

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

2019079007

SCH #: TBDProject Title: Zoning Amendment and Residential Care Facility for the Elderly (RCFE) & Commercial BuildingLead Agency: City of CotatiContact Name: Jon-Paul Harries, Senior PlannerEmail: jpharries@cotaticity.orgPhone Number: (707) 792-4604Project Location: NW Corner of Alder Avenue and SR 116, City of Cotati, Sonoma County, CA
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes a text amendment to Section 17.22.020 (Allowable Land Uses and Planning Permit Requirements) of the Cotati Municipal Code to allow Residential Care Facility for the Elderly (RCFE) within the CG Zoning District, with approval of a Use Permit.

The 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. The 5.63-acre project site consists of two parcels, APN 144-040-011 and 144 040-021.

The project site is surrounded by land designated as General Commercial to the north, east, south, and west. Medium Density Residential is located east of the project site, across Alder Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following summarizes impacts and mitigation measures, which are determined to reduce all impacts to less than significant levels with implementation.

AIR Violate AQ Standards. MMs: Incorporate BAAQMD BMP + enhanced measures for construction controls (MM AQ-1 & AQ-2).
Health Risk. MM. Achieve 80% or more reduction in particulate matter from construction vehicle fleet (MM AQ-2)

BIO Sensitive Species and Habitats, Wetlands, Migratory Birds, and Tree Preservation. MMs: avoidance and minimization, Rare plant mitigation plan, collection and replanting, 3 year plant survey negative (MM BIO-1 and BIO-2, if detected); to compensate for impact to 0.06 acres of meadowfoam acquire 0.09 acre credit for Sebastopol meadowfoam (MM BIO-3); to compensate for impact to 5.63 acres CTS habitat acquire 7.28 acres of CTS mitigation bank credits (MM BIO-4); pre-construction nesting bird and bat surveys (MM BIO-5 and BIO-6), compensatory credits to offset fill to 0.06 acre wetland (MM BIO-7), and tree replacement (MM BIO-8).

CUL Prehistoric and Historic Resources and Discovery of Human Remains. MMs: Adhere to procedures in the event of accidental discovery, conduct pre-construction cultural resources training. (MM CUL-1 to CUL-3)

GEO Seismic Safety, Erosion Control, Paleo. MMs: Comply with CBC, implement erosion control plan, secure qualified paleontologist in the event of discovery (MM GEO-1 and GEO-2).

GHG Conflict with GHG Plan. MM: Implement local measures of the CAP (MM GHG-1)

HAZ Routine Use or Transport, Accidental Release, Upset. MM: Implement HMBP (as warranted), decommission existing wells and holding tanks, conduct an asbestos and lead paint survey and implement standards for demolition (MM HAZ-1 to HAZ-4)

HYDRO Water Quality. MM: Prepare and Implement SWPPP (MM HYDRO-1)

NOISE Temporary Noise Increase and Noise Compatibility. MMs: Follow BMPs for construction Noise (Limit activities from 7 am to 7 pm, Restrict idling, Locate equipment away from existing residences, Assign a Noise Disturbance Coordinator, etc., controls for mechanical equipment, achieve STC ratings to attenuate exterior to interior noise (MM NOI-1 to NOI-2).

Cumulative. Coordinate project construction to minimize conflicts. (MM CUM-1)

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None Known.

Provide a list of the responsible or trustee agencies for the project.

CDFW
RWQCB
US ACOE
USFWS

Governor's Office of Planning & Research
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