



SCOTT RANCH PROJECT: FEIR & ENTITLEMENTS

CITY COUNCIL
February 27, 2023

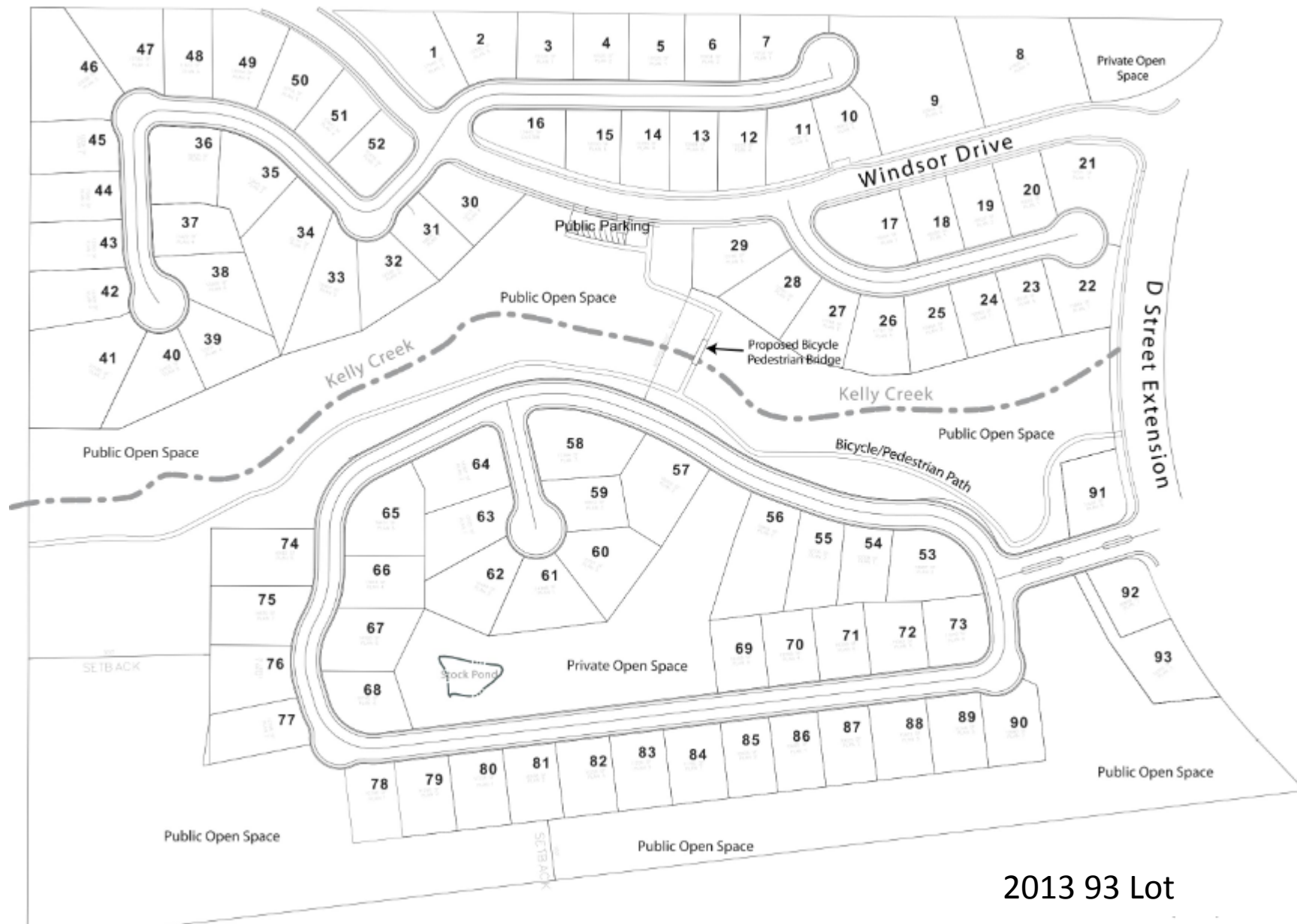


OVERVIEW

- Background
- Project Scope
- Entitlements
- CEQA: Purpose & Process
- FEIR Content
- Public Comments
- Recommendation



BACKGROUND: 93 LOTS



Source: Christopher A Joseph and Associates/BKF Engineers 2004

2013 93 Lot



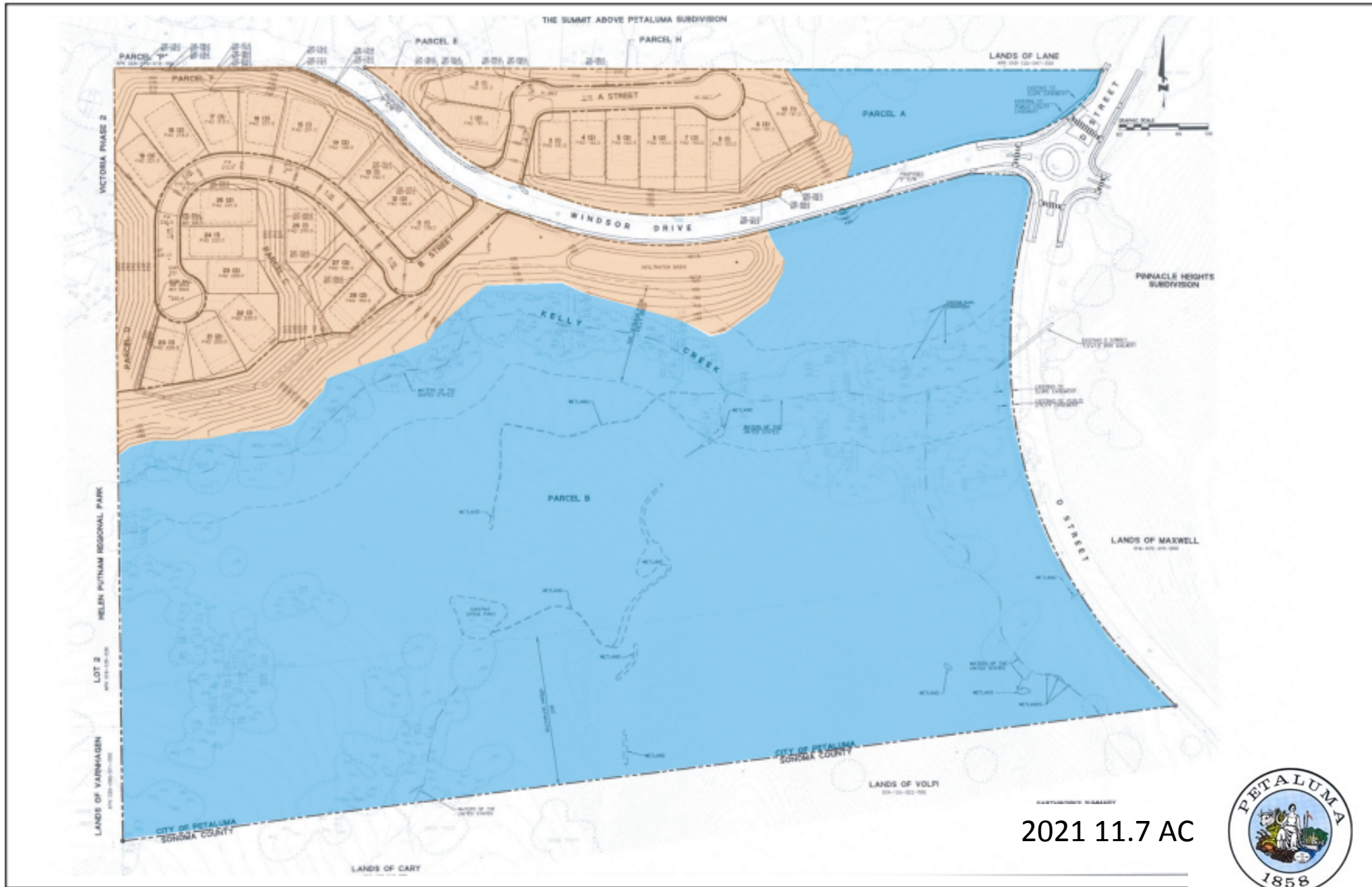
BACKGROUND: 66 LOTS



2017 66 Lot



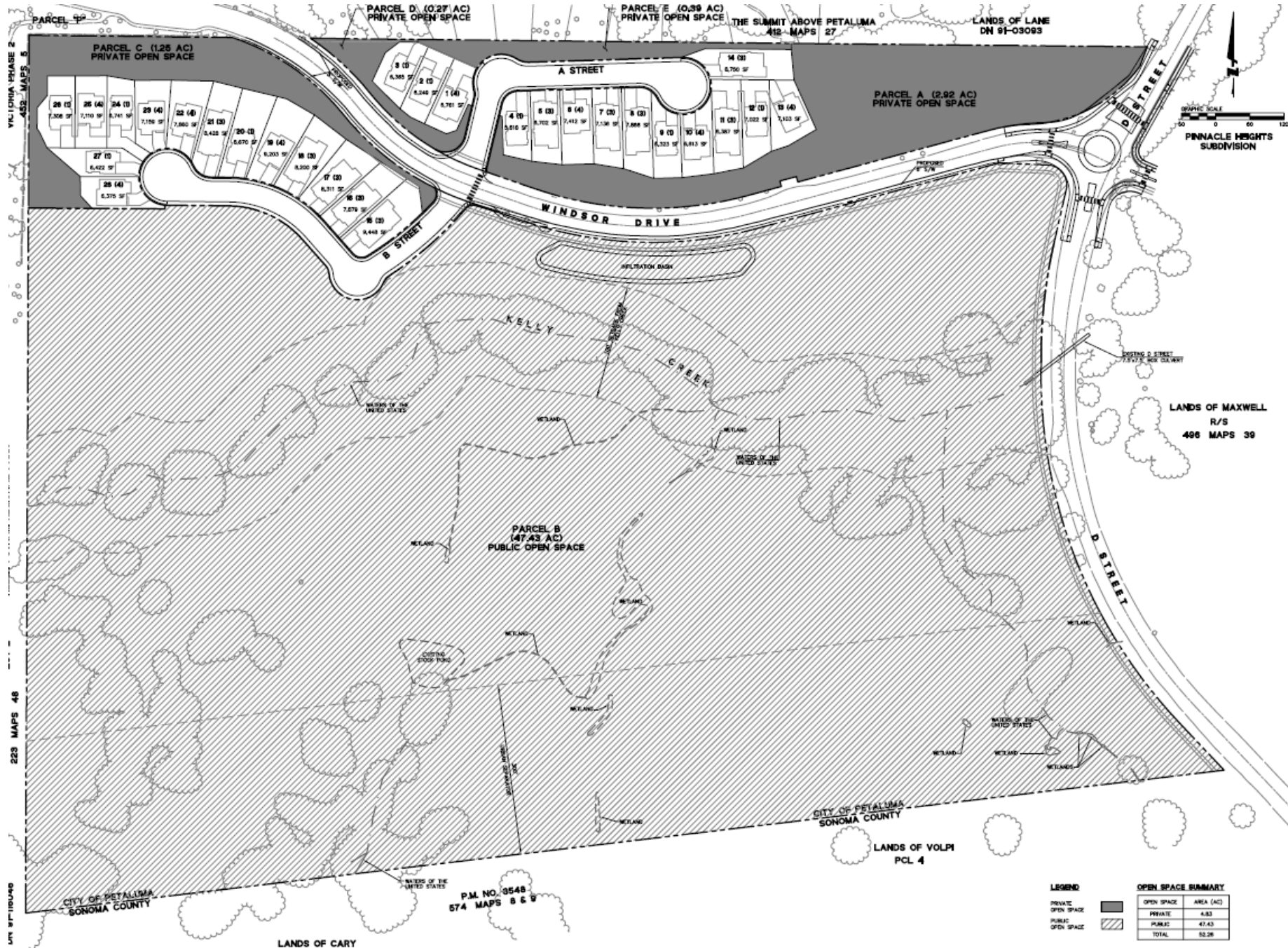
BACKGROUND: 28 LOTS



SOURCE: BKF, 2019



CURRENT PROJECT: 28 LOTS



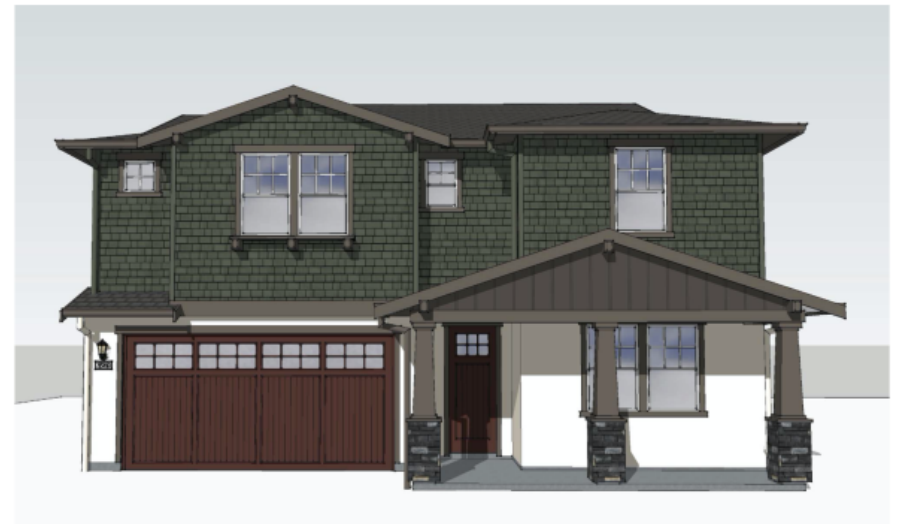
RESIDENTIAL COMPONENT

- 28 residential lots – 5,818 sq ft to 9,448 sq ft
- 4 private open space parcels – 0.27 acre to 2.92 acre
- A Street and B Street – private streets accessing each lot
- Associated with PUD zoning request for smaller lots than otherwise allowed in R1 zoning district and clusters the lots near Windsor Drive
- General building footprint for each lot proposed with the VTSM for residential lots
- Future consideration of Site Plan and Architectural Review for structures



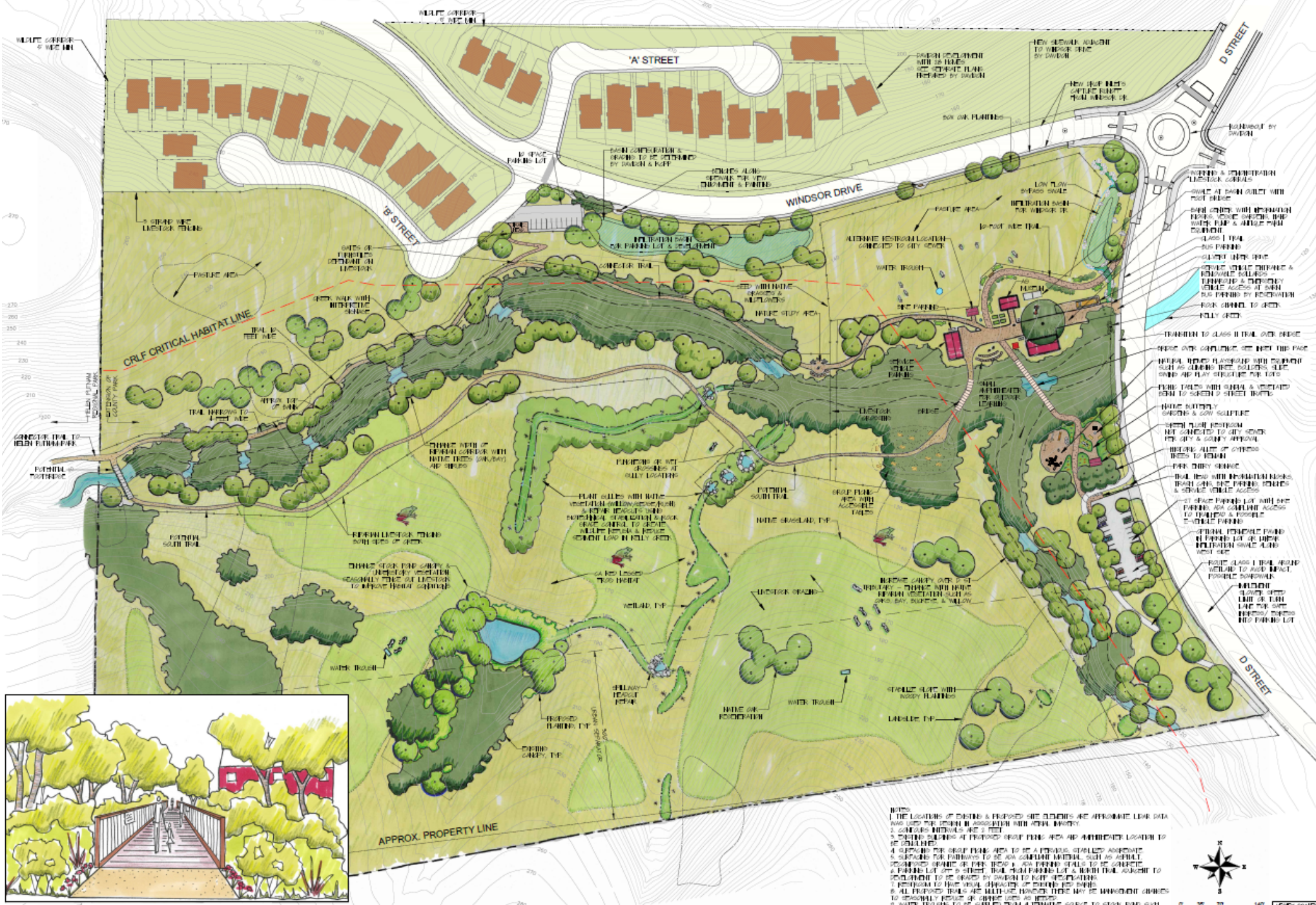
CRAFTSMAN

B
1/4"=1'-0"



PLAN 1B CRAFTSMAN, FRONT PERSPECTIVE

PARK COMPONENT



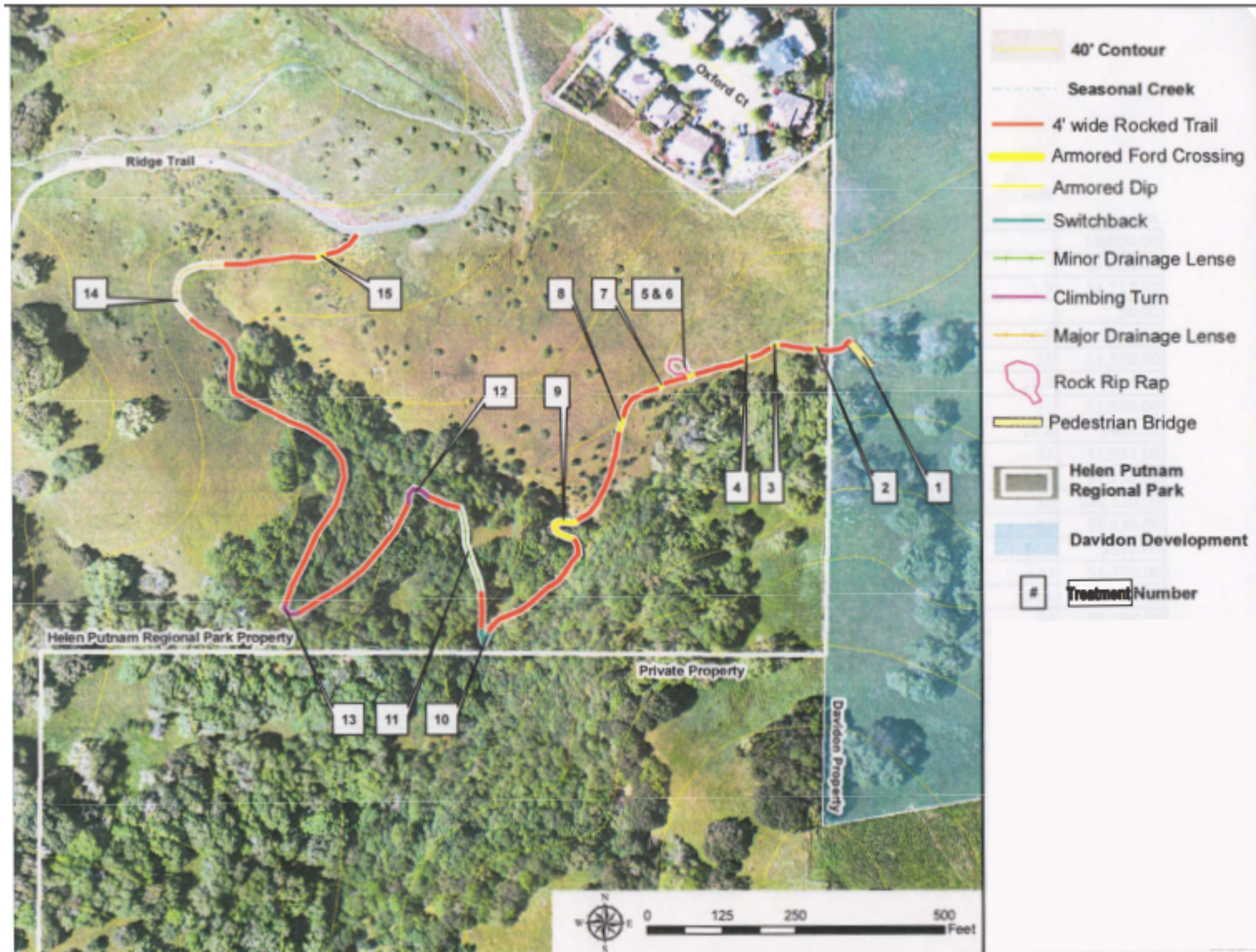
PARK COMPONENT

Phase 1 Improvements:

- Fencing and enhancements to the stock pond
- Stabilization and restoration of eroded gullies
- Restoration of the riparian corridor along Kelly Creek
- Installation of the north trail connection to Helen Putnam Park.
- Construction of restroom facilities
- Stabilization of barn complex to protect structural integrity
- D Street parking lot with at least 27 stalls and including at least two EV chargers
- Local landmark designation process for barn complex

The south trail would not be constructed during the first phase of the Putnam Park Extension Project component. Its ultimate construction would depend on SCRP management priorities and approvals from resource agencies.

OFFSITE REGIONAL TRAIL



PLANNING COMMISSION REVIEW

The Planning Commission considered the Final EIR and the requested project entitlements on August 9, 2022.

The Commission heard presentations from staff and the applicant team and received 21 public comments both in support and in opposition to the project.

The Planning Commission approved the following:

- Resolution No. 2022-11 recommending the City Council certify the EIR (4-2)
- Resolution No. 2022-12 recommending the City Council approve a General Plan Amendment to modify Policy 2-P-68 and Figure 5-2 (5-1)
- Resolution No. 2022-13 recommending the City Council approve a Zoning Map Amendment to rezone the site from R1 to PUD (5-1)
- Resolution No. 2022-14 recommending the City Council approve a Zoning Text Amendment adopting the PUD Guidelines and Unit Development Plan (5-1)
- Resolution No. 2022-15 recommending the City Council approve a Vesting Tentative Subdivision Map to create 28 single family lots and associated private open space parcels (4-2)



PLANNING COMMISSION REVIEW

Individual Commissioners that voted in favor of the recommending resolutions indicated their support based on the following:

- The Project would restore the value of Kelly Creek and enhance onsite habitat
- The Project is consistent with the General Plan, provides for housing, and offers a major public amenity in the form of a 47-acre expansion of Helen Putnam Regional Park which provides for habitat conservation and protection of sensitive habitat
- Installs a roundabout and right of way improvements to enhance safety and access into the City
- The environmental record, investigation, and studies completed as part of the CEQA process are adequate in evaluating the potential impacts of the project

Individual Commissioners that voted against the recommending resolutions indicated their opposition based on the following:

- Concern about potential conflicts between the Fuel Management Plan and the protection of biological resources and establishment of conservation easements
- Concerns about lack of information regarding soil microbes and fungi
- General shortcomings of the EIR



PLANNING COMMISSION REVIEW

As part of the ultimate approval of resolutions recommending approval of the project, the following substantive comments were raised by a majority of the Commission at the August 9, 2022, public hearing:

- Clarify tree removal estimates
- Further minimize new roadways by only allowing parking on one side
- Clarify how stormwater runoff is controlled
- Include a monument sign at City Gateway
- Provide E-Bike Chargers
- Clarify Application of Herbicides as part of the Fuel Management Plan



ENTITLEMENTS

City Council Consideration Tonight:

- Resolution to certify EIR and adopt overriding considerations
- Resolution to approve a General Plan Amendment
- Introduction of an Ordinance to adopt a Zoning Map Amendment
- Introduction of an Ordinance to adopt a Zoning Text Amendment
- Resolution to approve a Vesting Tentative Subdivision Map

Subsequent Actions:

- Tentative Parcel Map (administrative)
- Local Landmark Designation
- Historic Site Plan and Architectural Review
- Site Plan and Architectural Review



GENERAL PLAN AMENDMENT

General Plan Policy 2-P-68:

Preserves the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch) through incorporation of the following criteria in the future development process:

- Respect the gateway value with a minimum 100' building setback from D Street with no sound walls, but allow small accessory structures as part of the public park amenities.
- Maintain a minimum of a 100' building setback from the centerline of along Kelly Creek and its tributaries, recognizing that existing barns may remain within the setback.
- Preserve the ~~red~~ barns complex in place, designate the complex them historic, and encourage the incorporation of a nature study area. Relocation in the same general area for purposes of stabilization and preservation shall be allowed.



GENERAL PLAN AMENDMENT

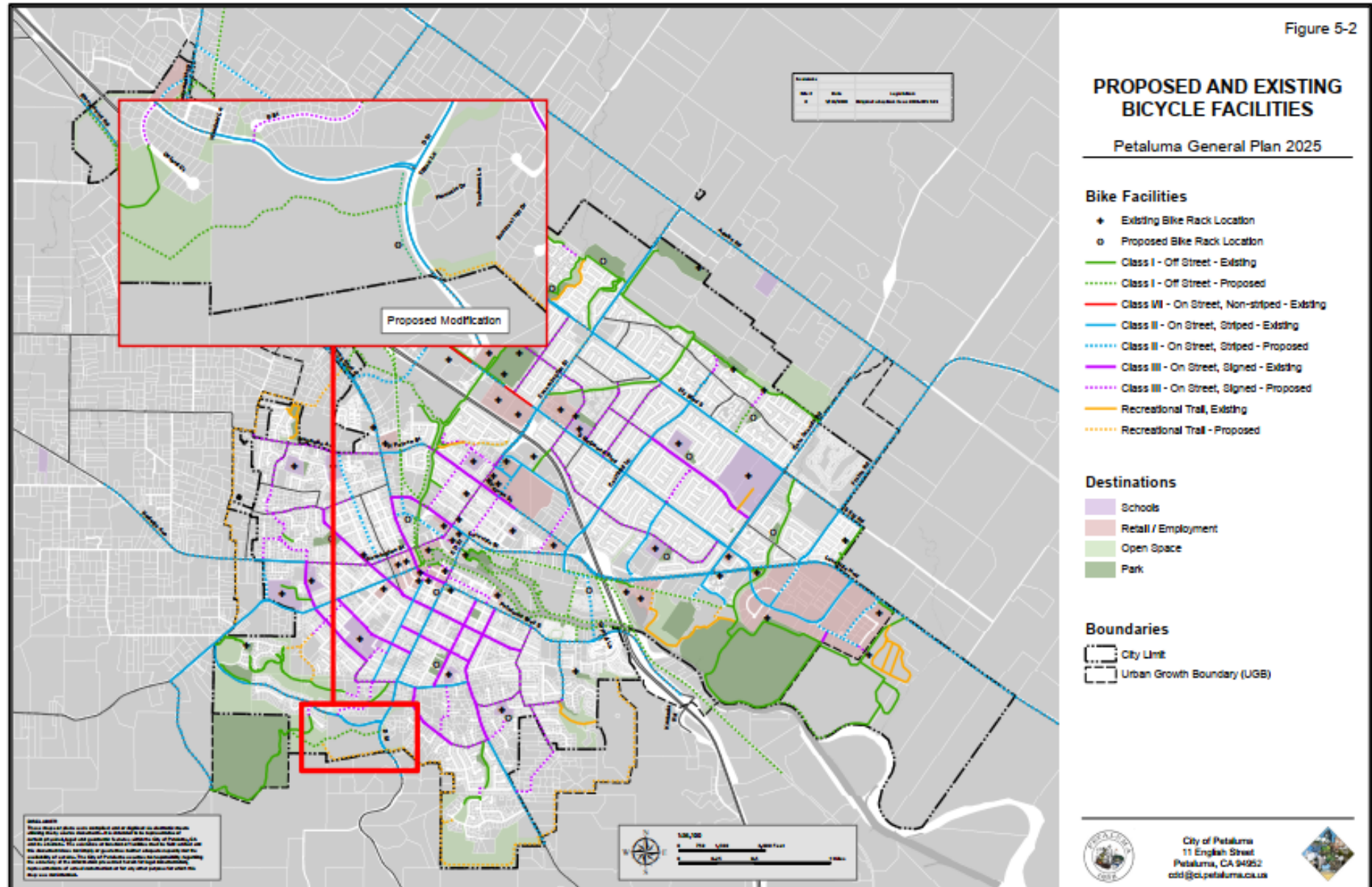
General Plan Policy 2-P-68:

Preserves the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch) through incorporation of the following criteria in the future development process:

- Preserve and maintain habitat areas and trees.
- Avoid slide areas and minimize grading.
- Provide a minimum 300'-wide Urban Separator.
- Provide a minimum of a 3-acre park site.
- Include the provision of trailhead facilities with restrooms and parking with a connection to Helen Putnam Regional Park.
- Respect City hillside regulations.



GENERAL PLAN AMENDMENT



ZONING MAP AND TEXT AMENDMENTS

Zoning Map Amendment

- Change zoning of property from R1 to PUD

Zoning Text Amendment

- Adopt the Scott Ranch PUD Guidelines and Unit Plan
- Reduced lot size from 20,000 sq ft lots required in R1 to allow clustering
- Includes specific requirements for maintaining open space in perpetuity
- Specifies all electric with no natural gas
- At least 9 JADUs included in initial floor plans
- Building height from finished grade

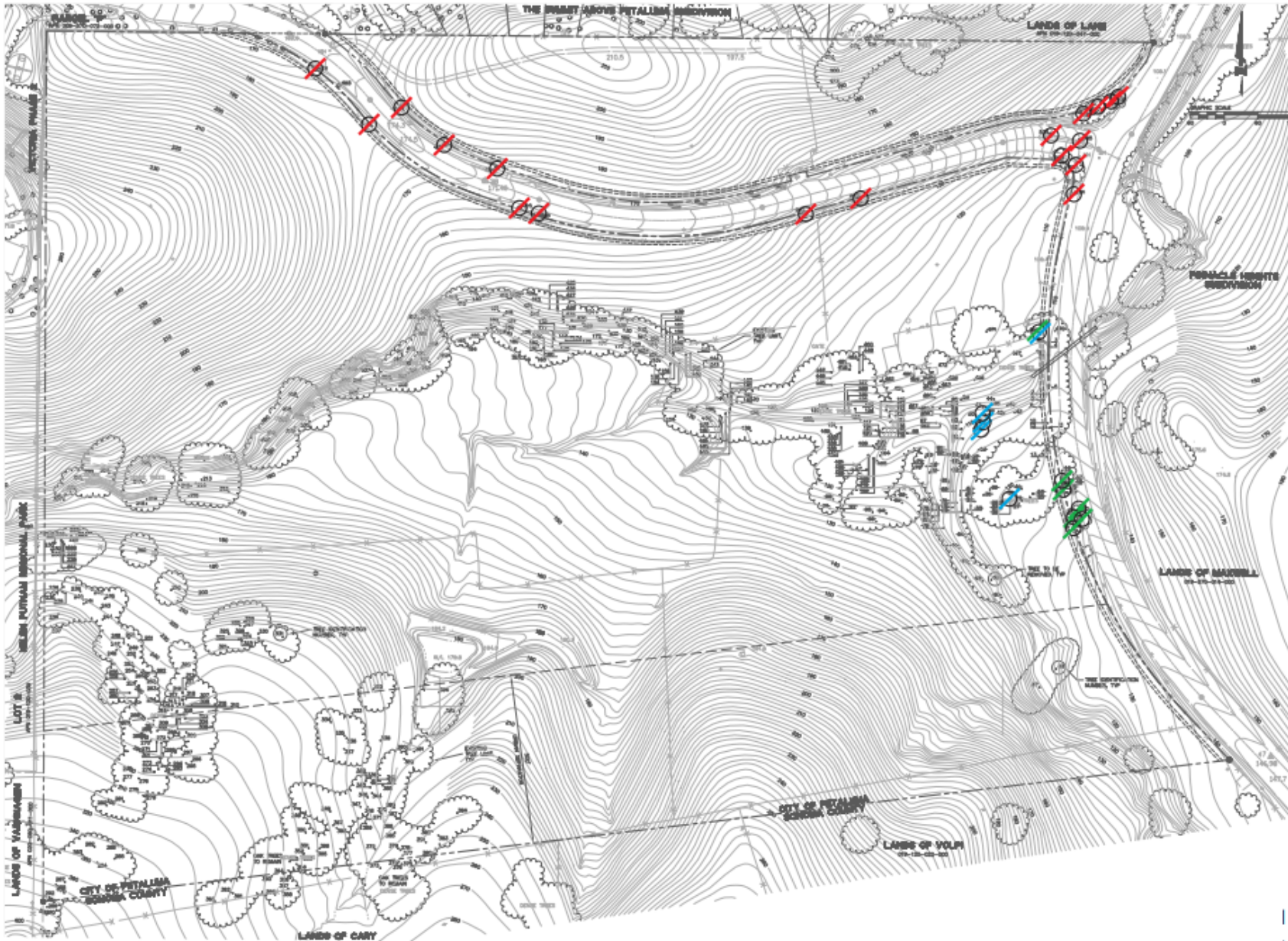


VESTING TENTATIVE SUBDIVISION MAP

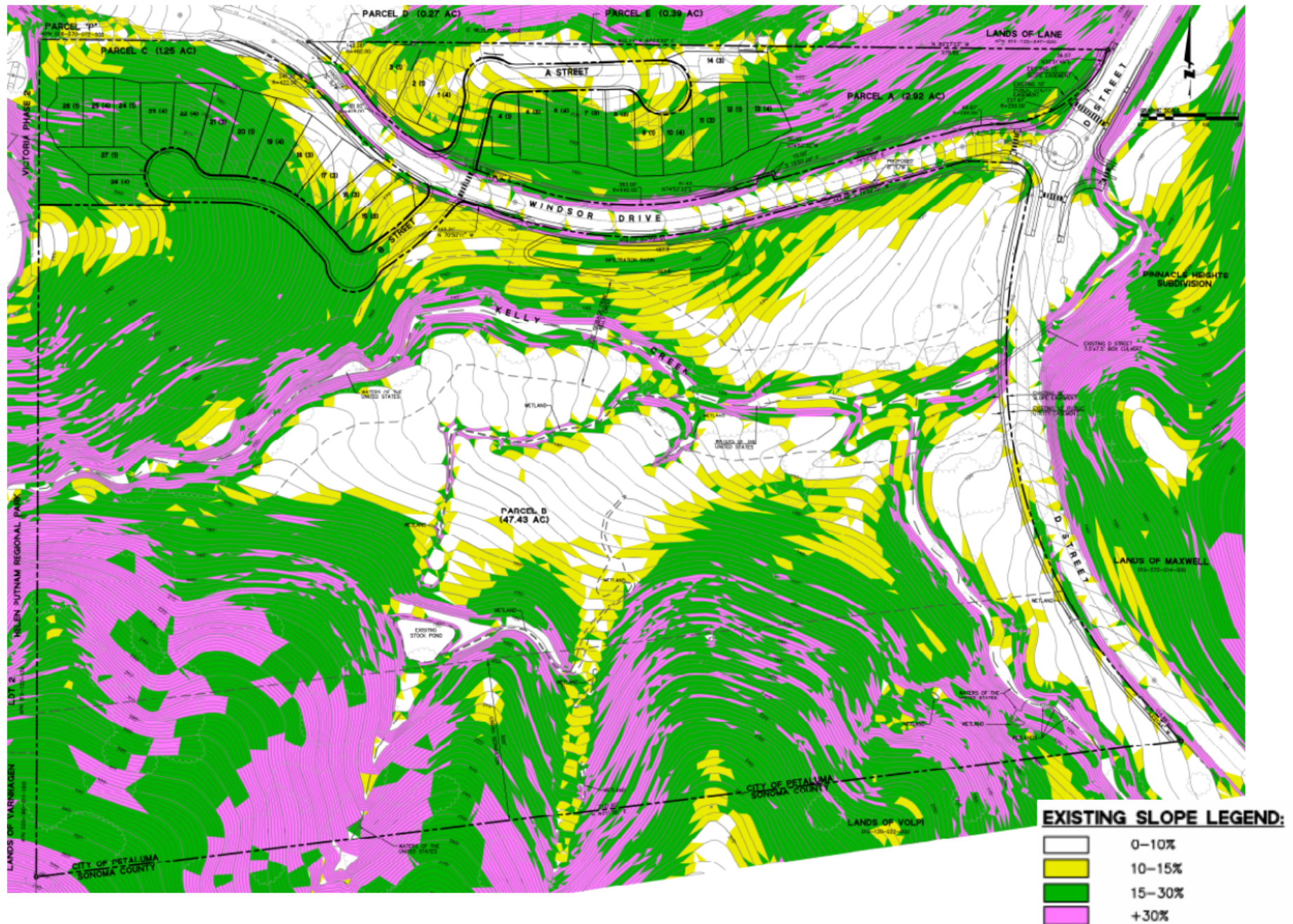
- Approves 28-lot residential component including 4 private open space parcels
- Creates 47 acre parcel B for future Helen Putnam Expansion
- Prohibits natural gas infrastructure
- Local landmark designation of barn complex
- Phase 1 park improvements
- Execution of conservation easements
- Hillside Requirements
- Includes conditions for off site improvements:
 - Round about
 - Sidewalk gap closure



TREES



HILLSIDE



RESIDENTIAL DENSITY

Site is designated as very low density residential in the General Plan

- 0.6 to 2.5 residential units per net acre
- Single Family
- Large Lots on sloped lots
- Net acreage determined to be 45.27
- Density range 28 to 113 residential units
- No applicable exceptions to minimum density
- Proposed density is at lowest end of density range for this area



CODE COMPLIANCE

Based on completeness date of the application and VTSM, the project is not subject to newer codes adopted by the City that were not in place on the date the project was deemed complete, including:

- All electric
- Onsite inclusionary housing
- Visitability



STANDARDS OF REVIEW

The project was reviewed for consistency with applicable policy and regulatory documents and is subject to the following standards of review:

- Petaluma General Plan 2025
- Housing Element
- Pedestrian and Bicycle Master Plan
- Petaluma Municipal Code -- Subdivisions
- Implementing Zoning Ordinance – Hillside, PUD, Amendments
- California Environmental Quality Act (CEQA)



CEQA OVERVIEW

- Purpose & Process
- FEIR Contents
- Frequent Comments
- Public Comments on FEIR + Entitlements
- Findings & Recommendations



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

City Council Hearing

- Provide on opportunity for public comment
- Consider the adequacy of the FEIR in responding to comments
- Consider if the proposed project, or any of the alternatives should be accepted, rejected, or modified
- Consider Recommendations from Planning Commission
- Take Action on Resolutions



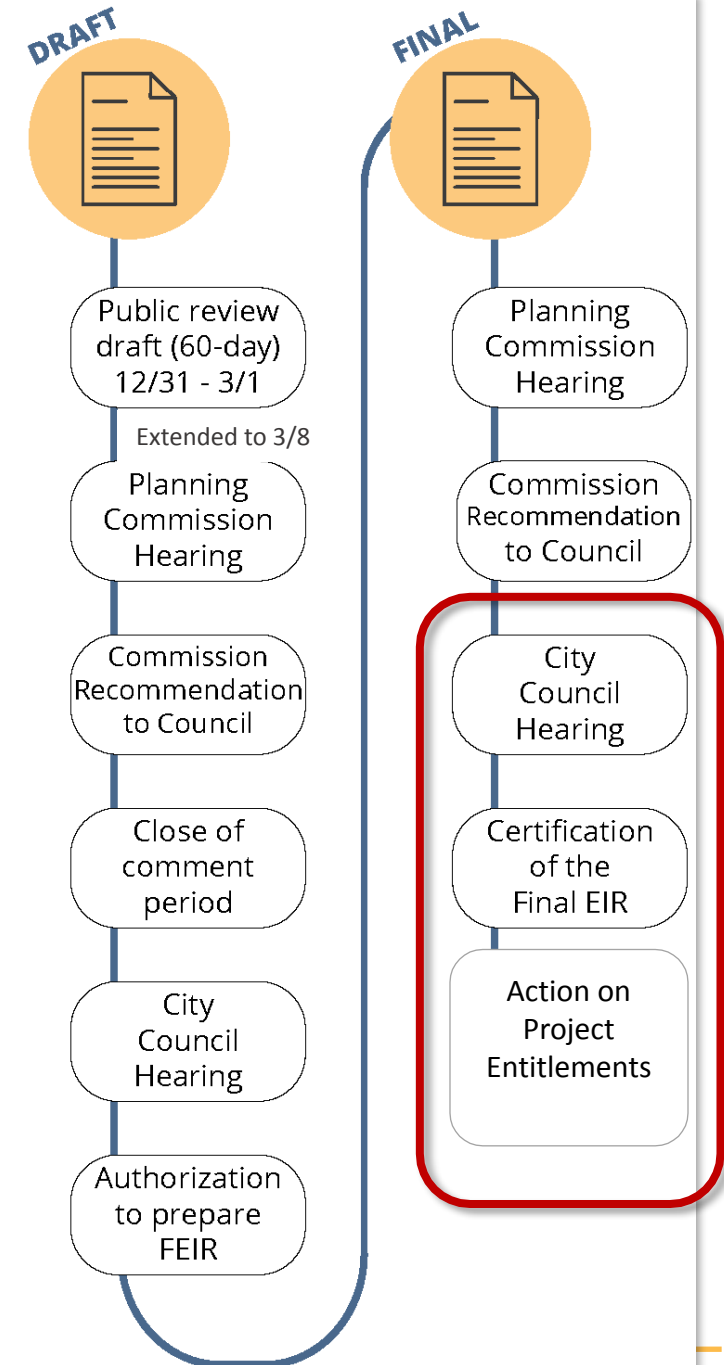
CEQA REVIEW PROCESS

RDEIR

- Planning Commission hearing on RDEIR
– Feb 9, 2021
- Published Close of DEIR comment period
– March 1, 2021
- Revised Close of DEIR comment period
– March 8, 2021
- City Council Hearing on DEIR
– March 15, 2021

Final EIR

- Planning Commission hearing on FEIR
– August 9, 2022
- City Council hearing on FEIR
– February 27, 2023



CEQA: FEIR CONTENTS

Chapter 1: Introduction and Executive Summary

Chapter 2: Revised Project Description

Chapter 3: Master Response to Frequent Comments on the RDEIR

Chapter 4: Response to Comments on the RDEIR

Chapter 5: Revisions to the RDEIR

FEIR Errata



CEQA: FREQUENTLY RAISED COMMENTS

Adequacy of biological resource studies

Loss of critical habitat and open space

Greenhouse gas emission and climate change

Increased Traffic Levels

Public Transit

Parking Impacts

Wildfire evacuation risk

Project merit and alternative

Construction Schedule

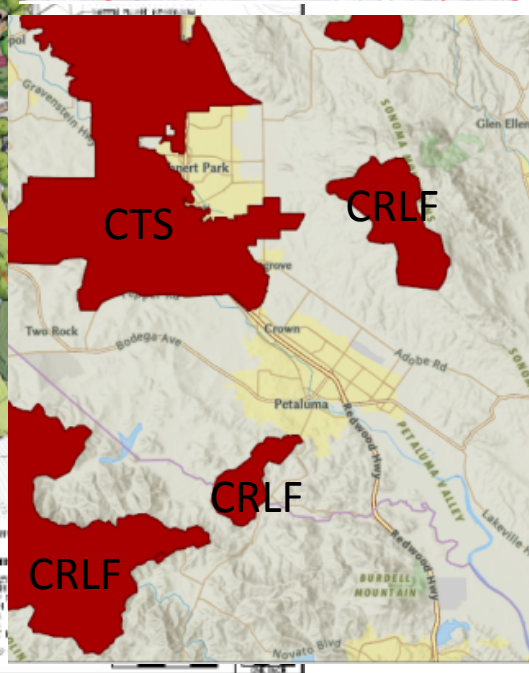


BIOLOGICAL RESOURCES REFERENCES

Biological Resources, Existing Conditions, Request for JD by Zander Associates (2003)
California Red-legged Frog Protocol Surveys by Wildlife Research Associates (2003)
Focused Special-Status Plant Survey by Zander Associates (2004c)
Pre-Construction Notification by Zander Associates (2004a)
Bat Habitat Assessment and Results of Bat Habitat Assessment and Surveys by WRA (2004, 2014)
California Tiger Salamander Site Assessment by Wildlife Research Associates (2005b)
Kelly Creek and Tributary – California Red-legged Frog Habitat Evaluation by WRA (2005a)
Biological Assessment by Zander Associates (2009)
Scott Ranch Wetland + California Red-Legged Frog Mitigation prepared by Zentner and Zentner (2009)
Burrowing Owl, Badger and Fossorial Mammal Survey Results by Zentner and Zentner (2013)
Special Status Plant Species Assessment by Zentner and Zentner (2013)
Scott Ranch Native Grassland Survey by Zentner and Zentner (2016a)
Arborist Letter for 28 Lot Revised Plan by Arborwell (2018)
Updated Biological Assessment by Zentner Planning & Ecology (2018)
Tree Removal for Helen Putnam Park Extension by Prunuske Chatham, Inc. (2019a)
Responses to Biology Questions for the KCPP by Prunuske Chatham, Inc. (2019b)
ACOE Preliminary Jurisdictional Determination (December 4, 2020)
Floristic Survey and Wildlife Habitat Assessment prepared by Environmental Collaborative (Sept. 2021)
Updated Biological Analysis prepared by Zentner Planning & Ecology (September 2021)
Various Reconnaissance surveys conducted between 2004 and 2021
June 24 and August 3, 2009; September 29 and October 2, 2011; April, September, and October 2015; May 21, 2019; April, May, July, and August, 2021



BIOLOGICAL RESOURCES



WILDFIRE

Wildland Urban Interface (WUI)


Wildfire Modeling

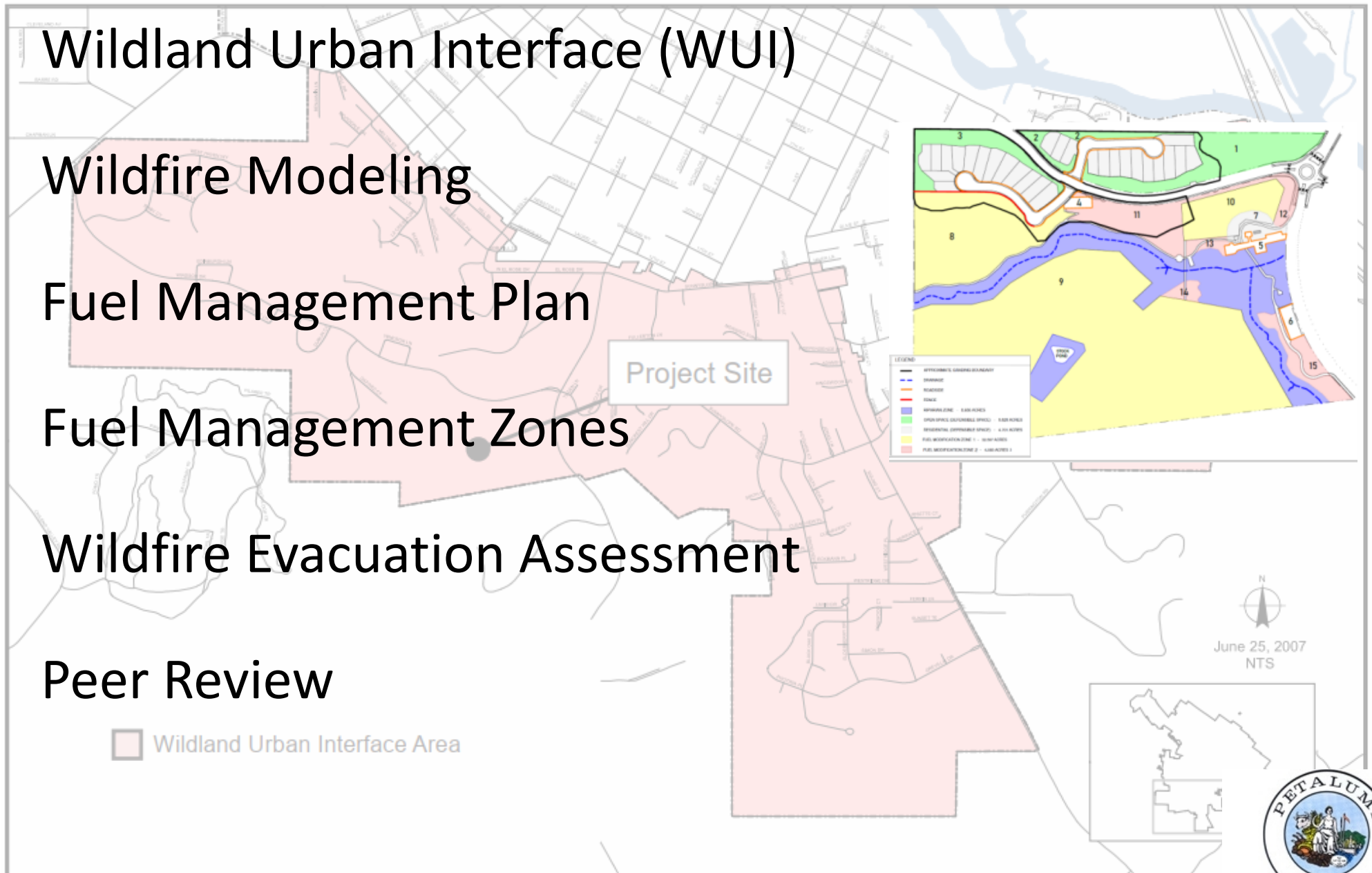
Fuel Management Plan

Fuel Management Zones

Wildfire Evacuation Assessment

Peer Review

 Wildland Urban Interface Area



TRANSPORTATION

Vehicle Miles Travel (**VMT**) metric

VMT Threshold 15% (below citywide average)

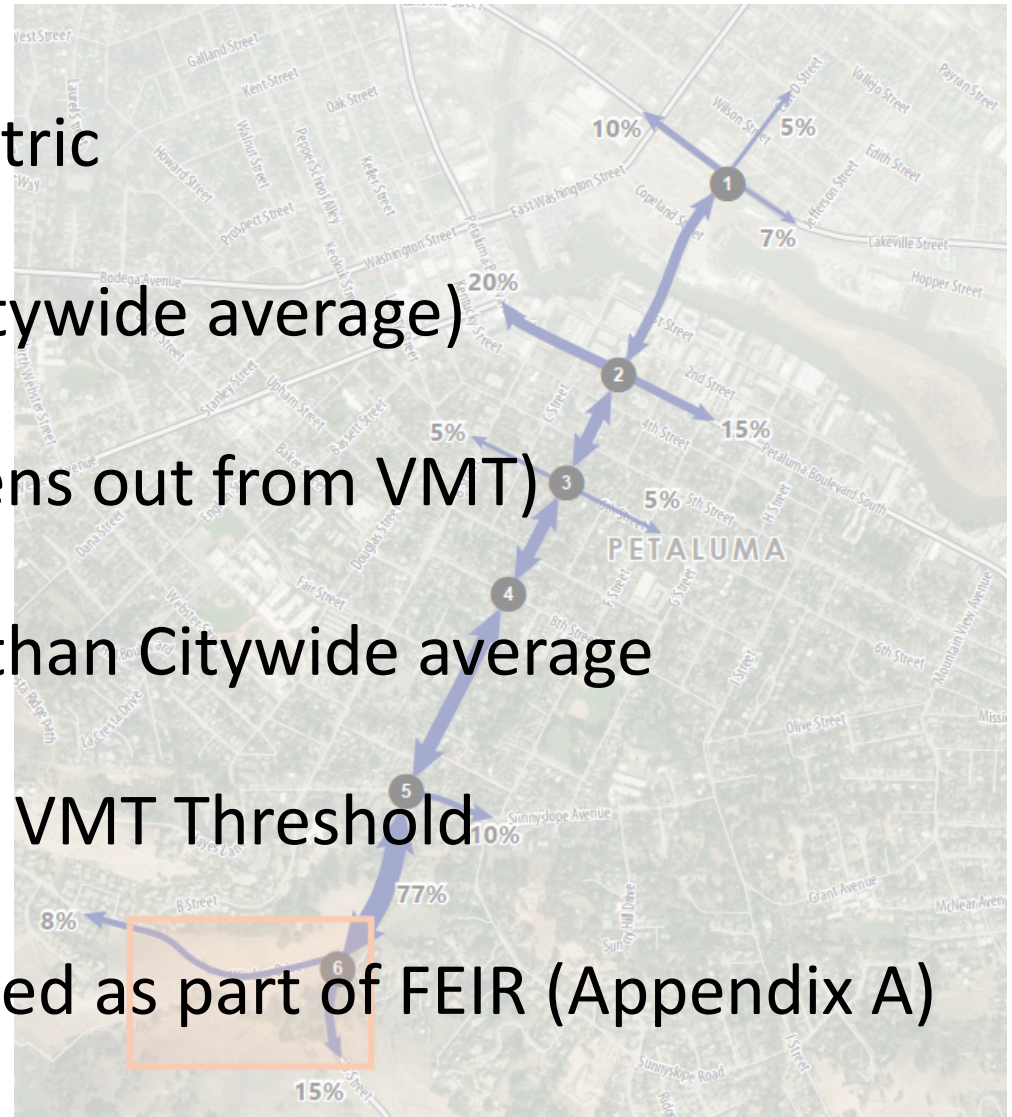
Public Park/Open Space (screens out from VMT)

Travel Analysis Zone is higher than Citywide average

28 Residential Homes Exceeds VMT Threshold

Exhaustive Investigation Pursued as part of FEIR (Appendix A)

GHG Impact Less Than Significant



TRANSPORTATION: TDM

California Air Pollution Control Officers Association (CAPCOA)

- Increase Transit Accessibility
- Pedestrian Network Improvements
- Traffic Calming Measures
- Implement School Bus Program



Bike and Pedestrian Improvements

Mitigation – None Feasible

Significant & Unavoidable VMT

(RDEIR + FEIR Finding)



CEQA: OVERRIDING CONSIDERATIONS

- preserves **over 47 acres of public open** space to be managed and maintained by SCRP
- realizes public parklands and **enhances parkland accessibility** for Petaluma residents
- records **conservation easements** over ~47 acres, permanently limits uses to open space
- enhances habitat preservation and increases plant diversity
- bank stabilization, repair of eroded gullies, and riparian restoration
- enhancements to the stock pond to improve habitat for CRLF
- improved **carbon sequestration** from retention of open space / enhanced native grassland, tree protection, and new plantings, including approximately **327 new trees** onsite
- the **treatment of runoff** from Windsor Drive (which is not currently treated)
- enhanced **fire protection** from the managed open space at the City boundary
- develops the site with the lowest allowable density under the very low-density land use designation, 28 single-family residences including nine (9) junior accessory dwelling units (ADUs) on the portion of the site closest to existing residential development
- **preserves the historic landscape and Barn complex** to provide recreational and educational opportunities for the community
- provides a roundabout with pedestrian crosswalks at D Street and Windsor Drive, enhances safety, reduces speeds and congestion, and **provides traffic control at a major gateway** to the City
- **enhanced bicycle, pedestrian, and multi-use trail access** connecting the regional park with the City (within 1.25 miles of downtown Petaluma)
- enhanced frontage improvements (sidewalks, bike lane striping, sidewalk gap closure)
- additional public parking for Helen Putnam Park, with **electrical vehicle charging**
- offsite **sidewalk gap closure** on the east side of D street north of Windsor Drive



ALTERNATIVES

99 Lot subdivision (2013 DEIR)

66 Lot subdivision (2017 RDEIR)

Scott Ranch Project (Current RDEIR)

No Project Alternative (No Change)

28 Lot subdivision (Residential Only)

Park Alternative (Park Only)



CLIMATE EMERGENCY FRAMEWORK

Project Commitments

- Net Zero Electricity
- EV chargers in all garages
- EV stalls in new parking lots
- Sidewalk gap closure on D Street and Windsor Dr.
- Install Bicycle and Pedestrian Improvements
- Active transportation (multi-use paths)
- Public investment (Traffic Impact Fees)
- Preserves ~47 acres as open space



PUBLIC COMMENTS

- General support or opposition to the project
- Recognition that the revised project addresses previous concerns
- Lack of affordable housing incorporated into the project
- Incompatibility of development and related environmental impacts
- No development should occur on the Scott Ranch property
- Enhancement of Helen Putnam Regional Park
- Sensitive mitigations included in the FEIR to address previous concerns
- Added parkland resources for the community
- Transportation improvements to the area



PUBLIC COMMENTS + MMRP

BIO-1b: A Final California Red-Legged Frog Mitigation Plan (CRLFMP) shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts of the project on CRLF. The Final CRLFMP shall be prepared in consultation with and be approved by the USFWS, CDFW, USACE, and City, and shall provide for the protection, replacement, and management of habitat for CRLF affected by proposed development and public open space use on the project site. The Final CRLFMP shall be required as a condition of approval for the project Tentative Map, and shall include the following components and meet the following standards:

Preconstruction and Construction Avoidance Provisions

- a) Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRLF are lost during construction. These preconstruction surveys shall also verify the presence or absence of occupied dens of American badger, burrows of western burrowing owl, colonies of special status bumble bees, and individuals of western pond turtle and foothill yellow-legged frog in the remote instance individuals were to disperse onto the site in advance of construction-related disturbance. The Final CRLFMP shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRLF, American badger, western burrowing owl, western pond turtle, special-status bumble bees, and/or foothill yellow-legged frog are located until such time as the individual has either moved out of the disturbance zone or has been physically relocated by a Service-approved biologist legally authorized to handle the species. Any relocation effort for CRLF, American badger, western burrowing owl, western pond turtle, special-status bumble bees, and/or foothill yellow-legged frog shall be formulated in consultation with and approved by CDFW and USFWS and shall be implemented by a qualified biologist.

CEQA: AGENCY ROLES & RESPONSIBILITIES

City of Petaluma

- Planning Commission – Recommending Body
- City Council – Approving Body

Outside Agencies

- U.S. Army Corps of Engineers (Corps)
- State Water Resources Control Board (SWRCB)
- Regional Water Quality Control Board (RWQCB)
- U.S. Fish and Wildlife Service (USFWS)
- California Department of Fish and Wildlife (CDFW)
- Sonoma Water (formerly Sonoma County Water Agency)
- Sonoma County Permit and Resource Management Department
- Sonoma County Regional Park



RECOMMENDATION

It is recommended that the Planning Commission receive public input and adopt the following:

1. Resolution recommending the City Council certify the Environmental Impact Report , adopt findings of fact, statement of overriding conservation, and the mitigation monitoring and reporting program (MMRP) for the Scott Ranch Project(**Attachment 2**)
 - Including modification to MM BIO-1b a (Exhibit B page 7)
2. Resolution recommending the City Council approve a General Plan Amendment to modify Policy 2-P-68 and modify Figure 5-2 (**Attachment 3**)
 - Including modifications to #5
3. Ordinance recommending the City Council adopt an Ordinance amending the Zoning Map to rezone the project site from R1 to PUD (**Attachment 4**)
4. Ordinance recommending the City Council approve a Zoning Text Amendment adopting the Scott Ranch Planned Unit Development Guidelines (**Attachment 5**)
5. Resolution recommending the City Council approve a Vesting Tentative Subdivision Map to create 28 single family lots and park and open space parcels with findings for hillside subdivision (**Attachment 6**), and
6. Provide feedback for consideration as part of subsequent Site Plan and Architectural Review

