



Helen Putnam Park Expansion

ALLOCATION OF OPEN SPACE FUNDS

CITY COUNCIL HEARING

APRIL 15, 2024

Background

Scott Ranch Project

- 28 lot residential subdivision
- 47 acre park and open space parcel
- Approved in February 2023
- Local Landmark Designation approved in
- Subsequent entitlements in process

Letter of Intent

- Agreement between KCPP and Sonoma County Regional Parks
- Outlines Phase 1 improvements prior to dedication to SCRP
 - Stabilization of main barn structure
 - Removal of abandoned structures on the property
 - Restoration of stock pond, eroded gully, and Kelly Creek riparian area
 - Construction of north trail along Kelly Creek, lower parking lot, portable restrooms
- Regional Parks going out to bid on connecting trail



Park Concept Plan

Project Funding

Project costs: \$9.5 million

\$4.1 million raised to date

Additional \$1.45 million awarded by Sonoma County
Open Space District

Allocation of \$1.8 million being prepared for
consideration by Board of Supervisors

Outstanding approximately \$1.5 million in funds being
actively sought from other fundings sources

Local allocation demonstrates local support to increase
competitive funding

Open Space Acquisition Fund

Request for allocation of \$250,000 from Open Space Acquisition Fund

Purpose of the Open Space Acquisition Fee is to provide funding to provide adequate open space amenities for Petaluma residents

General Plan set forth standard of 10 acres of open space per each 1,000 Petaluma residents

Funds can be used for a variety of things associated with providing open space, including land acquisition

Fee is collected for all new development projects based on square footage/units

Current fund balance of approximately \$660,000

General Plan Consistency

Allocation of local funds would help to support and facilitate the acquisition, development, and subsequent dedication of approximately 47 acres of park and open space for the future Helen Putnam Park Expansion, including:

- Policy 1-P-18: Maintain permanent open space around the city
- Policy 2-P-2: Feather or reduce densities adjacent to UGB to provide a transition from urban to rural
- Policy 2-P-68: Preserve the uniqueness of property at the intersection of D Street and Windsor Drive by providing setbacks along Kelly Creek, preserving red barns, preserve and maintain habitat and trees, provide minimum 300' wide urban separator, provide a minimum 3-acre park, include trailhead facilities with restrooms and parking with a connection to Helen Putnam Park

Upcoming Milestones

KCPP anticipates the following milestones:

- Acquisition of the property in Fall 2024
- Acquire regional permits in early 2025
- Begin restoration and park improvements in Spring 2025
- Complete restoration and park improvements by end of 2025
- Dedication of property to Sonoma County Regional Parks in early 2026