

# 270 and 280 CASA GRANDE ROAD CREEKWOOD HOUSING DEVELOPMENT

CITY COUNCIL  
SEPTEMBER 16, 2024



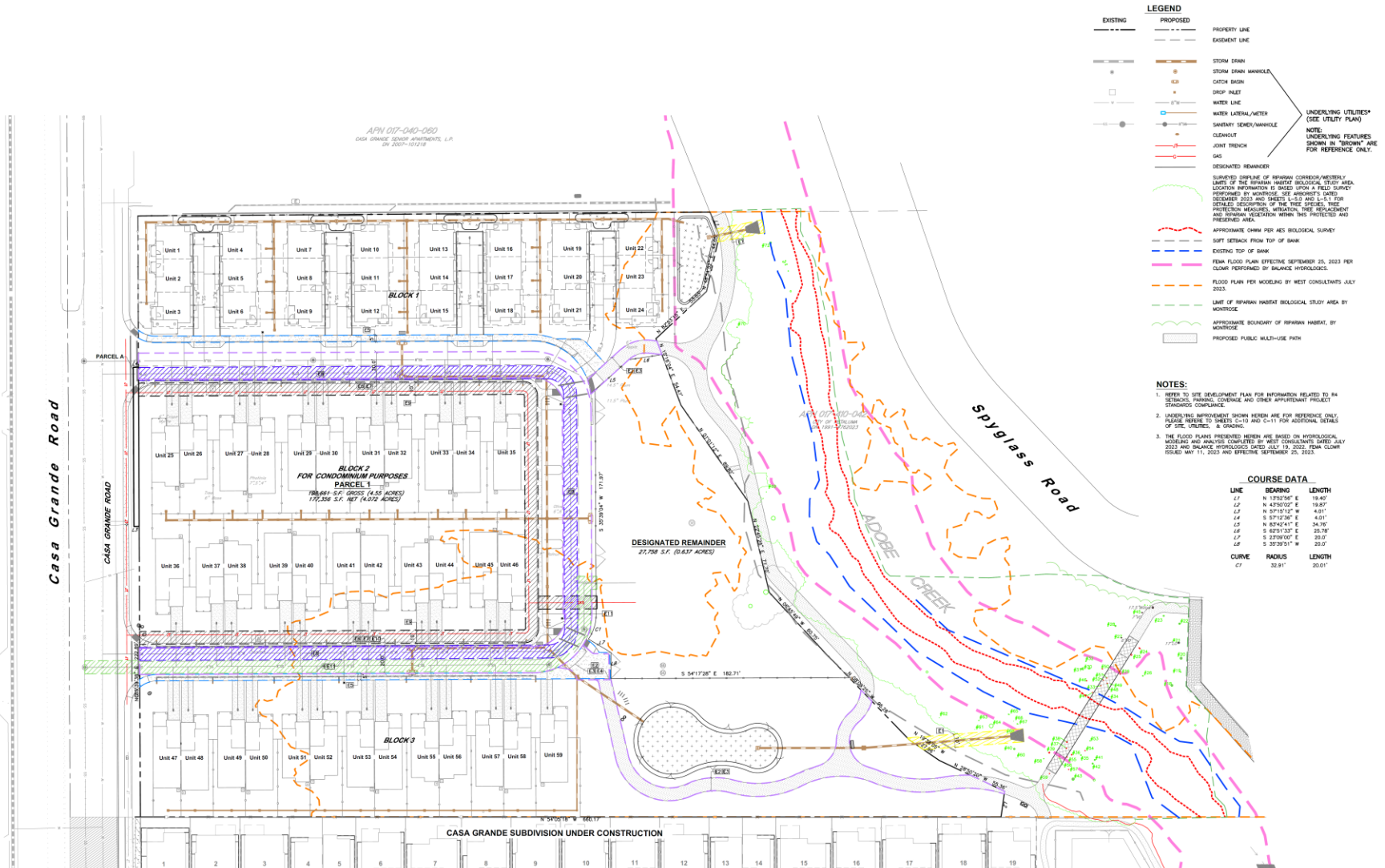
# Presentation Overview

- Proposed Project
- CEQA: Purpose & Process
- Key Considerations
- Alternatives
- Comments





# VESTING TENTATIVE PARCEL MAP



## EASEMENT DESIGNATIONS

1. PROPOSED PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 1.
2. PROPOSED LIFE MAINTENANCE VEHICULAR ACCESS TO BE DEDICATED TO THE CITY OF PETALUMA.
3. PROPOSED PUBLIC MULTI-USE ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PETALUMA.
4. PROPOSED PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SEPARATE DOCUMENT.
5. PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PETALUMA.
6. PROPOSED PUBLIC BICYCLE ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PETALUMA.
7. PROPOSED PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF PETALUMA.
8. PROPOSED PUBLIC WATER MAIN EASEMENT TO BE DEDICATED TO THE CITY OF PETALUMA.
9. PROPOSED PUBLIC UTILITY EASEMENT TO BE DEDICATED PER PUBLIC CRITERIA.
10. PRIVATE VEHICULAR ACCESS EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SEPARATE DOCUMENT.
11. PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SEPARATE DOCUMENT.

## TENTATIVE MAP NOTES:

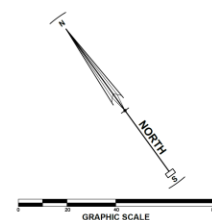
1. ALL PROPOSED EASEMENTS SHALL REMAIN THE DESIGNATED REMAINDER AND THE PROPOSED PRIVATE STORM DRAIN EASEMENT OVER THE LANDS OF THE CITY OF PETALUMA SHALL BE CHARGED AND RECORDED UNDER SEPARATE DOCUMENT.
2. A ONE LOT PARCEL MAP IS REQUIRED FOR THE CREATION OF THE PROPOSED CONDOMINIUM ON PARCEL 1.
3. THE DESIGNATED REMAINDER IS NOT A PART OF THE SUBMISSION. NO CONDITIONS CAN BE IMPOSED ON SAID PARCELS UNLESS THERE IS A IDENTIFIED HEALTH AND SAFETY ISSUE UNDER GOVERNMENT CODE SECTION 65.01 (A).
4. SEE C-8 PRELIMINARY CONDOMINIUM SITE PLAN FOR ADDITIONAL INFORMATION.
5. PARCEL "A" (488 S.F.) TO BE DEDICATED TO THE CITY OF PETALUMA ON THE PROPOSED PARCEL MAP.
6. ALL PROPOSED PUBLIC EASEMENTS LOCATED ON PARCEL 1 SHALL BE DEDICATED ON THE PROPOSED PARCEL MAP.

## NOTES

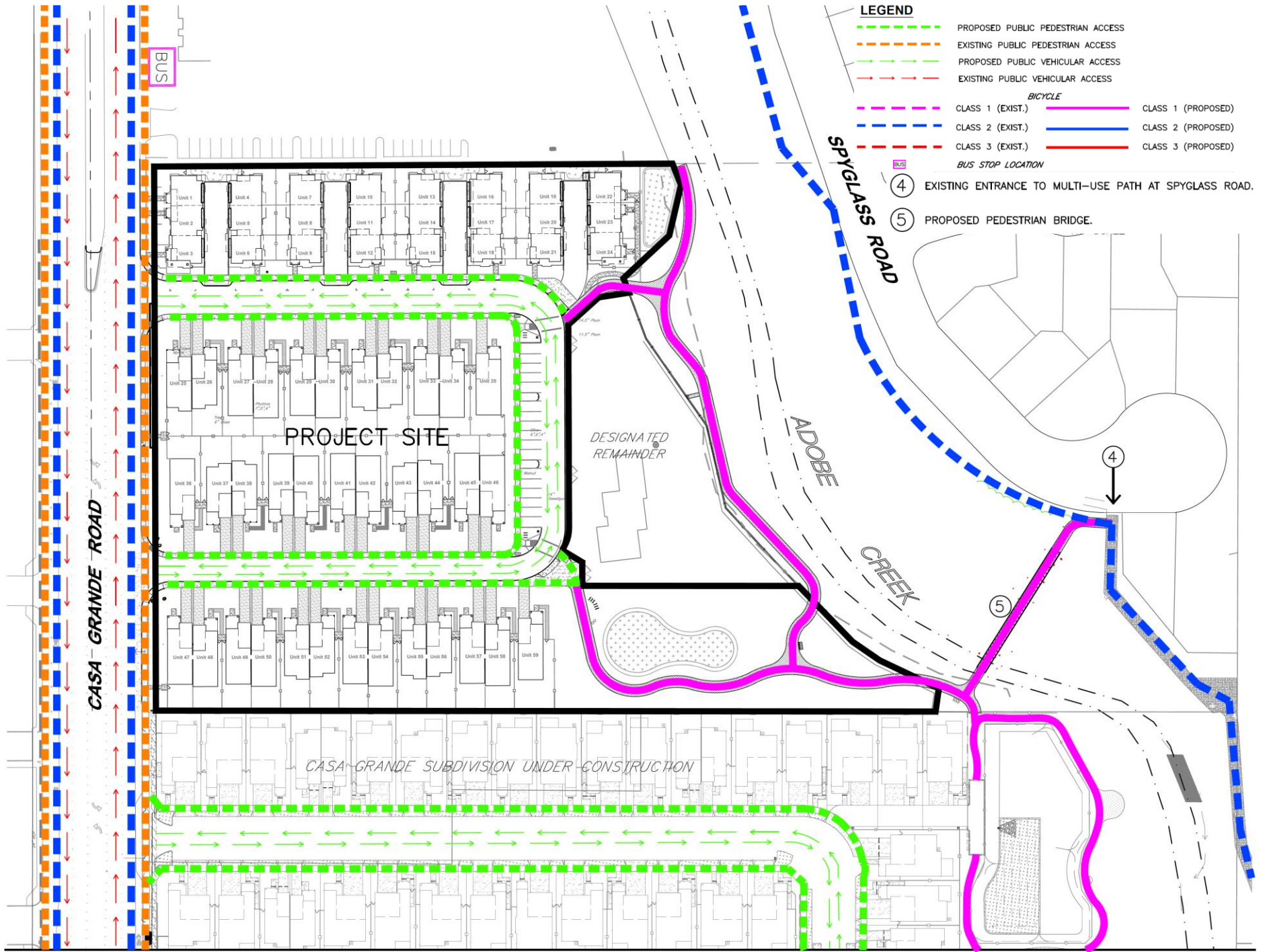
1. SEE LAYOUT C-2 FOR SITE CONTEXT & ADJACENT LAND USES
2. SEE LAYOUT C-4 FOR THE DEVELOPMENT & PRESERVATION
3. SEE LAYOUT C-5 FOR SITE DENSITY & LAND USE
4. SEE LAYOUT C-6 FOR SITE COVERAGE DATA
5. SEE LAYOUT C-7 FOR THE VESTING TENTATIVE MAP
6. SEE LAYOUT C-8 FOR THE PRELIMINARY CONDOMINIUM PLAN
7. SEE LAYOUT C-9 FOR THE PARKING PLAN
8. SEE LAYOUT C-10 FOR THE CIRCULATION PLAN
9. SEE LAYOUT C-11 FOR SITE DEVELOPMENT PLAN
10. SEE LAYOUT C-12 FOR PRELIMINARY GRADING DESIGN
11. SEE LAYOUT C-13 FOR PRELIMINARY BRIDGE CROSSING PROFILE
12. SEE LAYOUT C-14 FOR PRELIMINARY UTILITY INFORMATION
13. SEE LAYOUT C-15 FOR PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL
14. SEE LAYOUT C-16 FOR THE MAINTENANCE SHEET
15. SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING

## PROPOSED EASEMENT DIAGRAM

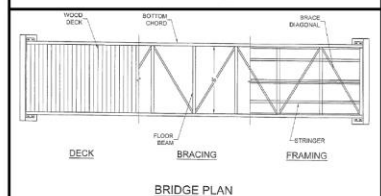
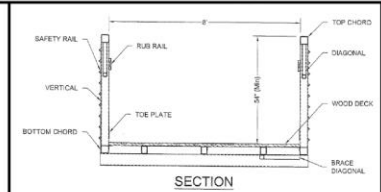
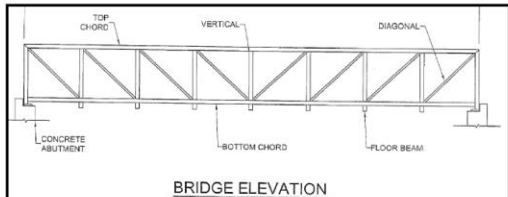
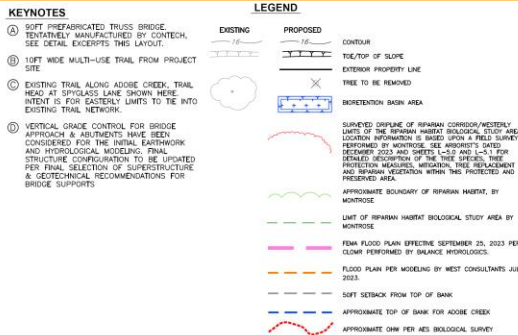
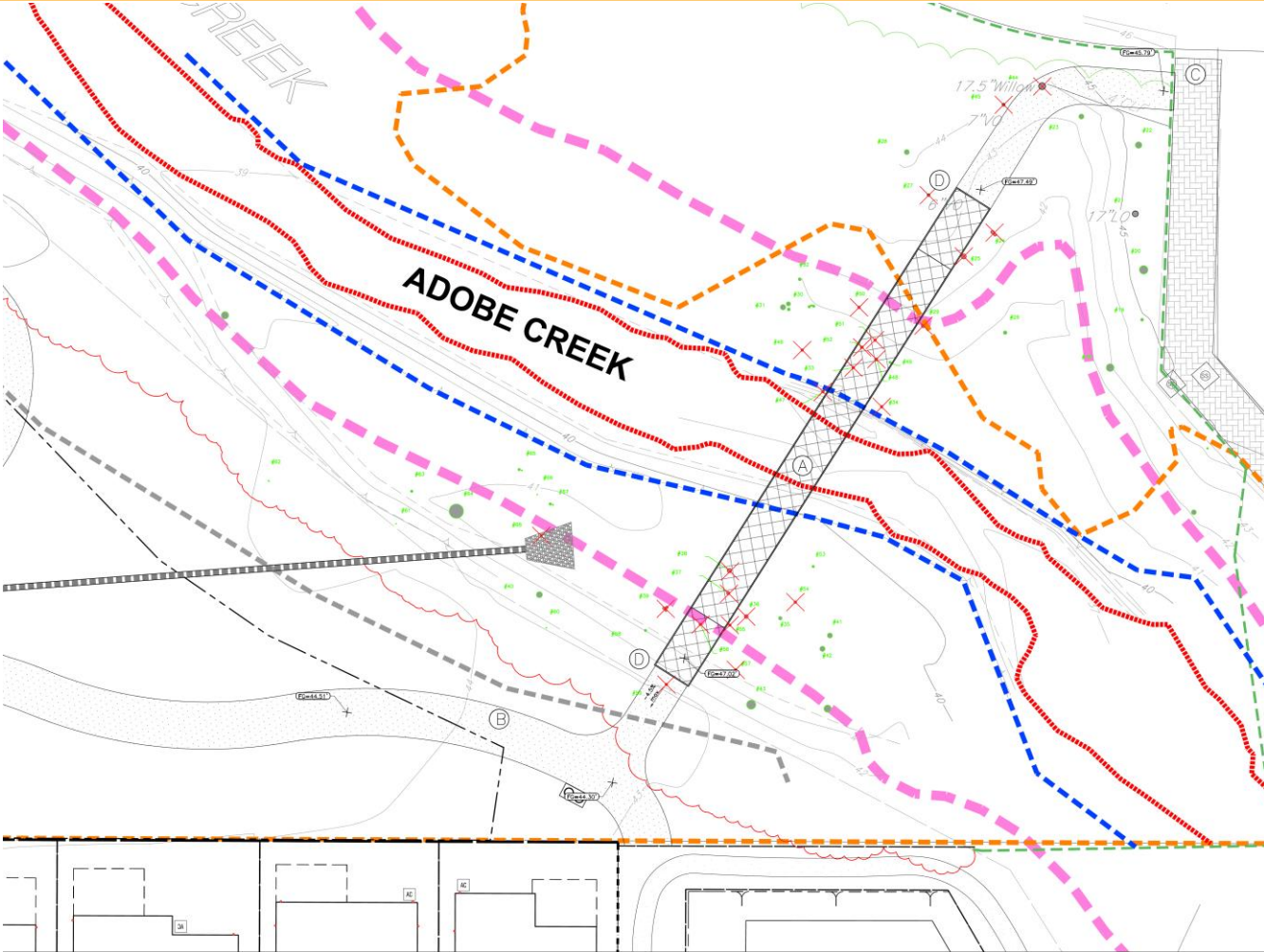
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED PUBLIC WATER EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE SANITARY SEWER EASEMENT
- PROPOSED PRIVATE STORM DRAIN EASEMENT



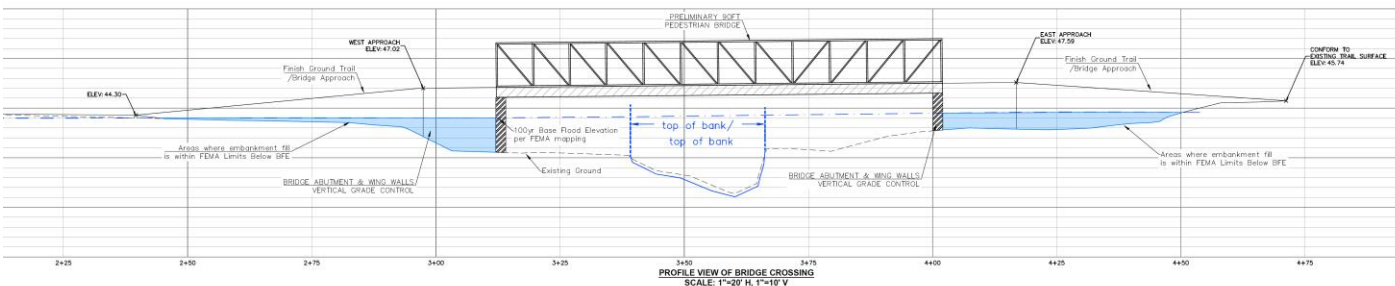
# CIRCULATION PLAN



# BRIDGE CROSSING PLAN



### PRELIMINARY TRUSS BRIDGE CONFIGURATION AND SECTIONS - 90FT SPAN



**FLOODPLAIN NOTE**

1. THE FLOOD PLAINS PRESENTED HEREIN ARE BASED ON HYDROLOGICAL MODELING AND ANALYSIS COMPLETED BY W CONSULTANTS DATED JULY 2023 AND BALANCE HYDROLOG DATED JULY 19, 2022. FEMA CLOMR ISSUED MAY 11, 202 AND EFFECTIVE SEPTEMBER 25, 2023.

## NOTES

2. SEE LAYOUT C-2 FOR SITE CONTOUR & ADJACENT LAND USES
3. SEE LAYOUT C-3 FOR THE EXISTING CONDITIONS
4. SEE LAYOUT C-4 FOR THE DEMOLITION & PRESERVATION
5. SEE LAYOUT C-5 FOR SITE GRADY & LAND USE
6. SEE LAYOUT C-6 FOR SITE COVERAGE DATA
7. SEE LAYOUT C-7 FOR THE VESTING TENTATIVE MAP
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12. SEE LAYOUT C-13 FOR PRELIMINARY & UTILITY INFORMATION
13. SEE LAYOUT C-14 FOR PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL
14. SEE LAYOUT C-15 FOR THE WENTWORTH EXHIBIT
15. SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING



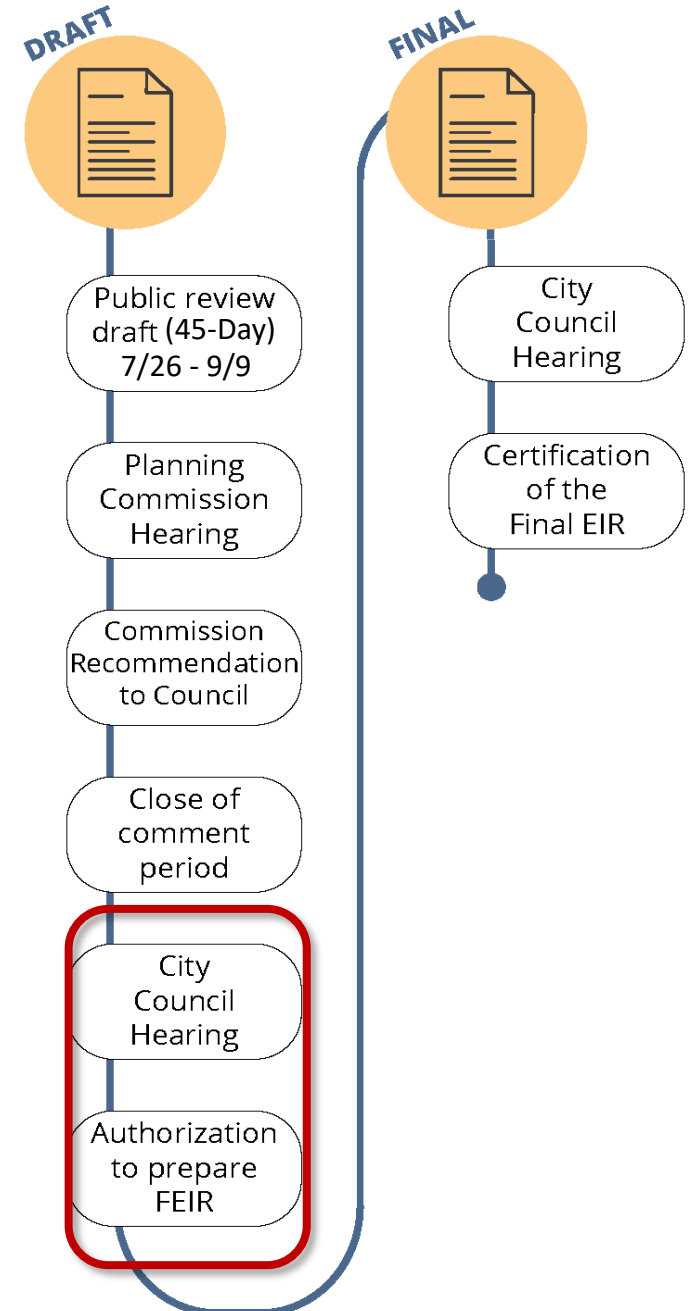
# CEQA REVIEW PROCESS

## DEIR

- Notice of Preparation (NOP) of Draft EIR released October 22, 2022, along with Initial Study checklist
- NOP Scoping Meeting held on November 14, 2022
- DEIR comment period
  - July 26, 2024 to September 9, 2024
- Planning Commission meeting on DEIR
  - September 10, 2024
- City Council meeting on DEIR
  - September 16, 2024

## Final EIR

- City Council hearing on FEIR – Late 2024



# CEQA: PURPOSE

## Environmental Review

- Informs public/decision makers of environmental consequences of the proposed project
- Identifies impacts, mitigation measures, and alternatives
- Does NOT evaluate project merits
- Does NOT grant project approvals/entitlements

## Role of the City Council

- Consider Planning Commission's recommendation to the City Council on the DEIR
- Consider the adequacy of the DEIR
- Identify changes, clarifications, additional information
- Direct staff to prepare the Final EIR



# FORMAT OF THE DRAFT EIR

- Introduction
- Executive Summary
- Project Description
- Introduction to the Analysis
- Biological Resources
- GHG Emissions
- Hydrology and Water Quality
- Transportation
- Statutorily Required Sections
- Alternatives Analysis



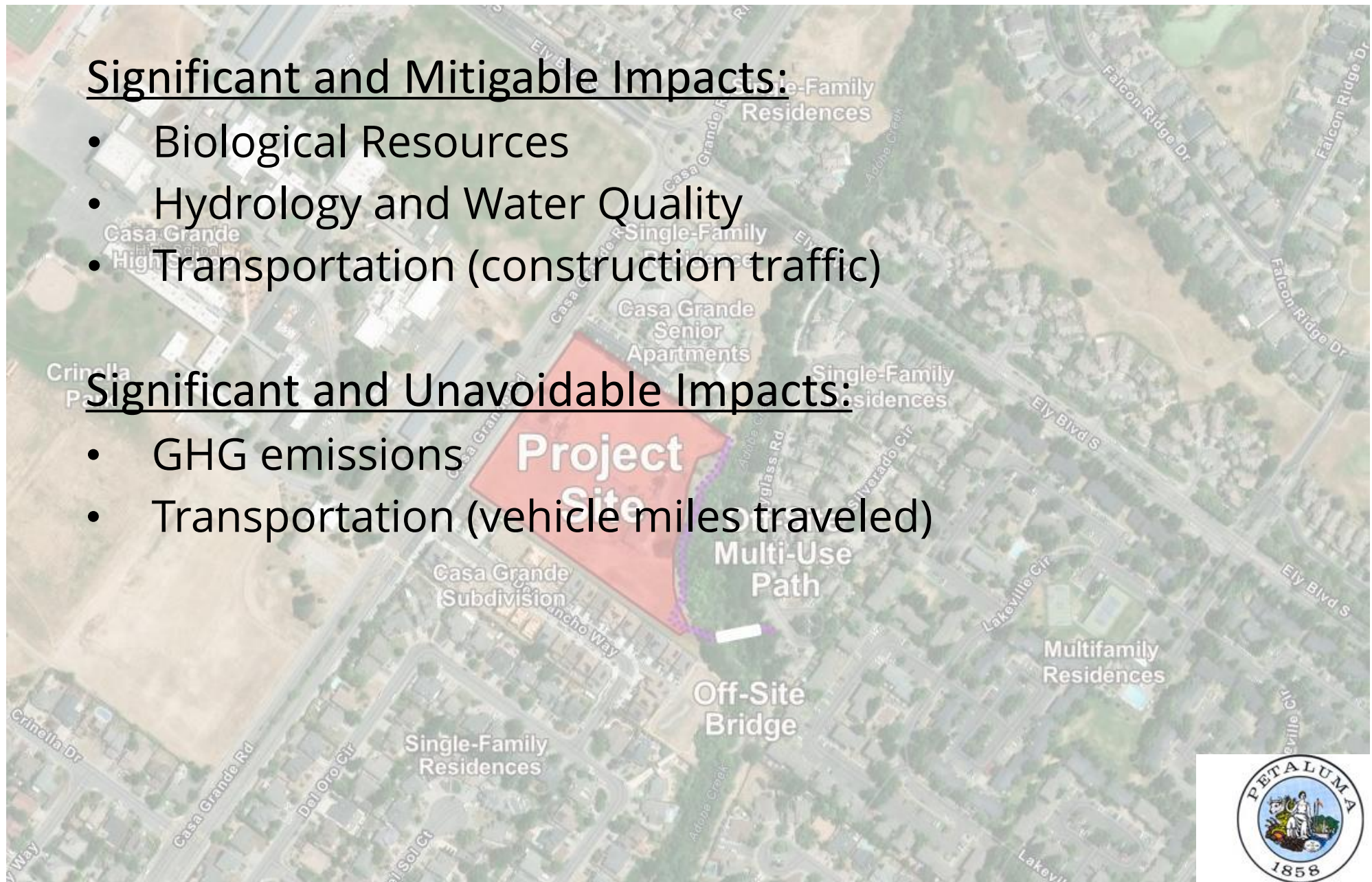
# KEY CONSIDERATIONS

## Significant and Mitigable Impacts:

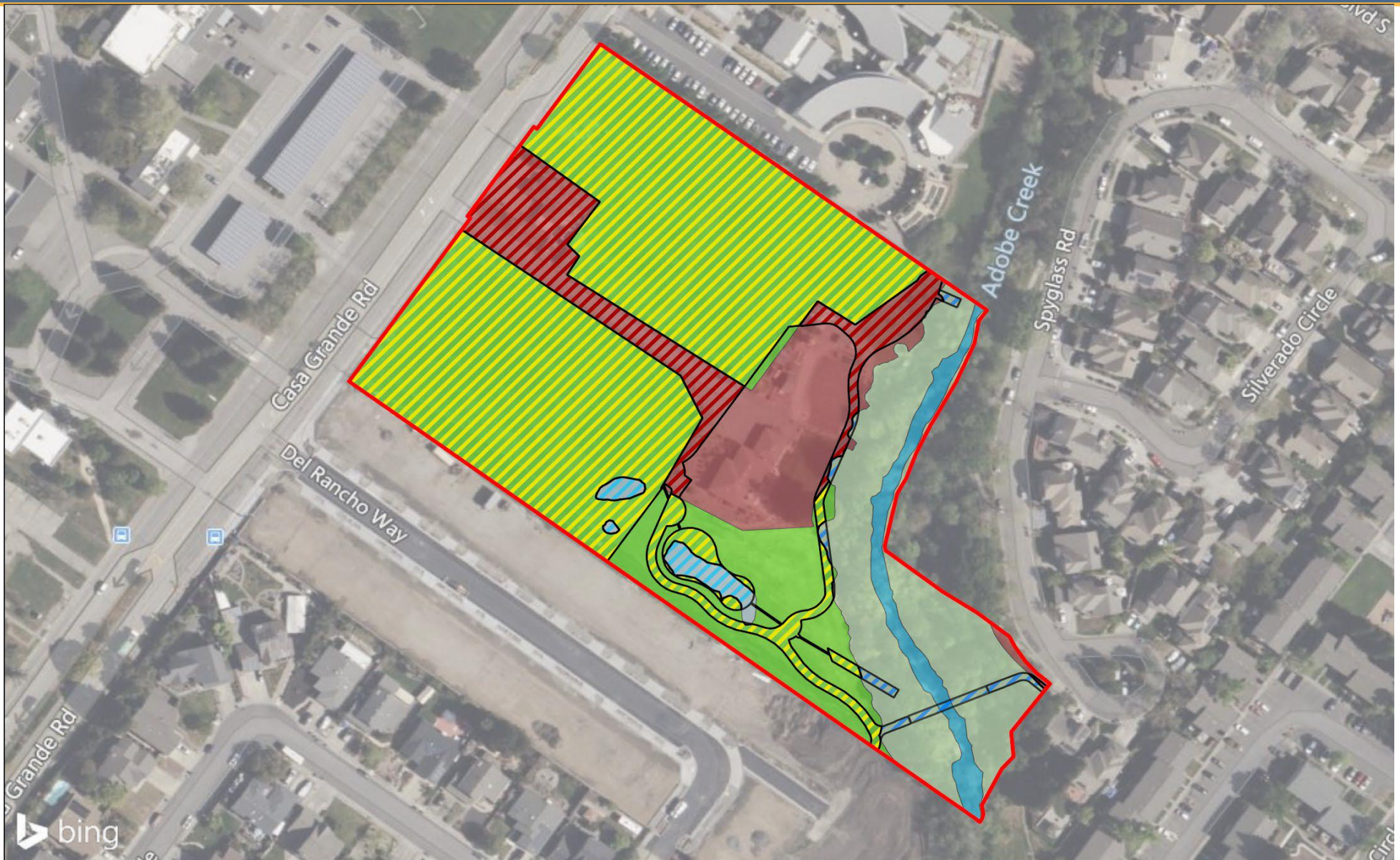
- Biological Resources
- Hydrology and Water Quality
- Transportation (construction traffic)

## Significant and Unavoidable Impacts:

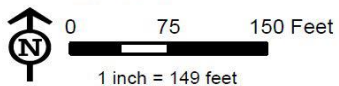
- GHG emissions
- Transportation (vehicle miles traveled)



# BIOLOGICAL RESOURCES



Source: Bing Maps Hybrid



**Project Site** (6.87-acres)

## Habitat Types

Annual Grassland (4.15-acres)

Developed/Disturbed (1.29-acres)

Riparian (1.22-acres)

Riverine (0.22-acre)

Wetland (0.09-acre)

## Habitat Impacts

Developed/Disturbed (0.62-acre)

Annual Grassland (3.54-acres)

Wetland (0.09-acre)

Riparian (0.07-acre)

**Figure 4**  
**Habitat Components**

*Creekwood Residential Project*



# TRANSPORTATION

- Current citywide home-based VMT per capita is 17.8.
- City VMT threshold = 16.8% below citywide average = 14.8 VMT per capita.

**Table 4.4-2**  
**Citywide VMT Analysis Summary**

VMT Metric	Baseline VMT	Threshold of Significance	Project VMT	Significant?
Residential VMT per Capita	17.8	14.8	16.0	YES
<i>Source: W-Trans, 2022.</i>				

# GREENHOUSE GAS EMISSIONS

- In April 2023 the BAAQMD adopted updated Air Quality Guidelines. The updated guidelines included new GHG thresholds, which are qualitative and consist of two distinct categories of criteria that must be met: Buildings and Transportation.
- **Building Criteria:** No natural gas; efficient use of energy.
- **Transportation Criteria:**
  - Reduce VMT 15 percent below existing VMT per capita
  - Compliance with EV requirements of CALGreen Tier 2

# ALTERNATIVES EVALUATED IN THE DRAFT EIR

- No Project (No Build) Alternative – No development of the site; site would remain in its current condition.
- No Bridge Alternative – Include all components of proposed project, except for the bridge connection over Adobe Creek for the multi-use pathway.
- Affordable Housing Alternative – All 59 residential units would be offered as affordable housing; all other proposed project components would remain the same
- Environmentally Superior Alternative – Affordable Housing Alternative



# PLANNING COMMISSION RECOMMENDATION

- Planning Commission found DEIR adequate.
- Adopted Resolution with modifications, recommending City Council direct staff to proceed with the Final EIR and consider:
  1. Expanding analysis of No Bridge Alternative and addition of a Revised Bridge Location Alternative.
  2. Additional analysis of project impacts and mitigation after occupancy of project, particularly related to riparian corridor.
  3. Additional analysis of Affordable Housing Alternative to determine feasibility.



# RECOMMENDATION

- Receive public comment on the DEIR
- Provide comments on the DEIR
- Consider Planning Commission's Recommendation on DEIR
- Adopt resolution (Attachment 1) directing staff to proceed with preparation of the Final EIR

