



**NOTICE OF AVAILABILITY, INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION PUBLIC HEARING
FOR CONSIDERATION OF THE
CORONA STATION RESIDENTIAL PROJECT**

PLMA 18-0006
890 NORTH MCDOWELL BOULEVARD
APN 137-061-019

NOTICE IS HEREBY GIVEN 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 proposes to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Corona Station Residential Project located at 890 North McDowell Boulevard. The IS/MND is available for review at the Planning Division, 11 English Street, Petaluma, CA 94952 or <http://www.cityofpetaluma.net/cdd/major-projects.html>.

NOTICE IS ALSO HEREBY GIVEN that Todd Kurtin of Lomas Properties submitted an application for a Zoning Text Amendment, Development Agreement, Tentative Subdivision Map, Residential Density Bonus with incentive/concession, Conditional Use Permit (CUP), and Site Plan and Architectural Review (SPAR) to develop a 110 unit residential development on the undeveloped parcel at 890 North McDowell Boulevard. The Planning Commission will consider the environmental document (IS/MND) and the entitlement applications and will make a recommendation to the City Council on the IS/MND, Zoning Text Amendment, Development Agreement, Tentative Subdivision Map, and Residential Density Bonus. The Planning Commission may provide feedback on the applications for CUP and SPAR but no action will be taken on those applications until after the Density Bonus is approved and recorded, consistent with Section 27.090 of the Implementing Zoning Ordinance.

PROJECT DESCRIPTION: The project includes the following entitlements from the City of Petaluma:

- (1) Zoning Text Amendment to allow single family residential with a Conditional Use Permit in the MU1B zoning district.
- (2) Development Agreement between the property owner and the City of Petaluma.
- (3) Tentative Subdivision Map to divide the approximately 6.95-acre property into a 110-lot single family subdivision with common parcels and a 1.27-acre remainder parcel at the corner of North McDowell Boulevard and Corona Road.
- (4) Residential Density Bonus with a concession/incentive in accordance with Petaluma's Implementing Zoning Ordinance, Chapter 27 Residential Density Bonus, and California Density Bonus Law. The requested Density Bonus provides for 11 of the 110 units to be made available to income qualified households at the moderate-income level in exchange for a concession/incentive to allow an increase in building height above the 30-foot maximum allowed in the MU1B zoning district. The granting of a density bonus will also provide for reduced parking ratio as outlined in IZO Section 27.070.C. The applicant is not requesting density above the 30 units per acre allowed in the Mixed Use land use designation.
- (5) Conditional Use Permit to allow 65 attached and 45 detached single-family units in the MU1B zoning district.
- (6) Site Plan and Architectural Review for the construction of 110 residential units. The Project also includes onsite amenities, walkways, outdoor common areas, and bio-retention/detention areas. Public improvements include frontage improvements along North McDowell Boulevard, a crosswalk at North McDowell Boulevard and Michael Drive, and bike and pedestrian connections to the future multi use path along the SMART rail.

PROJECT LOCATION: 890 North McDowell Boulevard, Petaluma, Sonoma County, California. APN 137-061-019.

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, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, and Noise. 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.

PLANNING COMMISSION MEETING DATE/TIME: Tuesday, November 12, 2019, at 7:00 p.m.

MEETING LOCATION: City Council Chambers, City Hall of Petaluma, 11 English Street, Petaluma, CA.

WHAT WILL HAPPEN: You can comment on the project. The Planning Commission will consider all public testimony and decide whether to recommend to the City Council approval, disapproval, or modifications to IS/MND and Mitigation Monitoring and Reporting Program, and whether to recommend to the City Council approval, disapproval, or modifications to the requested Zoning Text Amendment, Development Agreement, Tentative Subdivision Map, and Residential Density Bonus. Consistent with IZO Chapter 27, a decision on the Conditional Use Permit and SPAR application will not occur until after the City Council's approval of the Density Bonus.

IF YOU CANNOT ATTEND: You can send a letter to the Planning Division, City of Petaluma, 11 English Street, Petaluma California, 94952. You can also hand deliver letters prior to the meeting or e-mail comments. All City Council meetings are televised on the Petaluma Community Access Cable Channel 28.

FOR MORE INFORMATION: You may contact Olivia Ervin, Principal Environmental Planner at (707) 778-4556 or oervin@cityofpetaluma.org and/or Heather Hines, Planning Manager at (707) 778-4316 or hhines@cityofpetaluma.org. You can also come to the Planning Division to review the project file. The office is open Monday through Thursdays from 8:00 a.m. to 5:00 p.m. City Hall is closed Fridays.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:
Please call (707) 778-4360 or
TDD (707) 778-4480



In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.

