

NOTICE OF PUBLIC HEARING CITY COUNCIL

Consideration to Certify a Final Environmental Impact Report (Final EIR), Adopt Findings of Fact, and Adopt a Statement of Overriding Considerations, for the Creekwood Housing Development

PROJECT NAME: Creekwood Housing Development
PROJECT LOCATION: 270 and 280 Casa Grande Road, City of Petaluma, Sonoma County, CA
ASSESSOR PARCEL NUMBERS (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: December 6, 2024
DATE OF PUBLIC HEARING: December 16, 2024

NOTICE IS HEREBY GIVEN that the City of Petaluma will hold a public hearing with the City Council on **December 16, 2024, at or after 6:30 PM**, in the City Council Chambers at Petaluma City Hall at 11 English Street, Petaluma, to, pursuant to the California Environmental Quality Act (CEQA): 1) Certify a Final Environmental Impact Report (Final EIR) pursuant to Section 15090 of the CEQA Guidelines (Guidelines); 2) Adopt Findings of Fact pursuant to Section 15091 of the Guidelines; and 3) Adopt a Statement of Overriding Considerations pursuant to Section 15093 of the Guidelines, for the Creekwood Housing Development.

This public hearing will be held in person. All City Council meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma's local channels 26, 27, and 28. With AT&T U-Verse, PCA's channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.


PROJECT DESCRIPTION: The proposed Creekwood Housing Development (Project) would include demolition of the on-site dwelling at 280 Casa Grande Road, retention of the existing dwelling 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). 24 dwellings would be located within 8 buildings to be constructed on Block 1. 22 dwellings would be located within 12 buildings to be constructed on Block 2. 13 dwellings would be located within 7 buildings to be constructed on Block 2. 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 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 401 certification, and may require United States Army Corps of Engineers approval of a 404 Permit.

ENVIRONMENTAL REVIEW: The City released for public comment a Draft EIR, that was prepared pursuant to the requirements of CEQA, on July 26, 2024, and accepted public comments on the DEIR through to September 16, 2024. The Draft EIR identifies significant and unavoidable impacts as it relates to greenhouse gas emissions and vehicle miles traveled (VMT). **A Final EIR was prepared pursuant to Section 15132 of the Guidelines, and released for public review on December 6, 2024.**

This notice was posted on 12/06/2024
and will remain posted for a period of thirty days
through 01/06/2025

Doc No.PST-202400192

Deva Marie Proto, County Clerk
BY: 
Ashley Corbin, Deputy Clerk

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/; or
- **In-person:** at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 3 PM.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT TO THE CITY COUNCIL:

- **Comment via E-mail:** Submit comments to cityclerk@cityofpetaluma.org or submit online through the agenda portal. Comments received at least two hours before the meeting will be distributed to the Mayor and City Councilmembers and uploaded to the meeting agenda packet on the City's website. Comments received after the cutoff time will be posted online and made part of the record the next business day;
- **Comment via U.S. Mail:** City of Petaluma, Planning Division, 11 English Street, Petaluma, CA 94952; and
- **Comment in person:** At the meeting, fill out a speaker card and place in speaker card box.



ACCESSIBILITY: Any member of the public who needs accommodations should email the City Clerk's Office at cityclerk@cityofpetaluma.org or call (707) 778-4360 (voice) or (707) 778-4480 (TDD). The City Clerk will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

PROJECT LOCATION MAP & NOTIFICATION AREA:

