

# 270 and 280 CASA GRANDE ROAD CREEKWOOD HOUSING DEVELOPMENT

CITY COUNCIL  
December 16, 2024



# Presentation Overview

- Proposed Project Recap
- CEQA Purpose & Process
- FEIR Contents
- Public Comments and Responses
- Findings & Recommendations









APH 007-040-060  
ORCA CHARGE DESIGN APARTMENTS, L.P.  
DB: 000.0-00.0000



- [illegible]

TENTATIVE MAP NOTES:

- A. PROPOSED EASEMENTS THAT SHALL DEEDS THE DESIGNATED EASEMENT AND THE PROPOSED PARCEL SHALL SHOW EXACTLY OVER THE LARNS OF THE CITY OF METALINA SHALL BE CREATED AND RECORDED UNDER SEPARATE OCCASIONS.
- B. A ONE (1) FOOT WIDE IS REQUIRED FOR THE GRANTOR OF THE PROPOSED CONVEYANCE ON PARCEL 1.
- C. THE DESIGNATED EASEMENT IS PART OF THE SUBDIVISION OR CONVEYANCE CAN BE IMPROVED ON AN ADJACENT PLOT THERE IS A IDENTIFIED HEALTH AND SAFETY RISK (UNDER GOVERNMENT CODE SECTION 66.002 (A)).
- D. SEE C-2 PREVIOUS CONVEYANCE SITE PLAN FOR ADDITIONAL INFORMATION.
- E. PARCEL "C" (AN 1/8) TO BE CELESTED TO THE CITY OF METALINA ON THE PROPOSED MAP.
- F. ALL PROPOSED PUBLIC EASEMENTS LOCATED ON PARCEL 1 SHALL BE CELESTED ON THE PROPOSED PARCEL MAP.

## NOTES

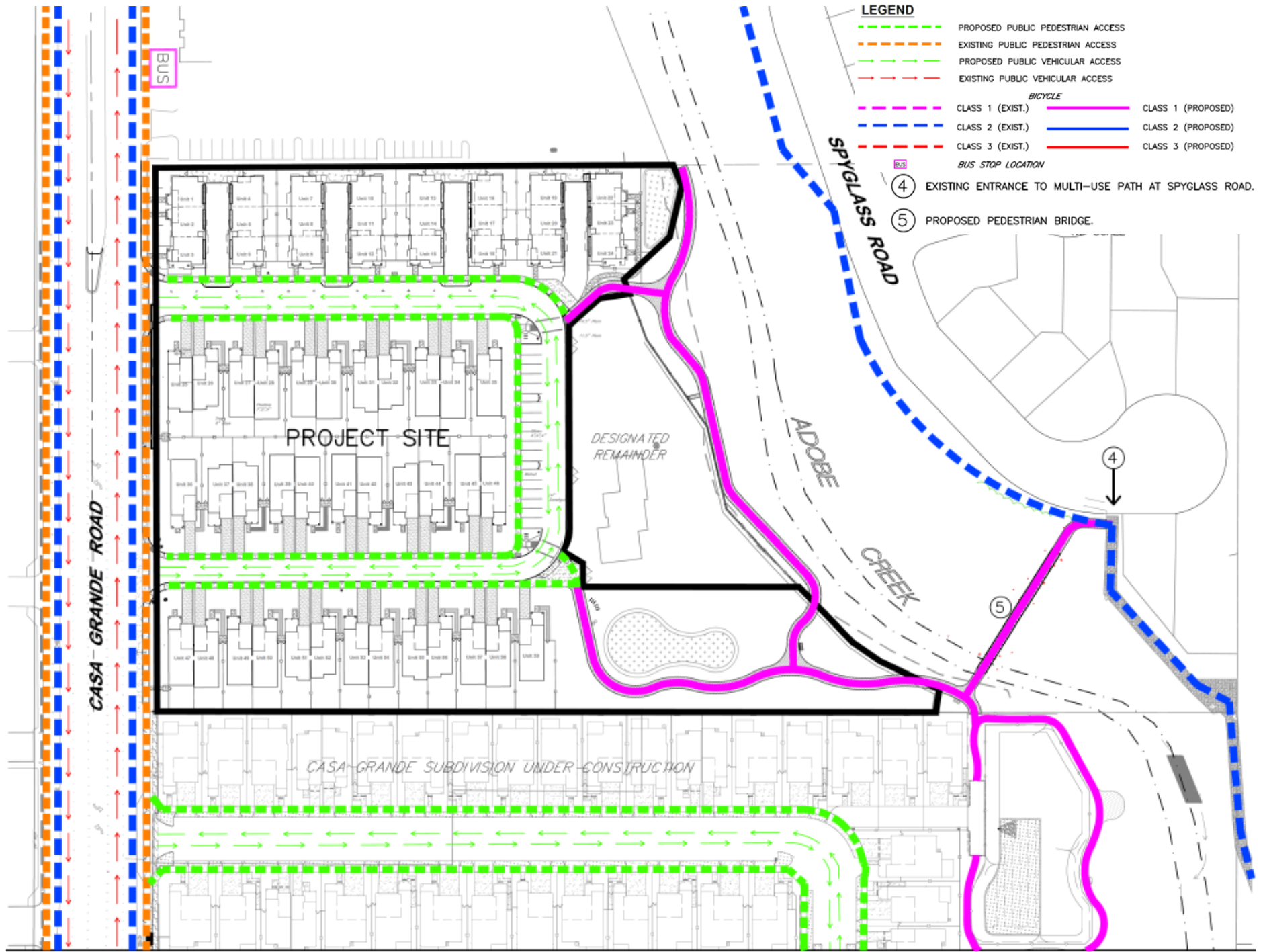
1. SEE LOCUS 2-2 FOR SITE CONTENT & ADJACENT LAND USES
2. SEE LOCUS 2-3 FOR THE DENSIFICATION & PRESERVATION
3. SEE LOCUS 2-4 FOR SITE DENSITY & LAND USE
4. SEE LOCUS 2-5 FOR SITE COVERAGE DATA
5. SEE LOCUS 2-7 FOR THE VESTING FUTURE MAP
6. SEE LOCUS 2-8 FOR THE PRELIMINARY CONDOMINIUM PLAN
7. SEE LOCUS 2-9 FOR THE PARKING PLAN
8. SEE LOCUS 2-10 FOR THE CIRCULATION PLAN
9. SEE LOCUS 2-11 FOR SITE DEVELOPMENT PLAN
10. SEE LOCUS 2-12 FOR THE PRELIMINARY CONCRETE DESIGN
11. SEE LOCUS 2-13 FOR PRELIMINARY BRIDGE CROSSING PROFILE
12. SEE LOCUS 2-14 FOR PRELIMINARY UTILITY INFORMATION
13. SEE LOCUS 2-15 FOR PRELIMINARY POST CONSTRUCTION SCENARIOS
14. SEE LOCUS 2-16 FOR THE MAINTENANCE EXHIBIT
15. SEE LOCUS 2-17 FOR THE FEE APPRAISAL STUDY

PROPOSED EASEMENT DIAGRAM

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



# CIRCULATION PLAN





# 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 adequacy of the EIR (inclusive of the DEIR + FEIR)
- Consider taking action to certify the EIR + Adopt Findings of Fact + Statement of Overriding Considerations



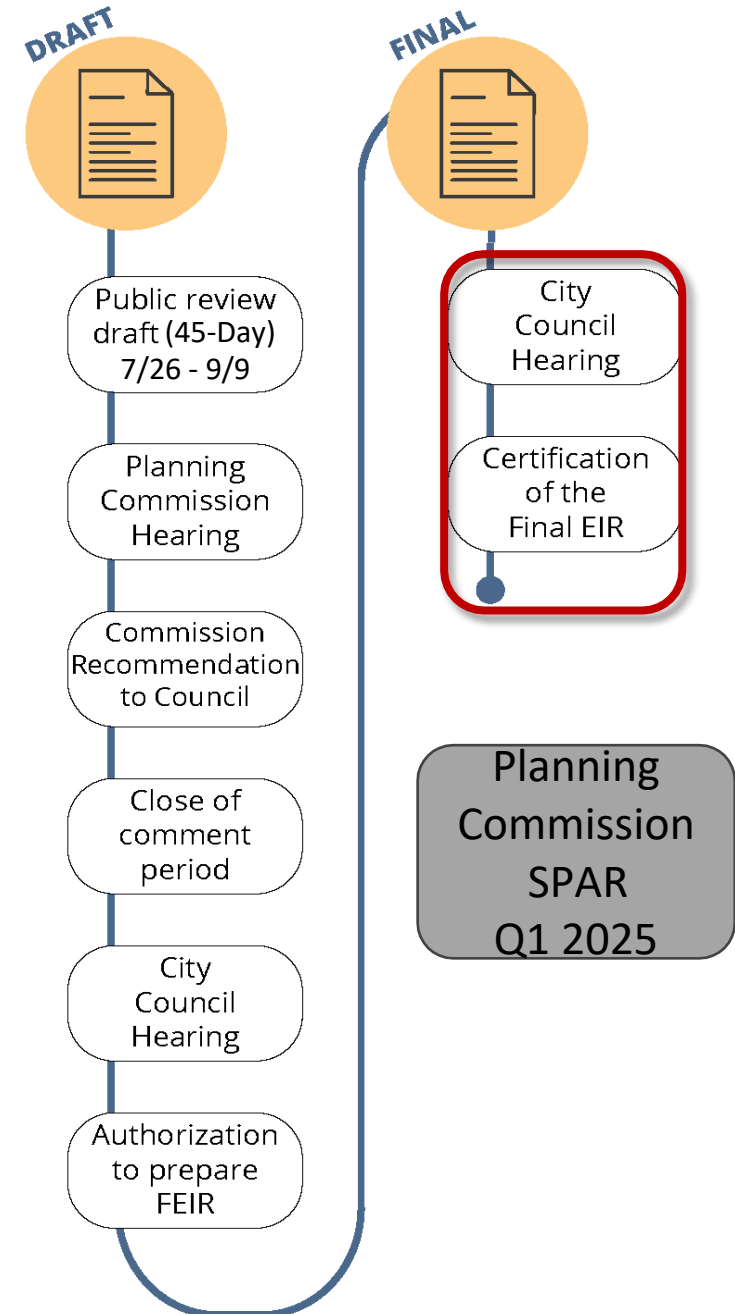
# CEQA REVIEW PROCESS

## DEIR

- Notice of Preparation (NOP) of Draft EIR released October 21, 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 (**we are here**)

- City Council hearing on FEIR – **Dec.16.24**





# PUBLIC COMMENT ON DEIR

## Public Comments on Draft EIR

- Review period: July 26 to September 9, 2024
- Total of 33 comment letters received
- 2 Public Hearings to accept verbal comments
  - September 10, 2024 Planning Commission hearing
  - September 16, 2024 City Council hearing



# CREEKWOOD FINAL EIR

- Final EIR consists of:
  - Introduction and List of Commenters
  - Public comment letters on Draft EIR
  - Written responses to public comments
  - Mitigation Monitoring and Reporting Program
- Final EIR published on December 6, 2024



## Master Responses

- Master Response 1: Non-CEQA/General Comments;
- Master Response 2: Multi-Use Bridge Comments;
- Master Response 3: Casa Grande Road Comments;
- Master Response 4: Adobe Creek Riparian Corridor Comments; and
- Master Response 5: Parking Comments.





# Multi-Use Bridge Over Adobe Creek

- Prior Direction from Council to include Bridge as part of the project (During the Casa Grande Subdivision hearings, now Makenna).
- Direction from Council during DEIR hearings to further understand Bridge component, a no bridge option, and alternative alignments.
- Citywide Goals and Priorities
  - Item 18** Establish and improve paths, as useful transportation options, and make walking and biking easy, fun and safe.
  - Item 218** Look at ways/locations to increase river footbridges



# HYDROLOGY AND WATER QUALITY

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# MULTI-USE PATH and BRIDGE

## No Bridge Alternative

- Included in the EIR

## Other Bridge Alignment Options

- Northly Alignment – Grade Differential Constraints (> impacts)
- Southerly Alignment Variation - Spyglass Connection

## Planning and Design Considerations

- Active Transportation
- Healthy Communities
- Walkability





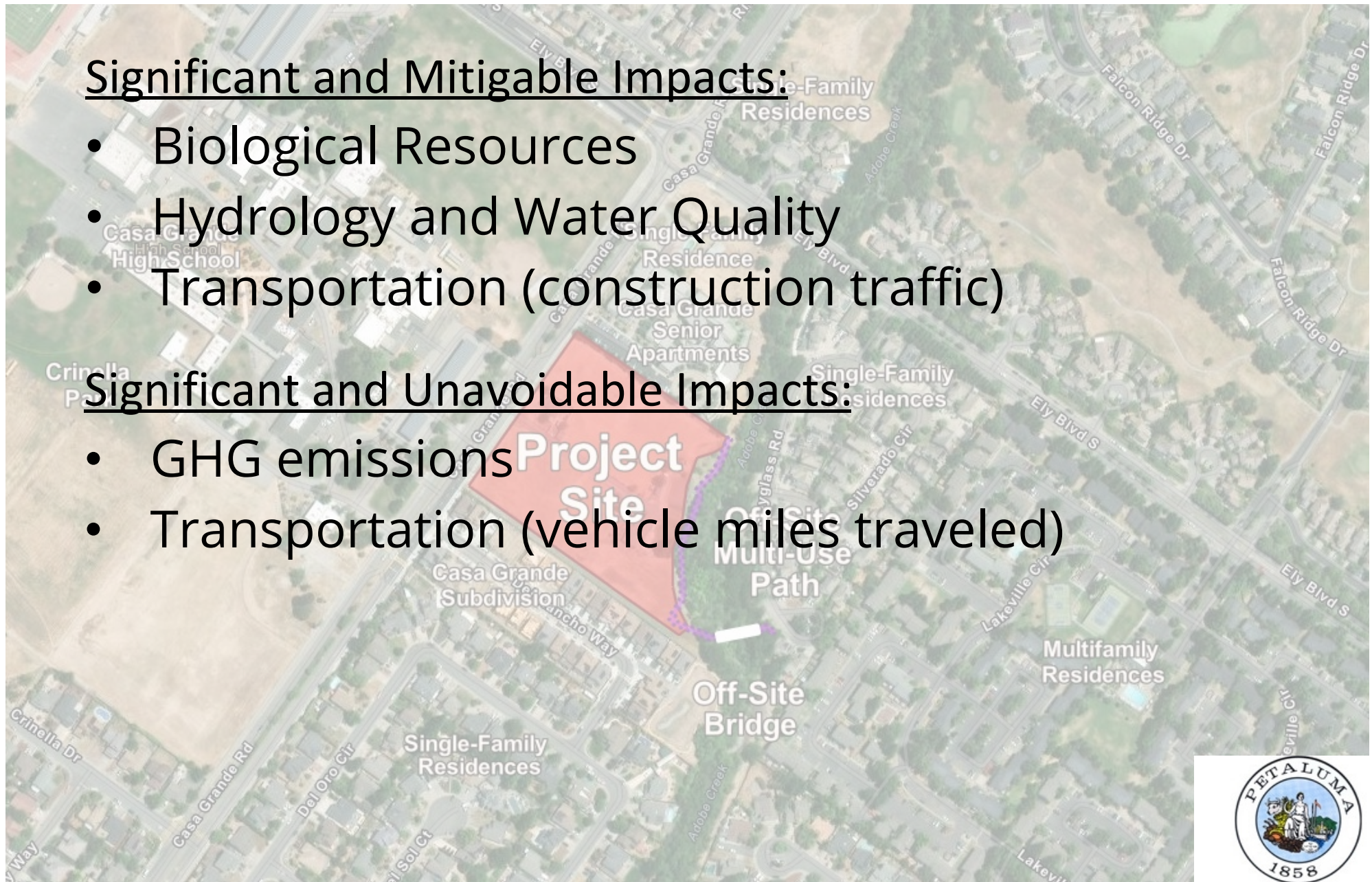
# FINDINGS of EIR

## Significant and Mitigable Impacts:

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

## Significant and Unavoidable Impacts:

- GHG emissions
- Transportation (vehicle miles traveled)



# FINDINGS OF FACT

The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the FEIR.



# CEQA: OVERRIDING CONSIDERATIONS

- provide development consistent with the City's General Plan, zoning regulations, and long-term development goals, especially as related to the provision of additional housing;
- develop the project site in a manner that implements the City's Housing Element and advances the City's pro housing designation;
- promote and realize new housing opportunities within the urban growth boundary thereby discouraging urban sprawl;
- enhance neighborhood connections with construction of a multi-use pathway and bridge



# CLIMATE EMERGENCY FRAMEWORK

## Project Commitments

- Net Zero Electricity
- EV pre plumbed
- Sidewalks on all internal streets
- Active transportation (multi-use path + bridge)
- Public investment (Traffic Impact Fees)





# CEQA: AGENCY ROLES & RESPONSIBILITIES

## City of Petaluma

- City Council – Certify the EIR and Adopt Findings and Statement of Overriding Considerations (Action before the Council)
- Planning Commission – Review and Consider SPAR (future hearing)

## Outside Agencies (future actions)

- U.S. Army Corps of Engineers (Corps)
- Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)



# RECOMMENDATION

It is recommended that the City Council:

1. Conduct a public hearing on the Final EIR
2. Adopt a Resolution certifying the Environmental Impact Report, and adopting findings of fact, statement of overriding considerations, and the mitigation monitoring and reporting program (MMRP) (Attachment 1), and
3. Provide any policy direction for Planning Commission's consideration regarding the Site Plan and Architectural Review including the proposed bridge and multi-use pathway.

