

1.0 INTRODUCTION

The City of Petaluma has prepared this Draft Environmental Impact Report (DEIR) to provide an assessment of the potentially significant environmental effects of the Scott Ranch project (referred to as the “proposed project”) located at the corner of Windsor Drive and D Street in the City of Petaluma. The Scott Ranch project consists of the Davidon (28-lot) Residential Project component and the Putnam Park Extension Project component. This document also provides an assessment of potential environmental impacts of the off-site Helen Putnam Regional Park Trail project (“regional park trail”); a regional trail segment proposed by Sonoma County Regional Parks. The regional park trail is analyzed as a related project (also referred to as the “related project”) because it would provide a connection from proposed trails in the Putman Park Extension Project component to existing trails in Helen Putnam Regional Park.

As further discussed below, in **Section 1.2, Project History**, this DEIR is a Revised DEIR (RDEIR), which analyzes a reduced development at the project site from what was analyzed in the 2013 DEIR (93-lot residential project) and in the 2017 DEIR (66/63-lot residential project).

1.1 PURPOSE OF THIS EIR

The purpose of this RDEIR is to inform decision makers for the City of Petaluma, other responsible agencies, and the public of the environmental consequences of implementing the proposed project. The RDEIR has been prepared in accordance with and in fulfillment of the *California Environmental Quality Act (CEQA)* and *Guidelines for the Implementation of the CEQA (State CEQA Guidelines)*. The City of Petaluma is the Lead Agency for this RDEIR. The Petaluma City Council (City Council) has the principal responsibility for authorizing the implementation of the project as proposed.

As described in CEQA and the *State CEQA Guidelines*, public agencies are generally under a substantive obligation to avoid or substantially lessen significant environmental effects of a project where feasible. Consistent with that obligation, this RDEIR identifies the following: (1) the potentially significant environmental effects of the proposed project and related project, including cumulative effects resulting from the proposed project and related project with other past, present, and probable future projects; (2) mitigation measures that could substantially lessen or avoid any such significant environmental effects; (3) any significant effects that cannot be mitigated to a less-than-significant level, and thus are unavoidable; and (4) reasonable, potentially feasible alternatives that would meet most of the basic objectives of the proposed project while substantially lessening or avoiding at least one significant project impact.

Under CEQA, the Lead Agency’s decision-making body (City Council) is required to consider the information in the EIR, along with any other relevant information, prior to making its decisions on the

proposed project. Although the EIR does not determine the ultimate decision that the City Council will make regarding implementation of the proposed project, CEQA requires the City Council to consider the information in the EIR and make findings regarding each significant effect identified in the EIR. If the City Council determines the EIR to be adequate, it will certify the Final EIR prior to taking action on the proposed project and requested entitlements. If the City Council chooses to go on to approve the proposed project, the City Council will have an additional obligation to balance the project's significant unavoidable environmental effects against what the Council considers to be the economic, social, technological, legal, and other benefits of the project. Identified "responsible agencies" may also use this EIR in their review and approval processes.

This EIR may also be used by Sonoma County Regional Parks to approve construction of the regional park trail project.

1.2 PROJECT HISTORY

Notice of Preparation

In 2004, the City of Petaluma began processing a complete application submitted by Davidon Homes for a residential development project on the 58.66-acre project site. At that time, the project applicant put forth a Vesting Tentative Map that would subdivide the project site into 93 single-family residential lots. The residences were proposed for development along three cul-de-sac roads off Windsor Drive and one loop road off D Street. A pedestrian path to Helen Putnam Park was proposed along the south side of Kelly Creek extending from D Street to the western boundary of the site. A small parking lot off Windsor Drive was proposed to provide parking for the users of the proposed pedestrian path.

On July 27, 2004, the City of Petaluma circulated a Notice of Preparation (NOP) of an EIR and an Initial Study to trustee and responsible agencies, the State Clearinghouse, and the public for the proposed residential development of 93 single-family residential lots at the project site. A public scoping meeting was held on August 11, 2004. Concerns raised in response to the NOP were considered during preparation of the Draft EIR prepared in 2013.

2013 Draft EIR

The Davidon Homes Vesting Tentative Subdivision Map and Rezoning Project Draft EIR (2013 Draft EIR) was completed, in February 2013, for a proposed 93 single-family residential lots on the project site. The 2013 Draft EIR was circulated for 60 days, between February 14, 2013, and April 15, 2013. Approximately 300 written comments were received on the 2013 Draft EIR from agencies and the public during the public

review period and during the Planning Commission and City Council meetings. The project received substantial community opposition and ultimately the City Council found the 2013 Draft EIR inadequate.

2017 Draft EIR

In response to the comments received on the 2013 Draft EIR, Davidon Homes modified and put forth a reduced development proposal that was analyzed in a RDEIR released for public review in 2017 (2017 Draft EIR). The development analyzed in the 2017 Draft EIR included up to 66 single-family homes with private and public open space, a public park with multi-use trail, a Class I trail section along D Street, trailhead parking lots, and other infrastructure such as sidewalks, a roundabout, sewer, water, and storm drainage. The 2017 Draft EIR was circulated for public review for 60 days, between March 2, 2017, and May 1, 2017. Approximately 157 written comments were received during the public review period from agencies, the public, and local organizations. Comments received provided opinions related to the project merit, expressed concerns regarding the project analysis, and requested clarification to CEQA topics especially those related to open space and aesthetics; biological and cultural resources, geology and soils, hydrology and water quality, public utilities, and traffic. The project faced substantial community opposition and the City Council found the 2017 Draft EIR inadequate.

Proposed Scott Ranch Project

In June 2018, the Kelly Creek Protection Project (KCPP) of Earth Island Institute announced that it had entered into an agreement with Davidon Homes to purchase approximately 44 acres of the project site to develop it as an extension to Helen Putnam Regional Park (project details presented in **Chapter 3.0, Project Description**). Davidon Homes then modified the residential project analyzed in the 2017 Draft EIR to propose a reduced development of 28 single-family homes on a little less than 15 acres of the project site (see **Chapter 3.0, Project Description**). KCPP and Davidon Homes are working collaboratively, but each submitted an application for its respective component of the Scott Ranch project. If the project is approved, each applicant will receive separate approvals. The 44-acre park portion of the property will be transferred to KCPP and developed as an extension of Helen Putnam Park only if the City approves both the residential and park components of the Scott Ranch project. As City Council found the 2017 Draft EIR inadequate, the City of Petaluma has determined to prepare this RDEIR to analyze the revised project and address comments received on the 2017 Draft EIR.

1.3 SUMMARY OF THE PROPOSED DEVELOPMENT PROJECT

The revised project, subject of this RDEIR, is a joint collaboration between Davidon Homes and the Kelly Creek Protection Project (jointly referred to as the “Applicants”), and includes a reduced residential

component (Davidon (28-Lot) Residential Project component) and a public park with public amenities and preserved open space component (Putnam Park Extension Project component).

The Davidon (28-Lot) Residential Project component is restricted to approximately 15 acres of the project site, north of Kelley Creek, with 12 acres for the residences and approximately 3 acres of common open space.

The Putnam Park Extension Project component occupies the remainder of the project site (approximately 44 acres) and includes 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 on the west. The barn complex would be restored and adapted for public use. An amphitheater, group picnic area and playground would be added nearby. A new trail parallel to D Street and up to three pedestrian bridges across Kelly Creek would be provided, as would temporary and permanent restrooms, livestock fencing, infiltration basins and drainage features. Two public surface parking lots would be developed – a main parking lot (or lower parking lot) and an upper parking lot— to serve as a public access to the Putnam Park Extension on the project site and the Helen Putnam Regional Park trail. This component would also restore Kelly Creek and tributaries and drainage features on the site.

The residential component includes two new public roads (A and B Streets) that would be accessed via Windsor Drive and end in cul-de-sacs. A roundabout would be constructed adjacent to the project site, on City right-of-way at the intersection of D Street and Windsor Drive.

The project applicant has applied to the City for the approval of five entitlements: two General Plan Amendments (GPA), Rezoning, Planned Unit Development Plan and Guidelines, and Vesting Tentative Map (VTM). A sixth approval, Site Plan and Architectural Review (SPAR), has not been requested at this time by the project applicant but SPAR will be required before the proposed project is constructed on the site.

1.4 SUMMARY OF THE PROPOSED REGIONAL TRAIL PROJECT

Sonoma County Regional Parks (SCRCP) and the project Applicants have collaborated to identify an appropriate trail connection point at the common boundary of the project site and Helen Putnam Regional Park located to the west of the project site. Based on the conceptual design prepared by the SCRCP, the regional park trail would be constructed from the western boundary of the project site to connect with the existing Ridge Trail located west of the Victoria Subdivision. The regional park trail would be approximately 0.5 mile long and four feet wide.

1.5 ENVIRONMENTAL REVIEW PROCESS

As stated above, a Draft EIR was previously published in 2013 for a larger residential project on the project site. The City of Petaluma issued a Notice of Preparation (NOP) for the 2013 Draft EIR on July 27, 2004 and circulated it for 30 days. In response to the comments received on the 2013 Draft EIR, Davidon Homes modified the project for which the City of Petaluma prepared a draft EIR in 2017. The 2017 Draft EIR was circulated for public review for 60 days, between March 2, 2017 and May 1, 2017.

This RDEIR takes into account the comments received on the NOP for the 2013 Draft EIR, the comments received on the 2013 Draft EIR, and the comments received on the 2017 Draft EIR. The City of Petaluma advises reviewers that previous comments will remain part of the administrative record and are addressed in the analysis in this RDEIR, as necessary. Pursuant to CEQA Guidelines section 15088.5(f)(1), new comments must be submitted on this RDEIR for response and consideration in the Final EIR.

The City of Petaluma has filed a Notice of Completion (NOC) with the Governor's Office of Planning and Research, State Clearinghouse indicating that this RDEIR has been completed and is available for review and comment.

The RDEIR will be available for review by public and interested parties, agencies, and organizations for a review period of not less than 60 days. In reviewing the RDEIR, reviewers should focus on the document's adequacy in identifying and analyzing significant effects on the environment and ways in which the significant effects of the proposed project might be avoided or mitigated. To ensure inclusion in the Final EIR and full consideration by the lead agency, comments on the RDEIR must be received in writing during the public review period at the following address:

City of Petaluma
 11 English Street
 Petaluma, California 94954
 Attention: Olivia Ervin, Environmental Planner
 Email Address: oervin@cityofpetaluma.org

Written responses to significant environmental issues raised in comments on this RDEIR will be prepared and included in the Final EIR. The RDEIR text and appendices, together with the response to comments document and any text changes to the RDEIR made in response to comments or other new information, will constitute the Final EIR.

The City Council will review the Final EIR for adequacy and consider it for certification pursuant to the requirements of Section 15090 of the *State CEQA Guidelines*. If the Council certifies the Final EIR, the Council will then separately consider whether to approve, modify, or reject the project. If the Council chooses to

approve the project, the Council will have to adopt findings on the feasibility of reducing or avoiding significant environmental effects; and, because the RDEIR identifies environmental effects that cannot feasibly be reduced to less-than-significant levels, the Council will also have to adopt a Statement of Overriding Considerations. If the Council does approve the proposed project, a Notice of Determination (NOD) will be prepared and filed with the County Clerk and the State Clearinghouse. The NOD will include a description of the project, the date of approval, an indication of whether the Findings and Statement of Overriding Considerations were prepared, and the address where the Final EIR and record of project approval are available for review.

1.6 SCOPE OF THIS REVISED EIR

The City of Petaluma completed a preliminary review of the application for the proposed Scott Ranch project, as described in Section 15060 of the *State CEQA Guidelines*, and determined that a Project EIR was required. The City also determined that the following key environmental topics would be evaluated in detail in the Revised Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The City selected these environmental topics for thorough analysis based on anticipated environmental impacts and prior comments received. The RDEIR also addresses the following topics: agricultural resources; hazards and hazardous materials; and mineral resources, but at a lower level of detail.

The RDEIR presents the environmental effects of the proposed regional park trail project on the topics listed above.

1.7 REPORT ORGANIZATION

This RDEIR is organized into the following sections:

Section 1.0, Introduction, provides an introduction and overview describing the purpose and scope of topics addressed in this RDEIR and the environmental review process.

Section 2.0, Executive Summary, presents a brief description of the proposed project, summarizes environmental consequences that would result from implementation of the proposed project, provides a summary table that denotes anticipated significant environmental impacts, describes identified mitigation measures, and indicates the level of significance of impacts before and after mitigation. In addition, this section also presents a brief description of alternatives to the proposed project and provides a table comparing each of the alternatives to the proposed project.

Section 3.0, Project Description, describes the proposed project, including the requested approvals and entitlements, proposed land uses, on-site parking and circulation, as well as other improvements such as pedestrian facilities, landscaping, and utilities to serve the proposed development.

Section 4.0, Environmental Impact Analysis, describes the environmental setting, including applicable plans and policies for each environmental topic identified above; provides an analysis of the significant environmental impacts of the proposed project; and identifies mitigation measures to avoid or reduce the magnitude of significant impacts.

Section 5.0, Alternatives, summarizes alternatives to the proposed project and the comparative environmental consequences of each alternative. This section includes an analysis of the No Project Alternative, among others, as required by CEQA.

Section 6.0, Other CEQA Considerations, provides a discussion of the project's significant and unavoidable impacts and significant irreversible environmental changes, the potential for growth inducement due to project implementation, and mandatory findings of significance.

Section 7.0, Report Preparation, provides a list of the individuals involved in the preparation of the Revised Draft EIR.

Appendices to this RDEIR, which are presented in Volume 2, include the technical reports used to prepare the RDEIR sections.