

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



**NOTICE OF EXEMPTION**

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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 Two

**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:** Northwest Corner of Alder Avenue and SR 116, City of Cotati, Sonoma County, California  
APNs 144-040-011, 144-040-021

**Project Description:** The proposed project includes the construction of a mixed-use multifamily development with 126 apartments (including 13 affordable units) in two four-story buildings and a separate 2,250 sf café on a 5.62-acre parcel. Site improvements include landscaping, lighting, parking, common open space and amenities, and pedestrian and bicycle paths. The project includes frontage improvements to SR-116 and Alder Avenue.

**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 8.27.24)

**Department/Contact Person:** Autumn Buss, Associate Planner **Phone:** (707) 238-5276

A handwritten signature in black ink that reads "Autumn Buss".

Autumn Buss, Associate Planner

August 28, 2024

Date

Deva Marie Proto, County Clerk  
BY: Maria Mendoza, Deputy Clerk

This notice was posted on 08/28/2024  
and will remain posted for a period of thirty days  
through 09/28/2024

**Doc No.49-08282024-281**