



ENVIRONMENTAL IMPACT QUESTIONNAIRE

This form is processed as part of a development application. There is no fee for this form.

To be completed by project applicant. Information provided on this form will be used to help analyze potential environmental effects of your project.

Project Name: Deer Creek Apartments I **Date filed:** 3/25/24

A. General Information

* Please check with a planner for any items you are unsure about.

1. List and describe any related permits and/or public agency approvals required for this project, including those required by City, Regional, State, or Federal agencies (i.e., U.S. Army Corps of Engineers, California Department of Fish & Game, etc.):

The Petaluma River and its associated riparian habitat are subject to Section 1600 of Fish and Game code. Additionally, there is an unnamed tributary to the Petaluma River which may be subject to Section 1600. A Tree Removal Permit will also be required, per IZO Section 17.060.A.

2. Is this site listed on the State Hazardous Waste and Substances Sites List?

Yes No

3. Previous approvals or submittals related to this project, including any Preliminary Review:

Project Name: Deer Creek 1 - 559 Dwellings

File Number: PLPR-2023-0005 Date of previous approval/review: 12/12/23

Project Name: _____

File Number: _____ Date of previous approval/review: _____

4. If the project involves a Variance, Conditional Use Permit, Rezoning, or General Plan Amendment application, clearly state the characteristics of the project which trigger the need for such an application:

N/A

B. Project Description

1. Proposed use of the site (provide a detailed description or attach a project narrative):

See attached narrative.

2. Site size (in acres): 42.32 (in square feet): 1,843,459.2

3. Square footage of proposed construction: 729,543

4. Number of floors of construction: 2 and 3-story Building height: 34' to 45'

5. Amount of off-street parking provided: Garage 172, Carports 253, Surface 538; Total: 963

6. Proposed construction schedule. Include phases if development is incremental:

Phase 1 15 months

Phase 2 15 months

Phase 3 15 months

7. **For proposed Residential use:**

Number of units: 559

If single family – total square footage: N/A

If multi-family – unit sizes: Studio; 1x1; 1x1.5; 2x2

Range of sale or rental prices: \$2.66 to \$3.94 per sq.ft.

Household sizes expected: 1-4 occupants per unit

8. **For proposed Commercial use:**

Type of Commercial use N/A

(e.g. Neighborhood Commercial, Highway Commercial, etc.)

Neighborhood/City/regionally oriented area: _____

Square footage of sales area: _____

Square footage of loading facilities: _____

9. For proposed Industrial use:

Estimated number of employees per shift: N/A
Square footage of loading facilities: _____

10. For proposed Public/Institutional use:

Describe type of use: N/A

Estimated number of employees per shift: _____
Estimated occupancy: _____
Square footage of loading facilities: _____
Community benefits to be derived from project:

11. For proposed Mixed Use:

Describe type of use: N/A

Square footage of each type of use: _____
Ratio of parking provided for each type of use: _____

Note: If an Initial Study or Environmental Impact Report is required, the applicant is required to pay the consultant fee plus 25% administrative overhead and actual cost of staff time and materials.

C. Environmental Effects

Are any of the following items applicable to the project or will the project result in any of the potential impacts identified below?

Respond to each question and attach additional sheets with explanations and information on any item checked "yes".

1. Yes No Will there be a change in existing features of any bays, tidelands, or hills, or substantial alteration of ground contours, including any grading (also see Question #6)?
2. Yes No Will there be a change in quality or quantity of any ocean, bay, lake, stream, river, marsh, or ground water, or alteration of existing drainage patterns.
3. Yes No Will there be a change in scenic views or vistas from existing residential areas or public lands or roads?
4. Yes No Will there be a change in development patterns, scale, or character of the area in the vicinity of the project?
5. Yes No Is the site on filled land or has a slope of 10 percent or more?
6. Yes No Will there be a change in topography due to grading? If yes, provide the existing average slope. Indicate the greatest change in elevation due to grading.
7. Yes No Will the project result in the removal or damage to any trees or rock outcroppings?
8. Yes No Will the project result in significant amounts of solid waste or litter?
9. Yes No Use or disposal of potentially hazardous materials, such as toxic substances, medical wastes, flammable materials, or explosives.
10. Yes No Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.
11. Yes No Will there be a change in existing noise or vibration levels in the vicinity (use of heavy equipment, pneumatic tools, significant truck traffic, etc.)
12. Yes No Will there be a change in demand for municipal services, including police, fire, schools, water, sewer, etc.
13. Yes No Will there be a change in existing circulation patterns or result in substantial amounts of additional traffic?
14. Yes No Will there be a substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)?
15. Yes No Is the site adjacent to, or within the vicinity of, any creeks, wetlands, the Petaluma River, parks, marsh, agricultural lands, open space, or airport?
16. Yes No Have any prior environmental studies been completed for the project site? Studies

would include noise, geologic or geotechnical, traffic, hydrology, tree preservation, cultural resources, etc. If yes, please list and provide copies.

- 17. Yes No Is the site potential habitat for threatened or endangered fish, wildlife, or plant species?
- 18. Yes No Are there existing structures on the site? If so, please explain their current use and age.
- 19. Yes No Will any structures be demolished?
- 20. Yes No If the site is vacant, provide information on the previous use.
- 21. Yes No Is the site or structure of known historical or cultural significance?
- 22. Yes No Is the site within an historic district?
- 21. Provide a statement indicating willingness to comply, if the project is required to comply with the City's phase II storm water program and management plan.
- 22. Please attach labeled photos of the site and the surrounding area.

Please note that, depending upon the nature of the application, additional studies or analysis may be required including, but not limited to, traffic, tree preservation, noise, and soils.

Declaration Required

I hereby certify that the statements furnished above and in the attached exhibits, if applicable, present, to the best of my ability, the data and information required for this initial evaluation of this project, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Signature of Applicant / Property Owner

3/21/24

Date

Deer Creek Apartments I

Environmental Impact Questionnaire

Environmental Effects - 'Yes' Responses:

1. The proposed development will include grading that changes the existing grade by cutting and filling areas up to 5 feet. The project does not propose to change grades within any floodplain area. Refer to the Preliminary Grading and Drainage Plan sheets C3.1. For earthwork quantities refer to Preliminary Grading and Drainage Plan sheet C3.0.
2. The proposed development will include residential and amenity buildings with surrounding hardscape and a network of roads, driveways, and surface parking. These proposed improvements will result in a change to the amount of impervious area. The impervious areas are subject to stormwater treatment and the project incorporates best management practices, including bioretention treatment. Refer to the Preliminary Stormwater Control Plan sheet C4.0 for a summary of pervious and impervious areas.
6. The proposed development will include grading that changes the existing grade by cutting and filling areas up to 5 feet. The project does not propose to change grades within any floodplain area. Refer to the Preliminary Grading and Drainage Plan sheets C3.1. For earthwork quantities refer to Preliminary Grading and Drainage Plan sheet C3.0.
7. The proposed development has been designed to avoid tree removals to the maximum extent possible, and only 7% of trees are proposed for removal (11 out of 163 trees). The 11 trees requested for removal are due to dead or poor condition. Removal of these trees will ensure the continued safety of construction personnel and other persons who may utilize the project area prior to project implementation and following project completion. All 11 trees are considered protected trees per the City's tree ordinance. Refer to the Arborist Report for more information.
10. Dust is possible as a result of normal construction activity.
11. Noise or vibration is possible as a result of normal construction activity.
12. Housing development may change demand for city services.
13. According to PMC D106.1, multiple-family residential projects having more than 50 dwelling units shall be provided with 2 separate fire apparatus access roads. A public or private roadway is required for both access points. The secondary access road for this development is Burlington Avenue, which will change the existing circulation patterns and result in additional traffic.

15. The site is adjacent to the Petaluma River and its associated riparian habitat. Additionally, there is an unnamed tributary to the Petaluma River.
17. According to our Wildlife Biologist, The California Natural Diversity Database (CNDDB) records indicate that in 2016 one American Badger was killed on Highway 101, just north of the site. Likewise, historical records indicate that there are potential estivation sites for the California Tiger Salamander by the railroad tracks and the wetland could provide a spot for them to breed. The biological resource study that will take place during the CEQA Analysis will conclusively determine if the site is a habitat for threatened or endangered fish, wildlife, or plant species.
20. The site is currently, and has been, vacant land.
21. Statement is attached.
22. Site Rendering is attached.

J. Cyril Johnson Investment Corp., owner, hereby indicates a willingness to comply with the City of Petaluma Phase II storm water program and management plan.

By: _____



**Mark Johnson, President
J. Cyril Johnson Investment Corp.**

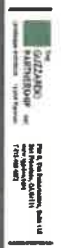
REDWOOD HWY



DEER CREEK APARTMENTS
PETALUMA, CA

ILLUSTRATIVE SITE PLAN

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Attachment A

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of applicant:

Mark Johnson

Address:

125 Willow Road, Menlo Park, CA 94025

Phone number:

(650) 324-9021

Address of site (street name and number if available, and ZIP Code):

Graylawn Avenue, 94952

Local agency (city/county):

Petaluma, Sonoma County

Assessor's book, page, and parcel number:

APN 136-100-025

Specify any list pursuant to Section 65962.5 of the Government Code:

None

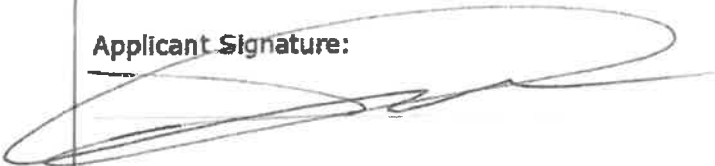
Regulatory identification number:

N/A

Date of list:

N/A

Applicant Signature:



Date:

3/22/2024

Deer Creek Apartments I, Petaluma, CA:

Project Narrative:

Deer Creek I consists of twenty-three 2 and 3-story apartment buildings, one club/leasing building, and one amenity building on approximately 42 acres. The apartments comprise 4 building types containing a total of 559 apartment units with 963 parking spaces, comprised of garages (172), carports (253), and open spaces (538) at a ratio of 1.72 spaces per unit. The site can be accessed from future Rainier Avenue and Burlington Drive. The site amenities include 12,000 sq. ft. of leasing/club and indoor amenity space, 250,000 sq. ft. of outdoor usable common space, and approximately 560,000 sq. ft. of open space along the Petaluma River. Proposed exterior elevations combine contemporary architectural style with modern farmhouse characteristics. A mixture of flat roofs and corrugated metal panels are blended with siding, board and batten, and accent gable roofs. The site contains a variety of outdoor social amenities, such as a pool and lounges, picnic gathering spaces, garden areas, kids play areas, a pet park, as well as orchard groves in various locations. A river trail is proposed along the Petaluma River frontage that can be accessed from the Lynch Creek trailhead.

Planting design is primarily comprised of drought tolerant species appropriate for the micro-climate of the Petaluma region, as well as native riparian planting suitable for areas in proximity to the Petaluma River. Forest-like tree grove plantings are proposed along the north property to create visual separation between the buildings and Highway 101. The project has been designed to avoid tree removals to the maximum extent possible, and only 7% of trees are proposed for removal (11 out of 163 trees). The 11 trees requested for removal are due to dead or poor condition (ratings of 0 and 1, respectively) and are as follows: tree numbers 4772, 4814, 4821, 4823, 4827, 4835-4837, 4839, 4841, and 4847. Removal of these trees will ensure the continued safety of construction personnel and other persons who may utilize the project area prior to project implementation and following project completion. All 11 trees are considered protected trees per the City's tree ordinance. No other trees are being removed as part of the project. A Tree Removal Permit will be required, per IZO Section 17.060.A. Per Section 17.060.B, no tree replacement is required if the removal of the protected tree is due to dead, dangerous, or nuisance conditions. However, the project design includes the planting of approximately 300 new trees and will prioritize planting native tree species including oaks in appropriate areas. All trees to remain will be protected during construction through installation of tree protection fencing consistent with Section 17.080 of the City's tree ordinance. Stormwater treatment planting areas are proposed throughout the project to capture pervious surface runoffs per the city's stormwater treatment requirements.