

3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

This section presents the Davidon (28-Lot) Residential Project proposed by Davidon Homes and the Putnam Park Extension Project proposed by the Kelly Creek Protection Project (KCPP) of Earth Island Institute. Together the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component constitute the Scott Ranch Project or the “proposed project” for the purpose of this analysis. Davidon Homes and KCPP are jointly referred to in this document as “the Applicants.”

This chapter also presents a description of the off-site Helen Putnam Regional Park Trail project (“regional park trail”) proposed by Sonoma County Regional Parks (SCRIP), see **Section 3.8, Regional Park Trail Project**. Although not being proposed jointly with the project, the Helen Putnam Regional Park Trail is considered a related project because it would provide a connection from proposed trails onsite north and south of Kelly Creek to existing offsite trails in Helen Putnam Regional Park.

The approximately 58.66-acre project site is located in the southwestern portion of the City of Petaluma adjacent to the City of Petaluma’s Urban Growth Boundary and southern city limit (**Figure 3.0-1, Project Location**). The site is currently used primarily for cattle grazing, with a barn complex (consisting of a two-story large red barn, the hay barn, and the garage/storage barn), an unoccupied mobile home, and the remnants of a collapsed farm house that had been destroyed by fire in the eastern portion of the site (**Figure 3.0-2, Existing Conditions**).

As detailed in **Section 1.2, Project History** of this RDEIR, the City circulated a Draft EIR for a 93-lot residential project in 2013 and subsequently circulated a Draft EIR for a 66/63-lot residential project in 2017. Following extensive public comments on prior iterations of the projects, the project has been modified again, to incorporate feedback received, by reducing by half the number of residential lots and preserving a majority of the site. The project is now a joint collaboration in which the Applicants are proposing a reduced residential development of 28 single-family residences and a public park with public amenities and preserved open space that would occupy the main portion of the project site (approximately 44 acres).

The Davidon (28-Lot) Residential Project component would be limited to approximately 15 acres of the project site, north of Kelly Creek, with 12 acres for the single-family homes and approximately 3 acres of common open space consisting primarily of steep slopes and wildlife corridors (**Figure 3.0-3, Davidon (28-Lot) Residential Project Component Site Plan**).

The Putnam Park Extension Project component would include multi-use trails both north and south of Kelly Creek, connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park to the west (**Figure 3.0-4, Putnam Park Extension Project Component Conceptual Plan**). The barn complex would be restored and adapted for public use. An amphitheater, group picnic area and playground would be added near the barn complex. A new trail parallel to D Street and up to three pedestrian bridges across Kelly Creek would be provided, as would two public parking lots, temporary and permanent restrooms, livestock fencing, infiltration basins and drainage features. This component would also restore Kelly Creek, as well as habitat, tributaries and drainage features on the site.

3.2 PROJECT SETTING

3.2.1 Regional Setting

The project site is located in the southwestern portion of the City of Petaluma in Sonoma County at the northwest and southwest corners of the Windsor Drive and D Street intersection. The project site is accessible by US Highway 101 (US 101) to the east and by Highway 116 to the north. The main arterial street that provides access from the freeway to the project area is D Street. Direct access to the site is provided by Windsor Drive and D Street.

Single-family subdivisions are located to the north (The Summit Above Petaluma, served by B Street), northwest (Victoria, served by Windsor Drive), and east (Pinnacle Heights, served by D Street and Sunnyslope Road) of the project site.

Helen Putnam Regional Park, maintained by SCRCP, is located immediately contiguous to the western boundary of the project site. The land to the south and southwest of the project site is unincorporated Sonoma County and is used for grazing as well as large lot single-family property. McNear Elementary School is located approximately 0.5 mile northeast of the project site on Sunnyslope Avenue.

3.2.2 Existing Site Conditions

The 58.66-acre project site, as shown in **Figure 3.0-2, Existing Conditions**, consists of two parcels. Parcel 1 (APN 019-120-041) is a 52.07-acre parcel on the south side of Windsor Drive and west of D Street, and Parcel 2 (APN 019-120-040) is a 6.59-acre parcel on the north side of Windsor Drive.

Parcel 1 is largely undeveloped and is used for grazing cattle. This parcel is characterized by rolling hills, with a section of Kelly Creek running west to east through the parcel. Elevations range from approximately 100 feet above mean sea level (amsl) at Kelly Creek to 380 feet amsl in the southwestern corner of the parcel.

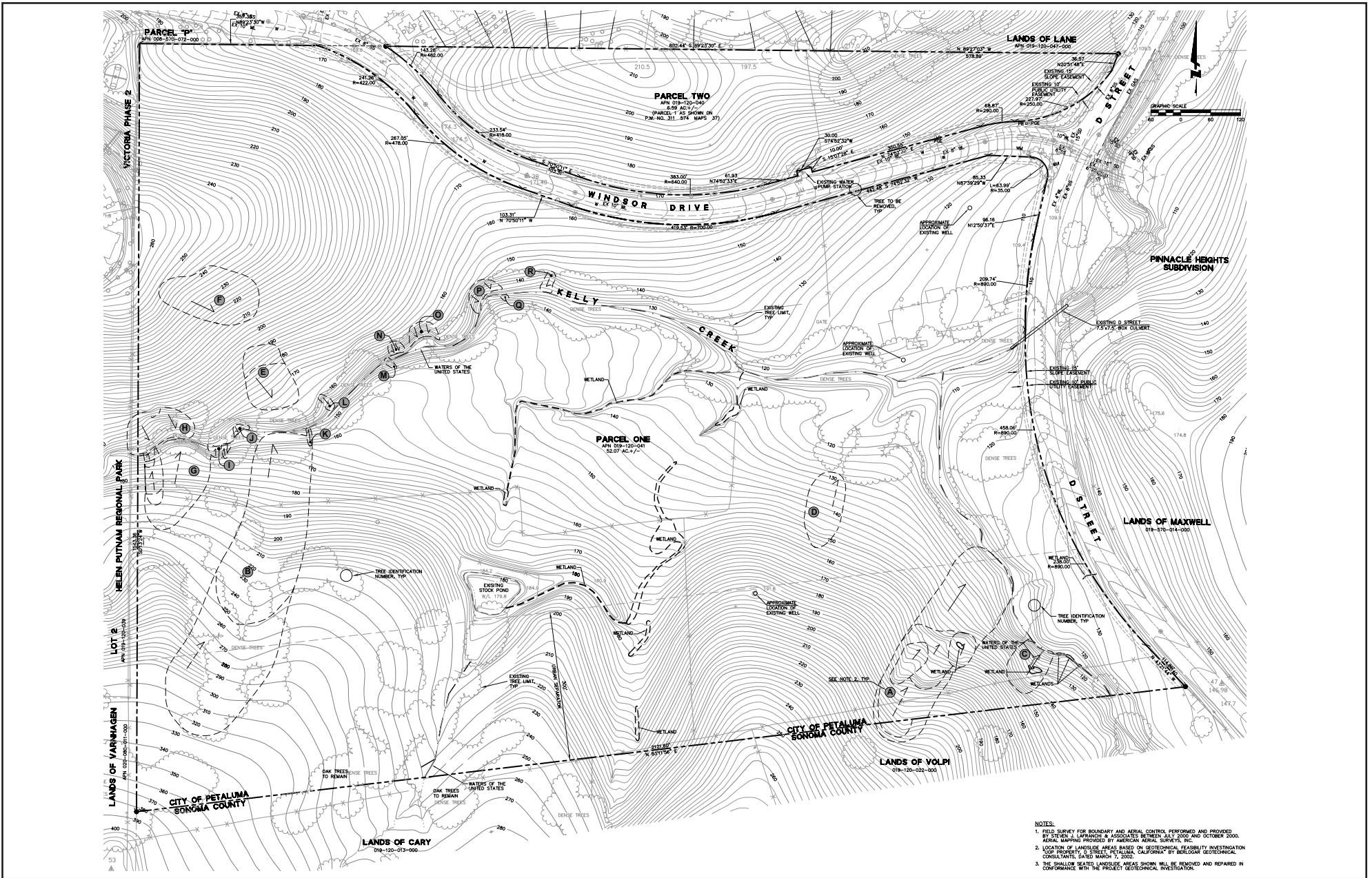


SOURCE: Impact Sciences, Inc., and Mapped, Inc., 2015

FIGURE 3.0-1

Project Location





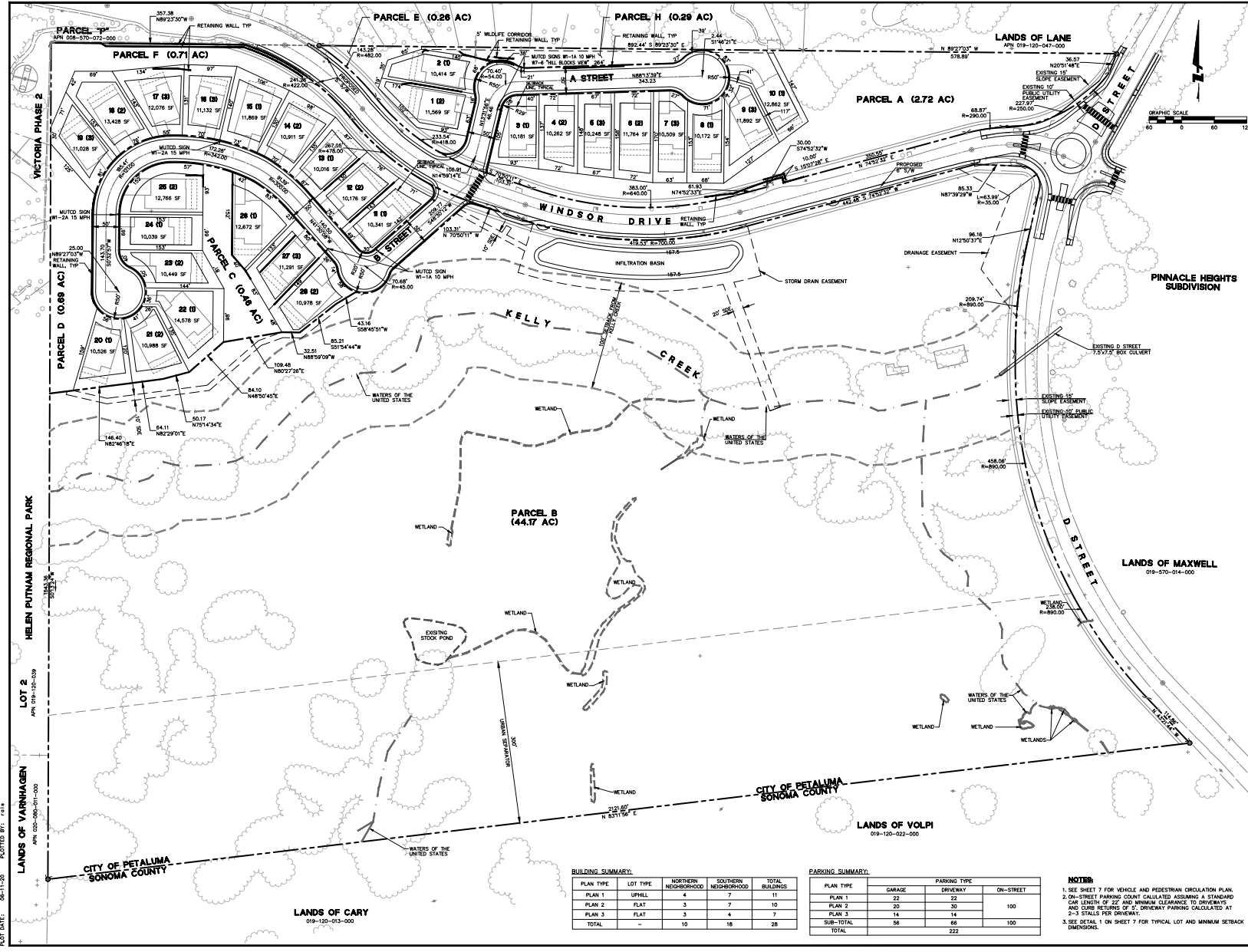
- NOTES:
1. FIELD SURVEY FOR BOUNDARY AND AERIAL CONTROL PERFORMED AND PROVIDED BY STEVEN J. LAWRENCE & ASSOCIATES BETWEEN JULY 2000 AND OCTOBER 2000. AERIAL MAPPING PROVIDED BY AMERICAN AERIAL SURVEYS, INC.
 2. LOCAL PROPERTY, D STREET, PETALUMA, CALIFORNIA BY BIRLOGGAR GEOTECHNICAL CONSULTANTS DATED MARCH 7, 2002.
 3. THE SHALLOW SEATED LANDSLIDE AREAS SHOWN WILL BE REMOVED AND REPAIRED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

SOURCE: BKF Engineers, 2019

FIGURE 3.0-2



Existing Conditions



BKF
ENGINEERING PLANNERS

250 WASHINGTON STREET, SUITE 200
PETALUMA, CA 94954
TEL: 707/465-5339 (FAX)
707/465-5339 (CELL)

DAVIDON HOMES / SCOTT RANCH
PLANNED UNIT DISTRICT - REVISED PROJECT - 28 LOTS
PROPOSED SITE PLAN

Scale	AS SHOWN
North Arrow	AS SHOWN
Sheet Number	5 of 7
Project No.	200000018
Date	08/11/20
Drawn By	JK
Checked By	JK
Approved By	JK
City of Petaluma	09-120-022-000

BUILDING SUMMARY:

PLAN TYPE	LOT TYPE	NORTHERN NEIGHBORHOOD	SOUTHERN NEIGHBORHOOD	TOTAL BUILDINGS
PLAN 1	UPHILL	4	7	11
PLAN 2	FLAT	3	7	10
PLAN 3	FLAT	3	4	7
TOTAL		10	18	28

PARKING SUMMARY:

PLAN TYPE	PARKING TYPE	
	GARAGE	DRIVEWAY ON-STREET
PLAN 1	22	22
PLAN 2	30	100
PLAN 3	14	14
SUB-TOTAL	66	100
TOTAL	222	

NOTES:

- SEE SHEET 7 FOR VEHICLE AND PEDESTRIAN CIRCULATION PLAN.
- ON-STREET PARKING COUNT CALCULATED ASSUMING A STANDARD CAR LENGTH OF 20' AND MINIMUM CLEARANCE TO DRIVEWAYS AND CURB RETURNS OF 2'. DRIVEWAY PARKING CALCULATED AT 2-3 STALLS FOR DRIVEWAYS.
- SEE DETAIL 1 ON SHEET 7 FOR TYPICAL LOT AND MINIMUM SETBACK DIMENSIONS.

SOURCE: BKF, 2020



FIGURE 3.0-3

Davidon (28-Lot) Residential Project Component Site Plan

In addition to Kelly Creek, which runs in a deeply incised channel on Parcel 1, there are several drainages on this parcel. An unnamed tributary to Kelly Creek flows along the west side of D Street north into Kelly Creek (referred to as “D Street Tributary”) and is shown in **Figure 3.0-2, Existing Conditions**. A stock pond is located on the property, in a natural drainage ravine in the middle of the southerly hillside, located about 40 feet above the Kelly Creek streambed and 350 feet north of the southerly property line. As shown in **Figure 3.0-2, Existing Conditions**, the stock pond receives flows from an intermittent drainage (“Upper Stock Pond Drainage”) that flows from the southern boundary of Parcel 1 into the stock pond. Overflow from the stock pond (“Stock Pond Drainage”) has been diverted out of its ravine and now meanders across the hill to an adjacent draw, where it combines with natural seepage to create a narrow, winding wetland approximately 600 feet in length. Another intermittent drainage (“Central Drainage”) is located in the central portion of Parcel 1 below the stock pond — this drainage flows north into Kelly Creek. In addition, seasonal wetlands and seeps occur on the hillside south of Kelly Creek.

Parcel 2 is made up of portions of two knolls and ranges in elevation from 210 feet amsl at the northern property line to an elevation of 150 feet amsl near Windsor Drive. The parcel is undeveloped land covered by grasslands with a group of oak, bay, and buckeye trees along the northern property line.

As shown in **Figure 3.0-5, Project Aerial**, grasslands occupy most of the project site. There are approximately 500 trees, as well as rock outcroppings. Tree species on the project site qualifying as City Protected Tree species include native oaks, California buckeye, and California bay; significant groves or stands of trees, trees located in riparian corridors and trees located in the City right-of-way, regardless of species, are also Protected Trees. The Kelly Creek riparian area is lined with numerous trees including native oaks. A stand of oak trees is located in the southwestern corner of the project site.

The elevations range widely from Kelly Creek at lower elevations with slopes increasing to the north and south. The greatest slopes are located in the southwestern corner of the project site. Parcel 2 has an average slope of 20.30 percent and Parcel 1 has an average slope of 21.27 percent (see **Figure 3.0-6, Project Site Slopes**). Parcel 2 does not contain any landslide areas. Parcel 1 contains shallow landslides on the flanks of hillsides (4-12 feet deep) and along Kelly Creek (3-5 feet deep) (**Figure 3.0-2, Existing Conditions**).

Both parcels within the project site contain 10-foot public utility and 15-foot slope easements along the D Street and Windsor Drive rights-of-way. A municipal water pump station is located within the public utility easement along Windsor Drive. The pump station is in use by the City to pump municipal water up the hillside to serve residents at existing subdivisions.

A barn complex (including the large red barn), unoccupied mobile home, remnants of a collapsed farm house, an old dairy equipment cleaning shed, and three unused brick-lined hand dug wells are located in

the eastern portion of Parcel 2 along the edge of Kelly Creek (**Figure 3.0-7, Existing Structures**).¹ There is an existing gate providing access to the barn complex from D Street.

The project site is within the West Hills planning subarea and the majority of the site is designated as Very Low Density Residential (0.6 to 2.5 dwelling units per acre) in the City's General Plan Land Use map (**Figure 3.0-8, Land Use Designation**). A 300-foot band along the southern boundary of the project site is designated Urban Separator on the General Plan Land Use map. The buffer area along both sides of Kelly Creek is designated Open Space. In addition, the General Plan identifies a *Proposed City Park* on the project site at the southwest corner of the D Street and Windsor Drive intersection that would accommodate an estimated 3 acres for passive recreational facilities.

The project site is zoned R1 (Residential 1) on the City's Zoning Map, which is applied to areas of single-family developments, primarily in the western hillsides, with densities ranging from 0.6 to 2.5 units per acre. The minimum lot size under the R1 district is 20,000 square feet. As further described in **Section 3.4.2, Zoning Map Amendment, Planning Unit Development Plan and Guidelines**, the project is proposing a zoning map amendment to change the R1 zoning to a Planned Unit Development (PUD).

3.3 PROJECT OBJECTIVES

The City of Petaluma has developed the following primary objectives for the proposed project to satisfy *CEQA Guidelines* Section 15124(b). The City's objectives are to:

- provide development consistent with the City's long-term development goals, especially as related to the provision of additional housing;
- develop the project site in a manner that preserves the uniqueness and gateway value of the site;
- implement General Plan policies related to establishment of an Urban Separator and the Petaluma ring trail system; and
- provide improved recreational access to the Helen Putnam Regional Park.

The project applicants' key objectives for the proposed project are to:

- promote and maximize new housing opportunities within the urban growth boundary thereby discouraging urban sprawl;

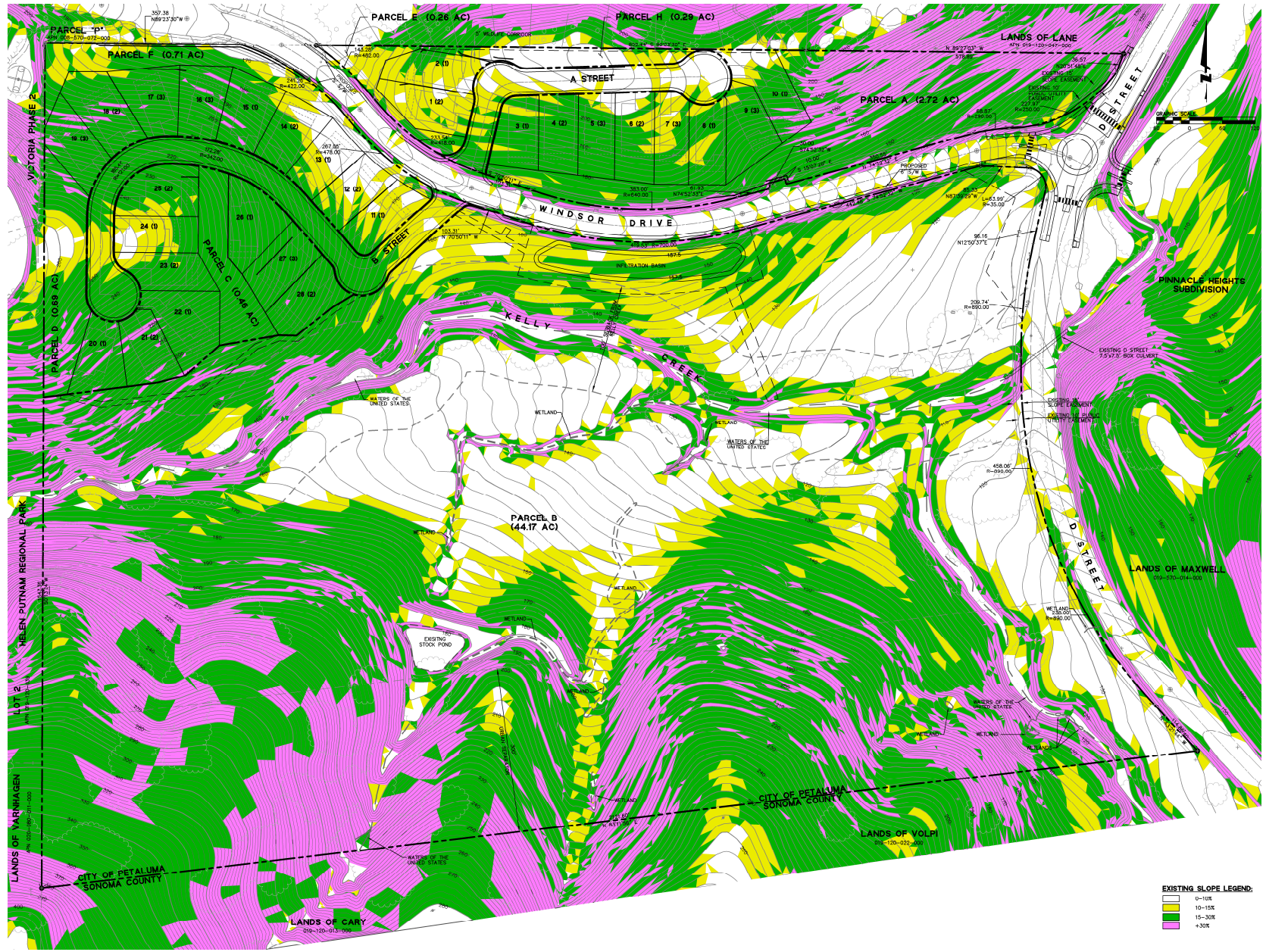
¹ The old dairy equipment cleaning shed is also called a pump house in supporting technical documents. The unused well located south of Kelly Creek, east of the stock pond, is also called "unknown structure" or "water holding tank" in supporting technical documents.



SOURCE: Google Earth, 2015

FIGURE 3.0-5

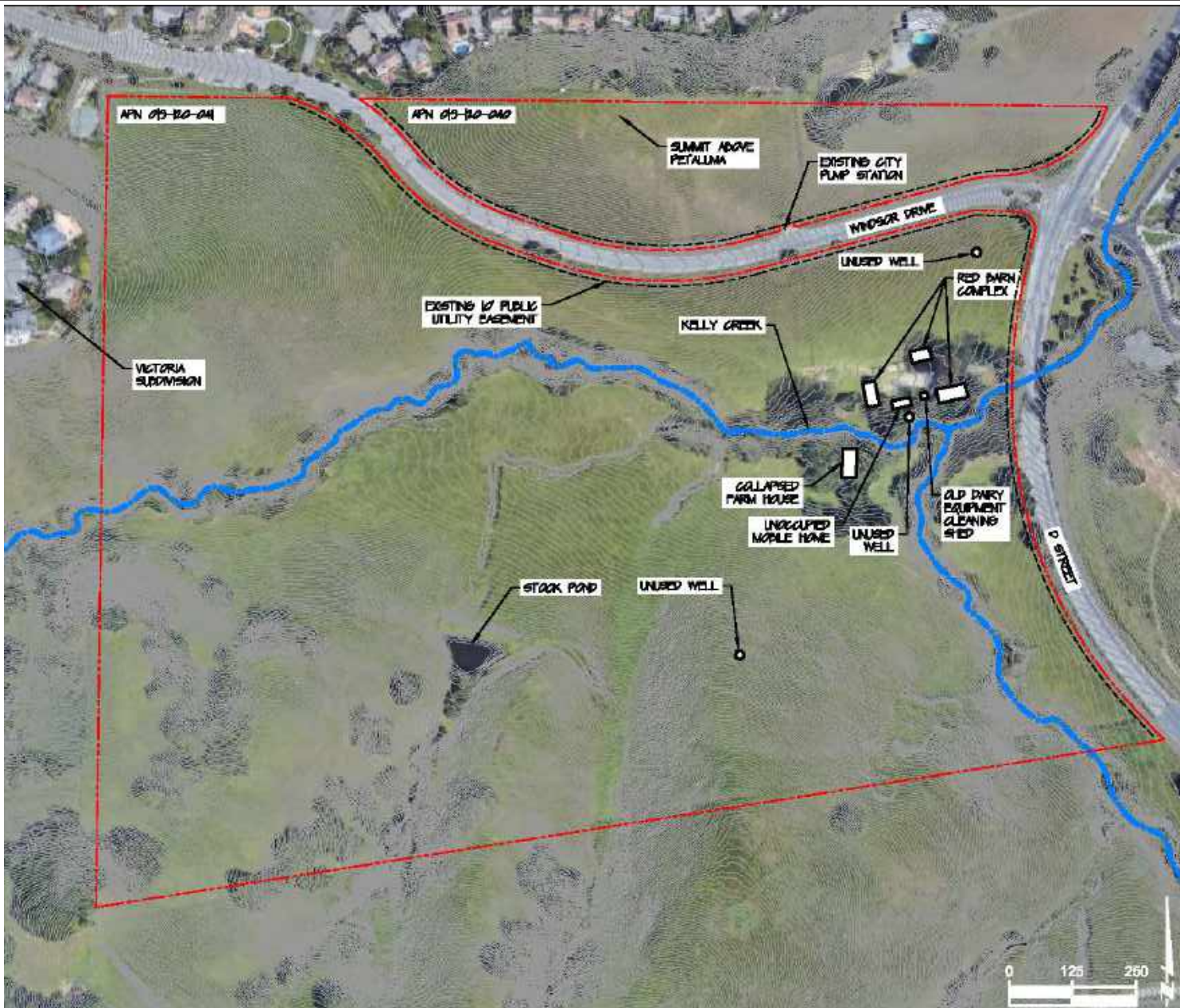
Project Aerial



SOURCE: BKF Engineers, 2019

FIGURE 3.0-6

Project Site Slopes



SOURCE: Prunuske Chatham, 2019

FIGURE 3.0-7

Existing Structures

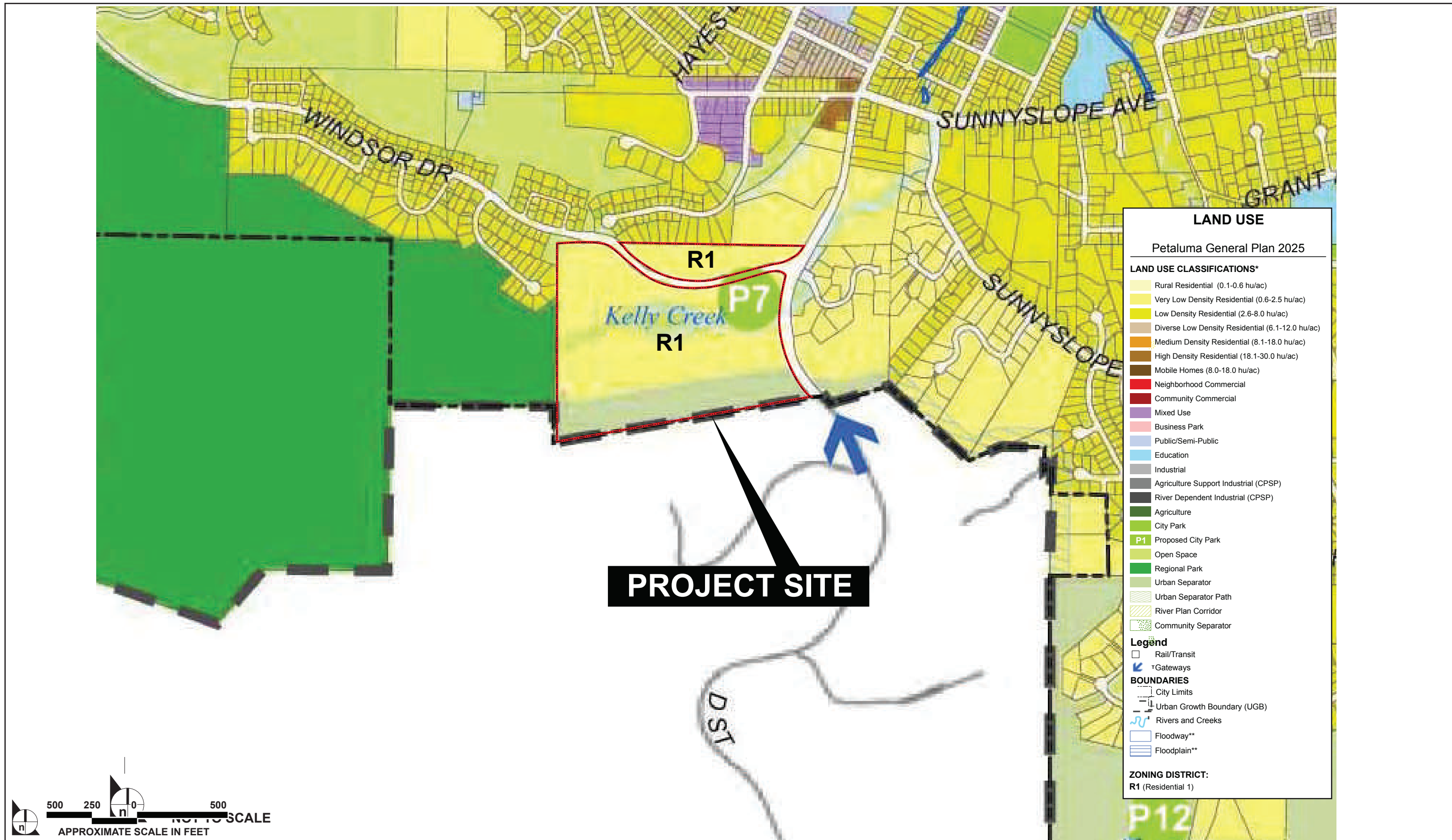


FIGURE 3.0-8

- develop a high-quality residential project on the west side of Petaluma, compatible with existing residential subdivisions in the neighborhood and with rural and park areas to the south and west of the site;
- permanently preserve sensitive biological and geological areas of the site as protected open space;
- preserve and enhance Kelly Creek in its natural state;
- preserve the barn complex;
- provide a public pedestrian/bicycle trail connecting to Helen Putnam Regional Park; and
- provide a large extension of the Helen Putnam Regional Park, incorporating new trails, a restored barn complex, habitat and waterway enhancements, and related features.

3.4 PROJECT ENTITLEMENTS

The project Applicants have requested the following approvals for the proposed project: (1) a General Plan Amendment to modify and clarify General Plan Policy 2-P-68, (2) Amendment of General Plan Figure 5-2, (3) a rezoning from Residential 1 (R1) to a Planned Unit District (PUD), (4) adoption of Planned Unit Development Plan and Guidelines; and (5) a Vesting Tentative Map to subdivide the project parcels into residential, open space, public access and parking lots. Each of these discretionary approvals is described in detail below. In addition, Site Plan and Architectural Review (SPAR) will be required for development of the single-family homes, associated landscaping, and lighting in the residential component and for public improvements proposed as part of the Putnam Park Extension Project component.

3.4.1 General Plan Amendments

Proposed Changes to General Plan Policy 2-P-68

The City of Petaluma General Plan 2025 contains Policy 2-P-68 listed below which is specifically focused on the project site.

Policy 2-P-68: Preserve 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' setback from D Street with no sound walls.
- Maintain a minimum of a 100' setback along Kelly Creek and its tributaries.
- Preserve the red barns in place, designate them historic and encourage the incorporation of a nature study area.

- 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.

The project proposes to amend this policy as indicated below, with additions in underline and deletions in ~~strikeout~~.

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.
- 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.

Proposed Changes to General Plan Figure 5-2, Bicycle Facilities

The project proposes to amend General Plan Figure 5-2, Bicycle Facilities, to delete “Recreational Trail Proposed” from the southern boundary of the Urban Separator on Scott Ranch (**Figure 3.0-9, Proposed Amendments to General Plan Figure 5-2, Bicycle Facilities**). The project would add “Class I Off-Street-Proposed” in or near the right-of-way at the eastern boundary of Scott Ranch starting at the site’s southeast corner and connecting to the “Class I Off-Street-Proposed” (Kelly Creek) trail. The proposed trail along Kelly Creek would connect to the proposed offsite regional trail at Helen Putnam Park, thereby providing adequate connectivity to local and regional trails even with removal of the “Recreational Trail Proposed” within the Urban Separator as contemplated by the General Plan.

3.4.2 Zoning Map Amendment, Planning Unit Development Plan and Guidelines

As noted above, the project site is zoned R1 with densities ranging from 0.6 to 2.5 units per acre and a minimum lot size of 20,000 square feet, which would allow up to 110 residential lots.² The proposed project would rezone the project site from R1 to Planned Unit District (PUD) to adopt project-specific development standards that accommodate residential development and open space and park land. The proposed PUD development standards for the residential development are shown in **Table 3.0-1** below. The PUD would comply with GP Policies 1-P-17 and 2-P-63 by clustering the single-family homes in two areas on the project site to maximize open space areas and avoid construction of the proposed new homes on prominent ridgelines.

3.4.3 Vesting Tentative Map

The proposed project includes a request for approval of a Vesting Tentative Map to subdivide the 58.66-acre project site into single-family residential, open space, common area and park lots. Lot sizes would range from approximately 10,000 square feet for the smallest residential lot, 2.74 acres for the largest common open space lot within the residential component, to 44.18 acres for the Putnam Park Extension Project component lot.

² The net acreage of the site is 44.23 acres (excludes public or private rights-of-way, public open space and floodways, but does not exclude the Urban Separator per Policy 1-P-19). As such, the number of units allowed to be developed on the project site ranges between 28 and 110 dwelling units.

3.5 DESCRIPTION OF THE PROJECT COMPONENTS

3.5.1 Davidon (28-Lot) Residential Project Component

Residences

Approximately 25 percent of the project site (15 acres) would be developed with 28-lot single-family residences, streets, and common open space. The single-family residences would be developed along two new proposed streets—one new street would branch north of Windsor Drive and a second new street would branch south of Windsor Drive. The homes would be arranged in clusters off each of the two proposed streets. **Figure 3.0-3, Davidon (28-Lot) Residential Project Component** shows lot lines for the residential component. Retaining walls would be constructed as necessary between and along the proposed lot lines. **Figure 3.0-10, Retaining Walls Design**, shows the design of the retaining walls that would be installed.

**Table 3.0-1
Proposed PUD Development Standards**

Development Standards	R-1 Zoning Standards	Hillside Subdivision Standards	Proposed PUD Development Standards
Lot Size			
Minimum Lot Area	20,000 sf	18,271 sf ¹	10,000 sf
Minimum Lot Width (Interior lot)	100 ft	–	50 ft
Minimum Lot Width (Corner lot)	110 ft	–	60 ft ²
Minimum Lot Depth	130 ft	–	110 ft
Setbacks			
Minimum Front Yard	30 ft	–	20 ft
Minimum Side (Interior)	15 ft	–	5 ft
Minimum Side (Street side)	30 ft	–	5 ft
Minimum Rear Yard	30 ft	–	20 ft
Minimum Garage front	30 ft	–	20 ft
Minimum Aggregate Side Yard Setback	--	--	15 ft
Height Limit			
Maximum Building Height	25 ft	30 ft ³	30 ft

Source: City of Petaluma Community Development Department, IZO.

Note:

sf — square feet

ft — feet

¹ Because the formula in Section 16.070(C) of the IZO results in a minimum lot area of 18,271 sf, which is less than the 20,000 sf minimum lot area under the R-1 zone, the 20,000 minimum lot area applies.

² Measured at structure

³ Under IZO Section 16.060, calculated from the uppermost point of the roof to the point in grade directly below

Figure 5-2

PROPOSED AND EXISTING BICYCLE FACILITIES

Petaluma General Plan 2025

Bike Facilities

- + Existing Bike Rack Location
- ⊕ Proposed Bike Rack Location
- Class I - Off Street - Existing
- ⋯ Class I - Off Street - Proposed
- Class I/II - On Street, Non-stripped - Existing
- Class II - On Street, Striped - Existing
- ⋯ Class II - On Street, Striped - Proposed
- Class III - On Street, Signed - Existing
- ⋯ Class III - On Street, Signed - Proposed
- Recreational Trail, Existing
- ⋯ Recreational Trail - Proposed

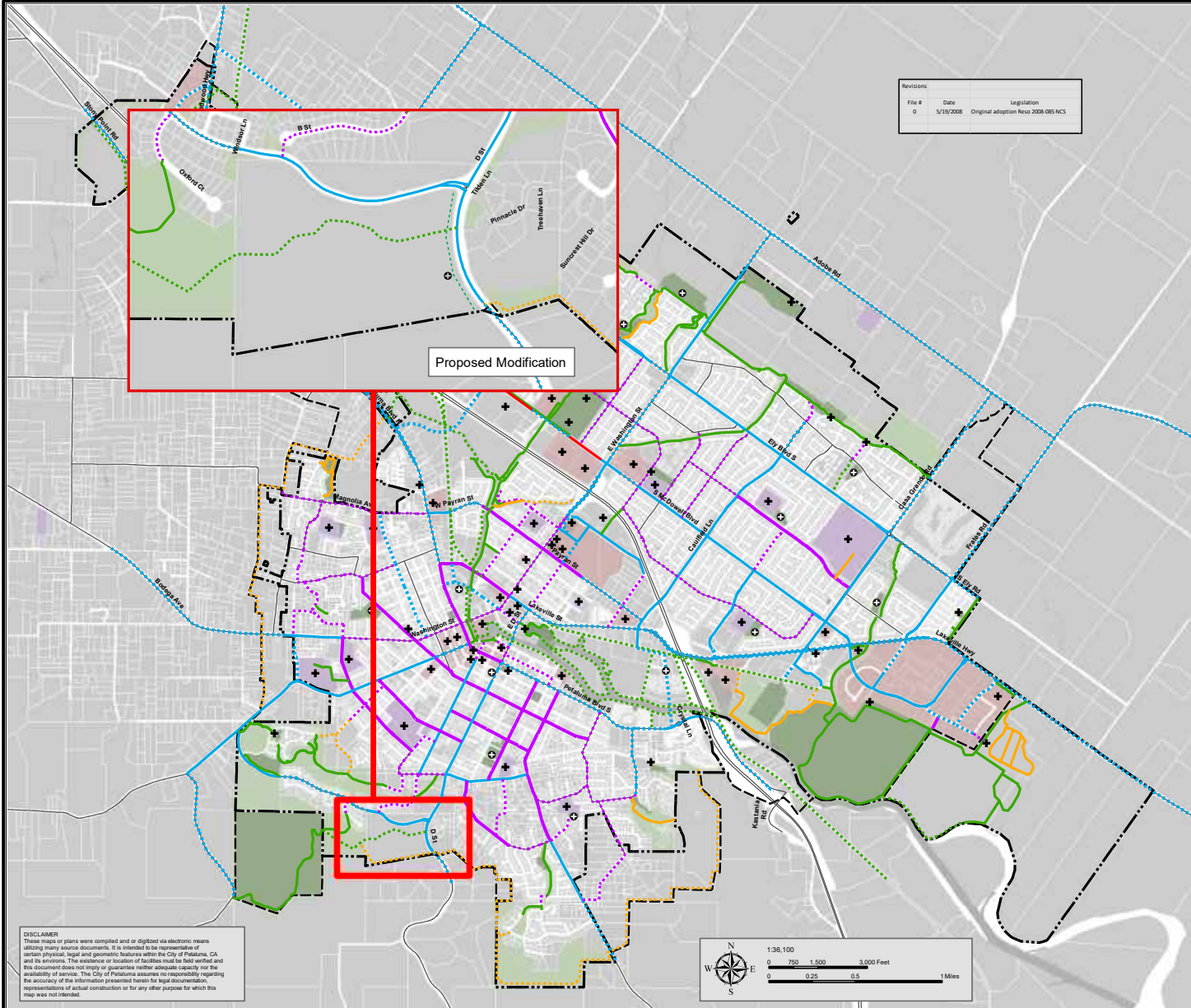
Destinations

- Schools
- Retail / Employment
- Open Space
- Park

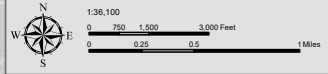
Boundaries

- ⋯ City Limit
- ⋯ Urban Growth Boundary (UGB)

Revisions	File #	Date	Legislation
	0	5/19/2008	Original adoption Reso 2008-085 MCS



DISCLAIMER
These maps or plans were compiled and/or digitized via electronic means utilizing many source documents. It is intended to be representative of certain physical, legal and geometric features within the City of Petaluma, CA and its environs. The existence or location of facilities must be field verified and this document does not imply or guarantee neither adequate capacity nor the availability of service. The City of Petaluma assumes no responsibility regarding the accuracy of the information presented herein for legal documentation, representations of actual construction or for any other purpose for which this map was not intended.



City of Petaluma
11 English Street
Petaluma, CA 94952
cdd@ci.petaluma.ca.us



SOURCE: Impact Sciences, 2020

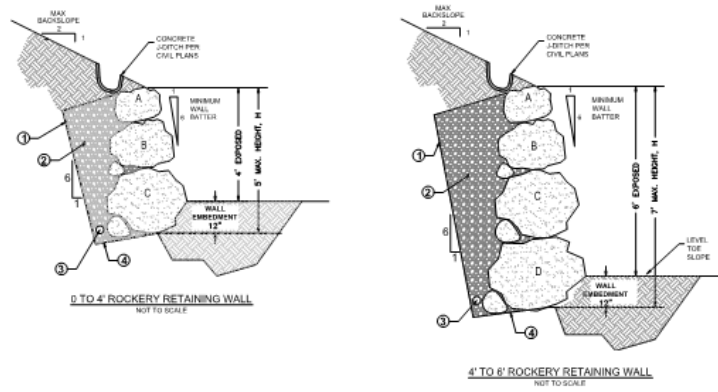
FIGURE 3.0-9

Proposed Amendments to General Plan Figure 5-2, Bicycle Facilities

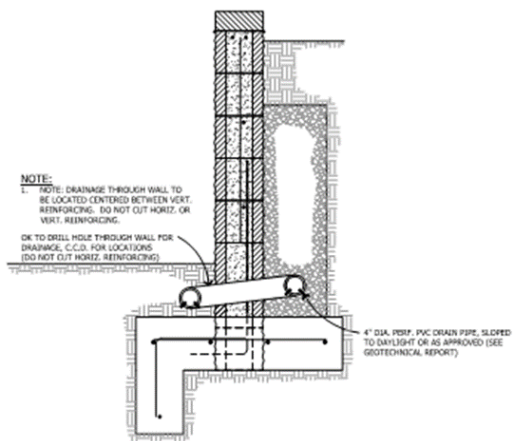


1222.001-12/20

Drystack Rockery Retaining Wall



Drystack Masonry Retaining Wall



SOURCE: BKF, 2019

FIGURE 3.0-10

The minimum lot size would be 10,000 square feet (sf) while the average lot size would be 11,245 sf. As shown in **Table 3.0-2, Characteristics of the Proposed Single-Family Residences**, the residences would range in size between 2,678 sf and 3,523 sf and would be constructed in three potential floor-plan configurations: 2,678 sf single-story, a 2,928 sf single-story, and 3,523 sf two-story plans (**Figures 3.0-11 through 3.0-13**). In total, there would be 21 single-story and 7 two-story homes. Each configuration would have three different elevations. Architectural styles of the residences would include Spanish, Craftsman, Farmhouse or California Ranch (**Figure 3.0-14 Architectural Styles**). Architectural detailing of mosaic tiles, iron elements, front porches with railings and precast concrete would be utilized to enhance the front elevations. Exterior materials would include a mix of stucco, hardboard siding, cultured stone, and masonry. All roofs would be made of concrete tile. Indoor and outdoor lighting would be installed in and around the single-family homes. The lighting would conform to the requirements of the City of Petaluma Implementing Zoning Ordinance (IZO) Section 21.040.D to control glare.

**Table 3.0-2
Characteristics of the Proposed Single-Family Residences**

Residence Type	Number of Residences	Size
Single-story homes	21	2,678 sf
		2,928 sf
Two-story homes	7	3,523 sf

Streets and Access Improvements

The Davidon (28-Lot) Residential Project component would include two new public streets (A and B Streets). The two new roads would include curbs, gutters, and sidewalks per City standards. Street lighting would also be installed along the new streets per City standards, and would be shielded and focused on the project site to minimize potential spillover. Parking lanes would be provided on both sides of the new roads.

A roundabout on City right-of-way at the intersection of D Street and Windsor Drive would be developed as part of the residential project component. **Figure 3.0-3, Davidon (28-Lot) Residential Project Component** shows the configuration of the proposed roundabout. The roundabout would provide crosswalks on all approaches with Rectangular Rapid Flash Beacons (RRFB) per CA Manual on Uniform Traffic Control Devices (CA-MUTCD) standards.

A six-foot sidewalk would be provided on the south side of Windsor Drive from the new intersection to D Street. Public benches would be installed at appropriate locations along Windsor Drive subject to the approval of the City through Site Plan and Architectural Review.

In addition, the Davidon (28-Lot) Residential Project component would include a tr, for a distance of approximately 800 feet, to connect with the existing sidewalk on D Street. The sidewalk improvement would fill the gap in the City Standard sidewalk between Pinnacle Drive and Sunnyslope Avenue by replacing existing asphalt sidewalk with City standard concrete sidewalk (**Figure 3.0-15, Off-site D Street Sidewalk Improvement**). The Class II bicycle path along this segment would remain. Some sections of the sidewalk improvement may require a protective outside rail as the slope drops off steeply.

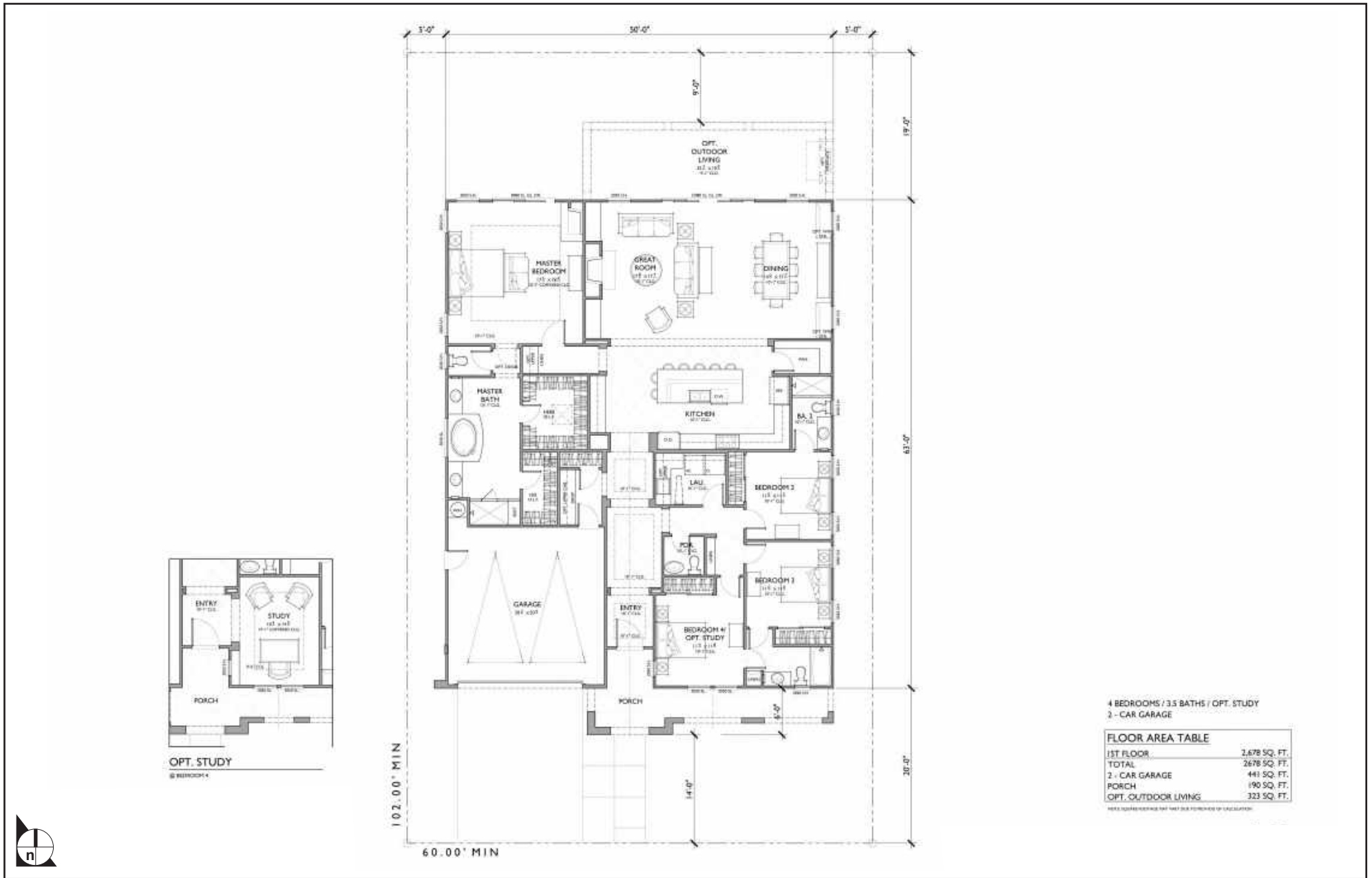
Utilities Improvements

Development of the Davidon (28-Lot) Residential Project would include a network of public 8-inch water mains that would be installed throughout the residential lots and connect to the existing 10-inch water main located along the project frontage in Windsor Drive.

Wastewater infrastructure improvements for the proposed residences would include extending the public sanitary sewer mains along Windsor Drive. In addition, infrastructure improvements as part of the development of the residential project component would include extending the sewer lines and other utilities south toward a stub out located near the service vehicle entrance to the barn center along D Street to facilitate the provision of utilities to the Putnam Park Extension Project component.

Storm drains would be installed in the new streets that serve the proposed residences to collect runoff generated by new impervious surfaces. Collected storm water would be detained and infiltrated onsite before eventual discharge into Kelly Creek via a new outfall. A detention and infiltration basin would be constructed south of Windsor Drive (see **Figure 3.0-3, Davidon [28-Lot] Residential Project Component**). Another detention and infiltration basin would be installed at the southwest corner of Windsor Drive and D Street to capture existing, untreated runoff from Windsor Drive. The runoff would be intercepted on Windsor Drive in a newly constructed drop inlet and flow into a vegetated swale leading to the proposed infiltration basin. The basin would allow all low flows to enter the creek via a vegetated, low flow bypass swale. The outflow of this basin would discharge into Kelly Creek just upstream of the existing storm drain outfall through a rock channel (see **Figure 3.0-4**).

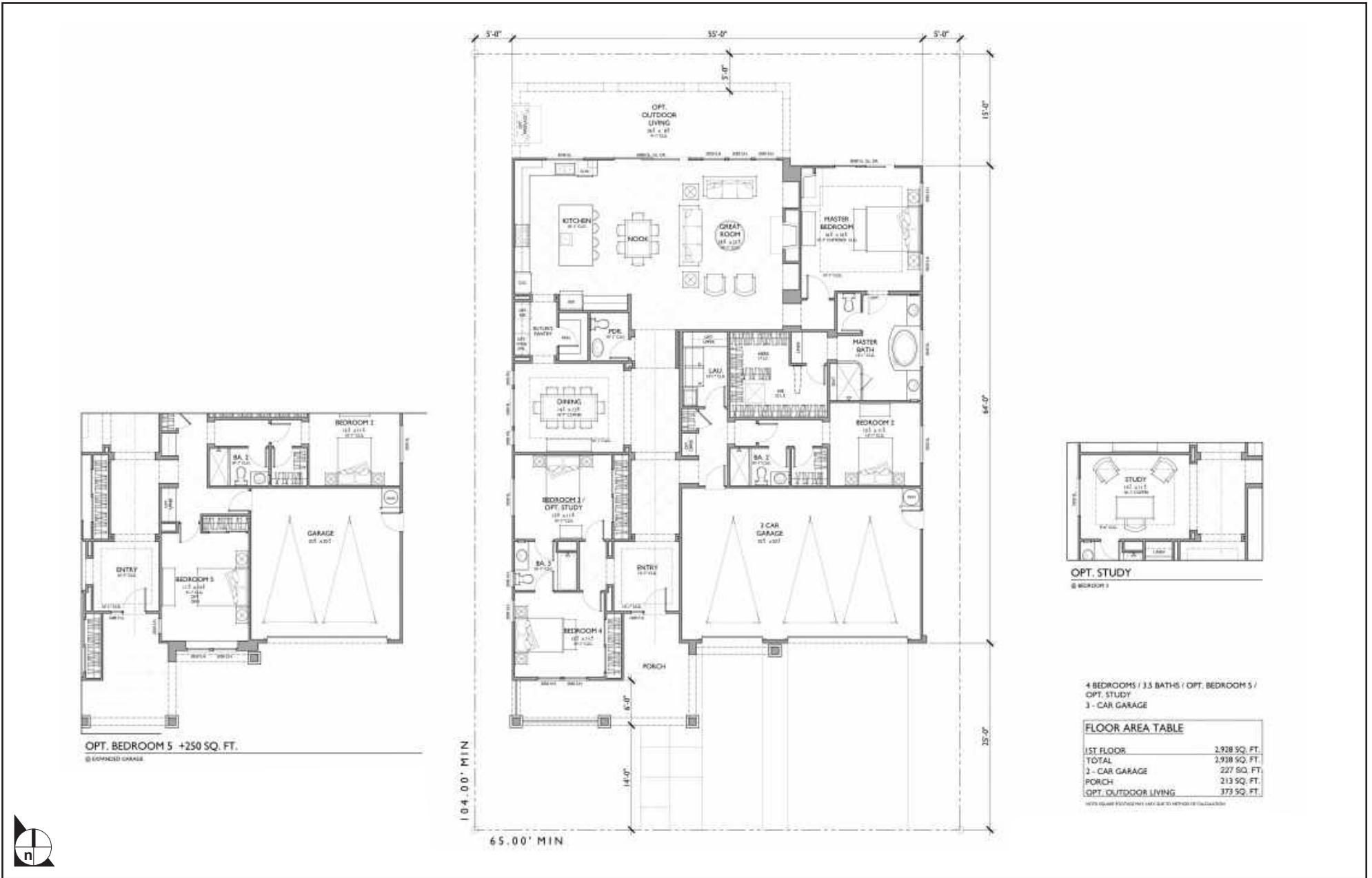
Public utility easements would be installed along the street rights-of-way of the new proposed streets to allow for joint trench facilities such as pull boxes and transformers. New electric, gas, and communication facilities would be installed underground in a joint trench.



SOURCE: Bassenian | Logani Architects, Davidon Homes, 2018.

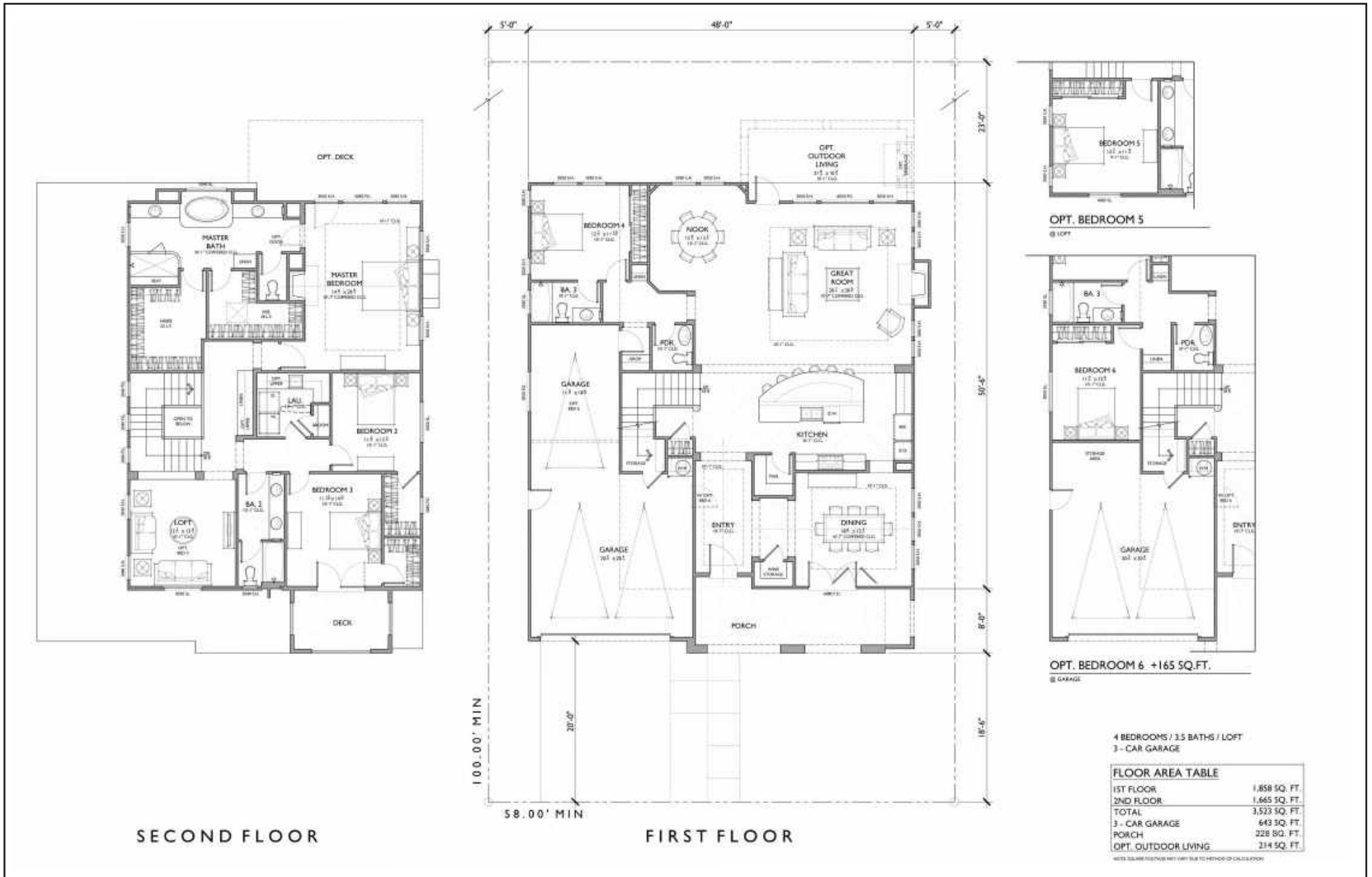
FIGURE 3.0-11

Representative Floor Plan Configuration for 2,678 sf Single-Story Home



SOURCE: Bassenian | Logani Architects, Davidon Homes, 2018.

FIGURE 3.0-12



SOURCE: Bassenian | Logani Architects, Davidon Homes, 2018.

FIGURE 3.0-13

Representative Floor Plan Configuration for 3,523 sf Two-Story Home



SPANISH-'B'



FARMHOUSE-'F'



CALIFORNIA RANCH-'E'

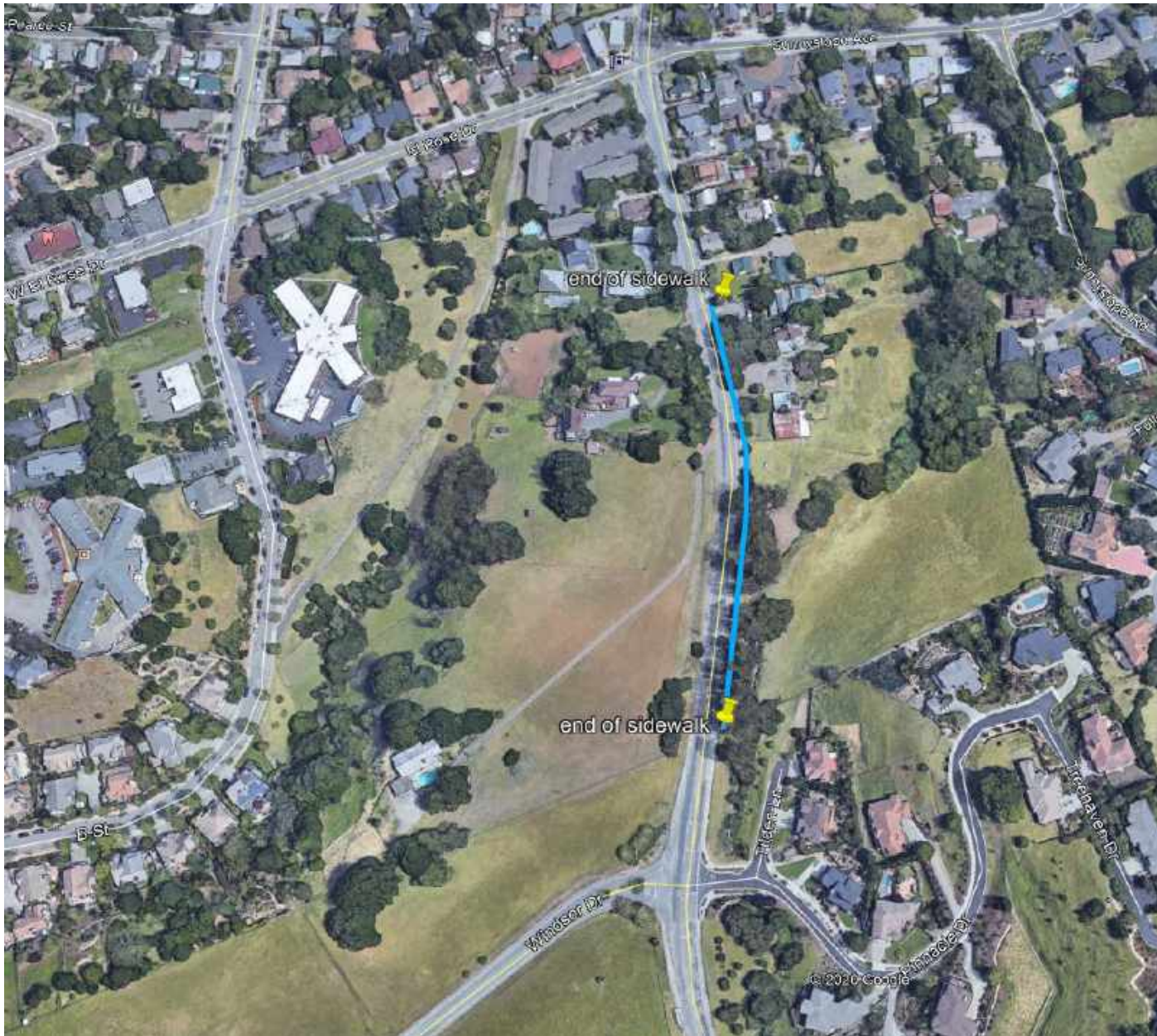


CALIFORNIA RANCH-'E'
(CORNER LOT)



SOURCE: Bassenian | Logani Architects, Davidon Homes, 2018.

FIGURE 3.0-14



SOURCE: Google Maps, 2020.

FIGURE 3.0-15

Off-Site D Street Sidewalk Improvement

Sustainable Design Features

Residences would incorporate sustainable design features, including solar energy generation, in compliance with the new Building Energy Efficiency Standards of California Building Code Title 24. The project residences would generate enough energy from renewable sources to offset all on site electricity use. This would be accomplished through a combination of highly efficient building systems and solar power generation at each residence. California is the first state in the U.S. to require zero net electricity residences. The residences would use natural gas for furnaces, water heaters, cooktops and fireplace inserts.

The proposed project would also incorporate water conservation measures pursuant to applicable standards contained in Petaluma Municipal Code, Chapter 15.17, including the following:

Indoor Features

- Approved high efficiency toilets (HET) as designated on the city's list of qualifying HETs.
- Lavatory and/or bar faucets not exceeding 1.5 gallons per minute
- Showerheads with a flow rate of 2.0 gallons per minute or less
- Shower units with more than one showerhead would have each showerhead plumbed so it can be turned on and off independently from each other
- Kitchen and/or utility sink faucets not exceeding 2.2 gallons per minute
- High efficiency clothes washers (water factor of 6.0 or less)
- High efficiency dishwashers (Energy Star rated)

Outdoor Features

- Landscaping and irrigation systems that meet the following requirements, in accordance with the current Petaluma Water Efficient Landscape Ordinance:
 - Weather-based irrigation controller with rain shutoff
 - Flow sensor and master valve shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials

- Use of landscaping contouring to minimize precipitation runoff

In addition to measures required under state and local law, the residential component would include solar panels and electric vehicle charger connections in each residence.

3.5.2 Putnam Park Extension Project Component

The proposed Putnam Park Extension Project component would extend the existing Helen Putnam Regional Park eastward to D Street by developing a park area on the approximately 44 acres that constitute most of the project site and lie on the southwest corner of the intersection of Windsor Drive and D Street. **Figure 3.0-4, Putnam Park Extension Project Component Conceptual Plan**, shows the location of the Putnam Park Extension Project component with respect to the proposed homes and common open space that would occupy the northern portion of the project site. The Putnam Park Extension Project component would include demolition of the existing unoccupied mobile home and the remnants of the collapsed farm home that was destroyed in a fire. It would also include restoration of the barn complex and development of a barn center, a trail network, playground, picnic areas, parking, and restrooms. The park extension would also include pasture improvements, enhancement to the stock pond, ephemeral drainages stabilization, riparian corridor enhancement for Kelly Creek and the D Street Tributary, and two infiltration basins. The proposed project would result in the transfer of title of approximately 44 acres of the project site to the Sonoma County Regional Parks to be retained for public recreation and as open space and protected habitat.

Demolition

The structures to be demolished as part of the proposed project would be a 1,000-square-foot mobile home and the remnants of a 2,000-square-foot collapsed farm home that was destroyed in a fire.

Barn Restoration and Barn Center

Several structures exist on the property north of Kelly Creek along D Street, including three barn structures and an old dairy equipment cleaning shed (**Figure 3.0-2, Existing Conditions**). The proposed project would develop a barn center that would include the renovation of the existing barn complex and the cleaning shed (one of the barns would be converted into an agricultural museum), pathways between the structures (surfaced with ADA-compliant material), bike parking, information kiosks, vegetable gardens, demonstration and working corrals, antique farm equipment with a hand pump, and an amphitheater for outdoor learning activities. Restoration of the barn structures would most likely allow the barns to remain in their current location. However, if necessary to ensure the structural stability of the barns, provide a

sound foundation, and/or prevent the barns from eventually collapsing into the creek channel, the barns may be relocated farther away from the creek bank, but would remain in the same general location.

Access to the barn center is currently provided via D Street by a driveway, which would be improved and used as a service vehicle entrance with removable bollards to prohibit automobile use. Indirect emergency vehicle access to the Putnam Park Extension Project component also would be provided via surface lots on D Street and B Street. Bus parking for school groups would be available through the D Street driveway by reservation. The barn center would be visible from D Street and accessible from the main parking lot (or lower parking lot). Interpretive signage providing information on the history of the site and agriculture in the area would be included. Exterior lighting would be installed around the barns for security and to discourage vandalism.

Trail Network

The proposed project would include a multi-use trail network of approximately one mile. This would include a multi-use loop trail of approximately 0.7 mile that would run along the north and south sides of Kelly Creek.

A 0.35-mile section of the loop trail along the north side of Kelly Creek (north trail) would connect Helen Putnam Regional Park on the west end of the project site to the barn center on the east end of the project site. Access to this trail section would be from the upper parking lot through a four-foot-wide, 0.02-mile-long, ADA-compliant trail (**Figure 3.0-4, Putnam Park Extension Project Component Conceptual Plan**). The north trail would be surfaced with ADA-compliant material, such as park tread, asphalt, or decomposed granite. The majority of the north trail would be ten feet wide and designed to meet ADA-accessibility requirements. The north trail would narrow to four feet just before connecting with Helen Putnam Regional Park where terrain steepens.

The loop trail section along the south side of Kelly Creek (south trail) would also be approximately 0.35-mile long and would connect to the north trail through a pedestrian bridge at the west end of the project site and extend to the proposed group picnic area and barn center where it connects again with the north trail. The south trail would be four feet wide and would also be surfaced with ADA-compliant material.

The project also includes two trails that run parallel to D Street. The first is an approximately 0.25-mile Class I trail that would be constructed from the southeast corner of the project site along D Street to connect with a proposed sidewalk at the northeast corner of the site. This trail would be 10 feet wide, with 2-foot gravel shoulders, and surfaced with asphalt or other stabilized surface. There would be a minimum 5-foot separation (landscape strip) between the edge of pavement of the Class 1 trail and the roadway (in addition

to the shoulder widths). The trail would transition to a Class II facility at the existing crossing over Kelly Creek.

The second trail would be an 8-foot wide paved trail with 2-foot shoulders that travels through the park, along the west side of the main parking lot, through a proposed playground area, over a footbridge above Kelly Creek, and through the barn center.

The proposed project, as shown in **Figure 3.0-4, Putnam Park Extension Project Component Site Plan**, includes both of these trails.

Playground and Picnic Areas

An approximately 4,000-square-foot playground would be constructed between the main parking lot and Kelly Creek. The playground could include features such as a climbing tree, boulders, slide, swing, and play structure. Across the proposed Class I trail alignment parallel to D Street and east of the playground, a small area would be developed with picnic tables and a sundial. Native butterfly gardens would be planted on both sides of the Class I trail. A vegetated berm would be placed between these areas and D Street to screen D Street vehicular traffic.

An approximately 10,000-square-foot group picnic area would be developed just before the entrance to the loop trail, along the trail south of Kelly Creek and west of the D Street tributary. The group picnic area would be surfaced primarily with permeable material. It would include accessible picnic tables. Isolated wood benches would also be placed along Windsor Drive and at select locations throughout the park.

Pasture Improvement, Stock Pond Enhancement, and Habitat Conservation

Livestock exclusion fencing (5 strand barbed wire wildlife friendly with smooth wire on the bottom) would be installed to keep cattle from entering Kelly Creek and the D Street Tributary. Additional livestock exclusionary fencing on the south side of Kelly Creek would prevent park users from creating unauthorized trails in sensitive habitats. Livestock would be excluded from the majority of the steeply sloped area north of Kelly Creek, with the exception of the northeast corner of the park extension. There would be a designated cattle crossing located across Kelly Creek, that crosses both the north and south trails. Currently, cattle have free reign in the creek and the proposed design would limit them to one crossing location that is armored with rock or arched culvert to prevent erosion in the creek.

Grasslands on either side of Kelly Creek would continue to support grazing activities. As needed, some slopes would be stabilized with native woody plantings and native grasslands would be protected and enhanced. The native grasslands would remain intact where feasible. If any soil disturbance impacts native

grasslands, the affected park or pasture area would be seeded with native grassland species suited for the site.

The existing stock pond in the southern portion of the project site is known to support California red-legged frog and is proposed to be enhanced as part of the Scott Ranch project. Enhancement of the stock pond would include planting of native understory and canopy vegetation to improve wildlife habitat and enhance emergent vegetation. In order to improve water quality, reduce erosion, and improve wildlife habitat, wildlife friendly, permanent exclusionary fencing would be installed around the stock pond to exclude cattle. Instead of the cattle using the stock pond directly, new water troughs would be placed in two locations south of Kelly Creek and one location north of Kelly Creek. Water would be conveyed from the stock pond to the troughs either through use of a small solar pump or through trenched gravity-fed lines. The troughs would be concrete or metal and installed on a concrete foundation with wildlife friendly ramps so that any small animals that fall into them have a means of egress. A construction and operation plan for the stock pond improvements would be developed to protect wildlife, including California red-legged frog (CRLF). The plan would address construction timing and methodology, annual pumping timeframes, pump-screening requirements, and operational and maintenance needs for the cattle watering system to ensure compatibility with CRLF habitat and protection of individual CRLF.

Installation of the fencing and implementation of the native species planting would be conducted in compliance with the conservation measures included in the *Programmatic Biological Opinion for Issuance of Permits under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, including Authorizations under 22 Nationwide Permits, for Projects that May Affect the Threatened California Red-legged Frog in Nine San Francisco Bay Area Counties, California* (USFWS, 2014) to protect CRLF individuals and the habitat on site.

Ephemeral Drainages Stabilization

Two ephemeral drainages on the Putnam Park Extension Project component area of the project site would be restored by planting native vegetation (willow, sedge, and rush). Headcuts would be repaired using biotechnical stabilization and rock grade control to reduce sedimentation to Kelly Creek. Spoils from the project trail grading would be used to provide fill for the ephemeral drainages to maintain the water table at the same level before the restoration of the ephemeral drainages. An active headcut along the spillway channel east of the stock pond would also be repaired. Ephemeral drainages with headcut repairs would be fenced from livestock. Puncheons or wet crossings would be installed for trail crossings at locations of the ephemeral drainages.