



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CREEKWOOD HOUSING DEVELOPMENT

PROJECT NAME: Creekwood Housing Development

PROJECT ADDRESS: 270 and 280 Casa Grande Road, City of Petaluma, Sonoma County, CA

ASSESSOR PARCEL NO. (APN): 017-040-051, 017-040-016, and 017-410-042

APPLICANT: Falcon Point Associates, LLC
3496 Buskirk Avenue, Suite 104
Pleasant Hill, CA 94523

CITY RECORD NUMBERS: PLPJ-2022-0011 & PLSR-2021-0030

STATE CLEARING HOUSE NUMBER: 2022100452

DATE OF PUBLIC NOTICE: July 26, 2024

PUBLIC REVIEW PERIOD: July 26, 2024 through to September 9, 2024

NOTICE IS HEARBY GIVEN that the City of Petaluma has prepared a Draft Environmental Impact Report (Draft EIR) pursuant to the provisions of the California Environmental Quality Act (CEQA), for the Creekwood Housing Development. The City will make the Draft EIR available for a 45-day public review and comment period as indicated in this Notice of Availability. Public comment must be provided by **5:00 PM on September 9, 2024**.

PROJECT DESCRIPTION: The proposed Creekwood Housing Development (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 59 dwelling units. The proposed dwelling units would be constructed across three blocks (Blocks 1, 2, and 3). Block 1 units would be arranged in tri-plex configurations. Units within Blocks 2 and 3 would primarily be arranged in duet unit configurations. Each dwelling unit would include semi-private or private yard areas. 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 bridge connection over Adobe Creek.

The Project would require City approval of a Vesting Tentative Parcel Map, Site Plan and Architectural Review, and a Tree Removal Permit. 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, and may require United States Army Corps of Engineers approval of a 404 Permit.

ENVIRONMENTAL REVIEW: The Draft EIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing the Project and three alternatives, one of which is the No Project alternative. The Draft EIR identifies potentially significant environmental impacts to the following CEQA environmental factors: Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation/Traffic. The Draft EIR concludes that potentially significant environmental impacts related to the resource areas listed above can be mitigated to a less than significant level. However, significant and unavoidable impacts as it relates to greenhouse gas emissions and vehicle miles traveled (VMT) would result from implementation of the Project.

Please be advised that the Draft EIR will be considered at a public hearing at a future date and that a notice of this hearing will be provided.

FOR MORE INFORMATION: Please consider these options to learn more:

- **Project Manager:** Greg Powell, Principal Planner at gpowell@cityofpetaluma.org;
- **Online:** at www.cityofpetaluma.org/creekwood-housing-development/. Note that this Draft EIR is available for review in electronic format consistent with Assembly Bill 819.
- **In-person:** at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 3 PM. You may also view the Draft EIR at the Petaluma Community Center at 320 North McDowell Boulevard, Petaluma.

PROJECT LOCATION MAP & NOTIFICATION AREA:

