

From: [ahillstead](#) [REDACTED]
To: -- City Clerk
Subject: Opposition to Creekwood Bridge and Connected Pathways
Date: Saturday, December 14, 2024 9:41:37 AM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Council member,

I am writing to you again asking for the council members to please vote **no** on the proposed bridge (and alternate bridge location) and to vote **no** on connecting the pathways between the Creekwood Development and the existing Makenna development on the Southeast side of Petaluma. I have compiled a list of **key environmental concerns and injustices** below.

Concerns for the proposed bridge include:

1. **EIR uses flawed and inaccurate statistics and analyses that inflates the numerical population that would benefit from an installed bridge when using it to access CGHS** (Casa Grande High School). Due to limited access points on this trail, only two neighborhoods (Spyglass and Silverado) would actually benefit from the installation of this bridge for commuting to CGHS. All other neighborhoods would have to travel out of their way, follow an indirect path, or travel longer distances to use this bridge when using it to access CGHS. (*see i, ii, iii below for neighborhood explanations*). This is because the bridge pathway connects to a trail that has only two pedestrian access points (Sartori and Ely) and would require Ely and Sartori commuters to backtrack before gaining access to the bridge, then require them to navigate a series of zigzagging pathways through the Creekwood and Makenna developments before eventually directing them to the same dangerous street that they currently have to cross (Casa Grande). Unlike what the **EIR** supporting documents (VMT HS report) state, only 44 residences in Spyglass and Silverado benefit from the

installation of the bridge for CGHS access, not the 1,846 statistic that it claims. (i. *Creekwood and Makenna residents would not use the path for CGHS access as the path is behind their homes in the opposite direction of CGHS*; ii. *All residents in the multi-development subdivision entering Calle Ranchero, Sartori, and Bond streets would continue to access CGHS via non-creek options—Sartori or Del Oro/Del Rancho—as the bridge trail would extend their commute and would require them to walk along an unsafe, unlit, dirt path for the majority of the way*; iii. *All residents in the Grove Apts or who currently use Ely Road would either find no time difference if traveling to the south side of campus or longer commuting times if traveling to the north side of campus by using the bridge route. This is because the location of the bridge on the trail backtracks for them before directing them to various zigzagging pathways; whereas the non-creek route down Ely Road is straight and direct to CGHS.*)

2. This area of the creek (stretching from the vehicular crossing at Ely Road down to the Sartori vehicular crossing) is a **protected environment** called the Riparian corridor. This protected corridor has been a **wildlife refuge** for many species of animals including salmon, protected steelhead trout, birds, deer, fox, raccoons, skunks, and opossums. Altering the natural landscape by installing a man-made structure and removing any of the protected trees and vegetation that these species call home would **impact the wildlife and the fragile ecosystem** in this protected area. Since there is no commuting benefit to the majority of the Eastside neighborhoods by installing this bridge, moving forward with a no bridge option, is the most responsible, considerate, time-efficient, and **environmentally-friendly option** for this legally protected Riparian Corridor. (*If Petaluma communities located adjacent to the Riparian Corridor, such as the neighboring Makenna development (and the proposed Creekwood Development) are required by **environmental laws** to not alter or modify any trees, vegetation or landscape of this protected Riparian Corridor space, shouldn't the City Council of Petaluma **lead by example** and do the same, and **vote in a way that is consistent with current environmental laws and regulations for a protected natural habitat that they expect its own citizens to abide by instead of trying to find a work around to justify the***

destruction of a protected environmental habitat?)

3. Any modifications to the creek area (including this proposed bridge) would interfere with the natural flow of the water and could trigger a FEMA flood evaluation and (potentially) unfavorably rezone the surrounding communities to require flood insurance, costing homeowners in the Spyglass, Silverado, Creekwood, Makenna (Del Rancho), Del Oro, and Casa Verde neighborhoods thousands of dollars per year, as well as potentially undermine the designed water basins that were engineered specifically to handle the flooding patterns of the creek in its natural, unobstructed state.
4. By installing a bridge on this trail, the City of Petaluma is giving the false impression that this trail is a safe and alternative mode of travel/commuting for surrounding communities. The majority of this trail leading to the bridge is dirt and located in a dark, heavily vegetated and secluded location that runs along the creek with no escape routes other than the vehicular crossing at Sartori and Ely Roads. The proposed bridge location is located in the safest part of the trail (the paved, populated, and well-lit area of the trail), so it would have no impact on making this trail any safer. It would be irresponsible of the City of Petaluma to install a bridge, encouraging citizens to use this trail, without first addressing major safety concerns, especially since its target demographic are CGHS commuters, but addressing some of these safety concerns like adding light fixtures, trimming back thick foliage, paving the dirt pathway would have environmental impacts that have not yet been analyzed or addressed in this EIR report.

In regards to connecting the proposed Creekwood pathway to the existing Makenna pathway, the EIR did not address or evaluate any environmental impacts along the Makenna Pathway despite it being used and included in the VMT HS report to reach its statistical conclusion. This is a huge oversight in the EIR report and makes the EIR report inadequate.

Key concerns regarding connecting the Creekwood pathway to the Makenna pathway include:

1. Modifications and/or the redesigning of the Makenna pathway are necessary to create a safe and adequate walkway, which would require changes to the environment—**yet those changes and their impact on the environment were not addressed in this EIR report.** I am assuming it wasn't addressed because it cannot be addressed. Redesigning the pathway to be adequately wide enough to handle side-by-side CGHS commuter pedestrian and bicyclist traffic would require widening the 4ft walkways to match the 8-10 ft width found elsewhere on the connecting trails appropriate for bikeways, yet the dedicated entrance/exit to the Makenna pathway is unable to accommodate any additional width because it is flanked on either side by fencing, thereby limiting it to just 4 ft wide. The other route is obstructed by a utility gate and would push pedestrian and bicycle traffic onto a private driveway. The gate was installed to discourage pedestrian and bicycle use of that entrance, and yet the **Creekwood EIR and supporting documents disregards the obstructed entrance and uses it in its analysis to falsely inflate the connectivity statistic without any modification despite knowing that modification will be needed and will ultimately affect the environment within Makenna.**
2. By connecting the two trails, the city of Petaluma will be creating unsafe conditions because the Makenna pathway was not designed to handle daily pedestrian and bicycle commuter traffic. Unlike the 8-10 ft wide, paved pathway of the Creekwood trail, the Makenna pathway is only 4 ft wide and made of a decomposed, aggregated granite material that becomes impassable in wet weather as the aggregated, natural material becomes saturated with water and becomes a mud-like consistency. Bicycling on this decomposed granite pathway in wet conditions (and even walking on this pathway), creates deep gouges in the granite that dry in that altered state, leaving the surface uneven and hazardous to walk on. The narrowing from the Creekwood pathway to the Makenna pathway also creates unsafe conditions for pedestrians and bicyclists as its width is not adequate enough to safely pass each other. Lastly, the Makenna pathway was designed as a recreational leisure trail and not a commuting trail, and therefore, was built without lights. Not having lights creates unsafe conditions for

commuting pedestrians and bicyclists who will be unable to see any of these hazards along the pathway during the darkened hours of the day. **Installing lights and widening any part of the trail will impact the environment, and these modifications were not addressed in the EIR report.**

3. Voting to connect the proposed Creekwood pathway to the existing Makenna pathway **without an EIR report for the necessary modifications needed to adequately make the pathway safe and sustainable as a public CGHS access route** will prompt a request to the Makenna HOA Board to take formal action to speak out and challenge the city's decision as the Makenna HOA and its 36 homeowners will be directly impacted financially by this decision. The financial cost to keep up with the damage and maintenance to or redesign of its landscaping, pathways, materials, as well as the need to fund additional servicing like trash pick up, etc., **due to the city not addressing these concerns in their EIR report** would be significant to the Makenna HOA as it would be altering the purpose and use of its largest common area. Funding any changes to maintenance or redesign would most likely prompt an increase in monthly fees or special assessments to its homeowners potentially creating financial burdens for many Makenna homeowners with absolutely no CGHS access benefit to them. Requiring private citizens to fund the maintenance and redesign of its property for public use is unethical and wrong, especially when their community is not even one of the public communities that would benefit from it.

For these **environmental reasons and injustices**, I ask that you please vote **no** on the proposed bridge (and alternate bridge location) and to vote **no** on connecting the pathways between the Creekwood Development and the existing Makenna development.

I am available to discuss any questions you might have.

Sincerely,
Amy Hillstead



From: [Bruce Mallon](#)
To: -- City Clerk
Subject: Development on Casa Grande sheep ranches.
Date: Saturday, December 14, 2024 3:41:25 PM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear council members, the proposed development of the two sheep ranches on Casa Grande Avenue at Ely presents huge problems.

The first problem is going to be the number of automobiles all of these homes will be driving in and out during the morning and evening commute hours. Most likely 100 automobiles will exist there. This along with the school traffic is going to be a very serious problem generating anger, bad feelings about other drivers and possible accidents involving youngsters.

Problem number two. Placing the tallest buildings right next to the Casa Grande Pep Housing is a gigantic slap in the face to all of we who live here. The Western Sunset will not reach any of the gardening space as well as our buildings. Those tall building should be next to the western side of that expense these dwellings will occupy.

Where are all these cars going to park? Are they going to spread out over the Casa Grande roadway? This roadway is slated to be reduced to one lane each direction! Traffic will be a hazardous enterprise.

Does no one in the offices of the City management ever speak to the other occupants in other departments? It doesn't seem so. I suggest that you start confronting each other with the poor decision making putting this development into reality.

Sincerely yours,
Bruce Mallon

[REDACTED]

Always B nice

From: [carol](#) [REDACTED]
To: [-- City Clerk](#)
Subject: For CC meeting Dec 16, Creekside Development: photos Adobe Creek flooding December 14, 2024
Date: Sunday, December 15, 2024 8:54:25 AM

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Please add these photos to comments for the December 16 City Council meeting item regarding the planned Creekside Development. These photos show the flooding on Saturday, December 14, of Adobe Creek onto property adjacent to planned Creekside Development.

Thank you.

Carol Crabill





Sent from my iPhone

From: [Carol Crabill](#)
To: [Mike Healy](#); [Dennis Pocekay](#); [Barnacle, Brian](#); [Janice Cader-Thompson](#); [Kevin McDonnell](#); [Karen Nau](#); [John Shrbbs](#); -- City Clerk
Subject: for city council meeting Dec 16, re: Final EIR Creekside
Date: Wednesday, December 11, 2024 11:29:49 AM

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Dear Councilmembers,

Once again, I ask you to reconsider how the proposed Creekside Housing Development on Casa Grande Road, across from Casa Grande High School, will impact the high school community and surrounding neighborhoods.

Traffic, which is already daunting at times, especially during the school year and the start and end of school days, is likely to become more hazardous. No matter how Casa Grande Road is reconfigured, now proposed to be reduced from the current 5 lanes to 3 in 2027, there will be a negative impact on the traffic resulting from the new housing development. This will be especially true in emergency situations. Please remember that we live in wildfire and earthquake country.

The riparian area around Adobe Creek, including its animals, will be profoundly altered by this development. And flooding is a concern. This fall, the creek overflowed significantly adjacent to the proposed development area and who knows where that water would have flowed if the rain had not stopped when it did.

The current placement of the various elements of the Creekside development is of particular concern. The three-story condos are currently planned to butt up against PEP Housing's Casa Grande Apartments, where I live, and the condos will certainly block the warming sunlight to the apartment gardens and to some apartments for some of the day during the deep winter months. This will affect plant growth and heating bills. The three-story condos will block cooling breezes from the PEP apartments, which do not have air conditioning, in summer. The three stories will tower over the entire neighborhood and are a mistake.

Two of you will be leaving the council and this is your last meeting. I hope that you will take the opportunity to speak against at least certain aspects of this development.

Please keep in mind that it is much more convenient for people who live on the west side of Petaluma to attend city council meetings, than it is for those of us on the east side. And since the residents of Casa Grande Apartments are elderly, driving in the dark is a more precarious venture, and is more of a worry when items on the agenda come at the end of the meeting. Please do not assume that we do not care about this development. We are all concerned about the negative effects it will have on our lives.

Carol Crabill,

[REDACTED]

Petaluma

From: [Craig & Denise Irving](#)
To: [-- City Clerk](#)
Subject: Adobe Creek Pedestrian-Bike Bridge
Date: Friday, December 13, 2024 6:13:53 PM

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To whom it may concern,

We are residents of Spyglass Rd. and we are writing to let you know that we DO NOT SUPPORT the proposed building of the pedestrian-bike bridge across Adobe Creek connecting our neighborhood to the new Creekwood Housing Development. We feel that putting all the responsibility of maintenance, repair, cleanup, risk liability and future replacement on the residence is absolutely absurd!

In addition, it is abundantly clear to us that you haven't considered how this proposal will NEGATIVELY affect the current residents in regards to parking, crime, and traffic conditions.

We STRONGLY encourage you to reconsider!!

From: [Jack Byrne](#)
To: -- City Clerk
Cc: [REDACTED]
Subject: Creekwood EIR - "No Bridge Option" Petitions DRW & DOC
Date: Monday, December 16, 2024 8:49:00 AM
Attachments: [image002.emz](#)
[image003.png](#)
[Creekwood No Bridge Petition DRWay31-compressed.pdf](#)
[Creekwood No Bridge Petition Del Oro Cir15-compressed.pdf](#)

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Re: Creekwood EIR – Petitions for “No Bridge” Option

We submit the (2) attached petitions for the **Creekwood “No Bridge” option – total 46 signatures** collected 12/12-12/15. Residents have reviewed the released EIR, shared extensive statements and research, and met to evaluate project options.

Signers want the City Council’s vote on the Creekwood EIR to include a specific condition to follow the “no bridge” option on this project.

Signers represent a majority of the homes in the adjacent Makenna (Casa Grande) development and a substantial portion of homes on the long Del Oro Circle that are nearest the proposed bridge location. Many expressed an initial interest in a bridge but **all now only support the “no bridge” option due to the proposed bridge’s significant unfavorable consequences.**

Attached...

>>Del Rancho Way – 31 signatures (2 pages) collected by Jack Byrne, 1237 Del Rancho Way
>>Del Oro Circle – 15 signatures (2 pages) collected by Sara Golightly, 1677 Del Oro Circle

The actual petition text is also copied below. Additional petition signatures may also be submitted separately before the 12/16 Council meeting.

Please let us know if there is a problem with this email or attachments.

Thanks,

Jack Byrne
[REDACTED]
[REDACTED]

<begin petition text>

As part of the proposed new Creekwood Housing Development on Casa Grande Road, Petaluma is considering a proposal to construct a pedestrian-bike bridge across Adobe Creek, and also a "No Bridge" option for the project.

A proposed bridge and connecting pathway would be built by the developer but all ongoing upkeep, maintenance, trash cleanup, landscaping & all other repairs would be the responsibility of the residents (in addition to risk liability & eventual replacement).

1. The project's Environmental Impact Report identifies the removal of a large number of existing trees and challenges to wildlife if a bridge is built across Adobe Creek.
2. Proposed bridge location would funnel traffic onto the much narrower 4-ft adjacent Makenna neighborhood circular pathway & sidewalks that were not built to the wider 10-ft of the proposed bridge-path, Adobe Creek pathway & sidewalks along Ely & Sartori. The narrower Makenna path won't allow a bicyclist room to pass by a walking pedestrian.
3. The City will not maintain or protect a proposed bridge or connecting pathways, so all additional expenses for upkeep, maintenance, trash cleanup, landscaping, damage & all repairs will fall on Creekwood & Makenna owners (monthly fees or special assessments)
4. Proposed bridge location(s) connecting to the pathway East along Adobe Creek would only be a shortcut advantage to Casa Grande HS for some residents of the Spyglass Rd-Silverado Ct neighborhood, since no other neighborhoods to the East can access the Adobe Creek pathway without going up to Ely or down to Sartori (a flaw missed in the 5/22/24 Traffic Study and 11/20/24 city transportation memo).
5. A proposed bridge would likely encourage an increase of past problems of people climbing over & damaging property/fences (has occurred in Spyglass neighborhood).

<end of petition text>

JPB & SG

No Bridge Across Adobe Creek

As part of the proposed new Creekwood Housing Development on Casa Grande Road, Petaluma is considering a proposal to construct a pedestrian-bike bridge across Adobe Creek, and also a "No Bridge" option for the project.

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3. The City will not maintain or protect a proposed bridge or connecting pathways, so all additional expenses for upkeep, maintenance, trash cleanup, landscaping, damage & all repairs will fall on Creekwood & Makenna owners (monthly fees or special assessments)
4. Proposed bridge location(s) connecting to the pathway East along Adobe Creek would only be a shortcut advantage to Casa Grande HS for some residents of the Spyglass Rd-Silverado Ct neighborhood, since no other neighborhoods to the East can access the Adobe Creek pathway without going up to Ely or down to Sartori (a flaw missed in the 5/22/24 Traffic Study and 11/20/24 city transportation memo).
5. A proposed bridge would likely encourage an increase of past problems of people climbing over & damaging property/fences (has occurred in Spyglass neighborhood).

The city is conducting a hearing on the project's Environmental Impact Report on 12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

2 #of signature pages 15 #of signatures
Del Oro Circle

Printed Name	Signature	Address	Date
Sara Golightly			12/15/24
Aaron Golightly			12/15/24
Loren Stammes			12/15/24
Patrick McMill			12/15/24
Betty Johnson			12/15/24
Lisa Maeller			12/15/24
JAY MAELLER			12/15/24
Steve Carino			12/15/24

No Bridge Across Adobe Creek

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A proposed bridge and connecting pathway would be built by the developer but all ongoing upkeep, maintenance, trash cleanup, landscaping & all other repairs would be the responsibility of the residents (in addition to risk liability & eventual replacement).

1. The project's Environmental Impact Report identifies the removal of a large number of existing trees and challenges to wildlife if a bridge is built across Adobe Creek.
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3. The City will not maintain or protect a proposed bridge or connecting pathways, so all additional expenses for upkeep, maintenance, trash cleanup, landscaping, damage & all repairs will fall on Creekwood & Makenna owners (monthly fees or special assessments).
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2 #of signature pages 31 #of signatures

Del Rancho Way

Printed Name	Signature	Address	Date
Jack Byrne			12-12
Lisa Tureau			12/13/24
Amy Hillstedt			way 12/13/24
Pamela Byrne			12/12/24
James Barnes			12/13/24
Megan Byrne			12/12/24
Brandon Hillstedt			12/13/24
Nancy Garcia Macias			12/13/24

No Bridge Across Adobe Creek

(continued from Page 1)

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- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

Del Rancho Way

Printed Name	Signature	Address	Date
Joan Lee			12/13/24
Megan Turrell			12/13/24
Jesus Oravan			12/13/24
Spencer Lew			12/13/24
Dennis Townsend			12/13/24
Christopher Lee			12/13/24
CHRISTY OWENS			12/13/24
Charley Zan			12/13/24
Camille Esposito			12/13/24
Edison Burton			12/13/24
Addie Martin Burton			12/13/24
Andre Alex Owens			12/13/24
Natalie Margulis			12/13/24
Seth Jewel			12/14/24
Angelica Lyons			12/14/24
Melinda Tran			12/14
Jimmy Tran			12/14
SANAZAN SPANGLER			12/14
Rumen Biv. Hachaga			12/14
David Sorensen			12/15
Elizabeth Aguilar			12/15
Adrienne Basse			12/15
Rebecca Fullerton			12/15

JRB

(continued from Page 1)

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

Del Oro Circle

[illegible]

From: [Jack Byrne](#)
To: -- City Clerk
Cc: [John Shribbs](#); [Kevin McDonnell](#); [Barnacle, Brian](#); [Mike Healy](#); [Karen Nau](#); [Dennis Pocekay](#); [Janice Cader-Thompson](#)
Subject: Creekwood EIR – No Bridge Option
Date: Saturday, December 14, 2024 9:50:00 AM
Attachments: [Attachment 1 - TAZ 305 referenced in Creekwood EIR.pdf](#)
[Attachment 2 Creekwood pathway intersection 4ft to 10ft.pdf](#)
[Byrne Creekwood No Bridge memo w 2attachments.pdf](#)

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(note – last PDF has text & both attachments combined in one PDF doc)

Re: Creekwood EIR – No Bridge Option

Dear Petaluma City Councilors,

Bridges are a wonderful dream. Connectivity is a wonderful vision. But when voting & spending it's important to get good analysis to prioritize the actual situation realities.

You face huge challenges in evaluating so much on different issues, so thanks for the opportunity to share insights on this project from research & super-frequent biking & walking across all these paths and this side of Petaluma.

Many of us neighbors **support new housing & love bridges. But we only agree with the "No Bridge" option because there are just too many serious downsides from environmental impacts and unmet connectivity gains.** (we'll separately send a petition already signed by 20+ today with more to go)

CONNECTIVITY? – Unfortunately some of the "connectivity" analysis in this project is flawed.

- Appendix G of the EIR preliminary – "Focused Traffic Study for Creekwood Residential Development", 5/22/24, pages 6, 9 & 12...
The VMT reduction calculations erroneously state all 1,846 residents of TAZ 305 East of Adobe Creek Trail (~700 homes) would benefit from a "shortcut" over the proposed bridge heading West to Casa Grande High School. Except NO other neighborhoods can really access the proposed bridge – or Adobe Creek Trail – without going up to Ely or down to Sartori (with the exception of some of the few 44 homes in Spyglass-Silverado neighborhood). There's no other access anywhere on the East side blocked trail except in Spyglass – shortcuts aren't really possible. I believe the other general VMT reduction calculation is similarly flawed in presuming shortcuts that don't measure out. Yes the VMT reduction/offset is small – but this clearly **illustrates a profound misunderstanding of the lack of real connectivity that the proposed bridge would provide.**
- Appendix A – Memo 11/20/24 from Public Works & Utilities – "Adobe Creek Trail Impacts on Active Transportation Connectivity"...
...states on page 1: *"For both neighborhoods (Grove Apartments and Spyglass), the bridge reduces travel distance by approximately 1500 feet, saving five to six minutes for those walking to or from Casa Grande High School."*
However, Grove residents cannot get to Adobe Creek Trail & the proposed bridge without first going up to Ely Blvd and across for the Trail access. So then going down the Trail to a bridge is actually a longer route than just continuing on Ely for another half block to the CGHS corner. **There's no shortcut – it's longer** – once it's realized that there's no access to the Trail. (BTW management of Grove Apartments do not want a future back exit-egress from the apartment complex because that's proven to hurt safety and security/crime).
Further, footnote 1 on the above quoted text also says the "1500-ft shortcut" is measured from the East bank of the bridge to CGHS. That's the middle of the impossible

(You don't need to see Attachment 1 but it's a map of TAZ 305 if needed on the above. Just remember there's no East side access to Adobe Creek Trail through the wall of homes blocking below Spyglass down to Sartori.)

ENVIRONMENTAL IMPACT?

- But the Makenna circular pathway is only 4-ft wide – **totally inadequate for more pedestrians or bicycles** per all national & state standards (5-ft or 10-ft, respectively). It is only wide enough for infrequent strolls by few around the small basin. (You may remember the Council hearing that the same width of one swinging door to the dais isn't wide enough for a bicycle to pass a walking pedestrian). You can see what is almost a shocking intersection between the 10-ft and 4-ft paths in Attachment 2 from the project's drawings. We find no response in the EIR to this concern – which is either an oversight or there isn't an adequate response. We don't accept that it's an environmental issue that can be addressed later.
- **Changing the Makenna pathway to accommodate this new flow has significant unstated environmental impact – or is not even possible.** Any changes to widen against the water basin slopes challenge the environmental evaluations, design & approvals granted to the original Casa Grande/Makenna project by very large agencies. Even if changes could be eventually approved, **Makenna residents are very upset at the expectation they pay for what would be extremely expensive changes to widen, replace a soft-muddy surface, etc.**
- Portions of the Makenna pathway are also against or directly between property lines-fences that can't be moved (e.g. you can't steal space from an already narrow 4-ft side house setback). So widening in these areas isn't even possible.
- I don't mean to pile on, but the designed funneling would also encourage users to jump a short vehicle access gate to proceed through a private driveway and across front yards instead of continuing further on to the real 4-ft exit path squeezed between two fences.

...This isn't the connectivity we all imagined, and it's not really identifying or mitigating the environmental impact of funneling pedestrian-bike traffic onto a narrow inadequate Makenna path. We request your Creekwood vote include & require a stipulation of the "no bridge" option.

P.S. There are other problematic issues of environment, safety, property damage and costs – and the environmental impact mitigation - which will be addressed separately.

ATTACHMENT 1 - TAZ 305 referenced in Creekwood EIR

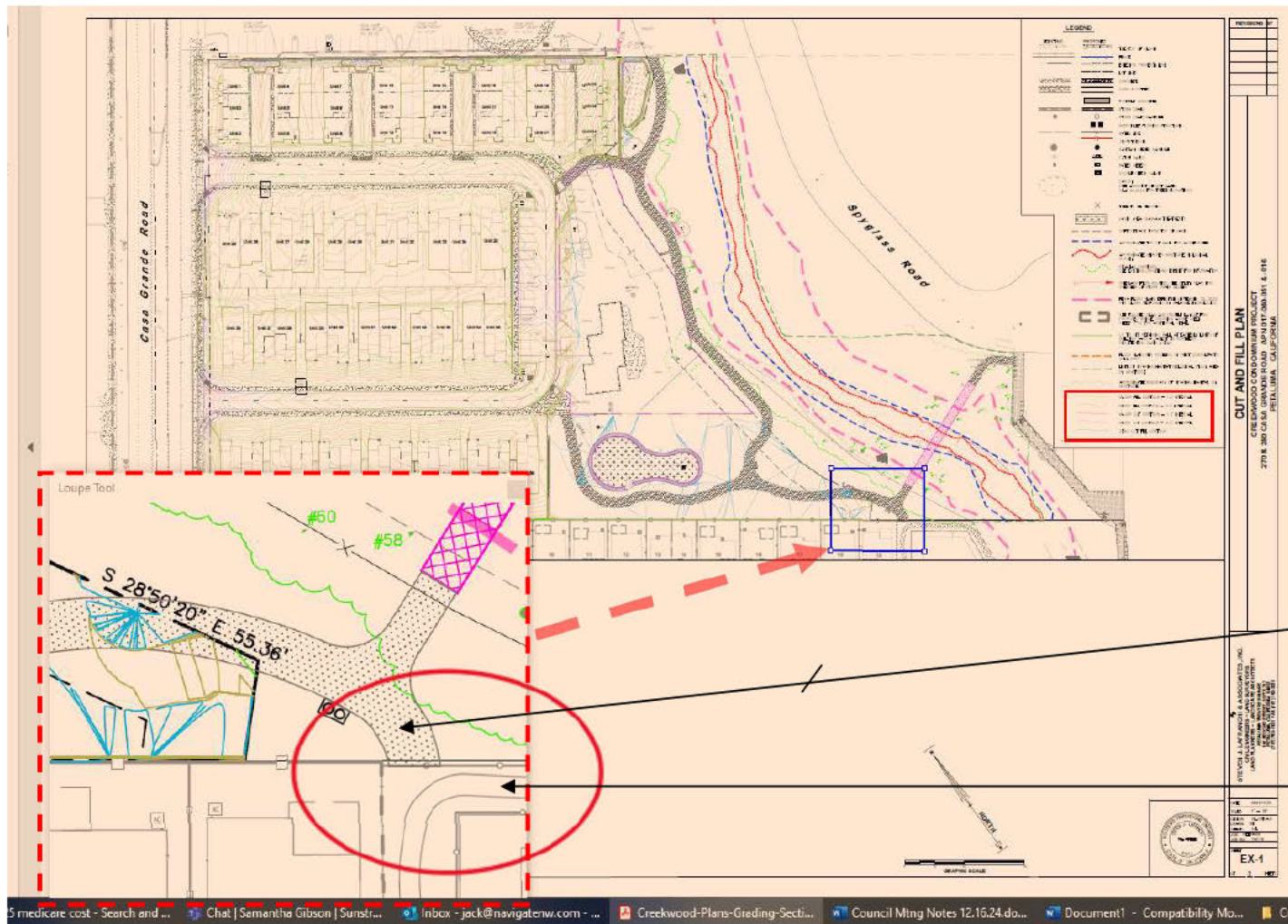
ATTACHMENT 2: Intersection of Makenna (Casa Grande) narrow 4-ft wide pathway with
proposed 10-ft

No TAZ 305 residents (except Spyglass) can access Adobe Creek Trail w/o going up to Ely Blvd or down to Sartori



<https://www.arcgis.com/apps/mapviewer/index.html?webmap=2aa1f84fb5cd4fb286deb5e1edab0e39&extent=-122.7951,38.4196,-122.569,38.5239>

ATTACHMENT 2: Intersection of Makenna (Casa Grande) narrow 4-ft wide pathway with proposed 10-ft Creekwood pathway-bridge



Troubling intersection
of this 10-ft wide
Creekwood pathway
to...

...this narrow 4-ft wide
Makenna pathway
(yes, it's really that small)

...from Creekwood Plans Grading Section Exhibits, May 2024

Re: Creekwood EIR – No Bridge Option

Dear Petaluma Council,

Bridges are a wonderful dream. Connectivity is a wonderful vision. But when voting and spending money it's important to get good analysis to prioritize the actual situation realities.

You face huge challenges in evaluating so much on different issues, so thanks for the opportunity to share insights on this project based on my super-frequent biking & walking across all these paths and this side of Petaluma.

Many of us neighbors **support new housing & love bridges. But we only agree with the "No Bridge" option because there are just too many serious downsides from environmental impacts and unmet connectivity gains.** (we'll separately send a petition already signed by 20+ with more to go)

CONNECTIVITY? - Unfortunately some of the "connectivity" analysis in this project is flawed.

- Appendix G of the EIR preliminary – "Focused Traffic Study for Creekwood Residential Development", 5/22/24, pages 6, 9 & 12...
The VMT reduction calculations erroneously state all 1,846 residents of TAZ 305 East of Adobe Creek Trail (~700 homes) would benefit from a "shortcut" over the proposed bridge heading West to Casa Grande High School. Except NO other neighborhoods can really access the proposed bridge – or Adobe Creek Trail - without going up to Ely or down to Sartori (with the exception of some of the few 44 homes in Spyglass-Silverado neighborhood). There's no other access anywhere on the East side blocked trail except in Spyglass – shortcuts aren't really possible. I believe the other general VMT reduction calculation is similarly flawed in presuming shortcuts that don't measure out. Yes the VMT reduction/offset is small – but this clearly **illustrates a profound misunderstanding of the lack of real connectivity that the proposed bridge would provide.**
- Appendix A – Memo 11/20/24 from Public Works & Utilities – "Adobe Creek Trail Impacts on Active Transportation Connectivity"...
...states on page 1: *"For both neighborhoods (Grove Apartments and Spyglass), the bridge reduces travel distance by approximately 1500 feet, saving five to six minutes for those walking to or from Casa Grande High School."*
However, Grove residents cannot get to Adobe Creek Trail & the proposed bridge without first going up to Ely Blvd and across for the Trail access. So then going down the Trail to a bridge is actually a longer route than just continuing on Ely for another half block to the CGHS corner. **There's no shortcut – it's longer** – once it's realized that there's no access to the Trail. (BTW management of Grove Apartments do not want a future back exit-egress from the apartment complex because that's proven to hurt safety and security/crime).
Further, footnote 1 on the above quoted text also says the "1500-ft shortcut" is measured from the East bank of the bridge to CGHS. That's the middle of the impossible "shortcut" - not the starting point of the walk. Thus this isn't really a valid measurement or reduction.

(You don't need to see Attachment 1 (map of TAZ 305 if needed on above). Please remember there's no East side access to Adobe Creek Trail through the wall of homes blocking below Spyglass down to Sartori.)

Thus two EIR analysis findings miss-understand and miss-state the connectivity this bridge will not really provide. Which BTW we all missed until now, walking the trails & looking more closely at the maps.

ENVIRONMENTAL IMPACT?

The EIR's environmental impact analysis of pathways is inadequate unless the "no bridge" option is selected. Residents expressed concern about the bridge option's stated intent to funnel pedestrian-bike traffic onto the adjacent Makenna (Casa Grande) pathway – and not thru Creekwood (at both Planning Commission and Council sessions). The Creekwood bridge and pathway – both 10-ft wide - are aimed right at the corner of the Makenna basin circular pathway.

- But the Makenna circular pathway is only 4-ft wide – **totally inadequate for more pedestrians or bicycles** per all national & state standards (5-ft or 10-ft, respectively). It is only wide enough for infrequent strolls by few around the small basin. (You may remember the Council hearing that the same width of one swinging door to the dais isn't wide enough for a bicycle to pass a walking pedestrian). You can see what is almost a shocking intersection between the 10-ft and 4-ft paths in Attachment 2 from the project's drawings. We find no response in the EIR to this concern – which is either an oversight or there isn't an adequate response. We don't accept that it's an environmental issue that can be addressed later.
- **Changing the Makenna pathway to accommodate this new flow has significant unstated environmental impact – or is not even possible.** Any changes to widen against the water basin slopes challenge the environmental evaluations, design & approvals granted to the original Casa Grande/Makenna project by very large agencies. Even if changes could be eventually approved, **Makenna residents are very upset at the expectation they pay for what would be extremely expensive changes to widen, replace a soft-muddy surface, etc.**
- Portions of the Makenna pathway are also against or directly between property lines-fences that can't be moved (e.g. you can't steal space from an already narrow 4-ft side house setback). So widening in these areas isn't even possible.
- I don't mean to pile on, but the designed funneling would also encourage users to jump a short vehicle access gate to proceed through a private driveway and across front yards instead of continuing further on to the real 4-ft exit path squeezed between two fences.

Thus the EIR is inadequate in identifying and assessing environmental impact unless the "no bridge" option is selected (and the time-work-cost resolving the Makenna path impact is avoided).

...This isn't the connectivity we all imagined, and it's not really identifying or mitigating the environmental impact of funneling pedestrian-bike traffic onto a narrow inadequate Makenna path. We request your Creekwood vote include & require a stipulation of the "no bridge" option.

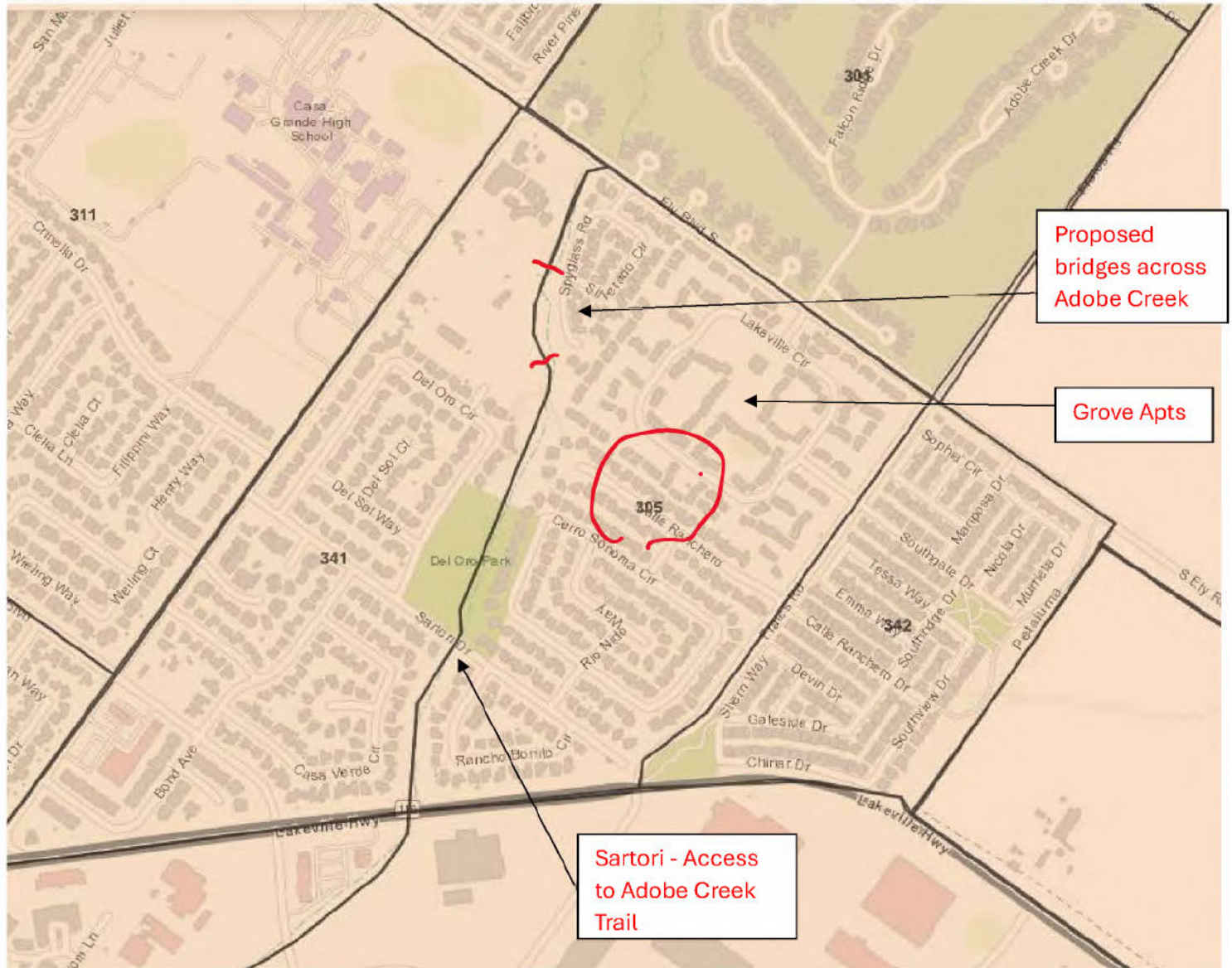
Sincerely,
Jack Byrne



P.S. There are other problematic issues of environment, safety, property damage and costs – and the environmental impact mitigation - which will be addressed separately.

ATTACHMENT 1 - TAZ 305 referenced in Creekwood EIR (East of Adobe Creek)

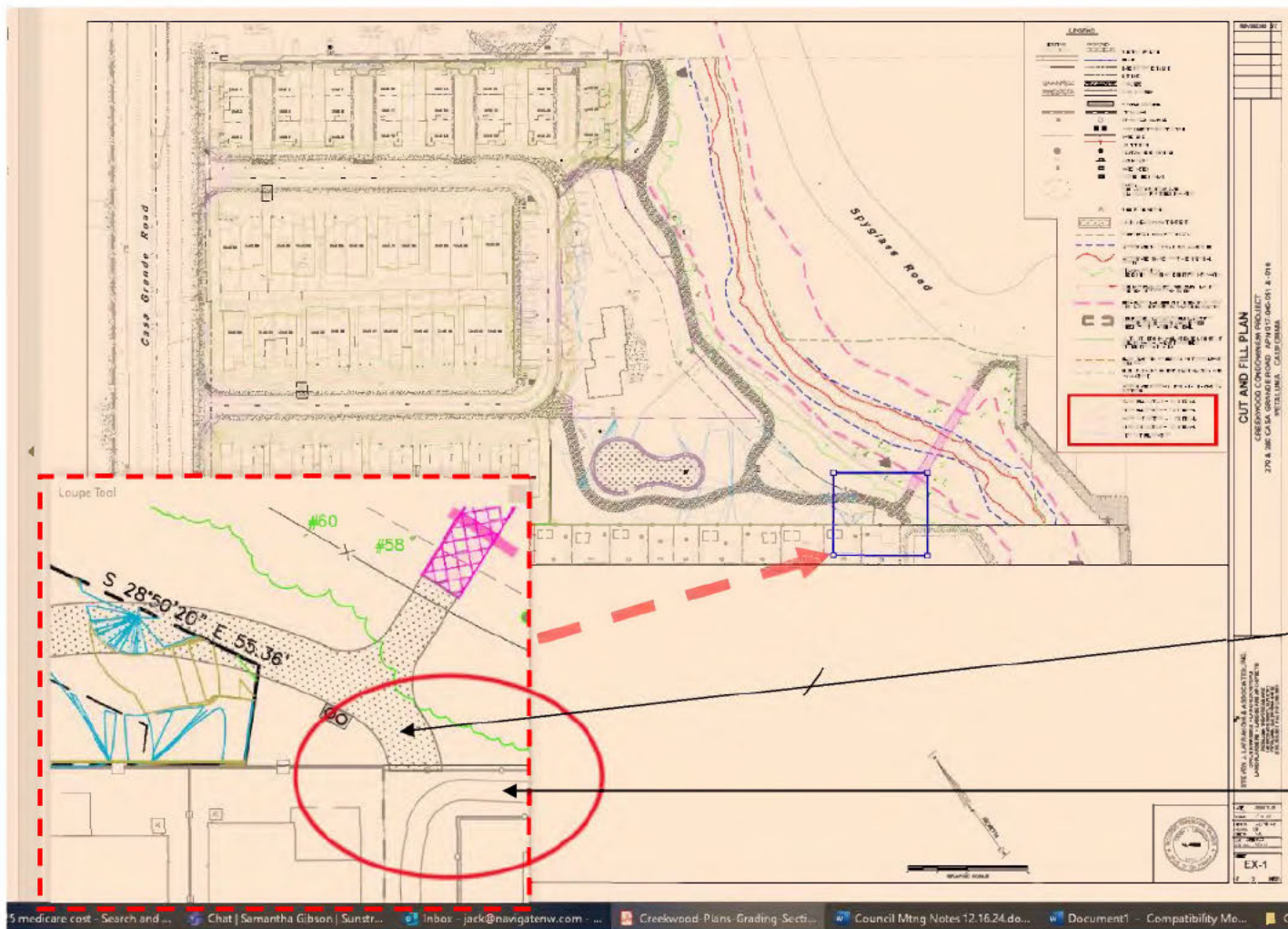
No TAZ 305 residents (except Spyglass) can access Adobe Creek Trail w/o going up to Ely Blvd or down to Sartori



Byrne 12/12/24

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=2aa1f84fb5cd4fb286deb5e1edab0e39&extent=-122.7951,38.4196,-122.569,38.5239>

ATTACHMENT 2: Intersection of Makenna (Casa Grande) narrow 4-ft wide pathway with proposed 10-ft Creekwood pathway-bridge



Troubling intersection
of this 10-ft wide
Creekwood pathway
to...

...this narrow 4-ft wide
Makenna pathway
(yes, it's really that small)

...from Creekwood Plans Grading Section Exhibits, May 2024

From: [Len O'Clair](#)
To: -- City Clerk; carol.crabill@gmail.com; [Barnacle, Brian](#); [Dennis Pocekay](#); [Janice Cader-Thompson](#); [John Shribbs](#); [Kevin McDonnell](#); [Karen Nau](#)
Subject: Creekside Housing Development
Date: Sunday, December 15, 2024 5:25:43 PM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Council Members:

In regards, to the above project--having lived at 400 Casa Grande since 2009. Are we seniors--ages 75-95, not worthy of having a serene, for some, final existence? Have we not paid our dues to society?

Once, we were surrounded by sheep on 3 sides--but now it seems we are being devoured by "wolves in sheep's-clothing?" The 1% that controls 40% of our wealth...will they, have the seniors here at Pep Housing for lunch? Think again--please--of that 3-story building to be built, so close to our apartments, that we will be robbed not only of sunshine, as it towers over us, but clean air, provided by the fresh breezes from the West.

As a Senior Peer Counselor* for the county, with 12 years of experience doing 12-week volunteer programs with each senior assigned, as well as veterans--the mental health issue needs to be addressed. My advocacy is to prevent, and never have to treat one's depression, that otherwise, might lead to suicidal ideation. Surely, we seniors here at Casa Grande, deserve not to be deprived of what we once had--a bucolic and safe environment. We were once the showcase senior home for Pep Housing! And now what--that will be gone?

Thank you for listening.

Sincerely,
Len Auclair, PhD

* Counsel on Ageing, Family Service Agency, West County Community Services (3 agencies--I was a team member)

From: [Michael McBride](#)
To: -- City Clerk
Cc: [REDACTED]
Subject: Creekwood Housing District
Date: Monday, December 16, 2024 10:29:00 AM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Good Morning,

I am sending this email because I will not be able to attend tonight's meeting. I am writing the council members in regards to myself and my wife who oppose the foot bridge being proposed in the Creekside housing project. I reading the proposal and I see that the city will not maintain the bridge or surrounding area. The city's current contractor who maintains our greenbelt does a poor job and the bridge will only increase the garbage left behind by those who would supposedly use the bridge. The amount of people who use the current path for pleasure walking is minimal and the bridge will only increase foot traffic for those living in the housing project.

There is also the issue of parking. We already have over flow parking from the apartments as well as those who live in Adobe Creek. We have a quite neighbor but with the bridge we will see an increase in traffic as well as the noise it generates. This bridge does not benefit our neighborhood which should be paramount in your consideration of this project. There appears to be once council person who is adamant about the bridge. This person is not from our district and doesn't represent our views.

Thank You for you consideration

Michael and Patti McBride
[REDACTED]

From: [rickparkes](#)
To: [-- City Clerk](#); [Kevin McDonnell](#); [John Shribbs](#); [Janice Cader-Thompson](#); [Barnacle, Brian](#); [Mike Healy](#); [Karen Nau](#); [Dennis Pocekay](#)
Cc: [Frank Quint](#); [Jack Byrne](#)
Subject: Creekwood Development Final EIR, Resident petition "no bridge"
Date: Sunday, December 15, 2024 8:33:21 PM
Attachments: [Creekwood development petition no bridge Spyglass rd, Silverado Circle.pdf](#)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---
Council Members,

We respectfully submit this **“No Bridge”** petition (6 pages) with **53 signatures** from Petaluma residents regarding the Creekwood Development and the Final EIR to be voted on by the council on December 16th, 2024:

We the residents of Spyglass Rd and Silverado Circle, affirm:

- that Petaluma needs additional housing and further residential development.
- We appreciate paths and trails along our beautiful and environmentally sensitive creeks.

In the specific case though of any proposed bridge over Adobe Creek as part of the Creekwood EIR (and project) **we ask you to eliminate any and all bridge options from the final EIR.** We’ve stated 5 specific issues and concerns on the petition and have other documentation that will be presented at the council meeting during public comment and via email. These include shortcomings in the EIR.

Please take note that in just 10 short days several of our home owners have visited all 41 homes in our development (originally named Fairway Meadows in 1992) that directly borders Adobe Creek on the South/East side with the Grove apartments to the southeast of our neighborhood.

We are directly across Adobe Creek from the proposed Creekwood Development.

To date (and our canvassing will continue this week)

For the 41 total homes,

There are 53 signatures

Representing 36 individual residences

At this point, an overwhelming 88% (36 of 41) of all our homeowners have weighed in officially and signed this document opposing the bridge and its inclusion in the EIR. Within a few days we expect that number to exceed 95%.

Of the remaining 5 homes, we’ve been unable to reach 4 of them (but we will soon) and 1, only one person declined to sign due to personal preferences not to sign any petition.

With this nearly universal response from our Petaluma neighborhood, the message is clear, No bridge.

In addition, we are in regular contact with our other neighbors who will be directly impacted by the Creekwood Development. You will be receiving (via email) additional petitions and signatures from both the Makena and Del Oro developments. We’ve also been in contact with

the PEP Casa Grande Senior housing. They have sent emails outlining their concerns. Our newly elected (but not seated until January 2025) District 4 Council member Frank Quint is also in alignment with our position. I personally have spoken with the Site Manager for the Grove apartments and she has confirmed that the only 2 entrances to their complex are via Ely Blvd and Frates Rd. They have an 8 foot metal fence along the back corner of the Grove complex that is next to Adobe Creek within 50 feet of the proposed bridge. This is a major safety and security issue for them and is not for public access.

On a personal note, perhaps some of the cost/money from a proposed bridge could be much better allocated to a win win proposal like improving existing paths and or the Del Oro Park which is nearby.

We look forward to your decision.

Please feel free to contact me or any neighbor directly with questions you may have, or come visit us and take a walk.

On behalf of the Spyglass Rd and Silverado Circle residents,

Rick Parker



No Bridge Across Adobe Creek

As part of the proposed new Creekwood Housing Development on Casa Grande Road, Petaluma is considering a proposal to construct a pedestrian-bike bridge across Adobe Creek, and also a "No Bridge" option for the project.

A proposed bridge and connecting pathway would be built by the developer but all ongoing upkeep, maintenance, trash cleanup, landscaping & all other repairs would be the responsibility of the residents (in addition to risk liability and eventual replacement).

1. The project's Environmental Impact Report identifies the removal of a large number of existing trees and challenges to wildlife if a bridge is built across Adobe Creek.
2. Proposed bridge location(s) connecting to the pathway East along Adobe Creek would only be a shortcut advantage to Casa Grande HS for some residents of the Spyglass Rd-Silverado Ct neighborhood, since no other neighborhoods to the East can access the Adobe Creek pathway without going up to Ely or down to Sartori (a flaw missed in the 5/22/24 Traffic Study and 11/20/24 city transportation memo).
3. A proposed bridge would likely encourage an increase of past problems of people climbing over & damaging property/fences (has occurred in Spyglass neighborhood).
4. The proposed bridge location would funnel traffic onto sections of the much narrower adjacent Makenna neighborhood circular pathway & sidewalks that were not built to the wider width of the proposed bridge, Adobe Creek pathway and sidewalks along Ely & Sartori. They are too narrow to allow a bicyclist room to pass by a walking pedestrian.
5. The City will not maintain or protect a proposed bridge or the connecting pathways, so all additional expenses for upkeep, maintenance, trash cleanup, landscaping and all other repairs will fall on Creekwood & Makenna residents.

The city is conducting a hearing on the project's Environmental Impact Report on 12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- **Petaluma needs more housing options and I do support development.**
- **However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.**

6 #of signature pages 81 #of signatures
53

Printed Name	Signature	Address	Date
Caroline Purcell			12/11/24
Christopher Lambert			12/11/24
Peter T. Lyons			12/12/24
Joseph Purcell			12/12/24
Jan Joseph			12/12/24
Lynn Bozzi			12-13-24
Carlos Salazar			12-13-24
Shannon Sierra			12/13/24

8

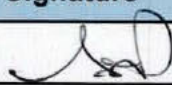
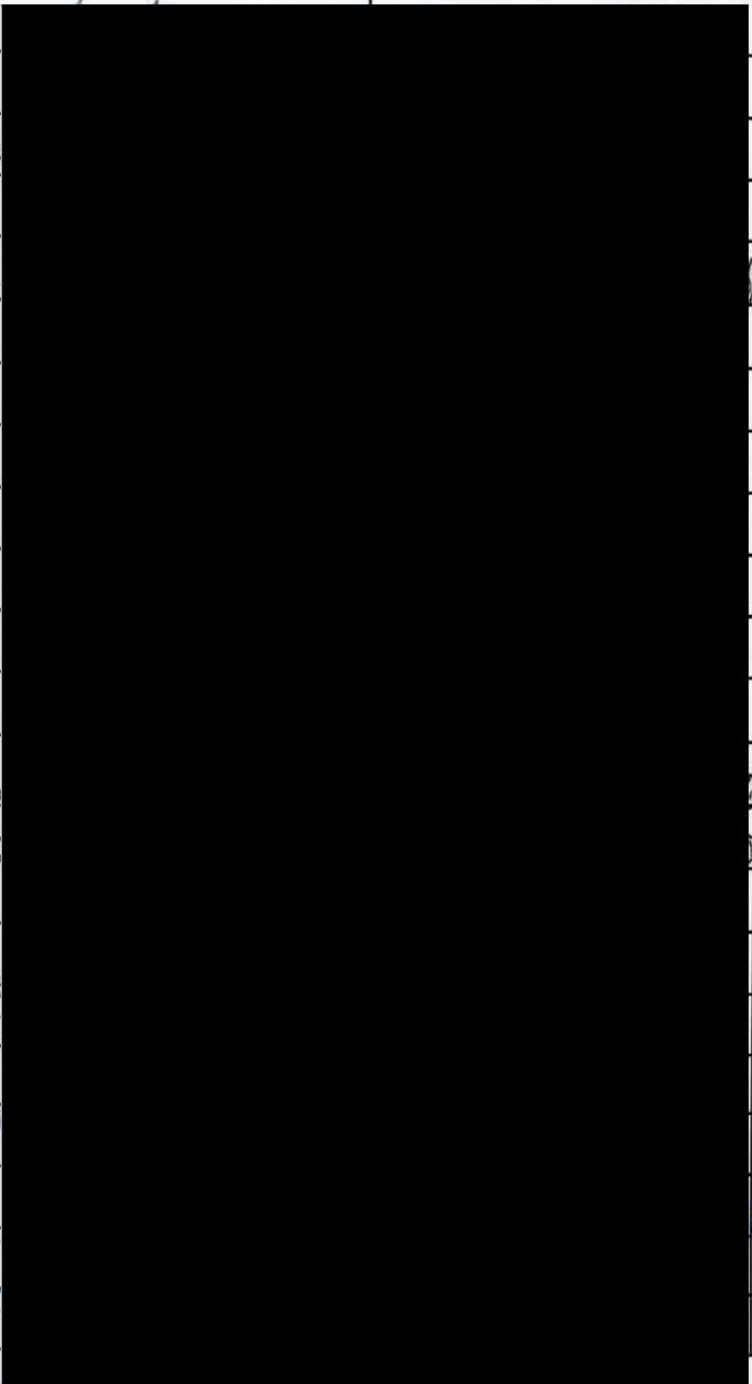
12/8/24

No Bridge Across Adobe Creek

(continued from Page 1)

The city is conducting a hearing on the project's Environmental Impact Report on 12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- Petaluma needs more housing options and I do support development.
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Printed Name	Signature	Address	Date
Heiberth Sierra		1714 Silverado	12-13-24
LORRIE HOOPES			12/13/2024
ROSEMARY LORIA			12/13/24
GREGORY OCELLO			12/13/24
Joseph Ocello			12/13/24
PAUL PASLA			12/13/24
MANUEL RIVERA			12/13/24
ELISA RIVERA			12/13/24
Owan Davis			12/13/24
Brenten Sorenson			12/13/24
Tony Coleiro			12-13-24
Denise Coleiro			12-13-24
AUDAMARIE KARSANT			12-13-24
CRAIG IRVING			12/13/24
DEWISE IRVING			12/13/24
Ashley Salazar			12/14/24
Juan Bravo Jr			12/14/24
Hon Chung			12/14/24
Anthony Delario			12/14/24
PATRICK BELKIN			14 DEC 24 RP
JOHN H. WAGNER			12/14/24 RD
Gordon Way			12/14/24 RD
Ryan Luns			12/14/24 RD
Maria DeGunto			12/14/24 RD
Maria DeGunto			12/14/24 RD

24

No Bridge Across Adobe Creek

(continued from Page 1)

The city is conducting a hearing on the project's Environmental Impact Report on 12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

Printed Name	Signature	Address	Date
Mike McBride			12/12
Patti McBride			12/12
Kallio Castro			12/12
Avery Castro			12/12
Jessica Torres			12-12
Arianna Torres			12/12
Judith Armas			12/12
Tim Howard			12/12
Ilene Howard			12/12
Rick Parker			12/14/24
Amy Parker			12/14/24
Rick Parker	1704 Sp...		

Deb

12/8/24

23

Collected by (initials) _____

11

No Bridge Across Adobe Creek

As part of the proposed new Creekwood Housing Development on Casa Grande Road, Petaluma is considering a proposal to construct a pedestrian-bike bridge across Adobe Creek, and also a "No Bridge" option for the project.


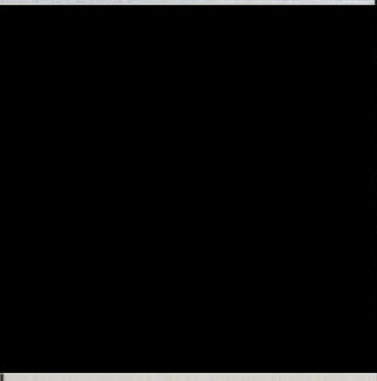
A proposed bridge and connecting pathway would be built by the developer but all ongoing upkeep, maintenance, trash cleanup, landscaping & all other repairs would be the responsibility of the residents (in addition to risk liability and eventual replacement).

1. The project's Environmental Impact Report identifies the removal of a large number of existing trees and challenges to wildlife if a bridge is built across Adobe Creek.
2. Proposed bridge location(s) connecting to the pathway East along Adobe Creek would only be a shortcut advantage to Casa Grande HS for some residents of the Spyglass Rd-Silverado Ct neighborhood, since no other neighborhoods to the East can access the Adobe Creek pathway without going up to Ely or down to Sartori (a flaw missed in the 5/22/24 Traffic Study and 11/20/24 city transportation memo).
3. A proposed bridge would likely encourage an increase of past problems of people climbing over & damaging property/fences (has occurred in Spyglass neighborhood).
4. The proposed bridge location would funnel traffic onto sections of the much narrower adjacent Makenna neighborhood circular pathway & sidewalks that were not built to the wider width of the proposed bridge, Adobe Creek pathway and sidewalks along Ely & Sartori. They are too narrow to allow a bicyclist room to pass by a walking pedestrian.
5. The City will not maintain or protect a proposed bridge or the connecting pathways, so all additional expenses for upkeep, maintenance, trash cleanup, landscaping and all other repairs will fall on Creekwood & Makenna residents.

The city is conducting a hearing on the project's Environmental Impact Report on 12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

____ #of signature pages ____ #of signatures

Printed Name	Signature	Address	Date
MF Welch			12/14
MARK KRIGBAUM			12/14
Gerald Horpes			12/14
Luke Jones			12/14
Mylan Jones			12/14
Michael Jones			12/14

12/8/24

4

Collected by (initials) _____

6

12/16/24 at 6:30pm. We the undersigned live in adjoining neighborhoods and want the City Council to know and vote accordingly...

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

[illegible]

(continued from Page 1)

- Petaluma needs more housing options and I do support development.
- However, a proposed bridge over environmentally sensitive Adobe Creek should not be allowed or built on this project.

[illegible]

From: [Sanatan Sahgal](#)
To: -- City Clerk
Cc: [John Shribbs](#); [Kevin McDonnell](#); [Barnacle, Brian](#); [Mike Healy](#); [Karen Nau](#); [Dennis Pocekay](#); [Janice Cader-Thompson](#); [Ruma Bhattacharjee](#)
Subject: Creekwood EIR - Support the "No Bridge" Option
Date: Sunday, December 15, 2024 10:18:57 PM
Attachments: [Attachment 1 - TAZ 305 referenced in Creekwood EIR.pdf](#)
[Attachment 2 Creekwood pathway intersection 4ft to 10ft.pdf](#)

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Petaluma City Councilors,

Thank you for your dedication to evaluating the complex issues surrounding the Creekwood development. We are writing as residents of the Makenna neighborhood to strongly advocate for the "no bridge" option, as the environmental and connectivity implications of the proposed bridge raise significant concerns.

The Environmental Impact Report (EIR) falls short in addressing the real-world consequences of funneling pedestrian and bike traffic onto the Makenna pathway. The existing path is only 4 feet wide, far below the 5- to 10-foot standards required for safe and effective multi-use trails. This narrow path was designed for occasional, leisurely use by a small number of residents, not for accommodating the increased traffic that would result from a 10-foot-wide Creekwood pathway and bridge.

The inadequacy of the Makenna pathway creates several environmental and logistical issues:

- **Environmental Disruption:** Widening the Makenna path would require extensive modifications to the existing water basin slopes, violating the original environmental approvals and creating new environmental impacts.
- **Physical Impracticalities:** Portions of the path are adjacent to or directly between property lines and fences, making widening efforts physically impossible in key areas.
- **Resident Concerns:** Any effort to widen the path would impose unreasonable costs on Makenna residents and disrupt the character of our neighborhood, which was not designed for such traffic.

Additionally, the design funneling traffic onto this pathway encourages unsafe behaviors, such as crossing private driveways or jumping access gates, further compromising safety and privacy.

The connectivity analysis in the EIR is also flawed. While the bridge is portrayed as improving accessibility, it does not provide meaningful shortcuts for most nearby neighborhoods, including Grove Apartments and Spyglass. In many cases, residents would have longer, more cumbersome routes compared to existing options. Refer to Attachments 1 and 2.

In light of these factors, the "no bridge" option is the only viable choice to avoid these environmental, safety, and connectivity issues. It also spares Makenna residents from bearing the burden of costly and unworkable modifications to our pathway.

We urge you to include and require the “no bridge” option in your Creekwood vote, ensuring that development proceeds in a way that respects both the environment and the integrity of our community.

Thank you for your consideration, and please feel free to reach out if further insights or clarifications are needed.

Sincerely,

Sanatan Sahgal & Ruma Bhattacharjee

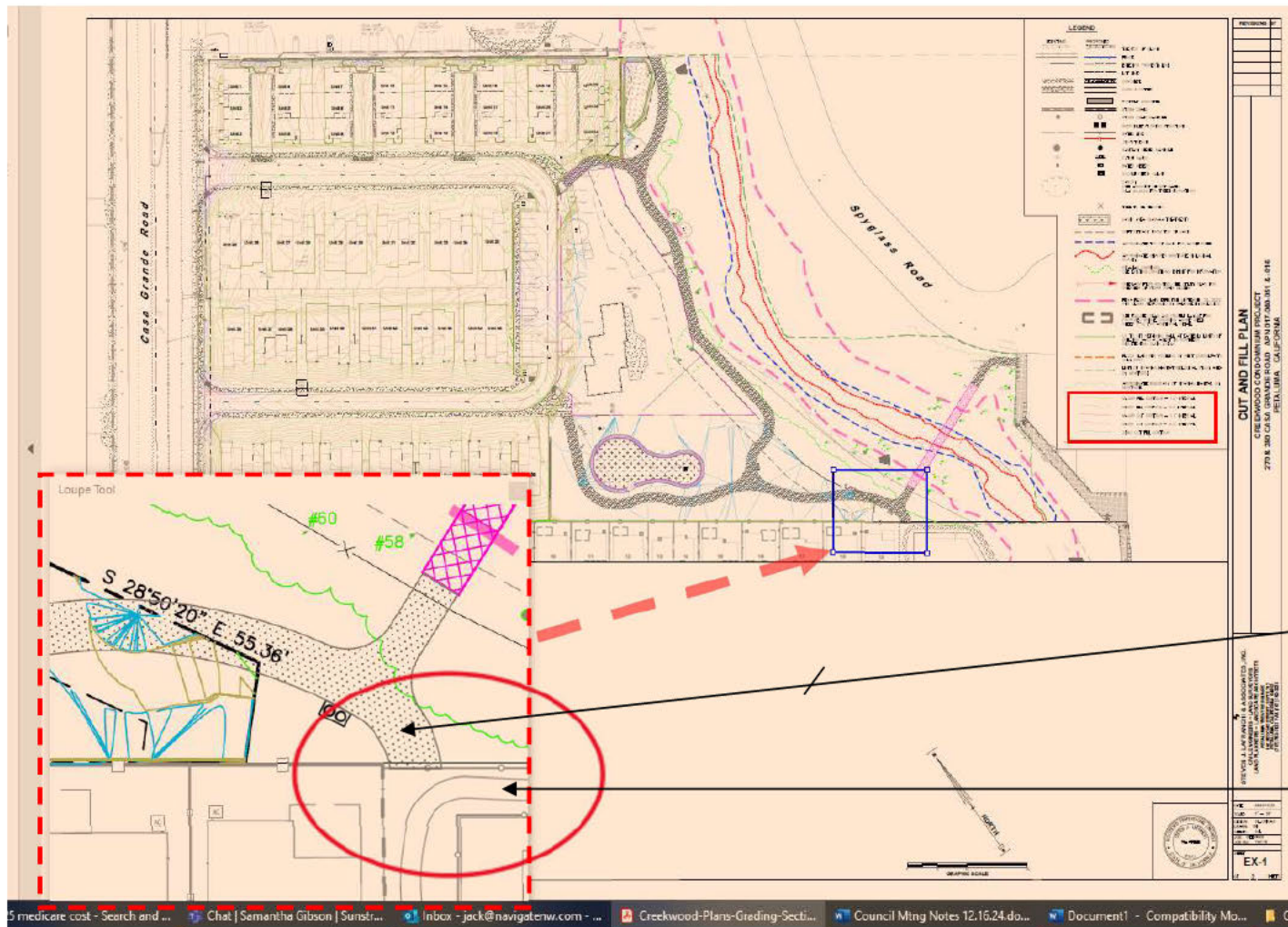


No TAZ 305 residents (except Spyglass) can access Adobe Creek Trail w/o going up to Ely Blvd or down to Sartori



<https://www.arcgis.com/apps/mapviewer/index.html?webmap=2aa1f84fb5cd4fb286deb5e1edab0e39&extent=-122.7951,38.4196,-122.569,38.5239>

ATTACHMENT 2: Intersection of Makenna (Casa Grande) narrow 4-ft wide pathway with proposed 10-ft Creekwood pathway-bridge



Troubling intersection
of this 10-ft wide
Creekwood pathway
to...

...this narrow 4-ft wide
Makenna pathway
(yes, it's really that small)

...from Creekwood Plans Grading Section Exhibits, May 2024

From: [Sara Young Golightly](#)
To: -- City Clerk
Cc: [Barnacle, Brian](#); [John Shribbs](#); [Kevin McDonnell](#); [Mike Healy](#); [Karen Nau](#); [Dennis Pocekay](#); [Janice Cader-Thompson](#)
Subject: Creekwood EIR - No Bridge Option
Date: Sunday, December 15, 2024 7:31:50 PM

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---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Dear Petaluma City Council Members,


I am writing in **opposition to the proposed bridge** across Adobe Creek as laid out in the Creekwood Development Plan. I don't believe this proposed bridge is right for the neighborhood, and adjacent neighborhoods for the following reasons:

- **Safety and health of the living creatures and habitats in the creek:** The creek is home to a variety of creatures and native plants that would be (temporarily at best) displaced during the construction of the bridge. To care about the wildlife only when they are on an endangered species list is short-sighted and overlooks the lasting impacts of the surrounding ecosystem. Not to mention the increase of trash and other pollutants a pedestrian bridge would bring.
- **The bridge connection does not lead to a city maintained pathway that is usable all year long:** The pathway located behind the Makenna neighborhood that would connect to this bridge is narrow and made of a material that is not all-weather. My understanding is the Makenna neighborhood HOA is responsible for maintaining this pathway that winds around the retention pond and along a narrow area between two fences before entering Del Rancho. It is unreasonable for the City to place such a burden of increased use on these homeowners and expect them to manage the upkeep on a pathway that wasn't adequately designed or installed to handle such foot and bike traffic.
- **The EIR doesn't accurately represent the impact the bridge would have on the community:** The vast majority of neighbors living south of the creek will have to travel along Sartori or Ely to access the creek path to the bridge anyway, making the argument for quicker access to Casa Grande Rd and Casa Grande High School a moot point. Not to mention the pathways and bridge are only safe to use during daylight hours and when the weather is cooperative....because as was already pointed out, these are not all-weather paths.

As a resident of Del Oro Circle for the past 13+ years I would be lying if there weren't moments when I wished I had a shortcut over the creek, especially when managing the tired little legs and feet of my young children when we were out for a walk, but those moments were few and fleeting and don't outweigh the negatives this bridge would bring. As I walked my neighborhood this weekend to speak with folks about the bridge and hear their thoughts on the EIR, the response was **overwhelmingly** in opposition to the bridge. Not one person told me they thought it was a great idea, in fact I heard many more reasons in addition to what I have listed about why they were happy to sign the petition for the No Bridge option.

My hope is that you will listen to the neighbors who live here, and vote for the no bridge option of the EIR as well.

Thank you,
Sara Golightly



From: [Susan Price](#)
To: [-- City Clerk](#)
Subject: Housing development on Casa Grande Rd.
Date: Monday, December 16, 2024 9:11:20 AM

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---

Once again, I am writing to you to please not build the houses, condos and apartment buildings that have been planned and are on the table for the meeting tonight. I know your office has said that it's within the allowed number of dwellings for this size property but it's not three blocks as stated on the plans. It's one field in one block And it's right next to where I live at Pep Housing.

Cutting down still more trees, putting huge buildings where we won't have anything to look at other than brick-and-mortar or worse.

It's flooding here now and does when it rains. What's going to happen when all those houses go in and it's just way too much traffic. We already have so much traffic and these people that are moving in when they built the last houses, m they drive like criminals on a chase...they go around the circle too fast and don't stop for anybody. I've almost been hit several times and now with 200 to 300 more people in cars coming in here in what basically is a size of a block!

There are plenty of open spaces in Petaluma that these buildings could be built. Why does it have to be crammed in here. The houses they did cram in two years ago are causing all kinds of problems...sink holes, many things not working for the home owners.

Again please, please reconsider and stop this building in this particular spot.

Susan Price

3 P's in a Pod
Publicity
Professional Organizer
Personal and Virtual Assistant

[REDACTED]

From: Tony Coleiro [REDACTED]
Sent: Sunday, December 15, 2024 4:39 PM
To: jcaderythompson@cityofpetaluma.org; Greg Powell <gpowell@cityofpetaluma.org>
Subject: CREEKWOOD HOUSING DEVELOPMENT PROPOSED BRIDGE

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear All;

My wife Denise and I as 20 plus year residents of [REDACTED], will be attending tomorrows 12/16/24 meeting on proposed bridge connecting Fairway Meadows with proposed Creekwood Housing Development.

I have several concerns regarding the bridge which I will address tomorrow evening, however I did want to share some photos of our neighborhood I took today on a walk with my dog showing lack of maintenance by the city over the years, despite several calls for action to appropriate city departments. My concern is bridge as well will not be maintained in the future resulting in much the same neglect. On my walk I observed tree's that were leaning at almost 45 degree angles dangerously towards street , broken park benches, several fallen tree's blocking Adobe Creek, unsafe pedestrian walk ways, graffiti and a fallen stop and street sign which I called in several months ago when it was loose and leaning.

These concerns as well as rise in crime in our neighborhood past 10 years since Grove apartments restricted parking for residents resulting in more cars parking in our small neighborhood raise concerns as to how a bridge might impact our neighborhood long term.

Sincerely;
Tony and Denise Coleiro
[REDACTED]















SAMBAL

BEE

FBF

Signature







VH6234



Amelia

UT



From: [Elaine K](#)
To: -- City Clerk; [Orozco, Uriel](#); [Mike Healy](#); [Dennis Pocekay](#); [Barnacle, Brian](#); [Janice Cader-Thompson](#); [Kevin McDonnell](#); [John Shribbs](#); [Karen Nau](#)
Subject: CREEKWOOD EIR ... for city council mtg DECEMBER 16
Date: Monday, December 16, 2024 12:15:32 PM

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Unintended, however INEVITABLE consequences:

Vehicular collisions;

Creekwood adds TWO exit entry roadways immediately adjacent to the only vehicle access to PEP Senior housing parking lot. Existing sight lines are already restricted by cars/ trucks speeding from McDowell to Ely at speeds exceeding the posted 25mph signage that ineffectively flashes a blinking "slow down" "too fast" warning.

Pedestrian, cyclist injuries;

Crosswalks for students walking from / to the TWO high schools are poorly marked on the Casa Grande roadway, in marked contrast to the illuminated "safer" crosswalks in Petaluma.

Tree Removal;

Creekwood plan to remove trees that run the length of the PEP parking lot to facilitate their construction of 30foot high condos abutting the PEP property will eliminate all the environmental and aesthetic benefits that mature trees provide to our neighborhood.

I ask that you thoughtfully consider the many features of this poorly situated project that negatively impact Casa Grande neighbors, students and pedestrians.

Elaine Kofod

From: [Gordon W](#)
To: -- City Clerk
Subject: Creekwood Housing Project: Bridge over Adobe Creek
Date: Monday, December 16, 2024 3:57:09 AM

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Dear Sirs or Madame,

I don't know which brainiac thought it would be good idea to put a bridge over the Adobe Creek at its proposed location but they are forgetting or do not know the history of this salmon and steelhead watershed. Fifty years ago this site was barren: no trees, flat ground where dune buggies, cigarette butts, soda bottles, and the human detritus that came from the don't-give-a-crap about the environment attitudes of the 1950s and 60s which prevailed. No story, I was lived those times.

Then some kids and teachers at Casa Grande High did something remarkable- they cared. Through many class years, they went out and replanted the creek with trees and flora. This provided shade cover and prevented runoff. Wildlife like insects, frogs and birds came back into the creek. The creek was restored to how it looks today, 50 years later.

Then, helluva thing, they built a fishery at the high school- heck, most high schools can only manage metal and woodshop, and auto shop if they are lucky. Then they let the fish out into the creek and they have been coming back to spawn ever since. The restoration became internationally famous, as far as Japan where it inspired similar projects.

.And for the last thirty years I have watched these fish parents struggle up this narrow creek- the water is never very deep and the rocks are hard, so it is a Herculean effort to go up the creek. To spawn and die.

It is 63 steps to the next creek bridge over at Eli Road. I understand about getting people to walk or bike ride outside- a lot of people do it now. And it is great for your eye health as long as you wear sunglasses. But you want people to walk, make them walk the 63 steps and give the fish a break from having yahoos staring (and I hope that's all they do) directly down on them.

And don't get me started about the HOA paying for a bridge on city property. City pays for the other two bridges, they need to own up on maintaining a third one.

Repectfully,

Gordon Wong OD

From: Rick Parker
To: -- City Clerk; Kevin McDonnell; John Shribbs; Janice Cader-Thompson; Barnacle, Brian; Mike Healy; Karen Nau; Dennis Pocekay
Cc: Frank Quint; Jack Byrne
Subject: Re: Creekwood Development Final EIR, Resident petition "no bridge"
Date: Monday, December 16, 2024 12:52:54 PM

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Council Members,

I wanted to update you prior to tonight's meeting that our "no bridge" petition now has a grand total of 100 signatures, representing 70 individual residences from the 3 combined neighborhoods surrounding the proposed Creekwood development:

They include Spyglass -Silverado, Makenna, and Del Oro-Del Sol.

I think you'd agree this is an overwhelming response from all 3 neighborhoods that are most directly impacted.

For clarification, we are not opposed to the overall project, but rather to the specifics outlined in the petition, primarily "no bridge " .

Thank you for your consideration and support ,

On behalf of our community ,
Rick Parker

Sent from my iPhone

On Dec 15, 2024, at 8:32 [REDACTED] com wrote:

Council Members,

We respectfully submit this **"No Bridge"** petition (6 pages) with **53 signatures** from Petaluma residents regarding the Creekwood Development and the Final EIR to be voted on by the council on December 16th, 2024:

We the residents of Spyglass Rd and Silverado Circle, affirm:

- that Petaluma needs additional housing and further residential development.
- We appreciate paths and trails along our beautiful and environmentally sensitive creeks.

In the specific case though of any proposed bridge over Adobe Creek as part of the Creekwood EIR (and project) **we ask you to eliminate any and all bridge options from the final EIR.** We've stated 5 specific issues and concerns on the petition and have other documentation that will be presented at the council meeting during public comment and via email. These include shortcomings in the EIR.

Please take note that in just 10 short days several of our home owners have visited all 41 homes in our development (originally named Fairway Meadows in 1992) that directly borders Adobe Creek on the South/East side with the Grove apartments to the southeast of our neighborhood.

We are directly across Adobe Creek from the proposed Creekwood Development.

To date (and our canvassing will continue this week)

For the 41 total homes,

There are 53 signatures

Representing 36 individual residences

At this point, an overwhelming 88% (36 of 41) of all our homeowners have weighed in officially and signed this document opposing the bridge and its inclusion in the EIR.

Within a few days we expect that number to exceed 95%.

Of the remaining 5 homes, we've been unable to reach 4 of them (but we will soon) and 1, only one person declined to sign due to personal preferences not to sign any petition.

With this nearly universal response from our Petaluma neighborhood, the message is clear, No bridge.

In addition, we are in regular contact with our other neighbors who will be directly impacted by the Creekwood Development. You will be receiving (via email) additional petitions and signatures from both the Makena and Del Oro developments. We've also been in contact with the PEP Casa Grande Senior housing. They have sent emails outlining their concerns. Our newly elected (but not seated until January 2025) District 4 Council member Frank Quint is also in alignment with our position. I personally have spoken with the Site Manager for the Grove apartments and she has confirmed that the only 2 entrances to their complex are via Ely Blvd and Frates Rd. They have an 8 foot metal fence along the back corner of the Grove complex that is next to Adobe Creek within 50 feet of the proposed bridge. This is a major safety and security issue for them and is not for public access.

On a personal note, perhaps some of the cost/money from a proposed bridge could be much better allocated to a win win proposal like improving existing paths and or the Del Oro Park which is nearby.

We look forward to your decision.

Please feel free to contact me or any neighbor directly with questions you may have, or come visit us and take a walk.

On behalf of the Spyglass Rd and Silverado Circle residents,

Rick Parker



From: [Bonini Denise](#)
To: [-- City Clerk](#)
Subject: To:Petaluma City Council re:Creekwood Housing Development
Date: Monday, December 16, 2024 2:25:15 PM

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270 and 280 Casa Grande Rd. City of Petaluma County of Sonoma, CA

The Petaluma Community should have a voice, acknowledged and seriously considered, and not just mandated, with all plans affecting our quality of life.

Our voice is more often than not, disregarded or ignored by local government,,to act on our behalf, and it brings about poor opinions of that government and lack of involvement.

The Creekwood Housing Development @ 270 & 280 Casa Grande Rd. is an example of the above assertion.

Criticism of the proposed development has been raised over the past year or so and include these observations:

1. The site is too small for the construction of 59 units both single family and multiple family, no matter how it is zoned. The per unit parcel does not accomodate a sizable enough yard perimeter for any quality of life, mostly privacy in a development priced in this range.
2. The build out mostly accomodates a city and county tax base and does not consider the well-being of petaluma families and neighbors.
3. The cost of these properties, demonstrate very little return for the most important investment families make in their lifetimes.
4. The design and quality of construction are not in accordance with other homes, well built and attractive , in the same neighborhood..
5. The buildout creates substandard sized streets, creating a visual comparison to a car lot.
6. The city of Petaluma has required this mass buildout of this parcel, where a lovely, well planned, attractive, appropriately sized development was precluded.
7. The neighborhood does not appreciate this sub standard development, and those who understand building and planning, have come forward to object to it.
8. The City of Petaluma, nor Falcon Point Associates LLC, to my knowledge, has made little or no attempt to contact surrounding residents with good to great ideas, attendeding past meetings, to colaberate.
9. City of Petaluma officials were absent from past meetings,to introduce this project.
10. Three story units on the NE neighboring fenceline is DISASTEROUS planning and approval. It is an Assault on the quality of life for the Senior housing property , for reasons which have been brought to your attention.
11. Open space, Sunlight to neighboring property on NE property line, traffic and safety concerns,and facility problems, (Refuse Trucks, Fire Department Vehicles) have not been carefully considered in a good planning model.
12. This is a heartbreaking disaster in BEST PRACTICE Planning for Petaluma.

Respectfully and Sincerely
Denise Bonini



Dec 16, 2024

City of Petaluma
11 English Street
Petaluma, CA 94952

Re: Proposed Housing Development Project at 270 and 280 Casa Grande Road

By email: kmcdonnell@cityofpetaluma.org; Jcaderthompson@cityofpetaluma.org;
jshribbs@cityofpetaluma.org; bbarnacle@cityofpetaluma.org;
mhealy@cityofpetaluma.org; knau@cityofpetaluma.org;
dpocekay@cityofpetaluma.org

CC: pflynn@cityofpetaluma.org; cityclerk@cityofpetaluma.org;
cityattorney@cityofpetaluma.org; petalumaplanning@cityofpetaluma.org

Dear Petaluma City Council,,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Council of its obligation to abide by all relevant state housing laws when evaluating the proposed 59-unit housing development project, including nine affordable units, at 270 and 280 Casa Grande Road.

The Housing Accountability Act (Gov. Code, § 65589.5; the “HAA”) provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses. Most importantly, with its provision of 59 new homes including nine affordable units, it will reduce displacement of existing residents into

360 Grand Ave #323, Oakland 94610
www.calhdf.org

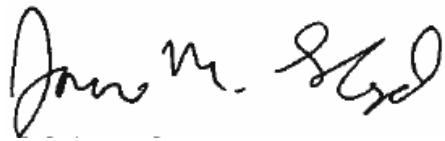
homelessness. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

From: [Daniel Hubacker](#)
To: -- City Clerk
Subject: Adobe Creek Footbridge Creekwood Housing Development
Date: Monday, December 16, 2024 3:34:32 PM

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Dear Petaluma City Council and Planning Committee Members,

The United Anglers of Casa Grande High School (UACG) is writing to express concerns about the Adobe Creek footbridge that is proposed to be built under the Creekwood Housing Development plan. We wish to provide recommendations to minimize environmental impacts. It should be noted that the steelhead trout population has been declining dramatically in Petaluma for over 40 years, so it's imperative to prevent further barriers or poaching pathways for these threatened fish.

1. The EIR states that the migratory period for salmonids is November-April, but this is not reflective of Petaluma salmonid behavior. UACG has documented federally threatened steelhead trout spawning through June in Adobe creek, along with steelhead smolts attempting to out-migrate in June. We recommend withholding from creekside construction from November--June, rather than November--April.
2. We agree with the EIR stating requirements for an ESA Section 7 consultation with NOAA Fisheries due to the impending impacts on ESA listed steelhead trout.
3. We agree with the EIR requiring no heavy machinery to be placed in the creek or alongside the creek, along with stopping creekside construction during and immediately after rain events. This will help prevent interference with migrating salmonids.

While not directly related to the EIR, we have recommendations for the Adobe creek pedestrian bridge:

1. If the bridge is in fact approved for construction (as opposed to our preferred outcome of no footbridge), please consider adding additional fencing along the bridge entrances and creek trail to prevent access into the stream. UACG has documented a long history of Petaluma residents poaching and harassing steelhead trout (this includes fishing, blocking off stream flow with rock barriers, and allowing dogs to swim in the creek). In order to conserve the small population that is left in Adobe creek, please ensure no further avenues for poaching arise with the construction of this footbridge.
2. It is currently within your plan to remove trees from the creek edge for the footbridge construction. Many of these older trees were planted 30-40 years ago by Casa Grande High School students in the United Anglers program. It is important to remember the history of Adobe creek-- this stream was once barren of vegetation and suitable spawning habitat for steelhead trout. Through the hard work of hundreds of UACG students, Adobe creek has been re-vegetated. It is disheartening to hear of the impending removal of trees planted by our UACG alumni, who did so with the hopes of species conservation and habitat restoration. It is our recommendation to remove only the younger trees for the footbridge construction (leaving any oaks or buckeyes in place), or at least consult with UACG staff regarding which trees are UACG-student planted.

Thank you for taking the time to hear and consider our thoughts on the project.
Dan Hubacker
Director UACG

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Thank you.

From: [Rene Jewel Hansen](#)
To: -- City Clerk; [Kevin McDonnell](#); [Janice Cader-Thompson](#); [Mike Healy](#); [Dennis Pocekay](#); [Barnacle, Brian](#); [John Shribbs](#); [Karen Nau](#)
Subject: Final EIR Creekside for city council meeting DECEMBER 16, 2024
Date: Monday, December 16, 2024 3:45:21 PM

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Dear Councilmembers,

Please consider the many reasons that the Creekwood Housing Development will have a negative effect on our Seniors, Highschoolers, and quality of life for ALL of our neighbors, especially the added traffic to an already congested Casa Grande Road and the enormous ugly views of houses rather than trees and sky.

Please understand that there are many of my senior neighbors who feel more than disappointed at the difficulties of getting around this area as it is and the experience will be quite hellish for ALL of the neighbors. Many Seniors have voted for each of you in hopes that they would not be forgotten.

Sincerely,

Rene Hansen

[REDACTED]

Petaluma, CA 94954