



# 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:** Hotel Weaver **Date filed:** 04/04/22

## 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.):

Major SPAR and Historic SPAR (City of Petaluma)

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- 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: \_\_\_\_\_

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:

The project will require a zoning text amendments to allow for increased height and FAR in MU2 zone as well as dimensional changes to the allowable rooftop structures.

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## B. Project Description

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

6 story hotel with 1 level of sub-grade vallet only parking. The parking will include a stacker system to allow 2 parking spaces per bay. The hotel will have a 3-meal restaurant on the ground floor, public accessible bar and rent-able event space on the occupied roof.

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2. Site size (in acres): 0.327 (in square feet): 14,244 sf

3. Square footage of proposed construction: 68,686 gross

4. Number of floors of construction: 6 w/ 1 below grade Building height: 55'-0"

5. Amount of off-street parking provided: 54

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

Not set

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7. **For proposed Residential use:**

Number of units: N/A

If single family – total square footage: \_\_\_\_\_

If multi-family – unit sizes: \_\_\_\_\_

Range of sale or rental prices: \_\_\_\_\_

Household sizes expected: \_\_\_\_\_

8. **For proposed Commercial use:**

Type of Commercial use Lodging - Hotel  
(e.g. Neighborhood Commercial, Highway Commercial, etc.)

Neighborhood/City/regionally oriented area: \_\_\_\_\_

Square footage of sales area: \_\_\_\_\_

Square footage of loading facilities: 400SF

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.

Mike Jolly

Signature of  Applicant /  Property Owner

4/4/2022

Date