



## **NOTICE OF PREPARATION of an Environmental Impact Report for the Santero Way Specific Plan Update**

**Date:** October 23, 2023

**To:** State Clearinghouse  
Responsible Agencies  
Trustee Agencies  
Sonoma County Clerk

**NOP Comment Period:** Written comments must be submitted to the City's Department of Community Development no later than **November 22, 2023 by 5:00 p.m.**

**Project Location:** The project area is located within the City of Cotati in Sonoma County, California, off of and adjacent to East Cotati Avenue. The project area is comprised of parcels with frontage on Santero Way and includes several parcels north of Santero Way which front onto East Cotati Avenue, east of the SMART railroad tracks (See Figure 1, attached).

**Lead Agency Contact Person:** Noah Housh, Director  
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### **INTRODUCTION**

This Notice of Preparation (NOP) has been issued to notify interested parties of the preparation of an Environmental Impact Report (EIR) for the Santero Way Specific Plan Project (project). The City will be the lead agency under the California Environmental Quality Act (CEQA) and will prepare an EIR to evaluate the environmental effects associated with the project. This NOP has been issued to provide an

opportunity for the public, as well as responsible and trustee agencies to submit comments on the scope of the EIR in relation to the project description. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The programmatic EIR will evaluate the potential impacts associated with the development of a preferred alternative and two alternative land use scenarios that may occur within the approximately 25-acre planning area through the year 2040. Following the adoption of the updated Santero Way Specific Plan, subsequent projects that are consistent with the Specific Plan would undergo a streamlined CEQA environmental review and approval process.

This NOP, the Initial Study, and background documents associated with the project are available for review on the City’s webpage at: <https://www.cotaticity.org/1535/Santero-Way-Specific-Plan-Update>.

## **PROJECT DESCRIPTION**

The City of Cotati is preparing an update to the Santero Way Specific Plan (SWSP) to update land use designations and realize the vision of a residentially focused transit-oriented neighborhood, within walking distance to the Cotati SMART Station, that also allows for mixed-use and neighborhood-serving retail development, community-serving uses, and transit-serving uses. The designated land uses will be linked to design standards and guidelines and establish a planning framework to facilitate and guide future development. The current SWSP plan boundary will be expanded to add one or more parcels up to 4 acres. Development standards for parcels in zoning designations that permit new residential or commercial development be rezoned to require a minimum density of 25 dwelling units per acre, and a minimum of 1.0 FAR on average.

## **POTENTIAL ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The EIR for the project will focus on the resource areas/issues germane to this particular project. The EIR will evaluate the potentially significant environmental impacts of the project and, if any significant environmental effects are identified, will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also identify and evaluate alternatives to the project that could lessen or avoid any significant environmental impacts. As to the topics identified for study in the EIR, the EIR will evaluate all environmental issue areas identified in Appendix G of the *CEQA Guidelines*. Potential impacts will be addressed at both project and cumulative levels. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy and Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation, and Mandatory Findings of Significance.

## **EIR PUBLIC SCOPING MEETING**

The City of Cotati will conduct a public scoping session on November 6, 2023, starting at or after 6:00 pm. This meeting will be held in the Cotati Council Chamber at Cotati City Hall, 201 W. Sierra Avenue Cotati, CA 94931. For meeting agenda and updates, including the Zoom link for the meeting, visit <https://cotaticityca.iqm2.com/Citizens/Board/1007-Planning-Commissionm>.

## **NOP COMMENT PERIOD**

In accordance with the time limits identified in State law, your response to this NOP must be submitted to the City at the earliest possible date, but not later than 5:00 p.m. on November 22, 2023, (30 days following the date this notice was first posted). Please submit written comments to the Cotati Community Development Department (including the contact person's full name and address) to:

Noah Housh, Director  
City of Cotati: Community Development Department  
201 West Sierra Avenue  
Cotati, CA 94931  
Email: [nhoush@cotaticity.org](mailto:nhoush@cotaticity.org)

Figure 1 - Project Site Location

