



SCOTT RANCH PROPERTY AND PROJECT HISTORY

The timeline below describes the long road that led to the current proposal for Scott Ranch, which offers the minimum homes allowed per Petaluma's General Plan while preserving 89% of the property as permanent open space.

- Early 1900s** Scott family acquires property now known as Scott Ranch.
- 1980s** City of Petaluma establishes Urban Growth Boundary at outside fence of Scott Ranch. General Plan updated in 1987 to classify zoning for Scott Ranch property and surrounding areas from agricultural to R1 (very low density single-family homes).
- 1999** Arnold Scott dies and leaves Scott Ranch property to University of the Pacific with the intention of endowing a scholarship fund.
- 2003** Davidon acquires Scott Ranch for \$7.8 million and submits an application for 104 homes on the property, zoned R1 (very light residential) per City's General Plan adopted 1987.
- 2004** After some changes based on City staff review, the City finds the application complete for 93 homes and begins preparation of a Draft Environmental Impact Report (DEIR) for the project.
- 2008** The City's updated General Plan identifies new policies specific to development of Scott Ranch.
- 2013** The City releases its DEIR for the 93-home plan; the DEIR also analyzes 66-, 47- and 28-home alternatives. The DEIR is confusing; the City Council concludes that it can proceed to a Final EIR, but only with extensive revisions. Davidon requests that the City instead prepare a new Revised DEIR (RDEIR) studying a maximum of 66 homes and a 63-home mitigated alternative.



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2017 New RDEIR for 66/63 home plan released for public comment. Both options increase protections for California Red Legged Frog habitat, increase open space preservation to 56% of the property, and preserve 81% of the protected trees and 84% of the onsite wetlands. In June 2017, the City Council determines the RDEIR is not adequate to move forward to a Final EIR. Council directs City staff to further revise the RDEIR and focus on a “28 lot preferred alternative.”

June 2018 Davidon enters into a Purchase & Sale Agreement with Kelly Creek Protection Project (KCPP). The agreement allows KCPP to acquire 44 acres for \$4.1 million to extend Putnam Park and caps the number of homes planned at 28, along with many other improvements over previous proposals.

Summer 2018 Davidon and KCPP submit their combined project for 28 homes and the extension of Helen Putnam Park to the City, which begins preparation of a further Revised DEIR.

March 2021 The Planning Commission and City Council review the new RDEIR for the combined park extension and limited housing plan in public hearings. The City Council unanimously directs staff to develop the Final EIR for the park/housing plan.

September 2021 Davidon Homes refines its proposed 28-home development plan based on comments received on the RDEIR from the public and City officials. The updated plan further reduces environmental impacts, offers increased protections for California Red Legged Frog habitat, and expands the park extension to 47 acres.