

This notice was posted on 11/13/2019 and will remain posted for a period of thirty days through 12/14/2019

Deva Marie Proto, County Clerk  
BY: *Carrie Anderson*  
Carrie Anderson, Deputy Clerk

Print Form

Doc No.49-11132019-468  
Notice of Determination

Appendix D

To:  Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Sonoma  
Address: 585 Fiscal Drive, Room 103  
Santa Rosa, CA 95403

From:  
Public Agency: City of Cotati  
Address: 201 W Sierra Ave  
Cotati, CA 94931  
Contact: Jon-Paul Harries  
Phone: 707 665-3634

Lead Agency (if different from above):  
Same As Above  
Address:  
Contact:  
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019079007

Project Title: Zoning Amendment and Residential Care Facility for the Elderly (RCFE) & Commercial Building

Project Applicant: Steve Monahan Townsend Capital Partners LLC 1101 Fifth Avenue #300 San Rafael, CA 94901

Project Location (include county): NW Corner of SR 116 and Alder Ave (APNs 144-040-011 and -021) and  
Parcels zoned as Commercial, Gravenstein Corridor (CG) city-wide

Project Description: City of Cotati, Sonoma County, CA  
The proposed project includes a text amendment to allow Residential Care Facility for the Elderly (RCFE) within the CG Zoning District, with approval of a Use Permit. The proposed project also includes 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, a monument sign, and landscaping. The project includes improvements to SR 116 and Alder Avenue.

This is to advise that the City of Cotati City Council has approved the above  
( Lead Agency or  Responsible Agency)

described project on November 12, 2019 and has made the following determinations regarding the above  
(date)  
described project.

- 1. The project [ will  will not] have a significant effect on the environment. with mitigation
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigated Negative Declaration
- 3. Mitigation measures [ were  were not] made a condition of the approval of the project. On Oct. 22, 2019
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project. On Oct. 22, 2019
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project.
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA. On Oct. 22, 2019

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Cotati Planning Division 201 W. Sierra Avenue

Signature (Public Agency): *Carrie Anderson* Title: *CD Director*

Date: *4/12/19* Date Received for filing at OPR:

Governor's Office of Planning & Research

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

NOV 15 2019

Revised 2011

STATE CLEARINGHOUSE

Deva Marie Proto  
Sonoma County  
County Clerk, Recorder, Assessor  
585 Fiscal Drive, Suite 103  
Santa Rosa, CA 95403  
(707) 565-3800  
sonomacounty.ca.gov/CRA

Receipt: 19-73875

ProductName	Extended
FISH CLERK FISH AND WILDLIFE FILING	\$2,404.75
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By	PARTNERS LLC
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11/13/19 9:20 AM canders1  
Clerk

