

NOTICE OF AVAILABILITY

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

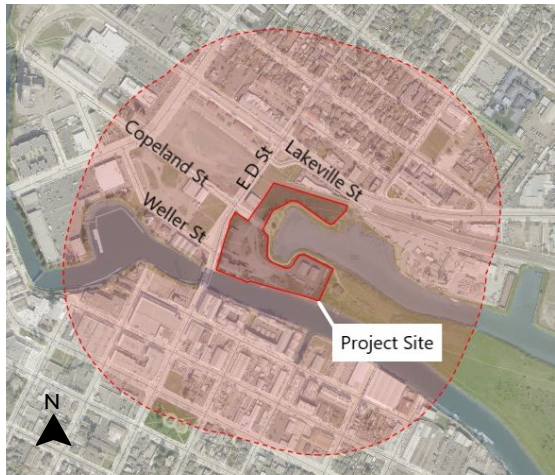


PROJECT NAME: OYSTER COVE

Project Address: 0 AND 100 EAST D STREET, &
0 COPELAND STREET

City Record Number: PLPJ-2022-0005

Assessor's Parcel Number : 007-700-003, -006, & -005



In compliance with Section 15072 of the California Environmental Quality Act Guidelines, to responsible agencies, trustee agencies, interested parties, and the general public, that the City of Petaluma has made available for public review a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Oyster Cove Mixed Use Development (Project). The IS/MND is available for review electronically and available on request at the City Hall Planning Counter.

PROJECT DESCRIPTION: The project proposes a 132-unit condominium townhome development, of which 11 units would be live-work units, in 21 three- to four-story buildings on a 6.13-acre site featuring existing industrial development and vacant space. Fifteen percent of the residential-only units would be reserved for affordable housing, and up to 12 ground-floor Accessory Dwelling Units (ADU) could be optioned within unrestricted residential-only units. The proposed project includes remediation of impacted soils, adaptive reuse of an existing industrial structure into commercial or public space, and site improvements including surface parking, internal alleyways and walkways, a multi-use river-front path, landscaping, lighting, and ancillary improvements. Primary vehicle access would be provided from the eastern terminus of Copeland Street, and pedestrian and bicycle access would be provided from East D and Copeland streets. A secondary emergency vehicle access (EVA) would be installed at the northeast corner of the project site and extend offsite to Hopper Way.

ENVIRONMENTAL REVIEW: The IS/MND prepared for the project identifies potentially significant impacts related to the environmental topics of: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Hydrology, Noise, and Tribal Cultural Resources. Mitigation measures to avoid or reduce the potentially significant impacts to less than significant levels are identified in the IS/MND and agreed to by the applicant.

PUBLIC HEARING(S): Public review at public hearings of the Draft IS/MND and requested Project entitlements have not yet been scheduled. When hearing date(s) are determined, appropriate public meeting notice(s) will be issued.

Servicios de traducción al español disponibles.

PUBLIC COMMENT SUBMITTAL INSTRUCTIONS:

Interested parties, regulatory agencies, stakeholders, and members of the public may submit written comments on the Draft IS/MND during the public review period starting on **April 7, 2023**, and **extending through May 8, 2023**. Written comments must be sent to the City of Petaluma/Attn: Olivia Ervin by email, in person, or by U.S. Mail.

- **Via Email:** oervin@cityofpetaluma.org
- **Visit or Send by U.S. Mail:** City of Petaluma, Planning Division, 11 English Street, Petaluma, CA 94952

DRAFT IS/MND REVIEW:

The IS/MND is available for review electronically and a hard copy can be available on request by email or at the City Hall Planning Counter.

- **Online:** Review project information online at: <https://cityofpetaluma.org/oyster-cove/>
- **Planner Contact:** Olivia Ervin, Principal Environmental Planner, at oervin@cityofpetaluma.org or (707)778-4556 or Andrew Trippel, Planning Manager, at atrippel@cityofpetaluma.org or (707) 778-4316.
- **City Hall Planning Counter:** 11 English Street, Petaluma Monday through Thursday between 10 AM and 3 PM.

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.



Learn more and provide feedback at
<https://cityofpetaluma.org/oyster-cove/>
Servicios de traducción al español disponibles.
Visitenos en cityofpetaluma.org/ayuda-en-espanol
para más información.



City of Petaluma
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