

Resolution No. 2024-XXX N.C.S.
of the City of Petaluma, California

RESOLUTION OF THE PETALUMA CITY COUNCIL APPROVING ALLOCATION OF OPEN SPACE ACQUISITION FUNDS TO THE EARTH ISLAND INSTITUTE/KELLY CREEK PROTECTION PROJECT FOR THE HELEN PUTNAM PARK EXPANSION PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN DOCUMENTS FOR THE FINANCING OF THE PROJECT

WHEREAS, in 2004 Davidon Homes submitted an application to the City of Petaluma for a 93-lot residential project located on two parcels (APN 019-120-040 and -041) and consisting of 58.66 acres at the corner of D Street and Windsor Drive and adjacent to the Helen Putnam Regional Park ("Prior Project"); and

WHEREAS, after initial review, it was determined that an Environmental Impact Report (EIR) was required based on significant biological impacts associated with the habitat for the red-legged frog; and

WHEREAS, after public circulation of the Draft Environmental Impact Report (DEIR) consistent with the requirements of the California Environmental Quality Act (CEQA) and Petaluma's Local CEQA Guidelines, on April 15, 2013, the City Council directed staff to proceed with the preparation of a Final EIR (FEIR) and to provide additional information and clarification addressing comments on the DEIR and further analysis on the reduced project alternative; and

WHEREAS, in response to comments received on the 2013 DEIR, the applicant elected to submit a revised project with a reduced development proposal including 66-single family residential lots with associated private and public open spaces, a public park with a multi-use trail, a Class I trail along D Street, trailhead parking lots, and other infrastructure such as sidewalks, a roundabout, and sewer, water, and storm drainage infrastructure; and

WHEREAS, the City initiated the preparation of a revised DEIR (2017 RDEIR) for the 66-lot project scope and circulated it for public comment; and

WHEREAS, the City Council considered the 2017 RDEIR on June 19, 2017, and determined that the 2017 RDEIR was inadequate and that additional analysis was needed prior to the preparation of a Final EIR, and the Council by motion directed staff to revise the 2017 RDEIR to include a more robust evaluation of the 28-lot "Environmentally Preferred" alternative that was included in the 2017 RDEIR; and

WHEREAS, in June 2018, the Kelly Creek Protection Project (KCPP) of Earth Island Institute announced that it had entered into an agreement with Davidon Homes in response to comments received on the 2017 RDEIR, and Davidon Homes and KCPP ("Applicants") submitted a revised application to the City of Petaluma for a 28-lot residential project on approximately 15 acres, along with proposed dedication of approximately 44 acres of the overall project site to Sonoma County Regional Parks as an extension to the Helen Putnam Regional Park; and

WHEREAS, entitlements submitted by the Applicants included (1) a General Plan Amendment to modify General Plan Policy 2-P-68 and Figure 5-2, (2) a Zoning Map Amendment to rezone the project site from Residential 1 (R1) to a Planned Unit District (PUD), (3) a Zoning Text Amendment to adopt the Scott Ranch Planned Unit Development Plan and Guidelines, and (5) a Vesting Tentative Subdivision Map (VTSM) to subdivide the project parcels into residential, open space, public access, and parking lot; and

WHEREAS, subsequent entitlements for the development of the Scott Ranch project include Site Plan and Architectural Review (SPAR) required for development of the single-family homes, associated landscaping, and lighting in the residential component, and for initial park improvements proposed as part of the Helen Putnam Park Extension Project component, a Tentative Parcel Map to divide Parcel B as shown in the VTSM for dedication to the Sonoma County Regional Parks, and a Zoning Amendment to designate the Red Barn Complex a local landmark; and

WHEREAS, the City prepared and distributed copies of a 2020 RDEIR that analyzed the revised reduced 28-lot project, including the proposed General Plan Amendments; and

WHEREAS, at a duly noticed public hearing on March 15, 2021 the City Council directed that a Final EIR be prepared addressing comments and concerns raised during public comment on the 2020 RDEIR; and

WHEREAS, additional modifications to the project were made by the applicant to the proposed project in response to comments received during the discussion of the 2020 RDEIR, most specifically to further reduce the footprint of the residential component of the project; and

WHEREAS, the Revised Project proposed a 28-lot single-family residential subdivision and approximately 47 acres of open space/parkland, including multi-use trails north and south of Kelly creek connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park to the west; and

WHEREAS, on October 6, 2021, the Pedestrian and Bicycle Advisory Committee (PBAC) considered and provided feedback on the pedestrian and bicycle facilities proposed by the project including sidewalks and pedestrian crossings, bicycle rack location, access and connectivity to Helen Putnam Regional Park, trail alignments and features, and the proposed amendment to General Plan Figure 5-2, Bicycle Facilities; and

WHEREAS, on October 20, 2021, the Recreation Music and Park Commission (RMPC) considered and provided feedback on the Helen Putnam Regional Park expansion, Barn Center improvements, playground, amphitheater, picnic areas, multi-use trails, and other amenities proposed as part of the Putnam Park Extension component of the project; and

WHEREAS, the Revised Project continued to provide for a planned future offsite trail segment connecting the Scott Ranch property with the existing trail within Helen Putnam Regional Park; and

WHEREAS, the environmental effects of the Revised Project was analyzed and compared to the environmental effects presented in the 2020 RDEIR, and that analysis was included in the Final EIR; and

WHEREAS, the City Council held a duly noticed public hearing on February 27, 2023, at which time it considered the Final EIR and project entitlements and accepted public testimony; and

WHEREAS, at the February 27, 2023, public hearing the City Council approved Resolution No. 2023- 023 N.C.S. certifying the EIR, making findings of fact to adopt a statement of overriding considerations, and adopting a mitigation monitoring and reporting program for the Scott Ranch Project; and

WHEREAS, also at the February 27, 2023, public hearing the City Council approved Resolution Nos. 2023-024 N.C.S. and 2023-025 N.C.S. and introduced Ordinance Nos. 2839 N.C.S. and 2840 N.C.S. approving entitlements for the Scott Ranch Project; and

WHEREAS, on March 20, 2024 the City Council approved Ordinance Nos. 2839 N.C.S. and 2840 N.C.S.; and

WHEREAS, on November 6, 2023 the City Council adopted Ordinance No. 2867 N.C.S. approving a Zoning Amendment to designate the Red Barn Complex a local landmark; and

WHEREAS, on April 4, 2024 Earth Island Institute/Kelly Creek Protection Project submitted an application for Administrative Site Plan and Architectural Review for Phase 1 park improvements consistent with the scope outlined in the Letter of Intent between EII/KCPP and Sonoma County Regional Parks; and

WHEREAS, EII/KCPP has prepared an overall funding strategy to supplement successful fundraising of the overall \$9.5 project costs for acquisition and Phase 1 improvements; and

WHEREAS, the requested allocation of \$250,000 in local funding for the project will demonstrate local partnership and support for the project; and

WHEREAS, the purpose of the City's Open Space Acquisition Fund is to increase publicly accessible open space consistent with the General Plan standard of 10 acres of open space for each 1,000 Petaluma residents; and

WHEREAS, the Helen Putnam Park expansion will increase the existing inventory of open space by approximately 47 acres to be held by Sonoma County Regional Parks; and

WHEREAS, based on the letter of intent between EII/KCPP and Sonoma County Regional Parks, the approximately 47 acre Parcel B will be dedicated to Sonoma County Regional Parks after agreed upon Phase 1 improvements are completed by EII/KCPP; and

WHEREAS, all Phase 1 improvements will be completed in compliance with applicable mitigation measures and conditions of approval of the overall Scott Ranch project; and

WHEREAS, based on available fund balances and to meet the requested local funding commitment, the City is to allocate and reserve \$250,000 from the Open Space Acquisition fund to provide financial support for acquisition and applicable improvements for the Helen Putnam Park Expansion project; and

WHEREAS, an Environmental Impact Report for the Scott Ranch project, inclusive of the park component, was certified by the City Council on February 27, 2023 (SCH #2004072137); and

WHEREAS, the current action before the City Council is allocation of funds for the acquisition and implementation of the park component of the project and therefore consistent with the environmental analysis presented in the certified EIR for the larger project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Petaluma as follows:

1. Declares the above recitals to be true and correct and are incorporated herein as findings of this Resolution.
2. Finds that an Environmental Impact Report for the Scott Ranch project, inclusive of the park component, was certified by the City Council on February 27, 2023 (SCH #2004072137) and that the allocation of funds for the acquisition and implementation of the park component of the project is consistent with the environmental analysis presented in the certified EIR for the larger project.
3. Approves the allocation and reservation of \$250,000 of the City Open Space Acquisition Funds for the Helen Putnam Park Expansion Project.

4. The City Manager is hereby authorized and directed to execute any and all documents necessary to affect the purposes of this resolution.

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a Regular meeting on the 15th day of April 2024, by the following vote:

Approved as to
form:

City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

City Clerk

Mayor