



## Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the City of Cotati has prepared an Initial Study on the following project to evaluate the environmental impacts of the project identified below. The Initial Study (IS) concludes that the project described below would not have a significant effect on the environment with implementation of mitigation measures, and therefore, the City proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the City's intent to adopt an MND for the project, and to provide an opportunity for public comments on the draft IS/MND.

**TO: AGENCIES,  
ORGANIZATION, +  
INTERESTED PARTIES**

The City of Cotati requests comments from agencies, organizations and interested parties regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE**

Zoning amendment to allow Storage-Warehouse, inside storage within the CI – Commercial/Industrial zoning district and Sandell Distribution Warehouse

**PROJECT APPLICANT**

Albert Sandell  
3348 Paradise Drive  
Tiburon, CA 94920

**PROJECT LOCATION**

Parcels zoned as Commercial/Industrial (CI) city-wide within the City of Cotati, Sonoma County, CA. The project site occupies 8.48 acres and consists of Assessor Parcel Number (APN) 046-073-006 at the west end of Blodgett Street. The project address is 597 Helman Lane.

**PROJECT DESCRIPTION**

The project includes a zoning text amendment to Section 17.22.020 (Allowable Land Uses and Planning Permit Requirements) of the Cotati Municipal Code to allow Storage-Warehouse, inside storage (SW) within the CI Zoning District, with approval of a Use Permit.

The project also includes the construction of a 50,064-square-foot warehouse building with outdoor storage to be used by a moving and storage company. The project includes loading areas, a paved parking area, detention basins, sidewalks, landscaping and the construction of a cul-de-sac at the west end of Blodgett Street.

**PUBLIC REVIEW PERIOD**

The comment period for the Draft IS/MND begins on July 2, 2021 and ends on August 2, 2021. This NOI, the Draft IS/MND, Technical Studies and related documents are available at Cotati City Hall located at 201 W Sierra Avenue, Cotati, CA 94931 or online at:

[http://www.cotaticity.org/City\\_Hall/Departments/Community\\_Development/Projects\\_in\\_Progress](http://www.cotaticity.org/City_Hall/Departments/Community_Development/Projects_in_Progress)

The Project is tentatively scheduled for the August 2, 2021 Planning Commission hearing. The meeting will start at 6:00 p.m. and will be held at the City of Cotati Council Chambers, located at 201 W Sierra Avenue or virtually. The meeting agenda will be posted to the City website. Interested parties should check the agenda on the City's website to confirm the meeting time, date, and location.

**COMMENTS**

Please send comments by mail or email, before 5:00 PM on August 2, 2021, to:

Joel Galbraith, Senior Planner  
City of Cotati  
201 W Sierra Ave.  
Cotati, CA 94931  
[planner@cotaticity.org](mailto:planner@cotaticity.org)

If you require additional project information, please email

Joel Galbraith at [planner@cotaticity.org](mailto:planner@cotaticity.org)