



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: Rovina Lane Apartments **Date filed:** 9-5-2023

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.):

Not applicable

- 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: Rovina Lane Apartments

File Number: PLPR-2023-0003 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:

Not applicable

B. Project Description

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

Please see attached Project Description.

2. Site size (in acres): 1 acre (in square feet): 43,460 square feet

3. Square footage of proposed construction: 37,622 SF (includes garages and balconies)

4. Number of floors of construction: 3 Building height: 38 ft.

5. Amount of off-street parking provided: 58

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

<u>January 2025</u>	<u>Construction Start</u>
<u>July 2026</u>	<u>Construction Complete</u>
_____	_____
_____	_____
_____	_____

7. **For proposed Residential use:**

Number of units: 32

If single family – total square footage: _____

If multi-family – unit sizes: 1, 2 and 3-bedrooms (583-1,831 SF)

Range of sale or rental prices: (33) 30-60% AMI + (1) manager's unit

Household sizes expected: 1-6 people

8. **For proposed Commercial use:**

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:**

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.



Signature of Applicant / Property Owner

9-5-2023

Date

Rovina Lane Apartments
City of Petaluma
Environmental Impact Questionnaire
Date: September 5, 2023

B. Project Description

The proposed development consists of two multi-family residential buildings situated at the corner of Jacquelyn and Rovina Lanes on a 1-acre vacant site. Both three-story buildings have two stories of dwelling units over one level of units with tuck-under parking at grade. Together they provide 31 deed-restricted apartment units affordable to families earning 30-60% of Sonoma County AMI and a manager's unit. There are 11 types of units, ranging from a 583 S.F. one-bedroom apartment up to a 1,831 S.F. three-bedroom apartment. Each unit has either a private patio at the ground floor, or a private deck on the upper floors. The exteriors are clad in horizontal and vertical siding, with gabled roof elements to blend with the craftsman style homes of the surrounding subdivision. The buildings include a leasing office, laundry facilities, and a gym. Residents will have access to a small dog run, tot lot and open turf area for gatherings and free play. Access to the complex will be off Rovina Lane going north toward Petaluma Blvd. S. with a right-in, left-out driveway. To accommodate the increase in cars entering and leaving the property, the proposed plans widen the public right-of-way end of Rovina Lane to standard public road width. The proposed project provides outdoor bicycle racks and 58 parking spaces which is a 1.8 spaces per unit ratio.

C. Environmental Effects – Additional Information

1. Yes. There will be grading to make the site level. See Sheet "Civil 2 of 4" for the Preliminary Grading Plan.
5. Yes. There are existing slopes on site of 10% or more. See Sheet "Civil 2 of 4" for the Preliminary Grading Plan which also includes the current topography of the site.
6. Yes. The topography will change from an overall downward slope from Southeast to Northwest to level. The average existing slope is 9.5%. The proposed development includes a greatest change in elevation at the Southeastern corner of the site of approximately 16 ft.
7. Yes. The proposed development will require the removal of an estimated seven trees. See the provided Tree Study for more detail. A "Tree Location and Numbering Plan" that shows the trees likely to be removed is on PDG page 14.
12. Yes. There will be a change in demand for municipal services due to the addition of units on a currently vacant site. However, the change in demand will be consistent with General Plan and zoning.

13. Yes. There will be a change in circulation and traffic due to the addition of units on a currently vacant site. However, the change in demand will be consistent with General Plan, zoning, and Circulation Element.
16. Yes. Included with this application are a: Tree Study, Phase I, Soils Report, Biological Assessment, and Cultural Resources Assessment.
20. Yes. The site previously had a radio tower that was leased to a radio station and an outbuilding for storage and operation of the radio tower. Both structures were demolished prior to the sale of the property.
21. See below.
22. See Sheet A9.1 for photos of the site.

Pacific West Communities, Inc. will comply with the City's phase II storm water program and management plan if required.



Caleb Roope, CEO and President
Pacific West Communities, Inc.

9-5-2023

Date