



# NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR CONSIDERATION OF THE SCOTT RANCH PROJECT

FILE NO. PLPJ-2022-0002 (FORMERLY 03-TSM-0396-CR)  
SCH NO. 2004072137

**PROJECT TITLE:** Scott Ranch Project

**PROJECT APPLICANT:** Davidon Homes, Steve Abbs; and Kelly Creek Protection Project, Greg Colvin

**PROJECT LOCATION:** The project site consists of approximately 58.6 acres located at the northwest and southwest corners of Windsor Drive and D Street, Petaluma, Sonoma County, California. APN 019-120-040 and 019-120-041.

**PROJECT BACKGROUND:** On December 31, 2020, the City of Petaluma released a Revised Draft Environmental Impact Report (RDEIR) for the proposed project consisting of a 28-lot subdivision on 15 acres proposed by Davidon Homes including 28 single-family detached residences, internal streets, common open space, and other infrastructure improvements including a roundabout at Windsor Dr./D Street, pedestrian and bicycle facilities, and sewer, water, and storm drain facilities and the 44-acre Putnam Park Extension proposal to extend the existing Helen Putnam Regional Park eastward to D Street including the development of a barn center that includes renovation of the existing barn complex and cleaning shed, installation of pathways, bicycle parking, information kiosks, vegetable gardens, demonstration and working corrals, antique farm equipment, and an amphitheater for outdoor learning activities. Public hearings on the RDEIR were held on February 9, 2021, before the Planning Commission and on March 15, 2021, before the City Council.

**REVISED PROJECT DESCRIPTION:** In response to comments received on the RDEIR, the Project applicants proposed a revised vesting tentative map for the 28-lot subdivision and a revised conceptual site plan for the Putnam Park Extension (the Revised Project), which is presented in the FEIR and is within the scope of analysis contained in the DEIR and Alternatives presented therein. The Revised Project reduces the acreage of the residential footprint and increases the acreage of the Putnam Park Extension component, among other modifications. With these revisions, the residential component continues to provide 28 single-family residences, but reduces the acreage of residential lots and associated streets from approximately 11.7 acres to 6.4 acres, provides 5 acres of private open space, and increases the acreage of the Putnam Park Extension Project from approximately 44 acres to 47 acres. These modifications are accomplished by reducing residential lot size and residence size, locating more residential lots north of Windsor Drive, and eliminating residential lots south of the proposed "B" Street. These changes also increase the distance between residential development and Kelly Creek, reduce impacts to California red-legged frog habitat and native grasslands, reduce total grading area and volume, and reduce total energy and water use for the Residential Project. Project description revisions reflecting this revised proposal are provided in Chapter 2.0, Revised Project Description, of the FEIR.

The Project includes the following entitlement requests which will be considered by the Planning Commission for recommendation to the City Council along with the FEIR:

- General Plan Amendment to modify and clarify General Plan Policy 2-P-68
- General Plan Amendment to modify General Plan Figure 5-2, Bicycle Facilities
- Zoning Map Amendment to rezone the property from Residential 1 (R1) to a Planned Unit District (PUD)
- Zoning Text Amendment to adopt the Scott Ranch Planned Unit Development Plan and Guidelines
- Vesting Tentative Subdivision Map (VTSM) to subdivide the project parcels into 28 residential lots and parcels A-E for open space, public access, and parking lots, including 47.43-acre Parcel B for the Putnam Park Extension

Subsequent entitlements anticipated for the project include Site Plan and Architectural Review for both the residential component and the Phase 1 park improvements, Local Landmark Designation for the red barn complex, Historic Site Plan and Architectural Review for the renovation of the barn complex, and a Tentative Parcel Map for purpose of transferring Parcel B to Kelly Creek Protection Project prior to the final map.

**NOTICE IS HEREBY GIVEN** that the City of Petaluma, acting as lead agency, is circulating a Final Environmental Impact Report (FEIR) for the Scott Ranch Project.

**FEIR DOCUMENT AVAILABILITY:** The FEIR is available for review in electronic format consistent with Assembly Bill 819. The FEIR is available for review on or before **Friday, June 10, 2022** on the City of Petaluma's website (<https://cityofpetaluma.org/scott-ranch/>) and at the Planning Division Office, 11 English Street, Petaluma, CA.

**NOTICE IS ALSO HEREBY GIVEN** that at their regular meeting on July 12, 2022, the Planning Commission will consider the FEIR and the applications for the General Plan Amendments, Zoning Map Amendment, Zoning Text Amendment/PUD Guidelines, and the VTSM, and will make a recommendation to the City Council on each item. City Council will consider the Planning Commission's recommendation at a subsequent hearing that will be separately noticed. Additionally, the subsequent SPAR, Historic SPAR, Landmark Designation, and Tentative Parcel Map will be separately noticed and considered at a later date.

**PLANNING COMMISSION MEETING DATE/TIME:** Tuesday, July 12, 2022, at 7:00 PM

**MEETING LOCATION:** Consistent with Government Code Section 54953 and orders from the Sonoma County Health Official, the Planning Commission meeting will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting via Zoom.

**WHAT WILL HAPPEN:** The Planning Commission will consider the project and make recommendation to the City Council on the FEIR and each of the requested entitlements as listed above. The Planning Commission may provide feedback on Site Plan and Architectural Review, but no action will be taken. You can comment on the project. The Planning Commission will accept public comments and make a recommendation to the City Council. **The subsequent City Council hearing will be separately noticed.**

**HOW TO OBSERVE AND PARTICIPATE:** Members of the public may participate and provide public comments to teleconference meetings as follows:

- Written public comments may be submitted by email to [oervin@cityofpetaluma.org](mailto:oervin@cityofpetaluma.org) up to 2 hours prior to the meeting start (July 12, 2022, at 5:00 pm). These public comments will be provided to the Planning Commission and uploaded onto the City's website in advance of the meeting.
- Spoken public comments will be accepted through the teleconference meeting only. To address the Planning Commission during the live meeting, please find the meeting-specific link to the Zoom meeting included on the agenda for the July 12, 2022, Planning Commission meeting that will be posted on the City's website.
- All Planning Commission meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma's local channel 28. With AT&T U-Verse, PCA's channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.

**FOR MORE INFORMATION:** You may contact Olivia Ervin, Principal Environmental Planner at (707) 778-4556 or [oervin@cityofpetaluma.org](mailto:oervin@cityofpetaluma.org) regarding the FEIR and Heather Hines, Interim Community Development Director at (707) 778-4216 or [hhines@cityofpetaluma.org](mailto:hhines@cityofpetaluma.org) for all other information.

Petaluma City Hall is open to the public Monday through Thursday from 10:00 a.m. to 2:00 p.m. Staff will make every effort to provide digital copies of information about this project in response to individual requests to the phone or e-mail provided above. The project plans and the FEIR may also be viewed at <https://cityofpetaluma.org/scott-ranch/>.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:  
Please call (707) 778-4360 or  
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with multiple chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.