



# CITY OF PETALUMA

## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

**PROJECT NAMES:** Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel

**PROJECT ADDRESS:** Various Addresses in Downtown Petaluma including 2 Petaluma Boulevard South, City of Petaluma, Sonoma County, CA

**APPLICANT:** Mike Jolly, [mike@ekndevgroup.com](mailto:mike@ekndevgroup.com),  
EKN Petaluma LLC  
220 Newport Center Drive, Suite 11-262  
Newport Beach, CA 92660

**CITY RECORD NUMBERS:** PLGP-2023-0001, PLZA-2023-0002 & PLSR 2022-0017

**PROJECT DESCRIPTION:** The proposed Downtown Housing & Economic Opportunity Overlay (Overlay) and EKN Appellation Hotel project, is a two-part project comprised of the Overlay component and the Hotel component. See NOP and IS for project description.

**NOTICE OF PREPARATION (NOP):** This provides notice to public agencies and the general public that the City of Petaluma, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Project in accordance with the California Environmental Quality Act (CEQA). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project. The NOP is available for review at the following link: <https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>.

The Notice of Preparation review period starts **Friday, April 12, 2024, and extends to Monday, May 13, 2024.**

**SCOPING MEETING DATE & LOCATION:** On **Wednesday, May 1, 2024, between 5:15 and 6:15 PM**, the City of Petaluma Planning Division will conduct a public scoping meeting to receive input and comments from public agencies and the general public on the scope of the Draft EIR to be prepared for the subject Project. The scoping meeting will be held in person at the following location:

**Petaluma Community Center, Conference Room #2  
Lucchesi Park, 320 North McDowell Boulevard, Petaluma**

**INITIAL STUDY:** An Initial Study was prepared for this project to analyze the potential impacts pertaining to all of the resource areas identified in Appendix G of the CEQA Guidelines. The CEQA topics of Air Quality, Agricultural and Forestry Resources, Biological Resources, Greenhouse Gases, Energy, Geology, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire have been identified as less than significant in the Initial Study and will not require additional review in the EIR. The EIR will address Aesthetic Resources, Cultural Resources, and Tribal Cultural Resources, other required sections of CEQA, and alternatives. The Initial Study is available for review at the following link: <https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>.

**FOR MORE INFORMATION:** Please consider these options to learn more about the Project:

- **Project Manager:** Greg Powell, Principal Planner at [gpowell@cityofpetaluma.org](mailto:gpowell@cityofpetaluma.org);
- **Online:** Review project information online at <https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>; or
- **In-person:** Review project information in person at the City Hall Planning Counter located at 11 English Street, Monday through Thursday between 10 AM and 3 PM.

**INSTRUCTIONS FOR PUBLIC COMMENT:** Public comment may be provided at the scoping meeting on May 1, 2024, or as follows, by **5:00 PM on May 13, 2024**:

- **Comment via E-mail:** Please submit your comments to [PetalumaPlanning@cityofpetaluma.org](mailto:PetalumaPlanning@cityofpetaluma.org).
- **Comment via U.S. Mail:** Please mail your comments to the City of Petaluma, Planning Division, 11 English Street, Petaluma, CA 94952.



**ACCESSIBILITY:** Any member of the public who needs accommodations should email the Commission Clerk, Uriel Orozco, at [uorozco@cityofpetaluma.org](mailto:uorozco@cityofpetaluma.org), or by calling 707-778-4319. The Commission Clerk will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

**PROJECT LOCATION MAP & NOTIFICATION AREA:**

