

# Notice of Determination

**To:**

■ Office of Planning and Research  
U.S Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

■ County Clerk  
County of: Sonoma  
Address: 585 Fiscal Drive, Room 103  
Santa Rosa, California 95403

**From:**

Public Agency: City of Cotati  
Address: 201 West Sierra Avenue  
Cotati, California 94931

Contact: Noah Housh  
Phone: 707 665 3635

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100654

Project Title: Santero Way Specific Plan Update

Project Applicant: City of Cotati

Project Location (include county): East Cotati Avenue and Santero Way, Cotati, Sonoma County

**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

This is to advise that the City of Cotati has approved the above  
( Lead Agency or  Responsible Agency)

Described project on 2/11/2025 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum to the EIR was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cotaticity.gov/1535/Santero-Way-Specific-Plan-Update>

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Signature (Public Agency): \_\_\_\_\_ Title: Community Development Director

Date: 02/12/2025 Date Received for filing at OPR: \_\_\_\_\_