

Deva Marie Proto
Sonoma County
County Clerk, Recorder, Assessor
585 Fiscal Drive, Suite 103
Santa Rosa, CA 95403
(707) 565-3800
sonomacounty.ca.gov/CRA

Receipt: 23-45818

ProductName	Extended
FISH CLERK FISH AND WILDLIFE FILING	\$2,814.00
# Pages	1
Document #	49-09202023-316
Document info:	CITY OF PETALUMA
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No F&W Fee- prev paid (requires copy)	false
Total	\$2,814.00
Tender (Check)	\$2,814.00
Paid By	OYSTER COVE LLC
Check #	122

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9/20/23 8:55 AM mdamon
Clerk

Deva Marje Proto, County Clerk
BY: Mary Damon
Mary Damon, Deputy Clerk

This notice was posted on 09/20/2023
and will remain posted for a period of thirty days
through 10/21/2023

Doc No.49-09202023-316

Notice of Determination

Appendix D

To:
 Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

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

From:
Public Agency: City of Petaluma
Address: 11 English Street
Petaluma, CA 94952
Contact: Olivia Ervin, Principal Env. Planner
Phone: 707-778-4556

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023040175

Project Title: Oyster Cove Mixed Use Neighborhood

Project Applicant: Oyster Cove, LLC 1007 Morton St. Alameda, CA 94501 (510) 541-7800 Keith McCoy

Project Location (include county): 100 and 310 East D Street and 0 Copeland, Petaluma, Sonoma County, CA

Project Description:

The project proposes development on 6.13 acres to construct 121 condominium townhomes and 11 work-live units within 21 three and four-story buildings. The project includes adaptive reuse of an existing 7,500 square foot building into a commercial and public use space, access easements to the Petaluma River Park and Steamer Landing Park, surface parking, internal driveways, previous pedestrian paths, and offsite improvements including signalization of the D Street/Copeland Street intersection. Primary access would be provided from Copeland Street, with a secondary emergency vehicle access (EVA) at the northeast corner of the project site connecting to Hopper Street and or at D Street.

This is to advise that the City of Petaluma City Council has approved the above
(Lead Agency or Responsible Agency)

described project on Sept. 18, 2023 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment. with mitigation
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project. On Sept. 18, 2023
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project. On Sept. 18, 2023
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA. On Sept. 18, 2023

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Petaluma Planning Division, 11 English Street, Petaluma, CA 94952

Signature (Public Agency): Olivia Ervin Title: Principal Env. Planner

Date: 9.18.23 Date Received for filing at OPR: _____