



NOTICE OF COMPLETION/AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT DEER CREEK VILLAGE

NOTICE IS HEREBY GIVEN that the City of Petaluma, Planning Division, acting as lead agency, is circulating a Tiered Draft Environmental Impact Report (DEIR) for public comment on the Deer Creek Village Project. This notice is provided pursuant to noticing requirements found in the California Environmental Quality Act (CEQA) Guidelines Section 15087 and the California Public Resources Code Section 21092.

PROJECT TITLE: Deer Creek Village

PROJECT LOCATION: The proposed project is located on North McDowell Boulevard between Rainier Avenue and Lynch Creek Way (APNs 007-380-005 and 007-380-027), Petaluma, CA, within Sonoma County.

PROJECT DESCRIPTION: The proposed project site is located on approximately 36.55 acres and would develop a currently vacant site with a mixture of retail, recreational, and office uses. The proposed project includes the development of the following: 343,998 square feet of commercial land uses consisting of 282,048 square feet of retail, 44,450 square feet of fitness center, and 17,500 square feet of services (bank and office uses); 1,267 vehicle parking spaces; 150 bicycle parking spaces, and on-site bicycle and pedestrian circulation. More specifically, the development mix would include four major anchor retail stores, five smaller shops, along with restaurant, pharmacy, and grocery uses for a total of 282,048 square feet of retail uses. The development would also include a 44,450 square-foot fitness facility and 17,500 square feet of services, including a bank, medical office, and professional office space.

The proposed project would set aside approximately 5.44 acres for the future Rainier Avenue interchange, and approximately 2.66 acres for the Deer Creek swale enhancement area. Until the construction of the Rainier Avenue off-ramp, the 5.44 acres set aside would include open space, wetlands, exercise stations and bike and jogging trails; however, these areas would be considered temporary improvements as they would require removal at the time the Rainier interchange is constructed. The proposed development would be designed to interlink the commercial uses with the parking lot, plazas, and passive recreation areas.

Access to the project site would be provided via five driveways, which include three at North McDowell Boulevard, one at Rainier Avenue and one at Lynch Creek Way. The access point along North McDowell Boulevard at Professional Drive would be a signalized intersection. In addition to pedestrian and bicycle circulation on-site, the existing transit stop near the northeast corner of the site would be improved with a transit shelter and signage and landscaping.

Five plazas are proposed as gathering places. Each of the plazas would contain special features (e.g. water feature or raised planter), special paving, benches and/or seat walls, and landscaping.

PROJECT IMPACTS: The Tiered DEIR indicates that there will be significant effects on the environment as a result of the project related to transportation and traffic and air quality and greenhouse gas emissions. See note. .

LEAD AGENCY: City of Petaluma, Planning Division

DEIR DOCUMENT AVAILABILITY: The DEIR is available for review at the following locations: Petaluma Branch of the Sonoma County Library, 100 Fairgrounds Drive, Petaluma, CA, and the City of Petaluma Community Development Department, 11 English Street, Petaluma, CA.

REVIEW PERIOD: The 45-day public review period for the DEIR begins on **Thursday, March 3, 2011** and ends on **Monday, April 18, 2011**.

COMMENTS: Written comments may be sent to: Heather Hines, Deputy Planning Manager, City of Petaluma, 11 English Street, Petaluma, CA 94952. E-mail comments on the DEIR may be sent to hhines@ci.petaluma.ca.us.

PUBLIC HEARING: The Planning Commission will hold a public hearing on the DEIR on **Tuesday, March 22, 2011**. The City Council will hold a public hearing on the DEIR **Monday, April 18, 2011**. Both hearings are scheduled to begin at 7:00 PM in the City Council Chambers of Petaluma City Hall, 11 English Street, Petaluma, CA.