

A P P E N D I X E

CUMULATIVE PROJECTS



Major Development Projects

Updated July 2008

Commercial Projects

The following are the Commercial development projects with more than 15,000 square feet that are currently being processed by the Planning Division:

Clover Stornetta Farms

Project: Annexation and rezoning application to utilize the property as a warehouse/distribution center for their operations. The existing office/warehouse structure (31,200 sq.ft.) will not be modified at this time. In addition, there are two 8,200 sq.ft. open-air storage structures and multiple minor shed buildings that exist around the site. The two open air storage buildings and miscellaneous sheds will be removed to clean up the site and make room for a new distribution warehouse (38,000 sq.ft.) and associated truck parking.

Applicant: Edwin Wilson, O'Malley, Wilson & Westphal, 404-B Mendocino Avenue, Santa Rosa, CA 95401, (707) 636-0828

Location: 5400 Old Redwood Highway

APNs: 047-213-017

File Numbers: 04-ANX-0454-CR

Project Planner: Irene Borba

Status: Incomplete

Deer Creek Plaza

Project: Approximately 323,000 square feet of retail on 36.5 acres

Applicant: DSL Service Company, Contact: David Casty, 949-509-4241

Location: North McDowell Boulevard between Lynch Creek Way and Rainier Avenue

APNs: 007-380-005 & 027

File Numbers: 03-TSM-0370-CR

Project Planner: Betsi Lewitter

Status: Project to be revised to conform to new General Plan designation of Mixed Use

Meadowview Industrial Building

Project: Tentative parcel map for an unspecified number of commercial office condo units. The proposed two story building will be 33,600 square feet and include parking for 121 cars. Site improvements include pedestrian and bike paths, a river terrace and open space. The parcel is within the City's floodway and floodplain.

Applicant: Chris Coyne, Gateway Financial, 135 Third St. San Rafael, CA 94901 415-453-0452

Location: 1335 Industrial Ave.

APNs: 007-412-036

File Numbers: 05-SPC-0038-CR

Project Planner: Phil Boyle

Status: Incomplete

Petaluma Valley Hospital Office Building

Project: 40,000 square foot office building

Applicant: Vin Smith, Basin Street Properties

Location: 201 First St #100

APNs: 136-111-024

File Numbers: 07-SPC-0124-CR

Project Planner: Phil Boyle

Status: Approved by SPARC – April 2008. Waiting for building permit submittal

Petaluma Village Marketplace

Project: Modification of Planned Community District for Factory Outlets. Proposal for approximately 163,000 additional square feet of commercial uses.

Applicant: Chelsea Group. Brad Stipe, 949-461-7195.

Location: 2200 Petaluma Blvd. North

APNs: 007-391-009, 007-391-035, 048-080-038, 039

File Numbers: REZ 02001

Project Planner: Betsi Lewitter (contract planner)

Status: City Council certified the environmental document on September 13, 2004.

The following are the Commercial development projects with more than 15,000 square feet that have received project approvals but are not yet under construction:

Marina Office Building

Project: SPARC for 30,000 sq. ft of office/retail space at triangle piece along Lakeville

Applicant: Borue O'Brien with the Marina 778-1900

Location: 785 Baywood Drive, at the Marina

APNs: 005-060-074

File Numbers: 03-SPC-0241-CR

Project Planner: Tiffany Robbe

Status: May 2004 SPARC approval. Lots merged Sept. 2006.

Petaluma Fire Station

Project: Construction of a new 3 story fire station, approximately 28,196 square feet in area.

Applicant: City of Petaluma

Location: 307 Petaluma Blvd South, APN 008-125-005

File Number: 07-SPC-0361-CR

Project Planner: Irene Borba

Status: Approved by SPARC October 11, 2007. Submitted for building permit.

The following are the Commercial development projects with more than 15,000 square feet that are currently under construction:

Ellis Creek Water Recycling Facility

Project: Development of a new water recycling facility

Applicant: City of Petaluma, Margaret Orr of Water Resources and Conservation, (707) 778-4589

Location: 4104 Lakeville Highway

APNs: 005-009-023, 024, 025; 068-010-026; 017-170-002

File Numbers: 04-ANX-0698-CR, 04-SPC-0639-CR

Project Planner: Irene Borba

Status: Under construction.

Redwood Technology Center

Project: Planned Unit District (PUD) office/research and development center. Requires a General Plan Amendment from "Special Commercial" to "Special Industrial/Office Park"; and adopt an Ordinance to Rezone the subject parcel from Highway Commercial (Parcel A) and Light Industrial (Parcel B) District to

Applicant: Basin Street Properties

Location: The corner of Old Redwood Highway and North McDowell Boulevard; APN 007-411-7, 9, 11, 18 and 19.

APNs: 007-411-007, 009, 011, 018, 019

File Numbers: GPA 00001, REZ00001, 03-SPC-0204

Project Planner: Betsi Lewitter, contract planner – 431-8814

Status: City Council certified EIR and approved General Plan Amendment, rezoning and Development Plan on 3/3/03; SPARC approval 8/03. Building A-1 completed. On 6/28/07 SPARC approved landscape plans for Sites A and B and PUD amendment to allow minor site plan and elevation changes for Site B. Building permit issued for Buildings A-2 and B-1.

Mixed Use Projects

The following are the Mixed Use development projects that are currently being processed by the Planning Division:

East Washington Place

Project: Approximately 377,951 square feet of retail/office mixed use on 33.7 acres

Applicant: Regency Centers, Contact: Bruce Qualls, 925-279-1800

Location: East Washington and Ellis Streets

APNs: 007-241-002, 007-243-001, 007-251-001, 007-031-001

File Numbers: 04-GPA-0681-CR

Project Planner: Betsi Lewitter, contract planner – 431-8814.

Status: Draft Environmental Impact Report released for comments on February 28, 2007. Since that time, project has been revised to eliminate residential use. Mixed use to include office/retail. No General Plan amendment necessary since the adoption of the 2025 General Plan. Application is incomplete at this time.

Legacy Subdivision / Rancho Veal

Project: General Plan Amendment, Rezoning, and Tentative Subdivision to develop 79 units (48 single family units, 18 fourplex units and 13 live work units) and 4.84 acres of open space.

Applicant: Jesse Couch, Legacy Partners Residential Inc. 650-235-2830

Location: 1522 Petaluma Boulevard North

APNs: 048-142-002, 003, 013 and 014

File Numbers: 05-TSM-0715-CR

Project Planner: Phil Boyle

Status: Incomplete

Riverfront

Project: 424 units (175 single family homes; 171 town homes; 78 apartments/condos) and 17,000 square feet of commercial space.

Applicant: Basin Street Properties, 201-1Pst Street, 707-795-4477

Location: End of Hopper Street

APN: 136-010-025

File Number: 05-SPC-0488-CR

Project Planner: Kim Gordon

Status: Incomplete

The following are the Mixed Use development projects that have received project approvals but are not yet under construction:

Bank of America Mixed Use

Project: Major SPARC review for two three-story mixed-use buildings connected with a bridge at levels two and three. Both buildings are comprised of retail spaces on the first floor and office spaces on the second and third floors. Parking is provided on a subsurface level below both buildings. The existing two store building is to be demolished.

Applicant: David Trachtenberg, Trachtenberg Architects, 2421 Fourth St. Berkeley, CA 94710 510-649-1414 ext 12

Location: 200 Kentucky St.

APNs: 006-283-014

File Numbers: 07-SPC-0386-CR

Project Planner: Phil Boyle

Status: Approved by SPARC, awaiting building permit submittal.

River Lofts

Project: 32 residential and work/live condominium units in two rehabilitated “warehouse” buildings and one new river-facing building and 6,134 square feet of commercial space in the warehouses facing First Street.

Applicant: Walt Haake & Mark Levine at 415 546-1212

Location: 419 and 425 First Street

File Number: 05-SPC-0228-CR

APNs: 008-121-014 & 015

Project Planner: Tiffany Robbe

Status: Approved by SPARC December 2005. Boardwalk approved by SPARC March 9, 2006. Project will return to SPARC for condition compliance.

Water Street North

Project: 107 units in two four story buildings (one on each side of Water Street North/Poultry Street). The first floor of each building is parking garage in the rear and live/work or commercial spaces at the street (these spaces comprise 13 of the total units). Floors two through four have 94 condominium units.

Applicant: 5PthP Resource Group of Cotati at 664-1797 and Fred Dillett and Fred Schram

Location: 300 North Water Street/Poultry Street along the Petaluma River

APNs: 006-163-005, 025, 052, & 053

File Number: 04-SPC-0686-CR

Project Planner: Tiffany Robbe

Status: Approved by SPARC August 2005, final condition compliance approved by SPARC May 25, 2006.

The following are the Mixed Use development projects that are currently under construction:

Lindberg Circle

Project: General plan amendment from thoroughfare commercial to mixed use, tentative subdivision map and zoning amendment from commercial highway to PUD. The project consists of a 14,900 square foot, two-story commercial building fronting Lakeville Street and thirty-seven (37) single family homes. The residential units including three floor plans ranging from 1400 square feet to 1900 square feet.

Applicant: Lindberg Circle LLC, 719 Southpoint Blvd., Suite C Petaluma, Contact Mark Eglin or Al DiIrio 769-0181

Location: 890 Lakeville St. corner of Lakeville and Lindberg

APNs: 005-020-003,039,040

File Numbers:04-GPA-0512-CR

Project Planner: Phil Boyle

Status: Under construction.

Park Square (Proposed Amendment to Park Central Project)

Project: 154 multifamily units and approximately 26,000 sq. ft. of commercial Phase II of Park Central/Alexan

Applicant: Trammel Crow Residential (Developer), Steve Hester, 2862 Bishop Drive, Suite 101, San Ramon, CA, 94583, (650) 349-1224

Location: Casa Grande Road at Lakeville

APNs: 005-040-054

File Numbers: 05-SPC-0393-CR

Project Planner: Irene Borba

Status: Retail portion of project under construction; residential portion construction completed.

Residential

The following are the residential projects of more than 5 units that are currently being processed by the Planning Division:

Avila Ranch

Project: 40-lot subdivision (single-family homes)

Applicant: Ryder Homes-David Bradley, 1425 Treat Blvd., Walnut Creek, CA 94597 (925)935-9195

Location: 511 Sonoma Mountain Parkway, APN 149-413-023

APNs: 149-413-023

File Numbers: 05-TSM-0268-CR

Project Planner: Irene Borba

Status: Incomplete

The Birches

Project: Rezoning and Tentative Subdivision Map for 21-lot residential subdivision

Applicant: Steven J. Lafranchi, 775 Baywood, Suite 312, Petaluma 94952, 707-762-3122

Location: 870 Wood Sorrell

APN: 137-061-022

File Number: 05-TSM-0396-CR

Project Planner: Kim Gordon

Status: Application is incomplete. Next step - resubmittal of application from applicant.

Brody Ranch

Project: Tentative subdivision, rezoning and major SPARC for a 15.9 acre site to be divided into 152 lots consisting of 64 townhouses and 88 single family detached homes. Includes two open space parcels one 0.13 acres and the other 0.37 acres.

Location: 360 Corona (Corona Rd. and Sonoma Mountain Parkway)

APNs: 137-061-042

File Numbers: 06-TSM-0515-CR

Project Planner: Phil Boyle

Status: Incomplete:

Cal Water Subdivision

Project: Subdivide 13.61 acre property for 18 lots with sixteen lots to be single-family residences and the remaining two lots for Open Space. Lot areas range from 0.21 acres to 2.02 acres and average 0.62 acres. Access proposed through the recently approved Rockridge Pointe Subdivision.

Applicant: Riechers Spences & Assoc., 818 Mendocino Ave. #100, Santa Rosa, CA 95401

Location: Between Rockridge Residential Development and La Cresta Ave.

APNs: 020-030-015, 008-321-001

File Numbers: 04-TSM-0178-CR

Project Planner: Laura Lafler (contract planner) (510) 236-6810

Status: Application resubmitted 3/23/2007. Application incomplete 4/24/2007.

Cedar Grove Subdivision

Project: 63-lot subdivision, rezoning and general plan amendment for 63 two and three story single-family homes with attached garages on lots ranging from 1,734 to 4,640 square feet. Access to the project is proposed via a new street and bridge that would connect to Madison Street. The existing access to the site, Cedar Grove, would be an emergency access.

Applicant: Andrew Silverman, Workforce Housing Associates, Petaluma, CA 94952, (707) 283-0700

Location: 1 & 16 Cedar Grove

APNs: APN 006-051-065 and 006-057-079

File Numbers: 06-TSM-0130-CR

Project Planner: Kim Jordan

Status: Application is incomplete. Next step - resubmittal of application from applicant.

Centex Home's Casa Grande Subdivision (Koya, Wilani, and workforce townhomes)

Project: 180 for-sale residential lots developed with 89 detached single-family homes, 68 attached single family homes, and 23 workforce townhomes and a .3 acre private park on 16.9 acres

Applicant: Craig Champion with Centex Homes (925) 415-1658

Location: 235 Casa Grande Road (surplus portion of the Casa Grande High School)

APNs: 017-040-021

File Numbers: 05-TSM-0147-CR

Project Planner: Tiffany Robbe

Status: Planning Commission approved April 25, 2006.

Clover Landing

Project: PUD Amendment and subdivision to allow 29 two and three story detached single-family homes on lots that average 2,500 square feet.

Applicant: Andrew Silverman, Workforce Housing Associates, Petaluma, CA 94952, (707) 283-0700

Location: 529 Madison Street (at Edith and Petaluma River)

APN: 007-041-006

File Number: 06-TSM-0569-CR

Project Planner: Tiffany Robbe

Status: Incomplete (since Dec. 2006) Project being revised to respond to new General Plan.

Corona Road Subdivision

Project: 50-lot subdivision, general plan amendment, rezoning, and annexation for the construction of 49 single-family residences and the retention of the residence at 498 Corona Road existing residence with an average lot size of 6,460 square feet. Access to the site would be from an extension of Monica Way. An emergency vehicle access is proposed to connect to Corona Road. Residences would be 1 or 2 stories.

Applicant: Dan Hughes, Delco Builders (925) 671-7775

Location: 470 and 498 Corona Road (Property is located in the County and within the City's Urban Growth Boundary)

APNs: 137-061-009 & 011

File Number: 06-TSM-0171-CR

Project Planner: Kim Jordan

Status: Application is incomplete. Next step - resubmittal of application from applicant.

Davidon Homes

Project: Rezoning and tentative subdivision map for 93 single-family homes

Applicant: Davidon Homes, Katharine Oesterreich, 1600 South Main Street, #150 Walnut Creek, California 94596 (925) 945-8000

Location: Windsor and D Street

APNs: 019-120-040 & 041

File Number: 03-TSM-0396-CR

Project Planner: Kim Gordon

Status: Draft Environmental Impact Report being prepared.

Ferrin Subdivision

Project: 11-lot subdivision

Applicant: Diane Allen, 360 Arias drive, San Rafael, CA 94903, (415) 479-9628

Location: 2832 "I" Street

APN: APN 019-401-013

File Numbers: 06-TSM-0040-CR

Project Planner: Irene Borba

Status: Incomplete.

McDowell Townhomes

Project: 29-lot residential subdivision, rezoning from Administrative and Commercial Office to Planned Unit District. Hansen House will be retained and relocated on the site. Lots range from 2,761 to 4,725 square feet with an average size of 3,360 square feet. All houses would be 2 stories and range from 1,745 to 1,840 square feet. Access to the site would be from Wood Sorrel Drive.

Applicant: Frank Denney, Cobblestone Homes, Santa Rosa (707)578-8703

Location: 718 & 750 North McDowell Blvd.,

APNs: 137-061-025 & 137-061-035

File Numbers:

Project Planner: Kim Jordan

Status: Application has been resubmitted and is being reviewed by staff.

325 North McDowell Blvd.

Project: PUD Amendment for a 30 unit condominium complex of two and three bedroom units.

Applicant: Michael Hooper, Campus Properties, 415-461-0200

Location: 325 McDowell N Blvd.

APNs: 007-350-013-CR

File Numbers: 06-ZOA-0529-CR

Project Planner: Phil Boyle

Status: Incomplete

Oak Hill Residential Development

Project: Rezoning of the property to Planned Unit District (PUD). Subdivision of the existing 2 acre parcel into 8 lots ranging in size from 9,300 to 12,700 square feet. Retention of the existing residence, construction of 7 new residences ranging from 2,100 to 3,700 square feet, and 2 accessory dwellings.

Applicant: Steve Hughes, Develica, LLC, 613 4th Street, Suite 208, Santa Rosa, CA65404

Location: 200 West Street

APN: APN 006-083-043

File Number: File #07-TSM-0191-CR

Project Planner: Kim Jordan

Status: Application is incomplete. Next step- resubmittal of application from applicant.

Old Silk Mill (a.k.a. Sunset Line & Twine)

Project: Site Plan and Architectural review application for 38 residential condominiums/townhomes. The proposal is to rehabilitate the existing structures into 30 new condominiums within the existing structures and to construct 8 new townhomes on the vacant land on the site.

Applicant: Robert Mitchell, of Petaluma Preservation Group, Penngrove, CA (707) 793-8409.

Location: 450 Jefferson Street

APN: APN 007-163-002

File Numbers: 07-SPC-0160-CR

Project Planner: Irene T. Borba

Status: Incomplete as of 4/27/07

Paula Lane Subdivision

Project: 21 Single-family Homes

Applicant: Marti Buxton, Mission Valley Properties (925) 467-9900

Location: Corner of Paula Lane and Sunset Drive, Lot Size: 10,000 to 20,000 square feet

APNs: 019-080-009, 019-080-010

File Numbers: ANX01002, GPA01002, PRZ01003, SPC01048 and TSM01003

Project Planner: Irene Borba

Status: 2/7/05 City Council reviewed project and referred the project back to the Planning Consideration of a revised plan with a reduced number of residential lots (from 21 to 17), revised plans have not been formally submitted for review.

Petaluma Boulevard North Annexation (Jessie Lane)

Project: Annexation of approximately 26.2 acres, General Plan Amendment from Rural Residential to Urban Diversified Residential, Zoning PUD and R1-8000. Proposed: 38 large lot single-family dwellings, 32 smaller lot single-family homes and 86 apartments.

Applicant: Cobblestone Homes, 1400 N. Dutton Avenue #1 Santa Rosa, CA 95401. 528-8703

Location: Petaluma Blvd. North and Jesse Lane.

APNs: 048-141-029,031,032,040; 048-210-005, 006, 007

File Numbers: 03-GPA-0537-CR

Project Planner: Phil Boyle

Status: Applicant has indicated that they will revise the project to only include single family residential (\pm 70 homes) and \pm 3 acre park.

Pinnacle Ridge Subdivision (aka Hash Property)

Project: 11 lot subdivision and zoning amendment

Applicant: Pinnacle Homes, Craig Lawson, P.O. Box 14189, Santa Rosa, CA 95402, (707) 538-5949

Location: 2762 I Street, APN 019-401-019

APNs: 019-401-019

File Numbers: 05-ZOA-0029-CR

Project Planner: Irene Borba

Status: Historic & Cultural Preservation Committee approved demolition of existing structures per Resolution No 2005-198 N.C.S. Application for subdivision and PUD Amendment incomplete.

Quarry Heights (Lomas)

Project: General Plan Map Amendment from Industrial: Mineral Resource to Residential: Urban diversified for all the subject properties. Additionally, the applicant is requesting that the parcels be rezoned as PCD in anticipation of annexation and approval of a Tentative Map.

Applicant: KB Homes, 6700 Koll Center Parkway, Pleasanton, CA 94566, 925-750-6233, James Lindsay

Location: Petaluma Boulevard South (Dutra Quarry)

APNs: 019-210-010, 019-210-011, 019-220-027, 019-220-012

File Numbers: 03-GPA-0560-CR, 06-SPC-0615-CR

Project Planner: Laura Lafler, Contract Planner – 510-236-6810

Status: City Council adopted Mitigated Negative Declaration 2/05; applications for GPA, rezoning, PUD and VTM approved by City Council June 20, 2005 (excluding North parcel on river). Annexation Pending.

Reclamation is underway, Fall 2005. SPARC conducted public hearings on the project on April 12, May 10, June 14, June 28, July 26, August 23, September 13, September 27, October 11, October 25, November 8, and December 13. SPARC denied the application at the December 13, 2007 meeting. The decision was appealed to City Council and was heard on February 29, 2008. Council remanded the project to SPARC with specific instructions. SPARC public hearing on April 10, 2008, May 22, 2008, July 24, 2008, August 14, 2008,

Sid Commons

Project: 312 - one and two bedroom apartments

Applicant: Johnson, 125 Willow Road, Menlo Park CA 94025

Location: End of Graylawn Ave. at Petaluma River

APNs: 019-010-006, 007, 008, 009

File Numbers: 03-GPA-0379-CR

Project Planner: Betsi Lewitter

Status: Incomplete (Resubmitted October 2004). EIR consultant chosen February 2005. EIR funded Sept 2006. NOP distributed; scoping meeting held 7/25/07. Consultant working on Draft EIR.

Sunnyslope II

Project: Tentative subdivision map of 22 parcels.

Applicant: Sunnyslope II, LLC, (707) 782-9119

Location: Sunnyslope Road

APNs: 019-203-008

File Numbers: 03-TSM-0460-CR

Project Planner: Laura Lafler (510) 236-6810

Status: Application resubmitted 3/2/2007. Application incomplete 3/30/2007. SPARC Preliminary Review on August 23, 2007. Project resubmitted 2/27/2008.

The following are residential projects of more than 5 units that have received project approvals but are not yet under construction:

El Rose Heights Tentative Subdivision Map & Rezoning

Project: Request for approval to subdivide two parcels totaling 25,227 square feet into 6 parcels that would be developed with live work units and to rezone the property from Administrative & Professional Office (CO) to Planned Unit District. The project requires Planning Commission review and City Council approval of a tentative subdivision map and rezoning and Site Plan and Architectural Review Committee approval of the site, architectural and landscaping plans.

Applicant: Steve Lafranchi, Lafranchi & Associates, 762-3122

Location: 3 El Rose Drive & 2100 B Street

APNs: 008-480-015 & 040

File Numbers: 04-ZOA-0668-CR & 05-SPC-0709-CR

Project Planner: Kim Jordan

Status: City Council approved final map.

Woodridge Subdivision

Project: 5-lot subdivision map and rezone to Planned Unit District

Applicant: Lafranchi and Assoc. 762-3122

Location: 804 6th Street

APN: 008-232-055

File Numbers: 03-TSM-0010-CR & 05-SPC-0360-CR

Project Planner: Kim Gordon

Status: City Council approved final map.

The following are the residential projects of more than 5 units that are currently under construction:

Casa Grande PEP

Project: A 58 unit senior residential facility. The 2.33 acre site is located at the southeasterly corner of Casa Grande Road and Ely Boulevard South. The facility will be comprised of four clusters of 2 story buildings with total of 45,320 s.f., including activity rooms, an exercise room, laundry facilities and managers offices. Vehicle and pedestrian access to the site will be via Casa Grande Road. A total of 44 parking spaces will be provided. The lot will be created through an existing minor land division procedure, which is presently being processed.

Applicant: Petaluma Ecumenical Properties, Mary Stompe 762-2336

Location: Casa Grande Road and Ely Boulevard South

APNs: 017-040-047

File Numbers: 05-GPA-0041-CR and 05-SPC-0538-CR

Project Planner: Phil Boyle

Status: Under Construction

Celsius 44 (previously 1st Street Townhomes)

Project: Tentative Parcel Map to create 3 parcels and 44 condo units; SPARC review

Applicant: St. James Properties

Location: 1st and 2nd Streets between F and G Streets in the Central Petaluma Specific Plan- project includes all except 2 properties on this block.

APNs: 008-126-003, 004, 005, 008, 010, 012 & 013

File Number: 04-TSM-0212-CR

Project Planner: Kim Gordon

Status: Under Construction.

Martin Farm Subdivision

Project: 20 attached and detached single family houses with the existing historic house to continue to be used as office (& the water tower as an accessory dwelling unit) on 1.6 acres

Applicant: Steven J. Lafranchi and Assoc. 762-3122

Location: 1197 East Washington Street

APNs: 007-361-022

File Numbers: 04-TSM-0379-CR & 05-SPC-0447-CR

Project Planner: Tiffany Robbe

Status: City Council approval July 18, 2005. Historic SPARC approval August 25, 2005. First phase demo permit issued December 2005. Final Map, Improvement Plans, and building permit submitted December 2005. Final Map & Improvement Plans approved July 2006. Construction underway; one house finalized.

Riverview

Project: Annexation, Rezoning to PUD, Tentative Map

62-63 new single-family homes on ~18 acres; Retain 3-4 existing single family residences; Retain existing St. John Lutheran Church and construct new parsonage on 4.9 acres.

Applicant: Frank Denney, Cobblestone Homes, Inc. (Developer) – (707) 528-8703

Location: south of McNear Avenue at Mission Drive, west of Petaluma Blvd South (Requires annexation)

APNs: 019-210-017, 019, 026, 027, 030, 031, 037

File Numbers: 03-PRZ-0187, 05-SPC-0103

Project Planner: Betsi Lewitter, Contract Planner – 431-8814

Status: SPARC approval. Under construction.

Southgate

Project: General Plan Amendment, Rezoning to PUD and a Vesting Tentative Map to divide the site into 221 single-family parcels, one future affordable housing site and two separate open space/park parcels.

Applicant: Delco Builders and Basin Street Properties, 1318 Redwood Way, Suite 140, Petaluma, CA 94954 (707) 795-4477.

Location: Corner of Lakeville Highway & Frates Road

APNs: 017-150-019, 017-030-022

File Numbers: 03-TSM-0417-CR, 04-SPC-0337

Project Planner: Betsi Lewitter, contract planner, 431-8814

Status: SPARC approval 8/04, returned for Conditions of Approval 1/05, Phase 1 and 2 Final Maps approved by Council. Phases 1 and 2 under construction. Building permit applications submitted for Phase III.