

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT
A NEGATIVE DECLARATION FOR THE CITY OF COTATI, CALIFORNIA
ECONOMIC DEVELOPMENT STRATEGY AND IMPLEMENTATION PROGRAM**

The City of Cotati (as lead agency) has prepared an Initial Study and Draft Negative Declaration for the Economic Development Strategy and Implementation Program pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970 (as amended), codified at California Public Resources Code Section 21000 *et seq.*, and the CEQA Guidelines in the California Code of Regulations, Title 14, Section 150000 *et seq.*

PROJECT TITLE: Economic Development Strategy and Implementation Program

LOCATION: City of Cotati, California

LEAD AGENCY: City of Cotati, California

COUNTY: Sonoma County

PROJECT DESCRIPTION:

The Economic Development Strategy and Implementation Program (the “Project”) identifies a set of specific changes to regulations currently embodied in the City of Cotati’s Zoning Ordinance which have been identified as constraints to the attraction of desired new commercial development within the City. The Project recommends additional permitted and conditionally permitted uses within those zoning districts which comprise the targeted Strategy Area, together with refined procedures and standards to accommodate these uses. The Project includes amending the Zoning Map to pre-zone the three currently unincorporated properties located south of Hellman Avenue and east of Alder Avenue, totaling approximately 15 acres (280 Helman Ln, APN 046-113-033; 220 Helman Ln, APN 046-286-009; & 200 Helman Ln, APN 046-286-010), for application of the Commercial Gravenstein Corridor (CG) Zoning District upon annexation in the future. The Project also includes a strategy for phasing of development to maximize the potential for sustainable new commercial development in a changing competitive market. However, balanced with the need to take advantage of market demand and potential revenue production, the Project has been shaped consistent with current General Plan and Downtown Specific Plan policies, and previous environmental impact analysis, to ensure that the mix of new development and land uses promote development types which will maintain the City’s historic character, while also ensuring consistency with the adopted City of Cotati General Plan and Downtown Specific Plan documents.

REVIEW PERIOD:

The Initial Study/Draft Negative Declaration is being circulated for public review and comment for a period of 45-days starting on **February 3, 2020** and closing on **March 19, 2020**. Please submit written comments, or email comments, by 5:00 p.m. on March 4, 2020 to:

Noah Housh, Director of Community Development
City of Cotati, Community Development Department

201 West Sierra Avenue, Cotati, CA 94931
Email: NHoush@cotaticity.org

PUBLIC HEARING:

In accordance with CEQA and CEQA Guidelines, the City of Cotati Planning Commission and City Council will conduct public hearings to solicit comments on the Economic Development Strategy and Implementation Program and consider adoption of the IS/ND.

Planning Commission Hearing

Monday February 18, 2020, starting at 7:00 p.m.
Council Chamber at Cotati City Hall
201 West Sierra Avenue, Cotati, CA 94931

The City Council Hearing will be on a date to be determined, for which separate notice will be provided.

DOCUMENTS AVAILABLE FOR PUBLIC REVIEW:

Copies of the Initial Study/Draft Negative Declaration are available for public review during normal business hours in the City of Cotati Community Development Department, located at 201 West Sierra Avenue, Cotati, CA. A copy of these documents is also available for public review on the City of Cotati's website: www.cotaticity.org

/s/ Noah Housh, Director of Community Development