



GENERAL APPLICATION FORM

This form, together with corresponding application forms for specific permits, will become the permit document. There is no fee for this form.

Type of Application <input type="checkbox"/> Conditional Use Permit: Minor / Major <input type="checkbox"/> Fence <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Preliminary Review by Staff <input checked="" type="checkbox"/> SPAR: Minor / Major <input type="checkbox"/> Tentative Map: $\leq 4 / \geq 5$ lots <input type="checkbox"/> Zoning Amendment: Minor Revision _____ <input type="checkbox"/> Short Term Vacation Rental (STVR) <input type="checkbox"/> Tree Removal <input type="checkbox"/> Other:	For City Use Only Permit No: _____ Project Name: _____ Date Permit filed: _____ Date Permit issued: _____ Received by: _____ Approved by (if applicable): _____
Property Information Address/Location: <u>890 Petaluma Blvd N.</u> Assessor's Parcel No.: <u>006-051-076</u> Property Size: <u>9.77 of 16,590 sq</u>	Land Use Information (ask if unsure) Existing Use of Property: <u>Vacant residential</u> General Plan Designation: <u>Mixed-UX</u> Zoning Designation: <u>MUAA MU1A</u> Historic Designation: <u>N/A</u>

Contact Information

Owner: <u>Matthew D. Ridgway</u>	Agent: <u>N/A</u>
Firm (opt.): <u>890 Co-Op LLC</u>	Firm (opt.): _____
Phone: <u>925-980-1281</u>	Phone: _____
Email: <u>m.ridgway@pehrandpecis.com</u>	Email: _____
Address: <u>890 Petaluma Blvd N. Petaluma, CA 94952</u>	Address: _____

Authorization of Agent, Declaration of Accuracy, and Agreement for Inspection

(not required for Home Occupation Permit applications)

I, Matthew D. Ridgway am the owner / agent of the property for which the development or change is proposed. The above information and attached documents are true and accurate to the best of my knowledge. I have read and agree with all of the above.

[Signature]
Signature of Property Owner or Agent

6/22/2021
Date

I, the owner, hereby do / do not authorize the agent to act on my behalf for this project, be notified of all application proceedings, and agree to allow employees or authorized agents of the City of Petaluma to enter upon the subject property, as necessary, to inspect the premises and process this application.

Signature of Property Owner

Date

Last updated: February 24, 2020

City of Petaluma Planning Division
11 English Street, Petaluma, CA 94952
Hours: 8 am – 5 pm
Mondays through Thursdays. Closed Fridays

T: (707) 778-4470
For faster responses, please e-mail us at:
petalumalanning@cityofpetaluma.org
URI: <https://cityofpetaluma.org/departments/planning/>



Purpose: This form is for the agreement of payment of full cost recovery fees for application processing and inspection services.

The Applicant/Authorized Agent is required to sign this document. In the event that the Property Owner is the Applicant, the Property Owner is required to sign this document.

I/ We, Matthew D. Ridgway (Property Owner name), or authorized agent agree to pay to the City of Petaluma all reimbursable costs, both direct and indirect, including State-mandated costs, associated with review and processing of the accompanying application for land use approval(s) with respect to the subject property or project located at:

890 Petaluma Blvd North (Location, Address, or Assessor's Parcel Numbers),

even if the application is withdrawn and/or not approved.

Brief Project Description:

Mixed-use project with seven residential units, shared common areas, and 2,400 sq of retail with retail use to be determined. 3,030

Reimbursable Costs and Deposits

Reimbursable costs include, but are not limited to, all items within the scope of the City's adopted Cost Recovery Program, (Resolution No. 2004-028 N.C.S.) as well as the cost of retaining professional and technical consultant services and any services necessary to perform functions related to review and processing of the applications and monitoring of the work.

Property owner and agent understand that one or more deposits will be required to be paid by property owner and/or agent to cover the costs noted above at such time(s) and of such amounts as requested by the Planning Manager or designee.

City's Responsibility

The City agrees to review and process the application in a timely manner in accordance with this agreement and all applicable laws, regulations, ordinances, standards and policies. This agreement applies to all subsequent applications related to the project.

Charges and Outstanding Payments

The applicant understands and agrees that nonpayment of processing and inspection fees pursuant to the City's Cost Recovery Program may, at the sole and exclusive discretion of the Planning Manager, result in temporary or permanent cessation of processing of the application or inspection of the work and, after notice, may result in the denial of the application and/or order to cease work.

Prior to completion of processing of any phase of the project, any and all outstanding amounts due pursuant to this agreement shall be paid. The Planning Division will withhold issuance of further plan checks, entitlements, permits, certificates of occupancy, etc. until all required fees have been paid in full.

The applicant agree that questions regarding specific charges for processing, monitoring, inspection and related services that may be questionable, lack sufficient documentation and/or may be incorrect must be brought to the City's attention no later than 30 days following receipt of invoice and corresponding documentation.

Invoices are due and payable within ten (10) days. A penalty will be charged on delinquent accounts at the rate of 1% per month or 12% per annum. Applicant agrees that delinquent amounts shall constitute a lien on the subject property and expressly consents to recordation of a notice of lien and/or copy of this Agreement against the subject property with respect to any amounts which are delinquent.

Failure to comply with the aforementioned procedure within the specific time indicated may, if research of billing information is requested, result in additional charges for clerical time spent and will be billed at our cost recovery rate.

Legal matters

In any legal action arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including costs and attorneys fees.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and/or the indemnitees, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnitees.

Nothing in this agreement shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that the applicant is required to defend the indemnitees in connection with any said claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the indemnitees, (ii) approve all significant decisions concerning the matter in which the defense is conducted, and (iii) approve any and all settlements, which approvals shall not be unreasonably withheld by the City.

The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own defend any claim, action or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

City of Petaluma Planning Division

11 English Street, Petaluma, CA 94952

Hours: 8 am – 5 pm

Monday through Thursday. Closed Friday

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petalumaplanning@cityofpetaluma.org

URL: <https://cityofpetaluma.org/departments/planning/>

The Applicant also agrees to so indemnify the indemnitees for all costs incurred in additional investigation or study, or for supplementing, redrafting, revision or amending any document (e.g., the EIR, Specific Plan Amendment, Specific Plan, General Plan Amendment, Rezone, etc.) if such is made necessary by the claim, action or proceeding and if the Applicant desires approvals from the City which are conditioned on the approval of said documents.

Acknowledgements required:

The undersigned **Property Owner/Applicant or Authorized Agent** hereby represents that he/she either:

- Personally owns the subject property; or,
- Is an entity authorized to install and maintain facilities for provision of utility, telecommunications, video, voice or data transmission service in the public street right of way; or,
- Is a duly authorized agent of the property owner with full authority to execute this Agreement on behalf of property owner.

Applicant agrees to be jointly and severally liable with property owner for payment of all fees referenced above, applicant agrees to notify City in writing prior to any change in ownership and to submit a written assumption of the obligations under this agreement signed by the new owner or his/her authorized agent.

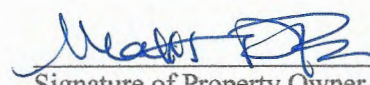
Would you like to receive invoices electronically instead of in the mail?

- Electronically In the mail


If the deposit is not exhausted, we will issue a refund to:

- Property Owner Authorized Agent

I / We have read and agree to all of the above.



Signature of Property Owner or Authorized Agent



Date



SITE PLAN & ARCHITECTURAL REVIEW APPLICATION CHECKLIST & INFORMATION HANDOUT

Deposit for Minor or Major SPAR:
[See Fee Schedule](#)
(The final fee is dependent on each project application. Please read and sign the Cost Recovery Form.)

I am applying for a:

Minor/Administrative SPAR

Major SPAR

Historic SPAR

Please check with a planner if you are unsure about any aspect of the application process.

Submission Checklist (Include this checklist with your submission)

- [General Application Form](#) (available from the City's Planning Division counter or website)
- All applicable fees to be paid:
 - Read and sign the [Cost Recovery Form](#)
 - Deposit for minor or major SPAR
- Requirements for all plans:
 - Submit **five full-size copies** of each plan set, **two reduced set at 11" x 17"** and **one digital copy in PDF format** on compact disc or USB flash drive. *Electronically submitted*
 - Legend on the first sheet identifying each sheet in the plan set.
 - Title for each sheet, scale, north arrow and date.
 - Name and phone number of person preparing plans (licensed architect and landscape architect).
- If applying for Historic SPAR, please submit: *N/A*
 - Historic documentation for the building or site.
 - Historic photographs and current photographs of the building or site.
 - Sonoma County Assessor Parcel Information.
 - Description of changes proposed to major interior and exterior architectural features.
- Site Plan(s), including:
 - [Vicinity Map](#) indicating the site and surrounding streets. Scale: 1"=200'.
 - [Aerial Context Map](#) showing proposed, existing and surrounding uses.
 - [Site plan\(s\)](#) with the following features:
 - Property lines and dimensions, all easements, distances between buildings and property lines.
 - Proposed and existing public streets, curbs, sidewalks, and driveways.
 - If grading is proposed, preliminary plan of cut and fill areas including elevation contours and slope percentages.
 - Outlines of proposed structures, including walls, doors, and windows, at a scale determined by staff.
 - Proposed automobile, bicycle and disabled parking spaces, drive aisles, loading areas, curbing, car-stops, direction of traffic flow, electric vehicle charging spaces, etc. Include dimensions and locations. Please refer to the [SPAR Information Handout Appendix A](#) for more information.
 - Proposed landscape areas and pedestrian paths.
 - Proposed retaining walls, fences, electrical transformer boxes, trash enclosures, etc., and screening; including locations, finishes and dimensions. If you are proposing trash enclosures, please refer to the [SPAR Information Handout Appendix B](#).
 - Note the square footages of existing and proposed buildings, and their percentages of gross lot coverage on plans.
 - Annotate private and common facilities and open space within developments.
 - Minimum Scale 1" = 20'. If necessary, break-up plans for large projects, and submit a master plan at a lesser scale.

Site Plan(s): (continued)

- Existing Site Conditions.** Said plan shall identify existing structures, trees, landscaping paving, drainage courses, and other pertinent man-made and natural features, where applicable.
- Contextual Elevation Drawings and Site Sections,** including the relationship to adjacent properties and structures.
- Any other items deemed appropriate for review by the Planning Division.

Architectural Plans, including:

- Building Elevations** with materials and colors identified. Include **Streetscape Elevations** if applicable.
- Finished Floor Elevations.**
- Section(s) drawing(s)** of the building
- Exterior Lighting Plan** showing lighting locations and details of fixture types. A **Photometric Plan** may be required for larger projects. Show all visible accessory fixtures (i.e., gas, meters, mechanical equipment, air conditioners, etc.), including roof mounted equipment, and the proposed method of screening.
- Roof plans.** Identify the roof pitch(es).
- Colors and materials board(s).** Within the plan set, include a sheet with all information included on the board(s). *Letter*
- Minimum scale of plans should be 1" = 10'.
- Indicate type of construction and occupancy classification.

Landscape Plan(s) (if applicable), showing:

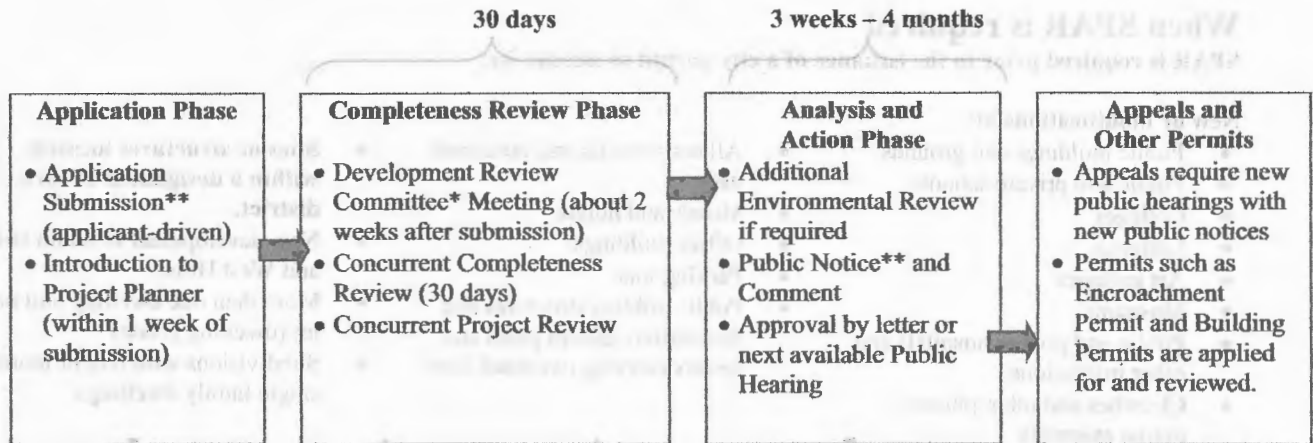
- Outline of the site, building, streets, sidewalks, driveways, parking areas, on-site curbing, storage areas, etc., to be retained and constructed; and proposed grading contours.
- Location, caliper size and drip-line, canopy size, and species of on-site and immediately adjacent existing trees and large shrubs.
- Indicate all trees to be removed, to be substantiated by an arborist report (if applicable).
- Precise location or pattern and spacing of all proposed landscape materials.
- Schedule of planting (in table format) showing plant sizes, ground cover spacing, and botanical and common names.
- Design and location of all fencing, screening, retaining walls, electrical transformers, trash enclosures, street furniture, etc.
- Irrigation plans.** At a minimum, a written description of proposed irrigation should be provided.
- Water Conservation.** Include a preliminary calculation of **Maximum Applied Water Allowance (MAWA)** and **Estimated Applied Water Use (ETWU)**. See **Municipal Code Chapter 15.17 (Water Conservation Regulations)**.
- Exterior landscape lighting** and details as to the type of fixture. A **Photometric Plan** may be required.
- The minimum scale should be 1" = 20' (Plans for large projects landscape projects may be broken up into sections).
- Please refer to the **SPAR Information Handout Appendix C** and **Implementing Zoning Ordinance Chapter 14 (Landscaping and Screening)** for more information.

Environmental Information Questionnaire (available from the City's Planning Department counter or website). The Planning Division will notify you as part of the completeness check should additional information, such as traffic reports, noise studies or visual impact studies, may be required to complete the environmental review process.

Implementing Zoning Ordinance §17.055 may require an **Arborist Report** for trees that may be impacted by construction.

Photos of the site from a variety of angles, showing existing conditions, including buildings and vegetation.

Application and Processing Timeline for SPAR



if application incomplete

if application complete

* The Development Review Committee (DRC) is made up of representatives from various City departments, who will review your project and identify any issues (but is not the decision-making body for project approval). You will be invited to an internal DRC meeting approximately 2 weeks after project submission, to ask or answer any questions. The DRC meeting is not a public hearing.

** The applicant is responsible for all costs associated with public noticing and processing the application.

Purpose of SPAR

The purpose of the Site Plan and Architectural Review (SPAR) process is to secure compliance with the Zoning Ordinance and to promote the orderly and harmonious development of the City of Petaluma ([Implementing Zoning Ordinance](#) 24.010).

When SPAR is required

SPAR is required prior to the issuance of a city permit or license for:

New or modifications of:

- Public buildings and grounds
- Public and private schools
- Colleges
- Libraries
- Art galleries
- Museums
- Public and private hospitals and other institutions
- Churches and other places of public assembly
- All commercial and industrial uses
- Motels and hotels
- Office buildings
- Parking lots
- Public utilities structures and installation, except poles and towers carrying overhead lines
- Sites or structures located within a designated historic district.
- New development in South Hills and West Hills.
- More than one dwelling unit per lot (dwelling group)
- Subdivisions with five or more single family dwellings

Minor/Administrative SPAR

The Planning Manager may grant Administrative SPAR approval for “nonproduction” residential units in approved subdivisions of five or more lots, all residential developments of less than five units, and all minor additions or modifications to industrial, commercial or office buildings.

“Nonproduction residential units” refers to houses not substantially similar to other houses within view of one another as determined by the Director, or houses within a subdivision where the same floorplan or exterior design is used less than three times.

Historic SPAR

For projects located in historic districts, the SPAR process is required for the protection and enhancement of buildings, structures, sites, and objects that are reminders of important past eras, events, and persons in Petaluma’s history. Some historic buildings are significant examples of architectural styles of the past, and are irreplaceable assets to the City and its neighborhoods. Projects located in historic districts or involving City landmarks are reviewed by the Historic and Cultural Preservation Committee.

For more information on Historic SPAR, please see Chapter 15 of the [Implementing Zoning Ordinance](#).
For more information on Petaluma’s Historic Districts, please see the [Historic Preservation webpages](#).

A major alteration to a building or site in a historic district will be considered Historic SPAR. Certain minor alterations to historic buildings or sites may be considered Minor/Administrative SPAR.

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URL: <https://cityofpetaluma.org/departments/planning/>

Criteria for Project Review

The appropriate reviewing body reviews the exhibits, together with the reports of the Planning Division, and based on these documents, evidence submitted, and the considerations set forth below, may approve the project as applied for, approve the project with modifications, continue the proposal for requested changes/modifications, or disapprove the project. In taking action, the reviewing body shall consider the following (Chapter 24.010 of the [Implementing Zoning Ordinance](#)):

1. Controls should be exercised to achieve a satisfactory quality of design in the individual building and its site, appropriateness of the building to its intended use and the harmony of the development with its surroundings. Factors include:
 - a. The appropriate use of quality materials.
 - b. Harmony and proportion of the overall design.
 - c. The architectural style should be appropriate for the proposed project, and compatible with the overall character of the neighborhood.
 - d. The siting of the structure on the property in relation to the siting of other structures in the immediate neighborhood. For example, the existing trees, topography and grading of the site, in comparison to the topography and grading on adjacent properties.
 - e. The size, location, design, color, number, lighting, and materials of any appropriate signs and outdoor advertising structures.
 - f. The bulk, height and color of the proposed structure as compared to the bulk, height and color of other structures in the immediate neighborhood.
 - g. Other determining factors/parameters, such as zoning ordinance requirements, historic district guidelines, and/or specific plans.
2. Landscaping according to approved City standards shall be required on the site, and shall be consistent with the character or design of the site. Existing trees shall be preserved wherever possible, and shall not be removed unless approved by the Planning Commission.
3. Ingress, egress, internal traffic circulation, off-street parking facilities and pedestrian ways shall be designed so as to promote safety and convenience, and shall conform to approved City standards.
4. It is recognized that good design character may require participation by a recognized professional designer, such as an architect, landscape architect or other practicing urban designer. The Commission or planning staff shall have the authority to require that an applicant hire such a professional, when deemed necessary, to achieve quality design.
5. Public art should be integrated into development project planning at the earliest possible stage, and artists selected should become a member of a development project's design team early in the design process. See Chapter 18 of the [Implementing Zoning Ordinance](#).

Appendices to the Site Plan & Architectural Review Information Handout

If your proposed project involves the following features, please refer to the corresponding Appendix:

- [Appendix A – Parking Standards](#)
- [Appendix B – Trash Enclosure Standards](#)
- [Appendix C – Landscape Design Standards](#)

APPLICATION FOR TREE REMOVAL PERMIT in the PUBLIC RIGHT OF WAY



City of Petaluma, California
Public Works and Utilities Department
707.778.4303, Option 6

Applicant

Date September 30, 2021
Site Address 890 Petaluma Blvd. North
Applicant's Name Matthew Ridgway Phone 925-250-4981
Applicant's E-Mail Address m.ridgway@fehrendpeers.com
Business Name (if applicable) 890 Co-op LLC

Description of proposed work (i.e., removal of tree(s), type of tree and how many)
Removal of five trees in R-O-W (4 pin oak & 1 coast live oak) # replacemnt with seven trees

State the species of tree(s) to be planted in replacement of removal(s). Tree species must be on the following list: <https://cityofpetaluma.org/documents/approved-tree-list/>
Tree species to be determined, will come from list.

Are you requesting to NOT replace the tree(s) yes no If yes, please state the reason why.

NOTE: It is required to attach a report from a certified arborist stating why the tree removal is needed and if to justify a request to NOT replace the tree(s).

Staff Use Only

Parks Staff Name _____ Date _____

Signature _____

approved not approved

Conditions for Approval:

Replacement with _____ 15-gallon tree(s) of City-approved species for street tree.

Is required within 30 days of removal of trees Is not required

Report from Certified Arborist is required

Tree removal and authorization to move forward with Encroachment Permit are approved by:

Parks and Recreation _____
Signature _____ Date _____

Planning Department _____
Signature _____ Date _____

Other comments/requirements: _____



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: 870 Co-ops Date filed: _____

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.):

None

- 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: None

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

Project Name: _____

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:

N/A

B. Project Description

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

Seven-unit co-operative housing with ground floor common and retail space. Project narrative provided.

2. Site size (in acres): _____ (in square feet): _____

3. Square footage of proposed construction: ~~9,817~~ ^{10,270} sf

4. Number of floors of construction: Three Building height: 35 feet

5. Amount of off-street parking provided: 10

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

Fall 2021 Demolition
Winter 2022 - Fall 2022 Construction
Winter 2023 Occupancy

7. For proposed Residential use:

Number of units: Seven
If single family – total square footage: N/A
If multi-family – unit sizes: 340 sf to 1,060 sf
Range of sale or rental prices: _____
Household sizes expected: Singles & couples

8. For proposed Commercial use:

Type of Commercial use: N/A
(e.g. Neighborhood Commercial, Highway Commercial, etc.)
Neighborhood/City/regionally oriented area: Neighborhood
Square footage of sales area: 3,030 ~~2,480~~ sf
Square footage of loading facilities: N/A

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:

Square footage of each type of use:

Ratio of parking provided for each type of use:

Residential & retail 3,030
5,760 ~~7,377~~ sq residential, 2,480 sq retail
7 spaces for 7 residential units,
8 spaces for ~~2,480~~ sq of retail
3,030

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. *See attached statement*
22. Please attach labeled photos of the site and the surrounding area. *Attached*

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.

Matthew D. Falgout

Signature of Applicant / Property Owner

May 24, 2021

Date

Supplemental Information for “Yes” Answers

Questions on page 1

2. As noted in Section 1 of the text, the site remains on the State Water Resources Control Board GeoTracker list.

Questions on pages 4 and 5

7. Some existing non-native street trees will be removed to allow reconstruction of the Payran Street curb and sidewalk. All removed trees will be replaced with native species
8. The project will include demolition of much of the existing structures. Demolition will comply with City recycling standards.
16. Prior environmental studies, including gas station remediation, are noted in the Mandatory Commercial Disclosures Report provided in Appendix B. Additional environmental testing, as requested by Planning in the July 19, 2021 letter of incompleteness, is provided as Appendix D.
18. As noted in Past Uses in Section 1, there is an existing structure on the site that has been used for three restaurants.
19. As noted in Demolition in Section 1, the existing structure will be demolished except for a portion of the canopy to the south of the building.
23. The Applicant is willing to comply with the City’s Phase II Stormwater Program and Management Plan.

Photos on following pages

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:

Matthew Ridgway for 890 Co-Op LLC

Address:

890 Petaluma Blvd North, Petaluma, CA 94952

Phone number:

725 - 80 - 4781

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

890 Petaluma Blvd North, Petaluma, CA 94952

Local agency (city/county):

Petaluma / Sonoma

Assessor's book, page, and parcel number:

006 - 051 - 076

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

State Water Resources Control Board Eco-Tracker

Regulatory identification number:

Chevron # 9-789728

Date of list:

Current

Applicant Signature:

Matthew D. Ridgway

Date:

September 30, 2021



Existing Structure Viewed Looking Northeast



Existing Structure Viewed Looking Southeast



Existing Structure Viewed Looking East