

**Resolution No. 2023-XXX N.C.S.  
of the City of Petaluma, California**

**RESOLUTION OF THE CITY OF PETALUMA CITY COUNCIL APPROVING APPROVE A  
VESTING TENTATIVE SUBDIVISION MAP FOR THE SCOTT RANCH PROJECT  
LOCATED AT 1860 D STREET  
(APN 019-120-140 and 019-120-141)**

**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 Halen 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 habitat for the red legged frog; and

**WHEREAS**, on August 11, 2004, and August 25, 2004, scoping meetings were held to initiate the environmental review process and solicit public comment regarding the environmental analysis to be undertaken; and

**WHEREAS**, the Draft EIR (DEIR) was released on February 14, 2013, for public comment; and

**WHEREAS**, on April 15, 2013, the City Council directed staff to proceed with 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 and including private and public open space, a public park with 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 preparation of a revised DEIR (2017 RDEIR) for the 66-lot project scope and circulated 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 preparation of a Final EIR, and the Council, by motion directed staff to revised 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**, current entitlement submitted by the Applicants include (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 public improvements proposed as part of the Putnam Park Extension Project component, a Tentative Parcel Map<sup>1</sup> to divide Parcel B as shown in the VTSM for dedication to the Sonoma County Regional Parks, and for designation of a historic landmark to designate the barn complex as a local historic resource; and

**WHEREAS**, the applicant has proposed a Vesting Tentative Subdivision Map to divide the existing 56.88 acre property into 28 single family lots, four private open space parcels, and one park parcel for expansion of Helen Putnam Regional Park; and

**WHEREAS**, the proposed VTSM is consistent with the unit development plan for the Scott Ranch PUD; and

**WHEREAS**, Scott Ranch VTSM is subject to Title 20 (Subdivisions) of the Petaluma Municipal Code (Subdivision Ordinance) and the State Subdivision Map Act, which regulate the design and improvement of the proposed subdivision; and

**WHEREAS**, the proposed VTSM illustrates the overall site layout, proposed roadway improvements, utility plans (water, sewer, and wastewater), grading plans, and stormwater treatment plans, among other improvements; and

**WHEREAS**, based on the project site's location in the West Hills Subarea as identified in the General Plan, the proposed VTSM is defined as a hillside subdivision subject to the requirements outlined in Implementing Zoning Ordinance (IZO) Section 16.070; and

**WHEREAS**, as discussed in the August 9, 2022 Planning Commission staff report and the February 27, 2023 staff report, the proposed VTSM map is consistent with the Petaluma General Plan 2025 subject to staff recommended project changes and conditions; and

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

**WHEREAS**, the Planning Commission held a public hearing on February 9, 2021 to consider the 2020 RDEIR for the revised project with a reduced 28-lot residential component, the purpose of the hearing being to inform the public about the contents of the 2020 RDEIR and to receive oral comments about the adequacy and accuracy of the 2020 RDEIR; and

**WHEREAS**, the City Council held a public hearing on March 15, 2021 to consider the 2020 RDEIR, the purpose of the hearings being to inform the public about the contents of the 2020 RDEIR and to receive oral comments about the adequacy and accuracy of the 2020 RDEIR; and

**WHEREAS**, as a result of these hearings, the Planning Commission recommended, and 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 discussion of the 2020 RDEIR, most specifically to further reduce the footprint of the residential component of the project; and

**WHEREAS**, the revised residential component includes a 28-lot single-family residential subdivision and the park component includes an increase to 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**, offsite public improvements proposed as part of the project include a roundabout on City right-of-way at the intersection of D Street and Windsor Drive and an approximately 800-foot offsite sidewalk gap closure on the east side of D Street between Windsor Drive and Sunnyslope Avenue; and

**WHEREAS**, the Revised Project continues 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 Revised Project boundaries remain unchanged and refinements to the project are limited to reducing the building development footprint by further clustering lots, reducing setbacks, and building sizes; and

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

**WHEREAS**, on February 4, 2021 the Applicants held a neighborhood meeting to create dialogue with community members, provide information and updates on the Project, and address concerns; 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**, on June 20, 2022, onsite signage was posted informing residents of the availability of the Final EIR, project entitlements and the Planning Commission hearing on the project; and

**WHEREAS**, the Planning Commission held a duly noticed public meeting on July 12, 2022, at which time it continued the item to a date certain of August 9, 2022; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 9, 2022 at which time it considered the Final EIR and project entitlements, accepted public testimony, and approved Resolution Nos. 2022-08, 2022-09, 2022-10, 2022-11, and 2022-12 recommending that the City Council certify the EIR and approve project entitlements for the Scott Ranch project; and

**WHEREAS**, on February 16, 2023, onsite signage was posted informing residents of the availability of the Final EIR, project entitlements, and the City Council hearing on the project; 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-XXX 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 introduced Ordinances Nos. XXXX N.C.S. and XXXX N.C.S. approving the Zoning Map Amendment and Zoning Text Amendment to create the Scott Ranch PUD.

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

1. The above recitals are hereby declared to be true and correct and are incorporated into the resolution as findings of the Petaluma Planning Commission.
2. The potential environmental impacts of the Scott Ranch Project, including the proposed Vesting Tentative Subdivision Map, were fully analyzed in the Scott Ranch Final EIR (SCH# 2004072137) containing all the requirements of CEQA Guidelines Section 1532, inclusive of the RDEIR, references, appendices, and all attachments thereto.
3. On February 27, 2023, the City Council approved Resolution No. 2023-XXX 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.
4. Also on February 27, 2023, the City Council introduced Ordinance Nos. XXX N.C.S. and XXX N.C.S. approving a Zoning Map Amendment and Zoning Text Amendment to establish the Scott Ranch PUD.
5. The City Council approval of the Vesting Tentative Subdivision Map for the Scott Ranch Project is based on the findings made below and subject to the conditions of approval attached as Exhibit A hereto and incorporated herein by reference:
  - A. The proposed map is consistent with the General Plan in that it provides a residential project on a property designated for residential uses with a density range of 0.6 to 2.5 dwelling units per net acre.
  - B. The tentative map as designed and conditioned, together with provisions for its design and improvements, is consistent with the General Plan in that the project has a density of 10.09 dwelling units per net acre. The project will also preserve the Kelly Creek riparian area and will implement development consistent with Implementing Zoning Ordinance Chapter 16 for development in the West Hills subarea. The map will not be detrimental to the public health, safety, or welfare in that adequate public facilities exist or will be installed, including roads, sidewalks, water, sewer, storm drains, and other infrastructure.
  - C. The site is physically suitable for the density and the type of development proposed in that the proposed Scott Ranch PUD provides for clustered residential development at the minimum allowable density to meet the Very Low Density Residential land use designation and utilizes access from existing roadways. The project is laid out to cluster the proposed residential component on eleven acres on either side of Windsor Drive and including five acres of private open space. This layout provides for preservation and designation of the remaining 47 acres, including the identified red legged frog habitat, riparian corridor along Kelly Creek, and historic vista of the red barn complex, under a

conservation easement and dedication to Sonoma County Regional Parks for expansion of neighboring Helen Putnam Regional Park.

- D. The site is physically suitable for the proposed density with the implementation of the proposed mitigation measures recommended in the project's Final Environmental Impact Report. The 58.66 acre project site has adequate area to support the proposed 28 residential units clustered on 11 acres adjacent to Windsor Drive while preserving the majority of the site for preservation in perpetuity as publicly accessible parkland and open space.
- E. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat in that the Final Environmental Impact Report provided mitigation measures to reduce identified potential impacts on environmental resources to less than significant levels. All identified mitigation measures are included as conditions of approval to ensure implementation through the project.
- F. With implementation of the project's mitigation measures associated with the project's Final Environmental Impact Report, no serious public health problems would be caused as a result of the proposed project or Vesting Tentative Subdivision Map.
- G. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision in that the project is proposing off site improvements including a round about at the intersection of Windsor Drive and D Street and an approximately 800 foot sidewalk gap closure on the east side of D Street north of the project site, bot of which will improve access in the area for multiple modes of travel. Additionally, the project has been designed to provide adequate emergency vehicle access. Existing easements will be preserved or realigned to mesh with the subdivision design.
- H. The Scott Ranch Vesting Tentative Subdivision Map complies with the requirements of Chapter 20.16, Tentative Subdivision Map, of the Subdivision Ordinance and with the Subdivision Map Act as further described in the August 9, 2022 Planning Commission staff report and February 27, 2023 City Council staff report.
- I. The proposed Scott Ranch Vesting Tentative Subdivision Map complies with the requirements of IZO Section 16.070 as follows:
  - a. The minimum parcel size of the 28 residential lots has been modified to cluster and minimize development footprint due to the unique characteristics of the site. The proposed lot layout responds to site conditions and complies with the General Plan goals and policies related to the clustering of development. The proposed 28 residential lots remain consistent with the minimum density range of the very low density residential land use designation and remains within the limitations prescribed in IZO Section 16.070.D.
  - b. The density of the proposed project is consistent with the lowest end of the General Plan density range for the site.
  - c. All sites created by the VTSM is subject to the development standards as outlined in the Scott Ranch PUD Guidelines and Unit Development Plan.
- J. The Scott Ranch Vesting Tentative Subdivision Map implements the objectives for hillside development as outlined in IZO Chapter 16 and including the following:

- a. The proposed project does not develop on open ridgelines.
- b. The clustering of residential development on 11 acres of the 58.66 acre site along Windsor Drive in order to protect the majority of the site and its unique biological resources for preservation in perpetuity.
- c. The clustering of residential development minimizes the development footprint, protects natural features, maximizes tree protection, and preserves unique habitat by locating structures away from these assets.
- d. The proposed siting of the residential units and proposed architectural design is consistent with existing development in the surrounding area and has minimized the profile of the built environmental to minimize environmental impacts and cluster the development in a small portion of the site.
- e. By clustering the development the project minimizes the development footprint and associated alteration of the hillside topography.
- f. The proposed project clusters the residential units on smaller lot sizes to meet minimum density standards while minimizing development footprint and maximizing open space.
- g. The proposed development is consistent with neighboring residential development in the immediate vicinity.
- h. The clustering of residential units allow for preservation of existing trees on the site.
- i. The proposed development is clustered outside of the 30 percent slope areas to the extent possible.
- j. The project is designed to reduce erosion and landslide hazards on the site.

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 DD day of Month YYYY, by the following vote:

Approved as to  
form:

\_\_\_\_\_  
City Attorney

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor