



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the City of Cotati has prepared an Initial Study on the following project to evaluate the environmental impacts of the project identified below. The Initial Study concludes that the project described below would not have a significant effect on the environment, and therefore, the City proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the City's intent to adopt an MND for the project, and to provide an opportunity for public comments on the draft MND/Initial Study.

**TO: AGENCIES,  
ORGANIZATION, +  
INTERESTED PARTIES**

The City of Cotati requests comments and concerns from agencies, organizations and interested parties regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE**

Cotati Hotel and Market Hall

**PROJECT APPLICANT**

Cotati Hotel LLC, Ken Molinaro  
3000 Cleveland Ave, Suite 200  
Santa Rosa, CA 95403

**PROJECT LOCATION**

The project site is bounded by State Route 116, Old Redwood Highway, St. Joseph Way, and the U.S. 101 off-ramp within the City of Cotati. The project site occupies 4 acres and consists of three parcels, Assessor Parcel Numbers (APNs) 144-170-003, -005, and -010.

**PROJECT DESCRIPTION**

The project proposes to remove the existing park-and-ride lot, merge the existing parcel lines, and develop a hotel and Market Hall on the project site. The hotel, approximately 20,050 square feet in size, would provide 153 keys (guest quarters) and associated amenities including a Board Room, Lounge, kitchen, fitness room, VIP Club, pool, and courtyard.

A standalone building, approximately 5,650 square feet in size, would be provided at the corner of Old Redwood Highway and St. Joseph Way. The building would include a 3,596-square-foot Market Hall. The remainder of the building, approximately 2,054 square feet, would include a kitchen, storage, restrooms, staff lounge, and office space.

The project includes a paved parking lot with approximately 167 spaces for vehicles. Approximately 16 parallel parking spaces would be provided along St. Joseph Way. The project includes bike racks to accommodate approximately 24 bicycles. In addition, four covered bicycle spaces will be provided. Right-of-way along St. Joseph Way would be dedicated to the City.

**PUBLIC REVIEW PERIOD**

This NOI and the Draft Initial Study and Mitigated Negative Declaration are available for public review and comment pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072. The comment period begins on April 5, 2019, and ends on May 6, 2019. This NOI and the Draft Initial Study and Mitigated Negative Declaration may be reviewed at Cotati City Hall located at 201 W Sierra Avenue, Cotati, CA 94931 or online at:  
[http://www.cotaticity.org/City\\_Hall/Departments/Community\\_Development/Projects\\_in\\_Progress](http://www.cotaticity.org/City_Hall/Departments/Community_Development/Projects_in_Progress)

**PUBLIC HEARING**

The Planning Commission will meet to consider the project as part of a specially scheduled meeting on May 13, 2019. The meeting will start at 7:00 p.m. and will be held at the City of Cotati Council Chambers, located at 201 W Sierra Avenue. The meeting agenda will be posted to the City website. Interested parties should check the agenda on the City's website to confirm the meeting time, date, and location:  
<http://cotaticityca.ig2.com/Citizens/Board/1007-Planning-Commission>

**COMMENTS**

Please send comments by mail or email, before 5:00 PM on May 6, 2019, to:

Jon-Paul Harries, Senior Planner  
City of Cotati  
201 W Sierra Ave.  
Cotati, CA 94931  
[jpharries@cotaticity.org](mailto:jpharries@cotaticity.org)

If you require additional project information, please contact Jon-Paul at (707) 665-3634