



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: Washington Commons Date filed: 4/18/2025

A. General Information

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

- 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.):

City of Petaluma Site Plan and Architectural Review

City of Petaluma Building Permit

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

Yes No

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

Project Name: _____

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

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

- 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:

Proposed project will utilize State Density Bonus waivers

B. Project Description

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

100% affordable housing development project, consisting of 49 units of new construction. The development is proposed to be 4 stories, with ground floor uses consisting of common areas spaces for residents including a community room and office space for the development support staff

2. Site size (in acres): .75 (in square feet): 32,585

3. Square footage of proposed construction: 50,815

4. Number of floors of construction: 4 Building height: 46'-3"

5. Amount of off-street parking provided: 25

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. **For proposed Residential use:**

Number of units: 49

If single family – total square footage: _____

If multi-family – unit sizes: 600-1,037 sq. ft.

Range of sale or rental prices: _____

Household sizes expected: 2-4

8. **For proposed Commercial use:**

Type of Commercial use _____
(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: _____

Square footage of loading facilities: _____

10. **For proposed Public/Institutional use:**

Describe type of use: _____

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: _____

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.

Ray Welter-LPAS Architecture

Signature of Applicant / Property Owner

4/18/2025

Date