# 3. PROJECT DESCRIPTION

## 3.1 INTRODUCTION

The Project Description chapter of the EIR provides a comprehensive description of the 270 and 280 Casa Grande Road Creekwood Housing Development Project (project) in accordance with CEQA Guidelines Section 15124. A detailed description of the project location, project setting and surrounding uses, project objectives, project components, and required project approvals is presented below.

## 3.2 PROJECT LOCATION

The project site consists of two parcels totaling 5.2 acres that abut the eastern boundary of Casa Grande Road in the City of Petaluma (see Figure 3-1 and Figure 3-2). The parcels are identified by the following addresses and Assessor's Parcel Numbers (APN): 270 Casa Grande Road (APN 017-040-051) and 280 Casa Grande Road (APN 017-040-016). In addition, a City-owned parcel identified by APN 017-410-042 is immediately adjacent to the project site's eastern boundary. The City of Petaluma General Plan designates the project site as Medium Density Residential, and the site is zoned Residential 4 (R4).

## 3.3 PROJECT SETTING AND SURROUNDING LAND USES

Section 15125 of the CEQA Guidelines requires an EIR to include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Pursuant to CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project.

The following sections describe the existing setting of the project site and the surrounding land uses in the project vicinity. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, specific to each environmental resource area, are included in each corresponding technical chapter of this EIR.

### Site Characteristics

The 280 Casa Grande Road (APN 017-040-016) parcel contains an existing residence and undeveloped land covered in grasses. The 270 Casa Grande Road (APN 017-040-051) parcel contains an existing residence, a gravel driveway, several associated outbuildings, a landscaped backyard, and a small orchard in the northeast corner of the project site, within a depressed area, near Adobe Creek (Creek). The Creek is an ephemeral creek that flows in a north-south direction and is tributary to the Petaluma River to the south, which then flows into the San Pablo Bay. Along with its associated vegetation, the Creek forms the eastern boundary of the project site (APN 017-410-042). The remaining portions of the 270 Casa Grande Road parcel are generally characterized by grasses that are routinely mowed or grazed to reduce fire hazards. Grazing of both parcels is conducted by several sheep owned and cared for by the current 270 Casa Grande Road property owner.

**Figure 3-1**
**Regional Vicinity Map**

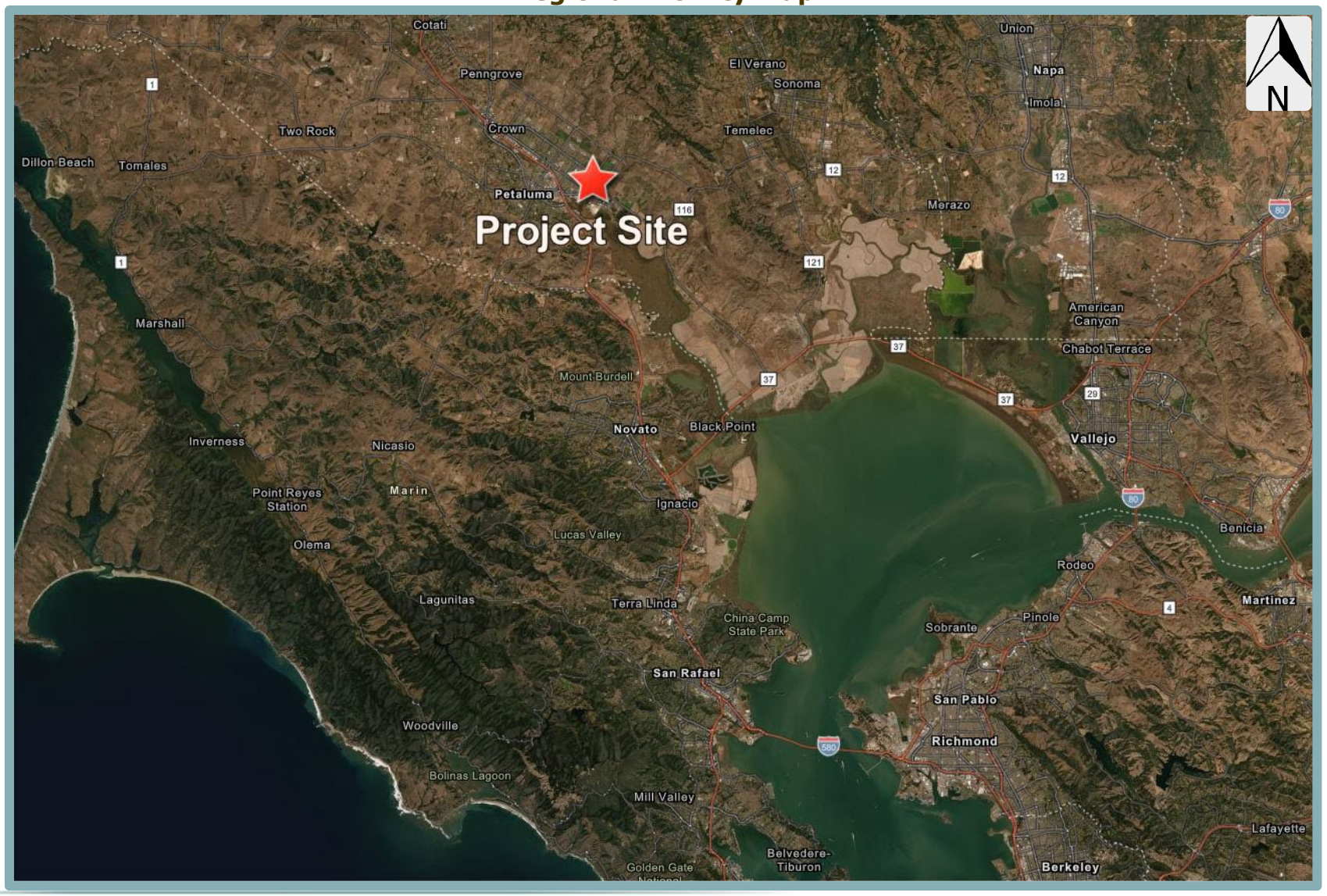


**Figure 3-2**
**Project Site Boundaries**

### Surrounding Land Uses

The project site is bound to the west by Casa Grande Road and to the east by the Creek and its associated riparian corridor. Casa Grande High School and Crinella Park are located to the west, across Casa Grande Road, from the project site. The project site's northern boundary abuts the Casa Grande Senior Apartments. A single-family residence located at 500 Casa Grande Road is located further to the north and abuts the Casa Grande Senior Apartments' northern property line. A single-family residential neighborhood is located to the east, across from the Creek, with access from Spyglass Road. A walking path is located on the west side of Spyglass Road, allowing north-south access along the Creek. Further east from the single-family residences is a multifamily neighborhood, to which Lakeville Circle provides access. The project site's southern boundary abuts the Casa Grande Subdivision (now referred to as Makenna), which consists of 36 single-family residential units. An existing single-family residential neighborhood is located further to the south and abuts the southern property line of the Casa Grande Subdivision site.

Table 3-1 describes the land use and zoning designations of the parcels surrounding the project site.

**Table 3-1**
**Surrounding General Plan Land Use and Zoning Designations**

| Parcel Location | Land Use | Zoning |
|---|---|---|
| North of the Project Site | High Density Residential | Planned Unit District |
| East of the Project Site | Open Space | Open Space Park |
| South of the Project Site | Medium Density Residential | Residential 4 |
| West of the Project Site | Education | Planned Unit District |

## 3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Promote and maximize new and diverse for-sale housing opportunities within the City limits and urban growth boundary through using an existing residentially zoned property;
2. Develop a high-quality residential project within the eastern City limits that is compatible with existing residential subdivisions to the east and south of the project site, Casa Grande High School to the west of the site, and the Petaluma Ecumenical Properties Senior Housing to the north of the site;
3. Develop for-sale inclusionary housing that provides site location and model types in an equitable manner;
4. Construct a public multi-use pathway through the project site and along the westerly side of Adobe Creek that connects to the Casa Grande Subdivision public pathway to the south and allows for future extension to the north of the site;
5. Install a bridge connection over Adobe Creek that connects the proposed public multi-use pathway with the residential neighborhoods to the east of the project site, allowing for pedestrian access from the easterly residential neighborhoods to Casa Grande High School and the Casa Grande Road transit locations to the west of the project site;
6. Provide public access and maintenance access to a landlocked and isolated site; and
7. Preserve Adobe Creek in its natural state.

## 3.5 PROJECT COMPONENTS

The project would include demolition of the on-site residence at 280 Casa Grande Road, retention of the existing residence at 270 Casa Grande Road, development of 59 dwelling units, construction of various on-site road and utility improvements, landscaping, and a new off-site public multi-use pathway, with a bridge connection over the Creek. The project would require City approval of a Vesting Tentative Parcel Map, Site Plan and Architectural Review, and a Tree Removal Permit. The project components, along with all required entitlements and approvals, are described in the following sections.

### Vesting Tentative Parcel Map

The project would include a Vesting Tentative Parcel Map, in accordance with Petaluma Municipal Code (PMC) Chapter 20.18, to establish a single-lot parcel (Parcel 1) to allow the sale of the proposed dwelling units as condominiums and a 0.637-acre Remainder that would not be a part of the proposed residential community. The purpose of the Remainder is to allow the property owner of 270 Casa Grande Road to retain their residence and continue to live on the property. As shown in Figure 3-3, following demolition of the other on-site residence in the site's western portion, the proposed 59 dwelling units would be constructed across three blocks (Blocks 1, 2, and 3).

Block 1 units would be arranged in tri-plex configurations with a building height of 33 feet and four inches and designed in accordance with two plan types. Each plan would consist of three floors, featuring an entryway and covered parking garage on the first floor; kitchen, dining, and living room areas, as well as a deck on the second floor; and either two or three bedrooms on the third floor. Units within Blocks 2 and 3 would primarily be arranged in duet unit configurations with building heights ranging from 23 feet and one inch to 26 feet and one inch and designed in accordance with five plan types. Each plan would consist of two floors and include an entryway, porch, covered parking garage, kitchen, dining area, living room, and powder room on the first floor. Second floors would include three bedrooms, two bathrooms, and a laundry area. A portion of the Block 2 and 3 units would also include a loft area on the second floor, depending on the plan type.

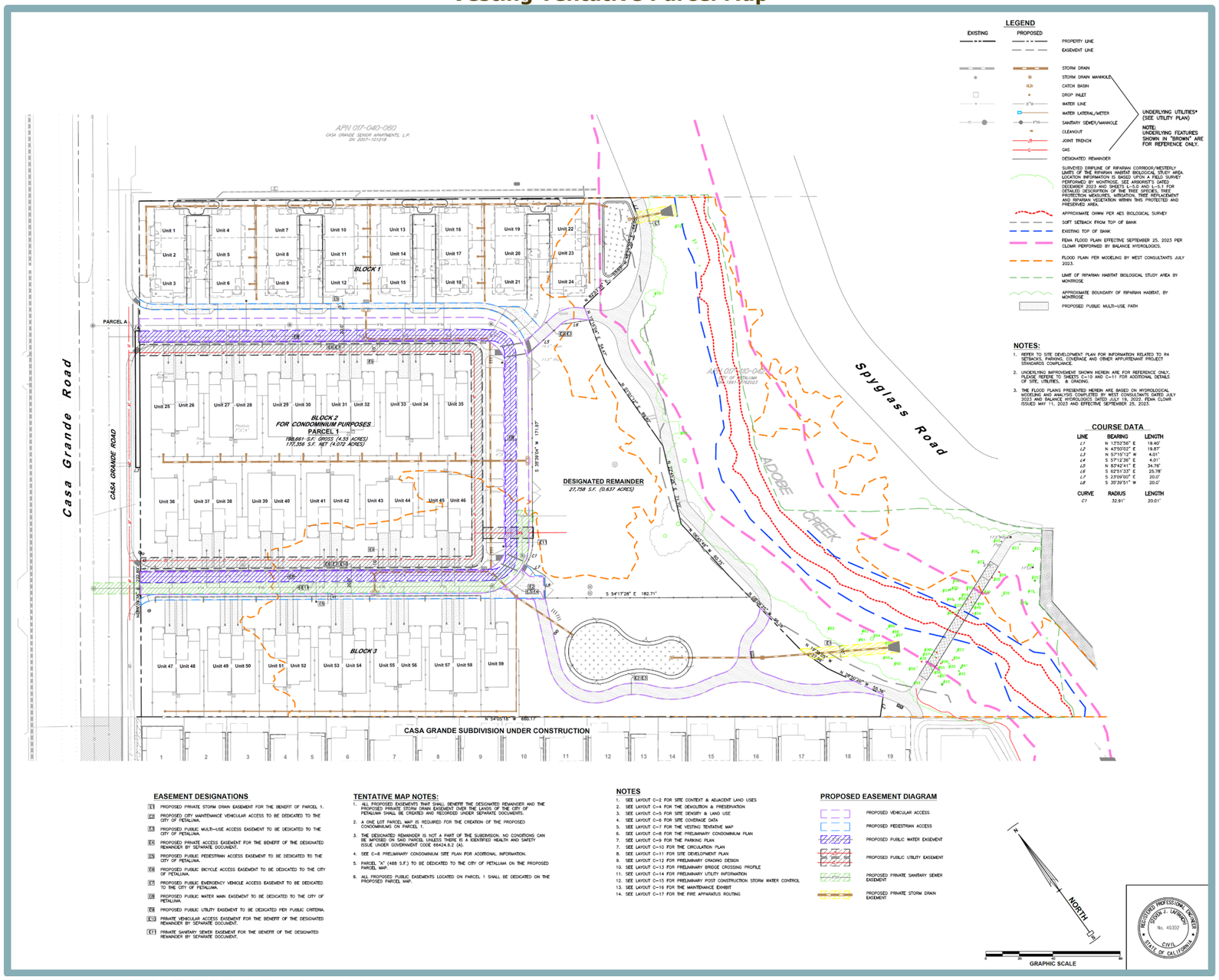
As discussed further under the Site Plan and Architectural Review heading below, the City would confirm the project's compliance with applicable development standards, such as the proposed architectural design, through the City's Site Plan and Architectural Review process.

Table 3-2 summarizes the unit layouts within each block.

**Table 3-2**
**Unit Layout Summary**

| Units | Bedrooms | Garage (sf) | Living Area (sf) | Porch/Deck (sf) | Usable Open Space (sf) |
|---|---|---|---|---|---|
| **Block 1** | | | | | |
| 24 | 2-3 | 470-562 | 1,312-1,458 | 63-80 | 304-811 |
| **Blocks 2 and 3, Without Loft** | | | | | |
| 12 | 3 | 231 | 1,395 | 94 | 684-1,132 |
| **Blocks 2 and 3, With Loft** | | | | | |
| 23 | 3 | 241 | 1,660 | 94 | 547-1,299 |

## Figure 3-3
## Vesting Tentative Parcel Map



All new dwellings would be located beyond the 50-foot setback that applies to new development when adjacent to a creek (in accordance with Petaluma General Plan Policy 4-P-1, which prohibits development from occurring within 50 feet of any tributary of the Petaluma River). A 488-square-foot (sf) portion of the property, designated as Parcel A on the Vesting Tentative Parcel Map, along the Casa Grande Road frontage, would be dedicated to the City of Petaluma for street right-of-way (ROW).

## Access, Circulation, and Parking

Access to the project site would be provided by two new entries from Casa Grande Road, as shown in Figure 3-4. From the two entries, a new internal looped private street would extend eastward into the project site. The new street would provide access to all proposed units, as well as the existing residence at 270 Casa Grande Road, and be comprised of two 10-foot-wide driving lanes along all segments. In addition, an eight-foot-wide parking lane would be provided along the street's northern segment to allow for designated on-street parallel parking for various Block 1 units. It should be noted that on-site bicycle lanes are not proposed.

A rolled curb and gutter would be constructed along both sides of the internal street segments that do not include on-street parking. In areas adjacent to on-street parking, a curb and gutter would be constructed, in accordance with Standard 203 of the City of Petaluma Design and Construction Standards.

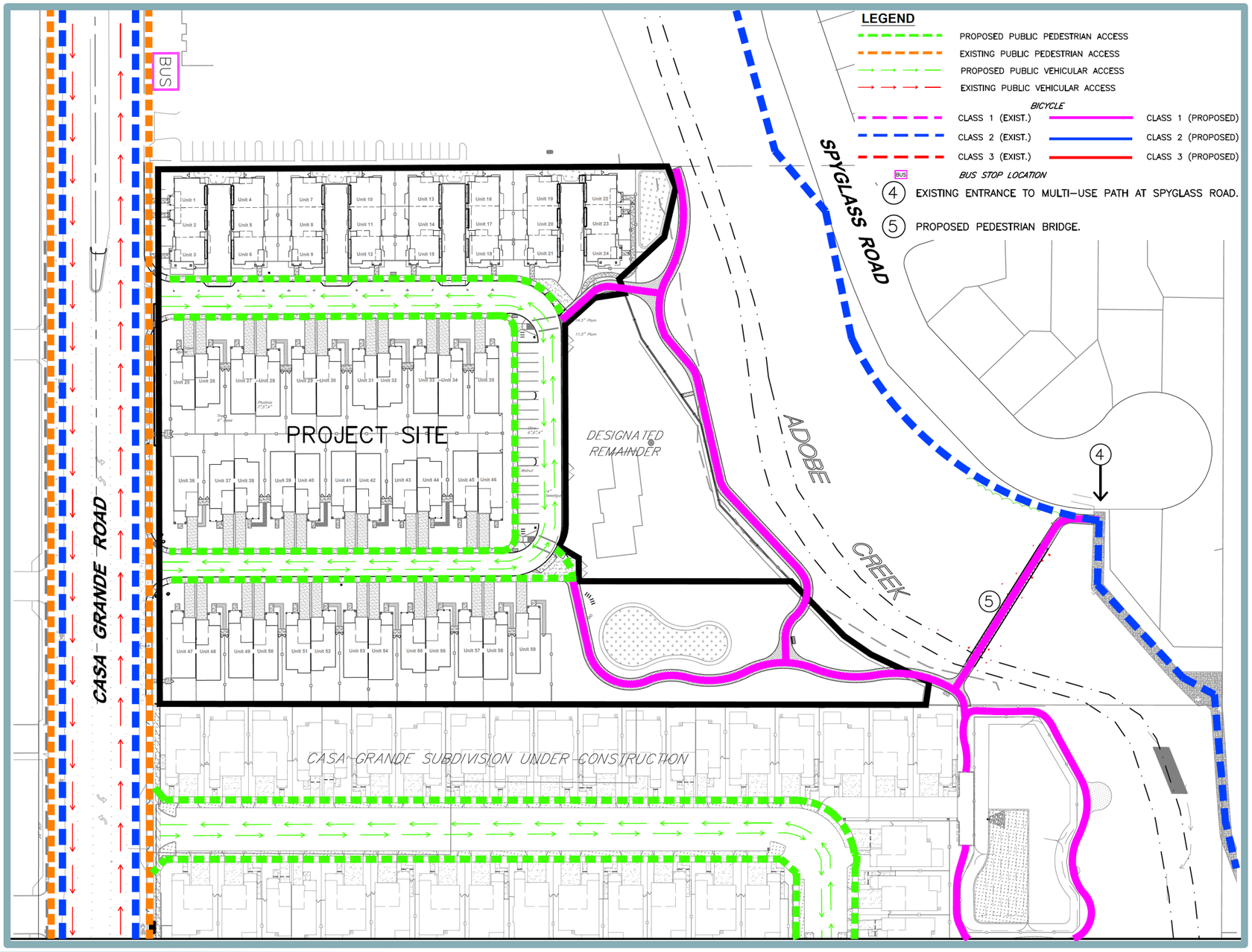
In addition, five-foot-wide sidewalks would be constructed along the street in accordance with the applicable City of Petaluma Street Construction Standards, where a pedestrian easement would exist to connect the public sidewalk along Casa Grande Road to the public path along the Creek and the bridge over the Creek. Four-foot-wide sidewalks would be provided along private portions of the street. The portion of the street that fronts the Remainder area would not include a sidewalk.

The project would include 178 total parking spaces (see Figure 3-5). A total of 83 covered parking spaces would be provided within the proposed garages. A total of 35 standard uncovered parking spaces would be provided on the driveways within Blocks 2 and 3, as well as a total of 35 compact uncovered parking spaces within the permeable areas adjacent to each driveway. A total of 17 on-street parking spaces would be provided along the main access street, east of the Block 2 units. An additional eight standard uncovered parallel parking spaces would be provided immediately south of the tri-plex units. Finally, the project would include space for bicycle parking within each garage, which would consist of mounting hardware for a minimum of two bicycles. In addition, the project includes an off-site public multi-use pathway with a bridge connection over the Creek, which is discussed further below.

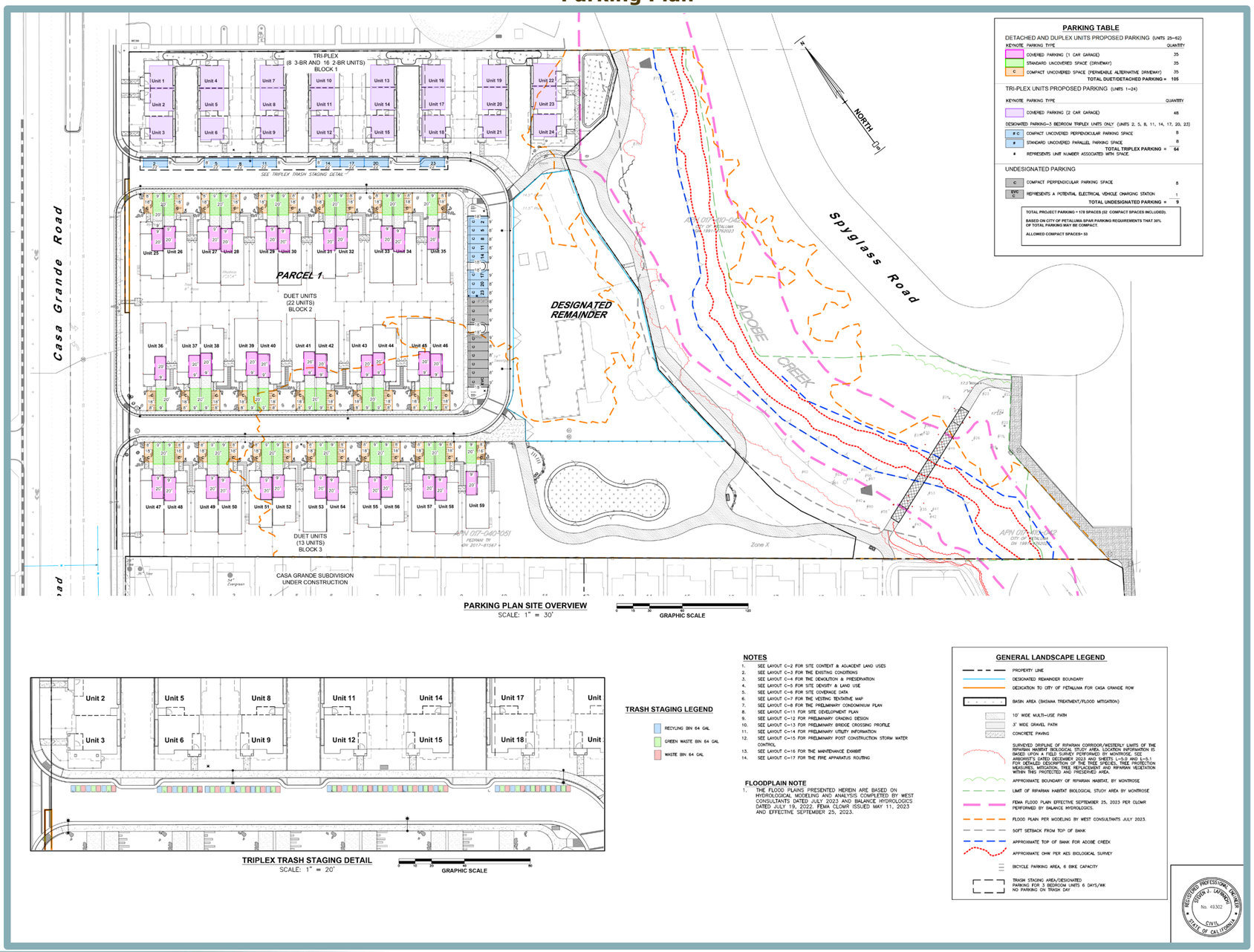
## Utilities and Public Services

The project would require the removal of the existing on-site septic system, as well as any private well(s) that could potentially be located within the project site. Water and sewer service would be provided to the new dwellings and existing residence at 270 Case Grande Road by the City of Petaluma through new connections to the existing eight-inch water and sewer mains in Casa Grande Road (see Figure 3-6). The City purchases Russian River water from Sonoma Water (formerly Sonoma County Water Agency), which supplies water to Petaluma and seven other water contractors. From the point of connection, new eight-inch water and sewer lines would be extended into the site within the new internal street.

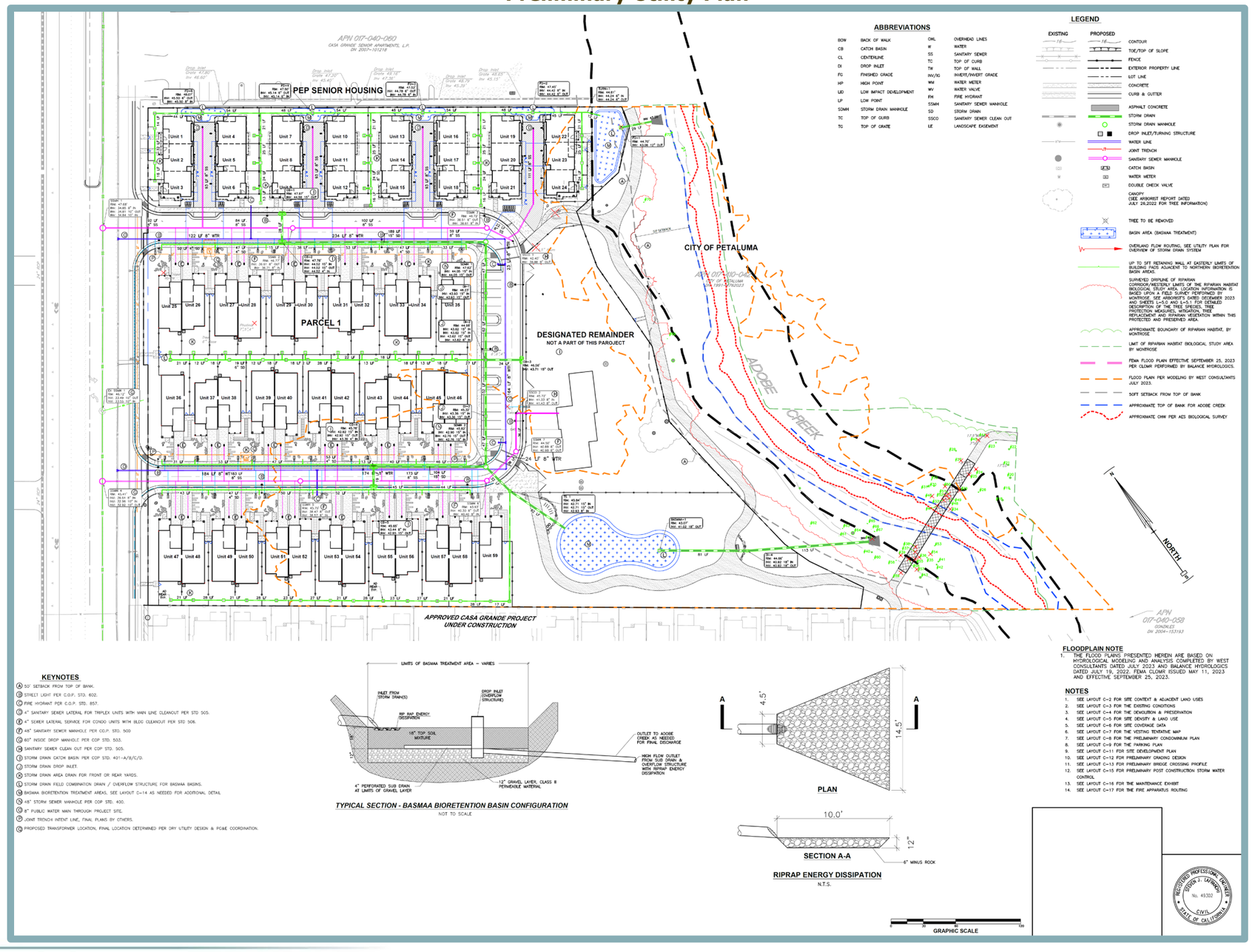
**Figure 3-4**
**Circulation Plan**



## Figure 3-5
## Parking Plan



## Figure 3-6
## Preliminary Utility Plan



From the new eight-inch water line, new water service laterals would be extended to each unit, including the existing residence at 270 Casa Grande Road. Similarly, all units would connect to the new eight-inch sewer line by way of new sanitary sewer laterals. All new water infrastructure would be designed in accordance with the City's Water System Design Guidelines. All new sewer infrastructure would be designed in accordance with the applicable sections of the City's Sewer System Construction Standards.

The project would also include new on-site stormwater facilities to retain and treat stormwater runoff from the site's proposed impervious surfaces. The project site's stormwater facilities would be dispersed across five drainage management areas (DMAs) (see Figure 3-7). DMAs 1 through 4 would encompass the Block 1 units and would each contain corresponding Basin Retention Areas 1 through 4 (see red areas in Figure 3-7). DMA 5 would encompass the new internal street, Blocks 2 and 3 units, and Basin Retention Area 5 (see blue areas in Figure 3-7). Within DMAs 1 through 4, runoff from impervious surfaces would be directed to grassy areas, where flows would be collected by inlets and conveyed by way of private storm drain lines to each DMA's Basin Retention Area for retention and treatment. Following retention and treatment, excess flows would be routed to a detention basin in the northeast corner of the project site, where peak flows that do not percolate into underlying soils would be metered and released through a new outfall structure to the Creek. In addition, the detention basin would accept surface flow from waters overtopping the Creek bank or backing up through the storm drain system during storm events. Similarly, within DMA 5, runoff would be directed to inlets installed in each dwelling unit's backyard area and to gutters installed along the new internal street. From the inlets and gutters, flows would be conveyed by way of new private storm drain lines to Basin Retention Area 5 for retention and treatment. From Basin Retention Area 5, peak flows would be metered to the Creek through a new outfall structure. All new storm drain infrastructure would be designed in accordance with the applicable Sonoma Water standards.

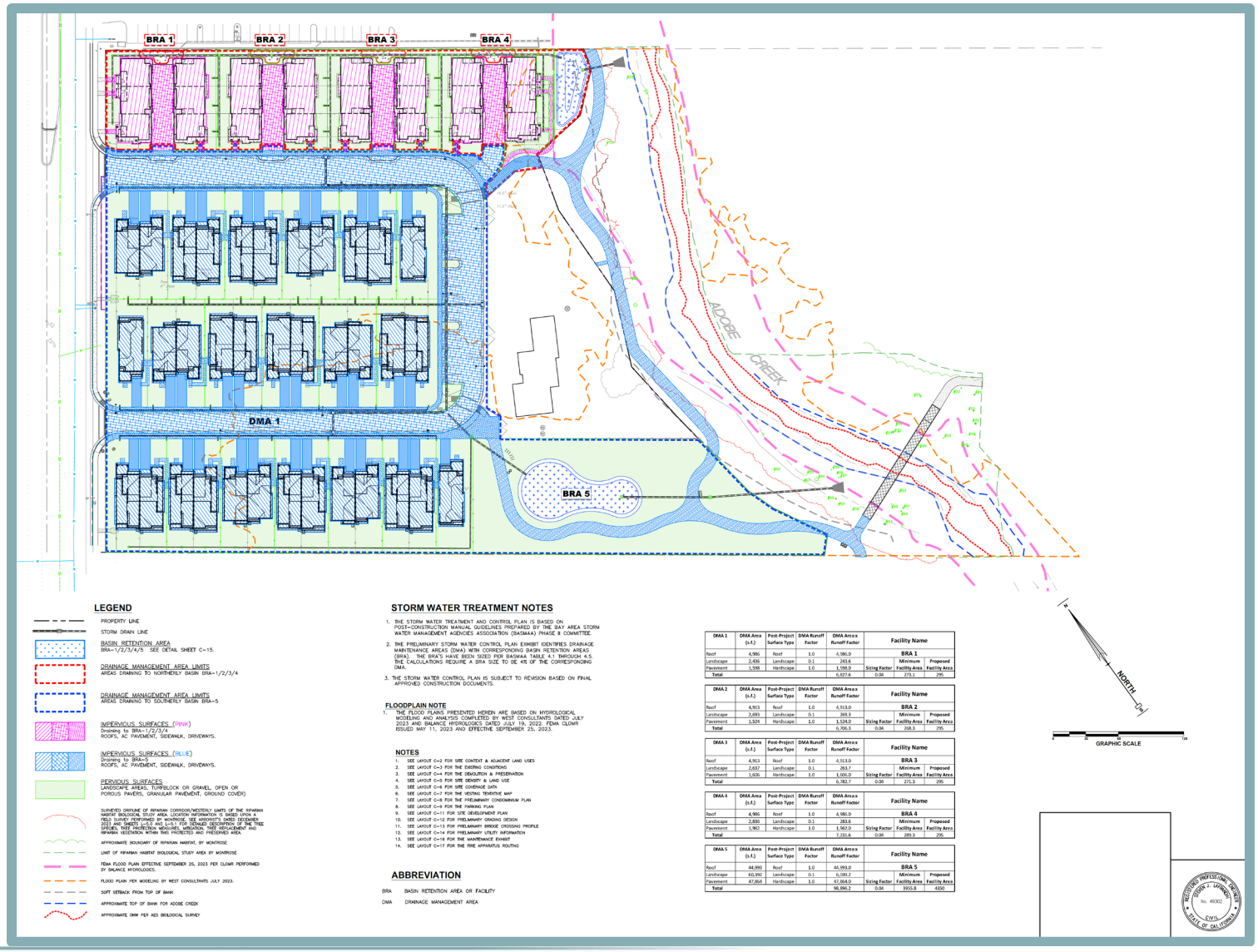
Electrical service would be provided to the project by Pacific Gas and Electric Company (PG&E) using the existing aboveground transmission lines located along Casa Grande Road, adjacent to the project site's western boundary. All other new utility infrastructure would be installed below grade. The project would not use natural gas.

The City of Petaluma contracts with Recology for recycling, organics, and solid waste services. The project would be served by the Petaluma Police Department (PPD), Petaluma Fire Department (PFD), the Petaluma City Elementary School District (PCESD) (grades K-8), and the Petaluma Joint Union High School District (PJUHSD) (grades 9-12). The PPD is stationed at 969 Petaluma Boulevard North, approximately 2.6 miles west of the project site. The nearest PFD station to the project site is Station 3 at 831 South McDowell Boulevard, approximately 0.8-mile west of the site.

## Open Space, Landscaping, and Fencing

Each dwelling unit would include Usable Open Space (UOS) in the form of semi-private or private yard areas. The UOS would range in size from 304 sf to 811 sf for Block 1 units, 684 sf to 1,132 sf for Block 2 units, and 547 sf to 1,299 sf for Block 3 units.

# Figure 3-7
# Post-Construction Stormwater Control and Treatment Plan



The project would include new landscaping along the project's Casa Grande Road frontage, as well as along front and side yard areas of on-site residential units, the bioretention basin in the site's southern portion, and in open space areas adjacent to the Creek's riparian corridor, the latter of which includes areas within the City-owned parcel that encompasses the Creek (see Figure 3-8). Newly planted trees adjacent to the Creek would consist of native 24-inch box trees such as coast live oak, valley oak, and California Buckeye. In addition, new trees adjacent to the proposed structures would include 24-inch box trees such as marina arbutus and Chinese pistache, 15-gallon trees such as pink dawn chiltalpa and swan hill fruitless olive, and various-sized shrubs, perennials, and grasses. Final species selection would be in accordance with Petaluma Implementing Zoning Ordinance (IZO) Section 14.010.

The project would include various types of fencing throughout the project site (see Figure 3-9). While the majority of the project frontage along Casa Grande Road would not include fencing, small portions of the frontage west of Block 1 would include segments of 42-inch-tall wood and wire fencing interspersed with segments of eight-foot, double-sided, wood and wire fencing. In addition, the project would construct an eight-foot, double-sided, wood and wire fence along the northern property line, as well as along the eastern and southern boundaries of the Remainder and the eastern boundary of Block 3. The Remainder's western boundary, along the new internal street frontage, would include 42-inch-tall wood and wire fencing. The backyard areas of the proposed units would be separated by six-foot-tall wood fencing.

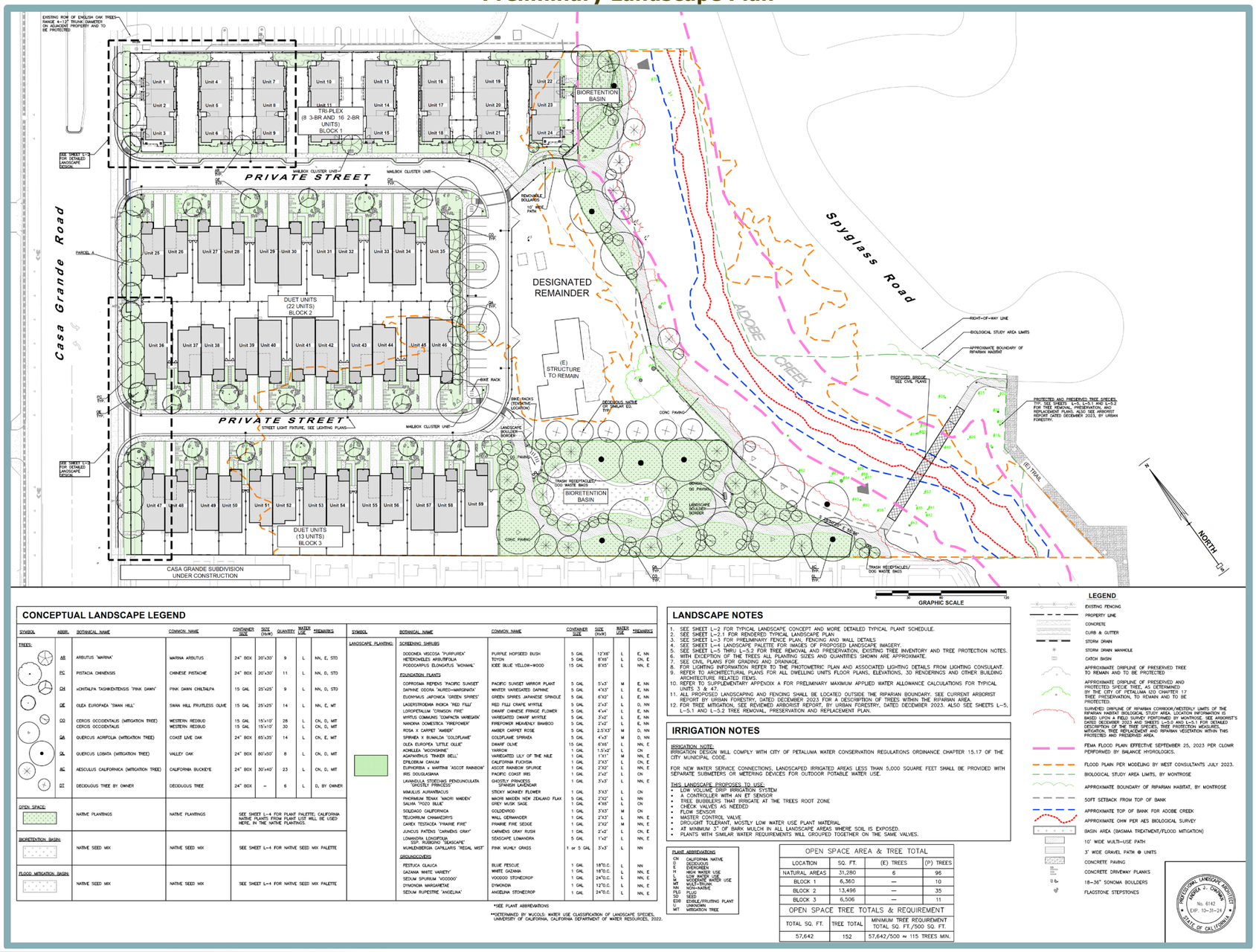
In addition, the boundaries of the southern bioretention basin and northern detention basin would be lined with three-foot-tall split-rail fencing in areas facing the proposed off-site pathway. All fencing would be designed in accordance with IZO Section 13.020.

## Off-Site Improvements

The project includes an off-site public multi-use pathway with a bridge connection over the Creek (see Figure 3-3 and Figure 3-10). The multi-use pathway would be 10 feet in width and installed along the project site's eastern boundary, west of the Creek. The pathway would connect to the Casa Grande Subdivision to the south and be stubbed at the northern property line, north of which is located the Casa Grande Senior Apartments. The project's internal pathway system would connect to the multi-use pathway at two locations, generally north and south of the existing residence at 270 Casa Grande Road. Although the project site would be private, it should be noted that the project would dedicate a public pedestrian easement to provide access to the pathway and bridge.

The bridge, located on a City-owned parcel, would connect to the proposed multi-use pathway along the west side of the Creek, as well as the existing path along Spyglass Road, on the east side of the Creek. The bridge would span the Creek and be located atop bridge abutments. The bridge would be 90 feet in length, eight feet in width, and composed of steel framing, as well as wood decking for the walking surface. Safety rails standing a minimum of 4.5 feet in height would line each side of the bridge. The western and eastern approaches, as well as the bridge abutments and deck, would be elevated above the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 100-year floodplain base flood elevation. The project would require approximately 90 cubic yards (CY) of net fill for the abutment fill slopes, including approximately 78 CY placed below the 100-year floodplain base flood elevation.

**Figure 3-8**
**Preliminary Landscape Plan**



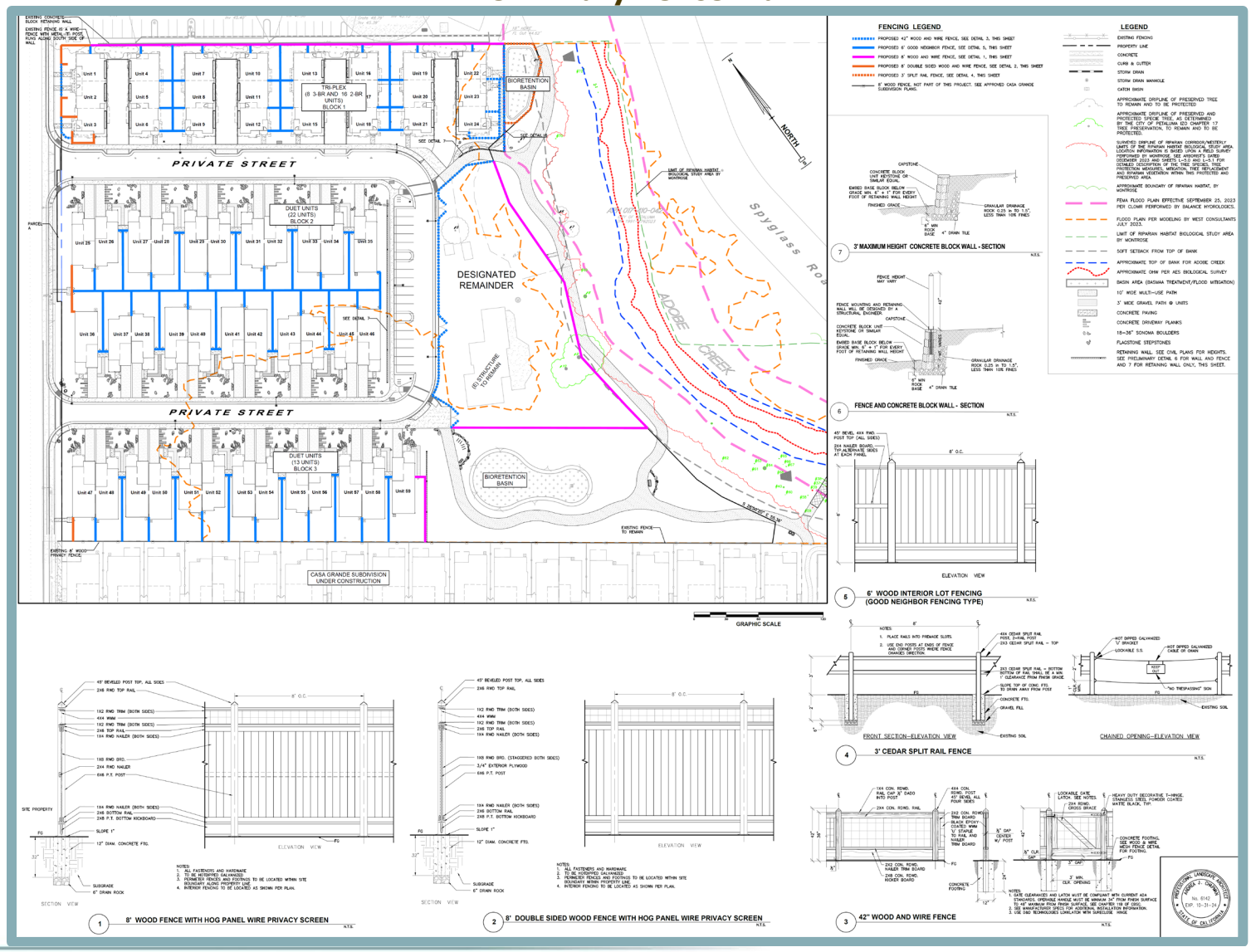

| SYMBOL | ABBR. | BOTANICAL NAME | COMMON NAME | CONTAINER SIZE | SIZE (H x W) | QUANTITY | WATER USE | *REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES: | | | | | | | | |
| | AR | ARBUTUS 'MARINA' | MARINA ARBUTUS | 24" BOX | 20'x30' | 9 | L | NN, E, STD |
| | PC | PISTACIA CHINENSIS | CHINESE PISTACHE | 24" BOX | 20'x30' | 11 | L | NN, D, STD |
| | CH | xCHITALPA TASHKIENTENSIS 'PINK DAWN' | PINK DAWN CHILTALPA | 15 GAL | 25'x25' | 9 | L | NN, D, STD |
| | OE | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL FRUITLESS OLIVE | 15 GAL | 25'x25' | 14 | L | NN, E, MT |
| | CO | CERCIS OCCIDENTALIS (MITIGATION TREE) | WESTERN REDBUD | 15 GAL | 15'x10' | 28 | L | CN, D, MT |
| | | CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL | 15'x10' | 30 | L | CN, D, MT |
| | QA | QUERCUS AGRIFOLIA (MITIGATION TREE) | COAST LIVE OAK | 24" BOX | 65'x35' | 14 | L | CN, E, MT |
| | QL | QUERCUS LOBATA (MITIGATION TREE) | VALLEY OAK | 24" BOX | 80'x50' | 8 | L | CN, D, MT |
| | AC | AESCULUS CALIFORNICA (MITIGATION TREE) | CALIFORNIA BUCKEYE | 24" BOX | 30'x40' | 23 | L | CN, D, MT |
| | DT | DECIDUOUS TREE BY OWNER | DECIDUOUS TREE | 24" BOX | — | 6 | L | D, BY OWNER |
| OPEN SPACE: | | NATIVE PLANTINGS | NATIVE PLANTINGS | SEE SHEET L-4 FOR PLANT PALETTE, CALIFORNIA NATIVE PLANTS FROM PLANT LIST WILL BE USED HERE, IN THE NATIVE PLANTINGS. | | | | |
| BIORETENTION BASIN: | | NATIVE SEED MIX | NATIVE SEED MIX | SEE SHEET L-4 FOR NATIVE SEED MIX PALETTE | | | | |
| FLOOD MITIGATION BASIN: | | NATIVE SEED MIX | NATIVE SEED MIX | SEE SHEET L-4 FOR NATIVE SEED MIX PALETTE | | | | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | CONTAINER SIZE | SIZE (H x W) | WATER USE | *REMARKS |
|---|---|---|---|---|---|---|
| LANDSCAPE PLANTING: | SCREENING SHRUBS | | | | | |
| | DODONEA VISCOSA 'PURPUREA' | PURPLE HOPSEED BUSH | 5 GAL | 12'X6' | L | E, NN |
| | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | 8'X6' | L | CN, E |
| | PODOCARPUS ELONGATUS 'MONMAL' | ICEE BLUE YELLOW-WOOD | 15 GAL | 8'X5' | L | NN, E |
| | FOUNDATION PLANTS | | | | | |
| | COPROSMA REPENS 'PACIFIC SUNSET' | PACIFIC SUNSET MIRROR PLANT | 5 GAL | 5'x3' | M | E, NN |
| | DAPHNE ODORA 'AUREO-MARGINATA' | WINTER VARIEGATED DAPHNE | 5 GAL | 4'X3' | L | E, NN |
| | EUONYMUS JAPONICA 'GREEN SPIRES' | GREEN SPIRES JAPANESE SPINDLE | 5 GAL | 6'X3' | L | E, NN |
| | LAGERSTROEMIA INDICA 'RED FILI' | RED FILLI CRAPE MYRTLE | 5 GAL | 6'x3' | L | D, NN |
| | LOROPETALUM 'CRIMSON FIRE' | DWARF CHINESE FRINGE FLOWER | 5 GAL | 4'x4' | L | E, NN |
| | MYRTUS COMMUNIS 'COMPACTA VARIEGATA' | VARIEGATED DWARF MYRTLE | 5 GAL | 3'x2' | L | E, NN |
| | NANDINA DOMESTICA 'FIREPOWER' | FIREPOWER HEAVENLY BAMBOO | 5 GAL | 2'x2' | L | E, NN |
| | ROSA X CARPET 'AMBER' | AMBER CARPET ROSE | 5 GAL | 2.5'X3' | M | D, NN |
| | SPHAERA X BUMALDA 'GOLDFLAME' | GOLDFLAME SPIRAEA | 5 GAL | 4'x3' | M | D, NN |
| | OLEA EUROPEA 'LITTLE OLLIE' | DWARF OLIVE | 15 GAL | 6'x6' | L | NN, E |
| | ACHILLEA 'MOONSHINE' | YARROW | 1 GAL | 1.5'x2' | L | CN |
| | AGAPANTHUS 'TINKER BELL' | VARIEGATED LILY OF THE NILE | 1 GAL | 1'x1' | M | NN, E |
| | EPILOBIUM CANUM | CALIFORNIA FUCHSIA | 1 GAL | 2'x3' | L | CN, E |
| | EUPHORBIA x MARTINII 'ASCOT RAINBOW' | ASCOT RAINBOW SPURGE | 1 GAL | 2'X2' | L | NN, E |
| | IRIS DOUGLASIANA | PACIFIC COAST IRIS | 1 GAL | 2'x2' | L | CN |
| | LAVANDULA STOECHAS PENDUNCULATA 'GHOSTLY PRINCESS' | GHOSTLY PRINCESS SPANISH LAVENDAR | 1 GAL | 3'x3' | L | NN, E |
| | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 1 GAL | 3'x3' | L | CN |
| | PHORMIUM TENAX 'MAORI MAIDEN' | MAORI MAIDEN NEW ZEALAND FLAX | 5 GAL | 2'X2' | L | NN |
| | SALVIA 'POZO BLUE' | GREY MUSK SAGE | 1 GAL | 4'X6' | L | CN |
| | SOLIDAGO CALIFORNICA | GOLDENROD | 1 GAL | 3'X3' | M | CN |
| | TEUCRIUM CHAMAEDRYS | WALL GERMANDER | 1 GAL | 2'x3' | L | NN, E |
| | CAREX TESTACEA 'PRAIRIE FIRE' | PRAIRIE FIRE SEDGE | 1 GAL | 2'X3' | M | NN, E |
| | JUNCUS PATENS 'CARMENS GRAY' | CARMENS GRAY RUSH | 1 GAL | 2'x2' | L | CN, E |
| | LOMANDRA LONGIFOLIA SSP. RUBIGINS 'SEASCAPE' | SEASCAPE LOMANDRA | 5 GAL | 1'x2' | L | NN, E |
| | MUHLENBERGIA CAPILLARIS 'REGAL MIST' | PINK MUHLY GRASS | 1 or 5 GAL | 3'x3' | L | NN |
| | GROUNDCOVERS | | | | | |
| | FESTUCA GLAUCA | BLUE FESCUE | 1 GAL | 18"O.C. | L | NN |
| | GAZANIA WHITE VARIETY | WHITE GAZANIA | 1 GAL | 18"O.C. | L | NN, E |
| | SEDUM SPURIUM 'VOODOO' | VOODOO STONECROP | 1 GAL | 24"O.C. | L | NN, E |
| | DYMONDIA MARGARETAE | DYMONDIA | 1 GAL | 12"O.C. | L | NN, E |
| | SEDUM RUPESTRE 'ANGELINA' | ANGELINA STONECROP | 1 GAL | 24"O.C. | L | NN, E |

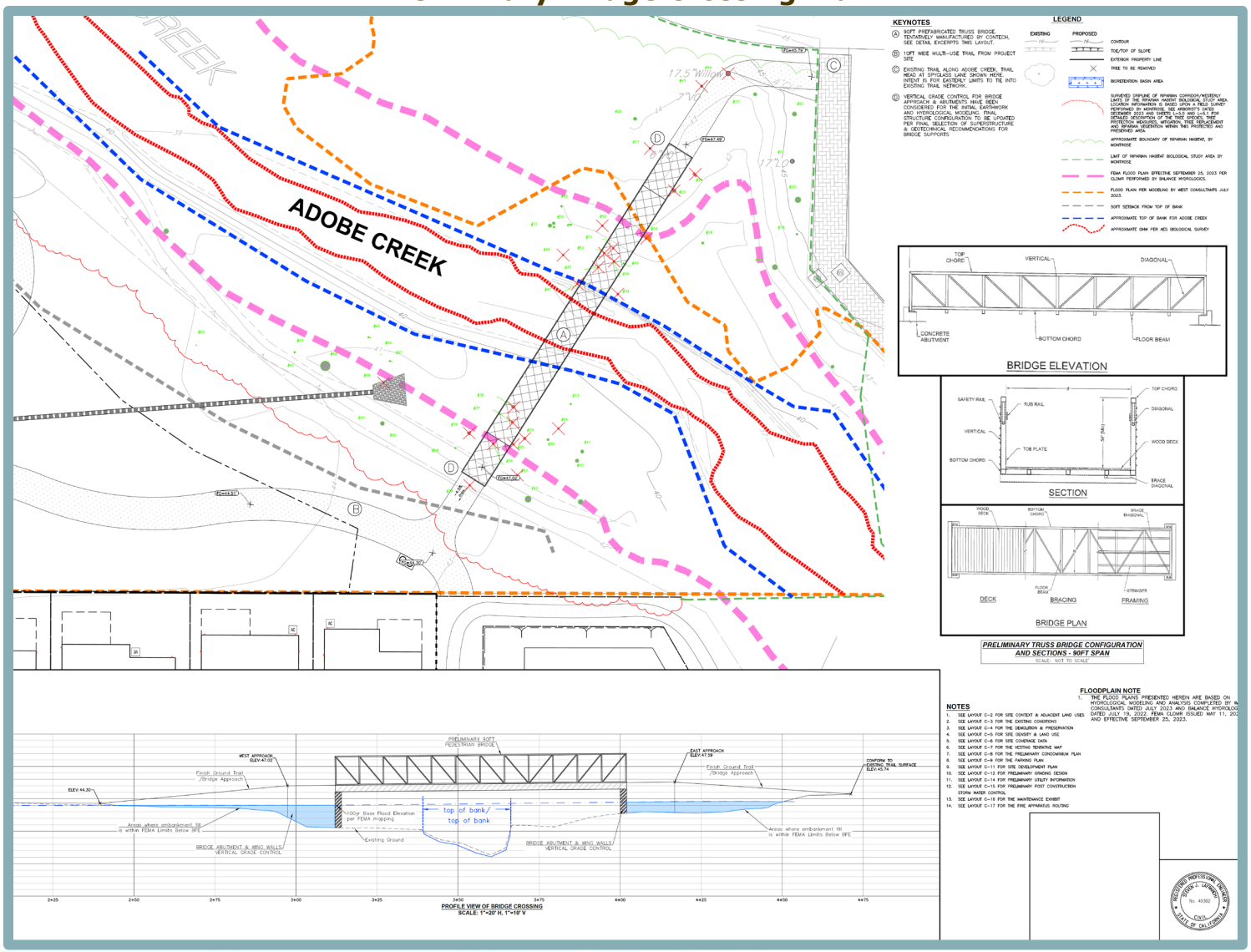
*SEE PLANT ABBREVIATIONS

**DETERMINED BY WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, UNIVERSITY OF CALIFORNIA, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2022.

# Figure 3-9
# Preliminary Fence Plan



## Figure 3-10
## Preliminary Bridge Crossing Plan



In addition, as previously discussed, the proposed project would include two new stormwater outfall structures to the Creek (see Figure 3-7). Peak flows that do not percolate into underlying soils in the detention basin in the northern portion of the site would be routed, metered, and released to a new outfall structure to the Creek near the northeastern corner of the site. Similarly, peak flows from Basin Retention Area 5 would be routed, metered, and released to a new outfall structure to the Creek near the southeastern portion of the site.

## Inclusionary Housing

In accordance with IZO Section 3.040, the project would reserve 15 percent of the proposed 59 dwelling units as Below Market Rate (BMR) units, with half of the BMR units reserved for low-income households and half reserved for moderate-income households. Sale prices for the BMR units would be subject to the limitations associated with Area Median Income (AMI) of Sonoma County. The sale prices for the market rate units would be subject to market conditions at the time of project construction.

## Protected Trees

The project would require the permanent removal of 31 trees, including seven unprotected trees outside the riparian dripline and 24 trees that are designated as protected by IZO Section 17.040. The 24 protected trees that would require permanent removal are generally located within the alignment of the proposed off-site bridge, within the City-owned parcel associated with the Creek. In addition, the following five protected trees are located in proximity to the off-site bridge and are not proposed for removal, but would be subject to pruning as part of installation of the bridge connection and outfall structures:

- Tree #30, California buckeye: The tree would be preserved and protected, but also pruned to create clearance for the bridge connection;
- Tree #31, red willow: The tree would be preserved and protected, but also pruned to create clearance for the bridge connection;
- Tree #53, red willow: The tree would be preserved and protected, but also pruned to create clearance for the bridge connection;
- Tree #64, California buckeye: The tree would be preserved and protected, but also pruned to create clearance for the proposed southern outfall structure.
- Tree #72, Oregon ash: The tree would be preserved and protected, but also pruned to create clearance for the proposed northern outfall structure.

In accordance with IZO Section 17.060, the removal, cutting down, or otherwise destruction of a protected tree requires a Tree Removal Permit issued by the City of Petaluma Community Development Department. All other trees in on-site areas and along the riparian corridor would be retained and protected in place during construction. The project would include the planting of 152 new trees, which includes 73 trees planted for the purposes of mitigating project impacts to protected trees, in accordance with IZO Section 17.065.

## Site Plan and Architectural Review

Pursuant to IZO Section 24.050, Site Plan and Architectural Review is required for proposed uses of more than one dwelling unit per lot, except for accessory dwellings. The purpose of the review is to ensure compliance with the development standards set forth by the IZO and to promote the orderly and harmonious development of the City. The project would consist of 59 units on a single lot. As such, the project is subject to Site Plan and Architectural Review.

## 3.6 PROJECT APPROVALS

The City of Petaluma has discretionary authority and is the lead agency for the project. The project would require City approval of the following entitlements:

- Vesting Tentative Parcel Map for Condominium purposes;
- Site Plan and Architectural Review; and
- Tree Removal Permit.

### Review or Approvals by Other Agencies

A number of other agencies will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. The agencies could include, but may not be limited to, the following:

- Section 401 Water Quality Certification (Regional Water Quality Control Board [RWQCB] – San Francisco Bay Region);
- Section 1600 Lake and Streambed Alteration Agreement (California Department of Fish Wildlife – Region 3);
- National Pollutant Discharge Elimination System (NPDES) Construction General Permit (RWQCB – San Francisco Bay Region); and
- NPDES Phase II MS4 General Permit (RWQCB – San Francisco Bay Region).

While not a State Responsible Agency, the proposed project could require issuance of a Clean Water Act Section 404 permit by the U.S. Army Corps of Engineers, if the project would result in discharges of fill below the Ordinary High-Water Mark of the Creek.