

Cover Sheet for Minor Conditional Use Permit Application

Project: 4875 Petaluma Blvd N

Date of Submission: October 23, 2022

Property Owner and Project Contact: Heather Kratt
H&H Real Estate LLC
PO Box 750354
Petaluma, CA 94999
heather.kratt@gmail.com
208-920-1373

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CONDITIONAL USE PERMIT APPLICATION CHECKLIST & INFORMATION HANDOUT

**Deposit for Minor and Major CUP:
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** Conditional Use Permit
 Major Conditional Use Permit

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

Submission Checklist (include this checklist with all required materials and submit online at the City of Petaluma Permits & Planning Application Hub)

- Complete the **General Application Form**, available on the City's website at <https://cityofpetaluma.org/documents/planning-general-app/> or in-person at the City's Planning Division.
- Submit all applicable **application fees**. Please see the City's Fee Schedule for current year available on the City's website at <https://cityofpetaluma.org/documents/planning-fee-schedule/> or in-person at the City's Planning Division.
- Read and sign the **Cost Recovery Form**, available on the City's website at <https://cityofpetaluma.org/documents/cost-recovery-form/> or in-person at the City's Planning Division.
- Submit deposit for minor or major Conditional Use Permit.
- Requirements for all plans:**
- N/A* Submit **one digital copy in PDF format**.
- 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.

- Site and Floor Plans:**
- Vicinity Map indicating the site and surrounding streets. Scale 1" = 200'.
 - Aerial Context Map showing existing and proposed uses in the surrounding area.
 - Property lines and dimensions, all easements, distances between buildings and property lines.
 - N/A* Outlines of structures, including walls, doors, and windows, at a scale determined by staff.
 - Automobile, bicycle, and disabled parking spaces, drive aisles, loading areas, curbing, car-stops, electric vehicle charging spaces, etc. Include dimensions, locations and direction of traffic flow.
 - Landscape areas and pedestrian paths.
 - N/A* Note the square footage of existing and/or proposed buildings.
 - N/A* Floor plan(s) that identify the interior use(s) of all building(s). Include the total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).

City of Petaluma Planning Division

11 English Street, Petaluma, CA 94952
Staffing Hours: 8am - 5pm, Monday through Thursday
Open Counter Hours: 10am - 2pm, Monday through Thursday
Closed every Friday

T: (707) 778-4470

For faster responses, please e-mail us at:
petalumaplanning@cityofpetaluma.org

For more information, please visit:

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



Project Description or Written Statement.

- Provide a detailed description of the proposed use (e.g., days/hours of operation, number of employees, work shift duration(s) (if applicable), products or services provided, anticipated customers and the nature of their visit, whether alcohol is provided or served, etc.) When describing the use, identify the location of activities (e.g., indoor vs. outdoors).



Complete the **Environmental Information Questionnaire**, available on the City’s website at <https://cityofpetaluma.org/documents/environmental-impact-questionnaire/> or in-person at the City’s Planning Division. The Planning Division will notify you as part of the completeness check if additional information, such as traffic reports, noise studies or visual impact studies, may be required to complete the environmental review process.



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



N/A

If you are applying for a **Wireless Telecommunications Facility**, additional information is available via the City website at <https://cityofpetaluma.org/planning-wireless-telecommunication/> or in-person at the City’s Planning Division. **Note:** Applications for any wireless facility are by appointment only. Any application received without an appointment, whether delivered in-person, by mail, online or through any other means, will not be considered duly filed.

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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 checked="" type="checkbox"/> Conditional Use Permit: <u>Minor</u> / Major <input type="checkbox"/> Fence <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Preliminary Review by Staff <input type="checkbox"/> SPAR: Minor / Major <input type="checkbox"/> Tentative Map: ≤ 4 / ≥ 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>4875 Petaluma Blvd N</u> Assessor's Parcel No.: <u>007-422-028</u> Property Size: <u>0.82 acres</u>	Land Use Information <i>(ask if unsure)</i> Existing Use of Property: <u>Vacant w/utilities</u> General Plan Designation: <u>Floodway</u> Zoning Designation: <u>C1</u> Historic Designation: <u>N/A</u>

Contact Information

Owner: <u>Heather Kratt</u>	Agent: _____
Firm (opt.): <u>H&H Real Estate LLC</u>	Firm (opt.): _____
Phone: <u>208-920-1373</u>	Phone: _____
Email: <u>heather.kratt@gmail.com</u>	Email: _____
Address: <u>PO Box 750354</u>	Address: _____
<u>Petaluma, CA 94999</u>	_____

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

(not required for Home Occupation Permit applications)

I, Heather Kratt, 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.

_____ 10/23/2022
 Signature of Property Owner or Agent 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.

_____ 10/23/2022
 Signature of Property Owner Date

Last updated: June 15, 2021

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

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 For faster responses, please e-mail us at:
petalumalanning@cityofpetaluma.org
 URL: <https://cityofpetaluma.org/departments/planning/>



COST RECOVERY FORM

This form will be processed as part of development applications. This form is not required for flat fee applications. No fee is required for this form.

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, Heather Kratt (H&H Real Estate LLC) (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:

4875 Petaluma Blvd N (Location, Address, or Assessor's Parcel Numbers),

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

Brief Project Description:

Minor CUP application to use property as a community marketplace, a use that meets the the same general characteristics of existing permitted uses as defined by the Petaluma Zoning Code for floodways, section 6.050, parts B2 and B4.

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.

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

10/23/2022

Date

Project Statement

Project: 4875 Petaluma Blvd N

Property Owner:

H&H Real Estate LLC
Heather Kratt
heather.kratt@gmail.com
208-920-1373

Project Statement:

The property located at 4875 Petaluma Blvd N (parcel no. 007-422-028) sits at the northern gateway to downtown Petaluma. The property has no prior permit history, meaning it has never been used for any legal purpose that would provide an attractive, welcoming, or community-focused first impression to those entering downtown Petaluma from the northern gateway. Instead, the parcel was used to host at least a dozen unpermitted signs for businesses located elsewhere, housed abandoned vehicles and illegal parking, became a dumping ground for vast amounts of trash, and was cluttered with debris, most of which was fallen trees from the river. It was essentially an abandoned lot that was exploited for its location and lack of oversight and, hence, a blight at the northern gateway to downtown Petaluma.

The property has since been substantially cleaned up. All unpermitted signs, abandoned vehicles, trash, and debris have been removed. In the many months it took to return the lot to a clean slate, it is clear the community supports our efforts from the constant honks, waves, and thanks we receive from passersby.

I, Heather Kratt, the property owner and applicant both own the land as H&H Real Estate LLC and intend to operate a separate business called The Floodway LLC on this parcel.

The Floodway will be a community marketplace that will support the area's small business owners, including mobile food vendors, artisans, artists, food growers and producers, local beer and wine producers, musicians, and any other local vendors that highlight what Petaluma truly has to offer. Everything will be mobile or transient in nature, meaning every vendor can be easily moved or removed from the lot in the event of a flood situation. The Floodway will greatly improve the appearance of the northern

gateway to downtown Petaluma while highlighting local vendors and generating much needed tax revenue.

The Floodway will manage and maintain the lot, including renting space to the aforementioned vendor types. The Floodway will obtain all necessary permits for its role, and each participating vendor will be required to provide proof of its own permits – e.g., sales permit, business license, health permit – as required by law for its own business circumstances. No unpermitted or illegal vending will be allowed on the property. We are also not requesting any development or permanent structures with this application.

All participating vendors will be welcome to operate during the established operating hours of The Floodway, which may vary by business needs, but would generally be 6AM to 12AM (midnight).

The intended use of this parcel as a community marketplace meets the same general characteristics of existing permitted uses in a floodway, according to the Petaluma Zoning Code for floodways, section 6.050, parts B2 and B4. For ease of reference, the entirety of section 6.050 is included below:

6.050 Floodway District (FW)

All areas within the boundaries of the “Areas of Special Flood Hazard” and identified as “Floodway” areas are zoned Floodway.

A. *Encroachments in Floodway.* Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, no encroachments within Floodway lands are permitted; including fill, new construction, intensification of existing use, change to more intensive use, substantial improvements, and other development, except as specified herein as permitted or conditional land uses, and provided that a certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. *Permitted Uses, Floodway Districts.* The following uses are permitted upon obtaining a Development Permit per Section 6.070(B) without a Use Permit where modification or removal of native vegetation, including trees, is not required:

1. Open space agricultural uses not requiring a fence or closed building such as cropland, orchards, and livestock feeding and grazing.

2. Circuses, carnivals, and other similar transient amusement enterprises provided a zoning permit has been obtained from the Community Development Department.

3. *Modification of Native or Riparian Vegetation.* Where modification or removal of

native or riparian vegetation is required, such modification or removal may be permitted after obtaining a development permit consisting of written approval from the Director, provided that such proposed modifications in the Flood Plain have been found to be consistent with the General Plan.

4. Any other open type of use as determined by the Zoning Administrator (Director of Planning) to be of the same general character as the above permitted uses.

5. Periodic dredging of silt material from the navigable portions of the Petaluma River for maintenance purposes, when said silt material is removed from the floodway area.

C. *Conditional Uses, Floodway District.* The following uses may be permitted after approval of a conditional use permit by the City of Petaluma:

1. Open air public and private recreational facilities such as parks, golf courses, and athletic fields.
2. Private and public docking, mooring, and boat launching facilities, providing such facilities shall be designed and constructed so as not to restrict the carrying capacity of the designated floodway.
3. Above-ground public utility and private service facilities such as water and sanitation pipe lines, telecommunication facilities in accordance with Chapter 14.44 of the Petaluma Municipal Code, roads, bridges, and similar facilities, providing such facilities shall be designed and constructed so as not to restrict the carrying capacity of the floodway.
4. Improvements in stream channel alignment, cross section, and capacity including modification of river bank and flood protection levels, other than periodic dredging of material from the navigable portions of the Petaluma River for maintenance purposes, when said material is removed from the floodway area.

Source: <https://petaluma.municipal.codes/ZoningOrds/6.050>

The proposed Floodway community marketplace is similar in nature to a “circus, carnival, or other similar transient amusement enterprises”, as permitted in section B2, with the following major advantages:

- No large amusement rides will be erected on the lot, meaning all vendors can more easily move in the event of a flood situation. It takes a large crew and many hours to dismantle a rollercoaster or other amusement ride, but mere minutes to fold up a tent or drive a food truck or trailer off the lot.
- All vendors will be local to the area and will highlight the food, art, and talent that we have right here at home. While some circuses and carnivals have permanent locations, most travel the country, and do not sell or support local food products or offer anything that could be considered unique to our area.

- All vendors of The Floodway will have ties to the community, so have a vested interest in the ongoing betterment of our community. Vendors who are renting a space for a short time before heading to another state have no need or motivation to consider the long-term improvements of our community.

To avoid any unnecessary delays, I respectfully request that this application be escalated to the Zoning Administrator (Director of Planning), as allowed by section 6.050 part B4.

I am absolutely confident that the proposed use of this property as a community marketplace meets the same general characteristics of existing permitted uses as defined in section 6.050 part B2, so would appreciate the city's recognition and support of the great work I have and will continue to perform in order to finally put this property to use as an attractive, well-managed, community-focused, tax revenue generating business that the northern gateway to downtown Petaluma deserves. Thank you.



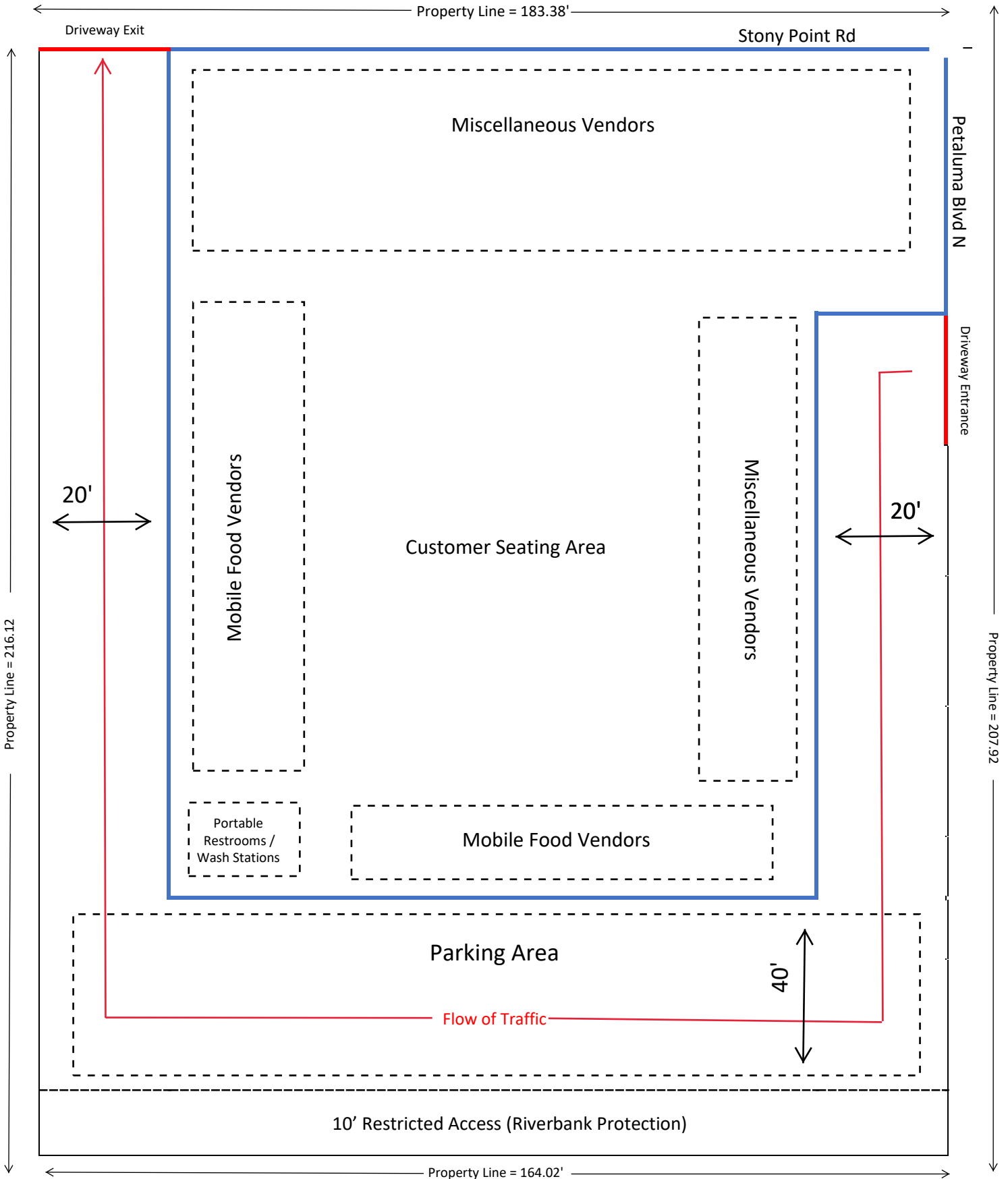
Heather Kratt, Property Owner

10/23/22

Date

Tentative Site Layout

Note: Because there are no permanent structures being installed on the property, the site layout can be easily reconfigured as needed. Temporary bollards will be used to direct traffic flow, identify parking, and provide pedestrian walkways.



Vicinity and Aerial Context Map

Subject Property:

THE FLOODWAY

4875 Petaluma Blvd N



Map Source: Source: <https://www.google.com/maps/place/4875+Petaluma+Blvd+N,+Petaluma,+CA+94952/@38.2689555,-122.6711956,18z/data=!4m5!3m4!1s0x8085b4fdd05c4a75:0xe24108d074346fb4!8m2!3d38.2685807!4d-122.6707664>

Property Lines and Dimensions

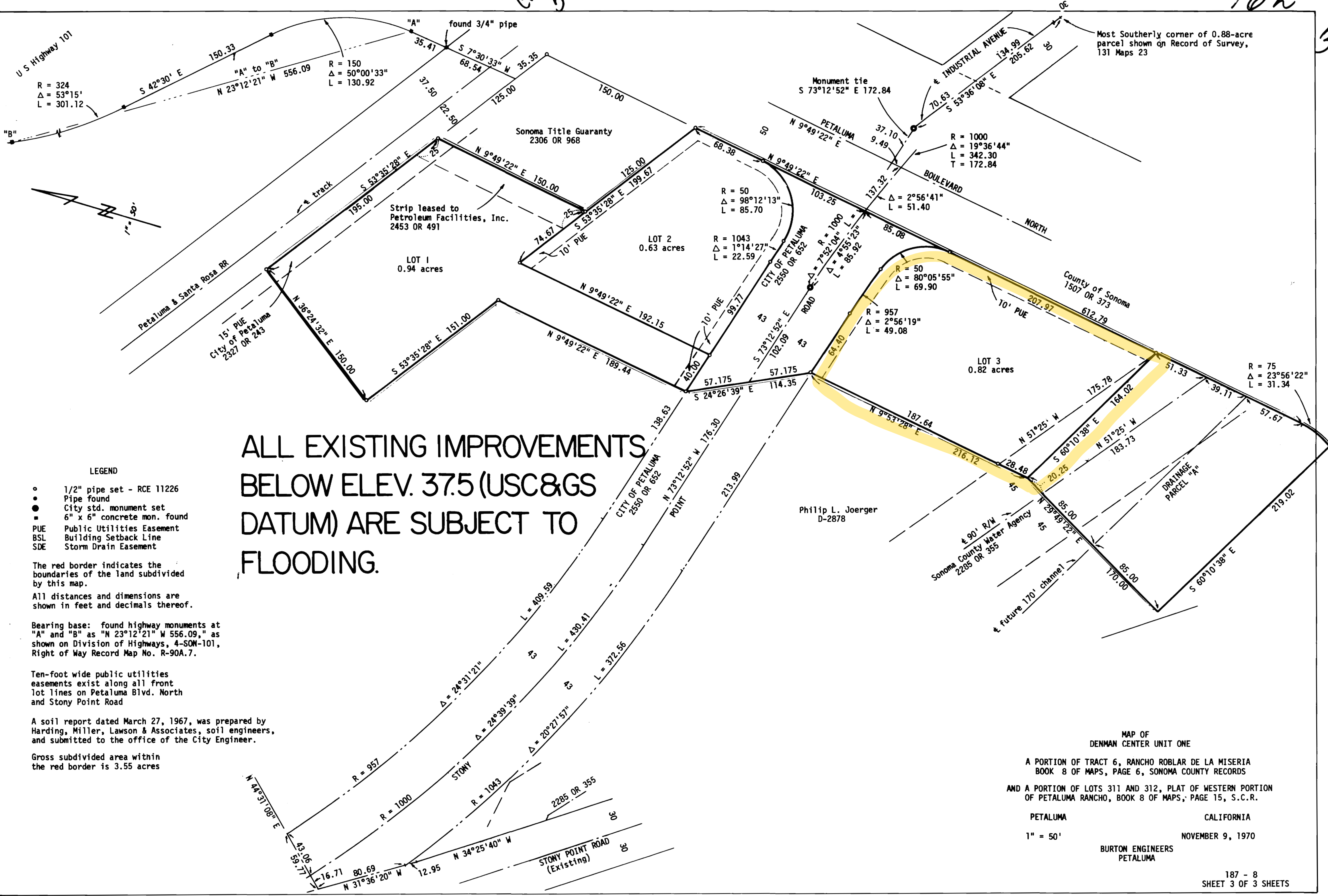
The property lines and dimensions for 4875 Petaluma Blvd N are shown on the included city recorded map (Map of Denmar Center Unit, 187-8, sheet 3 of 3).

A 10-foot easement runs along the Petaluma Blvd N and Stony Point Rd sides of the property, as indicated on the map. The easement on the Stony Point Rd property line is being used for PG&E electrical and gas lines.

CASE 5011

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**ALL EXISTING IMPROVEMENTS
BELOW ELEV. 37.5 (USC&GS
DATUM) ARE SUBJECT TO
FLOODING.**

LEGEND

- 1/2" pipe set - RCE 11226
- Pipe found
- City std. monument set
- 6" x 6" concrete mon. found
- Public Utilities Easement
- Building Setback Line
- Storm Drain Easement

The red border indicates the boundaries of the land subdivided by this map.

All distances and dimensions are shown in feet and decimals thereof.

Bearing base: found highway monuments at "A" and "B" as "N 23°12'21" W 556.09," as shown on Division of Highways, 4-SON-101, Right of Way Record Map No. R-90A.7.

Ten-foot wide public utilities easements exist along all front lot lines on Petaluma Blvd. North and Stony Point Road

A soil report dated March 27, 1967, was prepared by Harding, Miller, Lawson & Associates, soil engineers, and submitted to the office of the City Engineer.

Gross subdivided area within the red border is 3.55 acres

MAP OF
DENMAN CENTER UNIT ONE
A PORTION OF TRACT 6, RANCHO ROBLAR DE LA MISERIA
BOOK 8 OF MAPS, PAGE 6, SONOMA COUNTY RECORDS
AND A PORTION OF LOTS 311 AND 312, PLAT OF WESTERN PORTION
OF PETALUMA RANCHO, BOOK 8 OF MAPS, PAGE 15, S.C.R.

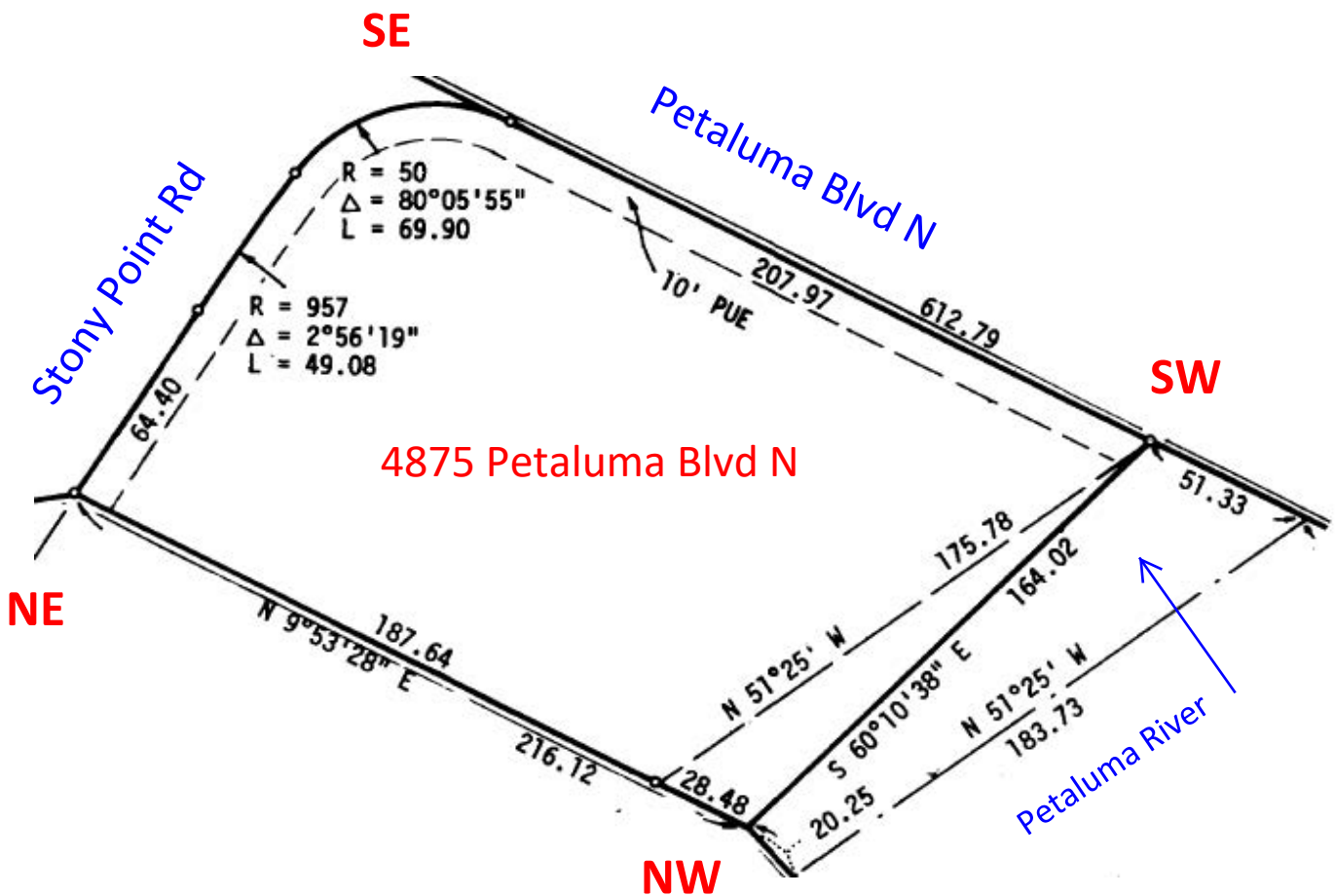
PETALUMA CALIFORNIA
1" = 50'
NOVEMBER 9, 1970

BURTON ENGINEERS
PETALUMA

Site Photos

Included are photos of the current condition of the lot located at 4875 Petaluma Blvd N.

For ease of reference, the map below identifies major streets, the proximity of the Petaluma River, and the ordinal direction of each corner of the property line.





Above photo taken from NE corner of lot, looking toward SW corner of lot.



Above photo taken from midpoint of NE to SE side of lot, looking toward NW corner of lot.



Above photo taken from SW corner of lot, looking toward NE corner of lot.



Above photo taken from SW corner of lot, looking toward NE corner of lot.



Above photo taken from SW corner of lot, looking toward SE corner of lot.



Above photo taken from SW corner of lot, looking toward NW corner of lot.



Above photo taken from midpoint of NW to SW side of lot, looking toward SE corner of lot.



Above photo taken from NW corner of lot, looking toward NE corner of lot.



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: 4875 Petaluma Blvd N **Date filed:** 10/23/2022

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.):

Minor Conditional Use Permit

- 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 city's Planning Department requires a CPU because this property is zoned as Floodway (C1).

B. Project Description

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

See included Project Statement.

2. Site size (in acres): 0.82 (in square feet): 35,719

3. Square footage of proposed construction: 0

4. Number of floors of construction: 0 Building height: 0

5. Amount of off-street parking provided: 40 spaces - can be adjusted as needed (vacant lot)

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

N/A - no construction or permanent structures are being requested with this application

7. **For proposed Residential use:**

Number of units: _____

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

Neighborhood Commercial

(e.g. Neighborhood Commercial, Highway Commercial, etc.)

Neighborhood/City/regionally oriented area:

North Petaluma, commercial neighbors

Square footage of sales area:

N/A

Square footage of loading facilities:

N/A

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. **See included Project Statement**
- 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.

I, Heather Kratt, the property owner and applicant, am willing to comply with the city's phase II storm water program and management plan, if required.



- 22. Please attach labeled photos of the site and the surrounding area. **See included maps and photos**

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.



Signature of Applicant / Property Owner

10/23/22
Date