



RETURN TO:  
City of Cotati  
Planning Division  
201 West Sierra Ave.  
Cotati, CA 94931

This notice was posted on 05/14/2025  
and will remain posted for a period of thirty days  
through 06/14/2025  
**Doc No.49-05142025-183**

**NOTICE OF EXEMPTION**

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

TO: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**Project Title:** Redwood Row

**Project Applicant:** City Ventures, 1185 Mason St. San Francisco, CA 94123 (925)323-0443  
afoster@cityventures.com

**Project Location:** North of SR 116 west of Redwood Drive, City of Cotati, Sonoma County, California  
APNs: 046-286-017, -018, 019, and -020

**Project Description:** The Project will merge four existing lots totaling 10.62 acres and subdivide them into two lots for the purpose of constructing a mixed-use multi-family development with 26 buildings containing a total of 178 residential units (134 townhomes and 44 deed restricted affordable units) and 16 commercial units and 33 optional Accessory Dwelling Units. The Project includes the development of an internal circulation network of roads, pathways, and vehicle and bicycle parking. Other onsite improvements include a park, swimming pool, open space, play area, lighting, landscaping, and associated infrastructure including water and sewer. Required offsite improvements along the Gravenstein Highway (SR-116) frontage include construction of a multi-use path and site access from SR-116.

**EXEMPT STATUS:** General Plan Consistency Exemption {Sec.15183}

**Reasons why project is exempt:** The Project implements the General Plan and is consistent with the development density established by existing land use and zoning regulation and general plan policies for which an EIR was certified. The analysis relies upon the program level analysis prepared for the 2013 City of Cotati General Plan and its EIR (SCH No. 2013082037), which was certified in 2015. The project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The project would not result in substantial changes nor does it involve new information that would warrant further environmental review because the level of development proposed is within the development assumptions analyzed in the program level EIR for the General Plan, and furthermore, the project does not contain elements that are peculiar to the project or project site that would result in new or more severe environmental impacts relative to the General Plan EIR. All adopted mitigating General Plan policies and mitigation measures identified in the 2013 General Plan EIR that apply to the Project are imposed as environmental conditions of approval. In addition, the project is required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments. With implementation of identified conditions of approval and uniformly applied development standards, the project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the project introduce any new significant impacts that were not previously identified. There would be no additional environmental impacts beyond those analyzed in the General Plan EIR, and therefore the project is exempt pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

**Lead Agency:** City of Cotati, 201 West Sierra Ave. Cotati, CA 94931 (City Council approved the Project on 05/13/2025)

**Department/Contact Person:** Jon Paul Harries, Senior Planner **Phone:** (707) 665-3634

  
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Jon Paul Harries, Senior Planner

May 14, 2025  
Date



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: <b>49-05142025-183</b>
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF COTATI	LEAD AGENCY EMAIL	DATE 05/14/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0514-04
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PROJECT TITLE  
REDWOOD ROW

PROJECT APPLICANT NAME CITY VENTURES	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 665-3634
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PROJECT APPLICANT ADDRESS 201 WEST SIERRA AVENUE	CITY COTATI	STATE CA	ZIP CODE 94931
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**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED**     \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Daisy Pulido, Deputy County Clerk-Recorder
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