



**NOTICE OF COMPLETION / AVAILABILITY  
NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

**REVISED DRAFT ENVIRONMENTAL IMPACT REPORT  
SCOTT RANCH PROJECT  
FILE NO. 03-TSM-0396-CR  
SCH NO. 2004072137**

**NOTICE IS HEREBY GIVEN** in compliance with Sections 15086 and 15087 of the California Environmental Quality Act (CEQA) Guidelines, to responsible agencies, trustee agencies, interested parties and the general public, that the Revised Draft Environmental Impact Report (RDEIR) for the Scott Ranch Project (formerly Davidon/Scott Ranch) is available for public review and comment.

**PROJECT LOCATION:** Northwest and southwest corners of Windsor Drive and D Street, Petaluma, Sonoma County, California. APN 019-120-040 and 019-120-041.

**PROJECT DESCRIPTION:** The Scott Ranch project consists of a residential component and the Putnam Park Extension Project. The residential component proposes development on approximately 15 acres of the project site and includes 28 single-family residences, streets, common open space, and other infrastructure improvements including a roundabout at Windsor Dr./D Street, pedestrian and bicycle facilities, and sewer, water, and storm drainage facilities. The proposed Putnam Park Extension Project component proposes to extend the existing Helen Putnam Regional Park eastward to D Street by developing a park area on approximately 44-acres of the project site. The Putnam Park Extension portion of the project proposes development of a barn center that includes renovation of the existing barn complex and cleaning shed, installation of pathways, bicycle parking, information kiosks, vegetable gardens, demonstration and working corrals, antique farm equipment, and an amphitheater for outdoor learning activities. This project component includes a multi-use loop trail network of approximately one mile, north and south of Kelly Creek. A 300-foot Urban Separator will be maintained between the proposed development and the southern boundary of the project site. The project also includes the off-site Helen Putnam Regional Park Trail project; a 0.5-mile-long trail segment proposed by Sonoma County Regional Parks.

**ENVIRONMENTAL TOPICS EVALUATED:** The RDEIR evaluates the potential impacts associated with the project with respect to the following topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives

**LEAD AGENCY:** City of Petaluma

**RDEIR DOCUMENT AVAILABILITY:** The RDEIR is available for review in electronic format due to the closure of City Hall consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05. An electronic copy of the document may be viewed on-line at <https://cityofpetaluma.org/scott-ranch/>. RDEIR Documents can also be made available by appointment through the City of Petaluma Planning Division Office, 11 English Street, Petaluma, CA. Hard copies can be purchased at the City Planning Division for the City's cost of production.

**REVIEW PERIOD:** The City will accept public comments on the RDEIR for 60 days beginning December 31, 2020 and extending to March 1, 2021.

**PUBLIC HEARING:** The Planning Commission will hold a public hearing on the RDEIR on **Tuesday, February 9, 2021** at 7:00 PM via teleconference. The City Council public hearing on the RDEIR is tentatively scheduled for March 1, 2021. The subsequent City Council hearing will be separately noticed.

**MEETING LOCATION:** Consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05, the Planning Commission public hearing will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting via Zoom.

**WHAT WILL HAPPEN:** The Planning Commission will receive a staff presentation, accept public comment, provide comments on the RDEIR, and forward a recommendation to the City Council.

**HOW TO OBSERVE AND PARTICIPATE:** Members of the public may participate and provide public comments to teleconference meetings as follows:

- Written public comments may be submitted by email to [oerwin@cityofpetaluma.org](mailto:oerwin@cityofpetaluma.org) up to 2 hours prior to the meeting start (**February 9, 2021 at 5:00 p.m.**). Public comments will be provided to the Planning Commission and uploaded to the City's website in advance of the meeting.
- Oral public comments will be accepted through the teleconference meeting only. To address the Planning Commission during the live meeting, please find the meeting-specific link to the Zoom meeting included on the agenda for the February 9, 2021 Planning Commission meeting that will be posted on the City's website.
- All Planning Commission meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma's local channels 26, 27, and 28. With AT&T U-Verse, PCA's channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.

**FOR MORE INFORMATION:** You may contact Olivia Ervin, Principal Environmental Planner at (707) 778-4556 or [oerwin@cityofpetaluma.org](mailto:oerwin@cityofpetaluma.org) regarding the RDEIR and Heather Hines, Planning Manager at (707) 778-4316 or [hhines@cityofpetaluma.org](mailto:hhines@cityofpetaluma.org) for all other project information. Consistent with the State Executive Office's and Sonoma County's Shelter-In-Place Orders, Petaluma City Hall is closed to the public. Staff will make every effort to provide digital copies of information about this project in response to individual requests to the phone number or e-mail provided above. Environmental documents may also be viewed at <https://cityofpetaluma.org/scott-ranch/>.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:  
Please call (707) 778-4360 or  
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.

