

5400 OLD REDWOOD HIGHWAY PRE-ZONE FOR ANNEXATION



Zoning Map Amendment (ZMA) & Annexation PLZA-2023-0001 & PLAN-2024-0001

City Council – October 21, 2024 Regular Meeting
Continued from June 17, 2024



Staff Report

Overview

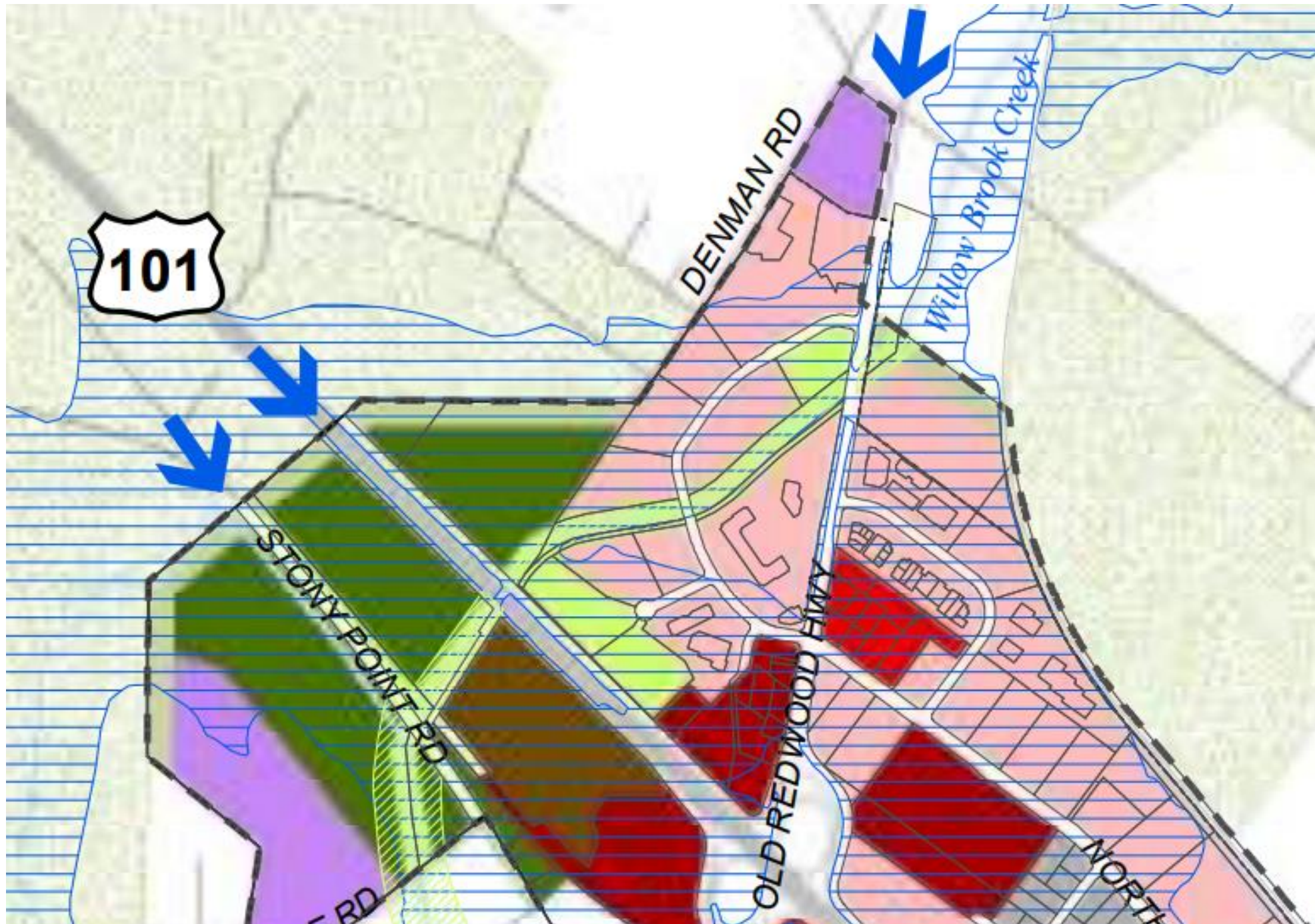
1. Recap Background & Project Description
2. Summarize Public Meeting History & Responses to Council Comments
3. Public Comment
4. Standards of Review & Staff Recommendation



Project Location



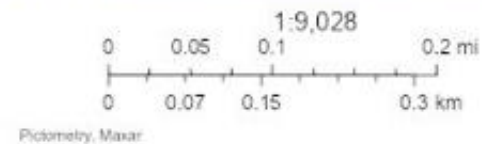
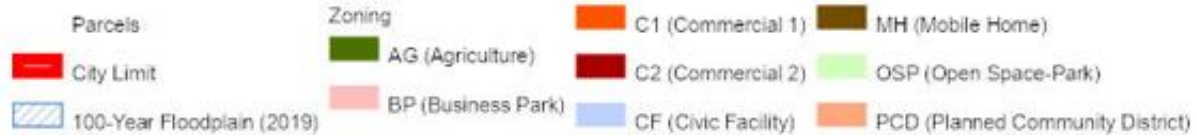
General Plan Land Use



Zoning Map



9/20/2023, 11:24:35 AM



Project Description

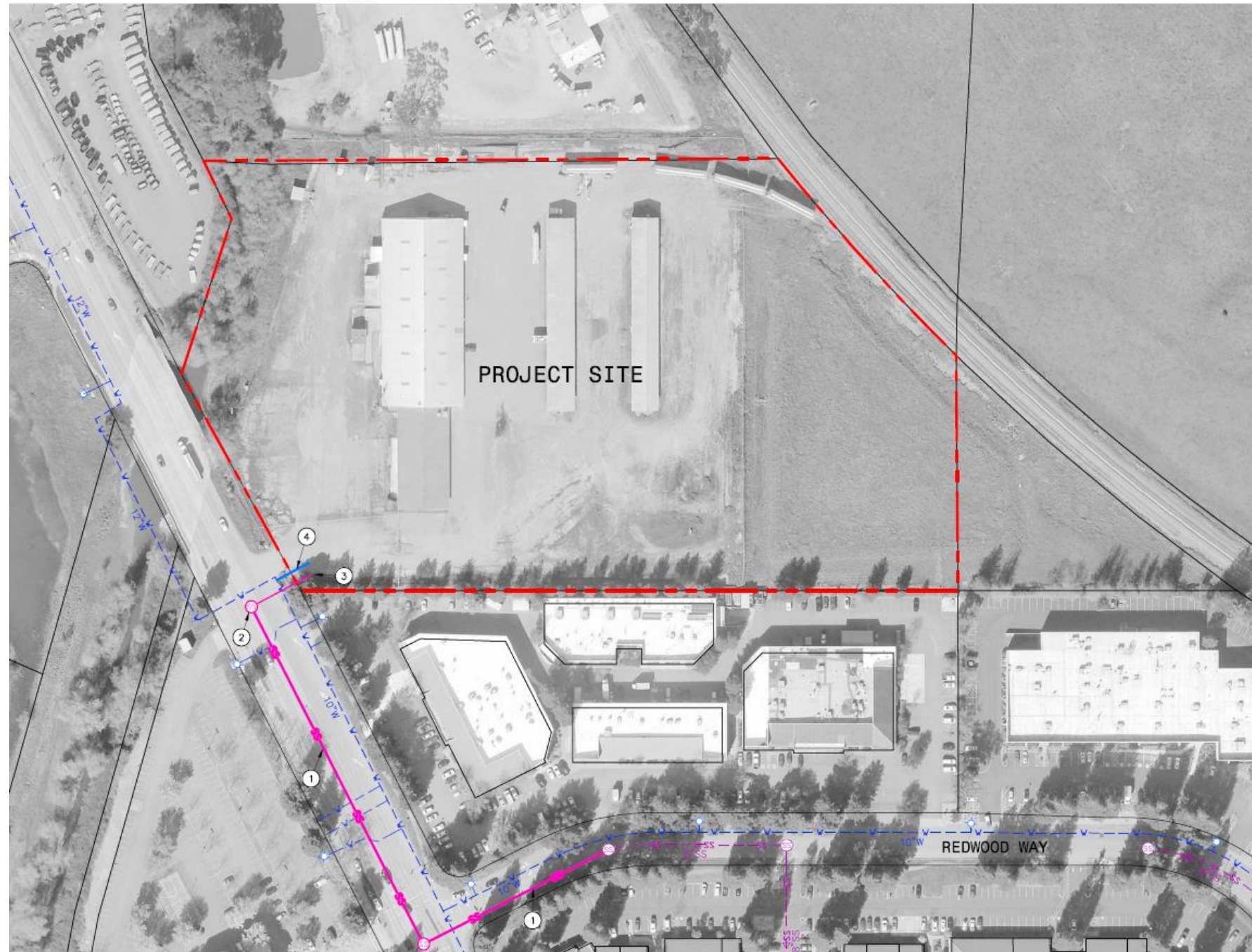
Required Approvals

- Draft City Council Ordinance for Zoning Map Amendment – **Attachment 1**
 - Amended Zoning Map – Attachment 1 – Exhibit A
- Draft Resolution of Application for Annexation Proceedings (Annexation) – **Attachment 2**

Zoning Map Amendment for Pre-Zone (ZMA)



Utility Plan



Planning Commission Recommendation

January 23, 2024 – Regular Meeting

- Voted 6-0 to approve a resolution recommending City Council adopt ZMA (**Attachment 3**)
- Voted 6-0 to approve a resolution recommending City Council adopt a resolution of application (**Attachment 4**)
 - Directed staff to work with applicant to address concerns in 2015 Councilmember Healy letter (**Attachment 10**)

Fill Analysis

- 2000 Sonoma County grading permit for fill (**Attachment 13**)
- Fill Evaluation Memo by West Consultants dated May 29, 2024 does not recommend fill removal (**Attachment 11**)
- Draft Pre-Annexation Agreement applies City's Zero Net Fill Policy to site (**Attachment 12**)

City Council Hearing

June 17, 2024 – Regular Meeting

- Voted 5:1; 1 absent to continue the item to a date uncertain
 - Directed the applicant to provide a revised fill analysis with more information about the hydrological impacts

Responses to Council Comments

- Fill Evaluation Memo by West Consultants dated August 30, 2024 does not recommend fill removal (**Attachment 15**)
- The applicant has prepared a presentation on the intended future uses of the site as directed by City Council at the June 17, 2024 meeting

Public Comment

Public Comments & Notice

- June 7, 2024 – Public Notice
 - Two public comments were received after agenda publication
 - Five public comments were received in-person at the meeting
- October 11, 2024 – Public Notice
 - No public comments were received prior to agenda publication
 - 255 public comments were received after agenda publication

Standards of Review

5400 OLD REDWOOD HIGHWAY PRE-ZONE FOR ANNEXATION

- Petaluma General Plan (Pages 10 to 12)
- Implementing Zoning Ordinance
 - Amendments (IZO Chapter 25) (Pages 12 to 13)
- Resolution of Application (Attachment 2)

Environmental Review

Categorical Exemption

- The proposed project is categorically exempt from the provisions of CEQA pursuant to:
 - CEQA Guidelines Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities)
- No exceptions to the exemption listed in Section 15300.2 apply
- General Plan Environmental Impact Report analyzed impacts within the UGB

Recommendation

It is recommended that the City Council:

1. Consider an Ordinance (**Attachment 1**) to approve a ZMA for 5400 Old Redwood Highway Pre-Zone
2. Consider a resolution (**Attachment 2**) recommending City Council approve a Resolution of Application for annexation proceedings with LAFCO



