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through 07/01/2019

Doc No.49-05312019-201



RETURN TO:

City of Petaluma
11 English Street
Petaluma, CA 94953

2019070237

NOTICE OF EXEMPTION

TO: Sonoma County Clerk
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

*CPR
P.O. Box 3044
SACRAMENTO CA 95812-3044*

Deva Marie Proto, County Clerk
BY: *[Signature]*
Julianna Garfia, Deputy Clerk

Project Title: Haystack Mixed-Use Project

Project Applicant: Pacifica Companies
1775 Hancock Street, Suite # 200
San Diego, CA 92110

Project Location: 215 Weller Street, City of Petaluma, Sonoma County, California
APNs 007-143-003, 004, 007, 014, and 015 (-008 is not part of the project)

Project Description: The project consists of a mixed-use development including 178 residential units and approximately 24,855 square feet of commercial space. The 4.10-acre project site would be developed with 3 and 4-story buildings, plazas, ground level courtyards, elevated interior courtyards, a new transverse street, onsite and on-street parking, landscaping and ancillary improvements.

APPLICABLE EXEMPTIONS:

Community Plan Exemption {Sec.21083.3; 15183}
 CA Government Code {Sec.65457}

Consistency with Program EIRs {Sec.15168}
 Class 32 Infill {Sec.15332}

Reasons why project is exempt: The project is consistent with the land use regulations and policies set forth in City of Petaluma General Plan (GP) and the Central Petaluma Specific Plan (CPSP), and complies with the established zoning regulations set forth in the SmartCode. The Haystack Mixed-Use Project is consistent with the development density and intensity established for the project site in the GP and CPSP and would not result in any new or more severe environmental impacts that were not previously identified in the GP or CPSP EIRs. The project site is located within City limits on a priority development site that is less than 5 acres and is substantially surrounded by established urban uses. The project site is void of natural vegetation and there is no habitat that would support endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is adequately served by all required utilities and public services. There are no exceptions that would preclude application of the exemption. The applicant will implement all applicable policies and mitigation measures from the GP and CPSP EIRs. Therefore, the project is exempt pursuant to CEQA Guidelines Sections 15168 (Consistency with Program EIRs), 15183 (Community Plan Exemption), 15332 (Infill Exemption), and California Government Code Section 65457 (Specific Plan Exemption).

Lead Agency Determination: The City of Petaluma Planning Commission approved the Haystack Mixed Use Project on May 28, 2019.

Department/Contact Person: Olivia Ervin, Environmental Planner

Phone (707) 778-4556

[Signature]
Signature: Olivia Ervin, Contract Environmental Planner

Governor's Office of Planning & Research

May 28, 2019 **JUN 11 2019**
Date

STATE CLEARINGHOUSE