

270 and 280 CASA GRANDE ROAD CREEKWOOD HOUSING DEVELOPMENT

CITY COUNCIL
December 16, 2024



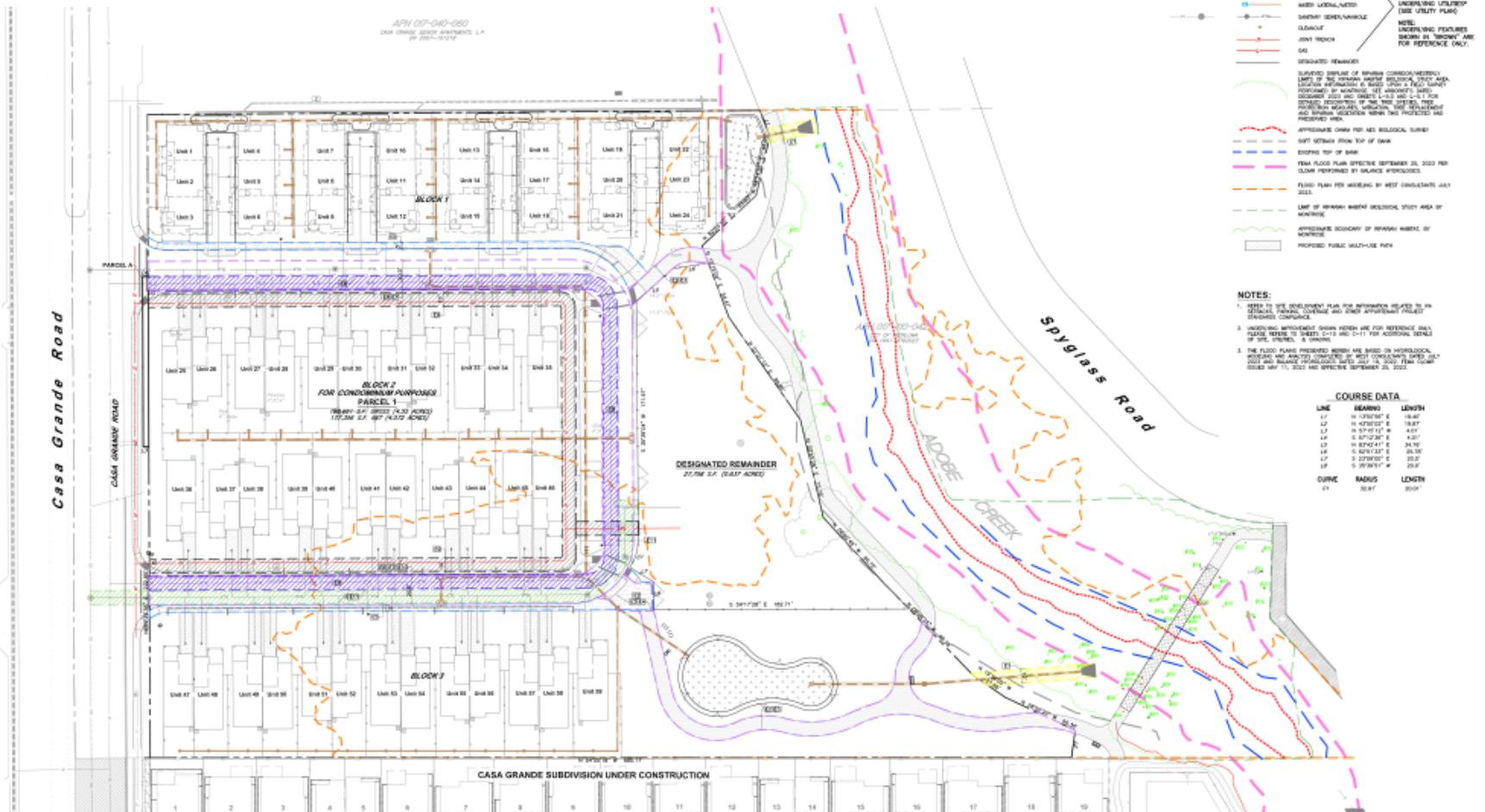
Presentation Overview

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





VESTING TENTATIVE PARCEL MAP



LEGEND

	DISTING		PROPOSED
	PROPERTY LINE		EXISTING LINE
	STORM DRAIN		STORM DRAIN CHANNEL
	CATCH BASIN		DRIP INLET
	WATER LINE		WATER LATERAL/NET
	SEWER LINE		SEWER MANHOLE
	UTILITY		UTILITY
	DESIGNATED REMAINDER		DESIGNATED REMAINDER

UNSATURATED ZONE
 NOTE: UNSATURATED ZONE SHOWN BY TENSOMETER AND FOR REFERENCE ONLY.

APPROXIMATE CHAIN FOR AEC BIOLOGICAL SURVEY

SOFT SETBACK FROM TOP OF BANK

FINAL FLOOD PLAN EFFECTIVE SEPTEMBER 20, 2020 PER ORDER PERFORMED BY BALANCE HYDROLOGICAL

FLOOD PLAN FOR ADEQUATE BY MEET COMPLETION JULY 2022

LINE OF BENCHMARK BIOLOGICAL STUDY AREA BY MONITORING

APPROXIMATE BOUNDARY OF REMAINDER AREAS BY MONITORING

PROPOSED PUBLIC MULTI-USE PATH

- ### NOTES:
- REFER TO THE DEVELOPMENT PLAN FOR INFORMATION RELATED TO THE DESIGNATED REMAINDER AND THE PROPOSED PUBLIC MULTI-USE PATH.
 - UNSATURATED ZONE SHOWN HEREIN ARE FOR REFERENCE ONLY. PLEASE REFER TO SHEETS C-13 AND C-17 FOR ADDITIONAL DETAILS OF THE CHANNEL AND CHANNEL.
 - THE FLOOD PLANS PRESENTED HEREIN ARE BASED ON HYDROLOGICAL MODELING AND ANALYSIS CONDUCTED BY WEST COAST HYDROLOGICAL GROUP, INC. AND BALANCE HYDROLOGICAL GROUP, INC. THE FLOOD PLAN TITLES ARE: JULY 2022 AND EFFECTIVE SEPTEMBER 20, 2020.
- | LINE | BEARING | LENGTH |
|------|-----------------|--------|
| L1 | N 10° 00' 00" E | 10.00' |
| L2 | N 89° 59' 59" W | 10.00' |
| L3 | N 89° 59' 59" W | 10.00' |
| L4 | S 89° 59' 59" E | 10.00' |
| L5 | S 89° 59' 59" E | 10.00' |
| L6 | S 89° 59' 59" E | 10.00' |
| L7 | S 89° 59' 59" E | 10.00' |
| L8 | S 89° 59' 59" E | 10.00' |
- | CURVE | RADIUS | LENGTH |
|-------|--------|---------|
| C1 | 30.00' | 300.00' |

- ### EASEMENT DESIGNATIONS
- PROPOSED PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 1.
 - PROPOSED LOT MAINTENANCE VEHICLE ACCESS TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PUBLIC MULTI-USE ACCESS EASEMENT TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SERVICE DOCUMENT.
 - PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PUBLIC VEHICLE ACCESS EASEMENT TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PUBLIC MAINTENANCE VEHICLE ACCESS EASEMENT TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PUBLIC WATER MAIN EASEMENT TO BE DESIGNATED TO THE CITY OF PETALUMA.
 - PROPOSED PUBLIC UTILITY EASEMENT TO BE DESIGNATED PER PUBLIC UTILITIES.
 - UNSATURATED ZONE EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SERVICE DOCUMENT.
 - UNSATURATED ZONE EASEMENT FOR THE BENEFIT OF THE DESIGNATED REMAINDER BY SERVICE DOCUMENT.

- ### TENTATIVE MAP NOTES:
- ALL PROPOSED EASEMENTS SHALL REMAIN THE DESIGNATED REMAINDER AND THE PROPOSED PUBLIC MULTI-USE PATH (EXCEPT FOR THE LAYOUT OF THE CITY OF PETALUMA SHALL BE CHANGED AND REDESIGNED UNDER SERVICE DOCUMENTS).
 - A LINE (IF ANY) SHALL BE REQUIRED FOR THE DESIGN OF THE PROPOSED CONDOMINIUM OR PARCEL.
 - THE DESIGNATED REMAINDER IS NOT A PART OF THE SUBDIVISION, NO CONVEYANCE CAN BE MADE ON THE PARCEL UNLESS THERE IS A SUBDIVISION HEALTH AND SAFETY ISSUE UNDER GOVERNMENT CODE SECTION 64000.
 - SEE C-4 PRELIMINARY CONDOMINIUM SITE PLAN FOR ADDITIONAL INFORMATION.
 - PARCEL "X" (CAR L.P.) TO BE DESIGNATED TO THE CITY OF PETALUMA ON THE PROPOSED PARCEL MAP.
 - ALL PROPOSED PUBLIC EASEMENTS LOCATED ON PARCEL 1 SHALL BE DESIGNATED ON THE PROPOSED PARCEL MAP.

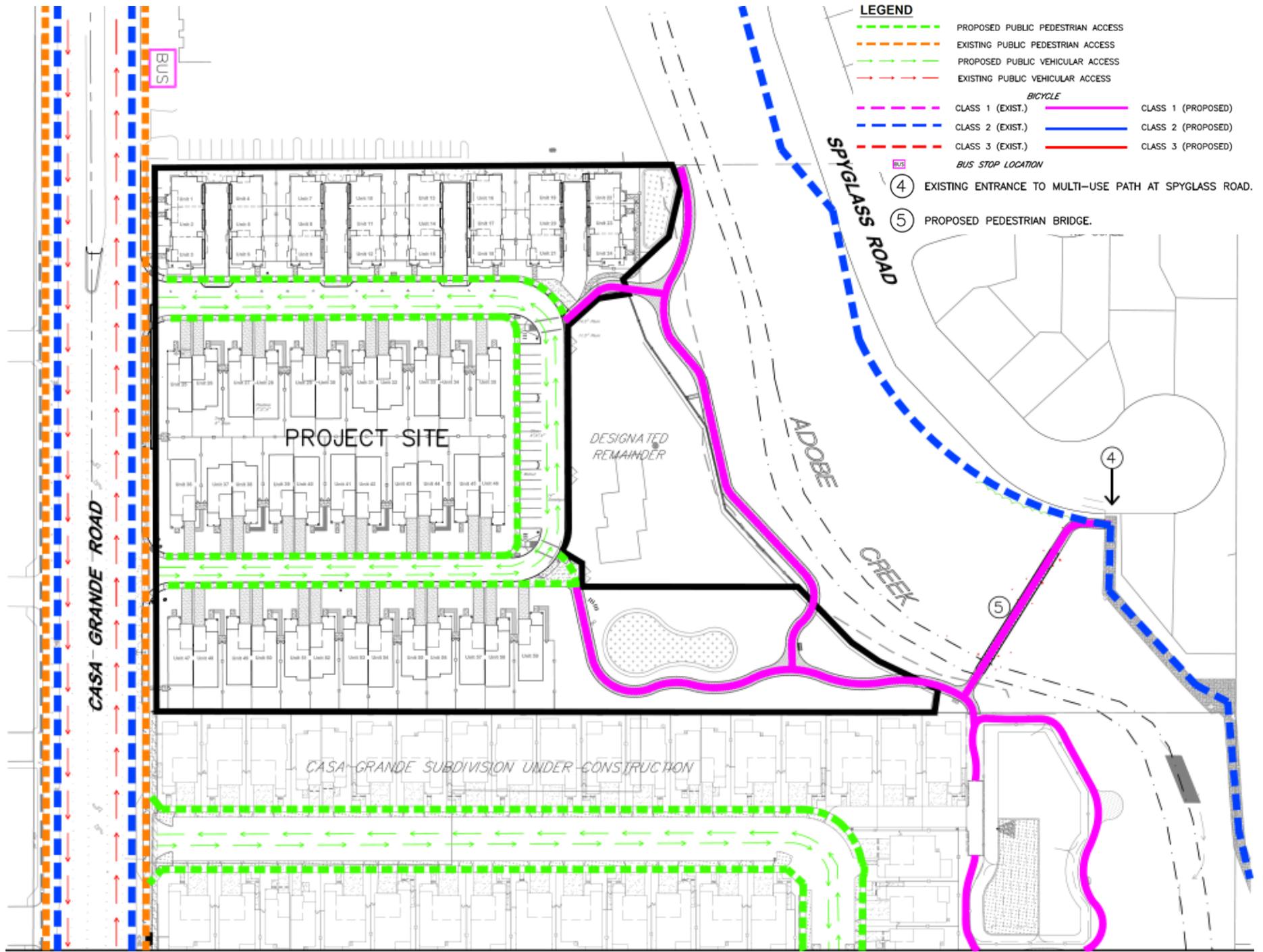
- ### NOTES
- SEE LAYOUT C-12 FOR SITE CONTROL & ADJACENT LAND USES.
 - SEE LAYOUT C-4 FOR THE DESIGNATION & PREPARATION.
 - SEE LAYOUT C-5 FOR THE DESIGNATION & LAYOUT USE.
 - SEE LAYOUT C-6 FOR THE DESIGNATION & LAYOUT USE.
 - SEE LAYOUT C-7 FOR THE DESIGNATION & LAYOUT USE.
 - SEE LAYOUT C-8 FOR THE PRELIMINARY CONDOMINIUM PLAN.
 - SEE LAYOUT C-9 FOR THE PRELIMINARY PLAN.
 - SEE LAYOUT C-10 FOR THE PRELIMINARY PLAN.
 - SEE LAYOUT C-11 FOR THE PRELIMINARY PLAN.
 - SEE LAYOUT C-12 FOR PRELIMINARY CHANGING DESIGN.
 - SEE LAYOUT C-13 FOR PRELIMINARY CHANGING DESIGN.
 - SEE LAYOUT C-14 FOR PRELIMINARY UTILITY INFORMATION.
 - SEE LAYOUT C-15 FOR PRELIMINARY UTILITY INFORMATION.
 - SEE LAYOUT C-16 FOR THE MAINTENANCE EASEMENT.
 - SEE LAYOUT C-17 FOR THE FIRE APPROXIMATE ROUTING.

- ### PROPOSED EASEMENT DIAGRAM
- PROPOSED PEDESTRIAN ACCESS
 - PROPOSED PRIVATE ACCESS
 - PROPOSED PUBLIC WATER EASEMENT
 - PROPOSED PUBLIC UTILITY EASEMENT
 - PROPOSED PUBLIC MAINTENANCE VEHICLE EASEMENT
 - PROPOSED PRIVATE STORM DRAIN EASEMENT

GRAPHIC SCALE

NORTH

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



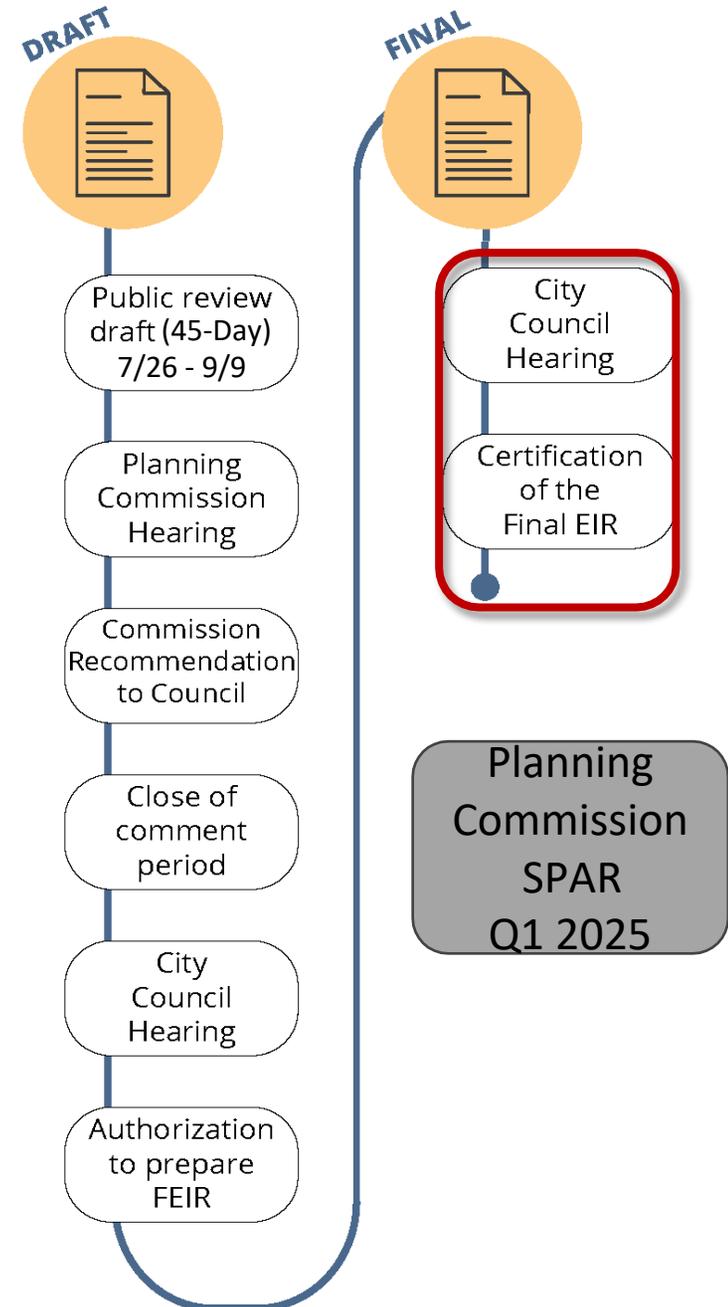
CEQA REVIEW PROCESS

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

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



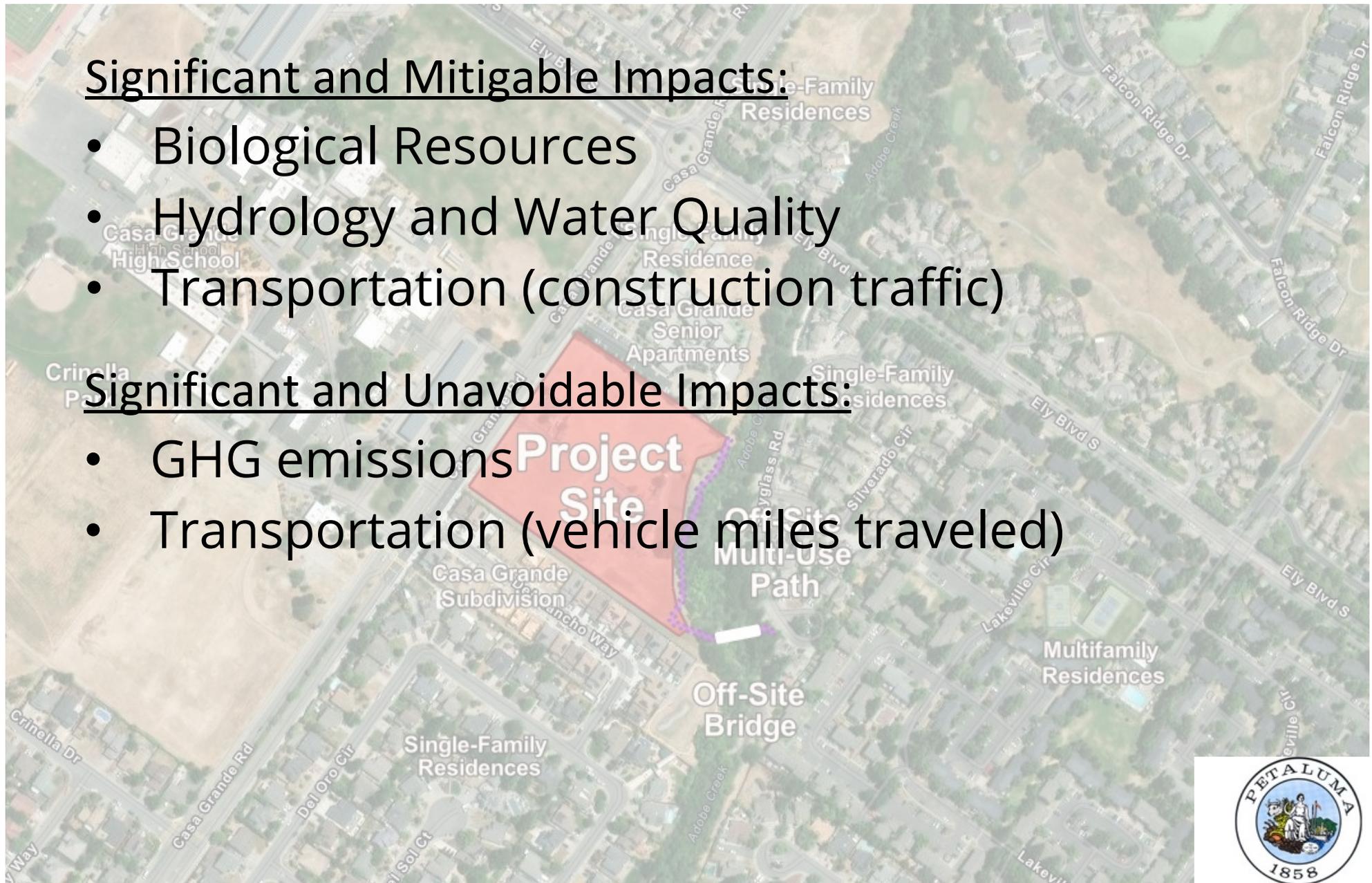
FINDINGS of EIR

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.

