



Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
wildlife.ca.gov

To:

Office of Land Use and
Climate Innovation
[CEQA Submit](#)

From:

California Department of Fish and Wildlife
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Nick Wagner, Senior Environmental
Scientist (Specialist)
Email: Nicholas.Wagner@wildlife.ca.gov
Phone: (707) 428-2075

Lead Agency (if different than CDFW)
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931
Contact: Jean-Paul Harries, Senior Planner
Email: JPharries@cotaticity.org
Phone: (707) 665-3634

NOTICE OF EXEMPTION

Project Title: Redwood Row (California Endangered Species Act Incidental Take Permit No. 2081-2023-062-03 (ITP))

Project Location (Sonoma County): The Redwood Row (Project) is located northwest of the intersection of State Route (SR) 116 and Redwood Drive within the City of Cotati, Sonoma County at approximately 38.33261°N, 122.71674°W. The Project site is bounded by undeveloped land to the west, commercial development to the north, SR-116 to the south, and commercial development and Redwood Drive to the east. The Project footprint is 10.08 acres and located on Assessor's Parcel Numbers 046-286-019, 046-286-018, 046-286-017, and 046-286-020 within Township 6N, Range 8W, Section 26 of the Cotati U.S. Geological Survey 7.5-minute quadrangle map.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 2081-2023-062-03), pursuant to Section 2081, subdivision (b) of the Fish and Game Code, to Cotati 2 Inv LLC.

The Project includes the development of 10.08 acres of undeveloped land into a mixed-use housing development and public park. Project activities include using heavy equipment to grub and grade the entire Project site, utility trench digging, paving, landscaping, and other activities.

The Project will result in permanent impacts to 10.08 acres of California tiger salamander (*Ambystoma californiense*) habitat. The project is expected to result in incidental take of California tiger salamander, which is designated as a threatened species under the California Endangered Species Act (CESA). The ITP referenced above as issued by CDFW authorizes incidental take of species listed under CESA that may occur as a result of Project implementation.

Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Person or Public Agency Carrying Out Project:

Phillip Kerr
Cotati 2 Inv LLC
(415) 271-3669
Phil@cityventures.com
1185 Old Mason Street
San Francisco, California 94123

Exempt Status: On May 14, 2025, the City of Cotati, the Lead Agency, determined that the Project is statutorily exempt pursuant to California Public Resources Code Section 21083.3 and California Code of Regulations, title 14, section 15183. The Lead Agency determined that the Project meets certain qualifying criteria for the exemption. Pursuant to Public Resources Code section 21080.1, subdivision (a), the Lead Agency is responsible for determining whether the Project is exempt from CEQA and that determination shall be final and conclusive on all persons, including Responsible Agencies. As a result, CDFW, acting as a Responsible Agency, is bound by the Lead Agency's determination that the Project is exempt from CEQA.

CDFW Contact Person: Nick Wagner, Senior Environmental Scientist (Specialist), (707) 428-2075, and Nicholas.Wagner@wildlife.ca.gov

DocuSigned by:
Erin Chappell
Signature: _____ Date: 3/11/2026
Erin Chappell, Regional Manager