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DEVELOPMENT APPLICATION PROJECT DESCRIPTION

Creekwood *A 59 Unit Condominium Project* *Vesting Tentative Parcel Map* *Preliminary SB 330 Application*

EXISTING SITE INFORMATION

Property Data

Site Address: 270 & 280 Casa Grande Rd
 AP No. 017-040-051 & 016
 Site Gross Area: 5.198 Acres (226,415 S.F.)

Zoning and Land Use

Existing Zoning: Residential 4 (R4)
 Existing Land Use: Medium Density Residential (MDR)
 (8.1 to 18.0 units per acre)
 Coverage: 60% Maximum

Existing Site Setting and Conditions

The subject property is a low-density rural residential site that includes two residences located on Casa Grande Road approximately one-quarter mile southerly of Ely Road. The site is also bounded by City of Petaluma property to the east where Adobe Creek is located, PEP Senior Housing Facility to the north and the approved Casa Grande Subdivision to the south.

The primary access to the property is from Casa Grande Road at two locations, one for each existing residence.

Development on the site is limited to the front and rear portions of the property. Structures on the site include two single-family residences. The residence located on 280 Casa Grande Road (APN 017-040-016) was constructed circa 1950 and the residence located on 270 Casa Grande Road (APN 017-040-051) was constructed circa 1965. Accessory structures (sheds) located on 270 Casa Grande Road (APN 017-040-051) were constructed after the main residences with dates uncertain.

Site elevations ranging between 44 and 48 feet NAVD 1988. The site is covered by non-native grasses and ornamental plants. A riparian corridor exists along Adobe Creek on City of Petaluma property easterly of the project boundary consisting of a variety of tree species along with native and non-native plants. Within the subject property and that portion of the City of Petaluma property including Adobe Creek with the project limits there are 31 protected species and 11 non-protected tree species.

The site is impacted by a flood plain based on information shown on the FEMA Flood Insurance Rate Map Community Panel Number 06097C 1001G, Effective Date October 2, 2015. There is no FEMA designated floodway in Adobe Creek.

A public sanitary sewer, public storm drain, and public water main are in Casa Grande Road. 280 Casa Grande Road (APN 017-040-016) is serviced by public water but has an existing septic system for sewerage disposal. Water and sewerage disposal for 270 Casa Grande Road (APN 017-040-051) is by a well and septic system.

Overhead power, including 12KV lines and communication are located along the project side of Casa Grande Road and service both residences via overhead lines. A gas main is in Casa Grande Road with services to each residence.

The Existing Conditions Exhibit (Sheet P-3) is intended to show comprehensive pre-development conditions.

Environmental reports are being prepared identifying pre-development conditions. See Environmental Reports Section and the Creekwood Consultant List of Environmental Reports for additional information.

Development History

There has been no development on the site except for the construction of the two residences. The site was subdivided in 1984 into two parcels (P.M. No. 200, 369 Maps 39 and 40). 270 Casa Grande Road (APN 017-040-051) is Parcel 2 from that land division. 280 Casa Grande Road (APN 017-040-016) was not a part of the land division. The land adjacent to the easterly boundary line of 270 Casa Grande Road (APN 017-040-051) Parcel 2 is owned by the City of Petaluma.

A SB 330 Project was submitted in February 2021 and subsequently withdrawn in September 2021. The Preliminary SB 330 Application for the current project was submitted on September 29, 2021.

**PROPOSED
PROJECT
DEVELOPMENT
INFORMATION**

Project Zoning and Land Use

Project Zoning: Residential 4 (R4)
Project Land Use: Medium Density Residential (MDR)
(8.1 to 18.0 units per acre)
Project Units (Total): 59 Condominium Units
Total Site Gross Area: 5.198 Acres (226,415 S.F.)
Project Site Gross Area: 4.558 Acres (198,104 S.F.) *
Project Net Area: 4.072 Acres (177,356 S.F.)
Project Density: 14.5 Units/ Acre
Parcel Coverage: Parcel 1 (54.15%) **

*Excludes Designated Remainder (not a part of project)
**Parcel 1 includes a Flood and Storm Treatment Mitigation Basin

Project Overview

The project is proposing an SB 330 (See SB 330 Section) 59 condominium unit development with 3 detached, 16 duets and 8 triplex units. 50 units will be market rate with 9 inclusionary units (15% of total). (See Architectural Section for additional information).

The 59 condominium units will be distributed on one proposed parcel as noted in the Project Zoning and Land Use Section requiring a Minor Subdivision (Vesting Tentative Parcel Map and Final Parcel Map). A Designated Remainder Parcel is proposed (remaining portion of 270 Casa Grande Road (APN 017-040-051). Under the Subdivision Map Act and City Municipal Code, a designated remainder is not considered a part of the land division or project as it applies to project zoning and land use analysis. It also limits what, if any, conditions can be imposed. The Vesting Tentative Parcel Map and Final Parcel Map are required to note on the face of the map on each parcel "For Condominium Purposes".

The project as proposed is consistent with the Implementing Zoning Ordinance R4 allowable land uses and development standards as noted on Tables 4.2 and 4.9. The application graphics provide information on multiple sheets.

Environmental Reports:

As stated in the Existing Site Setting and Conditions Sections 330 environmental reports are being prepared. Below is a list of consultants and the reports they are preparing.

Analytical Environmental Services (Biotics, Cultural, Hazmat & Wetlands Delineation)

1801 7th Street, Suite 100
Sacramento, CA 95811
916-447-3479 Voice
balvarez@analyticalcorp.com

Illingworth & Rodkin, Inc. (Air Quality & Noise)

Acoustics & Air Quality
429 E. Cotati Ave
Cotati, CA 94931
707-794-0400 Voice
fsvinth@illingworthrodkin.com

PJC & Associates, Inc. (Geology/Soils)

600 Martin Ave, Ste 210
Rohnert Park, CA 94928
707-584-4804 Voice
pat@pjcgeotech.com

Urban Forestry Associates, Inc. (Arborist)

8 Willow Street
San Rafael, CA 94901
415-454-4212 Voice
zach@urbanforestryassociates.com

Steven J. Lafranchi & Associates, Inc (Drainage, Storm Water Control Plan and MWA)

140 Second Street, Suite 312
Petaluma, CA 94952
707-762-3122
steve@sjla.com

WEST Consultants, Inc. (Hydrology/CLOMR)

11440 W. Bernardo Ct., Suite 360
San Diego, CA 92127-1644
(858) 487-9378 Voice
dsmith@westconsultants.com

W-Trans (Traffic/VMT)

490 Mendocino Avenue, Suite 201
Santa Rosa, CA 95401
707-542-9500 Voice
dwhitlock@w-trans.com

Senate Bill 330

The development team is proposing that the Creekwood project be reviewed under the criteria of Senate Bill 330.

Project Compliance:

The Creekwood Project is proposed to be in compliance with the following:

- R4 Zone District Standards under the Implementing Zoning Ordinance related to allowable uses, parcel size, setbacks, site coverage, height limits, useable open space, fencing, landscaping, water usage, tree preservation/mitigation, parking, signs
- Medium Density Residential Criteria
- Current General Plan Policy and Implementing Zoning Ordinance for Development in a Flood Plain (See Flood Plain Mitigation Section)
- Vesting Tentative Map requirements related to condominium projects.
- City Street Standards for a Public Residential Street (Casa Grande Road)
- Private drive aisle(s) providing fire department ingress and egress.
- Pedestrian and Bicycle Standards within the project and surrounding area.
- City Standards for Utilities
- Fire Code
- Landscape and Irrigation
- Architectural Objective Standards (SPAR. City has not developed any outside of the CPSP)
- Identification of all related environmental concerns (biotics, wetlands delineation, hazmat, cultural, noise, air quality, traffic/VMT, tree preservation, hydrology, geotechnical/geology, drainage, storm water quality).

A Development Application Package is required to be submitted within 180 days of the Preliminary Application. This application submittal meets that requirement and provides detailed graphics and supporting information consistent with the Preliminary Application submittal.

Ingress and Egress

Vehicular, pedestrian and bicycle ingress and egress to the proposed development will be a looped private residential drive aisle with sidewalks within Proposed Parcel 1 in compliance with City of Petaluma criteria. The proposed looped private residential drive aisle shall be overlaid with a number of proposed surface easements, both private and public. Public surface easements shall include pedestrian access on the external sidewalk, bicycle, Emergency Vehicle

Access, and City Operations Staff (maintenance access) within the vehicle drive aisle. Private surface easements shall include vehicular access for the Designated Remainder.

A public multi-use path is proposed from the drive aisle in two locations to connect to a multi-use path system on the City of Petaluma property. This path shall provide a connection to the public path on Parcel "A" of the Casa Grande Subdivision to the northerly boundary of the City property to provide for future extension. The path will also provide a connection to the existing public path on the easterly side of Adobe Creek via a pedestrian/bike bridge. The location of the proposed bridge and bridge access path was selected to be approximately equal distance between Sartori Drive and Ely Road, the two nearest Adobe Creek existing crossings. The AES, project biologist, selected a crossing location with the least impact within the riparian boundary. West Consultants is evaluating the bridge location and span width to ensure that there are no adverse flow conditions on Adobe Creek.

The proposed residential drive aisle and sidewalks (public and private) shall connect to Casa Grande Road at two locations. A dedication along a portion of the Casa Grande Road frontage of 4 feet is proposed in an area that was not included on the above reference Parcel Map No. 200. The existing sidewalk on the Casa Grande frontage is proposed to remain subject to concrete conditions, proposed curb ramps at intersections, replacement of existing driveway approaches together with clearances around existing joint poles and streetlights.

The existing Class 2 bike lane on Casa Grande is proposed to be repainted as a part of the Casa Grande Project.

Parking

The project is proposing a total of 179 parking spaces as follows:

24 Multi-Family Units (Triplexes) 8 Three-Bedroom & 16 Two-Bedroom

Covered Parking (Garages): 48

Uncovered Parking (Standard Parallel): 8 for Three-Bedroom Units*

(Compact Perpendicular) 8 for Three-Bedroom**

*Located in drive aisle

**Available as designated trash day only to accommodate trash bin staging, otherwise undesignated all other days. Located in drive aisle.

Total: 56* 64**

35 Three-Bedroom Units (3 Single and 16 Duplex)

Covered Parking (Garages) 35

Uncovered Parking (Standard Perpendicular): 35*
(Compact Perpendicular): 35*

*Located in front of unit outside of drive aisle.

Total: 105

Undesignated/Visitor

Uncovered Parking (Compact Perpendicular): 9* 17**

Uncovered Parking (Standard Parallel): 1*

*Located in drive aisle

**Available as designated trash day only to accommodate trash bin staging, otherwise undesignated all other days. Located in drive aisle

Total: 18* 10**

Compact parking consists of 30% of the total: 51

No public parking is proposed within the project.

No parking is allowed on the project Casa Grande Road frontage.

Public Transit

Two approved bus pads and shelters required as part of the Casa Grande Subdivision project are within proximity to the project. One is in front of the Casa Grande Subdivision on Casa Grande Road and the other is located on Ely Boulevard just west of the Casa Grande Road traffic circle. No additional bus stops are being proposed at this time.

Utilities

Existing wet and dry public utilities are located within Casa Grande Road. There is no public storm drain in Casa Grande Road, only public water, and sanitary sewer.

Sanitary Sewer: A private sanitary sewer system is proposed for the project on Parcel 1. Two private mains shall connect to and be extended on the northerly and southerly drive aisles from the public system in Casa Grande Road. Condominium units shall connect to the private main via individual or shared sewer laterals. The existing residence on the Designated Remainder shall also connect to the private system located on the southerly drive aisle. This connection requires that a private sanitary sewer easement over said the private main.

Water: The City of Petaluma requires that condominiums each has an individual domestic water meter. To date sub-metering is not allowed for this type of project. Given this constraint the project is proposing a public water main to be looped through the project connecting to the public main in Casa Grande Road.

Domestic meters shall either be grouped together via a manifold or have an individual service line. Meter(s) and service(s) locations to be determined. Irrigation meter(s) shall be used to for the common areas. The exclusive common areas behind the unit shall be irrigated using the unit domestic meter.

Fire protection shall be supplied via four fire hydrants that will be located along the drive aisles with separation meeting the fire code standards. The residential sprinkler system will be serviced via the domestic water meter.

The existing residence on the Designated Remainder shall be connect to the public system.

Storm Drain: A private storm drain system is proposed for the project on Parcel Given that there is no existing public storm drain within Casa Grande Road, the project is proposing through a combination of storm drains to collect runoff from the common use areas, exclusive common use areas and the drive aisles. This collection shall outlet initially into two storm water BMP treatment basins to mitigate low flow storm water pollution with high flow events spilling into adjacent drainage/flood mitigation basins. From the drainage/flood mitigation basin a storm drain shall be extended to Adobe Creek which will outlet above the ordinary high-water elevation. The storm drain from the drainage/flood mitigation basin to Adobe Creek shall cross City of Petaluma property. Easements may be required subject to input from the City.

The Adobe Creek storm drain outlet together with storm water BMP treatment will trigger outside agency review by the Department of Fish & Wildlife plus the Regional Water Quality Control Board.

Dry Utilities: The existing overhead utilities (power and communication) are located on Casa Grande Road along the project frontage. These utilities shall be placed underground except for the 12 KV power lines as per City policy. The proposed project is all electric. Power and communication shall be extended via underground into the project through the private drive aisle for connection to the new 59 units. The existing residence on the designated remainder will also be connect to this system. The existing residence is currently serviced with natural gas. The project proposes to relocate the existing gas line to service this residence.

Flood Plain Mitigation

Based on the current FEMA Flood Insurance Rate Map the existing site is encumbered by a flood plain. Based on this data the source of the flooding is from Adobe Creek where flood waters overflow the bank during 100-year storm event. To drain the site and provide required minimum finish floor elevations for the residences, a portion of this flood plain shall be displaced with fill. To

mitigate the impact of the displaced flood waters, drainage/flood mitigation basins are being constructed within the project. The capacity of the drainage/flood mitigation basins minimally is required to offset the volume of displaced flood waters (“no net fill”) as detailed in the IZO and General Plan. The project design also is required to demonstrate that the proposed fill and improvements will not adversely affect the hydraulic grade line of Adobe Creek and neighboring properties. In support of the proposed project design and flood water mitigation, a comprehensive analysis is being prepared by West Consultants that will show that the proposed mitigations meet this standard.

In support of the previous project, West Consultants provided the City of Petaluma an updated model of the Adobe Creek watershed showing that the existing conditions flood, including the recent Casa Grande development, is not located within the project boundary. The historic data base used for the FEMA Flood Insurance Rate Map was applied to an updated HEC-RAS 2D software to model the pre- development conditions. The development team requested that this modeling be used as a basis for the project. The city determined that compliancy with statutory requirements, the project would need to use the current FEMA Flood Insurance Rate Map boundary and demonstrate mitigation based on that. Under current IZO and General Plan policy development in the flood plain is allowed. However, given the Climate Action Framework goals, the development team is working to formalize the initial modeling to prepare the required statutory documents that will allow the project to use the revised flood plain and not the current. West Consultant’s is preparing the required documents required by FEMA for this process. The development team will continue to keep the City updated as this process unfolds.

Storm Water Treatment

Storm Water Treatment shall be mitigated by two storm water BMP treatment basins per BASMAA guidelines. All storm waters shall be collected from the proposed storm drain systems on the site with outlets into the basins. All low-flow storm events that require treatment/retention shall flow directly to the BASMAA treatment/ retention basin.

Two types of stormwater basin retention areas (BRA’s) are being proposed for this project. For the triplex units, the BRA’s are located at the terminus each shared driveway replacing the BRA that was previously shown in the northeasterly corner of Parcel 1 on the previous project. This project is still proposing a BRA in the southeasterly corner of the project to mitigate the private drive aisle and all the duet units. Unlike the triplex units which allows for easy maintenance access, a common BRA as proposed addressed minimizing the fill required on the site and provides maintenance access that would not be possible in the rear exclusive common areas of the units.

Because of the high expansive soils, a perforated pipe within the BASMAA area shall connect to a weir/storm drain overflow system connecting to the storm

drain outlet into Adobe Creek. During high-flow storm events where treatment/retention is not required, the storm water will exceed the capacity of the treatment area partially filling the basin that will flow to the drainage/flood mitigation basins with an outlet through the storm drain to Adobe Creek.

HOA and Maintenance

Creekwood is condominium project, and a Homeowners Association (HOA) is required for this type of development. The condominium “type” has yet to be determined on unit ownership, exclusive-use areas, and common areas. Enabling Declarations and CCR’s shall be prepared to address owner and HOA maintenance responsibilities. The HOA will be responsible for basin mitigation areas (storm water treatment and flood mitigation) as a part of common areas. Maintenance responsibilities are shown on the Maintenance Exhibit

Architecture

This proposed neighborhood of fifty-nine condominium units were designed following the development standards of the R-4 Zone as defined in the Implementing Zoning Ordinance. The architecture proposed for this project will feature two product types, paired two-story homes and a triplex of three-story townhomes.

The paired homes will total thirty-five units that will feature two floor plan types. All these homes will have a covered porch and 1-car garage, critical design elements in a small lot development that create a safer pedestrian centric community and encourage greater neighbor interaction. The majority of these homes will be built as paired condominiums with four of the homes to be built as stand-alone units. Each of the homes will have a fenced area to the rear and side of the home for exclusive use common area to provide a private open space averaging 750 square feet per home, more than double the required minimum of 300 square feet for the R-4 zone.

- The Plan One will feature 3 bedrooms, 2 1/2 baths in 1,395 square feet with an attached 1-car garage.
- The Plan Two at 1,660 square feet is a 3 bedroom plus loft, 2 1/2 bath home with an attached 1-car garage.

The triplex townhomes will total twenty-four units that will feature two floor plan types. These three-story homes, combined in three-unit buildings, will have the entry and 2-car garage on the ground level and feature 2 levels of living space above. Both plan types will have a second-floor deck and a fenced area for exclusive use common area to provide private open space of at least 300 square feet per home.

- The Plan Three is a 2 bedroom, 2 1/2 baths in 1,312 square feet features an open living area and an 80 square foot deck on the second level.
- The Plan Four, a 1,458 square foot home that features 3 bedrooms and 2

1/2 baths as well as a 63 square foot deck on the second level.

All fifty-nine homes will be built with sustainability as a key component of their design. The goal for this project will be to achieve a neighborhood of California Building Code compliant and all-electric homes with a whole home approach to first reduce energy usage coupled with the generation of renewable energy through solar panels. All these units will feature, but are not limited to, the following components to achieve this goal.

- Renewable energy generation and future storage capabilities
- All electric appliances and heating/cooling
- High performance building envelope with increased insulation and high-performance windows
- A fully integrated network connected home experience with; the use of high-tech, energy efficient products; resource-efficient, state-of-the-art, appliances; and LED lighting throughout
- Electric vehicle charging station in the garage

This project proposes a fresh look at elevation styling in keeping with today's rapid trend toward modernization. The neighborhood will be comprised of Contemporary styling along with fresh appearances on the Farmhouse and American Cottage styles.

- The Contemporary style is identified with the application of traditional materials in a clean simplified manner. The balanced application of stucco, cementitious siding and stone further enhance the movement of wall planes with stylistic details such as A-symmetric roof lines to reinforce the characteristics of this style.
- The Farmhouse style will feature cementitious panel and batt siding underscored with the use of trowel finished stucco wall planes to contrast the busy vertical pattern of the siding.
- The Narrow appearance of each unit lends itself to the American Cottage style embellished with medium pitched roof forms, a mix of siding materials and the adornment of window shutters. This style is further enhanced with the use of staggered edge shingles on selected wall planes.

This neighborhood will offer six color schemes to further diversify the identity of each unit. Three schemes, one, two, and three, are specific to the Contemporary style and three schemes, four, five, and six, are specific to the Farmhouse and American Cottage styles.

Landscape Architecture

Landscaping for the Creekwood development will include areas along the Casa Grande Road, each unit's exclusive use areas that front the street and common areas such as areas near the storm-water treatment/flood mitigation basins and

multi-use path. These areas will utilize a mix of native and Mediterranean plants and trees that are drought tolerant. Foundation plantings will accent and soften the architecture. Flowering perennials, evergreen and deciduous shrubs and groundcovers are candidates for the design. Small accent trees would be used where feasible. Along the private street there will be medium sized street trees. Along Casa Grande deciduous street trees and layered landscaping are proposed to enhance the street view of the project and provide some screening for the residents along that street.

Native landscaping is proposed around the storm-water treatment basins and near portions of the 10' wide public path within the common areas.

As outlined in the Utility Section each unit shall have a domestic water meter and double check valve and will be responsible to irrigate their front, side, and rear exclusive use areas. A separate irrigation meter and system would be used to irrigate the common areas around the stormwater detention basin areas. All systems will utilize water conserving components such as a controller with an ET sensor and the use of all drip irrigation and no overheard sprinklers. The irrigation will be designed to comply with the latest standards for the city's water conservation ordinance.

To creatively meet parking requirements, detached and duplex units will be provided an additional flexible use landscape space that serves as an alternative, permeable compact parking space/landscape area. Materials for these areas are being studied but could be simply comprised of thick concrete plank pavers set randomly within a compacted gravel base or some other decorative surface. Drought tolerant, hardy groundcovers that thrive in tough spaces will be planted along the edges and in between paving to minimize the appearance of the hardscape.

6' high wood fences with access gates will be provided within interior of the parcel, used to delineate exclusive use areas that are more private, such as the rear yards. Fencing within the front setbacks of triplex units 1-3 will be a 42" wood and wire fence with pedestrian gates. The idea is to create interaction of the triplex units facing Casa Grande Road with the street frontage. Fencing within front setbacks of units 22-24 will include a 5' wood fence (3' solid wood fence and 2' privacy hog wire screening) allowing for a more secured yard space and some transparency towards to common areas adjacent to the path and creek. Other fencing proposed will include a 6' high solid wood fence with 2' hog wire privacy screening, which would be located between the property along the northern boundary of the site. Fencing will be proposed around the basins to protect the functionality of the stormwater treatment/flood mitigation areas and for safety. The proposed fence around the basins will be a 36" tall split rail fence. Proposed fencing for the designated remainder will match or blend with the proposed fencing designs of the overall site. A 42" fence is proposed in the front yard with (2) main vehicular gates and (1) side yard access gate. Along the southern and eastern boundaries of the designated remainder the fence will be a 6' solid wood fence with 2' of privacy screening. A small pedestrian gate along the eastern boundary will be provided to allow access to the proposed 10' multi-use path along Adobe Creek.

Streetlights will be provided that will be LED lamps with a decorative bell shape fixture atop a round 6" diameter aluminum pole.
Mailboxes will be provided and approved by the local Postmaster. We are currently proposing 4 cluster mailboxes. One mailbox cluster unit will be dedicated to the triplex units and 3 other cluster units will be dedicated to the 38 detached and attached duplex condominiums.
Maintenance responsibilities are still being determined as outlined in the HOA and Maintenance Section.

Waste Management Plan

The waste management plan proposes that each unit will receive three bins (trash, recycling, and green waste). For each unit bins shall be stored within the fenced exclusive-use area for each unit or within the garages. Bins shall be moved curbside for scheduled removal by Recology Sonoma. The HOA shall implement specific criteria and enforcement related to bin storage, pick up and allowed times with the private drive aisle. The development team will work with Recology Sonoma to implement best practices to reduce waste.

Inclusionary Housing

The project is subject to develop inclusionary housing units on site as required under IZO §3.040. Based on the required calculations for 7.5% for low (80% AMI) and moderate (120% AMI) units, nine inclusionary units are required; five low and four moderate. Locations for the units have yet to be identified on the application graphics but the development team remains open on feedback from the City on an equitable mix for location and unit type.

The Housing Land Trust will be a partner to implement and manage this process. The Housing Land Trust of Sonoma County is a private, nonprofit charitable organization. We are designed to partner with local municipalities to lessen the burden of government in creating workforce housing. The goal is to recruit and retain our workforce through homeownership opportunities that allows owners to build equity, have secure housing and at the same time create a community asset that benefits the public for generations. The homes are affordable to the paycheck, the units are kept affordable in perpetuity by the resale restrictions through the land trust agreements. HLT works with the City to identify criteria for the target population that is to be housed; HLT qualifies buyers on these criteria, provides homebuyer education and has a team including title and lender. HLT is part of the Developer's team, attending public meetings and speaking on behalf of the project as it applies to the inclusionary homes and households that will be served in our community. The role of the liaison between Developer and City is played by HLT through keeping communication channels open, negotiation of the deal flow and providing the legal documents including Developer-City Inclusionary Housing Agreement and HLT-City Affordable Housing Agreement and accompanying documents. The

partnership with HLT-City-Developer begins with the concept of the project, through entitlement, sale, and post purchase stewardship.