involved in environmental issues and education for 45 years, and as a 20 year resident of Petaluma, I understand the work and diligence it takes to bring sustainable solutions to community challenges. The Scott Ranch project reflects that diligence and balance as proposed.

1

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I urge you to vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed. It is one of many that can be put into place to support our community's commitment to innovative solutions in service to sustainability and beyond.

Sincerely,
Helen Heal, PhD

Helen Heal

Petaluma

phbheal@sonic.net

RESPONSES TO I-HEAL LETTER

Response I-Heal-1: Comment noted.

1. Helen Putman Park extension at D Street

There are a number of concerns with this park extension:

a. Park approval - When will the Park plan be built by the County? Has County participated with and agreed to the plans? Has a maintenance budget been created and approved? There should be a proposal that the construction of homes should not commence until the park extension has been built.

1

b. Parking – Because of the extensive parking (already well documented) now occurring on Windsor near Oxford Ct., the proposed Putman parking lot at D Street should be at least doubled or tripled in size and be FREE. The alternative is that Windsor Dr. will become even more of a parking lot.

2

2. Proposed Traffic Circle at D St and Windsor Dr.

Has proper consideration been given to this idea? I have driven numerous times on all of the traffic circles in Petaluma. The only circle that is constantly used from all directions is the one at Casa Grande an Eli (at Casa Grande High School). Petalumen's do not understand how traffic circles work and that is dangerous. Drivers do not know who has the right of way and so will wait until the circle is completely empty before entering. Others will charge in and cause near misses with the driver already in the circle.

3

The proposed circle at Windsor with have a large magnitude of more drivers. This is a main entrance point into Petaluma and is guaranteed to generate problems and delays.

A traffic signal would be better with a U-turn allowed for Park users travelling towards Petaluma (so they could get to the parking lot)

3. Why the development

I am not against the building of homes, however, one has to wonder why this particular development of non-affordable homes, at a time when there is a well know shortage of affordable homes. The developer took a known risk when purchasing this site, knowing that he might be denied the right to build.

4

It is probably too late to have a philosophical discussion about home building but it could be stated with certainty that this development is not needed.

4. Energy self sufficient

With global warming, what is the developer doing for mitigation. Recommend that all homes have sufficient solar to supply max need during summer.

5

Respectfully,

Joel Humphries
105 Windsor Dr.
Petaluma, CA 94952

joelhumphries1@gmail.com

707-481-3959

RESPONSES TO I-HUMPHRIES_J LETTER

Response I-Humphries_J-1: See **Master Response 16 – Park Extension Project Construction Schedule.**

Response I-Humphries_J-2: See **Master Response 14 – Parking.**

Response I-Humphries_J-3: The proposed project includes streets and sidewalks improvements such as the roundabout at the intersection of D Street and Windsor Drive. This improvement would include crosswalks on all approaches with Rectangular Rapid Flash Beacons. Other proposed improvements include a six-foot sidewalk on the south side of Windsor Drive from the new intersection to D Street. Additionally, the project proposes improvements to an approximately 800-foot segment that would fill the sidewalk gap between Pinnacle Drive and Sunnyslope Avenue by installing a City standard concrete sidewalk.

With respect to the suggested traffic signal, as noted by Caltrans, roundabouts have proven safer than traditional intersections and reduce overall collisions, including those with injuries and fatalities and those involving pedestrians.¹⁴

Response I-Humphries_J-4: Comment does not raise issues concerning the adequacy or accuracy of the RDEIR’s coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process. See **Master Response 15 – Project Merit and Alternative**, for information regarding the development of the project site with multi-family residences, which is not permitted under the current land use and zoning regulations.

Response I-Humphries_J-5: As noted on **Page 3.0-26** of the **Draft EIR**, project’s sustainable design features would include solar energy generation, in compliance with the new Building Energy Efficiency Standards of California Building Code Title 24. The project residences would generate enough energy from renewable sources to offset all electricity use at the site. This would be accomplished through a combination of highly efficient building systems and solar power generation at each residence.

¹⁴ Caltrans (December 2017). Rounding Out a Traffic Strategy: Roundabouts Have Proven Safer than Traditional Intersections; More Coming. Accessed by Fehr & Peers on September 1, 2021 from: <https://dot.ca.gov/-/media/dot-media/programs/risk-strategic-management/documents/mile-marker/mm-2017-q4-roundabout-ally.pdf>

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Davidon housing project Petaluma
Date: Monday, March 15, 2021 12:05:36 PM

From: Rentia
Date: March 13, 2021 at 12:48:56 PM PST
To: PetRP@comcast.net
Subject: Davidon housing project Petaluma

To all whom it may concern,

As a citizen from Petaluma and also living in Victoria, I am very concerned about the current plans for this precious beautiful area around and beyond the red barn on the D street / Windsor stretch.

Daily I see the turkeys roam, enjoy the open space, the hills, wildflowers, cows and am deeply grateful for this piece of nature. My husband and I enjoy the Putnam park, even now with more guests hiking the trails and cars parked along Windsor. Our children and grandchildren enjoy nature and hiking the hills.

Not only for us living near the area, but for all Petaluma residents, destroying and destabilizing the hills here with more unaffordable houses (which Petaluma does not need) and increasing concrete, wires and traffic, would be an environmental and social set back.

Current thinking about housing needs and social justice point strongly to the need of affordable housing, and preserving open space for All to enjoy.

Please decide and vote for keeping these hills and land as they are.. and focus the attention and work towards building small affordable houses in places walking or biking distance from town, or in town. Empty lots, old barely used office buildings, building up, and keep the green spaces around town for all to enjoy!!!

Just because someone has money and wants to make more, is no reason to destroy nature, take and divide the land for 28 houses, which Petalumans who need houses cannot afford.

To preserve nature, breathing space, the diverse wild life and a green open space for young and old and future generations to enjoy, we need to be led by vision and not by money.

Clean environments, with minimal traffic, clean air, green and life filled spaces where people can walk, recharge and get inspired by nature and stillness are essential, more now than ever in this technology driven world with so much lost already.

Please consider saying no to the Davidon housing plans and,down the road, take your time to decide with Petaluma residents what is the best way to extend Putman park.

Please send this forward to the city council.

Regards,
Rentia Humphries
Petaluma 94952

RESPONSES TO I-HUMPHRIES_R LETTER

Response I-Humphries_R-1: With respect to concerns regarding hill destabilization, the proposed project would comply with Chapter 16 Hillside Protection Ordinance, which requires that grading follow the natural contours of the project site. In addition, revisions to the project description proposed by the Applicants after the publication of the RDEIR would reduce the footprint of the residential component and would avoid the landslides labeled E and F at the project site, and therefore no remedial activities would be required for these landslides.

With respect to concerns related to new wires, as noted on **page 3.0-20** in **Section 3.0, Project Description, of the RDEIR**, new electric and communication facilities would be installed underground in a joint trench.

With respect to concerns regarding traffic, see **Master Response 8 – Traffic Operations**.

With respect to concerns regarding developing affordable housing, see **Response O-PRP-2-1**.

With respect to concerns regarding preservation of wildlife and open space, the project would preserve a majority of the site as undisturbed habitat. In addition, areas that would be temporarily disturbed would be restored to natural habitat. In total, approximately 47 acres would be retained as an extension of Helen Putnam Park and an additional 5 acres would be retained as private open space.

With respect to the merit of the proposed project, see **Master Response 7 – Trip Generation** and **Master Response 15 – Project Merit and Alternative**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott's Ranch
Date: Monday, March 15, 2021 12:05:31 PM

From: Wendy Jacobs
Subject: Scott's Ranch
Date: March 13, 2021 at 6:58:26 AM PST
To: kmcdonnell@cityofpetaluma.org, dking@cityofpetaluma.org,
dpocekay@cityofpetaluma.org, dfischer@cityofpetaluma.org,
mhealy@cityofpetaluma.org, tbarrett@cityofpetaluma.org, "Barnacle, Brian"
<bbarnacle@cityofpetaluma.org>

Dear Council Members:

I write in opposition to the plan to develop the Scott's Ranch property into 28 units of upscale housing, despite the promised conversion of significant acreage to parkland.

These hillsides and grasslands should be preserved, not developed. The new development is not walkable, nor does it fulfill any other important public policy goals that I can think of. Let's reject the tired myth that building on steep slopes or in scarce habitats can be somehow engineered or mitigated to have no harmful effects.

The engineers will probably not be able to save the planet, certainly not alone. Living systems just might. If we act now. Please harken to our Climate Emergency Plan.

Petaluma needs smart growth, not just any growth. Our growth should protect our vanishing but still amazing natural heritage for future generations of Petalumans, and the sake of our planet in crisis. We need the grasslands and biodiversity for public health in the broadest sense.

Sincerely,

Wendy Jacobs

RESPONSES TO I-JACOBS LETTER

Response I-Jacobs-1: As described on **page 3.0-28 of the RDEIR**, the proposed project would include a multi-use trail network of approximately one mile. This would include a multi-use loop trail that would run along the north and south sides of Kelly Creek and two trails that run parallel to D Street. Other proposed onsite improvements include a six-foot sidewalk on the south side of Windsor Drive from the new intersection to D Street. Additionally, the proposed project would include an offsite sidewalk improvement between Windsor Drive and Sunnyslope Avenue, to connect with the existing sidewalk on D Street.

The proposed multi-use loop trail would be consistent with General Plan Policies 5-P-20, 5-P-25, and 5-P-26. **Section 4.9, Land Use and Land Use Planning, of the RDEIR**, on **page 4.9-6 through page 4.9-36**, describes project's consistency with the General Plan Policies, including Policies 1-P-18, 1-P-21, and 2-P-68. As discussed in **Section 4.9**, proposed amendment to Policy 2-P-68, would allow for the further protection of the barn complex and would not conflict with overall purpose of this policy.

With respect to concerns regarding hillside preservation, the proposed project would comply with Chapter 16, Hillside Protection, which requires that grading follow the natural contours of the project site. All proposed single-family homes would be constructed by conforming to the topography of the site. Additionally, the revised project would avoid the landslides labeled E and F at the project site, and therefore no remedial activities would be required for these landslides.

With respect to concerns regarding the preservation of grassland, the project would preserve a majority of the site as undisturbed habitat. Additionally, **Mitigation Measure BIO-2e** identified in the RDEIR requires the development of a Native Grassland Avoidance and Replacement Program to ensure native grasslands are successfully reestablished and existing and restored grasslands remain viable. The mitigation measure would also ensure that grazing is managed appropriately to maintain and enhance grassland cover. In addition, areas that would be temporarily disturbed would be restored to natural habitat, including grasslands. Therefore, as proposed, the project would preserve and restore native grassland, which would continue to provide existing and enhanced carbon sequestration.

With respect to concerns regarding project's consistency with the City's Climate Emergency Plan, see **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework**. With respect to the merit of the proposed project, see **Master Response 15 – Project Merit and Alternative**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: comment letter for tonight re: Scott Ranch
Date: Monday, March 15, 2021 4:29:49 PM

From: Claire Jahns
Sent: Monday, March 15, 2021 4:28 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: comment letter for tonight re: Scott Ranch

Mayor Barrett and City Council:

I look forward to visiting the Helen Putnam Park extension planned for Kelly Creek as part of the Scott Ranch development. The park will have amenities for all and provide more room to roam for visitors to Helen Putnam. If approved, I urge City Council and its partners to address two shortcomings: insufficient park access for low-income Petalumans and the increase in GHG emissions from development. Expanding public transit to the park and neighborhoods would help on both fronts. It would also uphold the commitments made in the Climate Emergency Action Framework to both social equity and climate justice and carbon neutrality by 2030.

There is currently no public transit to the proposed development site or park, nor is any planned. The planning office told me there is insufficient demand. I can see that, but I would argue there is no demand because there has never been a functional supply to any area south of Petaluma Boulevard, let alone the edge of town. Petaluma grew as a car-dependent city, and there has never been a serious attempt to challenge that by providing a robust, frequent, and dependable public transit option.

1

As reported in the DEIR, the park and homes will be more than a mile from the only bus line that offers (infrequent) weekend service. That is more than two miles of walking in addition to a day hiking in the park. It is unreasonable to expect that from residents and visitors, and it is unworkable for children, parents pushing strollers, the elderly, and anyone else with mobility constraints. These people deserve to visit the park, too, and at the low price of a bus or shuttle ride. I hope that City Council works to make public transit a reality by the time to park opens, even if it is just a shuttle to test demand. Remember, the transit option needs to be frequent enough that it facilitates regular use of the bus/shuttle and the park.

Transit would also be a cost-effective (and low- or no-GHG emissions) option for Petalumans far from the future park. The housing development and parks will be in an area that has one of the highest levels of tree canopy of anywhere in the city (20%) and one of the lowest poverty rates (15%). Compare this to 5% tree canopy and a 54% poverty rate in the area where the centrally located Petaluma River Park will be. I don't intend to compare these two future parks

2

in a competitive manner – we need and want them both! – but I do not understand how the City can say it is upholding the commitment to equity and climate justice in the Climate Emergency Action Framework if this park ends up being, functionally, the exclusive domain of residents of the future development and other neighbors. Everyone, especially those who live in park-poor areas with little greenspace, deserves safe and easy access to this fabulous new park. (See the American Forests Tree Equity maps online for a breakdown of tree canopy and demographics by census district in Petaluma and throughout the 9-county Bay Area.)

2

Of course, the entire development - will be easily accessible to anyone who can drive there. According to the DEIR, emissions from mobile sources (cars) are expected to cause more than two-thirds of the GHG emissions associated with the new homes, and represent emissions that will be very hard to mitigate once they're locked in. Carbon neutrality is a simple math game – Petaluma has to get to ZERO emissions within the next nine years – and this only pushes us farther away from our goal. Dependable transit can reduce vehicle miles traveled and serve both the new homes and other neighborhoods along the D Street corridor. Mobile emissions sources are the largest slice of Petaluma's GHG pie. Decisions made by the planning department and City Council should result in this slice shrinking each year, not growing on the margin. There is absolutely no way to get to carbon neutral without drastically reducing GHG emissions from driving, year after year, from 2021 to 2030.

3

I understand that the city has a limited budget and must expend resources effectively but, if that's the case and the city is trying to become carbon neutral within the next nine years, the City needs to develop additional revenue sources to fund expansion of public transit. Ideally local funding will also make Petaluma more competitive for state and federal grants. It seems unlikely that development fees can be renegotiated on the Scott Ranch development but, in the future, what about charging an additional transportation impact fee on homes that are greenfield development and/or more than a half mile from commercial necessities like a grocery store? The revenue could go to off-site public transit improvements, public EV charging stations (especially those in rental-dominated neighborhoods), etc. Given the Climate Emergency, it is silly to have a transport impact fee that funds only new roads. There are other creative solutions out there, and we need to start using them.

4

Mayor Barrett and the City Council must make decisions that make parks easily accessible to all and uphold the mitigation hierarchy for environmental impact: avoid, minimize, remediate, and offset. The Scott Ranch and Kelly Creek projects should operate to the GHG standard of carbon neutrality by the time they're completed. I urge the city to vote yes, and to keep working to make Petaluma welcoming to all and a beacon of climate leadership.

Claire Jahns

RESPONSES TO I-JAHNS LETTER

Response I-Jahns-1: See Master Response 11 – Public Transit.

Response I-Jahns-2: See Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework.

Response I-Jahns-3: See Master Response 11 – Public Transit.

Response I-Jahns-4: Comment noted.

Ervin, Olivia

From: Bruce Johnson <info@extendputnampark.org>
Sent: Monday, March 8, 2021 2:19 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

1

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely, Bruce Johnson

Bruce Johnson

Cloverdale

breux@comcast.net

RESPONSES TO I-JOHNSON LETTER

Response I-Johnson-1: Comment noted.

Ervin, Olivia

From: Diana/Ted Jorgensen <tdjorg@pacbell.net>
Sent: Tuesday, March 9, 2021 12:10 PM
To: Ervin, Olivia
Subject: Kelly Creek Protection Project - Davidon Homes Proposal

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

To: Petaluma City Council Members:

We are writing in support of the new Davidon Homes proposal to build 28 single story homes on 13 acres of the Scott Ranch, with their remaining acres sold to the KCPP, which will eventually become an extension of Putnam Park. When KCPP and Davidon reached a compromise to reduce the number of homes and extend Putnam Park, we were pleased that the right choice had been made.

The builder has indicated his willingness to do the right thing by improving a number of conditions, protecting wildlife, water runoff, and the neighborhood. We are gratified that a decision was also made to keep the barns and offer educational opportunities for the families of Petaluma.

We also applaud the work of Greg Colvin and Steve Abbs for the enormous amount of work they have done and the accomplishment of a compromise which works for all of us.

We sincerely hope that the City Council will give full consideration to the six years of work that have been done and vote in favor of the proposal.

Thank you for considering our support of this plan.

Ted and Diana Jorgensen

RESPONSES TO I-JORGENSEN LETTER

Response I-Jorgensen-1: Comment noted.

Ervin, Olivia

From: Ravi Kambampati <info@extendputnampark.org>
Sent: Thursday, March 11, 2021 4:27 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Ravi Kambampati

Petaluma

rkambampati@yahoo.com

RESPONSES TO I-KAMBAMPATI LETTER

Response I-Kambampati-1: Comment noted.

Ervin, Olivia

From: Rachel Kaplan, Heirloom Skills <heirloomskills@gmail.com>
Sent: Friday, January 29, 2021 1:35 PM
To: Ervin, Olivia
Cc: Hines, Heather
Subject: re Scott Ranch Project File #03-TSM-0396-CR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
To Whom It May Concern,

Thank you for the opportunity to respond to the new proposal for the Scott Ranch Project. While there are many better things about it than the earlier proposals - including the amount of land which will become part of Helen Putnam Park and the restoration of the red barn and other structures - I still have similar and significant concerns about this project as I did with former proposals.

1

The first is that the houses are simply too big. It is way past time to build giant houses in Petaluma, or anywhere. They are energy inefficient, use too many resources to build and maintain, and are too expensive for ordinary human beings to own. These homes could be scaled down to be no more than 1300 square feet each which would be much more realistic and appropriate. Additionally, I see nothing in the plans to indicate that there is any concession to the need for green building practices, water catchment, solar energy, or any of the other 21st century technologies which are readily available, affordable and Highly Necessary as climate change escalates out of control in our own county. Each of these homes, no matter the size, should be relying fully on solar power, have greywater and rainwater diversion and catchment, and be built with only green materials using zero waste principles. Why not make a development at one of the gateways to Petaluma conform to 21st century needs, standards and best practices?

2

Anything else is a betrayal of our shared values of sustainability and continues the ongoing practice of putting the lives of our children at risk. It's not so hard to upgrade to a sustainable building model. Just do it.

I do not see that there is accommodation for low or even moderate-income people in this project. We do not need more oversized houses for the rich. Sonoma County's housing crisis is striking the poor and what is left of the middle class. We need housing that supports a diverse human population in Petaluma.

3

As it stands, this project still needs to return to the drawing board to create smaller homes, fully dialed in to best sustainability practices, and available to people at all income levels.

4

Thank you for your consideration of my concerns.

Sincerely,

Rachel Kaplan, MFT
415-269-2721

www.RachelKaplanMFT.net
www.urban-homesteading.org

Respect existence or expect resistance

RESPONSES TO I-KAPLAN LETTER

Response I-Kaplan-1: Comment noted.

Response I-Kaplan-2 After publication of the RDEIR, acreage of the overall residential component was reduced and further clustered at the northwest corner of the project site. In addition, the size of the residential lots and residences were reduced (see **Chapter 2.0, Revised Project Description**). The project would include sustainable design features, such as solar energy generation, as well as other indoor and outdoor features, as described the **RDEIR on page 3.0-26 in Section 3.5.1, Davidon (28-Lot) Residential Project Component**. The project precludes the use of natural gas and no extension of natural gas infrastructure will occur as part of the project. Other proposed sustainable design features are presented on **page 4.7-30 to 4.7-31, in Section 4.7, Greenhouse Gas Emissions of the RDEIR**.

Response I-Kaplan-3: See **Response O-PRP-2-1**.

Response I-Kaplan-4: See **Response O-PRP-2-1**.

Subject: RE: Can this be real? Biological Research from 2003-2005

From: kathleen kestelyn <kkestelyn@gmail.com>

Sent: Tuesday, March 9, 2021 10:51 AM

To: -- City Council <--CityCouncil@cityofpetaluma.org>; citymgr <citymgr@cityofpetaluma.org>; Teresa Barrett <Teresabarrett@comcast.net>

Subject: Fwd: Can this be real? Biological Research from 2003-2005

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

I am forwarding this message to you and hope that you will re-evaluate this housing project and do the right thing for the good of this city and its people.

Respectfully, Kathleen Kestelyn

----- Forwarded message -----

From: Petalumans for Responsible Planning <PetRP@comcast.net>

Date: Mon, Mar 8, 2021 at 7:29 AM

Subject: Can this be real? Biological Research from 2003-2005

To: <kkestelyn@gmail.com>

[View this email in your browser](#)



[Donate](#)





Photo by Scott Hess

Petalumans for Responsible Planning started scrutinizing the Davidon development in 2004 (17 years ago). The Davidon proposal for Scott Ranch at Windsor & D Street is 28 homes and 44 park acres.

Recycled Biological Research from 2003-2005

When we opened the Biological Resources section of the 2021 Davidon / Scott Ranch REEIR, we could not believe that Davidon is still relying on biological data on this land from 2003-2005. But, yes, it is true!

In 2013, the California Department of Fish & Game wrote a letter to the Planning Department to alert Petaluma that this data was outdated. They found the surveys to be insufficient then; they must be insufficient now.

- “The Report presents the results of a special status plant and wildlife surveys conducted within the proposed Project area during 2003. As more than a decade has passed since the Report was prepared, the Department recommends that the draft EIR be revised to provide an updated habitat assessment and survey results for special-status plant and wildlife species located within the proposed Project area and surround lands. Since no detail into the scope and depth of data collected during additional reconnaissance-level surveys performed since 2003 is given in the draft EIR, the Department does not consider the additional surveys, to be sufficient to accurately assess project impacts in in the Draft EIR.”

Testimony from Rob Hamilton, biologist and President of Hamilton Biological, to the Petaluma City Council on June 19, 2017, also found the surveys to be inadequate.

- “Although most of the Project site constitutes federally designated critical habitat for the Red-legged Frog, the EIR preparers failed to conduct updated protocol surveys for this species. Rather, data on Red-legged Frog on the project site is based mainly upon protocol surveys conducted in 2003 and 2005. According to the United States Fish & Wildlife Service “2005 Guidance on Field Surveys for the California Red-legged Frog,” survey data for this species are normally valid for only two years. Survey efforts in 2009, 2011, and 2015, did not follow the current federal protocol. Given that 12 years have passed since Red-legged Frog habitat data were collected following the required protocol, the EIR cannot rely on outdated protocol surveys, or more recent non-protocol surveys, to make valid assumptions about the status and distribution of Red-legged Frog in the project area. The EIR’s failure to provide updated Red-legged Frog surveys, conducted according to protocol, is particularly perplexing because the California Department of Fish & Wildlife notified the City and the applicant in 2013 that the documentation for Red-legged Frog was, at that time, insufficient to accurately assess the Project’s impacts.”

What we did

So, we hired an expert to try to deconstruct this Revised DEIR. Dr. Shawn

Smallwood, Ecologist, not only analyzed the 2020-2021 Scott Ranch RDEIR but also completed a site visit to the Davidon / Scott Ranch property in February 2021--just last month--to see things for himself.

Quotes from Dr. Smallwood

- "The RDEIR's characterization of baseline conditions and its analysis of potential project impacts to vertebrate wildlife are outdated, incomplete and flawed. The RDEIR does not provide the most basic information the reader needs to know about the surveys listed on pages 4.3-2. Decision-makers and the public need to know how much credibility to assign the surveys."
- "Most of the surveys for biological resources were performed in 2003-2005. Wildlife populations tend to shift locations every generation or so, and given all the other changes to the landscape, to species' status, and to survey protocols, surveys performed nearly two decades ago are out of date."
- "The RDEIR should provide a detailed account of which species were seen and in what levels of abundance, what members of each species were doing, and in what environmental context."

The RDEIR describes that certain bird species are unlikely on this land; however, Dr. Smallwood cites pictures taken in 2019-2021 in Helen Putnam Park of the "unlikely" bird species. No biologist has yet to survey the grassland nor the trees for bird nests, nor for bird behaviors indicative of nesting. Many more details are in the report.

Shawn's report is fascinating if you are interested in the biology on this land. We have uploaded the following for you to review:

- Dr. Smallwood's report
- A comparison of statements in the RDEIR to Dr. Smallwood's research
- Dr. Smallwood's curriculum vitae

[Dr. Shawn Smallwood, February 28, 2021](#)

What can you do?

Even if you have already written to the City Council, you can let them know about the lack of current biological research. Otherwise the Council will assume that this dated research does not matter.

- Please contact your city council members now. The vote to move this DEIR to final EIR is March 15th and we want your voice to be heard.

[Email addresses to the City Council](#)

- Talk to your network to spread the word (share this email!)
- Take our survey! We will forward your concerns to the City Council before the March 15 meeting.

Davidon / Scott Ranch Survey

New Comments from the Survey

Below are just a few of the many comments made by citizens:

- This project is beyond wasteful and environmentally ill balanced. As a resident of Petaluma for 40+ years the growth of this city has maxed out. It is time to be focusing on what is naturally And already in existence here and how we will manage these things. The red legged frog deserves a chance to exist and the people deserve your time to be spent on cleaning up so many things, but I'll mention the house less community, which is affecting our water ways. When do you put your greed and dollar signs away for the sake of peace of all things and beings? Do the right thing Petaluma.
- Cities have a right to not over develop. We need to stop approving too much way over RHNA #s.
- The city council seems committed to destroying every remaining historic parcel they can. We absolutely do not need 28 large, ugly homes. The parcel as is adds more value - including tourism dollars - than new, ugly homes ever could. Please stop destroying our heritage and our environment.
- This parcel represents the only opportunity for residents of Petaluma to extend open space/parkland that is walkable from the city center and protects vital watershed, wildlife corridors and species. Please protect

our health, wellbeing and our unique 'small town' feel by reducing sprawl and opting for infill projects instead.

- It is very unclear to me why we are taking our beautiful and highly limited open space and selling it off to the highest bidder. This land is irreplaceable. Once it's developed it remains so. The city should focus and reward development within the current urban footprint and next to transportation hubs. This proposed development is the antithesis of all of that. Helen Putnam is the only "wild" feeling park that Petaluma has. It is a jewel. It should be expanded not surrounded by luxury homes. Open spaces are for everyone to enjoy, not just for the wealthy and well connected.
- This 'deal' for a park and 28 homes was developed by 2 people, NOT the entire community. And these 2 are not aware of, nor seem to care about Petaluma's Climate Action Framework. Does City Council care more about these out-of-town/out-of-touch developers and future occupants of the 28 homes, than they care about current residents?

Please contact us with any comments: PetRP@comcast.net

Steering Committee for Petalumans for Responsible Planning:

Chris Cort, Sue Davy, Sherri Fabre-Marcia, Susan Jaderstrom

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Photo by Scott Hess

Petalumans for Responsible Planning started scrutinizing the Davidon development in 2004 (17 years ago). The Davidon proposal for Scott Ranch at Windsor & D Street is 28 homes and 44 park acres.

Recycled Biological Research from 2003-2005

When we opened the Biological Resources section of the 2021 Davidon / Scott Ranch REEIR, we could not believe that Davidon is still relying on biological data on this land from 2003-2005. But, yes, it is true!

In 2013, the California Department of Fish & Game wrote a letter to the Planning Department to alert Petaluma that this data was outdated. They found the surveys to be insufficient then; they must be insufficient now.

- “The Report presents the results of a special status plant and wildlife surveys conducted within the proposed Project area during 2003. As more than a decade has passed since the Report was prepared, the Department recommends that the draft EIR be revised to provide an updated habitat assessment and survey results for special-status plant and wildlife species located within the proposed Project area and surround lands. Since no detail into the scope and depth of data collected during additional reconnaissance-level surveys performed since 2003 is given in the draft EIR, the Department does not consider the additional surveys, to be sufficient to accurately assess project impacts in in the Draft EIR.”

Testimony from Rob Hamilton, biologist and President of Hamilton Biological, to the Petaluma City Council on June 19, 2017, also found the surveys to be inadequate.

- “Although most of the Project site constitutes federally designated critical habitat for the Red-legged Frog, the EIR preparers failed to conduct updated protocol surveys for this species. Rather, data on Red-legged Frog on the project site is based mainly upon protocol surveys conducted in 2003 and 2005. According to the United States Fish & Wildlife Service “2005 Guidance on Field Surveys for the California Red-legged Frog,” survey data for this species are normally valid for only two years. Survey efforts in 2009, 2011, and 2015, did not follow the current federal protocol. Given that 12 years have passed since Red-legged Frog habitat data were collected following the required protocol, the EIR cannot rely on outdated protocol surveys, or more recent non-protocol surveys, to make valid assumptions about the status and distribution of Red-legged Frog in the project area. The EIR’s failure to provide updated Red-legged Frog surveys, conducted according to protocol, is particularly perplexing because the California Department of Fish & Wildlife notified the City and the applicant in 2013 that the documentation for Red-legged Frog was, at that time, insufficient to accurately assess the Project’s impacts.”

What we did

So, we hired an expert to try to deconstruct this Revised DEIR. Dr. Shawn

Smallwood, Ecologist, not only analyzed the 2020-2021 Scott Ranch RDEIR but also completed a site visit to the Davidon / Scott Ranch property in February 2021--just last month--to see things for himself.

Quotes from Dr. Smallwood

- "The RDEIR's characterization of baseline conditions and its analysis of potential project impacts to vertebrate wildlife are outdated, incomplete and flawed. The RDEIR does not provide the most basic information the reader needs to know about the surveys listed on pages 4.3-2. Decision-makers and the public need to know how much credibility to assign the surveys."
- "Most of the surveys for biological resources were performed in 2003-2005. Wildlife populations tend to shift locations every generation or so, and given all the other changes to the landscape, to species' status, and to survey protocols, surveys performed nearly two decades ago are out of date."
- "The RDEIR should provide a detailed account of which species were seen and in what levels of abundance, what members of each species were doing, and in what environmental context."

The RDEIR describes that certain bird species are unlikely on this land; however, Dr. Smallwood cites pictures taken in 2019-2021 in Helen Putnam Park of the "unlikely" bird species. No biologist has yet to survey the grassland nor the trees for bird nests, nor for bird behaviors indicative of nesting. Many more details are in the report.

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RESPONSES TO I-KESTELYN LETTER

Response I-Kestelyn-1: Comment noted. For responses to the comment letter from the Petalumans for Responsible Planning submitted to the City on March 8, 2021, see **Response to Comment Letter O-PRP-3**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch
Date: Monday, March 15, 2021 12:00:25 PM

From: Christine Sheeter
Sent: Sunday, March 14, 2021 7:27 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Scott Ranch

I am opposed to the Scott Ranch housing development. This development, will displace and threaten native habitat. It is egregious to imperil the **special status species the CA Red-Legged Frog** along with so many other native organisms, plant, vertebrate and invertebrate. This area's grasslands also provide habitat and food to a variety of displaced animal species. Furthermore, grasslands are a vital carbon sink and Petaluma has declared a climate emergency. Therefore the significance of natural carbon intake ecosystems *ought to be easily recognized* by the City as *far more vital* to the health of Petaluma's environment than a further burden on Petaluma's infrastructure. Our City Council must think responsibly as to the consequence of their decisions for future generations. The ramifications of city sprawl is paramount when considering any movement into our cherished wild corridors. This is not a project that merits approval.

1

Sincerely,
Christine Kierstead Sheeter
Petaluma, Ca

RESPONSES TO I-KIERSTEAD_SHEETER LETTER

Response I-Kierstead-Sheetter-1: As noted in the comment, studies have demonstrated that the potential to sequester carbon by improving grassland practices is substantial – of the same order as that of agricultural and forestry sequestration.¹⁵ **Mitigation Measure BIO-2e** identified in the RDEIR requires the development of a Native Grassland Avoidance and Replacement Program to ensure native grasslands are successfully reestablished and existing and restored grasslands remain viable. The mitigation measure would also ensure that grazing is managed appropriately to maintain and enhance grassland cover. Furthermore, the project would preserve a majority of the site as undisturbed habitat. In addition, areas that would be temporarily disturbed would be restored to natural habitat, including grasslands. Therefore, as proposed, the project would preserve and restore native grassland, which would continue to provide existing and enhanced carbon sequestration.

Regarding urban sprawl, the proposed residential development is located within the Urban Growth Boundary (UGB) and is at the lowest density allowed at the project site in compliance with the General Plan.

For concerns related to specific-status species and see **Master Response 4 – Special-Status Species Present at the Project Site.**

¹⁵ Food and Agriculture Organization (FAO), 2010, Challenges and Opportunities for Carbon Sequestration in Grasslands Systems, A technical Report on Grassland Management, and Climate Change Methodology, Volume 9-2010.

Ervin, Olivia

From: Mrs Pepper <yklq50@yahoo.com>
Sent: Monday, March 15, 2021 11:07 AM
To: Ervin, Olivia; -- City Clerk
Subject: Davidon Project:

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Hello,

Petaluma is dangerously behind in meeting its obligations to provide affordable and low income housing, and instead has built far more middle and upper income housing. The Davidon project only adds to this imbalance. Towns that become lopsided in this way lose their character, charm, and vibrancy.

1

I hike in Helen Putnam park nearly every day, and I do not experience it as over crowded. Yes, it is busy on a Sunday afternoon, but so is every other park.

It would be lovely to have the property with the barns for the park, but given the issues with parking already expressed, the adverse environmental impacts caused by the project, and the fact that it flies in the face of Petaluma's most urgent housing needs, I think this project is unwise.

2

Sincerely,

Kate Kingsley

RESPONSES TO I-KINGSLEY LETTER

Response I-Kingsley-1: With respect to concerns regarding the provision of affordable and lower income housing, see **Response O-PRP-2-1**.

Response I-Kingsley-2: See **Master Response 14 – Parking**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch Project
Date: Monday, March 15, 2021 2:58:40 PM

From: Lance Kuehne

Sent: Monday, March 15, 2021 1:32 PM

To: Teresa Barrett <teresa4petaluma@gmail.com>; -- City Clerk <CityClerk@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>

Subject: Scott Ranch Project

Dear City Council Members,

I am writing to state my objection to the proposed development of luxury homes in wetland habitat at the edge of town.

The previous sentence should be self-explanatory as to why I object, but let me state a few reasons.

1) this parcel has dozens of special-status species, including the threatened California Red-Legged Frog, the largest native frog in the western United States. It is the official California State Amphibian, and there are only 3 locations on the planet that have populations that exceed 350 frogs.

<https://www.parksconservancy.org/conservation/california-red-legged-frog>

Constructing 28 luxury homes, and creating a park that is human-centric with multiple parking lots, multiple footbridges, and additional buildings will not help protect these species. These species have been here for millennia and many of them have disappeared from most of their traditional ranges due to humans, we should not be wiping them out.

2) Construction in this wildland/urban interface will necessitate fire suppression tactics that will damage the natural habitat of this area.

3) This project requires more mitigation than can be accommodated on this parcel.

True mitigation should require the creation of new wetlands, and creating new wetlands can cost tens of thousands of dollars to hundreds of thousands of dollars per acre, plus many years of ongoing maintenance. The developer is proposing over 6 acres in mitigation, I doubt the developer has budgeted for the true cost of that, or that we can verify compliance. We already have a working wetland here that is an active carbon sink with no management required. We need to preserve it.

1

2

3

I could go on about adverse traffic effects, and several other issues, but I will stop here.

3

I think this entire property should be added to Helen Putnam park with foot trails that have minimum impact on the ecological resources. I think that no additional buildings should be constructed on the parcel, and that existing usable buildings on the property be used as an environmental education center.

4

We have nearly doubled the population of Petaluma since Helen Putnam Park was established, and we have added very little acreage to our parks over that time. This is a great opportunity to do so.

Thank you for your consideration.

Lance Kuehne

=====
Lance Kuehne
Fine Art Photographer
Petaluma, California
=====

RESPONSES TO I-KUEHNE LETTER

Response I-Kuehne-1: See **Master Response 1 – Need for Updated Biological Surveys, Master Response 2 – California Red-Legged Frog Surveys, and Master Response 4 – Special-Status Species Present at the Project Site.**

Response I-Kuehne-2: The potential direct and indirect effects of implementing the proposed *Fuel Management Plan* at the project site were reviewed and considered as part of the biological resources analysis prepared for the proposed project and documented in the RDEIR. The City's independent biologist reviewed and provided input as the *Fuel Management Plan* report was being developed. As concluded **in the RDEIR, Section 4.3, Biological Resources**, implementation of the Fuel Management Program, identified in the *Fuel Management Plan*, would not conflict with protecting and enhancing sensitive habitat areas to be retained as permanent open space on the site.

Response I-Kuehne-3: As concluded in **Section 4.3, Biological Resources, of the RDEIR**, potentially significant impacts would be mitigated to a less-than-significant level with implementation of the identified mitigation measures. Potential impacts on wetlands and regulated waters are discussed under **Impact BIO-3 on pages 4.3-55 and 4.3-56 of the RDEIR**. As discussed in **Master Response 5 – Revisions to the Project and Associated Reduction of Impacts on Biological Resources**, a total of 0.129 acres of state and federal regulated waters would be affected by the proposed project. Compensatory mitigation of impacts to regulated waters that cannot be avoided would be provided at a minimum 2:1 ratio as called for in **Mitigation Measure BIO-3 on page 4.3-56 of the RDEIR**. At the required 2:1 replacement ratio, required mitigation for wetland impacts would be approximately 0.26 acres, not 6 acres as suggested by the commentor. Sufficient land area is available within the approximately 47 acres of the Putnam Park Extension to provide on-site replacement of any regulated waters that cannot be avoided by the proposed project and costs would not be prohibitive to accomplish this mitigation as suggested by the commentor.

Response I-Kuehne-4: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

March 4, 2021

City of Petaluma
11 English Street
Petaluma, California 94954
Attention: Olivia Ervin, Environmental Planner

Subject: Petaluma Resident Comment on the Scott Ranch Residential Development project Draft Environmental Impact Report

Dear Ms. Ervin,

As a Petaluma resident and Board Chair of the Bay Area Ridge Trail Council, I am writing to support the Draft Environmental Impact Report for the Scott Ranch Residential Development project (proposed project). The proposed project would construct an important multi-use trail and improve bicycle and pedestrian connections between Helen Putnam Regional Park and downtown Petaluma.

There are many aspects to the proposed project that promote local connectivity to parks and open spaces. The new parking lots included in the proposed project would create better access for visitors and would relieve the parking impacts on residential streets. Additionally, the roundabout improvements would contribute to a safer and more enjoyable experience for Petaluma residents like myself and others looking to access the park.

Helen Putnam Regional Park is a treasured part of Petaluma, and the proposed project will help ensure that everyone can enjoy safe, continuous access to this excellent outdoor recreation space. I am also excited by the possibility of dedicating part of the trails included in this project as Bay Area Ridge Trail, and I am supportive of access for all trail users including hikers, bikers, and equestrians. I would like to thank the City of Petaluma for their leadership on this project, as well as the Kelly Creek Protection Project and Petaluma residents for creating a balanced and beneficial project for all.

Sincerely,


Eileen Kutnick

RESPONSES TO I-KUTNICK LETTER

Response I-Kutnick-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Monday, February 8, 2021 6:23 PM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

1

Sincerely,

Marge Limbert

Petaluma

margelimberty@yahoo.com

RESPONSES TO I-LIMBERT LETTER

Response I-Limbert-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Monday, February 15, 2021 6:46 PM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

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I have loved and lived in Petaluma for 26 yrs. I was a park aide for Sonoma county for 4 yrs and work at Putnam! I love our park and really hope this goes through!

Sincerely,

Deja Markwood

Petaluma

Dejamarkwood@gmail.com

RESPONSES TO I-MARKWOOD LETTER

Response I-Markwood-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

From: Pat Martin <patmart@comcast.net>
Sent: Tuesday, February 09, 2021 5:13 PM
To: Ellis, Evelyn <eellis@cityofpetaluma.org>
Subject: EIR for the Scott Ranch Project

Dear Ms. Ellis,

I would not consider myself pro-development. However, I think that in the case of Scott Ranch Project, compromise is desirable and will move park extension and accessibility forward and I am very much in favor of that. I hope that the Planning Commission will approve the revised draft EIR for the Scott Ranch Project.

Sincerely,

Pat Martin, West Haven resident

RESPONSES TO I-MARTIN LETTER

Response I-Martin-1: Comment noted.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Wednesday, February 24, 2021 6:38 PM
To: Ervin, Olivia
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

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Sincerely,

Meaghan Mattei

Petaluma

Meaghan.mattei@gmail.com

RESPONSES TO I-MATTEI LETTER

Response I-Mattei-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott's/Davidson Ranch
Date: Monday, March 15, 2021 12:03:52 PM

From: Molly Mazzella
Sent: Sunday, March 14, 2021 11:02 AM
To: -- City Council <--CityCouncil@cityofpetaluma.org>
Subject: Scott's/Davidson Ranch

Dear Mayor Barrett and City Council Members,
I would like to register my opposition to any development of the Scott/Davidson Ranch. I oppose this project because of its severe, adverse effects on the habitats of animals and insects and plants there. I believe that in this time of climate change it is important, even vital that we protect biodiversity. This location is rich in wildlife, and it provides unmitigated terrain therapy to local citizens.

Molly Mazzella
Membership Chair, Petaluma Wheelmen Cycling Club; retired teacher; trash picker upper.

RESPONSES TO I-MAZZELLA LETTER

Response I-Mazzella-1: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process.

Ervin, Olivia

From: info@extendputnampark.org
Sent: Tuesday, February 9, 2021 4:03 PM
To: -- City Clerk
Subject: Scott Ranch Park Extension and Limited Housing Project

(2nd attempt to send...I don't think the 1st attempt succeeded)

To the Members of the Petaluma City Council and the Planning Commission:

I am a Petaluma resident in the upper Mountainview neighborhood, and a weekly visitor to Putnam Park, where I enjoy hiking and quietly appreciating nature and beautiful vistas. I attended the Kelly Creek Restoration Project informational zoom session on Feb. 4 to learn more about the proposals regarding the Helen Putnam Park expansion and the Davidon Homes development of 28 homes. Based on what I learned in that meeting, I am writing to support the proposed Scott Ranch project as negotiated with the Kelly Creek Protection Project.

Ideally the entire parcel would be parkland, but I realize that compromise is often necessary in the real world. I think that the 28-home proposal does not add a substantial impact beyond the already existing Windsor subdivision, and believe that Davidon Homes is acting in good faith and with scientific advice to benefit the community while keeping the development's impact on the environment to a minimum.

I often walk to Putnam park, entering through the Windsor subdivision, and my access on foot would be improved with an entrance from D Street. I would probably drive to the park less often if I were able to enter from D Street.

I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

Sincerely,

Teresa Meikle

Teresa Meikle

Petaluma

meikle@sonic.net

RESPONSES TO I-MEIKLE-1 LETTER

Response I-Meikle-1-1: Comment noted.

From: teresam@sonic.net <teresam@sonic.net>

Sent: Saturday, March 13, 2021 3:51 PM

To: 'Teresa Barrett' <tbarrett@cityofpetaluma.org>; 'Barnacle Brian' <bbarnacle@cityofpetaluma.org>; 'King Dave' <dking@cityofpetaluma.org>; 'McDonnell Kevin' <kmcdonnell@cityofpetaluma.org>; 'Healy Mike' <mhealy@cityofpetaluma.org>; 'Fischer D'Lynda' <dfischer@cityofpetaluma.org>; 'Pocekay Dennis' <dpocekay@cityofpetaluma.org>

Cc: 'City Clerk' <CityClerk@cityofpetaluma.org>

Subject: Support Putnam Park Extension and reduced (28 home) Scott Ranch project proposal

To the Members of the Petaluma City Council:

I am a southwest Petaluma resident, a weekly walker at Putnam Park, and a supporter of Sonoma County Regional Parks with an annual pass. I attended the Kelly Creek Restoration Project's informational zoom meeting on Feb. 4 to learn more about the proposals and problems regarding the Helen Putnam Park expansion and the Davidon Homes development proposal for 28 homes. Based on what I learned in that meeting, my reading of the Revised Draft EIR Executive Summary ([2.0 Exec Summ \(granicus.com\)](https://www.granicus.com)), and my own experiences in Putnam Park and adjoining neighborhoods, I request that the City Council vote to move forward with preparing the final EIR, while addressing public comments, so that City approvals for the project can be completed and the extension of Putnam Park can become a reality.

Ideally the entire parcel would be parkland, but I realize that compromise is often necessary in the real world. The 28-home proposal on the least environmentally sensitive portion of the property along Windsor Drive does not add a substantial impact beyond the already existing subdivision along Windsor Drive. Additionally, my neighborhood's access to Putnam Park via foot or bicycle would be improved with an entrance on D Street. No driving necessary! The work done to reduce the environmental impact of the original Davidon proposal, to save sensitive habitat and historic ranch buildings, and to provide more access to parklands, is commendable.

I hope you will vote to move forward with a final EIR and ultimately approve the project as proposed.

Sincerely,

Teresa Meikle, Petaluma, CA

teresam@sonic.net

RESPONSES TO I-MEIKLE-2 LETTER

Response I-Meikle-2-1: Comment noted. This document provides responses to public comments in compliance with *CEQA Guidelines*.

Ervin, Olivia

From: Beth Meredith <beth@createthegoodlife.org>
Sent: Monday, March 1, 2021 4:34 PM
To: Barrett,Teresa; Barnacle, Brian; Fischer, D'Lynda; Healy, Mike; King, Dave; McDonnell, Kevin
Cc: Ervin, Olivia
Subject: Comments on Scott Ranch RDEIR

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.--

Dear Mayor Barrett and Members of the City Council,

The proposed Scott Ranch project with 28 homes is based on a business-as-usual development model that would perpetuate the very issues the Climate Emergency Resolution and the subsequent Climate Action Framework declare need to change immediately if Petaluma is to secure a more sustainable and resilient future.

In May 2019, a climate emergency was declared by the Petaluma City Council underscoring the need for urgent action at all levels of government to address climate mitigation and adaptation. The Petaluma City Council enacted Ordinance 2689 N.C.S. elevating climate issues to the highest priority and giving them precedence to them when goal-setting and evaluating policies and planning projects.

On January 11, 2021, Petaluma adopted the Climate Emergency Action Framework which more specifically outlines the vision, goals, and policy direction for climate mitigation and adaptation. The Framework describes four areas of focus: Equity and Climate Justice, Mitigation and Sequestration, Adaptation and Social Resilience, and Community Engagement.

Increases VMT

Specifically, in the area of Mitigation and Sequestration, the Climate Emergency Action Framework identifies the following goal: “Eliminate transportation emissions by... (r)educing of Vehicle Miles Traveled (VMT) through active transportation, land use policy, infill development and increased density.”

According to the Scott Ranch DEIR, “the proposed project would increase VMT per capita greater than the City threshold.” The proposed mitigation is for the developer to pay fees into a fund for transit passes and multi-modal infrastructure. However, even the DEIR cast doubts on the effectiveness of this mitigation concluding: “(I)n the absence of a Citywide policy outlining the specific improvements and the effectiveness of these improvements at reducing VMT, the feasibility of the mitigation measure is currently unknown.”

Given that a primary goal of the City is to achieve carbon neutrality by 2030, and to do so we need to substantially reduce direct GHG emissions from all sectors of the local economy, a housing project which will increase VMT per capita does not fit the City’s goals.

Destroys Valuable Natural Habitat

In the area of Adaptation and Sequestration, the Climate Action Framework states, “Petaluma will stop investing in systems which weaken the health of the community and the ecosystems upon which we depend and invest in systems which better prepare the City for the future.” The goal of future plans will be to

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“facilitate development that minimizes and anticipates impacts from climate change and respects the ecological health of the Petaluma River, wetlands, wet meadow, grasslands, greenbelt, and open space ecosystems.”

The proposed Scott Ranch housing project is a greenfield development in a biologically rich and sensitive area, and the DEIR’s list of impacts on these resources is lengthy and includes the following:

- substantial adverse effects on special-status animal species, including California red-legged frog, nesting birds, and roosting bats
- would affect sensitive natural communities, including riparian habitat, native grasslands, and regulated seasonal wetlands
- a 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
- 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
- would conflict with a local policy for protecting biological resources, such as a tree preservation policy or ordinance

2

The list of proposed mitigations is enormous given these impacts. I would argue that the mitigations when taken as a whole are untenable, and the chances that all aspects of the mitigations will be performed in a way that will actually result in no or minimal loss of biological health or function is unrealistic. Moreover, it raises the question of why would we destroy a rare and unique ecosystem within the City to construct a mere 28 houses? The environmental risk versus the gain for the community in terms of housing does not fit the City’s priorities.

Locates Families in a High-Risk Fire Area

The whole purpose of the Climate Action Framework is to make the people of Petaluma more secure as we face the climate challenges of the future which specifically include threats from flooding and wildfire.

3

The project site is located in a Tier-2 fire-threat area, indicating an area where there is an elevated risk (including likelihood and potential impacts on people and property) from utility-associated wildfires. Given the rapidly growing threat of wildfires in the region, and the enormous impact the loss of homes has on individuals and the community, there is no justification for building homes in a Tier-2 area when there is adequate opportunity to build them in areas where the fire risk is significantly less.

Fails to Provide Needed Housing Types

As the Climate Action Framework points out, Petaluma has fallen short of its RHNA quota for affordable housing since the 2007-2009 recession. The City has provided a mere 5% of its RHNA targets for low-income housing while providing 200% of its market-rate goal. The need for affordable housing is expected to grow, and it is essential for our community to house the people who work here providing valuable services, including front-line work.

4

Scott Ranch proposes building 28 single-lot, “high-quality” homes that will be roughly between 2,500 and 3,500 s.f. This is precisely the type of housing that has been overbuilt in the last decade. The project does not meet the real housing needs of the community, including those who have been historically underserved such as seniors, singles, and those with low and moderate incomes. This project will increase the housing equity divide in Petaluma.

Expands City Infrastructure in Ways that are Fiscally Unsustainable

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According to the organization Strong Towns which studies how we can build better and more resilient cities and towns, low-density, car-dependent sprawl is financially unsustainable for a city. The cost of maintaining the infrastructure and roads of suburban development over time has historically been greater than the fees and taxes collected. Having lived in Petaluma since 1994, I can say that Petaluma has suffered from this mismatch of growth versus funding. For example, this is the reason why Petaluma has not been able to adequately repair some of the worst roads in the Bay Area over the past three decades.

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The proposed project requires an expansion of infrastructure such as roads and storm drains. The development fees and taxes collected will not cover the cost of maintaining this infrastructure over time. On the other hand, higher-density in-fill development requires less infrastructure per capita and is more fiscally sustainable. For more information visit <https://www.strongtowns.org/curbside-chat-1/2015/12/14/americas-suburban-experiment>.

In sum, Scott Ranch is based on an outmoded system of development that does not support the needs of the community in terms of lowering GHG, preserving natural ecosystems, reducing fire risk to homes, providing the type of housing Petaluma needs, or contributing to the fiscal viability of the City. It is incongruous with one of the City's top priorities: addressing the Climate Emergency.

6

As Mayor Teresa Barrett has said, it is not enough to adopt a resolution declaring a climate emergency and assume we have now checked that box and move on. The City needs to actually make the changes and take the actions to shift the City from business-as-usual to becoming a more resilient, adaptable, and sustainable community.

Sincerely,
Beth Meredith
Petaluma, CA

RESPONSES TO I-MEREDITH LETTER

Response I-Meredith-1: See **Master Response 9 – VMT Approach** and **Master Response 10 – VMT Mitigation**. Also, see **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework**.

Response I-Meredith-2: See **Master Response 1 – Need for Updated Biological Surveys**, **Master Response 2 – California Red-Legged Frog Surveys**, **Master Response 3 – American Badger and Western Burrowing Owl**, and **Master Response 4 – Special-Status Species Present at the Project Site**. See **Response O-PLAN-2-1** regarding wildlife movement. See **Response I-Smallwood-12** regarding roosting bats. See **Response I-Smallwood-11** regarding nesting birds.

Potential impacts on wetlands and regulated waters are discussed under **Impact BIO-3** on **pages 4.3-55 and 4.3-56 of the RDEIR**. As discussed in **Master Response 5 – Revisions to the Project and Associated Reduction of Impacts on Biological Resources**, a total of 0.129 acres of state and federal regulated waters would be affected by the proposed project. Compensatory mitigation of impacts to regulated waters that cannot be avoided would be provided at a minimum 2:1 ratio as called for in **Mitigation Measure BIO-3** on **page 4.3-56 of the RDEIR**. At the 2:1 replacement ratio, required mitigation for wetland impacts would be approximately 0.26 acres. Sufficient land area is available within the 47 acres of the Putnam Park Extension component of the project to provide on-site replacement of any regulated waters that cannot be avoided. Furthermore, evidence that the project Applicants have secured all required authorization from regulatory agencies must be submitted to the City prior to issuance of any grading or building permits for the project. Collectively, these measures and controls ensure that potential impacts to biological resources are fully addressed and successfully implemented as part of the proposed project.

Response I-Meredith-3: Approximately 47 acres of the project site would be transferred to Sonoma County Regional Parks to be retained for public recreation and as open space and protected habitat, with the expectation that two conservation easements would be established (see **Chapter 2.0, Revised Project Description**). Regarding fire risk, see **Response O-PRP-2-10** regarding fire risk.

Response I-Meredith-4: See **Response O-PRP-2-1**.

Response I-Meredith-5: This comment does not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comment may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration will be carried out independent of the environmental review process. For informational purpose, see **Master Response 15 – Project Merit and Alternative** that examines the

potential construction and operation impacts associated with a multi-family development at the project site as compared to the proposed project.

Response I-Meredith-6: See **Master Response 6 – Greenhouse Gas Emissions and Compliance with Climate Action Framework.**

From: Chey Moore <cmoe6@comcast.net>

Sent: Monday, February 8, 2021 10:51 PM

To: Fischer, D'Lynda <dfischer@cityofpetaluma.org>; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; richard@lacehouselinen.com; heidibauer2000@gmail.com; Ervin, Olivia <oervin@cityofpetaluma.org>

Subject: Davidon Development - Meeting 2/9

Dear Planning Commissioners,

The Davidon development plan has an extensive vision for the expansion of Helen Putnam Park, including but not limited to the restoration and development of the barn center, playground picnic areas, foot bridges, public bathrooms, trails within the development, and connector trails into Helen Putnam Park. All of these things Maggie Jensen, the landscape architect, said would ultimately be implemented and maintained by Sonoma County Regional Parks.

What exactly has Sonoma County Regional Parks agreed to implement and maintain. Is there an agreed time frame when these plans will be implemented. These amenities are extremely expensive.

Representatives from the Davidon plan say they are expecting and hoping that Sonoma County Parks will develop their Helen Putnam extension plan. Expecting and hoping is not good enough. If the Davidon development plan is approved, the land designated for the Helen Putnam park expansion will just be handed over to Sonoma County Regional Parks and then we just wait and hope?

Take for example the newest entrance to Helen Putnam on Windsor Drive across from the West Haven development. A parking lot and additional trails were promised. Where is the parking lot? People are parking along Windsor Drive to access that new entrance. The public is still waiting and hoping for development of that simple promise. How many years has taken?

The home development portion of the Davidon plan be should not be overshadowed by an extremely beautiful plan of public amenities that might or might not built. If the Davidon development plan is approved, the Sonoma County Parks should be held responsible for developing the park's part of the plan within the same time frame that the homes will be built.

Otherwise, what will become of the plan presented by Davidon? Just 28 more homes developed on a parcel of land that the public has been fighting 17 years to leave undeveloped.

Thank you.
Chey Moore
52 Oxford Ct

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RESPONSES TO I-MOORE-1 LETTER

Response I-Moore-1-1: See **Master Response 16 – Park Extension Project Construction Schedule**. There is an ongoing collaboration between the City and Sonoma County Regional Parks on the proposed project. See **Comment Letter A-SCRIP**.

Response I-Moore-1-2: See **Response I-Moore-1-1**.

Ervin, Olivia

From: Chey Moore <cmoe6@comcast.net>
Sent: Tuesday, February 23, 2021 10:02 AM
To: Fischer, D'Lynda; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; richard@lacehouselinen.com; heidibauer2000@gmail.com; Ervin, Olivia; Barrett,Teresa; Barnacle, Brian; Healy, Mike; King, Dave; McDonnell, Kevin; Pocekay, Dennis
Subject: Scott Ranch Development/Putnam Park Expansion

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
 Dear Planning Commissioners and City Council Members,

The Scott Ranch Housing Development / Helen Putnam Park Expansion Plan has been presented somewhat as one project but they are, in fact, two separate projects. [This email is focusing primarily on the Helen Putnam Park Expansion Plan.

1

The construction schedule for the park expansion in the RDEIR states on page 3.0-53:

- **The timing and implementation of the Putnam Park Extension Project component would depend on the availability of funds and priorities of Sonoma County Regional Parks after the transfer of title to Regional Parks.**
- **The timing and implementation of the other phases would depend on the availability of funding and the priorities of Sonoma County Regional Parks.**

My husband and I purchased our home in Victoria in 1992 when the subdivision was still being built. We were told by the developer that the Scott Ranch property would never be developed, that Arnold Scott was going to will it to his alma mater University of Pacific for a science/research extension.

2

In 2010, John Beck wrote in the Press Democrat "If you don't want to pay the \$6 car fee, park in the neighborhood along Oxford Court, off Windsor Drive and enter on the east side of the park."

"Fool me once, shame on you, fool me twice, shame on me."

It is necessary to see a detailed proposed budget for all of the amenities that are listed in each of three phases of the park expansion plan.

Phase 1:

- Grading the upper parking lot.
- Completing the construction of the lower parking lot.
- Two pedestrian bridges.
- Temporary restroom.
- Associated infiltration basin.

The North segment of the loop trail with connection to Helen Putnam Regional Park and the barn center.

Phase 2:

- Construction of the upper parking lot off Windsor Drive.
- Permanent restroom.
- Playground.
- Group picnic area.
- Trail along D Street and Windsor Drive to the barn center.
- Internal bracing of the barns.
- Ephemeral drainages restoration.
- Pasture improvements.
- Planting and irrigation.

2

Phase 3:

- Completion of the loop trail.
- Installation of the third footbridge.
- The barn restoration.

It is also crucial to see how well funded Sonoma County Parks is for park development as well as their availability of funds for the Putnam Park Expansion for all phases now and what the reserves show for 5 - 6 years from now.

It is my understanding that there are 50 parks within the Sonoma County Regional Park system. How can we believe funding for phase 2 and 3 amenities will take precedence over the other 49 parks especially if there are emergencies such as wild fires or wild fire prevention measures?

As I said at the beginning of this email, the Scott Ranch Housing Development / Helen Putnam Park Expansion Plan has been presented somewhat as one project but they are, in fact, two separate projects. *We must* realize that Petaluma could end up with 28 more homes developed on a parcel of land that the public has been fighting 17 years to leave undeveloped with some or none of the park expansion plans in place.

3

How long did it take to get the new trail entering Helen Putnam installed across from the West Haven development? Wasn't that a condition of development from West Haven and when was the West Haven development built? Wasn't there supposed to be a parking lot too? Who knows if people would use the parking lot if they had to pay. So now there is just more traffic and cars parked on Windsor Drive and the connecting streets in the neighborhoods.

4

Sonoma County Region Parks needs to be held accountable for all phases of the park extension if they are presenting it as part of the housing development. It is wrong to give us an incredible vision of wonderful park amenities and in the same breath saying it will depend on availability of funds.

5

Fool us once . . .

Thank you,
Chey and Larry Moore
52 Oxford Ct

RESPONSES TO I-MOORE-2 LETTER

Response I-Moore-2-1: As described on **page 3.0-1 in Section 3.1, Introduction, of the RDEIR**, the two project components, Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component, constitute the Scott Ranch Project or the “proposed project” for the purpose of CEQA analysis. See **Master Response 16 – Park Extension Project Construction Schedule** for the funding and implementation of the proposed improvements to the park extension component as well as **Chapter 2.0, Revised Project Description**).

Response I-Moore-2-2: See **Master Response 16 – Park Extension Project Construction Schedule**.

Response I-Moore-2-3: See **Response Moore-2-1**.

Response I-Moore-2-4: Sonoma County Regional Parks has also constructed and made available an additional 34 parking spaces (including two ADA spaces) in a new parking lot (West Wind) serving Helen Putnam Regional Park on the south side of Windsor Drive, east of West Haven Way. See **Master Response 14 – Parking**, for additional information about parking conditions.

Response I-Moore-2-5: See **Master Response 16 – Park Extension Project Construction Schedule** for the funding and implementation of the improvements to the park extension component. As discussed in the master response, the proposed project would result in the transfer of title of approximately 47 acres of the project site to the Sonoma County Regional Parks to be retained for public recreation and as open space and protected habitat, with the expectation that two conservation easements would be established (see **Chapter 2.0, Revised Project Description**).

Ervin, Olivia

From: Chey Moore <cmoe6@comcast.net>
Sent: Tuesday, March 9, 2021 7:01 AM
To: Fischer, D'Lynda; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; richard@lacehouselinen.com; heidibauer2000@gmail.com; Ervin, Olivia; Barrett, Teresa; Barnacle, Brian; Healy, Mike; King, Dave; McDonnell, Kevin; Pocekay, Dennis
Cc: Larry Moore
Subject: Scott Ranch Development/Putnam Park Expansion

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
 Dear Planning Commissioners and City Council Members,

The Scott Ranch Project / Putnam Park Extension plan offers a fee-based 27 space county parking lot off of D Street.

A 10 space parking lot with a trail head is also planned off of Windsor Drive. Is that going to be a city/public parking lot or county fee-based parking lot?

Based on what's currently happening with parking for Helen Putnam Park, people are NOT going to use the fee-based parking lot off of D Street. No matter how much we wish they would use the designated county parking lots to support the parks or purchase an annual park's pass, most people don't. We can not hope for this anymore. We can not hope that KCPP gets parking sponsors or "low income" passes. The facts show people want to park for free. There are people who use the park on a regular basis and paying \$7.00 for a 45 minute walk isn't something they can or will do. We personally renew our park's pass annually but I'll bet most people don't.

When people don't use the fee-based county parking lot(s) for the Putnam Park Extension, where are they going to park? I did not find any information regarding this question in the RDEIR. We can't ignore this question. It is the reality of people not wanting to pay for parking which has created dangerous traffic and safety hazards.

As you know, people are currently parking in nearby neighborhood streets instead of parking in the park's large, spacious parking lot off Chileno Valley Road. There are people who park on Chileno Valley Road at the entrance and walk into the park. These dangerous situations have been created by people who do not want to pay for parking.

The park has become popular and is very busy. The parking problem has developed over the past 10 years and continues to grow every year.

Now that you have the current facts and history regarding the parking problems, you have to carefully consider approving a development that will be adding more trails and more fee-based parking lots right next to existing neighborhoods and D Street, which is very busy.

If the Scott Ranch homes are built, park goers will park in those neighborhood streets as well unless there are restrictions. And those restrictions should be applied to all the nearby neighborhood streets.

You have greatly improved the dangerous traffic problems on Oxford Ct by closing it to through traffic, although there are still some people who don't obey the signage and continue to park on Oxford Ct

on a daily basis. By the way, they do not appear to be disabled. They just don't obey the signs. But, by parking on Windsor Drive, people can now use the entire street of Oxford Ct to walk up in several groups at a time filtering safely into Helen Putnam. If you had not closed the street to through traffic, people would have continued to park on both sides of Oxford Ct while cars are driving up and back since it is a cul-de-sac, with having only one sidewalk to walk on. That created a very dangerous situation for both residents and park visitors.

Where are people going to park when they don't use the proposed fee-based parking lots? On D Street? That would be very dangerous. In the Victoria neighborhood streets? The Scott Ranch neighborhood streets? The Pinnacle Heights neighborhood streets?

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Building the same type of infrastructure that isn't working is not progression. That's regression. Residents in Victoria have been writing to you for 10 years now about how unsafe the traffic situation is for both park goers and residents when people use Oxford Ct as Helen Putnam's parking lot. There has to be better ways to provide better access to the park, knowing that people don't use the fee-based parking lots.

I'll start off with one suggestion. Can these newly proposed fee-based parking lots be turned into city owned parking lots?

Thank you,
Chey and Larry Moore
52 Oxford Ct

RESPONSES TO I-MOORE-3 LETTER

Response I-Moore-3-1: See Master Response 14 – Parking.

Ervin, Olivia

From: Chey Moore <cmoe6@comcast.net>
Sent: Thursday, March 11, 2021 10:07 AM
To: Fischer, D'Lynda; sandi.lee.potter@gmail.com; bmhooper1@gmail.com; richard@lacehouselinen.com; heidibauer2000@gmail.com; Ervin, Olivia; Barrett,Teresa; Barnacle, Brian; Healy, Mike; King, Dave; McDonnell, Kevin; Pocekay, Dennis; -- City Clerk
Cc: Larry Moore
Subject: Scott Ranch Development/Putnam Park Expansion

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear City Council Members and Planning Commissioners,

As a follow up to my previous email, I have written Greg Colvin, KPCC, to ask for estimated costs per line item of the proposed Helen Putnam Park extension amenities, but I have not received a reply.

The public needs to know these estimated costs because the Scott Ranch Development/Putnam Park Expansion Plan is being presented in tandem. Look what you get if the housing development gets approved!

We need to see the estimated costs per line item of the proposed park amenities to find out if they are feasible within the park's budget. Especially when the RDEIR states:

- **The timing and implementation of the Putnam Park Extension Project component would depend on the availability of funds and priorities of Sonoma County Regional Parks after the transfer of title to Regional Parks.**
- **The timing and implementation of the other phases would depend on the availability of funding and the priorities of Sonoma County Regional Parks.**

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Unless a person has experienced broken promises from a developer, which the County Parks' Dept. would be considered a developer with this plan, a person could easily believe and assume the plans that were proposed will happen on faith. But those of us who have experienced unkept promises realize we need the complete details and contracts to ensure the plans are followed and completed. We need to verify that the park's plans are feasible both economically and environmentally.

Thankfully we have zoom meetings during Covid but they tend not to be as inclusive as face to face meetings for many reasons. I just want to make sure that KCPP answers these park amenities budget questions. Even though I did not get a reply, they must answer you.

Thank you,
 Chey and Larry Moore
 52 Oxford Ct

----- Original Message -----

RESPONSES TO I-MOORE-4 LETTER

Response I-Moore-4-1: See Master Response 16 – Park Extension Project Construction Schedule.

Olivia Ervin

From: info@extendputnampark.org
Sent: Tuesday, February 23, 2021 5:14 PM
To: oervin@cityofpetaluma.org
Subject: Scott Ranch Park Extension and Limited Housing Project

To the Members of the Petaluma City Council and the Planning Commission:

I write today to share my support for the proposed Scott Ranch project, which includes plans to extend Putnam Park by 44 acres and a limited 28-home development on the least environmentally sensitive portions of the property. I appreciate how much work has gone into improving this project over the years and ensuring that its environmental impacts are kept to a minimum.

The Revised Draft Environmental Impact Report now before you is a comprehensive document that has evaluated and mitigated the potential impacts of this project effectively. I hope you will vote in support of the completeness of this revised draft EIR so that a final EIR can be prepared that responds to all comments received. And, ultimately, I hope you will approve this project as proposed.

1

Sincerely,

Jennifer More

Santa Rosa

jennifer@dolphinmethod.com

RESPONSES TO I-MORE LETTER

Response I-More-1: Comment Noted.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#); [Ervin, Olivia](#)
Subject: FW: public hearing on Scott Ranch project
Date: Monday, March 15, 2021 4:20:56 PM

From: Eileen Morris
Sent: Monday, March 15, 2021 4:18 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>; pervin@cityofpetaluma.org
Subject: public hearing on Scott Ranch project

To the Petaluma City Council,

I urge you to approve the Scott Ranch project and send it to the Planning Commission for final review.

The additional hiking and recreation areas included in the project are reason enough to vote to approve. Other great benefits are that the trails will be more accessible to children and the elderly. The project will also relieve parking woes on Oxford Court.

I'm really grateful for Greg Colvin's tenacity in reaching an agreement with the developer and in raising the funds to make that agreement possible.

Many thanks for your service, Councilmembers,

Eileen Morris
Petaluma

Sent from [Mail](#) for Windows 10

RESPONSES TO I-MORRIS LETTER

Response I-Morris-1: Comment noted.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Scott Ranch RDEIR
Date: Monday, March 15, 2021 11:59:18 AM
Attachments: [5.A - Public Comment - Shawn Smallwood.pdf](#)

From: Veronica Olsen
Sent: Sunday, March 14, 2021 7:35 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>; Barrett, Teresa <tbarrett@cityofpetaluma.org>; Barnacle, Brian <bbarnacle@cityofpetaluma.org>; Fischer, D'Lynda <dfischer@cityofpetaluma.org>; Healy, Mike <mhealy@cityofpetaluma.org>; King, Dave <dking@cityofpetaluma.org>; McDonnell, Kevin <kmcdonnell@cityofpetaluma.org>; Pocekay, Dennis <dpocekay@cityofpetaluma.org>
Subject: Scott Ranch RDEIR

Dear Mayor Barrett and City Council Members,

Petaluma has committed to carbon neutrality by 2030. As proposed in the RDEIR, Scott Ranch 28 homes and park project, is not aligned with the City of Petaluma’s Climate Emergency Framework, passed in January 2021; which intends to “facilitate development that minimizes and anticipates impacts from climate change and respects the ecological health of the Petaluma River, wetlands, wet meadows, grasslands, greenbelt and open space ecosystems.” “eliminate transportation emissions by...reducing Vehicle Miles Traveled (VMT) through active transportation, land use policy, infill development and increased density.”

The proposed Scott Ranch project will have irreversible, negative impacts on one of Petaluma’s most ecologically sensitive sites. This is significant because “protecting ecosystems could provide at least a third of the climate mitigation needed by 2030, under the Paris Climate Agreement.” *National Geographic 12.20*

SCOTT RANCH - 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 as a result of proposed grading and construction on the site.

BIOLOGICAL IMPACTS - MITIGATIONS NOT SUFFICIENT TO SUSTAIN SENSITIVE HABITAT & WILDLIFE MOVEMENT

Scott Ranch has been marketed by the applicants, (Davidon Homes & Kelly Creek Protection Project) as a “win-win” solution. What has not been made clear to the public is the irreversible negative impacts to the native habitat and rich wildlife presently on the site, resulting from the proposed earth moving, grading, water diversions, paving and construction of the homes, trail, roads and parking lots. Further, the proposed park and one mile loop trail are presented as serving the community and “preserving habitat”, when in fact the constant usage by humans, vehicles, dogs, horses would destroy sensitive habitat for 66 special status species, including the California Red-legged frog, Golden Eagle and Paragon Falcon. Please note that Dr. Smallwood, a PhD in Ecology, asserts in his report that much of Scott Ranch RDEIR’s biological impact data is incomplete and outdated. (see attachment)

According to the RDEIR, 22 acres of grassland will be removed, 1.21 acres of which are native grasses, that provide habitat for the federally protected, Red-legged Frog. Wildlife movement will be severely hampered, with a mere five foot allowance designated on the west and the northern edge of the property. Riparian habitat will be disturbed for bridge crossings and drainage outfall improvements. The proposed mitigation of 3:1 ratio of open space, does not adequately address the species’ ability to survive in a reduced habitat area; or with constant disturbance by park goers, home owners and fire maintenance crews. According to

the U.S. Fish and Wildlife report Recovery Plan for the California Red-legged Frog 2002, "The California red-legged frog is threatened within it's remaining range, by a wide variety of human impacts to its habitat, including urban encroachment, construction of reservoirs and water diversions, contaminants, agriculture, and livestock grazing. These activities can destroy, degrade, and fragment habitat."

1

TRANSPORTATION - MITIGATION NOT SUFFICIENT TO MEET PETALUMA 2030 GOALS

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".

The RDEIR states that "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.

2

I respectfully ask that the project proponents, Davidon Homes & Kelly Creek Protection Project be required to reconsider the significant impacts of their proposed design and improve the sustainability considerations of this project.

Thank you for your attention.

Sincerely,

Veronica Olsen
Petaluma Resident

RESPONSES TO I-OLSEN LETTER

Response I-Olsen-1: As proposed, a majority of the project site would be preserved, protected, or maintained undeveloped. Approximately 47 acres of the project site would be transferred to Sonoma County Regional Parks to be retained for public recreation and as open space and protected habitat, with the expectation that two conservation easements would be established. An additional 5 acres of the site would remain as private open space (see **Chapter 2.0, Revised Project Description**). Regarding concerns related to biological resources, see **Master Response 1 – Need for Updated Biological Surveys, Master Response 2 – California Red-Legged Frog Surveys, Master Response 3 – American Badger and Western Burrowing Owl, and Master Response 4 – Special-Status Species Present at the Project Site**. In addition, see **Response I-Meredith-2**. Further responses to concerns raised regarding biological resources are addressed in **I-Smallwood-** below.

Response I-Olsen-2: See **Master Response 9 – VMT Approach** and **Master Response 10 – VMT Mitigation**.

From: [Pascoe, Samantha](#)
To: [Pascoe, Samantha](#)
Subject: FW: Davidon
Date: Monday, March 15, 2021 11:20:20 AM

From: james page
Sent: Friday, March 12, 2021 6:39 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Davidon

Dear Clerk,

I have lived for 25 years on Laurel Ave., a small street that runs between B St. and D St.

Over the years I have witnessed the traffic on D St. grow exponentially. On any given Saturday, pre-Covid, it was not unusual to have a solid line of stopped cars extend from Petaluma Blvd all the way up to 10th St. At that point many of the cars will use smaller streets, like Laurel Ave, to race over to B St. in an attempt to make up their lost time.

The thought of a new development at Scott Ranch and the incumbent additional traffic is really frightening to me.

I also find it offensive that a city that desperately need low-income housing is allowing these over-sized luxury units to be considered.

I would appreciate you doing anything possible to further limit the scope of this project.

Sincerely,

James Page
Petaluma