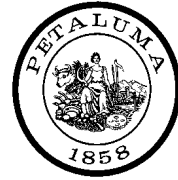


**DATE:** October 21, 2022

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the Proposed  
270 and 280 Casa Grande Road Creekwood Housing Development Project

**REVIEW PERIOD:** October 21, 2022 to November 21, 2022



The City of Petaluma is the lead agency for the preparation of an Environmental Impact Report (EIR) for the 270 and 280 Casa Grande Road Creekwood Housing Development Project (project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

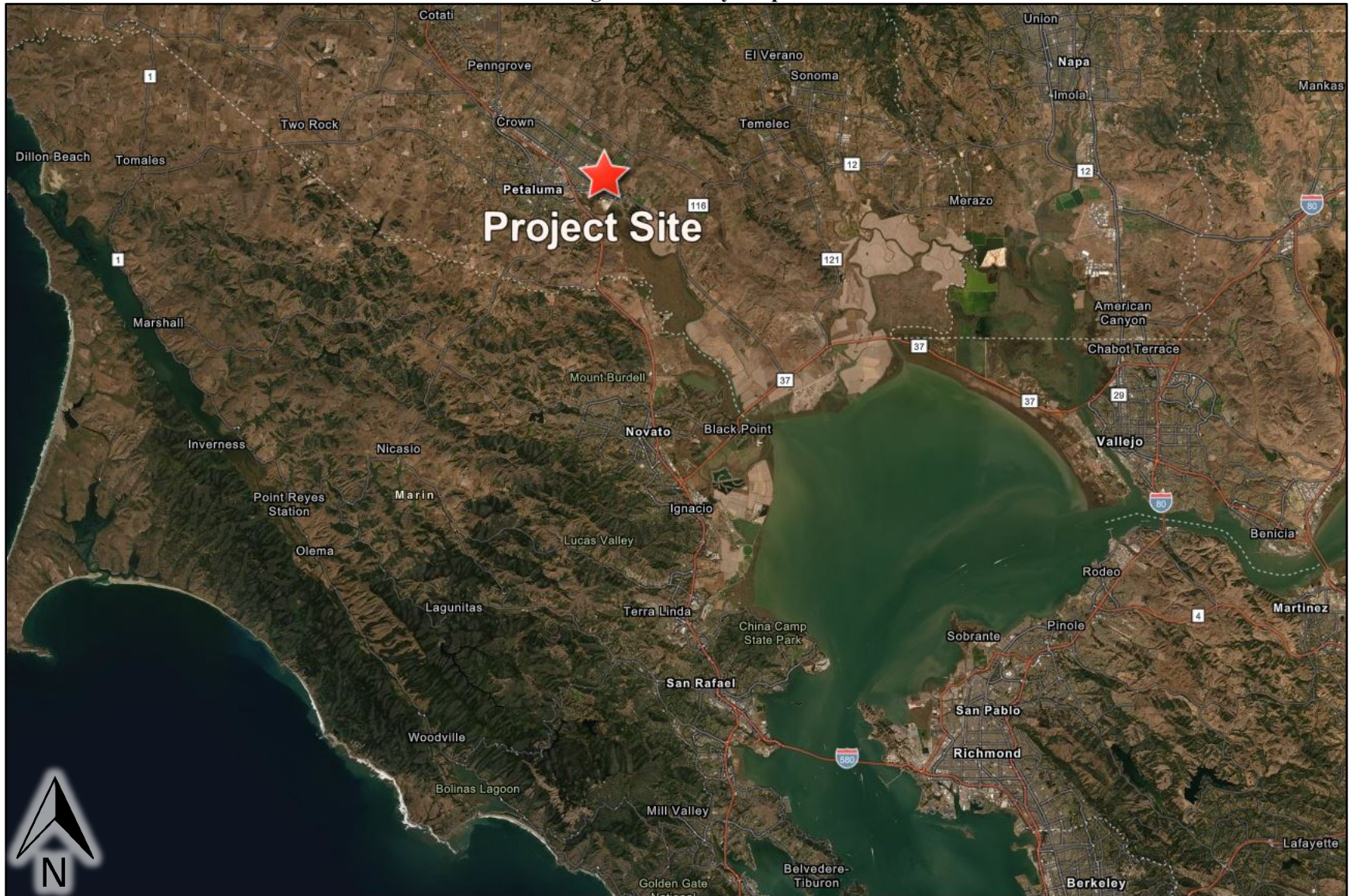
**Project Location:** The project site consists of two parcels totaling 5.2 acres at 270 and 280 Casa Grande Road in the City of Petaluma, California (see Figure 1 and Figure 2). The site is identified by Assessor's Parcel Numbers (APNs) 017-040-051 and -016. The project site is bound by Casa Grande Road to the west. Adobe Creek is located east of the site and flows in a north-to-south direction. An existing single-family residence is located on each parcel within the project site. The site is adjacent to the under-construction Casa Grande Subdivision to the south and the existing Casa Grande Senior Apartments to the north.

**Project Description:** 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, and development of 62 dwelling units. In addition, the project would include construction of various on-site road and utility improvements, landscaping, and a new off-site public multi-use pathway, with a pedestrian bridge over Adobe Creek to connect with the existing creek-side path on the opposite bank. Access to the project site would be provided by two new entries from Casa Grande Road. For a detailed description of the project, please see the Initial Study.

The project applicant has submitted an application for a Vesting Tentative Parcel Map and Site Plan and Architectural Review. The Vesting Tentative Parcel Map would 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 and would allow the property owner of 270 Casa Grande Road to retain their residence and continue to live on the property. In addition, the project is expected to require Federal Emergency Management Agency (FEMA) approval of a Conditional Letter of Map Revision (CLOMR), California Department of Fish and Wildlife (CDFW) approval of a 1600 Lake and Streambed Alteration Agreement and Regional Water Quality Control Board (RWQCB) approval of a NPDES Construction General Permit and NPDES Phase II MS4 General Permit.

**To Obtain More Information or to Provide Comments:** For more information regarding the project, or to provide comments, please contact Greg Powell, Principal Planner at [gpowell@cityofpetaluma.org](mailto:gpowell@cityofpetaluma.org). You may also mail comments to the Community Development Department, Planning Division, City of Petaluma, 11 English Street, Petaluma, California 94952.

**Figure 1**  
**Regional Vicinity Map**



**Figure 2**  
**Project Site Boundaries**



**NOP Availability and Comment Period:** A copy of the NOP is available for review at the Petaluma Community Development Department, and on the City of Petaluma website: <https://cityofpetaluma.org/creekwood-housing-development/>. Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on November 21, 2022.

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a NOP scoping meeting will be held virtually via zoom to inform interested parties about the project, and to provide agencies and the public with an opportunity to comment on the scope and content of the EIR. Information on the date and time of the scoping meeting is provided below.

**EIR Scoping Meeting**  
November 14, 2022 | 6:00PM  
Teleconference Meeting  
<https://us06web.zoom.us/j/81242206023>  
Zoom: Phone: 1+ (669) 4449171 | Webinar ID: 812 4220 6023

## **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The Initial Study prepared for the project identified resource areas where potential significant environmental impacts may occur as a result of the project. The EIR analysis will focus on such resource areas where a potential for significant impacts was identified by the Initial Study. Conversely, based upon the analysis contained in the attached Initial Study, it is anticipated that the EIR will not need to further address the CEQA topics of Aesthetics, Agriculture and Forestry Resources, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The following paragraphs provide a general discussion of the anticipated topics that will be included in the technical sections of the EIR. Each technical section will include an analysis of the existing environmental setting, identification of the thresholds of significance, description of the methodology used for analysis, identification of impacts, and the development of mitigation measures and monitoring strategies, if necessary, to reduce impacts. The proposed EIR will incorporate by reference the City of Petaluma General Plan and the City of Petaluma General Plan EIR. In addition to these City documents, project-specific technical studies are being prepared by technical experts.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

*Biological Resources.* The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects on rare, endangered, candidate, sensitive, and other special-status species that may inhabit the project site. This chapter of the EIR will also evaluate the project's potential effects on sensitive habitats, including but not necessarily limited to riparian habitat and State or federally protected wetlands. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Resources Assessment to be prepared specifically for the project. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

*Greenhouse Gas Emissions.* The Greenhouse Gas (GHG) Emissions chapter of the EIR will include a discussion of the existing regulatory setting and context related to GHG Emissions, including Assembly Bill (AB) 32 and Senate Bill (SB) 32, and an impacts and mitigation section with quantitative data showing

the project's contribution to the generation of GHG emissions during the construction and operational phases of the project, as well as a qualitative discussion of project consistency with the design features required by the Bay Area Air Quality Management District (BAAQMD). Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed. The chapter will include an analysis of the project's consistency with the Sonoma County Regional Climate Protection Authority (RCPA) Climate Action 2020 and Beyond Regional Climate Action Plan (Regional Climate Action Plan). The significance of GHG impacts will be determined in comparison to BAAQMD significance thresholds. BAAQMD-recommended mitigation measures and Regional Climate Action Plan strategies will be incorporated, if needed, to reduce any significant GHG emission impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

*Hydrology and Water Quality.* The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, increases in downstream flooding, and on-site facilities necessary to treat and possibility detain on-site runoff. In addition, the chapter will evaluate impacts associated with alteration of the 100-year floodplain limits and existing drainage patterns. The chapter will primarily be based on a project-specific Hydrology Analysis, Preliminary Drainage Report, Storm Water Quality Report, and CLOMR application.

*Transportation.* The Transportation chapter of the EIR will be based on a Transportation Impact Study prepared specifically for the project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be quantitative in nature and will be prepared consistent with the City of Petaluma's current guidance regarding analysis of VMT.

The EIR chapter will also include an analysis of the project's potential to conflict with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Statutorily Required Sections.* Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the project, focusing on whether removal of any impediments to growth would occur with the project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

*Alternatives Analysis.* In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with City staff. If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be conceptually designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative,

basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.

**Attachment**

Initial Study Checklist