



**NOTICE OF AVAILABILITY, INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION PUBLIC HEARING
FOR CONSIDERATION OF THE
CASA GRANDE PROJECT**

PLMA 19-0006
240 & 250 CASA GRANDE ROAD
APN 007-040-020 & -059

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 Casa Grande Project located at 240 and 250 Casa Grande Road. The IS/MND is available for review in electronic format only due to the closure of City Hall consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05. An electronic copy of the document may be viewed on-line at <https://cityofpetaluma.org/planning-major-developments/>. **The City will accept public comments on the IS/MND for at least 30 days beginning October 8, 2020 and extending up to a future City Council hearing to adopt the IS/MND which will be subsequently noticed.**

NOTICE IS ALSO HEREBY GIVEN that Doyle Heaton of Falcon Point Associates, LLC submitted an application for a Zoning Map Amendment (ZMA), a Zoning Text Amendment (ZTA), a Vesting Tentative Subdivision Map (VTSM), and Site Plan and Architectural Review (SPAR) to develop a 36-unit residential development, including 30 single family detached units and 6 attached units on the approximately 4.5-acre project site located at 240 and 250 Casa Grande Road. Additionally, the proposed project includes junior accessory dwelling units within 11 of the single family detached units. The Planning Commission will consider the environmental document (IS/MND) and the applications for the ZMA, ZTA, and the VTSM, and will make a recommendation to the City Council on each item. The SPAR application will be considered at a future publicly noticed Planning Commission public hearing should the City Council adopt the IS/MND and approve the ZMA, ZTA, and the VTSM for the project.

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

- (1) Zoning Map Amendment to change the project site's zoning district from Residential 4 (R4)/Flood Plain Combining District (FP-C) to Planned Unit District (the Casa Grande Planned Unit District)/Flood Plain Combining District.
- (2) Zoning Text Amendment to establish land use controls and development standards for the Casa Grande Planned Unit District.
- (3) Vesting Tentative Subdivision Map to divide the approximately 4.5-acre property into a 36-lot single family subdivision with common parcels that would respectively be utilized for the establishment of a bioretention basin and for public right-of-way dedication.
- (4) Site Plan and Architectural Review for the construction of 36 two-story residential units of which 30 units are proposed as detached single-family units, while the remaining six units would be three groups of attached single-family units. Eleven of the 30 detached residential units will contain a junior accessory dwelling unit. Public improvements include a new public street that will bisect the project site from Casa Grande Road to Del Oro Way and streetscape improvements along street frontages including street trees, street lights, sidewalks, curbs and gutters, and a Class II bicycle facility on the project's Casa Grande Road frontage. Additionally, the project will provide an enhanced crosswalk across Casa Grande Road from the project site to Casa Grande School, as well as new bus shelters at existing bus stops on Casa Grande Road and Ely Boulevard adjacent to Casa Grande High School.

PROJECT LOCATION: 240 and 250 Casa Grande Road, Petaluma, Sonoma County, California. APN 007-041-006 & -059

ENVIRONMENTAL REVEIW: 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,

Land Use/Planning, Noise, Transportation 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.

PLANNING COMMISSION MEETING DATE/TIME: Tuesday, October 27, 2020, at 7:00 p.m.

MEETING LOCATION: Consistent with Executive Order No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-05, the Planning Commission meeting will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting via Zoom.

WHAT WILL HAPPEN: The Planning Commission will recommend to the City Council approval, disapproval, or modifications to the IS/MND and Mitigation Monitoring and Reporting Program and the requested Zoning Map and Text Amendments and the Vesting Tentative Subdivision Map. The Planning Commission may provide feedback on Site Plan and Architectural Review, but no action will be taken. You can comment on the project. **The subsequent City Council hearing will be separately noticed.**

HOW TO OBSERVE AND PARTICIPATE: Members of the public may participate and provide public comments to teleconference meetings as follows:

- Written public comments may be submitted by email to ahollister@cityofpetaluma.org up to 2 hours prior to the meeting start (October 27, 2020 at 5:00 pm). The public comments will be read at the Planning Commission meeting and are not to exceed three minutes (approximately 350 words).
- Spoken public comments will be accepted through the teleconference meeting only. To address the Planning Commission during the live meeting, please find the meeting-specific link to the Zoom meeting included on the agenda for the October 27, 2020 Planning Commission meeting that will be posted on the City's website.
- All Planning Commission meetings are televised via Petaluma Community Access broadcasts on Comcast and Petaluma's local channels 26, 27, and 28. With AT&T U-Verse, PCA's channels are accessible through channel 099. Local channels are not currently available on Satellite/DISH Networks.

FOR MORE INFORMATION: You may contact Olivia Ervin, Principal Environmental Planner at (707) 778-4556 or oervin@cityofpetaluma.org regarding the IS/MND and Aaron Hollister, Senior Planner at (707) 778-4422 or ahollister@cityofpetaluma.org for all other information. Consistent with the State Executive Office's and Sonoma County's Shelter-In-Place Orders, Petaluma City Hall is closed to the public. Staff will make every effort to provide digital copies of information about this project in response to individual requests to the phone number or e-mail provided above. Proposed development plans may also be viewed at <https://cityofpetaluma.org/planning-major-developments/>.

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.