

Doc No.49-04222025-135

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: Brian Oh, CDD  
Phone: 707 615 6568

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): 2024040565  
2020 Newport Center Dr. Ste 11-262 Newport Beach, CA 92660  
Project Title: Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project  
Project Applicant: EKN Petaluma, LLC Tom Jacobson Tom@ekndevgroup.com (480) 828-8959  
Project Location (include county): Overlay: City of Petaluma, Sonoma County, CA. Hotel: 2 Petaluma Blv  
Multiple Parcels within Subarea A

Project Description:

The project evaluated in the EIR comprises the Downtown Housing & Economic Opportunity Overlay and the construction of a 6 story Hotel over a below-grade parking garage, comprising 93 hotel rooms, an event space, and food service uses. The Overlay requires a General Plan Amendment (GPA) to increase the maximum allowable floor area ratio (FAR) from 2.5 to 6.0, a Zoning Text Amendment (ZTA) to increase the allowable building height from 45 feet to 75 feet with a Conditional Use Permit (CUP), increase lot coverage from 80% to 100% with a Conditional Use Permit (CUP), allow ground floor residential uses, and establish development and design controls for properties within the Overlay. A Zoning Map Amendment (ZMA) is also required to establish the Overlay on applicable parcels.

This is to advise that the City of Petaluma, City Council has approved the above  
( Lead Agency or  Responsible Agency)  
2nd reading of ZA for Subarea A only)  
described project on April 21, 2025 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. 2.24.25
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Certified 2.24.25  
 A 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. 2nd reading of ZA
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project. MMRP provided in Exhibit B,
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project. Attachment 1 to the 4.21.25
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA. Findings presented in Exhibit A, Attachment 1 to the 4.21.25 Council Staff Report

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:

<https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>

Signature (Public Agency): Brian Oh Title: Community Development Director

Date: 4.22.25 Date Received for filing at OPR: \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-04222025-135
STATE CLEARINGHOUSE NUMBER (If applicable) 2024040565

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF PETALUMA	LEAD AGENCY EMAIL	DATE 04/22/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0422-01
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PROJECT TITLE  
 DOWNTOWN HOUSING AND ECONOMIC OPPORTUNITY OVERLAY AND EKN APPELLATION HOTEL PROJECT

PROJECT APPLICANT NAME EKN PETALUMA, LLC TOM JACOBSON	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 615-6568
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PROJECT APPLICANT ADDRESS 11 ENGLISH ST	CITY PETALUMA	STATE CA	ZIP CODE 94952
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**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash    
  Credit    
  Check    
  Other    
 TOTAL RECEIVED    
 \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Daisy Pulido, Deputy County Clerk-Recorder
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Deva Marie Proto, County Clerk  
BY: Julio Montes Lopez, Deputy Clerk

This notice was posted on 02/25/2025  
and will remain posted for a period of thirty days  
through 03/28/2025

Doc No.49-02252025-043

Appendix D

Notice of Determination

To:  
 Office of Planning and Research  
U S Mail Street Address  
P O Box 3044 1400 Tenth St , Rm 113  
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 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 Brian Oh, CDD  
Phone 707 615 6568  
  
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) 2024040565  
Project Title Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project (480)828-8957  
Project Applicant EKN Petaluma, LLC Tom Jacobson 220 Newport Center Dr, Suite 11-262, Newport beach, CA, 92660  
Project Location (include county) Overlay City of Petaluma, Sonoma County, CA Hotel 2 Petaluma Blv.  
Multiple Parcels within Subareas A, B and C

Project Description  
The project evaluated in the EIR comprises the Downtown Housing & Economic Opportunity Overlay and the construction of a 6 story Hotel over a below-grade parking garage, comprising 93 hotel rooms, an event space, and food service uses. The Overlay requires a General Plan Amendment (GPA) to increase the maximum allowable floor area ratio (FAR) from 2.5 to 6.0, a Zoning Text Amendment (ZTA) to increase the allowable building height from 45 feet to 75 feet with a Conditional Use Permit (CUP), increase lot coverage from 80% to 100% with a Conditional Use Permit (CUP), allow ground floor residential uses, and establish development and design controls for properties within the Overlay. A Zoning Map Amendment (ZMA) is also required to establish the Overlay on applicable parcels.

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

Overlay  
described project on February 24, 2025 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. 2 24 25
- 2  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA Certified 2 24 25  
 A 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
- 4 A mitigation reporting or monitoring plan  was  was not] adopted for this project MMRP Approved 2 24 25
- 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 Findings presented in Exhibit A, Attachment 2  
2 24 25

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

<https://cityofpetaluma.org/economic-opportunity-overlay-ekn-appellation-projects/>

Signature (Public Agency) Brian Oh Title Community Development Director

Date 2/2/25 Date Received for filing at OPR \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-02252025-043
STATE CLEARINGHOUSE NUMBER (If applicable) 2024040565

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PETALUMA	LEAD AGENCY EMAIL	DATE 02/25/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0225-01
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PROJECT TITLE  
DOWNTOWN HOUSING AND ECONOMIC OPPORTUNITY OVERLAY AND EKN APPELLATION HOTEL PROJECT

PROJECT APPLICANT NAME EKN PETALUMA, LLC, TOM JACOBSON	PROJECT APPLICANT EMAIL	PHONE NUMBER (480) 828-8959
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PROJECT APPLICANT ADDRESS 220 NEWPORT CENTER DR STE 11-262	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660
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PROJECT APPLICANT (Check appropriate box)

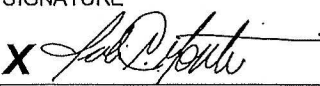
Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other    **TOTAL RECEIVED**    \$    \$4,173.50

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Julio Montes Lopez, Deputy County Clerk-Recorder
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