

RETURN TO:  
City of Cotati  
Planning Division  
201 West Sierra Ave.  
Cotati, CA 94931

Deva Marie Proto, County Clerk  
BY: Daisy Pulido  
Daisy Pulido, Deputy Clerk

This notice was posted on 02/28/2024  
and will remain posted for a period of thirty days  
through 03/30/2024

Doc No.49-02282024-046



## NOTICE OF EXEMPTION

TO: Sonoma County Clerk  
585 Fiscal Drive, Room 103  
Santa Rosa, CA 95403

TO: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**Project Title:** Cotati Village Community

**Project Applicant:** Collin Monahan, 1101 5th Avenue, Ste. 300, San Rafael, CA 94901 (415) 456-0600  
[collin@monahanpacific.com](mailto:collin@monahanpacific.com)

**Project Location:** Northeast Corner of Alder Avenue and SR 116, City of Cotati, Sonoma County, California APN 144-050-009 & 046-286-021


**Project Description:** 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.

**EXEMPT STATUS:** General Plan Consistency Exemption {Sec.15183}

**Reasons why project is exempt:** The Project implements the General Plan and is consistent with the development density established by existing land use and zoning regulation and general plan policies for which an EIR was certified. The analysis relies upon the program level analysis prepared for the 2013 City of Cotati General Plan and its EIR (SCH No. 2013082037), which was certified in 2015. The project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The project would not result in substantial changes nor does it involve new information that would warrant further environmental review because the level of development proposed is within the development assumptions analyzed in the program level EIR for the General Plan, and furthermore, the project does not contain elements that are peculiar to the project or project site that would result in new or more severe environmental impacts relative to the General Plan EIR. All adopted mitigating General Plan policies and mitigation measures identified in the 2013 General Plan EIR that apply to the Project are imposed as environmental conditions of approval. In addition, the project is required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments. With implementation of identified conditions of approval and uniformly applied development standards, the project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the project introduce any new significant impacts that were not previously identified. There would be no additional environmental impacts beyond those analyzed in the General Plan EIR, and therefore the project is exempt pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

**Lead Agency:** City of Cotati, 201 West Sierra Ave. Cotati, CA 94931 (City Council approved the Project on 2.27.24)

**Department/Contact Person:** Jon-Paul Harries, Senior Planner **Phone:** (707) 665-3634

  
JP Harries, Senior Planner

February 28, 2024  
Date



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 49-02282024-046  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COTATI	LEAD AGENCY EMAIL	DATE 02/28/2024
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0228-01
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PROJECT TITLE  
COTATI VILLAGE COMMUNITY

PROJECT APPLICANT NAME COLLIN MONAHAN	PROJECT APPLICANT EMAIL COLLIN@MONAHANPACIFIC.COM	PHONE NUMBER (415) 456-0600
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PROJECT APPLICANT ADDRESS 1101 5TH AVE STE 300	CITY SAN RAFAEL	STATE CA	ZIP CODE 94901
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**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |          |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,916.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ _____ |
| <br>  |            |          |
| <input checked="" type="checkbox"/> Exempt from fee   |            |          |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                    |            |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |          |

- |   |          |          |
|---|----------|----------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ 50.00 |
| <input type="checkbox"/> Other  |          | \$ _____ |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED** \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Daisy Pulido, Deputy County Clerk-Recorder
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Deva Marie Proto  
 Sonoma County  
 County Clerk, Recorder, Assessor  
 585 Fiscal Drive, Suite 103  
 Santa Rosa, CA 95403  
 (707) 565-3800  
 sonomacounty.ca.gov/CRA

Receipt: 24-10048

<b>ProductName</b>	<b>Extended</b>
FISH CLERK FISH AND WILDLIFE FILING	\$50.00
# Pages	1
Document #	49-02282024-046
Document Info	CITY OF COTATI
Filing Type	NOE
No F&W Fee- prev paid	false
(requires copy)	
<b>Total</b>	<b>\$50.00</b>
Tender (Credit Card)	\$50.00
Paid By	CITY OF COTATI
Order #	177263550

Tell us how we're doing!!  
 Text SURVEY to 707-755-6777  
 (standard text msg rates may apply)

Dejenos saber como fue su servicio!!  
 Texte la palabra SURVEY a 707-755-6777  
 (cargos por mensajes de texto pueden aplicarse)

2/28/24 3:15 PM PST dpulido  
 Recorder

02/28/2024

03:15 PM PST

SONOMA COUNTY RECORDER  
 585 FISCAL DR.  
 103  
 SANTA ROSA, CA 95403  
 FILING NAME: 1471105

ORDER# 177263550

**PURCHASE**

COURTESY PAYMENT \$50.00  
 AGENCY SUBTOTAL \$50.00  
 EXTENSIS SERVICE FEE \$2.50  
 TOTAL DSD: \$52.50

CARD #: 9257 VISA  
 PAYMENT: CREDIT CHIP READ CONTACT  
 NAME: 155008  
 AUTH CODE: 033501  
 VAL CODE: 4000  
 TRANS REF ID: 46405017060006  
 REC ID: 0007  
 AUTH LABEL: VISA CREDIT  
 CVN: NO SIG REQUIRED  
 AID: 60000000000000000000  
 PAN: 525808863519766  
 AMOUNT: \$52.50  
 \*\*\* CARD APPROVED \*\*\*

**AMOUNT PAID:**  
**\$52.50**

I AGREE TO PAY ABOVE TOTAL AMOUNT  
 ACCORDING TO CARD ISSUER AGREEMENT  
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)

RETAIN THIS COPY FOR  
 STATEMENT VERIFICATION

CUSTOMER COPY