



KELLY CREEK PROTECTION PROJECT

A BELOVED PETALUMA PROPERTY. OUR BEST CHANCE TO SAVE IT.



Paige Green



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Scott Ranch, at the corner of Windsor Drive and D Street, is known for its open meadows and historic red barns. The land is right next to Sonoma County's Helen Putnam Regional Park.

The Earth Island Institute's Kelly Creek Protection Project negotiated a purchase and sale agreement with the property owner, Davidon Homes, to limit or prevent development on this land.

THE AGREEMENT

- **Includes two options:** Zero homes and 58 acres of parkland if we can raise \$11 million by December 1st, or 28 homes and 44 acres of parkland if we can raise \$4.1 million by September 1st.
- **Secures public ownership and access** to at least 44 acres as an addition to Putnam Park.
- **Provides for full public review** and comment prior to any approval of the proposed housing and park plans by the City of Petaluma.
- **Permanently protects** the red barns and environmentally sensitive frog habitat around Kelly Creek.
- **Guarantees** homes built will be mostly single-story, "mid-range" houses.

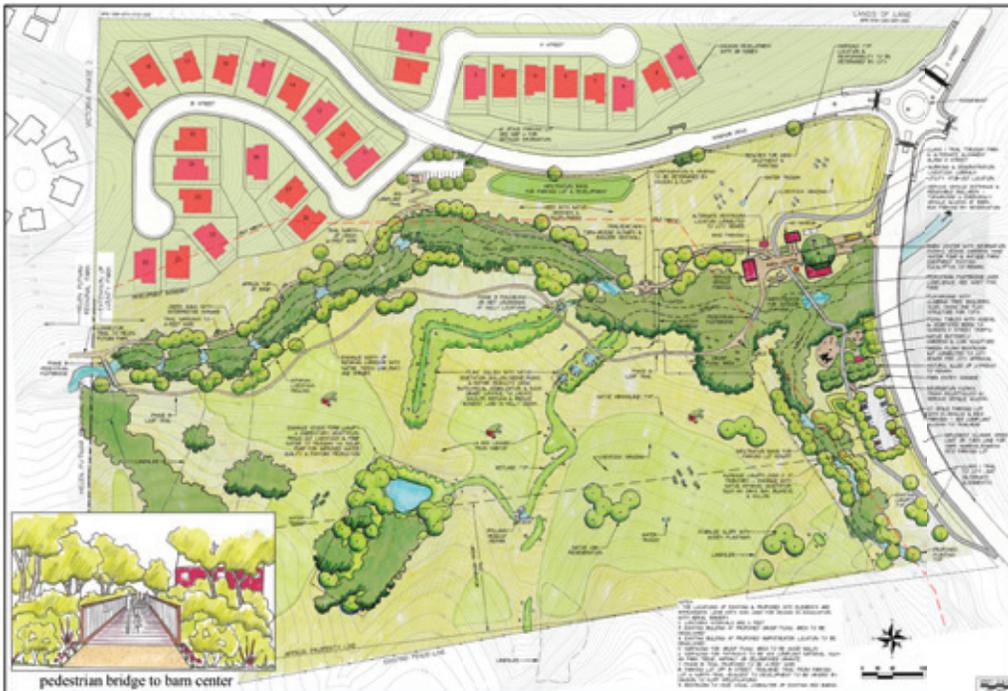


Jamie Bettaso (USFWS)

WITHOUT THIS AGREEMENT, THESE BENEFITS COULD BE LOST FOREVER!

To help make this dream a reality, go to extendputnampark.org/donate.

NOW'S OUR CHANCE TO EXTEND PUTNAM PARK!



DID YOU KNOW?

Key facts in response to common questions about this agreement:

- Davidon Homes owns Scott Ranch and by current zoning law is allowed to build at least 28 homes there.
- It's standard practice for negotiations of major land purchases to be confidential between buyer and seller. The housing and park plans remain subject to public comment and require City approval.
- Landowners cannot be forced to give their property away even if they can't subdivide and develop it. Refusing Davidon some reasonable economic use of its land could expose the City to a potential "unconstitutional takings" lawsuit.
- The \$4.1 million sale price includes a buy-down of 19 homes and traffic and drainage improvements. It ensures Putnam Park can be extended, securing the red barns and the integrity of the Kelly Creek watershed.
- The proposed 28 homes will be mid-range, mostly single-story – not "luxury" – homes.
- No City officials participated in the negotiation of the agreement.

"We are very supportive of this proposed acquisition, the enhanced protection of Kelly Creek, and new trails for the community to experience and enjoy."

– Bert Whitaker, Director, Sonoma County Regional Parks

KEY DATES*

2018

- **June 4:** Purchase & Sale Agreement finalized; Petaluma City Council and public notified
- **Aug-Sep:** City begins review of 28-home development and 44-acre park extension plan
- **Sep 1:** Deadline for first fundraising goal: \$4.1 M to secure 44-acre park and limit homes to 28
- **Oct-Dec:** Supplemental materials provided to City if requested
- **Dec 1:** Deadline to raise \$11 M total to purchase entire property

2019

- **Jan-Mar:** 45-day public comment period on Revised DEIR for park and housing plans
- **Mar-May:** Planning Commission and City Council hearings on Revised DEIR
- **Sep-Dec:** Planning Commission and City Council public hearings for final EIR certification and final votes on project

** Dates are estimates and depend on City scheduling*



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TO LEARN MORE, OR TO DONATE, GO TO EXTENDPUTNAMPARK.ORG