

Subdivision of Parcel A Kerry Ranch I Santa Rosa, CA

Addendum to the September 11, 2007 Kerry Ranch Initial
Study/Mitigated Negative Declaration and the December 4,
2007 Adopted Mitigated Negative Declaration



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CHAPTER 1: OVERVIEW

1.1 Applications/Entitlement Processing

Civil Design Consultants, Inc. has filed a small-lot subdivision and Conditional Use Permit application for the Subdivision of Parcel A of the Kerry Ranch I Subdivision project (the Project). The applications were filed on behalf of the property owner, Daniel H. Morgan/Morgan Properties, Inc. The Project is located west of the intersection of Francisco Avenue and San Miguel Avenue in the Northwest quadrant of the city of Santa Rosa. Three of the proposed lots will be accessed from San Miguel Avenue; two parcels will take access from Versaro Street, an internal street of the Kerry Ranch I Subdivision.

The Project proposes the subdivision of Parcel A of the Kerry Ranch I subdivision, which is 0.65-acre in size, into five (5) detached single-family residential lots. The lots range in size from 4,322 sq. ft. to 8,047 sq. ft. A single-story, detached, single-family residence will be constructed on each lot.

Processing entitlements consist of:

- Pre-application neighborhood meeting. Meeting held in 2020
- Planning Commission: Conditional Use Permit for a Small-lot Subdivision and a Tentative Map for a Major Subdivision

1.2 Project Policy/Ordinance Context

The subject parcel carries a Low-Density Residential land use designation in the City of Santa Rosa General Plan and is zoned R-1-6. A small-lot subdivision is a use allowed with a Conditional Use Permit in the R-1 districts. The regulations governing residential small lot subdivisions are found in Section 20-42.140 of the City of Santa Rosa Zoning Code. The design of the proposed 5-lot, small lot subdivision is consistent with these regulations.

1.3 CEQA Standard

This Addendum has been prepared pursuant to CEQA and the CEQA Guidelines¹. Specifically, CEQA Guidelines Section 15164, subdivision (b), which provides: *“An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

CEQA Guidelines Sections 15164 further states that: An Addendum need not be circulated for public review or comment, but must be considered by the agency before making its decision on the project. (CEQA Guidelines, §15164, subdivisions. (c) and (d).)

CEQA Guidelines Section 15162: Section 15162 subdivision (a), provides that:

¹ California Code of Regulations, Title 14, §15000 et seq.

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following exist:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more effects that are significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CHAPTER 2: PROJECT DESCRIPTION

2.1 Background

The Project is the subdivision of Parcel A of the Kerry Ranch 1 subdivision, an approved and recorded 25-lot, residential small lot subdivision. Kerry Ranch 1 was part of a larger development known as Kerry Ranch 1, 2 and 3. The overall development, which was approved by the City Council on December 4, 2007, included a rezoning of the ±14.64 acres

from the Open Space district to the R-1-6 district and the following residential small lot subdivisions:

Residential Small Lot Subdivision				
Subdivision	Acreage	Lots	SFD	ADU
Kerry Ranch 1	3.95 acres	25	25	12
Kerry Ranch 2	5.24 acres	35	35	14
Kerry Ranch 3	5.25	35	35	16

2.2 Project Setting

2.2.1: Location:

The Project is located west of the intersection of Francisco Avenue and San Miguel Avenue in the Northwest quadrant of the city of Santa Rosa. Three of the proposed lots will be accessed from San Miguel Avenue; two lots will take access from Versaro Street, an internal street of the Kerry Ranch I Subdivision. The site is identified as a portion of Assessor Parcel No. (APN) 034-041-012.

2.2.2: Topography and Natural Features:

The site is generally level. The lots will be improved such that lots 4 and 5 will drain north toward Versaro Street and lots 1, 2 and 3 will drain to the south toward San Miguel Avenue. There is no significant vegetation on site.

2.2.3: Surrounding Land and Land Uses

Surrounding land uses consist of urban density residential development to the east, south and west and approved but yet to be developed urban density residential development to the north.

2.3 Existing Physical Conditions

As depicted Figure 1 below, the site is a portion of the undeveloped Kerry Ranch 1 subdivision.

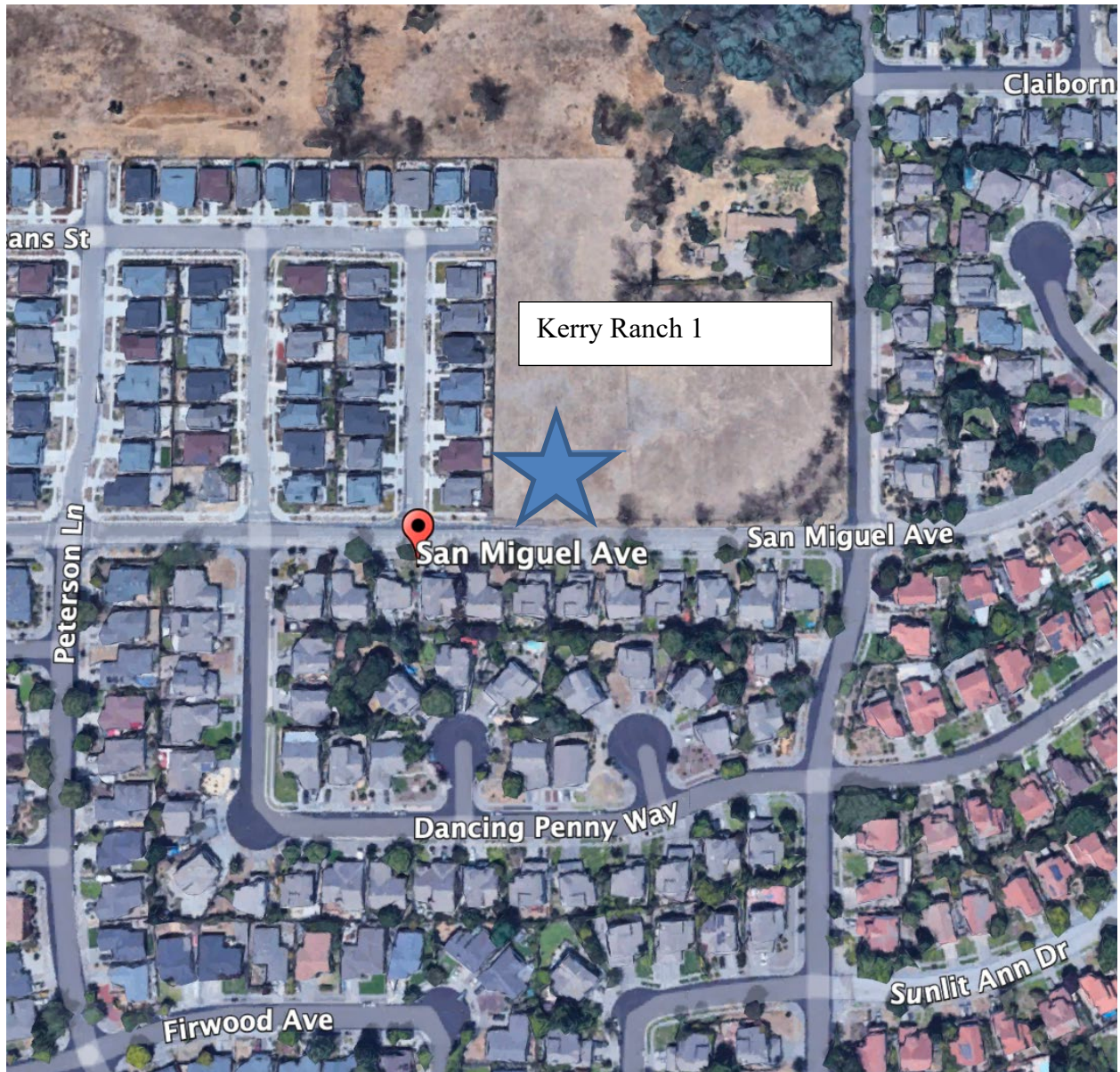


Figure 1: Project Site – Existing Conditions: Star represents general location of Parcel A

2.4 Project Description – Detail

The subject parcel is a ± 0.65 -acre urban in-fill property, which was formerly Parcel A of the Kerry Ranch 1 subdivision. Parcel A was originally designed as a LID feature required for storm water treatment. The design met the Regional Water Quality Control Board (RWQCB) requirements in 2007. When the Kerry Ranch 1 tentative map was extended in 2017, this type of LID feature was no longer acceptable by the RWQCB. The design of the storm water treatment system was updated, Parcel A was no longer needed for storm water treatment. Hence, Parcel A became available for development.

2.4.1: Lot Configuration

Parcel A of the Kerry Ranch 1 Subdivision will be subdivided into 5 small lots ranging in size from $\pm 4,322$ sf to $\pm 8,047$ sf. All lots meet or exceed the small lot subdivision setback requirements. All SFDs will be single-story with attached two-car garages. No accessory dwelling units are proposed.

Subdivision of Parcel A					
Density	Parking	Unit Type	Lot Sizes	Lot Coverage	Open Space
7.7 units per acre	19	Detached SFD	Lot 1: 5,312 sf.	Lot 1: 45%	Lot 1: 1,110 sf.
			Lot 2: 5,302 sf.	Lot 2: 45%	Lot 2: 1,110 sf.
			Lot 3: 5,286 sf.	Lot 3: 46%	Lot 3: 1,110 sf.
			Lot 4: 4,322 sf.	Lot 4: 45%	Lot 4: 740 sf.
			Lot 5: 8,047 sf.	Lot 5: 30%	Lot 5: 1,550 sf.

2.4.2: Landscaping

The front yards of all lots will be landscaped and street trees will be added per the City's requirements. The project's landscape design will comply with the latest Water Efficient Landscape Ordinance (WELO) (A.B. 1881).

2.5 Climate Action Plan

The Project incorporates the following policy measures contained the Santa Rosa Climate Action Plan. Required measures are indicated by an “*”:

*Policy 1.1.1 - Comply with CAL Green Tier 1 Standards: The Project is designed to comply with State Energy requirements for Title 24, City of Santa Rosa's Cal Green requirements and CAL Green Tier 1 Standards in effect at time of permit submission.

*Policy 1.1.3 – After 2020, all new development will utilize zero net electricity: The Project is all electric, will install solar panels to the extent required and will be wired for the potential installation of electrical charging stations.

*Policy 1.3.1 – Real time Energy Monitors: The Project will include smart meters for individual units.

*Policy 1.4.2 - Comply with the City's Tree Preservation Program: The project will mitigate for the removal of all protected trees in accordance with the city's Tree Ordinance.

*Policy 1.4.3 – Provide public and private trees in compliance with the Zoning Code: New trees and plantings associated with development are shown on the Landscape Plan prepared by Susie Dowd Markarian, landscape designer and will be installed in accordance with the requirements of the Santa Rosa Zoning Code and the Santa Rosa Design Review Landscape Standards for planting private and public trees.

Policy 1.5 – Install new sidewalks and paving with high solar reflectivity materials: All proposed new sidewalks, driveways and parking areas will be paved with materials that contain either color or other enhancements to provide enhanced reflectivity.

Policy 3.1.2 - Supports implementation of station plans and corridor plans: The Project is not within a station area or corridor specific plan.

Policy 3.2.1 – Provide on-site services such as ATMs or dry cleaning to site users: This policy is not applicable.

Policy 3.2.2 – Improve non-vehicular network to promote walking and biking: The Project will include sidewalks. Bicycle lanes exist on the outer arterial roads.

Policy 3.2.3 - Support mixed use, higher density development near services: The Project is a residential small lot subdivision consistent with the R-1-6 zoning district and the Low Density Residential General Plan land use designation

Policy 3.3.1 - Provide affordable housing near transit: There are no City Bus routes in close proximity to the project.

Policy 4.1.1 - Implement the Bicycle & Pedestrian Master Plan: There are no bicycle lanes proposed by the Master Plan in the vicinity of the project.

*Policy 4.1.2 – Install bicycle parking consistent with regulations: Bicycle parking is not required for detached single-family residences.

*Policy 6.1.3 – Increase diversion of construction waste: The contractor will divert all possible construction waste and prepare a Construction Waste Management Plan for recycling and disposal of construction wastes.

*Policy 7.1.1 – Reduce potable water for outdoor landscaping: Project landscaping will utilize low water use native plants. Landscape irrigation complies with the City's Water Efficient Landscape Ordinance (WELO).

*Policy 7.1.3 – Install Real time water meters: Water meters will be required per City requirements.

*Policy 7.3.2 – Meet on-site meter separation requirements in locations with current or future recycled water capabilities: There are no currently available City urban reuse water mains in the project vicinity.

*Policy 9.1.3 – Install low water use landscapes: Low water use plants will be used to landscape the site per the City's WELO requirements.

*Policy 9.2.1 – Minimize construction equipment idling time to 5 minutes or less: The developer will condition contractor agreements to limit construction equipment idling time to 5 minutes or less, consistent with the City's Standard Measures for Air Quality.

*Policy 9.2.2 – Maintain construction equipment per manufacturer's specifications: The developer will condition contractor agreements to require all equipment used at the site to be maintained in accordance with the manufacturer's instructions.

*Policy 9.2.3 – Limit Green House Gas (GHG) construction equipment by using electrified equipment or alternate fuel: The developer will include provisions in contractor agreements encouraging the use of electrified equipment or equipment using alternative fuels.

2.6 Project Duration

Construction

Construction would take approximately 8 - 9 months, including on-site grading. Construction is anticipated to begin in Spring/Summer of 2022 and be completed during February/March of 2023. Site development would be limited to the hours of 7:00 AM to 7:00 PM, Monday-Friday and 8:00 AM to 6:00 PM on Saturdays or as allowed by the City's Municipal Code Section 17-16.030.

2.7 Other Required Agency Approvals

The Project requires a Conditional Use Permit and Major Subdivision from the Planning Commission of the City of Santa. No new Regional, State or Federal Agency approvals are required. The requirements of said agencies have already been met.

CHAPTER 3: ANALYSIS

This Addendum analyzes those sections of the previously adopted Mitigated Negative Declaration that could potentially be affected by the development of five additional detached single-family lots. This represents the delta between the project anticipated by the IS/MND for the Kerry Ranch 1, 2, 3 rezoning and subdivisions and the proposed project. The Addendum specifically evaluates whether the action by the City Planning Commission to approve an Conditional Use Permit and Tentative Subdivision map for the addition of the 5 detached single-family residential small lots and, subsequently, 5 single-family dwellings would trigger the need for the preparation of a subsequent Negative Declaration under CEQA Guidelines sections 15164, subdivision (b) and 15162, subdivision (a).

This Addendum relies on the Initial Study/Mitigated Negative Declaration (IS/MND) adopted for the Kerry Ranch Rezoning and Subdivisions (Kerry Ranch 1, 2, and 3). The Kerry Ranch IS/MND was adopted by the City Council on December 4, 2007.

The Kerry Ranch IS/MND is available at:
City of Santa Rosa Department of Planning and Economic Development
City Hall 100 Santa Rosa Avenue, Room 3
Santa Rosa, CA or by contacting Adam Ross at ARoss@srcity.org.

3.1 Addendum Criteria: Substantial change in the project, circumstances or new information

According to CEQA Guidelines Section 15164, if none of the conditions described in CEQA Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, then an addendum to an adopted EIR or Negative Declaration can be prepared (CEQA Section 15164 (b)). As identified in the above referenced section entitled “CEQA Standard”, CEQA Section 15162 sets forth three conditions, any one of which would cause the preparation of a subsequent EIR or subsequent Negative Declaration.

They are:

1. Substantial changes in the project which would result in new significant effects or an increase in the severity of previously identified significant effect.
2. Substantial changes in circumstances under which the project is undertaken that would result in new significant effects or an increase in the severity of previously identified significant effect.
3. New information of substantial importance, which was not known or could be known, that shows:
 - a) The project will have one of more significant effect not discussed in the previous Negative Declaration.
 - b) Significant effects, previously examined, will be more severe than shown.

- c) Mitigation measures previously considered not to be feasible are feasible and would reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
- d) Mitigation measures or alternatives that are considerably different than those analyzed in the previous EIR that would substantially reduce one or more significant effects on the environment, but the project proponent declined to adopt the mitigation measure or alternative.

3.2 Assessment of Degree of Change or New Information

The analysis will begin by assessing the degree of possible change to each category as a result of the proposed Project. (Categories are listed in the order they appear in a standard Environmental Checklist: Appendix G)).

TABLE 1: Impact Analysis – Proposed Project compared to the adopted Mitigated Negative Declaration for Kerry Ranch (Rezoning and Subdivisions 1, 2 and 3)		
Impact Category	Additional Analysis Required	Discussion
1. AESTHETICS	No	The lot sizes and designs of the SFDs will be identical to the 25 lots/SFDs that comprise the approved Kerry Ranch 1 subdivision. In addition, all SFDs in the proposed project will be single story. Aesthetics was determined to have <u>No Impact</u> in the Kerry Ranch MND. No further analysis is warranted.
2. AGRICULTURAL RESOURCES	No	The project site is within the city limits of the city of Santa Rosa, has not been identified as farmland of statewide

		importance, is not under Williamson Act contract and is less than one acre, which would not be suitable for farming. Agricultural Resources was determined to have <u>No Impact</u> in the Kerry Ranch MND. No further analysis is warranted.
3. AIR QUALITY	Yes	The addition of 5 additional lots/SFDs is a change that may cause a substantial air quality effect. The BAAQMD May 2017 CEQA Guidelines were not in effect at the time of the Kerry Ranch MND. The project will be analyzed in relation to the applicable Thresholds of Significance established in the BAAQMD May 2017 CEQA Guidelines.
4. BIOLOGICAL RESOURCES	No	The Kerry Ranch MND found the original project to have a Less than Significant Impact with Mitigation. The wetland mitigations and the endangered plant mitigations required by the California Fish and Wildlife and the Army Corps of Engineers effected all lands of the Kerry Ranch 1

		Subdivision, which the proposed project was a part of. All mitigation measures have been satisfied. No further analysis is warranted.
5. CULTURAL RESOURCES	No	The change in the project through the addition of 5 lots/SFDs would not alter the determination of the cultural resources report prepared for the Kerry Ranch 1 Subdivision by Clark Historic Resources Consultants, Inc. The Kerry Ranch MND found that the project had <u>No Impact</u> as regards Cultural Resources. The standard COA regarding the potential for archaeological discovery at the time of construction should be added to the Project conditions. No further analysis is warranted.
6. GEOLOGY AND SOILS	No	The change in the project through the addition of 5 lots/SFDs would not alter the determination of the Geotechnical Investigation Reports prepared for the Kerry Ranch 1 Subdivision by Kleinfelder, Inc. All recommendation presented in the report shall be incorporated as

		Conditions of Approval. No further analysis is warranted.
7. GREENHOUSE GAS EMISSIONS	Yes	The potential impact from greenhouse gas emission was not considered in the MND for Kerry Ranch 1. This constitutes new information. An assessment of the potential GHG impact from 5 lots/SFDs relative to the city of Santa Rosa adopted Climate Action Plan is warranted.
8. HAZARDOUS AND HAZARDOUS MATERIALS	No	The adopted MND for all of the Kerry Ranch subdivisions found <u>No Impact</u> as regards Hazards and Hazardous Materials. The addition of 5 additional lots/SFDs is de minimis and would not cause a change to a potential Hazardous and Hazardous Materials impact. Further analysis is not required.
9. HYDROLOGY AND WATER QUALITY	No	The Project will be served by City water and wastewater services. Storm drainage improvements will be constructed to connect site drainage to the City systems. The project site is not located in a 100-

		year floodplain. The additional 5 lots/SFDs results from the subdivision of Parcel A, which was set aside as a drainage feature for Kerry Ranch 1. This type of storm water treatment is no longer acceptable to the RWQCB. The treatment system for all of Kerry Ranch 1 has been upgraded. Said system incorporates the 5 additional lots. No further analysis is needed.
10. LAND USE AND PLANNING	No	The additional 5 lots/SFDs is supported by the applicable adopted policies and land use designation in the City of Santa Rosa General Plan and the site's R-1-6 zoning district. The 5 additional lots/SFDs are integrated into a single, well-designed subdivision thereby negating the possibility of physically dividing an establish community; a habitat conservation plan does not exist for the area; and, the additional lots/SFDs are within the incorporated city and will have no impact on the City's Urban Growth

		Boundaries. Furthermore, the adopted MND for the Kerry Ranch subdivisions found <u>No Impact</u> as regards Land Use and Planning. No further analysis is warranted.
11. MINERAL RESOURCES	No	The adopted MND for all of the Kerry Ranch subdivisions found <u>No Impact</u> as regards Mineral Resources. The addition of 5 additional lots/SFDs is de minimis and would not cause a change to a potential Mineral Resources impact. Further analysis is not required.
12. NOISE	No	The adopted MND for all of the Kerry Ranch subdivisions found <u>No Impact</u> as regards Noise. The addition of 5 additional lots/SFDs is de minimis and would not cause a change to a potential Noise impact. The following Best Management Noise Reduction Practices: • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be

		equipped with mufflers, which are in good condition and appropriate to the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and
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		place so that emitted noise is directed away from adjacent residences. The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. shall be incorporated as Standard COA. Further analysis is not required.
13. POPULATION AND HOUSING	No	The adopted MND for all of the Kerry Ranch subdivisions found <u>No Impact</u> as regards Population and Housing. The addition of 5 additional lots/SFDs is de minimis and would not cause a change to a potential Population and Housing impact. Further analysis is not required.
14. PUBLIC SERVICES	No	5 additional SFDs represents a 3.6% increase in the total number of residential

		units (95 SFDs and 42 ADUs) anticipated by the MND at full buildout of the Kerry Ranch subdivisions. The adopted MND for all of the Kerry Ranch subdivisions found <u>No Impact</u> as regards Public Services. The 3.6% increase in SFDs is de minimis and would not cause a change to a potential Public Services impact. Further analysis is not required.
15. RECREATION	No	The Project represents 5 lots/SFDs over that which was considered in the Kerry Ranch subdivisions MND. The increase is consistent with the General Plan land use designation and zoning of the subject property. The payment of Park Impact Fees related to the number of new proposed units is a standard COA and will off-set the potential impact to Recreation. Furthermore, the adopted MND for all of Kerry Ranch subdivisions found <u>No Impact</u> as regards Recreation. The addition of 5 lots/SFDs is de minimis and would

		not cause a change to a potential Recreation impact. No further analysis is required.
16. TRANSPORTATION/ TRAFFIC	Yes	In July 2020, legislation requiring potential traffic impacts to be analyzed on the basis of vehicle miles traveled (VMT) instead of level of service (LOS) was implemented by Cal-Trans. This represents New Information and the potential impact will require further analysis.
17. TRIBAL CULTURAL RESOURCES	No	Early consultation with tribal communities is required per AB 52. Said consultation has occurred. No further analysis is required.
18. UTILITIES AND SERVICE SYSTEMS	No	As discussed above, the addition of 5 lots/SFDs over and above that which the Kerry Ranch MND analyzed represents a 3.6% increase in number of total units analyzed. Furthermore, these additional units are supported by the land use designation and the housing policies in the General Plan. The MND for Kerry Ranch found <u>No Impact</u> as regards

		Utilities and Service System. No further analysis is warranted.
19. MANDATORY FINDINGS OF SIGNIFICANCE	No	No, only if analysis determines no significant impacts.

3.3. Level of Significance

The impact categories identified in the above analysis, which require additional review to determine their potential level of significance are discussed below in the order they appear in Table 3, above. (Numbering relates to the specific impact category.)

3. AIR QUALITY

The Project's operation and construction impacts were compared to the Thresholds of Significance found in Table 3-1 of the BAAQMD 2017 CEQA Air Quality Guidelines (the Guidelines). According to the BAAQMD Significance Determination Flowchart shown in Figure 1-2 of the Guidelines, if after comparing the project's data with the screening criteria, the project meets or is found to be below the established thresholds than the project's impact is considered Less-Than-Significant.

Operational criteria pollutant screening size threshold and construction related screening size threshold are found in Table 3-1 of the Guidelines. For the land use: Single-family, the operational threshold is 325 du; the construction threshold is 114 du. The project is 5 single-family dwellings. The project is well below the thresholds of significance. The impact of the project is considered less than significant. This being the case, a subsequent or new Negative Declaration or mitigated Negative Declaration is not required. The proposed Project qualifies for an Addendum.

7. GREENHOUSE GAS EMISSIONS

As shown in Section 2.5 above, the Project complies with all applicable sections of the City's Climate Action Plan. Said compliance will reduce the Project's potential GHG emission to less than significant. The Project is also significantly below the BAAQMD 2017 CEQA Air Quality Guidelines threshold of significance for GHG Emissions. The operational GHG screening size is 56 du; the Project is 5 du. Furthermore, the Project will be constructed in accordance with the City's recently adopted All Electric Code.

The Project's GHG Emission is Less-Than-Significant. Hence, a subsequent or new Negative Declaration or mitigated Negative Declaration is not required. The proposed Project qualifies for an Addendum.

16. TRANSPORTATION/TRAFFIC

A project specific VMT traffic study was prepared for the Project. The report was prepared by W-Trans, February 7, 2022. The report determined that the Project would generate an average of 47 trips per day, including 4 a.m. peak hour trips and 5 p.m. peak hour trips.

According to the report, the Santa Rosa guidelines for VMT identify several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further VMT analysis, including small projects estimated to generate 110 trips per day or fewer. The project falls below this City’s threshold. The project can be presumed to have a less-than-significant impact on VMT.

Based on the above, a subsequent or new Negative Declaration or mitigated Negative Declaration is not necessary. The proposed Project qualifies for an Addendum.

4. CONCLUSION

The proposed Project has been evaluated for any related environmental consequences in this Addendum and in the technical reports referenced herein. All such reports are available for public inspection at the City of Santa Rosa Department of Planning and Economic Development or at the City’s Web page @srcity.org.

On the basis of the analysis in this Addendum and the technical reports, the proposed Project does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the adopted Kerry Ranch Mitigated Negative Declaration. There are no substantial changes in circumstances affecting the Project, which would cause increased environmental impacts. Although there is new information, which was not known and could not have been known at the time of the Kerry Ranch MND, analysis of that new information or regulations applied to the proposed Project shows no new or more severe environmental effects. Furthermore, no infeasibility of adopted mitigation measures, no new feasible mitigation measures which the applicant declines to adopt, or no alternatives different from those in the Kerry Ranch MND, which would substantially reduce effects on the environment were discovered.

Approval of the proposed Project would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent Negative Declaration or a supplement to the Negative Declaration.

Source Documents Used to Prepare the Addendum

1. Project Design Plans: WHA Architects. April 4, 2019.
2. Project Plans and Applications: Parcel 'A' of Kerry Ranch 1. Tentative Map and Site Plan. Civil Design Consultants, Inc. June 2021.
3. 2020 CEQA Statute & Guidelines. Association of Environmental Professionals. 2020
4. City of Santa Rosa General Plan 2035.
5. City of Santa Rosa Zoning Code
6. City of Santa Rosa Climate Action Plan
7. Bay Area Air Quality Management District CEQA Guidelines. May 2017.
8. Kerry Ranch Initial Study and Mitigated Negative Declaration. City of Santa Rosa. September 11, 2007.
9. Resolution No. RES-26991. City Council City of Santa Rosa. Adopting the Mitigated Negative Declaration for the Rezoning and the Kerry Ranch Subdivisions.
10. Final Storm Water Mitigation Plan for Kerry Ranch 1. Civil Design Consultants, Inc. August 2018.
11. Preliminary Focused Traffic Study for the Kerry Ranch 5-Lot Subdivision. W-Trans. February 7, 2022.
12. Kerry I: 2245 San Miguel Avenue, Santa Rosa. Clark Historical Resource Consultant, Inc. August 9, 2005.
13. Geotechnical Investigation Report Proposed Kerry Ranch Subdivision. Kleinfelder. May 18, 2005.
14. Phase I Environmental Site Assessment 2245 San Miguel Avenue. Kleinfelder. November 4, 2004.