



CITY OF PETALUMA
NOTICE OF CITY COUNCIL PUBLIC HEARING
FINAL EIR CERTIFICATION
GENERAL PLAN AMENDMENT
ZONING MAP AMENDMENT
ZONING TEXT AMENDMENT (PUD)
VESTING TENTATIVE SUBDIVISION MAP

PROJECT NAME: Scott Ranch

PROJECT ADDRESS: D Street and Windsor Drive

ASSESSOR PARCEL NO. (APN): 019-120-040 City Record Number: PLPJ-2022-0002
019-120-041

APPLICANT NAME(S): Steve Abbs, Davidon Homes
Greg Colvin, Kelly Creek Protection Project

PROJECT DESCRIPTION: A joint application has been submitted by Steve Abbs of Davidon Homes and Greg Colvin with Kelly Creek Protection Project for the Scott Ranch Project, including a residential subdivision of 28 single family residential parcels and associated private open space on approximately 11.4 acres adjacent to Windsor Drive and a public park component to create an approximately 47 acre extension of Helen Putnam Regional Park. The requested entitlements include a General Plan Amendment, Zoning Map Amendment, Zoning Text Amendment, and a Vesting Tentative Subdivision Map. An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act. The City Council will consider and take final action on the project entitlements and certification of the Final EIR and including consideration of the recommendations from the Planning Commission. Subsequent entitlements anticipated for the project include Site Plan and Architectural Review for both the residential component and 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 purposes of transferring Parcel B to Kelly Creek Protection Project prior to final map.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Environmental Impact Report has been prepared for the Project consistent with the California Environmental Quality Act (CEQA). City Council will consider the Final EIR (FEIR) for certification. The FEIR is available online with project information at www.cityofpetaluma.org/scott-ranch/

MEETING DATE AND TIME: Monday, February 27, 2023, at or after 6:30 PM

MEETING LOCATION: Pursuant to the provisions of Assembly Bill 361, City Council meetings are currently being held by virtual teleconference as well as in-person. Teleconference login information and instructions on how to participate and provide public comment for virtual meetings are available in each specific meeting agenda.

While attending this meeting, consistent with CDC guidelines, participants are encouraged to practice hand hygiene, “social distancing”, and wear face coverings to reduce the risks of exposure to COVID-19. The City cannot guarantee that its participants, volunteers, partners, or others in attendance will not become infected with COVID-19.

HOW TO OBSERVE AND PARTICIPATE: Members of the Public may participate and provide public comments as follows:

- Written public comments may be submitted by email to cityclerk@cityofpetaluma.org up to 2 hours prior to the meeting start (February 27, 2023, by 4:30 pm). These public comments will be provided to the City Council and uploaded onto the City’s website in advance of the meeting.
- Oral public comments will be accepted through the teleconference meeting or in person:
 - Attend In-Person: Petaluma City Council Chambers located at 11 English Street, Petaluma, CA. Please fill out a speaker card for each item you wish to speak on, and place in the speaker card box next to the Zoom moderator.
 - Attend Virtually via Zoom: <https://us06web.zoom.us/j/89781052032> (use raise hand feature to speak)
 - Call-In via Telephone: 1-669-444-9171 Meeting ID: 897 8105 2032 (dial *9 to raise hand to speak)
- All City Council meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma’s local channels 26, 27, and 28. With AT&T U-Verse, PCA’s channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.


WHAT WILL HAPPEN: The City Council will consider all public testimony and decide whether to approve, deny, or modify the project application.

FOR MORE INFORMATION: Please consider these options to learn more about the project:

Project Planner Contact: Heather Hines, Special Project Manager, at hhines@cityofpetaluma.org or (707) 778-4316 or Olivia Ervin, Principal Environmental Planner, at oervin@cityofpetaluma.org or (707)778-4556.

Online: Review project information online at www.cityofpetaluma.org/scott-ranch/

In-person: Review project information in-person at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 2 PM.

 **ACCESSIBILITY:** Efforts will be made to accommodate persons with disabilities. Please notify Planning Division at (707) 778-4470 or (707) 778-4480 (TDD) within 5 days from date of publication of this notice if you need special accommodations. Translators and American Sign Language interpreters will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services.

PROJECT LOCATION MAP:

