



RETURN TO:

City of Petaluma
Planning Division
11 English Street
Petaluma, CA 94953

NOTICE OF EXEMPTION

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

Project Title: Rovina Lane Apartments Project

Project Applicant: Caleb Roope, on behalf of Pacific West Communities, Inc.
430 E. State St. #100
Eagle, ID 83616
calebr@tpchousing.com

Project Location: 2 Rovina Lane, Petaluma, Sonoma County, CA.

Project Description: The Rovina Lane Apartments project proposes construction of a 32-unit, 100% affordable, multifamily housing project consisting of two three-story buildings on a vacant 1-acre site. Units will be available to households earning 30-60% of the area median income (AMI) in Sonoma County. In addition to residential buildings, the site includes 51 on-site parking spaces provided through a combination of tuck-under parking below each building and a surface parking lot located at the rear of the site, landscaping, retaining walls, stormwater treatment areas, trash enclosure, outdoor amenities including child play areas and a dog relief area, and a trash/fire truck hammerhead. Access to the site will be provided via a 30-foot-wide two-way driveway located along Rovina Lane, approximately 100 feet north of its intersection with Jacquelyn Lane. Internal access will be provided by a 26- to 29-foot-wide drive aisle situated between the proposed buildings. In addition to onsite improvements, the project includes installation of utility infrastructure along the Rovina Lane project frontage and within the Rovina Lane utility easement.

EXEMPT STATUS:

Statutory Exemptions

{Article 18:Section 21080; 15260}

- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- General Rule {Sec.15061(b)(3)}

[X] Affordable Housing Exemption {Sec.15194}

Categorical Exemptions

{Article 19:Section 21084; 15300}

- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Minor Alterations {Sec.15304}
- Minor Subdivisions {Sec.15315}

Reasons why project is exempt: On April 23, 2024 the City of Petaluma Planning Commission approved the proposed project, including the associated Site Plan and Architectural Review (SPAR) and State Density Bonus Concession and Waiver Requests for construction of a 32-unit 100 percent affordable housing project and associated on- and off-site improvements. As detailed in the April 23, 2024 Petaluma Planning Commission staff report and California Environmental Quality Act (CEQA) exemption memo, the project is eligible for statutory exemption from the provisions of CEQA as it meets the threshold requirements set forth in Section 15192 of the CEQA Guidelines and eligibility criteria set forth in Section 15194 of the CEQA Guidelines. Therefore, no further environmental review is required for the project.

Pursuant to Section 711.4(d)(2) of the Fish and Game Code, statutory and categorical exemptions are exempt from Department of Fish and Wildlife filing fees.

BY: Deva Marie Proto, County Clerk

Daisy Pulido, Deputy Clerk

This notice was posted on 04/24/2024

and will remain posted for a period of thirty days
through 05/25/2024

Doc No.49-04242024-116

Lead Agency: City of Petaluma, Community Development Department, 11 English St. Petaluma, CA 94952

Department/Contact Person: Mike Janusek, AICP, Senior Planner Phone (707) 778-4470

Mike Janusek

April 24, 2024

Mike Janusek, AICP, Senior Planner, Planning Division

Date

Pursuant to Section 711.4(d)(2) of the Fish and Game Code, statutory and categorical exemptions are exempt from Department of Fish and Wildlife filing fees.



State of California - Department of Fish and Wildlife
**2024 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 49-04242024-116

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PETALUMA CITY	LEAD AGENCY EMAIL	DATE 04/24/2024
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0424-01	

PROJECT TITLE
 ROVINA LANE APARTMENTS PROJECT

PROJECT APPLICANT NAME CALEB ROOPE, ON BEHALF OF PACIFIC WEST	PROJECT APPLICANT EMAIL CALEBR@TPCHOUSING.COM	PHONE NUMBER (707)778-4470
PROJECT APPLICANT ADDRESS 430 E. STATE ST. #100	CITY EAGLE	STATE ID
	ZIP CODE 83616	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$
- County documentary handling fee \$50.00
- Other \$

PAYMENT METHOD:

- Cash Credit Check Other
- TOTAL RECEIVED \$50.00**

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Daisy Pulido, Deputy County Clerk-Recorder