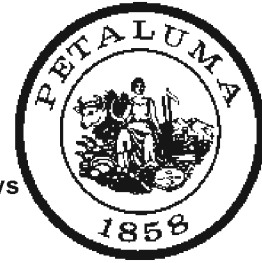


RETURN TO:

City of Petaluma
Public Works Department
P.O. Box 61
Petaluma, CA 94953

Deva Marie Proto, County Clerk
BY: 
Celeste Hernandez, Deputy Clerk



This notice was posted on 08/24/2023
and will remain posted for a period of thirty days
through 09/24/2023

NOTICE OF EXEMPTION

Doc No.49-08242023-287

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

Project Title: 5002 Petaluma Boulevard North Retail Campus (File No. PLSR-2022-0039)

Project Applicant: Dynamic Real Estate Partners, LLC. Kelly Harrison. 11777 San Vicente Blvd. Los Angeles, CA 90049. Phone: 310.870.9601 email: kharrison@dynamicdevco.com

Project Location: 5002 Petaluma Boulevard North, Petaluma, Sonoma County, CA. (APN 007-412-075)

Project Description: The project consists of Site Plan and Architectural Review for the demolition of an existing 9,040-square-foot restaurant building and construction of a new 5,112-square-foot restaurant building and a new 4,500-square-foot commercial retail building, façade improvements to two existing retail buildings, and associated site improvements at the commercial retail campus located at 5002 Petaluma Boulevard North; and Site Plan and Architectural Review for a Master Sign Program.

EXEMPT STATUS:

Statutory Exemptions

{Article 18:Section 21080; 15260}

Ministerial {Sec.15268}

Feasibility/Planning Study {Sec.15262}

Emergency Project {Sec.15269}

Categorical Exemptions

{Article 19:Section 21084; 15300}

Existing Facilities {Sec.15301(c)}

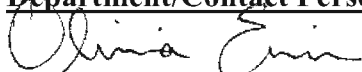
Replacement or Reconstruction {Sec.15302}

Infill Development Projects{Sec.15332}

Reasons why project is exempt: The project is eligible for categorical exemptions under Section 15301 (Class 1), which applies to projects consisting of repair and maintenance of existing structures, Section 15302 (Class 2), which applies to projects consisting of replacement or reconstruction of existing structures where the new structure will be located on the same site and will have substantially the same purpose as the structure being replaced, Section 15332 (Class 32), which applies to projects consistent with the General Plan and Zoning, is within City limits and on a site of no more than 5 acres, has no habitat value, and would not result in impacts to traffic, noise, air quality or water quality, and is adequately served by utilities and public services. There is negligible or no expansion of use beyond what currently exists and there are no cumulative impacts, unusual circumstances or other factors that would make the exemption inapplicable. Therefore, the project is exempt under Section 15301 (c), repair and maintenance to existing facilities, Section 15302 (c) replacement or reconstruction of an existing public facility, and Section 15332 as an infill development project. See CEQA Exemption Memo, Attachment H to the Staff Report, on the City of Petaluma Planning Commission agenda August 22, 2023, at which time the Commission approved the project.

Lead Agency: City of Petaluma Planning Division, 11 English Street, Petaluma, CA 94953

Department/Contact Person: Olivia Ervin, Planning Division **Phone:** (707) 778-4556



Olivia Ervin: Principal Environmental Planner

August 23, 2023

Date