

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

2019049028

Project Title: Cotat Hotel and Market Hall

Lead Agency: City of Cotati Contact Person: Jon-Paul Harries
Mailing Address: 201 W Sierra Avenue Phone: 707.665.3636
City: Cotati Zip: 94931 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Cotati

Cross Streets: Highway 101/State Route 116 Zip Code: 94931

Longitude/Latitude (degrees, minutes and seconds): 38 19 49 N / 122 42 40 W Total Acres: 4

Assessor's Parcel No.: 144-170-003, -005, -010 Section: 26 Twp.: 6 North Range: 8 West Base:

Within 2 Miles: State Hwy #: 101, 116 Waterways: Laguna de Santa Rosa

Airports: N/A Railways: N/A Schools: Rainbow Bridge Montessori

Training Wheels Preschool

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Design Review

APR 05 2019

STATE CLEARINGHOUSE

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 25,700 Acres 0.59 Employees 40
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Zoning: Specific Plan - Downtown; General Plan: Specific Plan

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

The project proposes to remove the existing park-and-ride lot, merge the existing parcel lines, and develop a hotel and Market Hall on the project site. The hotel is approximately 20,050 square feet in size with 153 keys (guest quarters) and associated amenities including a Board Room, Lounge, kitchen, fitness room, VIP Club, pool, and courtyard. A standalone building, approximately 5,650 square feet in size, would be provided at the corner of Old Redwood Highway and St. Joseph Way. The building would include a 3,596-square-foot Market Hall. The remainder of the building, approximately 2,054 square feet, would include a kitchen, storage, restrooms, staff lounge, and office space.

State Clearinghouse Contact:

(916) 445-0613

Handwritten initials

Project Sent to the following State Agencies

State Review Began: 4 - 5 - 2019

SCH COMPLIANCE 5 - 6 - 2019

- [X] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
[X] CDFW # 3
Cal Fire
[X] Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
[X] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 2
Toxic Sub Ctrl-CTC

CalSTA

- Aeronautics
[X] CHP
[X] Caltrans # 4
Trans Planning

Other

- Education
Food & Agriculture
HCD
OES

State/Consumer Svcs

- General Services

Yth/Adlt Corrections

- Corrections

Independent Comm

- Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019049028

Please forward late comments directly to the Lead Agency

AQMD/APCD 2123

(Resources: 4 / 6)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>1</u>
<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 # <u>3</u>	<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>U.S. Army Corps of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 5, 2019 Ending Date May 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Cotati Hotel LLC, Ken Molinaro</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>3000 Cleveland Ave, Suite 200</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: <u>Jason Brandman</u>	Phone: <u>707.546.3656</u>
Phone: <u>925.357.2562</u>	

Signature of Lead Agency Representative:  **Date:** 4/4/19

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