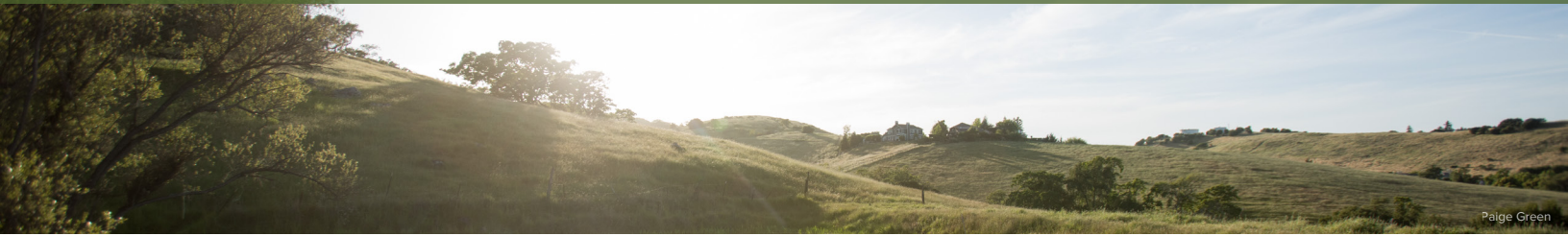




KELLY CREEK PROTECTION PROJECT

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



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 development on this land and extend Putnam Park.

THE PROPOSAL

- **Limits development:** KCPP will purchase 44 acres, three-quarters of the old ranch, and convert it to parkland, capping the number of homes built at 28.
- **Secures public ownership and access:** KCPP will deed the 44 acres of converted ranchland to Sonoma County Regional Parks. The park will include a new trailhead on D Street.
- **Permanently protects** the red barns and environmentally sensitive frog habitat around Kelly Creek. Homes will be confined to 14 acres on the hills north of the creek, leaving the flat pasture in front of the barns open.
- **Guarantees** homes built will be mostly single-story, mid-range houses.
- **Provides for full public review** and comment prior to approval of proposed housing and park plans by the City of Petaluma.



JUST RELEASED: DRAFT ENVIRONMENTAL IMPACT REPORT
To see the draft EIR, go to www.cityofpetaluma.org/scott-ranch.

THIS IS OUR BEST HOPE TO PRESERVE THE HEART OF THIS RANCLAND FOREVER!

NOW'S OUR CHANCE TO EXTEND PUTNAM PARK!



“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

DID YOU KNOW?

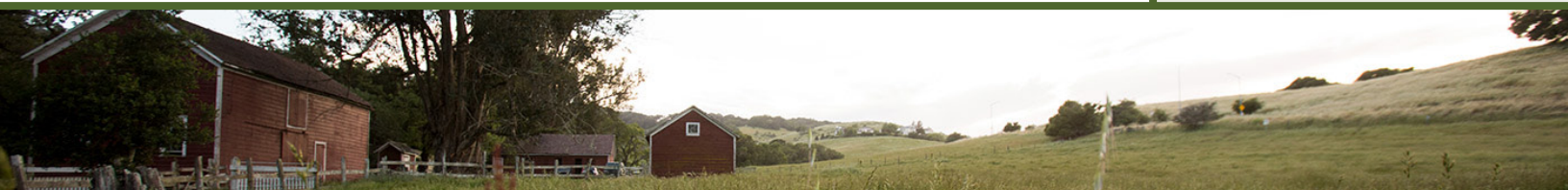
- Landowner Davidon Homes originally planned to build 93 luxury homes on the site. Its 2017 proposal was for 66 homes, but in negotiations KCPP reduced that number to 28, the fewest units allowed on the property under the City General Plan's very low residential designation.
- KCPP's \$4.1 million parkland purchase reduces Davidon's planned development by 38 homes.
- Refusing Davidon some reasonable economic use of its land could expose the City to a potential “unconstitutional takings” lawsuit.
- The proposed 28 homes will be mid-size, not “luxury” homes, and will be designed to blend with the landscape and permit wildlife movement.
- The City must approve both the residential and the park plans in order for KCPP to close escrow on the 44 acres needed to extend Putnam Park.

KEY DATES*

2020-2021

- **Dec-Mar:** 60 day public comment period on Revised DEIR for park and housing plan
- **Feb 9:** Planning Commission hearing on Revised DEIR
- **Mar 15:** City Council hearing on Revised DEIR
- **May-Jul:** Planning Commission and City Council public hearings for final EIR certification and final votes on project

* Dates are estimates and depend on City scheduling



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