

RESOLUTION NO.

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE CERTIFIED ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2016012030) AND APPROVING THE STONY OAKS AFFORDABLE HOUSING APARTMENTS PROJECT LOCATED AT 2543 OLD STONY POINT ROAD, SANTA ROSA, APN 125-551-056, (FILE NUMBER DR21-015)

WHEREAS, on October 18, 2016, the City Council of the City of Santa Rosa adopted Resolution Number 28873 certifying the Final Environmental Impact Report (FEIR) for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation, associated General Plan, Downtown Station Area Specific Plan, Zoning Code, and Bicycle and Pedestrian Master Plan Amendments, and Rezoning and Prezoning of parcels within the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation boundaries (State Clearinghouse No. 2016012030) in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq), the State CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) and the City's local CEQA Guidelines (collectively, "CEQA"); and

WHEREAS, the FEIR was not challenged and is presumed to be valid pursuant to Public Resources Code section 21167.2; and

WHEREAS, the Roseland Area/Sebastopol Road Specific Plan anticipated and described the construction of up to 131 new residential units consisting of either single-family attached or multiple-family development; and

WHEREAS, on March 18, 2021, an application was submitted for Design Review and Density Bonus for Stony Oaks Apartments, a four-story, 142-unit, multi-family affordable housing project located at 2542 Old Stony Point Road, APN 125-551-056 (proposed Project); and

WHEREAS, approval of the proposed Project is a subsequent discretionary action in furtherance of the Roseland Area/Sebastopol Road Specific Plan; and

WHEREAS, pursuant to Public Resources Code section 21067 and CEQA Guidelines section 15367, the City is the Lead Agency for the proposed Project; and

WHEREAS, CEQA Guidelines section 15162 provides that when a project was previously analyzed and approved pursuant to a certified EIR, an Addendum to the EIR may be appropriate to analyze proposed modifications to the project; and

WHEREAS, City staff has evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and CEQA Guidelines section 15162 and concluded that the previously certified FEIR fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the proposed Project; and

WHEREAS, pursuant to CEQA Guidelines section 15164, because the proposed Project requires some changes and additions to the previously certified FEIR, the City has prepared an Addendum to the FEIR (“Addendum”);; and

WHEREAS, CEQA Guidelines section 15164 also provides that an addendum to an approved EIR is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred; and

WHEREAS, the Environmental Coordinator reviewed the FEIR and determined that there has been no substantial change in circumstances as a result of the proposed Project modifications that would cause new or more intense significant impacts that were not previously analyzed in the FEIR and there is no new information of substantial importance that identifies new or more intense significant impacts than were identified in the FEIR and therefore the use of an Addendum in accordance with CEQA Guidelines section 15164 would be appropriate; and

WHEREAS, the Addendum concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified as part of the City’s environmental review process and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required; and

WHEREAS, pursuant to CEQA Guidelines section 15164(c), the Addendum is not required to be circulated for public review but can be attached to the adopted Roseland Area/Sebastopol Road Specific Plan; and

WHEREAS, on June 1, 2021, the Zoning Administrator (ZA) of the City of Santa Rosa held a duly noticed public meeting and considered the Addendum together with the previously certified FEIR and the proposed Project, at which time the ZA considered the Project materials, public comments received, if any, staff reports, written and oral, and the testimony and other evidence of all those wishing to be heard; and

WHEREAS, having reviewed and considered the information contained in the Addendum together with the previously certified FEIR, all comments made at the regularly scheduled meeting, and all other information in the administrative record, the ZA has determined that all potentially significant environmental effects of the proposed Project were fully examined and mitigated in the previously certified FEIR; and

WHEREAS, the Addendum was prepared pursuant to CEQA and all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the Zoning Administrator of the City of Santa Rosa, based on the materials and evidence presented, hereby resolves, declares, determines and orders as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Compliance with CEQA. CEQA Guidelines section 15164 requires lead agencies to prepare an addendum to a previously certified EIR if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent EIR are present. The Zoning Administrator has reviewed and considered the Addendum for the proposed Project and the certified Roseland Area/Sebastopol Road Specific Plan FEIR and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project. The Zoning Administrator further finds that the Addendum and administrative record have been completed in compliance with CEQA and the Addendum reflects the City's independent judgment.

SECTION 3. Findings Regarding Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Zoning Administrator finds that an addendum is the appropriate document for disclosing the minor changes and additions that are necessary to account for the proposed Project. The City finds that based on the whole record before it, including but not limited to the Addendum, the Specific Plan FEIR, all related and supporting technical reports, and the staff report, none of the conditions identified in CEQA Guidelines section 15162 requiring the need for further subsequent environmental review has occurred because:

- a. The proposed Project does not constitute a substantial change that would require major revisions of the previously certified FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b. There have been no substantial changes with respect to the circumstances under which the proposed Project or Roseland Area/Sebastopol Road Specific Plan will be constructed that would require major revisions of the previously certified FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. There has been no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan FEIR was certified that has come to light, and that shows any of the following: (i) that the proposed Project or Roseland Area/Sebastopol Road Specific Plan would have one or more significant effects not discussed in the certified FEIR; (ii) that significant effects previously examined would be substantially more severe than shown in the certified FEIR; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 4. Approval of Addendum. The Zoning Administrator of the City of Santa Rosa hereby approves and adopts the Addendum to the Roseland Area/Sebastopol Road Specific Plan FEIR.

SECTION 5. Approval of the Stony Oaks Affordable Housing Apartments. The Zoning Administrator of the City of Santa Rosa hereby approves the Stony Oaks Affordable Housing Apartments Project located at 2542 Old Stony Point Road, APN: 125-551-056, subject to the following conditions:

1. Comply with the Mitigation Monitoring and Reporting Program for the Addendum to the Final Environmental Impact Report (EIR) for the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) attached hereto and incorporated herein as Exhibit A.

SECTION 6. Notice of Determination. The Zoning Administrator hereby directs staff to prepare, execute and file a Notice of Determination with the Sonoma County Clerk-Recorder's Office within five (5) working days of the approval of this Resolution.

SECTION 7. Custodian of Records and Location of Documents. The documents and materials that constitute the record of proceedings upon which this Resolution is based are located at the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa, California, 95404. The custodian for these records is Adam Ross, interim senior planner.

PASSED, APPROVED and ADOPTED this 1st day of June 2021.

APPROVED: _____
Andy Gustavson, Zoning Administrator

Exhibit A – Addendum and Mitigation Monitoring and Reporting Program