



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 or property owner. Information provided on this form will be used to help analyze potential environmental effects of your project.

Project Name: Creekwood Condominiums (SB 330 Project)

Date filed: _____

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.):

City of Petaluma: SPAR Tentative Parcel Map
Outside Agencies: Fish & Wildlife, RWQCB, SCWA, Graton

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: Creekwood Subdivision

File Number: PLPR 20-0001

Date of previous approval/review: July 2020

PLPR 2021-0003 SB 330
Preliminary Application

September 29, 2021

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:

No. In compliance with all City of Petaluma objective standards related to zoning, architecture, public standards and municipal code.

B. Project Description

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

59 Unit Condominium Project and Tentative Parcel Map (1 Parcel and a Designated Remainder).
A SPAR Application under SB 330. See Project Description.

- 2. Site size (in acres): **5.2 Acres** (in square feet): **226,500 SF**
- 3. Square footage of proposed construction: **Varies. See Site Development Plan**
- 4. Number of floors of construction: **3-Story Maximum** Building height: **Per IZO**
- 5. Amount of off-street parking provided: **123 Covered 57 Uncovered (See Parking Plan)**
- 6. Proposed construction schedule. Include phases if development is incremental:

To be determined

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. **For proposed Residential use:**

Number of units: **59 Condominium Units**
 If single family – total square footage: **See Site Development Plan**
 If multi family – unit sizes: **N/A**
 Range of sale or rental prices: **To be determined**
 Household sizes expected: **4 to 5**

8. **For proposed Commercial use:** **N/A**

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:** N/A

Estimated number of employees per shift: _____

Square footage of loading facilities: _____

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

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:** N/A

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)?
Site to be raised approximately 2 feet.
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.
Sheet flow to concentrated flow with storm water treatment and storm water basins. Mitigates flood plan. See Reports.
3. Yes No Will there be a change in scenic views or vistas from existing residential areas or public lands or roads? *Future Casa Grande Subdivision and PEP Senior Housing.*
4. Yes No Will there be a change in development patterns, scale, or character of the area in the vicinity of the project? *Site zoned R4 allows residential development*
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.
Approximately 2 feet.
7. Yes No Will the project result in the removal or damage to any trees or rock outcroppings?
Selected trees may require removal to accommodate storm drain outlets into Adobe Creek and Pedestrian/Bicycle path and bridge across Adobe Creek.
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.) *Only during site and vertical construction..*
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? *Minimal. Refer to Traffic Study.*
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?
Adobe Creek is located easterly of the site on city of Petaluma property.

City of Petaluma Planning Division

11 English Street, Petaluma, CA 94952
Hours: 8 am – 12 pm and 1 pm – 5 pm,
Mondays through Thursdays. Closed Fridays.

T: (707) 778-4470
For faster responses, please e-mail us at:
petalumaplanning@ci.petaluma.ca.us
<http://cityofpetaluma.net/cdd/planning.html>

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.
See attached list of reports being prepared.
17. Yes No Is the site potential habitat for threatened or endangered fish, wildlife, or plant species?
Biotic Report states that the proposed project will not be an impact.
18. Yes No Are there existing structures on the site? If so, please explain their current use and age.
Two structures. The structure on APN 017-040-016 (circa 1950). The structure on APN 017-040-051 (circa 1965)
19. Yes No Will any structures be demolished?
The structure on APN 017-040-016 (circa 1950).
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. **Owner and Developer shall comply**
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.

*Doyle Heaton, managing member
Falcon Point Assoc. - MC# LLC*

Signature of Applicant / Property Owner

Doyle Heaton
Falcon Point Associates
DRG Builders

11/5/21

Date