



CITY OF PETALUMA

NOTICE OF PLANNING COMMISSION PUBLIC HEARING AND INTENT TO ADOPT A NEGATIVE DECLARATION FOR LAFCO ANNEXATION AND PRE-ZONING FOR ANNEXATION

PROJECT NAME: Corona Annexation and Pre-zoning
PROJECT ADDRESS: 470, 496, 498, 520, and 522 Corona Road
ASSESSOR PARCEL NO. (APN): 137-061-011, -010, -009, -008, and -007
CITY RECORD NO.: PLMA-19-0005
APPLICANT NAME(S): Corona Reality, LLC. c/o Ebby Jebreel

PROJECT DESCRIPTION: Pre-zoning and annexation into the City of Petaluma five parcels totaling 12.12 acres as follows:

<u>Address</u>	<u>Proposed Zoning</u>
470 and 498 Corona Road	R1, R2, and Floodplain Overlay
496 Corona Road	R1 and Floodplain Overlay
520 and 522 Corona Road	R1

The proposed zoning districts implement the existing City of Petaluma General Plan land use designations on the Project site and the Project site is within the City's Sphere of Influence and Urban Growth Boundary. No development proposal or any physical changes to the Project site are proposed as part of the subject Project.

The City Council will consider the Planning Commission's recommendations at a separately noticed public hearing. Decisions on annexation applications are made by the Local Agency Formation Commission (LAFCO) after the City pre-zones the area to be annexed and subject to City support of the annexation request.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The City of Petaluma proposes to adopt a Negative Declaration for the Project. Staff has determined that the project could not have a significant effect on the environment, and that a Negative Declaration has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines. Comments on the Initial Study Negative Declaration (IS/ND) will be accepted during a 20-day public review period commencing on **October 22, 2022** and ending on **November 11, 2022**. A digital version of the copy of the Environmental Checklist and IS/ND is available online at <https://cityofpetaluma.org/corona-annexation/>, and a print copy is available at the City of Petaluma Planning Division office located in City Hall at 11 English Street.

MEETING DATE AND TIME: Tuesday, November 15, 2022, at or after 7:00 PM

VIRTUAL MEETING FORMAT: Consistent with Government Code Section 54953 and orders from the Sonoma County Health Official, the Planning Commission meeting will not be physically open to the public and all Commissioners will be teleconferencing into the meeting via Zoom. See information below.

MEETING LINK: <https://us06web.zoom.us/j/87439677559>

HOW TO OBSERVE AND PARTICIPATE: Members of the public can observe and/or participate in the meeting by visiting <https://us06web.zoom.us/j/87439677559>. Members of the public may address the Review Authority during the teleconference meeting only. The Review Authority meeting agenda will be posted on the City's website (<https://cityofpetaluma.org/meetings/>). For more information about how to participate in a virtual meeting, visit <https://cityofpetaluma.org/tips-for-attending-a-virtual-meeting/>.

HOW TO WATCH ON TV: Petaluma Community Access broadcasts on Comcast and Petaluma’s local channel 28. With AT&T U-Verse, PCA’s channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.

HOW TO COMMENT: Members of public may provide written public comment to the Project Planner (see **Project Planner Contact** below) up to two hours prior to the meeting start (**Tuesday, November 15, 2022** at or after 7:00 p.m.). Comments will be distributed to the Review Authority and placed on the agenda on the City’s website as part of the public record for the meeting; otherwise, the comments will be distributed and posted online following the meeting. You may also mail comments to the Community Development Department, Planning Division, City of Petaluma, 11 English Street, Petaluma, California 94952. Please visit cityofpetaluma.org/planning-participate to learn more about public comment opportunities.

WHAT WILL HAPPEN: The Planning Commission will consider all public testimony and decide whether to adopt a CEQA Negative Declaration for the project and make a recommendation to City Council concerning LAFCO annexation and Pre-zoning for Annexation.


FOR MORE INFORMATION: Please consider these options to learn more about the project:

Project Planner: Emmanuel Ursu, Principal Planner, at eursu@cityofpetaluma.org or (707) 778-4401.

Online: Review project information online at <https://cityofpetaluma.org/corona-annexation/>

In-person: Review project information in-person at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 2 PM.

HOW TO APPEAL A DECISION: Pursuant to IZO Section 24.070, the applicant, or any other interested party, may appeal any part of the administrative decision to the Planning Commission. Such appeal must be filed in writing within fourteen (14) days of the date of the decision, along with the appeal fee as specified by Resolution 2010-206 N.C.S. as adopted by the City Council. For more information on how to file an appeal, visit cityofpetaluma.org/planning-participate or call 707-778-4470.

 **ACCESSIBILITY:** Efforts will be made to accommodate persons with disabilities. Please notify Planning Division at (707) 778-4470 or (707) 778-4480 (TDD) within 5 days from date of publication of this notice if you need special accommodations. Translators and American Sign Language interpreters will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services.

PROJECT LOCATION MAP:

