

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Cotati Village Community

Lead Agency: City of Cotati Contact Person: Jon-Paul Harries  
 Mailing Address: 201 West Sierra Avenue Phone: (707) 665-3634  
 City: Cotati Zip: 94931 County: Sonoma County

**Project Location:** County: Sonoma County City/Nearest Community: Cotati  
 Cross Streets: Gravenstein Highway, Alder Avenue Zip Code: 94931

Longitude/Latitude (degrees, minutes and seconds): 38 ° 19 ' 58 " N / 122 ° 43 ' 10 " W Total Acres: 7.82

Assessor's Parcel No.: 144-050-009 & 046-286-021 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 101, SR 116 Waterways: Gossage Creek, Laguna de Santa Rosa, Copeland Creek

Airports: N/A Railways: SMART Railway Schools: Rancho Bodega School, John Reed Elementary

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: <u>Information Only</u>                     | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation   |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit   |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Design Review, Tree Removal Permit,</u> |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>177</u> Acres _____                        | <input checked="" type="checkbox"/> Transportation: Type <u>frontage improvements - multi-use path</u> |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                            | <input type="checkbox"/> Mining: Mineral _____   |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>4,752</u> Acres <u>7.8</u> Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                        | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____   |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____   |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                      |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

General Commercial (GC)/Commercial, Gravenstein Corridor (CG)

**Project Description:** *(please use a separate page if necessary)*

The Project proposes a mixed-use development consisting of six buildings on an undeveloped 7.8 acre parcel with ruderal vegetation and scattered trees. The proposed development would be forty feet high and contain 177 dwelling units, with eighteen units reserved for very low-income households. The residential units would have between one and three bedrooms and the unit size would range from 576 square feet to 1,200 square feet. Additionally, the Project proposes 4,752 square feet of commercial floor area, a 5,708 square foot community center building, and a 5,065 square foot pool and pool deck area. The Project proposes new parking, landscaping, frontage improvements, and ancillary improvements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 1
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Sonoma County</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: Metropolitan Planning Group  
 Address: 499 Humbolt Street  
 City/State/Zip: Santa Rosa, CA 95404  
 Contact: Olivia Ervin  
 Phone: (707) 540-0723

Applicant: Collin Monahan  
 Address: 1101 5th Avenue, Ste. 300  
 City/State/Zip: San Rafael, CA 94901  
 Phone: (415) 456-0600

Signature of Lead Agency Representative: Jon-Paul Harries

Digital signature of Jon-Paul Harries  
 DN: cn=Jon-Paul Harries, o=City of Cotati, ou=Community Development Department, email=jpharries@cotatity.org, c=US  
 Date: 2024.01.16 11:50:49 PST

Date: 02/01/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.