

2.0 REVISED PROJECT DESCRIPTION

In response to public, Planning Commission, and City Council comments made following the December 2020 release of the RDEIR, Davidon Homes has made further revisions to its Davidon (28-Lot) Residential Project component. With these revisions, the residential component would continue to provide 28 single-family residences, but would use no natural gas, would reduce the acreage of residential lots and associated streets from approximately 11.7 to 6.4 acres, would provide 5 acres of private open space, and would increase the acreage of the Putnam Park Extension Project component from approximately 44 to 47 acres. This would be accomplished by reducing residential lots size and residence size, locating more residential lots north of Windsor Drive, and eliminating residential lots south of the proposed “B” Street. These changes would also increase the distance between the proposed residential development and Kelly Creek, reduce impacts to California red-legged frog habitat and native grasslands, reduce total grading area and volume, and reduce total energy and water use for the residential component.

In addition, to improve habitat for the California red-legged frog, the Kelly Creek Protection Project of Earth Island Institute has revised the phasing of the Putnam Park Extension Project component to include the following in Phase 1: (1) fencing and enhancements to the stock pond; (2) stabilization and restoration of eroded gullies; and (3) restoration of the riparian corridor along Kelly Creek.

Revisions to the **RDEIR Section 3.0, Project Description**, are shown below with new text in underline and deleted text in ~~strikeout~~.

RDEIR SECTION 3.0, PROJECT DESCRIPTION

3.1 INTRODUCTION

This section presents the Davidon (28-Lot) Residential Project proposed by Davidon Homes and the Putnam Park Extension Project proposed by the Kelly Creek Protection Project (KCPP) of Earth Island Institute. Together the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component constitute the Scott Ranch Project or the “proposed project” for the purpose of this analysis. Davidon Homes and KCPP are jointly referred to in this document as “the Applicants.”

This chapter also presents a description of the off-site Helen Putnam Regional Park Trail project (“regional park trail”) proposed by Sonoma County Regional Parks (SCRPP), see **Section 3.8, Regional Park Trail Project**. Although not being proposed jointly with the project, the Helen Putnam Regional Park Trail is considered a related project because it would provide a connection from proposed trails onsite north and south of Kelly Creek to existing offsite trails in Helen Putnam Regional Park.

The approximately 58.66-acre project site is located in the southwestern portion of the City of Petaluma adjacent to the City of Petaluma's Urban Growth Boundary and southern city limit (**Figure 3.0-1, Project Location**). The site is currently used primarily for cattle grazing, with a barn complex (consisting of a two-story large red barn, the hay barn, and the garage/storage barn), an unoccupied mobile home, and the remnants of a collapsed farm house that had been destroyed by fire in the eastern portion of the site (**Figure 3.0-2, Existing Conditions**).

As detailed in **Section 1.2, Project History**, of this RDEIR, the City circulated a Draft EIR for a 93-lot residential project in 2013 and subsequently circulated a Draft EIR for a 66/63-lot residential project in 2017. Following extensive public comments on prior iterations of the projects, the project has been modified again, to incorporate feedback received, by reducing by half the number of residential lots and preserving a majority of the site. The project is now a joint collaboration in which the Applicants are proposing a reduced residential development of 28 single-family residences and a public park with public amenities and preserved open space that would occupy the main portion of the project site (approximately ~~47~~ 44 acres).

The Davidon (28-Lot) Residential Project component would be limited to approximately ~~11.7~~ 15 acres of the project site, north of Kelly Creek, with approximately 6.4 ~~12~~-acres for the single-family homes and streets and approximately ~~4.8~~ 3-acres of common open space consisting primarily of steep slopes and wildlife corridors (**Updated Figure 3.0-3, Davidon (28-Lot) Residential Project Component Site Plan**).

The Putnam Park Extension Project component would include multi-use trails both north, and potentially south, of Kelly Creek, connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park to the west (**Updated Figure 3.0-4, Putnam Park Extension Project Component Conceptual Plan**). The barn complex would be restored and adapted for public use. An amphitheater, group picnic area and playground would be added near the barn complex. A new trail parallel to D Street and up to three pedestrian bridges across Kelly Creek would be provided, as would two public parking lots, temporary and permanent restrooms, livestock fencing, infiltration basins and drainage features. This component would also restore Kelly Creek, as well as habitat, tributaries and drainage features on the site.

3.2 PROJECT SETTING

3.2.1 Regional Setting

The project site is located in the southwestern portion of the City of Petaluma in Sonoma County at the northwest and southwest corners of the Windsor Drive and D Street intersection. The project site is

accessible by U.S. Highway 101 (US 101) to the east and by Highway 116 to the north. The main arterial street that provides access from the freeway to the project area is D Street. Direct access to the site is provided by Windsor Drive and D Street.

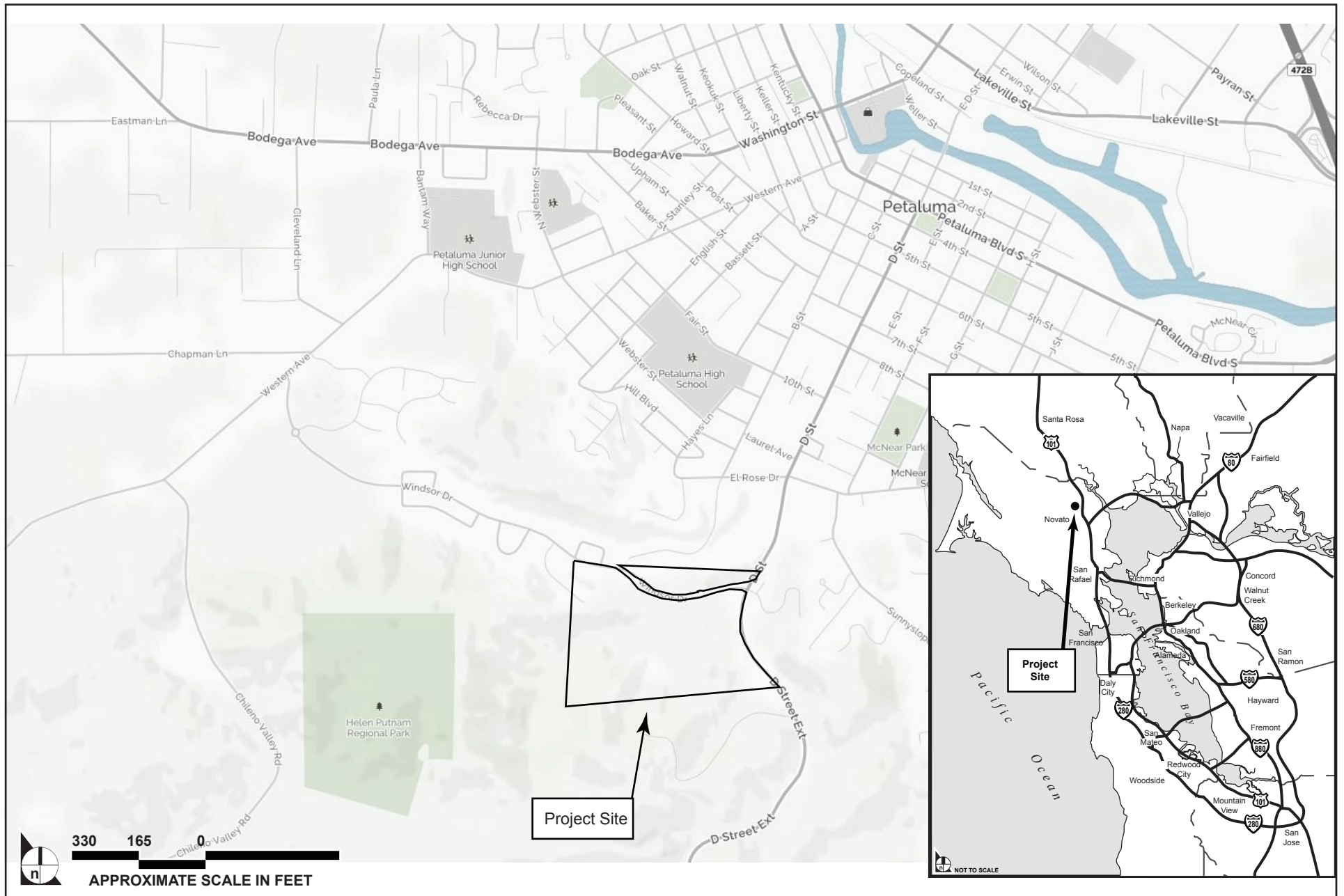
Single-family subdivisions are located to the north (The Summit Above Petaluma, served by B Street), northwest (Victoria, served by Windsor Drive), and east (Pinnacle Heights, served by D Street and Sunnyslope Road) of the project site.

Helen Putnam Regional Park, maintained by SCRPP, is located immediately contiguous to the western boundary of the project site. The land to the south and southwest of the project site is unincorporated Sonoma County and is used for grazing as well as large lot single-family property. McNear Elementary School is located approximately 0.5 mile northeast of the project site on Sunnyslope Avenue.

3.2.2 Existing Site Conditions

The 58.66-acre project site, as shown in **Figure 3.0-2, Existing Conditions**, consists of two parcels. Parcel 1 (APN 019-120-041) is a 52.07-acre parcel on the south side of Windsor Drive and west of D Street, and Parcel 2 (APN 019-120-040) is a 6.59-acre parcel on the north side of Windsor Drive.

Parcel 1 is largely undeveloped and is used for grazing cattle. This parcel is characterized by rolling hills, with a section of Kelly Creek running west to east through the parcel. Elevations range from approximately 100 feet above mean sea level (amsl) at Kelly Creek to 380 feet amsl in the southwestern corner of the parcel.



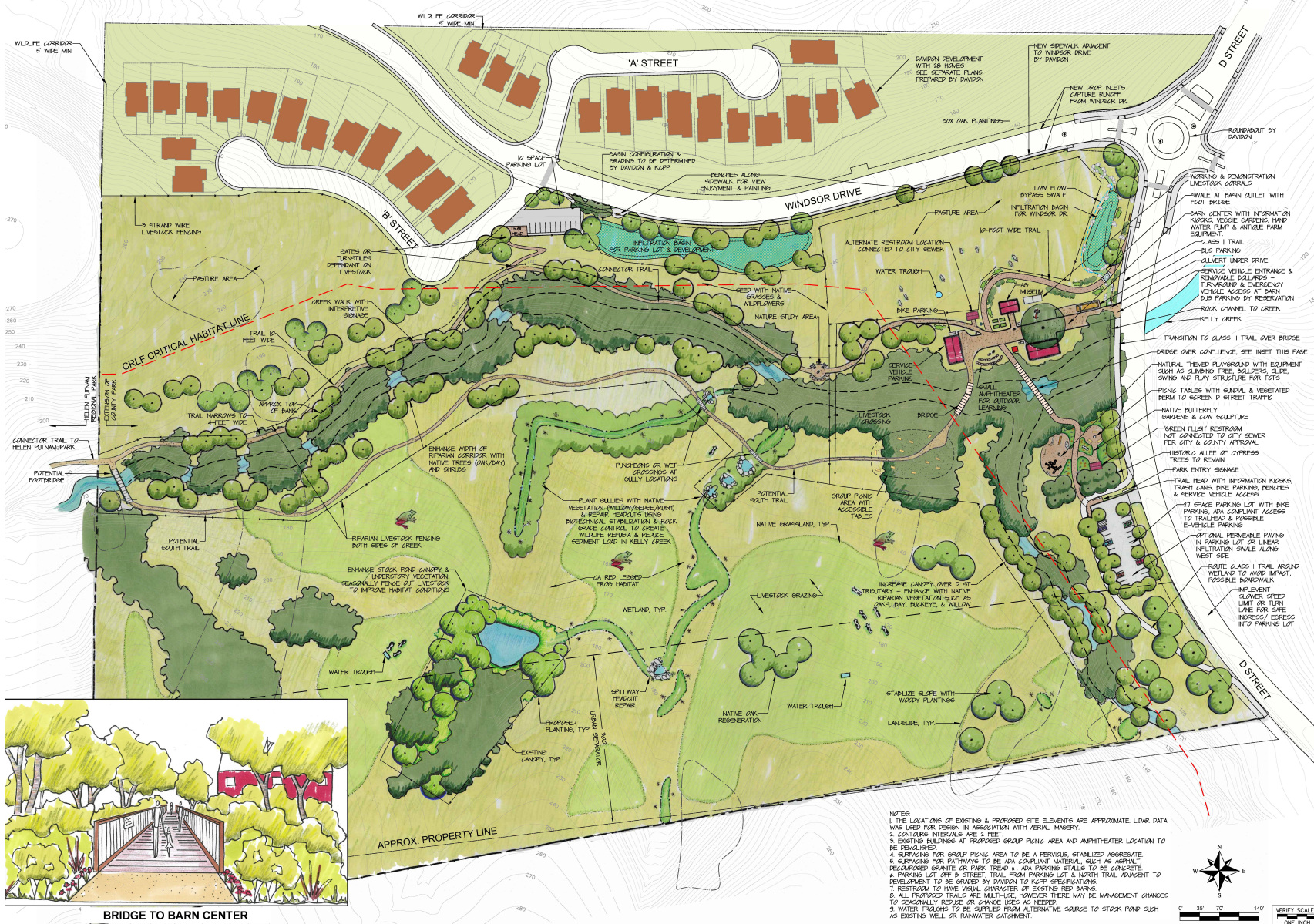
SOURCE: Impact Sciences, Inc., and Mapped, Inc., 2015

FIGURE 3.0-1

Project Location



Existing Conditions



SOURCE: Prunuske Chatham, Inc., July 2021, 2020

UPDATED FIGURE 3.0-4

In addition to Kelly Creek, which runs in a deeply incised channel on Parcel 1, there are several drainages on this parcel. An unnamed tributary to Kelly Creek flows along the west side of D Street north into Kelly Creek (referred to as “D Street Tributary”) and is shown in **Figure 3.0-2, Existing Conditions**. A stock pond is located on the property, in a natural drainage ravine in the middle of the southerly hillside, located about 40 feet above the Kelly Creek streambed and 350 feet north of the southerly property line. As shown in **Figure 3.0-2, Existing Conditions**, the stock pond receives flows from an intermittent drainage (“Upper Stock Pond Drainage”) that flows from the southern boundary of Parcel 1 into the stock pond. Overflow from the stock pond (“Stock Pond Drainage”) has been diverted out of its ravine and now meanders across the hill to an adjacent draw, where it combines with natural seepage to create a narrow, winding wetland approximately 600 feet in length. Another intermittent drainage (“Central Drainage”) is located in the central portion of Parcel 1 below the stock pond — this drainage flows north into Kelly Creek. In addition, seasonal wetlands and seeps occur on the hillside south of Kelly Creek.

Parcel 2 is made up of portions of two knolls and ranges in elevation from 210 feet amsl at the northern property line to an elevation of 150 feet amsl near Windsor Drive. The parcel is undeveloped land covered by grasslands with a group of oak, bay, and buckeye trees along the northern property line.

As shown in **Figure 3.0-5, Project Aerial**, grasslands occupy most of the project site. There are approximately 500 trees, as well as rock outcroppings. Tree species on the project site qualifying as City Protected Tree species include native oaks, California buckeye, and California bay; significant groves or stands of trees, trees located in riparian corridors and trees located in the City right-of-way, regardless of species, are also Protected Trees. The Kelly Creek riparian area is lined with numerous trees including native oaks. A stand of oak trees is located in the southwestern corner of the project site.

The elevations range widely from Kelly Creek at lower elevations with slopes increasing to the north and south. The greatest slopes are located in the southwestern corner of the project site. Parcel 2 has an average slope of 20.30 percent and Parcel 1 has an average slope of 21.27 percent (see **Figure 3.0-6, Project Site Slopes**). Parcel 2 does not contain any landslide areas. Parcel 1 contains shallow landslides on the flanks of hillsides (4-12 feet deep) and along Kelly Creek (3-5 feet deep) (**Figure 3.0-2, Existing Conditions**).

Both parcels within the project site contain 10-foot public utility and 15-foot slope easements along the D Street and Windsor Drive rights-of-way. A municipal water pump station is located within the public utility easement along Windsor Drive. The pump station is in use by the City to pump municipal water up the hillside to serve residents at existing subdivisions.

A barn complex (including the large red barn), unoccupied mobile home, remnants of a collapsed farm house, an old dairy equipment cleaning shed, and three unused brick-lined hand dug wells are located in the eastern portion of Parcel 2 along the edge of Kelly Creek (**Figure 3.0-7, Existing Structures**).¹ There is an existing gate providing access to the barn complex from D Street.

The project site is within the West Hills planning subarea and the majority of the site is designated as Very Low Density Residential (0.6 to 2.5 dwelling units per acre) in the City's General Plan Land Use map (**Figure 3.0-8, Land Use Designation**). A 300-foot band along the southern boundary of the project site is designated Urban Separator on the General Plan Land Use map. The buffer area along both sides of Kelly Creek is designated Open Space. In addition, the General Plan identifies a *Proposed City Park* on the project site at the southwest corner of the D Street and Windsor Drive intersection that would accommodate an estimated 3 acres for passive recreational facilities.

The project site is zoned R1 (Residential 1) on the City's Zoning Map, which is applied to areas of single-family developments, primarily in the western hillsides, with densities ranging from 0.6 to 2.5 units per acre. The minimum lot size under the R1 district is 20,000 square feet. As further described in **Section 3.4.2, Zoning Map Amendment, Planning Unit Development Plan and Guidelines**, the project is proposing a zoning map amendment to change the R1 zoning to a Planned Unit Development (PUD).

3.3 PROJECT OBJECTIVES

The City of Petaluma has developed the following primary objectives for the proposed project to satisfy CEQA Guidelines Section 15124(b). The City's objectives are to:

- provide development consistent with the City's long-term development goals, especially as related to the provision of additional housing;
- develop the project site in a manner that preserves the uniqueness and gateway value of the site;
- implement General Plan policies related to establishment of an Urban Separator and the Petaluma ring trail system; and
- provide improved recreational access to the Helen Putnam Regional Park.

¹ The old dairy equipment cleaning shed is also called a pump house in supporting technical documents. The unused well located south of Kelly Creek, east of the stock pond, is also called "unknown structure" or "water holding tank" in supporting technical documents.

The project Applicants' key objectives for the proposed project are to:

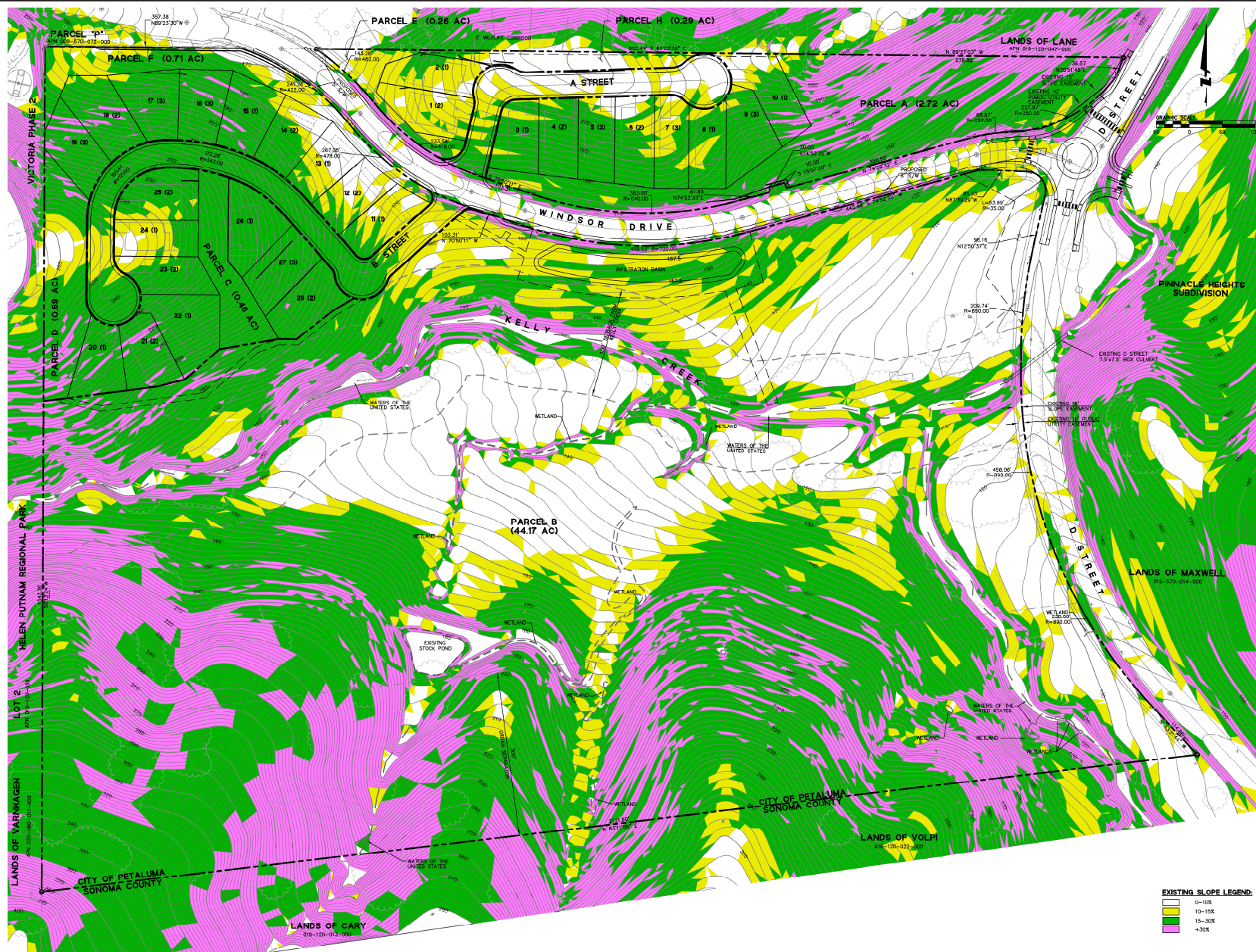
- promote and maximize new housing opportunities within the urban growth boundary thereby discouraging urban sprawl;



SOURCE: Google Earth, 2015

FIGURE 3.0-5

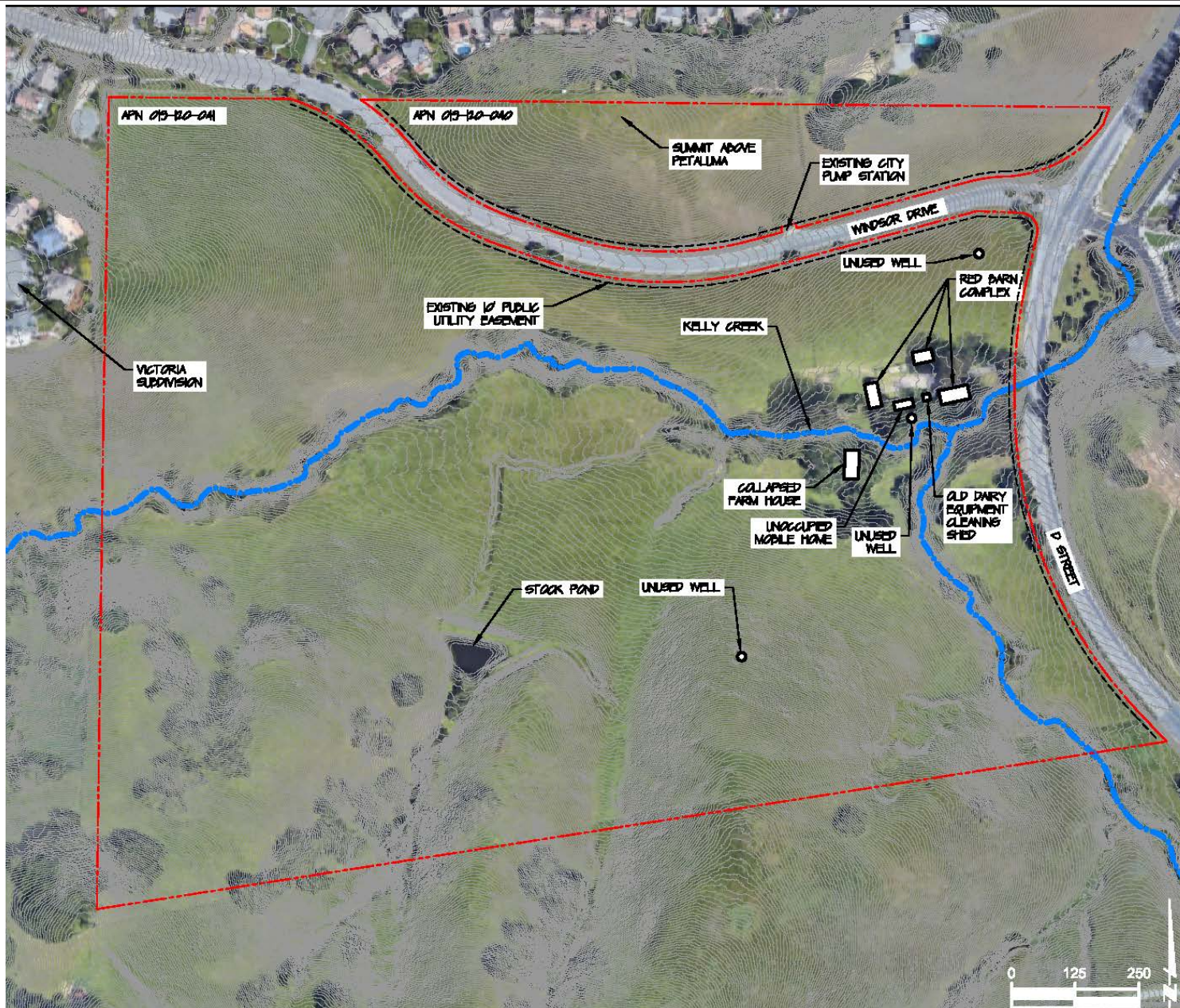
Project Aerial



SOURCE: BKF Engineers, 2019

FIGURE 3.0-6

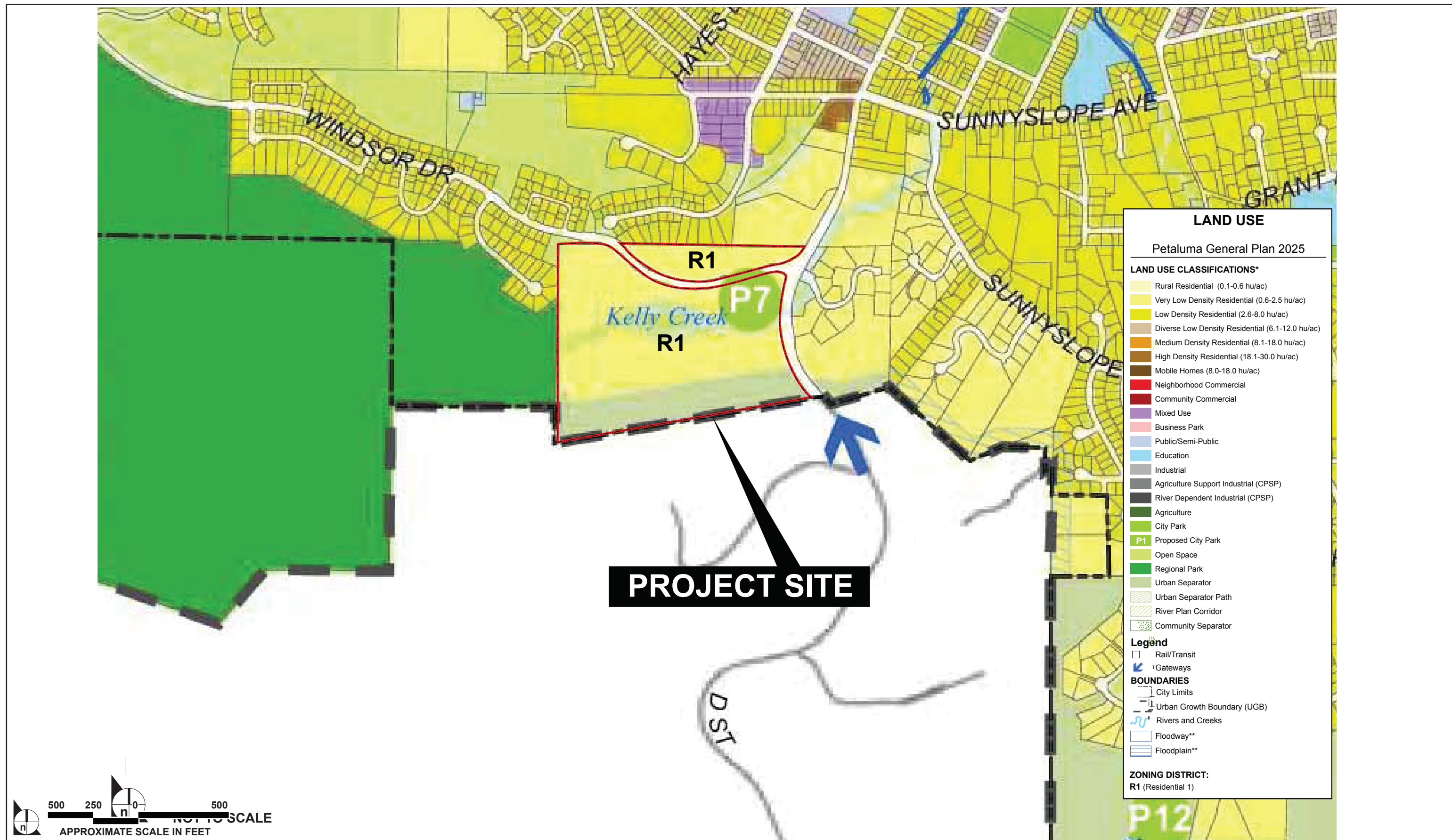
Project Site Slopes



SOURCE: Prunuske Chatham, 2019

FIGURE 3.0-7

Existing Structures



SOURCE: Impact Sciences, Inc., and Mapped, Inc., 2015

FIGURE 3.0-8

- develop a high-quality residential project on the west side of Petaluma, compatible with existing residential subdivisions in the neighborhood and with rural and park areas to the south and west of the site;
- permanently preserve sensitive biological and geological areas of the site as protected open space;
- preserve and enhance Kelly Creek in its natural state;
- preserve the barn complex;
- provide a public pedestrian/bicycle trail connecting to Helen Putnam Regional Park; and
- provide a large extension of the Helen Putnam Regional Park, incorporating new trails, a restored barn complex, habitat and waterway enhancements, and related features.

3.4 PROJECT ENTITLEMENTS

The project Applicants have requested the following approvals for the proposed project: (1) a General Plan Amendment to modify and clarify General Plan Policy 2-P-68, (2) Amendment of General Plan Figure 5-2, (3) a rezoning from Residential 1 (R1) to a Planned Unit District (PUD), (4) adoption of Planned Unit Development Plan and Guidelines; and (5) a Vesting Tentative Map to subdivide the project parcels into residential, open space, public access and parking lots. Each of these discretionary approvals is described in detail below. In addition, Site Plan and Architectural Review (SPAR) will be required for development of the single-family homes, associated landscaping, and lighting in the residential component and for public improvements proposed as part of the Putnam Park Extension Project component.

3.4.1 General Plan Amendments

Proposed Changes to General Plan Policy 2-P-68

The City of Petaluma General Plan 2025 contains Policy 2-P-68 listed below which is specifically focused on the project site.

Policy 2-P-68: Preserve the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch) through incorporation of the following criteria in the future development process:

- Respect the gateway value with a minimum 100' setback from D Street with no sound walls.

- Maintain a minimum of a 100' setback along Kelly Creek and its tributaries.
- Preserve the red barns in place, designate them historic and encourage the incorporation of a nature study area.
- Preserve and maintain habitat areas and trees.
- Avoid slide areas and minimize grading.
- Provide a minimum 300'-wide Urban Separator.
- Provide a minimum of a 3-acre park site
- Include the provision of trailhead facilities with restrooms and parking with a connection to Helen Putnam Regional Park.
- Respect City hillside regulations.

The project proposes to amend this policy as indicated below, with additions in underline and deletions in ~~strikeout~~.²

Policy 2-P-68: Preserves the uniqueness of the property at the intersection of D Street and Windsor Drive (Scott Ranch) through incorporation of the following criteria in the future development process:

- Respect the gateway value with a minimum 100' building setback from D Street with no sound walls, but allow small accessory structures as part of the public park amenities.
- Maintain a minimum of a 100' building setback from the centerline of ~~along~~ Kelly Creek and its tributaries, recognizing that existing barns may remain within the setback.
- Preserve the ~~red barns~~ complex ~~in place~~, designate the complex ~~them~~ historic, and encourage the incorporation of a nature study area. Relocation in the same general area for purposes of stabilization and preservation shall be allowed.
- Preserve and maintain habitat areas and trees.

² The text of Policy 2-P-68 in strikethrough and underline remains unchanged from the RDEIR.

- Avoid slide areas and minimize grading.
- Provide a minimum 300'-wide Urban Separator.
- Provide a minimum of a 3-acre park site.
- Include the provision of trailhead facilities with restrooms and parking with a connection to Helen Putnam Regional Park.
- Respect City hillside regulations.

Proposed Changes to General Plan Figure 5-2, Bicycle Facilities

The project proposes to amend General Plan Figure 5-2, Bicycle Facilities, to delete “Recreational Trail Proposed” from the southern boundary of the Urban Separator on Scott Ranch (**Figure 3.0-9, Proposed Amendments to General Plan Figure 5-2, Bicycle Facilities**). The project would add “Class I Off-Street-Proposed” in or near the right-of-way at the eastern boundary of Scott Ranch starting at the site’s southeast corner and connecting to the “Class I Off-Street-Proposed” (Kelly Creek) trail. The proposed trail along Kelly Creek would connect to the proposed offsite regional trail at Helen Putnam Park, thereby providing adequate connectivity to local and regional trails even with removal of the “Recreational Trail Proposed” within the Urban Separator as contemplated by the General Plan.

3.4.2 Zoning Map Amendment, Planning Unit Development Plan and Guidelines

As noted above, the project site is zoned R1 with densities ranging from 0.6 to 2.5 units per acre and a minimum lot size of 20,000 square feet, which would allow up to ~~113~~⁴¹⁰ residential lots.³ The proposed project would rezone the project site from R1 to Planned Unit District (PUD) to adopt project-specific development standards that accommodate residential development and open space and park land. The proposed PUD development standards for the residential development are shown in **Table 3.0-1** below. The PUD would comply with GP Policies 1-P-17 and 2-P-63 by clustering the single-family homes in two areas on the project site to maximize open space areas and avoid construction of the proposed new homes on prominent ridgelines.

³ The net acreage of the site is ~~45.27~~ ^{44.23} acres (excludes ~~proposed~~ public or private rights-of-way, required public open space [the three-acre park required by the General Plan], and the 200-foot-wide Kelly Creek corridor floodways, but does not exclude the Urban Separator per Policy 1-P-19). Because the General Plan’s residential density formula excludes “proposed” vehicular rights-of-way from the net acreage calculation, the project’s reductions in proposed street rights-of-way have resulted in an increase in the net acreage calculation. As such, the number of units allowed to be developed on the project site ranges between 28 and ~~410~~ ¹¹³ dwelling units.

3.4.3 Vesting Tentative Map

The proposed project includes a request for approval of a Vesting Tentative Map to subdivide the 58.66-acre project site into single-family residential, open space, common area and park lots. Lot sizes would range from approximately ~~5,800~~ ~~10,000~~ square feet for the smallest residential lot, ~~2.92~~ ~~2.74~~ acres for the largest common open space lot within the residential component, to ~~47.43~~ ~~44.18~~ acres for the Putnam Park Extension Project component lot.

3.5 DESCRIPTION OF THE PROJECT COMPONENTS

3.5.1 Davidon (28-Lot) Residential Project Component

Residences

~~Approximately~~ The Davidon (28-Lot) Residential Project component would comprise approximately ~~19~~ ~~25~~ percent of the project site (~~11.7~~ ~~15~~-acres), ~~of which 6.4 acres would be~~ ~~would be developed with~~ 28 single-family residences ~~and~~ streets, and ~~approximately 4.8 acres would be private~~ ~~common~~ open space. The single-family residences would be developed along two new proposed streets– one new street would branch north of Windsor Drive and a second new street would branch south of Windsor Drive. The homes would be arranged in clusters off each of the two proposed streets. **Updated Figure 3.0-3, Davidon (28-Lot) Residential Project Component** shows lot lines for the residential component. Retaining walls would be constructed as necessary between and along the proposed lot lines. **Figure 3.0-10, Retaining Walls Design**, shows the design of the retaining walls that would be installed.

**Table 3.0-1
Proposed PUD Development Standards**

Development Standards	R-1 Zoning Standards	Hillside Subdivision Standards	Proposed PUD Development Standards
Lot Size			
Minimum Lot Area	20,000 sf	18,271 sf ¹	5,800 10,000 sf
Minimum Lot Width (Interior lot)	100 ft	–	50 ft
Minimum Lot Width (Corner lot)	110 ft	–	60 55 ft ²
Minimum Lot Depth	130 ft	–	110 80 ft
Setbacks			
Minimum Front Yard	30 ft	–	20 14 ft
Minimum Side (Interior)	15 ft	–	5 ft
Minimum Side (Street side)	30 ft	–	5 ft

Development Standards	R-1 Zoning Standards	Hillside Subdivision Standards	Proposed PUD Development Standards
Minimum Rear Yard	30 ft	–	20 2 ft
Minimum Garage front	30 ft	–	20 ft
Minimum Aggregate Side Yard Setback	--	--	15 10 ft
Height Limit			
Maximum Building Height	25 ft	30 ft ³	30 ft

Source: City of Petaluma Community Development Department, IZO.

Note:

sf — square feet

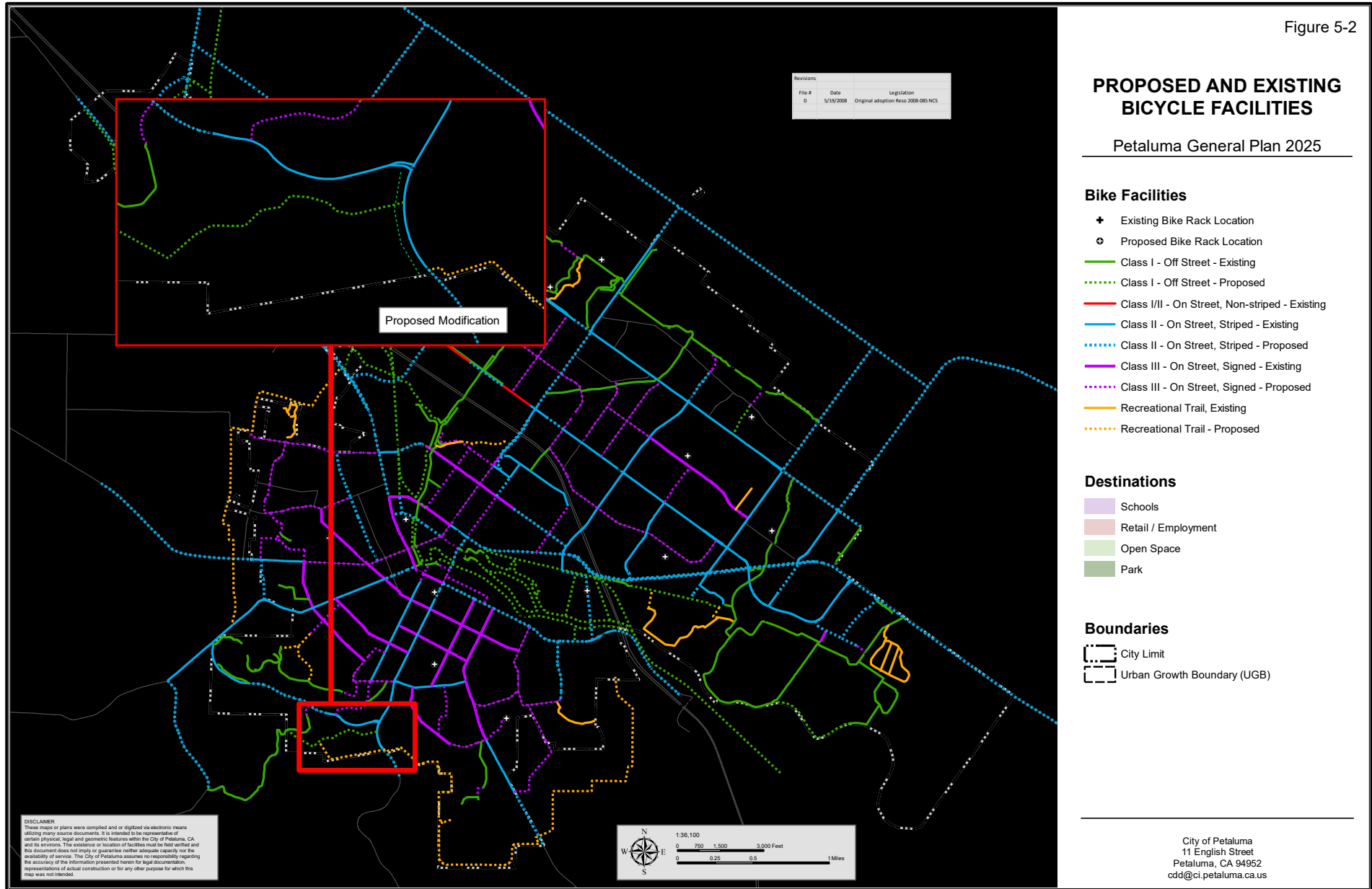
ft — feet

¹ Because the formula in Section 16.070(C) of the IZO results in a minimum lot area of 18,271 *sf*, which is less than the 20,000 *sf* minimum lot area under the R-1 zone, the 20,000 minimum lot area applies.

² Measured at structure

³ Under IZO Section 16.060, calculated from the uppermost point of the roof to the point in grade directly below

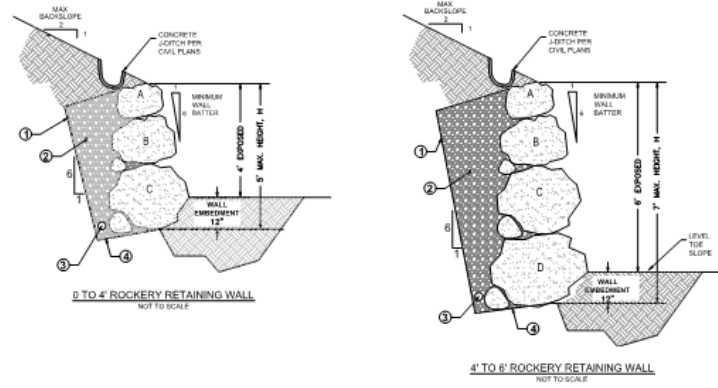
Figure 5-2



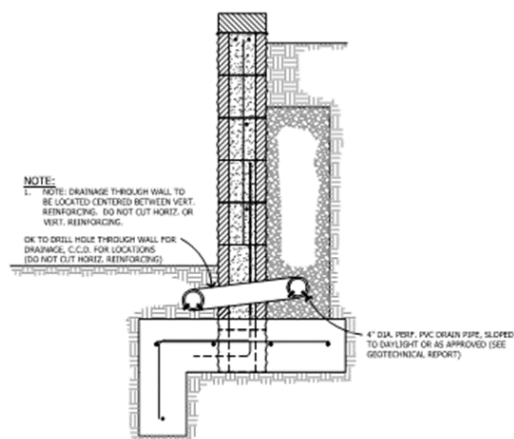
SOURCE: Impact Sciences, 2020

FIGURE 3.0-9

Drystack Rockery Retaining Wall



Drystack Masonry Retaining Wall



SOURCE: BKF, 2019

FIGURE 3.0-10

The minimum lot size would be ~~5,800~~~~10,000~~-square feet (sf) while the average lot size would be ~~7,433~~~~11,245~~-sf. As shown in **Table 3.0-2, Characteristics of the Proposed Single-Family Residences**, the residences would range in size between ~~2,489~~~~2,678~~-sf and ~~3,380~~~~3,523~~-sf and would be constructed in three potential floor-plan configurations: ~~2,489~~~~2,678~~ sf single-story (~~10~~ residences), a ~~2,863~~~~2,928~~ sf single two-story (~~9~~ residences), and ~~3,380~~~~3,523~~ sf two-story (~~9~~ residences, each including a junior Accessory Dwelling Unit (ADU)) plans (**Figures 3.0-11 through 3.0-13**). In total, there would be ~~10~~ ~~21~~ single-story and ~~18~~ ~~7~~-two-story homes. Each configuration would have three different elevations. Architectural styles of the residences would include ~~Spanish~~ Cottage, Craftsman, Farmhouse or California Ranch (**Figure 3.0-14, Architectural Styles**). Architectural detailing of ~~mosaic tiles, iron elements, shutters, accent corbels, enhanced window treatments and~~ front porches with railings and precast concrete would be utilized to enhance the front elevations. Exterior materials would include a mix of stucco, hardboard siding, cultured stone, and masonry. ~~All~~~~r~~Roofs would be made of concrete tile with some including metal roof detailing. All roofs would incorporate solar panels consistent with the state’s zero net electricity policy. Solar panels would be installed either on hooks or using composite shingle. Hooks would be installed under the concrete tiles. Composite shingle would replace the concrete tiles during installation and would not be visible. Indoor and outdoor lighting would be installed in and around the single-family homes. The lighting would conform to the requirements of the City of Petaluma Implementing Zoning Ordinance (IZO) Section 21.040.D to control glare.

Table 3.0-2
Characteristics of the Proposed Single-Family Residences

Residence Type	Number of Residences	Size
Single-story homes	21 10	2,489 2,678 sf 2,928 sf
Two-story homes	18 7	2,863 sf 3,380 3,523 sf (including junior ADU)

Streets and Access Improvements

The Davidon (28-Lot) Residential Project component would include two new public streets (A and B Streets). The two new roads would include curbs, gutters, and sidewalks per City standards. Street lighting would also be installed along the new streets per City standards, and would be shielded and focused on the project site to minimize potential spillover. Parking lanes would be provided on both sides of the new roads.

A roundabout on City right-of-way at the intersection of D Street and Windsor Drive would be developed as part of the residential project component. **Updated Figure 3.0-3, Davidon (28-Lot) Residential Project Component**, shows the configuration of the proposed roundabout. The roundabout would provide crosswalks on all approaches with Rectangular Rapid Flash Beacons (RRFB) per CA Manual on Uniform Traffic Control Devices (CA-MUTCD) standards.

A six-foot sidewalk would be provided on the south side of Windsor Drive from the new intersection to D Street. Public benches would be installed at appropriate locations along Windsor Drive subject to the approval of the City through Site Plan and Architectural Review.

In addition, the Davidon (28-Lot) Residential Project component would include an off-site sidewalk, for a distance of approximately 800 feet, to connect with the existing sidewalk on D Street. The sidewalk improvement would fill the gap in the City Standard sidewalk between Pinnacle Drive and Sunnyslope Avenue by replacing existing asphalt sidewalk with City standard concrete sidewalk (**Figure 3.0-15, Off-site D Street Sidewalk Improvement**). The Class II bicycle path along this segment would remain. Some sections of the sidewalk improvement may require a protective outside rail as the slope drops off steeply.

Utilities Improvements

Development of the Davidon (28-Lot) Residential Project would include a network of public 8-inch water mains that would be installed throughout the residential lots and connect to the existing 10-inch water main located along the project frontage in Windsor Drive.

Wastewater infrastructure improvements for the proposed residences would include extending the public sanitary sewer mains along Windsor Drive. In addition, infrastructure improvements as part of the development of the residential project component would include extending the sewer lines and other utilities south toward a stub out located near the service vehicle entrance to the barn center along D Street to facilitate the provision of utilities to the Putnam Park Extension Project component.

Storm drains would be installed in the new streets that serve the proposed residences to collect runoff generated by new impervious surfaces. Collected storm water would be detained and infiltrated onsite before eventual discharge into Kelly Creek via a new outfall. A detention and infiltration basin would be constructed south of Windsor Drive (see **Updated Figure 3.0-3, Davidon (28-Lot) Residential Project Component**). Another detention and infiltration basin would be installed at the southwest corner of Windsor Drive and D Street to capture existing, untreated runoff from Windsor Drive. The runoff would be intercepted on Windsor Drive in a newly constructed drop inlet and flow into a vegetated swale leading to the proposed infiltration basin. The basin would allow all low flows to enter