



NOTICE OF PREPARATION

To: All Interested Parties
Subject: Notice of Preparation of an Environmental Impact Report
From: City of Petaluma
Address: 11 English Street, Petaluma, CA 94952-2610
Contact: Heather Hines, Deputy Planning Manager, (707) 778-4316

Notice of Preparation: The City of Petaluma is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Rainier Avenue Cross-Town Connector project (the “project”). The project description, location, and a summary of potential environmental effects are attached.

This Notice of Preparation has been sent to the public and responsible agencies pursuant to Section 15082 of the CEQA Guidelines. We would appreciate receiving your comments on any additional considerations of scope and content you feel should be addressed in the Draft EIR. Agencies should comment on the scope and content of the environmental information and analysis that is germane to the agency’s statutory responsibilities in connection with the project.

Please respond on or before September 26th, 2011. Please send your written response to the Community Development Department, City of Petaluma, 11 English Street, Petaluma, CA, 94952-2610, Attention: Heather Hines, Deputy Planning Manager. Please provide a contact name with your comments.

A. Background

Project Title: Rainier Avenue Cross-Town Connector
Project Applicant: City of Petaluma
Project Location: Rainier Avenue/McDowell Boulevard to Petaluma Boulevard North (APNs 007-380-002, 007-380-027, 007-390-005, 007-391-038, 048-142-013, 048-142-014, 048-142-015, 048-142-016, 136-100-025, and Highway 101 right-of-way.)
General Plan: Public/Semi-Public, Mixed Use, Medium Density Residential, Community Commercial, River Plan Corridor
Existing Zoning: Civic Facility (CF), Mixed Use 1B (MU1B), Residential 4 (R4), Commercial 2 (C2), Floodway District (FW)

B. Project Description

The project proposes to construct a new local street cross-town connector (Rainier Avenue Cross-Town Connector) by extending Rainier Avenue from the existing intersection at North McDowell Boulevard (east of Highway 101) to a new intersection at Petaluma Boulevard North (west of Highway 101) in the City of Petaluma, Sonoma County (See Figures 1 and 2).

The total length of the new local street connector would be 0.65 miles. The new local street connector would pass under a new undercrossing structure of U.S. Highway 101, 0.84 miles north of East Washington Street. The new undercrossing would be constructed under Highway 101 as a part of the separate proposed Sonoma County Transportation Authority (SCTA) US 101 Marin Sonoma Narrows High Occupancy Vehicle (HOV) Widening Segment C2 (MSN C2) Project. The Rainier Avenue connector roadway would extend west, crossing over the Petaluma River and the Northwestern Pacific Railroad (NWP)/Sonoma Marin Area Rail Transit (SMART) corridor on a new bridge structure.

Project improvements for the local street connector would include a new four lane roadway with raised center median, landscaping, Class II bicycle facilities and sidewalks from a new signalized intersection at Petaluma Boulevard North at the westerly project limit to the existing Rainier Avenue/North McDowell Boulevard signalized intersection at the easterly project limit.

On-Site Land Uses and Conditions: On-site land uses include Highway 101 and the SMART tracks. The other project site parcels are currently undeveloped.

Surrounding Land Uses: Land uses to the east of Highway 101 include a City of Petaluma administrative transit office, commercial and light industrial uses, single-family residential uses, and vacant land. Land uses to the west of Highway 101 include light industrial and institutional uses.

C. Scope of Analysis

This EIR is a project-level EIR. Based on the project description and the Lead Agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources, including endangered species and wetlands
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise

- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce and eliminate significant impacts associated with the proposed project. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the “No Project” alternative as required by CEQA and an alternative alignment.

D. Other public agencies whose approval may eventually be required

- California Department of Transportation (Caltrans)
- California Department of Fish and Game
- California Public Utilities Commission
- United States Army Corp of Engineers
- San Francisco Bay Regional Water Quality Control Board
- Sonoma County Water Quality Board
- United States Fish and Wildlife Service
- National Marine Fisheries Service


E. Notice of Public Scoping Meeting

Pursuant to California Public Resources Code §21083.9 and 21092, the Lead Agency will conduct a public scoping meeting for the same purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR.

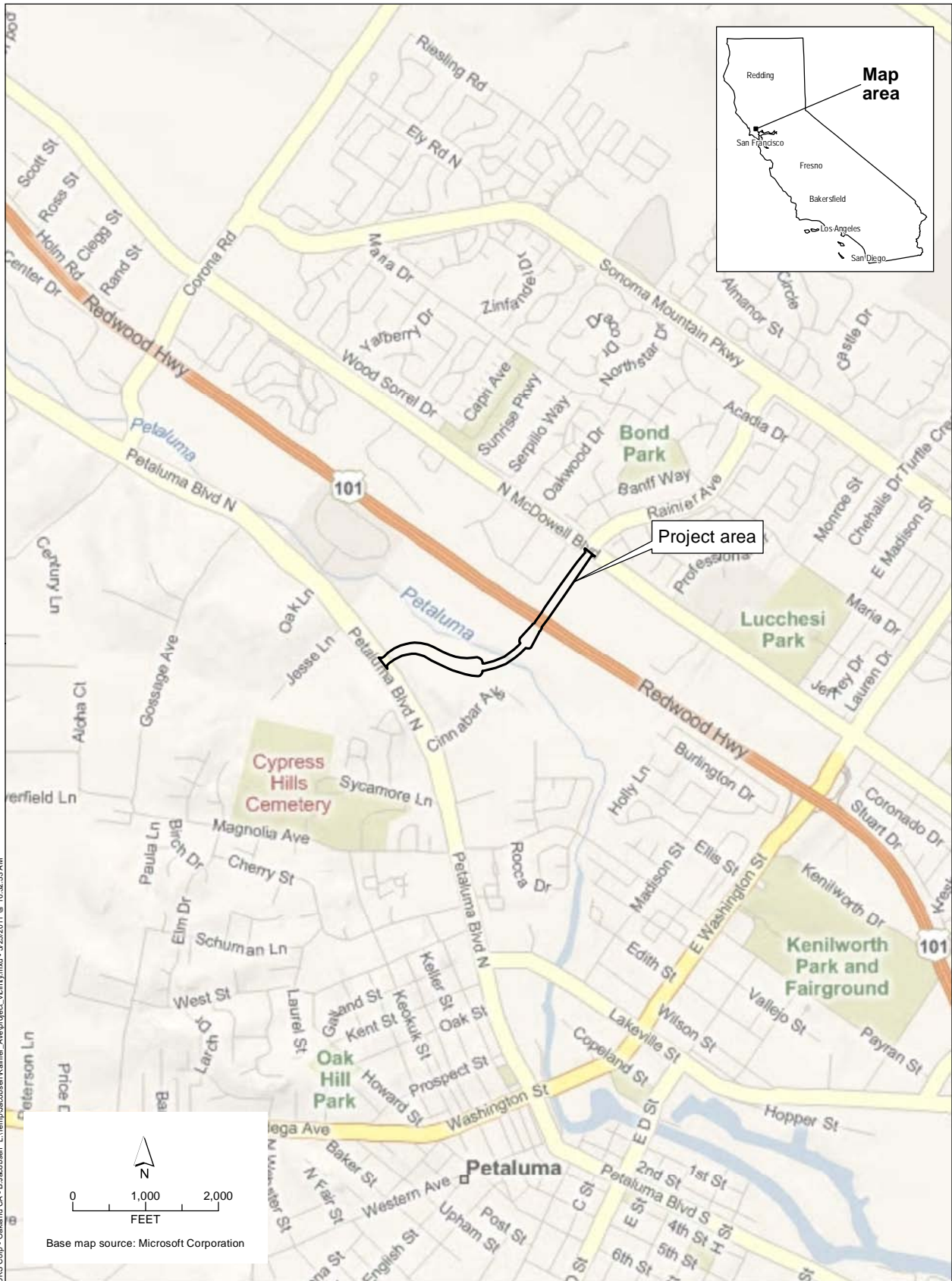
The public scoping meeting will be held on Tuesday, August 30th, 2011 from 7:00 to 9:00 p.m. at the following location:

City of Petaluma Community Center
320 North McDowell Boulevard
Petaluma, CA
94954

Efforts will be made to accommodate disabilities. The City Manager’s office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information, please call (707) 778-4360 or TDD (707) 778-4480	
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In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with multiple chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products. The City Clerk hereby certifies that this notice has been posted in accordance with the requirements of the Government Code.



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Figure 1
 Project vicinity

