



NOTICE OF AVAILABILITY of an Environmental Impact Report for the Santero Way Specific Plan Update

- Date:** November 1, 2024
- To:** State Clearinghouse
Responsible Agencies
Trustee Agencies
Sonoma County Clerk
- NOA Comment Period:** Written comments must be submitted to the City's Department of Community Development no later than **December 16, 2024 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. The project area also includes nine additional parcels located along East Cotati Avenue which are subject to Transit-Oriented Communities (TOC) development standards due to their proximity to the SMART station.
- Lead Agency Contact Person:** Noah Housh, Director
Community Development Department
City of Cotati
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Cotati, CA 94931
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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. Anticipated plan changes include 1) potential expansion of the plan boundary to add one or more parcels up to 4 acres; 2) potential rezoning of up to nine parcels up to 15 acres outside the Plan Area, but within 0.5 mile of the Cotati SMART Station; 3) development standards and design guidelines to ensure compatibility with existing land uses and project objectives. Rezoning would occur on 12 parcels to allow between 25-35 dwelling units per acre, and a floor area ratio (FAR) of at least 1.0 for commercial development. A total of 769 residential units and 651,365 square feet of commercial development would be allowed in the project area with the proposed project.

SIGNIFICANT ENVIRONMENTAL EFFECTS

The City has prepared a Draft EIR pursuant to CEQA. A Final EIR (including Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating the project. The Draft EIR analyzes environmental impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services and Recreation, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Cumulative Impacts, and Other CEQA-Required Analysis. The project area includes three closed leaking underground storage tank sites, which are listed hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD

A 45-day public review period for the Draft EIR will commence on **November 1, 2024**, and end on **December 16, 2024 at 5:00 p.m.** All comments on the Draft EIR must be received by the City by 5:00 pm on December 16, 2024 in order to receive a response on those comments addressing significant environmental issues. Comments may be sent by postal service, electronic mail, or hand delivery. The City encourages written comments on the project to be submitted in a readily accessible electronic format.

The Draft EIR as well as materials used to prepare the document are available for public review at the following website: <https://www.cotaticity.org/1535/Santero-Way-Specific-Plan-Update>

Printed copies of the Draft EIR are available for review at the following locations:

- City of Cotati Community Development Department, 201 West Sierra Avenue, Cotati, California 94931
- Rohnert Park-Cotati Regional Library, 6250 Lynne Conde Way, Rohnert Park, California 94928

Pursuant to Section 15088(a) of the CEQA Guidelines, late comments may not be evaluated or receive a response from the City.

Comments shall be directed to:

Noah Housh, Director
Community Development Department
City of Cotati
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Cotati, CA 94931
Email: nhoush@cotaticity.org