



**City of Petaluma**  
**Notice of Preparation – Environmental Impact Report**  
**Notice of Public Meeting – EIR Public Scoping Meeting**  
Scannell Mixed-Use Development Project  
500 Lakeville St and 500 Hopper Street  
File No.: PLMA-20-0001

**NOTICE IS HEREBY GIVEN** that the City of Petaluma (City) will be the Lead Agency and will prepare a project-level Environmental Impact Report (EIR) for the Scannell Development Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). The EIR is being prepared by the City in accordance with applicable law, in particular, CEQA and the State of California CEQA Guidelines.

The proposed project is a mixed-use development on a 39.2-acre site at 500 Hopper Street and 500 Lakeville Street, less than 1 mile southeast of downtown Petaluma, County of Sonoma, California. As proposed, the project would develop commercial and residential uses. The proposed commercial component of the project would include office space in a two-story building to be occupied by Amy's Kitchen as its corporate headquarters, with full build out to approximately 147,305 gross square feet of office use. The proposed project would also include two additional two-story buildings containing approximately 46,440 gross square feet of additional commercial space and a three-story structured parking garage accommodating up to 330 off-street parking spaces, with a portion of the ground floor dedicated to retail space. An additional 65 parking spaces would be provided on-street. The residential component of the site will include up to approximately 275 dwellings unit including 80 apartments, 95 single-family motor court homes and 100 townhomes, and up to 250 off-street parking spaces.

The project site is comprised of Assessor's Parcel Numbers 136-010-024 and 007-171-023. The property is an irregularly shaped lot, bordered to the south and west by the Petaluma River and McNear Channel. On the east, the property borders the proposed Riverfront Mixed Use Project, which was approved in 2014 for mixed-use development and has initiated construction but is not yet occupied. The site is bounded by the City Corporation yard to the north.

The current General Plan land use designation for the property is River Dependent Industrial (RDI). The project site is located within the Central Petaluma Specific Plan (CPSP) and the current CPSP designations are River-Dependent Industrial (D3) and Civic Space. The project includes a General Plan Amendment and Specific Plan Amendment to change the land use designation of the property from RDI to Mixed Use, and a Zoning Map Amendment to rezone the property from the D3 district to the T4 (General Urban) and T5 (Urban Center) transects. The portion of the property designated Civic Space would be developed with a multi-use trail and does not require a Specific Plan or Zoning Amendment. This area will be redeveloped in coordination with the California State Lands Commission. The project will also require a General Plan Amendment to provide additional below market-rate housing in lieu of a required 3.5-acre active park.

The EIR will evaluate the project for potential impacts on the environment and determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors, each of which will be addressed in the EIR: aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreation, transportation and circulation, and utilities and service systems. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be evaluated in the EIR.

**To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals.** Public comments on the scope of issues to be evaluated in the EIR are encouraged. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

**MEETING DATE/TIME:** Wednesday, September 23 2020 at 7:00 p.m.

**MEETING LOCATION:** Public agencies, organizations, and interested members of the public are invited to participate in this meeting and provide verbal or written comments on the proposed project. Please find the meeting-specific link to the Zoom meeting included on the project webpage: <https://cityofpetaluma.org/scannell-mixed-use-development/>

**WHAT WILL HAPPEN:** The City of Petaluma will receive comments that will inform the scoping of EIR. Comments will be included in the project record. No action will be taken.

**HOW TO OBSERVE AND PARTICIPATE:** Members of the Public may participate and provide public comments.

- Written public comments may be submitted by email to [bbendix@cityofpetaluma.org](mailto:bbendix@cityofpetaluma.org). Comments received up to 2 hours prior to the meeting start (September 23, at 5:00 pm) will be acknowledged by staff during the meeting. If you wish to comment during the NOP (Notice of Preparation) comment period, or if you cannot participate in the scoping meeting, we will accept written comment beginning on September 3, 2020 until the close of the NOP comment period on October 2, 2020. **Comments on the NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Friday, October 2, 2020.**
- Oral public comments will be accepted through the teleconference meeting only. To address staff during the live meeting, please find the meeting-specific link to the Zoom meeting included on the project webpage: <https://cityofpetaluma.org/scannell-mixed-use-development/>

**For More Information:** Contact Brittany Bendix, Deputy Planning Manager, at (707) 778-4314 or [bbendix@cityofpetaluma.org](mailto:bbendix@cityofpetaluma.org). Project materials may also be reviewed electronically as City facilities remain closed due to the COVID-19 pandemic and county shelter-in-place orders.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:  
Please call (707) 778-4360 or  
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with multiple chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.