

2019079007

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

SCH #

Project Title: Zoning Amendment and Residential Care Facility for the Elderly (RCFE) & Commercial Building
Lead Agency: City of Cotati
Mailing Address: 201 W Sierra Avenue
City: Cotati
Contact Person: Jon-Paul Harries
Phone: 707.665.3636
County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Cotati
Cross Streets: Alder Avenue/State Route 116 Zip Code: 94931
Longitude/Latitude (degrees, minutes and seconds): 38 ° 33 ' 2934" N / 122 ° 72 ' 1412" W Total Acres: 5.63
Assessor's Parcel No.: 144-040-011 and 144-040-021 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 101, 116 Waterways: Laguna de Santa Rosa
Airports: N/A Railways: SMART Schools: Thomas Page Academy

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:

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ X ] 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

Development Type:
[ X ] Residential: Units 122 Acres 4.78
[ ] Office: Sq.ft. Acres Employees
[ X ] Commercial: Sq.ft. 4,000 Acres Employees
[ ] 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
[ X ] Other: Residential is Assisted Living/Memory Care Facility

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

Present Land Use/Zoning/General Plan Designation:
Zoning: Commercial, Gravenstein Corridor ; General Plan: Commercial General
Project Description: (please use a separate page if necessary)

The proposed project includes a lot line adjustment and the construction of a 77,000-square-foot Assisted Living Facility with 88 units, a 24,100 square-foot Memory Care Facility with 34 units, and a 4,000-square-foot commercial building to be operated as a cannabis dispensary. The project includes loading areas, a paved parking area, rain garden/detention basins, a pedestrian plaza, sidewalks, and landscaping. A monument sign would be located at the corner of SR 116 and Alder Avenue. The project includes improvements to SR 116 and Alder Avenue.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 7 - 2 - 2019
SCH COMPLIANCE 7 - 31 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 3
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 1
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2019079007
Please forward late comments directly to the Lead Agency

AQMD/APCD 2/23
(Resources: 7 / 6)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

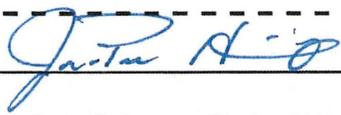
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                         |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                    |
| <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 type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date July 1, 2019 Ending Date July 31, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>M-Group</u>	Applicant: <u>Steve Monahan/Townsend Capital Partners LLC</u>
Address: <u>1303 Jefferson St, Suite 100-B</u>	Address: <u>1101 Fifth Avenue #300</u>
City/State/Zip: <u>Napa, CA 94559</u>	City/State/Zip: <u>San Rafael, CA 94901</u>
Contact: <u>Olivia Ervin</u>	Phone: <u>415 456-0600</u>
Phone: <u>707 259-1790</u>	

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Signature of Lead Agency Representative:  Date: 6/27/19

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