

Notice of Public Hearing
Deer Creek Village
Fiscal and Economic Impact Assessment

McDowell Boulevard at Rainier Avenue
APNs 007-380-027 and 005
(City File Nos. 09-SPC-0091)

NOTICE IS HEREBY GIVEN that pursuant to City Council Resolution No. 2008-189 N.C.S., *Establishing a Policy and Procedure for the Preparation, Review and Use of Fiscal and Economic Impact Assessment for Specified Development Projects in the City of Petaluma*, an Fiscal and Economic Impact Assessment has been completed for the proposed Deer Creek Village project to be located at the southwest corner of the intersection of Rainier Avenue and McDowell Boulevard, adjacent to Highway 101.

Merlone Geier Partners is proposing a 315,000 square foot mixed-use development on approximately 36 acres with 1,322 parking spaces. Uses include a home improvement center, a fitness center, restaurants, pharmacy, retail stores and medical office space.

CITY COUNCIL MEETING DATE/TIME: Monday, May 4, 2009 at or after 7:00 p.m.

LOCATION: City Council Chambers, Petaluma City Hall, 11 English Street, Petaluma, CA 94952.

WHAT WILL HAPPEN: As required by the resolution, the City Council will hold a public hearing to consider and discuss the FEIA and the project, and to permit project applicants, FEIA consultants, and the public to comment on the FEIA and the project. The hearing is required prior to the granting of any land use entitlements; no action will be taken.

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 agenda has been posted in accordance with the requirements of the Government Code.

IF YOU CANNOT ATTEND: You can send a letter to the Community Development Department, Planning Division, City of Petaluma, 11 English Street, Petaluma California, 94952. You can also hand deliver it prior to the meeting. The meeting will be televised on the Petaluma Community Access Cable Channel 28.

FOR MORE INFORMATION: You may contact Betsi Lewitter, the project planner, at (707) 778-4301, or (707) 431-8814 or at cdd@ci.petaluma.ca.us . The FEIA is available for review on the City's website. Copies are also available at the Community Development Department and the public library. The Community Development Department offices are located at 11 English Street; the office is open Tuesdays and Thursdays between the hours of 1:00 and 4:00 p.m. and on Wednesdays between 8:00 and 11:30 a.m.

If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above-referenced public hearing. {Government Code Section 65009(b)(2)}. Judicial review of an administrative decision of the City Council must be filed with the Court not later than the 90th day following the date of the Council's decision. (Code of Civil Procedure Section 1094.6)