



REVISED NOTICE OF PREPARATION of an Environmental Impact Report for the Santero Way Specific Plan Update

Date: July 19, 2024

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Sonoma County Clerk

NOP Comment Period: Written comments must be submitted to the City's Department of Community Development no later than **August 19, 2024 by 5:00 p.m.**

Project Location: The project area is located within the City of Cotati in Sonoma County, California, off of and adjacent to East Cotati Avenue. The project area is comprised of parcels with frontage on Santero Way and includes several parcels north of Santero Way which front onto East Cotati Avenue, east of the SMART railroad tracks (See Figure 1, attached). The project area also includes nine additional parcels located along East Cotati Avenue which are subject to Transit-Oriented Communities (TOC) development standards due to their proximity to the SMART station.

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INTRODUCTION

This Revised Notice of Preparation (NOP) has been issued to notify interested parties of the preparation of an Environmental Impact Report (EIR) for the Santero Way Specific Plan Project (project). Since publication of the original NOP on October 23, 2023, the project boundary has been expanded to include nine new parcels subject to TOC development standards. The City will be the lead agency under the California Environmental Quality Act (CEQA) and will prepare an EIR to evaluate the environmental effects associated with the project. This NOP has been issued to provide an opportunity for the public, as well as responsible and trustee agencies to submit comments on the scope of the EIR in relation to the project description. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The programmatic EIR will evaluate the potential impacts associated with the development of a preferred alternative and two alternative land use scenarios that may occur within the approximately 33-acre study area through the year 2040. Following the adoption of the updated Santero Way Specific Plan, subsequent projects that are consistent with the Specific Plan would undergo a streamlined CEQA environmental review and approval process.

This NOP and background documents associated with the project are available for review on the City's webpage at: <https://www.cotaticity.org/1535/Santero-Way-Specific-Plan-Update>.

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 is anticipated on up to 23 parcels to allow between 25-35 dwelling units per acre, and a floor area ratio (FAR) of at least 1.0 for commercial development.

POTENTIAL ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR for the project will focus on the resource areas/issues germane to this particular project. The EIR will evaluate the potentially significant environmental impacts of the project and, if any significant environmental effects are identified, will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also identify and evaluate alternatives to the project that could lessen or avoid any significant environmental impacts. As to the topics identified for study in the EIR, the EIR will evaluate all environmental issue areas identified in Appendix G of the *CEQA Guidelines*. Potential impacts will be addressed at both project and cumulative levels. As of the date of this NOP and based on

currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy and Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation, and Mandatory Findings of Significance.

EIR PUBLIC SCOPING MEETING

The City of Cotati will conduct a public scoping session on August 5, 2024, starting at or after 6:00 pm. This meeting will be held in the Cotati Council Chamber at Cotati City Hall, 201 W. Sierra Avenue Cotati, CA 94931. For meeting agenda and updates, including the Zoom link for the meeting, visit <https://cotaticityca.iqm2.com/Citizens/Board/1007-Planning-Commissionm>.

NOP COMMENT PERIOD

In accordance with the time limits identified in State law, your response to this NOP must be submitted to the City at the earliest possible date, but not later than 5:00 p.m. on August 19, 2024, (30 days following the date this notice was first posted). Please submit written comments to the Cotati Community Development Department (including the contact person’s full name and address) to:

Noah Housh, Director
City of Cotati: Community Development Department
201 West Sierra Avenue
Cotati, CA 94931
Email: nhoush@cotaticity.org

Figure 1 – Project Site Location

