

# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

- Wildfire in UWI (urban wildfire interface) (Chapter 4.15)
- Red legged frog destruction / relocation (Chapter 4.3)
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- Downstream flooding (Chapter 4.8)
- Other: .....

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## Comments

Name \*

Katie

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## Comments

I live in Victoria and DO NOT WANT this project built up against Helen Putnam. There are too many homes as it is.

Name \*

Tina

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## Comments

Really concerned that once developed and the 44 acres are turned over to Sonoma County Parks it will be years before anything is developed. After several years they put the trailhead in by the circle on Windsor Drive with no parking or other amenities. No reason to think this won't happen with this development. Traffic and parking in the surrounding neighborhood is horrible. People using the park refuse to pay for parking which supports the park.

Name \*

Rob Shepard

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## Comments

Please do not build in that area. There are enough houses in that area already. We need parkland!

Name \*

Breonna

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Maggie Athoe

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Karlene Ayerza

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Lauren Lautner

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Kathleen Lawrence

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## Comments

I'd like to see any housing development actually be affordable

Name \*

Adam Klein (10th st)

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Sally Denman

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Rick Luttmann

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Caroline Gelsman

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Patti Schofler

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No development

Name \*

Douglas Lund

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No development

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Lori Lund

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- Other: None. It's all we can achieve

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I say it's the right compromise

Name \*

T. W. Hendrix

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- Other: Keep this beautiful pristine parcel intact,

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## Comments

It should remain open park land and let the cows graze

Name \*

I live in the area and can imagine the traffic and mess that will be created. Wh ruin such a beautiful space.

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Dana C. Niendorf

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Sherri Fabre-Marcia

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Leslie Curchack

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Elaine Dolcini

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To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

- Wildfire in UWI (urban wildfire interface) (Chapter 4.15)
- Red legged frog destruction / relocation (Chapter 4.3)
- Traffic - significant & unavoidable (Chapter 4.13)
- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: Kelly Creek overflow and change

I would like the city to: (check all that apply)

- Recommend parkland for the entire parcel
- Consider alternatives for the 28 homes. For example: less expensive homes with a smaller footprint, condos, little house community, low-income elderly housing, organic farm or winery, solar field, etc.
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- Other: Housing Mix

## Comments

Traffic is already an issue on D St. We live on Grossland Way and there are times we can not make a left turn out of our Street unto D. Even making a right turn off of Grossland is difficult when the traffic is backed up. Afternoon, between 3 and 4:30 seems to be the worst and if the bridge is up, the train is coming and kids are getting out of school, we are in gridlock. I want townspeople to have access to this beautiful park, but am concerned about escape routes in case of fire or floods.

Name \*

Marcia Joynt

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## Comments

Name \*

Paula Moors

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- Other: .....

## Comments

Name \*

Amy Rosenbaum

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## Comments

Name \*

Jenny Christensen

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## Comments

Name \*

Barbara Stowe

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- Other: Construction is one of the most greenhouse gas intensive industries.

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## Comments

Name \*

Noah Miska

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- Downstream flooding (Chapter 4.8)
- Other: Building on scenic ridges

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- Other: .....

## Comments

I want our City to recommend parkland for the ENTIRE parcel. When H Putnam Park was established in 1985, the population of Petaluma was 35,000. It's now nearly 2x that, at 63,000 citizens, and the amount of parkland per citizen is significantly less. Putnam park is often very crowded. The park has been a critical refuge during COVID. Building on scenic ridges in the wild land interface is entirely the wrong focus for our beautiful Rivertown. Putting in paths and allowing dogs in close proximity to the Red Barn and creek will sound the final death knell for the red-legged frog, an endangered Special Status Species. We can do this! We CAN set the entire 58 acres aside for preservation as parkland. We don't need new single-family luxury homes where we are built out in excess of 820% of our luxury housing quota (RHNA) for this building cycle. With Measure M and in concert with monies raised by Petalumans for Responsible Development, we can acquire the entire 58 acres to be added to Helen Putnam Park. Thank you.

Name \*

Moira Sullivan

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## Comments

Name \*

Eric Scher

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- Downstream flooding (Chapter 4.8)
- Other: Noise , toxic emissions , story poles needed

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- Other: .....

## Comments

Environmental concerns, ongoing noise during and after construction in this echoing this valley, landslides, traffic, toxic emissions may cause many health issues for people living in this area

Name \*

Kathleen Billings

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- Other: Urban Sprawl - Should be building In Fill in town first

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- Other:  
We need low income housing and single occupancy units for our homeless built but intown with resources

## Comments

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. Unless the City has a plan to build new park for all of the new homes??? Didn't think so.... thx!!

Name \*

Gina Fabiano

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- Other: .....

## Comments

Helen Putnam is our most beautiful place to hike in Petaluma (we don't have many!). Having these 28 homes built there would destroy the natural beauty of the place. Please, let's keep it pristine.

Name \*

Suzi Eszterhas

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## Comments

Name \*

Geraldine Eszterhas

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## Comments

Name \*

Janice Cader Thompson

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## Comments

Name \*

Jane Hamilton

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- Other:

We need affordable housing, not more luxury homes in land that has never been built on.

I would like the city to: (check all that apply)

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- Other: Keep what little undeveloped land we have left unbuilt.

## Comments

I like option 2 (Consider alternatives...), but not at this site. We have plenty of vacant downtown property whose development would benefit low income and elder housing and would be within walking distance of stores and other amenities.

Name \*

Bonnie Allen

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- Other: .....

## Comments

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.

Name \*

Michelle

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- Downstream flooding (Chapter 4.8)
- Other: Erosion, excessive luxury housing development that is NOT WALKABLE

I would like the city to: (check all that apply)

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- Other: .....

## Comments

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 life styles while we put the longer term solutions in place.

Name \*

Wendy Jacobs

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## Comments

Name \*

LJ Callan

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- Downstream flooding (Chapter 4.8)
- Other: This is not the type of housing that Petaluma needs.

I would like the city to: (check all that apply)

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- Other: I don't think this parcel is suitable for additional housing.

## Comments

This parcel is not suitable for any housing. It should have been included in the park a long time ago.

Name \*

Nancy Rogers

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## Comments

Name \*

Patricia Wilson

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- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: .....

I would like the city to: (check all that apply)

- Recommend parkland for the entire parcel
- Consider alternatives for the 28 homes. For example: less expensive homes with a smaller footprint, condos, little house community, low-income elderly housing, organic farm or winery, solar field, etc.
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- Other: .....

## Comments

Name \*

Bianca

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Thank you for doing this.

Name \*

Ruth Reed

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- Downstream flooding (Chapter 4.8)
- Other: need for affordable multiple family planned unit developments

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## Comments

We need more park for the increased population of Petaluma

Name \*

Bernie Album

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# Concerns about Scott Ranch

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## Comments

Cities have a right to not over develop. We need to stop approving too much way over RHNA #'s.

Name \*

Taryn Obaid

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## Comments

Name \*

Pam

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## Comments

Name \*

James Terrell

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## Comments

Petaluma should acquire the ENTIRE 58 acres and not allow more luxury homes be built on our scenic ridges. When H Putnam Park was established in 1985, the population of Petaluma was 35,000. It's now approaching 2x that, at 63,000 citizens, and the ratio of parkland to citizen is significantly less. The park has been an important respite in COVID, and is a critical draw for folks interested in our town. We are currently built out to > 820% of our regional housing numbers (RHNA) for luxury homes. The last thing we need are more million-dollar homes on our scenic ridges and in our urban/wildland interface. So many species are already imperiled. The red-legged frog is an imperiled special status species. This is one of its 3 last habitats. With Measure M having passed and Petalumans for Responsible Planning having raised ~ \$7 mil, the developer can be bought out!

Name \*

Iendri Purcell

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## Comments

Name \*

Lori Molden

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## Comments

Name \*

Janice Cader Thompson

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## Comments

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.

Name \*

Lance Kuehne

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# Concerns about Scott Ranch

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- Downstream flooding (Chapter 4.8)
- Other: Ruin of a historic area

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- Other: .....

## Comments

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.

Name \*

Karen Brown

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# Concerns about Scott Ranch

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- Other: .....

## Comments

All of above, in both sections, are important, but if I marked them all I would come across as totally unthinking. Thank you for your efforts and good luck!

Name \*

Eleanor Hodge

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# Concerns about Scott Ranch

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## Comments

Name \*

Julia Cort

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- Downstream flooding (Chapter 4.8)
- Other: Unnecessary additional luxury housing IS A DEVELOPER'S BOONDOGGLE!

I would like the city to: (check all that apply)

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## Comments

We need more open space(s) for our growing population and less impingement on wildlife habitat.

Name \*

Barbara Pollack

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## Comments

Name \*

Mark Jaderstrom

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- Other:

Increased noise, air and water pollution in this valley from traffic, visitors and residents dumping chemicals into this watershed.

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- Other:

Enforce the designated Climate Emergency and plan accordingly for water resources, canopy protections and carbon sequestration in and around our city limits.

## Comments

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.

Name \*

Diane elise Gentile

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- Other: VMTS and GHGs, poor growth pattern

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## Comments

I support your efforts and don't support the deal cut behind scenes by Kelly Creek with developers.

Name \*

Teri Shore

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## Comments

Name \*

Janice Cader Thompson

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## Comments

This is a difficult issue. This open space should be part of Helen Putnam Regional Park and I understand the owner needs to make some profit. Profit over environment. The best mitigation for climate change is preserving open space.

Name \*

Lydia Schindler

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## Comments

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. Short term thinking will not solve these issues.

Name \*

Frederica Rohlen

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Name \*

Erin Axelrod

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## Comments

Petaluma is losing its soul to fat-cat developers.

Name \*

Claudia de la Pena

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## Comments

Name \*

james page

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Name \*

Jeffrey Billings

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Name \*

NO LITTLE HOUSE COMMUNITY!!!

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## Comments

Name \*

Lauren Lautner

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## Comments

Petaluma needs more parkland. Helen Putman is a busy, well loved place and the residents of the city would love to see it expanded. The proposed development is in a lovely oak filled valley which would be a wonderful addition to the Park, and would help protect our endangered state amphibian. D street is already a very busy traffic corridor bringing in all the commuters from Marin. Adding even more traffic is a bad idea.

Name \*

Eberle Ewing

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## Comments

Name \*

Kathryn milano

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## Comments

Name \*

Caroline Gilbert

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## Comments

Name \*

Kaitlyn Lupo

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- Other: Project at UBG- no affordable housing on site

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## Comments

Name \*

Sherri Fabre-Marcia

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Sheila Milano

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## Comments

I have lived in Victoria for 2.5 years. During this time, the traffic has increased substantially. The parking in our neighborhood for Helen Putnam Park is ridiculous. I know there is ample parking for the park and people just don't want to pay the parking fee (to support a park that they are using), but the Victoria neighborhood is paying the price for this. The people that park along Windsor Drive are using our small neighborhood park, even though this is restricted to residents.

Name \*

Sue Schanz, 15 Windsor Lane

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## Comments

Name \*

Margaret West

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## Comments

Name \*

Jess Cenica

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Kaitlyn Lupo

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Name \*

Susan Jaderstrom

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- Other:  
Convince me that Windsor Drive will NOT become a highway? or cement parking lot. This is unacceptable.

## Comments

Windsor Drive NOW is a noisy and fast-paced highway at least 2x per day, beginning from 6 AM -10AM, then beginning again from 2 pm until 7 pm. This is unacceptable. Building more homes will bring MORE traffic, and our neighborhood cannot sustain the impact. Building out HPP is a fine idea, but parking for HPP cannot be allowed to spill over into adjacent neighborhood streets. Already Windsor Drive is over-run with cars parking to enter the un-paid entrance on Oxford, and at the new round-about entrance by Westgate. The park needs a parking lot for all of the bikers coming with trailers for their bikes, as the expansion of the bike trails has made HP enormously attractive to mountain bike enthusiasts. This is not objectionable, but the parking of random cars all throughout Windsor neighborhood IS.

Name \*

Katherine Apple

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## Comments

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.

Name \*

Dennis J.

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## Comments

Name \*

Michael Kraus

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- Other: Noise during construction. After as well. The valley has high sounds across.

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- Other: Increase traffic. Dangerous

## Comments

Please look over the impact on this development

Name \*

Nancy

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Other: .....

## Comments

This is not a simple project. It is complicated because of so many issues that need professional adjustments.

Name \*

H.Benson

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## Comments

Name \*

Bonnie

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## Comments

Name \*

Sarah

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## Comments

I am very opposed to this new construction.

Name \*

Keri Tenboer

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## Comments

I don't know the details of this project and I don't know if by turning down the 28 houses we will end up with something worse. But I am hoping for something better. I like the idea of a tiny house community or homes for seniors. Not so enthusiastic about winery or farm etc.

Name \*

Beverly Alexander

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## Comments

Name \*

Katie T.

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## Comments

Name \*

Reina Andreatta

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## Comments

Name \*

Forrest Martin

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## Comments

Name \*

Delilah Andreata

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## Comments

Petaluma stands for something, people like myself chose Petaluma to call home for a reason. Those reasons are that we love the slower pace, rolling hills, and friendly community that Petaluma offers. I didn't choose Marin County with its expensive homes and lifestyle. My dream and vision for Petaluma is to work toward enhancing these charms, not diluting them with modern housing developments. Petaluma has a valuable opportunity that should not be squandered. We've finally dredged our river. Now let's fix our streets and return it to the luster that it stands for rather than introducing suburban sprawl

Name \*

Paula Lecht

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- Other: flies in face of our climate emergency

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## Comments

Name \*

Sandra Garber

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## Comments

Name \*

Adam Jones

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## Comments

Name \*

Sydney Owens

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## Comments

Name \*

Jessie Winters

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## Comments

Name \*

Quang Wu

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Josh Murrett

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## Comments

Name \*

Wes Acer

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## Comments

Name \*

Peter Roon

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## Comments

Name \*

Mike Nelson

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## Comments

Name \*

Heather Mason

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- Explain how current VMT (vehicle miles traveled) traffic measures relate to previous traffic measures and if that matters in this project
- Other: Taffic and noise is a very important to work out this large impact.

## Comments

Name \*

Frank

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# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

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## Comments

Name \*

Sam

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## Comments

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?

Name \*

Sue

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## Comments

Name \*

Leslie Keenan

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## Comments

Please consider all of these concerns.

Name \*

David

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Macenzie

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Name \*

Elaine

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## Comments

Name \*

M.L. Smith

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## Comments

Name \*

Margarett H.

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## Comments

Name \*

Harry

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## Comments

Air Quality is a big concern about this project.

Name \*

Robert

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## Comments

Biological concerns for this development on such a dangerous hill.

Name \*

Emily H.

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## Comments

Gas Emissions are not going to be healthy for residents in Petaluma.

Name \*

Scott Hollen

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## Comments

Name \*

Michael Byrne

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## Comments

Name \*

B. Henser

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## Comments

Name \*

john Winters

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Other:

This type of development is inconsistent with our goal to be carbon neutral – it's not the type of housing we need and it will cause irreparable harm to our local environment.

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Comments

Name \*

Jason E. Davies

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## Comments

Name \*

Joe G.

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## Comments

Name \*

S.Martin

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## Comments

Name \*

William

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## Comments

Name \*

Barbara

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## Comments

Name \*

T. W.

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- Other: .....

## Comments

Name \*

LAURA

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# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

- Wildfire in UWI (urban wildfire interface) (Chapter 4.15)
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- Other: .....

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- Recommend parkland for the entire parcel
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## Comments

Name \*

N. Jordan

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## Comments

Name \*

Helen

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Google Forms

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## Comments

Name \*

Kathryn

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## Comments

Name \*

Pat

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## Comments

Name \*

Marissa

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## Comments

Name \*

Tom

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Google Forms

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## Comments

Name \*

Ed Pierce

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Google Forms

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## Comments

Name \*

J. Jackson

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# Concerns about Scott Ranch

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## Comments

Name \*

Matt W.

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- Other: Hydrology and water quality concerns .....

## Comments

Name \*

Jeff

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# Concerns about Scott Ranch

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- Other: Impacts on the community are important to work out good solutions.

## Comments

Name \*

Mark Baron

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# Concerns about Scott Ranch

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## Comments

Name \*

Vivian

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## Comments

Name \*

Jennifer

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## Comments

Name \*

Marvin

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# Concerns about Scott Ranch

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## Comments

Name \*

Simon K.

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## Comments

Name \*

George

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- Other: Noise is a big concern.

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## Comments

Name \*

Fred

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## Comments

Name \*

Shawn

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## Comments

Name \*

David M.

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## Comments

Name \*

Whitney

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## Comments

Name \*

Pam

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## Comments

Name \*

Charles

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- Downstream flooding (Chapter 4.8)

Other:

Greenhouse gases have far-ranging environmental and health effects. They cause climate change by trapping heat, and they also contribute to respiratory disease from smog and air pollution. Extreme weather, food supply disruptions, and increased wildfires are other effects of climate change caused by greenhouse gases

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- Other: .....

Comments

Name \*

Ted C

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

The small-town charm of Petaluma is in jeopardy. Don't let it disappear completely or be compromised by the greedy out-of-towners who have no vision or interest in the affect this visual assault, on one of nature's jewels, will have on this area. They can pack up and leave us in their dust!

Name \*

Maralee Shadle

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## Comments

These 28 expensive homes in the style of the dated suburban model is not what Petaluma needs and not what Petalumans can afford to buy. These homes would be car-dependent and add to the traffic problems and green house gas emissions.

"

Name \*

Joyce McGowan

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## Comments

This development has no place on the west side of town where the rural beauty is slowly being encroached upon. This area should be preserved and incorporated into Helen Putnam Park, one of the very few public spaces available to us in Petaluma.

Name \*

Sandy McGraw

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## Comments

The detriment to our landscape and our safety (MORE TRAFFIC???) is not worth whatever financial gain (if any) the city would get.

Name \*

Hugo Guiterrez

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## Comments

NO on the luxury homes!!! Say NO to Davidon!!!

Name \*

Kathy McRae

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## Comments

I do not support this development. Leave the land and nature alone.

Name \*

Bill Smith

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## Comments

Too much traffic already. Please keep as open space.

Name \*

Kerry Johnson

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- Other: .....

## Comments

It is imperative that we don't develop this beautiful land in Petaluma and throughout California. The new houses will further stress natural resources and infrastructure. They will mar a pastoral landscape. I urge you not to approve this development.

Name \*

Jake Brown

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## Comments

Respect our wishes about the goals for Petaluma.

Name \*

Ricky Garcia

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## Comments

Name \*

Joanne Lalicker

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## Comments

Name \*

Joanne Figone

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## Comments

Name \*

Lark Coryell

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- Other: Money does hideous things to beautiful places!

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- Other: Stop killing Petaluma with outside inve\$tor\$.

## Comments

Fell in love with Petaluma in 1993. I moved here 13 years ago because it was perfect as it was. Now trying to move away as it's become just another disgusting money monger town.

Name \*

Michaell Allen

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## Comments

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Caitlin Quinn

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- Other: Update the reports. They seem to be out of date.

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Kevin

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## Comments

Name \*

Douglas

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## Comments

Name \*

Peter

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## Comments

Name \*

Kinuko

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## Comments

Name \*

Matt and Elaine

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## Comments

Name \*

Krystal

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- Create a RHNA (housing needs) dashboard that shows what our current obligation is, units approved with a drawdown on that total obligation, and how future projects would satisfy this state quota
- Explain how current VMT (vehicle miles traveled) traffic measures relate to previous traffic measures and if that matters in this project
- Other: The reports in the DEIR are outdated. They need to be updated.

Comments

Name \*

Dan

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Google Forms

# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

- Wildfire in UWI (urban wildfire interface) (Chapter 4.15)
- Red legged frog destruction / relocation (Chapter 4.3)
- Traffic - significant & unavoidable (Chapter 4.13)
- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: Toxic gas from this development could be dangerous for the people in the area.

I would like the city to: (check all that apply)

- Recommend parkland for the entire parcel
- Consider alternatives for the 28 homes. For example: less expensive homes with a smaller footprint, condos, little house community, low-income elderly housing, organic farm or winery, solar field, etc.
- Focus new development on affordable housing
- Create a cost / benefit analysis that considers ALL issues together
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- Other: .....

## Comments

Name \*

Deborah

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Traffic - significant & unavoidable (Chapter 4.13)
- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: Old reports are in the Davidon report. Need new ones.

I would like the city to: (check all that apply)

- Recommend parkland for the entire parcel
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- Other: .....

## Comments

Name \*

John

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# Concerns about Scott Ranch

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- Traffic - significant & unavoidable (Chapter 4.13)
- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: If this project is unexpected approved, story poles would be needed.

I would like the city to: (check all that apply)

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- Other: .....

## Comments

Name \*

Jorge

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# Concerns about Scott Ranch

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- Other: Greenhouse gas emissions needs to be worked out.

## Comments

Name \*

Cheryl

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Other: .....

## Comments

Name \*

Marci S.

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# Concerns about Scott Ranch

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- Downstream flooding (Chapter 4.8)
- Other: Geology and soils concerns. Landslides in this area.

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Comments

Name \*

Brian

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# Concerns about Scott Ranch

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- Other: Air quality concerns for this project in this area.

## Comments

Name \*

Bill W.

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Name \*

T. Lewis

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# Concerns about Scott Ranch

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## Comments

Name \*

Elizabeth

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# Concerns about Scott Ranch

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## Comments

Name \*

Joel

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# Concerns about Scott Ranch

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## Comments

Name \*

Mary and Matthew L.

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# Concerns about Scott Ranch

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- Explain how current VMT (vehicle miles traveled) traffic measures relate to previous traffic measures and if that matters in this project
- Other: Endangered species should not be destroyed.

## Comments

Name \*

Josh L.

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Other: .....

## Comments

Name \*

Rick D.

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Other: .....

## Comments

Many concerns over the safety of residents of Petaluma. Need more reports that more current.

Name \*

Daniel & Steve

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# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

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## Comments

Name \*

Mary Beene

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# Concerns about Scott Ranch

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- Other: .....

## Comments

Helen Putnam is a Petaluma treasure and should be expanded, not reduced with more urban sprawl that is not even affordable housing. We have other sites to build that would not rob Petaluman of this beautiful open space for ever.

Name \*

Joanna Daly

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Name \*

Edward and Christina

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Name \*

Courtney

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# Concerns about Scott Ranch

To the Petaluma City Council

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## Comments

Name \*

Raymond

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# Concerns about Scott Ranch

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## Comments

Name \*

Andy C.

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## Comments

Name \*

Helena Sandie

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# Concerns about Scott Ranch

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## Comments

Name \*

Allison Callahan

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# Concerns about Scott Ranch

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## Comments

We need more affordable housing! Not unaffordable housing!

Name \*

Martha Ezell

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Kevin Shepherd

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Susan Mariam

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Judy Mazzeo

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Other:

A one of a kind beauty for all so 28 people can have a hoyse and the developwr make a killing.  
Disgraceful

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- Other: \_\_\_\_\_

## Comments

The high road is saving this natural treasure. I say we raise all the money needed to satisfy the gluttonous developer and be remembered for all time a community that saved the impossible. Will same thinking ever overrule making money?????

Name \*

Kerrin Shettle

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## Comments

We feel quite strongly that we do not want Davidon to build homes up against Helen Putnam Park. There are enough homes there already. We need to keep the beautiful open land. Well the credit is deserved for all the people involved in KCPP, it's not a solution that we want. In fact, we don't want it at all. I feel quite strongly that this housing development should not go up at this location.

Name \*

Tina Jo Jonesy

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Loss of Habitat for birds and other wildlife. And poisons i.e., herbicides, rat poisons used by homeowners that can end up in the creek or be ingested by wildlife.

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Jennifer Wheeler

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Kathleen Lawrence

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- Other: Protect all the Western Hillsides just as the General Plan stipulates

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- Other:  
Listen to the citizens who have commented these last 17 years and at the meetings held by Sonoma County Open Space just a few years ago-multiple comments on keeping this property open from development.

## Comments

I support city goal for carbon neutral by 2030-this development does nothing to this end

Name \*

Charlie Marcia

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Edwin Freudenburg

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T.A.Barrett

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## Comments

How are we building more housing and no relief for our traffic concerns. And now the Council wants to close roads for electric bikes? What!!! But yet the people who are paying transportation costs, via registration and other taxes are actually paying for this and not the bicyclists? This City Council makes zero sense.

Name \*

Alicia Dockery

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W. Hill

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## Comments

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Margaret Moos Pick -300 Keokuk St, Petaluma, CA

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MARYBETH RAY

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Tony Gilmore

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Robert Cole

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William Brandt

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Bob Rosburg

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## Comments

Name \*

Dwight Sugioka

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Chris Wallace

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- Other: .....

## Comments

Name \*

Elaine McCarty

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# Concerns about Scott Ranch

To the Petaluma City Council

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- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: .....

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## Comments

Name \*

Nate Gadow

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## Comments

Name \*

Shari Nadale

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- Other: Stop this project once and for all .....

## Comments

Name \*

Lorenzo DeSantis

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- Other: .....

## Comments

A really bad idea. Are we that short sighted

Name \*

Megan Hallinan

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## Comments

No, no, no, no, no

Name \*

Anne Diggs

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## Comments

Name \*

Nina Miller

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## Comments

There are so many problems with this development I don't know where to begin.

Name \*

Marie Driscoll

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# Concerns about Scott Ranch

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## Comments

Name \*

Robert McClure

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## Comments

Name \*

Jerry Garzelli

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- Other: .....

## Comments

To many large homes and not enough places for people to go. Should become part of park. Traffic is already horrible along there. Petaluma is losing its charm becoming another traffic ridden place, The roads cannot keep handling the load of more and more people. Infrastructure is in desperate need of help before more building. God help you getting to the hospital across town as it's always gridlocked.

Name \*

Renee cathala

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## Comments

Name \*

Patrick O'Brien

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- Other:

Way too much building! Even now we can't handle traffic, parking and all that affects our environment! can't handle

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Comments

Name \*

Judith Pekala

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## Comments

Name \*

Maureen Felton

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## Comments

Name \*

David Gross

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- Other: Taking up natural land for luxury expansive housing

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## Comments

Name \*

Josué Ballesteros

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## Comments

Name \*

Katherine Aaron

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- Other: We don't need this housing

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## Comments

Name \*

Andrea Taylor

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## Comments

Name \*

donna norquist

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## Comments

What if I support this development? Where is that on this survey? This is very one sided.

Name \*

Concerned citizen

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# Concerns about Scott Ranch

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## Comments

Name \*

Brook Trout

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## Comments

Name \*

Debra Rogul

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- Other: Materially changing the personality of the community

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- Explain how current VMT (vehicle miles traveled) traffic measures relate to previous traffic measures and if that matters in this project
- Other: Stop kowtowing to dollar-interests and represent the people of the community.

## Comments

This city has been slowly siphoning off its character in the interest of big money for many years. You can't build character with dollars - in fact, they are often mutually opposed. This community has plenty of money if it looks inward and multi-million dollar homes in exclusive neighborhoods is the exact opposite of Petaluma heritage of farming, unique-character of stores, entertainment and the people that live here. For what exactly?

Name \*

Doug Perlich

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# Concerns about Scott Ranch

To the Petaluma City Council

My concerns about the KCPP / Davidon RDEIR are: (check all that apply)

- Wildfire in UWI (urban wildfire interface) (Chapter 4.15)
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- Traffic - significant & unavoidable (Chapter 4.13)
- Parking for park in neighborhoods (Chapter 4.13)
- Disruption of wildlife corridor (Chapter 4.3)
- Downstream flooding (Chapter 4.8)
- Other: destruction of even more beautiful open space!!

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- Other: .....

## Comments

PLEASE stop further housing development in Petaluma. This city is saturated as it is!! Find tax dollars from other sources and be fiscally responsible.

Name \*

Christine O'Brien

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## Comments

Name \*

Beverly Alexander

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- Other: .....

## Comments

Petaluma must pursue in-fill development near easy public transit options.

Name \*

Tom Bornheimer

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## Comments

Name \*

Anthony Kalk

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- Other:

Once the land is desecrated it will never be the same again, and for what? Short term profit.

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- Explain how current VMT (vehicle miles traveled) traffic measures relate to previous traffic measures and if that matters in this project
- Other: Be prepared for continued resistance and voter retribution.

## Comments

This land should be preserved, it is a vital part of the essence of Petaluma that makes it so special and to sell it off to the highest bidder is the work of speculators and developers, not the citizens of Petaluma, custodians of our children's future, the people you are supposed to represent. Petaluma will not be enhanced by this development it will be diminished.

Name \*

John Van Straalen

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- Other:  
Petaluma does not need million dollar houses. We do need to keep the land. We need to protect Petaluma and stop expanding this city into the wildlife areas.

## Comments

Stop this project.

Name \*

Lisa Parreira

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- Other: .....

## Comments

Petaluma will be permanently and negatively impacted by the loss of this open space.

Name \*

Paula Lecht

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## Comments

Name \*

Sally Denman

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## Comments

This is a wildlife corridor, without much knowledge about the area they cross at the same place all year, as well as up and over the hill near the water tower.

Name \*

Nancy Moran

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## Comments

More congestion is not better for long term environmental health

Name \*

Cynthia Psaila

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## Comments

Name \*

Iain Morris

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## Comments

Name \*

Brian Besold

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## Comments

Name \*

Tyler.

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## Comments

Just because a developer buys land does not mean that the City guarantees approving the project. Davidon has been trying to make a profit on this environmentally sensitive land for decades.

Name \*

Terry Smith

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- Other: .....

## Comments

The representative to the Planning Commission was very slick and expensive.. Makes an average person wonder how much this developer is willing to spend in order to convince the city council to approve this development.

Name \*

Frank Garcia

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## Comments

Name \*

Julie Elias

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## RESPONSES TO O-PRP-7 LETTER

**Response O-PRP-7-1:** See Response O-PRP-2-10 with respect to project impact related to Wildfire. See **Master Response 4 – Special-Status Species Present at the Project Site**, regarding the destruction and relocation of CRLF. See **Master Response 9 – VMT Approach** and **Master Response 10 – VMT Mitigation** regarding project's traffic impact. See **Master Response 14 – Parking** regarding project's parking impact.

With respect to downstream flooding, this impact has been addressed in **the RDEIR in Section 4.8, Hydrology and Water Quality, on pages 4.8-25 through 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. Mitigations also require the applicant to have a financing mechanism acceptable to the City Engineer to ensure that the required maintenance to all detention facilities will be performed.

**Response O-PRP-7-2:** See **Master Response 16 – Park Extension Project Construction Schedule** and **Master Response 14 – Parking**.

**Response O-PRP-7-3:** 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.

**Response O-PRP-7-4:** See **Master Response 13 – Wildfire Evacuation**.

**Response O-PRP-7-5:** 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.

**Response O-PRP-7-6:** 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 through 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**.

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.

With respect to traffic impacts, 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**.

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 operations impacts would be less than significant with implementation of identified **Mitigation Measures AIR-2**.

**Response O-5-PRP-7-7:** 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.

**Response O-PRP-7-8:** See **Master Response 14 – Parking**.

With respect to permanent project noise impact, as described in the RDEIR in **Section 4.10, Noise, page 4.10-20**, traffic generated by the proposed project site in combination with the traffic generated by the pipeline projects would increase local roadway noise levels by a maximum of 1.3 dBA over existing noise levels. The traffic generated by the proposed project alone would increase local roadway noise levels by a maximum of 0.3 dBA. Both increases in noise level would be imperceptible to most people and would not exceed the identified threshold of significance of 4 decibel increase.

**Response O-PRP-7-9:** 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.

**Response O-PRP-7-10:** 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 operations impacts would be less than significant with implementation of identified **Mitigation Measures AIR-2**.

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

With respect to GHG, See **Master Response 6 – Greenhouse Gas Emissions and Compliance Climate Action Framework**.

**Response O-PRP-7-11:** 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.

**Response O-PRP-7-12:** The project impacts were reduced between the 2017 DEIR and the 2020 RDEIR because the residential component was scaled back from 66 unit to 28 unit and the development footprint was reduced. The RDEIR provided updated technical studies as needed to reflect changes to the project since the prior DEIR was published. In response to comments received on the RDEIR, footprints of the residential component was further reduced by approximately 4 acres. Technical analyses have been updated, as needed, to assess the impacts of the revised project as refined following publication of the RDEIR.

**Response O-PRP-7-13:** 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.

**Response O-PRP-7-14:** See **Master Response 6 – Greenhouse Gas Emissions and Compliance with the Climate Action Framework**.

**Response O-PRP-7-15:** For concerns related to traffic, 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**.

With respect to comments about overall project merit, these comments do not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. The comments 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 O-PRP-7-16:** See **Response O-350Petaluma-2.**

**Response O-PRP-7-17:** Health risk associated with construction and operation of the proposed project has been addressed in the **RDEIR in Section 4.2, Air Quality**, on **page 4.2-25 to page 4.2-29**. As discussed in the RDEIR, project impact on nearby sensitive receptors would be less than significant with implementation of **Mitigation Measure AIR-2**.

**Response O-PRP-7-18:** 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.

**Response O-PRP-7-19:** Concerns related to project merit, do not raise issues concerning the adequacy or accuracy of the RDEIR's coverage of environmental impacts under CEQA. These comments 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.

With respect to affordable development, see **Response O-PRP-2-1**.

With respect to commenters concerns about Kelly Creek overflow, this impact has been addressed in the RDEIR, **Section 4.8, Hydrology and Water Quality**, **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 basin 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. Identified 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.

With respect to project GHG impacts, see **Master Response 6 – Greenhouse Gas Emissions and Compliance with the Climate Action Framework**.

Project's aesthetic impacts are analyzed in the RDEIR in **Section 4.1, Aesthetics**. As discussed in the RDEIR, the proposed project impacts to scenic vistas, scenic resources and visual character would be less than significant with the implementation of **Mitigation Measures AES-1a** and **AES-1b**. Additionally, 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. Furthermore, an additional 5 acres of the site would be

preserved as a private open space. This would further reduce the visual impacts of the proposed project that have been identified in the RDEIR.

Noise impacts associated with the construction and operation of the proposed project are analyzed in **Section 4.10, Noise, 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**. Noise impact associated with project operations, discussed on **page 4.10-20 to page 4.10-22 in the RDEIR**, would be less than significant and no mitigation measures would be necessary.

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 operations impacts would be less than significant with implementation of identified **Mitigation Measures AIR-2**.

Project's impact related to erosion are analyzed in the RDEIR in **Section 4.6, Geology and Soils**, on **page 4.6-17 to page 4.6-20**. As described in the RDEIR, project's erosion impact during construction would be less than significant with implementation of **Mitigation Measures GEO-2a** and **HYD-1a**. Erosion impact during operation would be less than significant with implementation of **Mitigation Measures GEO-2b** and **HYD-3**.

Project impact related to water quality are analyzed in the RDEIR in **Section 4.8, Hydrology and Water Quality**.

With respect to concerns regarding VMTs, see **Master Response 9 – VMT Approach** and **Master Response 10 – VMT Mitigation**.

Project impact related to landslides is addressed in **Section 4.6, Geology and Soils**, in the RDEIR 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.

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

Project impacts related to hazardous materials during construction and operation are analyzed in the RDEIR in **Section 4.0.4.2, Hazards and Hazardous Resources**, on **page 4.0-10 to page 4.0-13**.

#### **4.0 Responses to Comment Letters on the RDEIR**

With respect to the western hillside and compliance with the General Plan, as discussed in the RDEIR in **Section 4.9, Land Use and Planning**, on page 4.9-8, by implementing **Mitigation Measure AES-1a**, 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 (see **Chapter 2.0, Revised Project Description**) would avoid the landslides labeled E and F at the project site, and therefore no remedial activities would be required for these landslides.



February 9, 2021

City of Petaluma  
Planning Commission  
11 English Street  
Petaluma, CA 94952

**Re: Agenda item 8B – Scott Ranch Project – February 9, 2021 Commission Meeting**

Dear Members of the Planning Commission:

I am currently reviewing the DEIR, to provide a more detailed comment by February 28, 2021, for the City Council. I appreciate the opportunity to offer preliminary comments, specifically related to the Biological Resources Assessment and findings in the DEIR.

Biological Resources Mitigation Measures identify environmental impacts as Significant for: California red-legged Frog, nesting birds and roosting bats; natural communities, including riparian habitat, native grasslands, and regulated seasonal wetlands; state and federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; 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; and a local policy for protecting biological resources, such as a tree preservation policy or ordinance.

The biological resources impacts on “the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan” may relate not to the fact there may be impacts, but the City of Petaluma specifically does not have an adopted habitat conservation plan, natural community conservation plan, or other local ... plan” for the area where the Kelly Creek property exists. This is one of the reasons I was a candidate in the November 3, 2020 election for City Council. Our City and community are far behind other cities and communities in Sonoma County and the Bay Area in recognizing, identifying, and documenting special natural features and wildlife in South Sonoma County, and taking action for conservation.

An additional biological resources impact indicated as significant in the DEIR includes “potential impacts to special-status plant and wildlife species, including California red-legged frog, special-status plant species, and nesting birds.”

Mitigation measures proposed for each of the above-described areas of impact appear to be inadequate. Human encroachment into currently non-encroached into areas of the open space proposed to be conserved would result in consistent and frequent impacts to habitat and species, including the usual practice of many Petalumans of unleashing dogs and causing degradation of property and potential displacement of species.

Planning Commission, February 9, 2021

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The proposed residential development of 28 luxury homes now in the \$1 million-plus purchase range will bring more impacts to the biological resources. Decrease in the residential development imprint over time is admirable, and the complexity of the current proposal for 28 homes coupled with conserving 44 acres of open space is recognized, along with time and energy and dedication to reach the current iteration of the Kelly Creek property. However, the sensitivity of the complex grassland ecosystem of the Kelly Creek property is equally and perhaps more significant –the environmental review in the area of biological resources appears to be incomplete.

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Sonoma County Regional Parks is a responsible public entity, respected and supported in our county. It is much preferable for Sonoma County Regional Parks to be involved in this overall proposal, whatever the outcome, as compared to the City of Petaluma. We in Petaluma have many opportunities to continue to support enhanced awareness and appreciation of our natural environment, and the support by Sonoma County Regional Parks to help us achieve this is an exciting prospect.

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The Biological Resources component of the EIR, however, also appears to rely on outdated proponent analyses. And, two additional areas of biological resources analysis need further updating and information. These include American Badger as a special status species using the Kelly Creek property and Wildlife Corridor impacts.

Has the Commission reviewed the April 3, 2013 biological opinion of Dr. Shawn Smallwood (attached)? This was provided to me for review, and knowing Dr. Smallwood's background and extensive experience, this report should be considered and updated. In addition, the Hamilton Biological Resources Report of April 21, 2017, discusses the possibility of American Badger on-site, discovering up to 8 "burrows" and cites a photograph of the Zentner and Zentner report.

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With certainty, reviewing the photograph in the Hamilton report (from the Zentner and Zentner report) this is American Badger – it is not a burrow, however. It is evidence of foraging for prey (pocket gopher) and biologists who are not experienced in assessing American Badger habitat, often describe foraging activity as "burrows." In reality, a badger will create one more deeply dug sleeping burrow and in the same area will be several foraged out gopher mounds, some rather deeply dug, but nevertheless representing prey-seeking activity for the badger's sustenance. Of the 8 "burrows" identified in the Hamilton report, these may be foraged out prey holes with potentially one sleeping burrow. The most important take-away of the discovery is the Kelly Creek property represents habitat and a movement area for American Badger.

The Hamilton report on p. 10, in reviewing the Zentner and Zentner report, states: "The question was, however, left unanswered, and now the DEIR claims that the discovery of a non-badger skull 500 feet away from the den, combined with unspecified aspects of the den's "location and position," equate with badgers being "unlikely" to occur on the site."

My 21 years of experience in field study and observations, as well as (see below) documenting 3 wildlife corridors in West Petaluma, can confirm that the Kelly Creek property is utilized by American Badger for foraging, likely a fresh water source (along with many other species), and for movement.

Wildlife Corridor - American Badger on the Kelly Creek Property

What I hope Petalumans who may be experienced in this many-years process related to the Kelly Creek property as well as those relatively new to this development proposal interfacing with Kelly Creek and surrounding property come to realize is: This property and the area host a complex ecosystem that supports multiple species (including special status), nesting birds, the threatened California Red-legged Frog (keeping in mind that CLRF habitat was destroyed during building of the West Haven development in the Windsor Drive area), roosting bats, and also American Badger. The Kelly Creek property is part of a larger wildlife corridor and relates to the Paula Lane open space property north of Helen Putnam Regional Park.

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The Paula Lane open space property, documented habitat of American Badger of over 100 years' year-round use, including a natal territory (adult female badger in residence) is less than 1 mile north of Helen Putnam Regional Park and the immediately adjacent Kelly Creek property, with open grassland and residential development interspersed between the two areas.

I was heartened to read a public comment associated with your meeting tonight where the letter's author stated support for "wildlife corridors" in and around Petaluma. Important for the review process related to this development proposal and the Helen Putnam Regional Park proposed extension is, through over 14 years of full-time daily and nightly observation, I personally identified and documented the primary wildlife corridor that exists in West Petaluma, of which the Kelly Creek property is part, and this corridor connects the Paula Lane open space land north and northwest as well as south to Helen Putnam Regional Park and the Kelly Creek property, west of Windsor Drive. While my Naturalist work focused primarily on American Badger movement and habitat documentation, additional species directly observed in movement include Mountain Lion, Bobcat, Grey Fox, and Coyote.

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Mountain lions in particular inhabit the Helen Putnam Regional Park environs and the delicate balance of daytime use by park-goers and nocturnal quiet and wildlife use of the park and environs needs to be considered with any changes, such as taking of habitat and increased residential development in this important natural area.

The Kelly Creek property, in addition, exists between two additional wildlife corridors. One extends from the D Street extension to Marin County (Novato, Nicasio and Pr. Reyes National Seashore). One in immediate proximity to Windsor Drive and Western Avenue, close to Chapman and Cleveland Lanes, extends from Bodega Avenue and Bodega Highway to the Sonoma County coast.

As such, the Paula Lane open space property, acquired and conserved in 2012, and the Kelly Creek property, with a many years-long review process and consideration for residential development and saving open space, are significant properties related to wildlife habitat and wildlife movement.

We have documented American Badger foraging activity and deceased species on or near grassland properties within 1/8 to 1/4 mile of the intersection of D Street and Windsor. The Kelly Creek property and the area west of Windsor Drive, along the D Street extension, comprise habitat as well as a movement area for American Badger. An updated and reliable assessment of American Badger on the Kelly Creek property needs to be completed (I would be pleased to collaborate with a specified biologist to complete this assessment.) The inter-relationship of California Red-Legged Frog to American Badger in its habitat is relevant. The California Red-Legged Frog uses abandoned badger burrows as part of its life cycle. California Red-Legged Frog (*Rayna draytonii*)(CLRF), a CA Threatened species, can coexist with American Badger (*Taxidea taxus*), a CA Species of Concern, in upland habitat areas. The deep foraged prey holes and abandoned badger burrows enhance

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CLRF habitat. In upland habitat, CLRF will access “downed woody vegetation, leaf litter, and small mammal burrows that provide protection from predators and prevent desiccation (drying) of California red-legged frogs.” (USFWS, 2011).

As a Naturalist specializing in American Badger, with 21 years of field study, observations and documentation of experience, I have developed a protocol for accurate assessment of American Badger, including a focus on identifying and protecting natal territories. This is a minimum of a 2-year assessment over the 4 seasons of Summer, Autumn, Winter and Spring, to document a badger’s use of habitat and discern the presence of absence of a natal territory on a property or in an area. In West Petaluma, the Paula Lane open space property is a natal territory and, to date, the only identified natal territory in West Petaluma. In summer months, juvenile badgers disperse to seek their own territories (including juvenile female badgers who seek to locate a new natal territory). To ensure safe dispersal, access to prey for foraging in habitat, fresh water, and the ability to move and range are significant to support species survival and biodiversity. The wildlife corridor that connects the Paula Lane open space property with the Kelly Creek property and the land west of Windsor Drive is important for movement and sustenance.

The planned educational and interpretive signage and other uses of the currently proposed open space property and expansion of the park appear to miss opportunities for the depth of educational opportunity for young people and adults related to significant natural components of this property – nesting birds, roosting bats, habitat and movement of American Badger and the California Red-Legged Frog, and the inter-relationship of California Red-Legged Frog and American Badger. I would like to see us embrace the opportunities to educate about and develop appreciation of this grassland ecosystem and the wildlife corridors. When viewing the Kelly Creek property, or the Scott Ranch, through the lens of our environment, with the special natural resources available to protect and appreciate, preservation of open space and land becomes more significant and to be considered. In addition, while the current expansion of park project design appears mostly consistent with the High Use-Low Impact design included in the City’s Climate Action Framework, modifications in both the trail system, to ensure protection of habitat, as well as the educational program would be strongly advised. Again, I would be pleased to collaborate with our Regional Parks staff on these features, depending on the ultimate outcome and decision related to the Kelly Creek property.

When the Planning Commission’s recommendation reaches the current City Council, and the Council members review your recommendation as well as receive public input, I believe definitive leadership is going to be required from our elected officials to ensure the best decision and outcome for this special property and area of West Petaluma.

In the near future, “We Are All Connected,” a wildlife corridor and crossing mapping for Petaluma, including the Kelly Creek property, authored by PLAN, will be provided to the public, organizations and agencies. The mapping includes the three wildlife corridors described above, along with other corridors and potential wildlife crossings. “We Are All Connected” also relates to documentation for decisions that consider climate change, climate action, and preserving wildlife movement areas and habitat to support species survival and biodiversity. This relates to the ability to act locally in the face of the global species extinction threat in the global climate emergency.

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Planning Commission, February 9, 2021

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Thank you for the opportunity to offer this comment for your Planning Commission meeting on February 9, 2021.

Sincerely,

*SUSAN KIRKS*

Susan Kirks, Naturalist  
Chair, Board of Directors, Paula Lane Action Network.

## RESPONSES TO O-PLAN-1 LETTER

**Response O-PLAN-1-1:** As indicated on **page 4.3-60 of the RDEIR**, there are no habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that encompass the project site or its vicinity. Nonetheless, the RDEIR fully assesses potential impacts to biological resources including special status species and habitat. As concluded in **Section 4.3, Biological Resources, of the RDEIR**, potential significant impacts on biological resources would be mitigated to a less-than-significant level with implementation of the identified mitigation measures.

**Response O-PLAN-1-2:** Collectively, impacts of the project on wildlife movement were determined to be potentially significant and mitigation measures were identified in the RDEIR, including the interpretive program called for in **Mitigation Measure BIO-4a** to educate park visitors and trail users of the sensitivity of the site to wildlife and importance of remaining outside sensitive habitat areas such as the Kelly Creek corridor and stock pond. **Mitigation Measures BIO-4b through BIO-4d** were identified to control future visitor access into sensitive habitat areas and improve wildlife movement opportunities by removing existing impediments. Potential impact to predation and disturbance of wildlife associated with domesticated pets of future residents and visitors to the site could be significant. However, reinforcement of leash controls through the interpretive program called for in **Mitigation Measure BIO-4a** would address this concern. **Mitigation Measure BIO-1b** also requires that methods be identified and implemented as part of the Final CRLF Mitigation Plan to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with development and open space use of the site including an educational program for future residents and visitors, fencing and interpretive signage at access points into natural open space, use of sensitive grade changes, culverted undercrossings, and bridged overcrossings in uplands where roadways or trails bisect movement corridors, and possible use of permanent exclusionary fencing, among other treatments. The Final CRLF Mitigation Plan would be reviewed and approved by the USFWS, CDFW, USACE, and the City. The Final CRLF Mitigation Plan would provide additional detail on measures to reduce the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with development and open space use of the site. No construction would occur unless state and federal resource agencies find the mitigation adequate, as called for in **Mitigation Measure BIO-1a on page 4.3-42 of the RDEIR**. In addition, **Mitigation Measure BIO-1a** has been refined to clarify the City's identified mitigation compensation ratios for impacts to CRLF habitat (see **Chapter 5.0, Revisions to the RDEIR**). 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. Also, see **Response CDFW-2-5 and O-350Petaluma-2**.

**Response O-PLAN-1-3:** See **Master Response 1- Need for Updated Biological Surveys and Master 4 - Special-Status Species Present at the Project Site.** As concluded in **Section 4.3, Biological Resources, of the RDEIR**, potential significant impacts would be mitigated to a less-than-significant level with implementation of the identified mitigation measures. The identified mitigation measures include performance standards and other controls to ensure they are successfully implemented as part of the Mitigation Monitoring and Reporting Plan prepared in accordance with the CEQA Guidelines for the project. This includes potential impacts on grassland habitat, as discussed under **Impact BIO-2 on page 4.3-49 of the RDEIR**. **Mitigation Measure BIO-2e, page 4.3-53 of the RDEIR**, calls for implementation of a Native Grassland Avoidance and Replacement Program, which would serve to mitigate potentially significant impacts on native grasslands to a less-than-significant level. Areas dominated by non-native grasslands, non-native trees, and ruderal cover are not considered sensitive natural communities, as discussed on **page 4.3-22 of the RDEIR**. While these non-native cover types provide habitat for a wide range of wildlife, disturbance of these areas as part of the proposed residential component and park extension component would not be considered a significant impact under the CEQA significance criteria given their non-native origin and relative abundance in the vicinity, and no mitigation measure would be required.

**Response O-PLAN-1-4:** There is an ongoing collaboration between the City and Sonoma County Regional Parks on the proposed project. See **Comment Letter A-SCRP** in this chapter, above. In addition, the RDEIR includes an analysis of an offsite 0.5-mile-long regional park trail (Regional Park Trail Project) within Helen Putnam Regional Park that would connect the project's multi-use trail to the existing Ridge Trail in the Putnam Regional Park. Sonoma County Regional Parks is the lead agency with the principal responsibility for carrying out or approving the proposed Regional Park Trail project.

**Response O-PLAN-1-5:** See **Master Response 1 – Need for Updated Biological Surveys and Master Response 4 – Special-Status Species Present at the Project Site.** American badger was not observed during detailed surveys conducted in 2013 as part of the *Burrowing Owl, Badger and Fossiliferous Mammal Survey Results*.<sup>10</sup> In addition, no evidence of American badger or burrowing owl was observed during the 2021 updated surveys contained in **Appendix RTC-A** and described in **Master Response 1 – Need for Updated Biological Surveys**. No signs of diggings characteristic of American badger or burrowing owl were observed, and all of the fossiliferous mammal burrow openings were too small to be used by either of these species. The 2013 survey noted signs of possible digging on the south side of Kelly Creek, near the western edge of the project site, suspected to be a fox or possibly a badger. This area was inspected

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<sup>10</sup> Zentner and Zentner. 2013. Burrowing Owl, Badger and Fossiliferous Mammal Survey Results. Prepared for Davidon Homes. October.

carefully during the 2021 updated surveys; no signs of any large mammal den or digging were observed anywhere on the project site other than the small openings of gopher and trails and openings of meadow vole. However, American badger may forage throughout the site vicinity, and there remains a remote possibility that a new den could be established in advance of project implementation, in which case individuals could be injured or inadvertently taken, unless the den is identified and avoided while in use. As discussed in **Response A-CDFW-2-4**, there are proposed modifications to **Measure BIO-1b(a)** on **page 4.3-43 of the RDEIR** to ensure avoidance of active American badger dens in the remote instance they were to become present on the project site before the start of project construction. Also, see **Response C-Barnacle-9** and **C-Fischer-40**.

**Response O-PLAN-1-6:** See **Master Response 1 – Need for Updated Biological Surveys** and **Master Response 4 – Special-Status Species Present at the Project Site**. Also see **Responses I-Smallwood-1 through I-Smallwood-32**.

**Response O-PLAN-1-7:** The opinions of the commentor regarding wildlife corridors and connectivity through the site vicinity is noted. See **Response O-Plan-1-2** and **Response O-PLAN-1-5**.

**Response O-PLAN-1-8:** See **Response O-PLAN-1-5**.

**Response O-PLAN-1-9:** See **Response O-PLAN-1-2**.

**Response O-PLAN-1-10:** Comment noted.



March 10, 2021

City of Petaluma  
Mayor and Members of City Council  
11 English Street  
Petaluma, CA 94952

**Re: Agenda item 5A – Scott Ranch DEIR**

Dear Mayor Barrett and Members of the City Council:

Included with this submission is a comment provided to the Planning Commission in February 2021.

On behalf of Paula Lane Action Network (PLAN), a nonprofit conservation organization based in Petaluma, with a 21-year history and conservation reach in the San Francisco Bay Area and California, we write to add comments for your consideration in your review and consideration of the RDEIR. As there is fairly massive documentation, with a long history, we will endeavor to provide succinct comments for consideration.

Any mention of a wildlife corridor for this proposed project will relate to 14 years of observation and documentation of wildlife movement in this West Petaluma area by me, connecting the area north of Helen Putnam Regional Park with the Paula Lane area. Before my daily observation over many years, documenting wildlife species and movement, the term “wildlife corridor” was unknown in this area of Petaluma. Comments in this regard are thus offered with a level of expertise and direct experience, with documenting movement.

The ability for wildlife to maintain natural patterns of movement is important for a variety of reasons, including ensuring boundaries between wildlife and residentially developed areas, the ability to forage and locate nutrition, and the ability to mate and sustain species population(s) for biodiversity. Wildlife corridors have become a key factor in considering threats to species survival in the context of climate change impacts.

The site plan before you for 28 houses includes “wildlife corridor – 5 ft minimum.” This is an unusual notation and is inconsistent with what comprises an area of natural movement patterns for wildlife. Was the proponent thinking of a “wildlife corridor” for the California Red-Legged Frog of a 5 ft. minimum? If so, this is meaningless.

Please take a macro view of the PUD site plan as well as the interface with a variety of environmental impacts, particularly biological resources. The 10 residences proposed for the east side of Windsor Drive are directly across from the Kelly Creek open space and planned trail area. The level of human encroachment in taking this area will impact existing open space and is proximal to an area of zero human encroachment historically and at present. A reason why the richness of species exists on the Kelly Creek property, ranging from roosting bats to the threatened California Red-Legged Frog trying to survive there, and use of this property by American Badger for foraging and movement, correlates directly with the condition of habitat, absence of human encroachment and impacts accompanying people moving into an area such as this one. This, coupled with the planned trail

## PAULA LANE ACTION NETWORK (P.L.A.N.)

City Council of Petaluma, March 10, 2021

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system in the existing open space will result in a decrease to displacement of existing species that have long relied on and naturally accessed the Kelly Creek property for habitat and sustenance.

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Our request to Sonoma County Regional Parks would be to consider these impacts and participate in a trail and access system to minimize what are inevitably significant environmental impacts, if this 28-unit housing development and accompanying plans are approved.

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**A minimum of 100 feet** surrounding the entire PUD development plan would be meaningful in terms of accommodating anticipated wildlife movement in the area of the proposed development, if there is a desire to accommodate wildlife movement.

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As the City Council considers the RDEIR, Petaluma's existing Climate Action Plan, the history of the original group, Petalumans for Responsible Planning, enduring for so many years, and the good work of the Kelly Creek Extension Project, including fundraising and public relations, it appears your responsibility as elected officials, to make decisions in the best interest of the entire Petaluma community, based on described impacts and whether or not such impacts are sufficiently mitigated to less than significant, is important.

During the recent Planning Commission hearing when the DEIR was reviewed, comments from Commissioners were positive, praising the revised PUD site plan and the opportunity to retain and protect 44 acres of open space. Sonoma County Regional Parks is also a wonderful entity that can be relied upon to follow through and assure agreements made will be kept. We have the highest regard for Sonoma County Regional Parks and, if this proposal is approved in the current form or a different iteration, we look forward to providing expert input related to the wildlife corridor and American Badger, both for educational and for conservation purposes.

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We encourage you to review Dr. Shawn Smallwood's updated biological resources report and consider his expertise as well as information contained within that report.

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I requested to visit the Kelly Creek property to observe for current American Badger foraging activity or presence and was unfortunately unable to obtain permission from the property owner or the Kelly Creek Extension Project to accomplish an update. Please take time to review information contained in the February 2021 letter to the Planning Commission. Specific documentation related to the special status American Badger is included in that letter.

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Based on our review of the RDEIR, if residential development occurs, two possible alternatives to lessen environmental impacts would be: (1) 18 homes, rather than 28, eliminating the 10 proposed homes on the east side of Windsor Drive, and (2) Revisiting the specific site where the 18 homes might be developed, with a redesign for a smaller imprint, possible higher density, considering townhomes, with extensive greenery and landscaping, containing the development more completely in that area, and focusing on more affordability while considering the property owner's desired profit margin, making decisions in alignment with the City's Climate Action Plan.

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Petalumans for Responsible Planning has been a substantive and valuable group in Petaluma for many, many years, and is one of the few groups we consider to "do their homework" on community-wide issues. Many members of the group reside in Victoria. Their lives will be impacted by your decision, which should be in the best interest of all of Petaluma, including the exceptional open space and biological resources unique to the Kelly Creek area. The Kelly Creek Extension Project has been well organized, has approached the potential

## PAULA LANE ACTION NETWORK (P.L.A.N.)

City Council of Petaluma, March 10, 2021

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for conservation and residential development in a sophisticated fashion, and may request the City Council certify the RDEIR as Final in your meeting of March 15th. Your review and questions will be anticipated.

Please note in our February 2021 letter to the Planning Commission the referenced wildlife corridor and crossings mapping will be finalized and available soon.

More than ever, we must focus on sound development decisions to accommodate housing needs, as well as conservation of habitat, wildlife corridors and crossings. Although your Council may move forward to certify the EIR you review and consider, we actually should acknowledge that any additional development in that area of the Victoria subdivision - along with adding trails and human encroachment, even though plans on paper have appeal and environmental impacts are described as mitigated to less than significant - may likely permanently displace the California Red-Legged Frog from the property, along with multiple other species.

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Sincerely,

*Susan Kirks*

Susan Kirks, Naturalist  
Chair, Board of Directors, Paula Lane Action Network.

## RESPONSES TO O-PLAN-2 LETTER

**Response O-PLAN-2-1:** Discussion **Impact BIO-4 on pages 4.3-57 through 4.3-59 of the RDEIR** provides an analysis of potential impacts on wildlife use and movement. As noted on **page 4.3-58 of the RDEIR**, visitors and their pets could disrupt wildlife use of the site and proposed residential development in the northwestern portion of the project site would limit opportunities for deer and other terrestrial wildlife through this area, although movement corridors are proposed all along the west and northern edges of the site. These “movement corridors” are intended for larger terrestrial species such as deer, not for CRLF given they lead to existing roadways and residential development. Revisions to the proposed Davidon (28-Lot) Residential Project component (see **Chapter 2.0, Revised Project Description**) provide a larger setback from the existing development along the western edge of the site. However, proximity to existing residences, lack of protective cover associated with the grazed grasslands, and the fact that Windsor Drive and the existing neighborhood pocket park are located in this area limit the likelihood that it serves an important function for wildlife movement. Additionally, wildlife utilizing the area would already be acclimated to moving through developed areas.

Given the presence of existing residential development to the northwest of the site, a larger “movement corridor” through this portion of the site would not be warranted as it would end at Windsor Drive and the existing residential development to the northwest. Most of the project site would remain undeveloped and would continue to be utilized by wildlife for movement opportunities, including movement into Helen Putnam Regional Park to the west, and undeveloped portions of parcels to the south and southeast. As concluded on **page 4.3-59 of the RDEIR**, potential impacts on wildlife movement opportunities would be mitigated to a level of less than significant with implementation of **Mitigation Measures BIO-41 through BIO-4d**.

**Response O-PLAN-2-2:** Since the publication of the RDEIR, the proposed project has been revised to reduce the acreage of the residential component from approximately 11.7 acres to 6.4 acres and the proposed acreage of the Putnam Park Extension Project has increased from 44 to 47 acres (see **Chapter 2.0, Revised Project Description**). See **Response C-Fischer-40** and **Response O-350Petaluma-2**:

**Response O-PLAN-2-3:** As shown on the **Updated Figure 3.0-3** and described in **Chapter 2.0, Revised Project Description**, project footprints have been reduced and the revised project plans provide more than 100 feet to the south and southeast of the proposed residential development, which would be retained as permanent open space at the project site. Revisions to the Davidon (28-Lot) Residential project component would provide a larger setback from the existing development along the western edge of the site. Therefore, the revised project as proposed provides for an expansive area of preserved open space north and south of Kelly Creek with movement opportunity to the west to Helen Putnam Regional Park.

The “movement corridor” proposed along the western and northern property lines is sufficient to support continued movement of terrestrial species already adapted to the challenges of crossing Windsor Drive and through existing residential use in the area.

**Response O-PLAN-2-4:** 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.

**Response O-PLAN-2-5:** Comment noted. See **Master Response 3 – American Badger and Western Burrowing Owl** for information on possible presence of American badger on the site.

**Response O-PLAN-2-6:** See **Response I-Smallwood-1** through **Response I-Smallwood-32** for responses to comments by Dr. Smallwood referred to in this comment.

**Response O-PLAN-2-7:** See **Response O-1-PLAN-1** through **Response O-1-PLAN-10**.

**Response O-PLAN-2-8:** Since the publication of the RDEIR, the proposed project has been revised to include a residential development with smaller footprints and smaller units. See **Chapter 2.0, Revised Project Description**, for more details regarding the revisions made to the proposed project.

See **Master Response 6 – Greenhouse Gas Emissions and Compliance with the Climate Action Framework** regarding project's compliance with the City's Climate Emergency Framework. Also, 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 O-PLAN-2-9:** Mitigation measures identified in **Section 4.3, Biological Resources, of the RDEIR** are intended to address potentially significant effects of the proposed project, including increased visitors use of the site. Monitoring required as part of the mitigation monitoring and reporting program, as well as resource agency authorizations would include verification that adequate controls are in place to prevent the extirpation of CRLF from the site.