RESOLUTION NO. ZA-2023-005

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE CERTIFIED NORTH SANTA ROSA STATION AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 20111022034) FOR THE W STEELE LANE APARTMENTS PROJECT LOCATED AT 1650 W STEELE LN, SANTA ROSA, APN 041-042-012 (FILE NUMBER PRJ21-010)

WHEREAS, on October 18, 2016, the City Council of the City of Santa Rosa adopted Resolution Number 28187 certifying the Final Environmental Impact Report for the North Santa Rosa Station Area Specific Plan and associated General Plan, Zoning Code, Design Guidelines, Citywide Creek Master Plan and Bicycle and Pedestrian Master Plan Amendments - File Number ST10-009, 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, on April 15, 2021, an application was submitted for a Minor Conditional Use Permit and Minor Design Review for 1650 West Steele Lane Apartments, a 36-unit Multi-family housing project consisting of four units reserved for very low-income households, located the Project Site (proposed Project); and

WHEREAS, approval of the proposed Project is a subsequent discretionary action in furtherance of the North Station Area 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 Specific Plan FEIR; and

WHEREAS, on January 19, 2023, the Zoning Administrator (ZA) of the City of Santa Rosa held a duly noticed public hearing and considered the Addendum together with the previously certified FEIR and the proposed Project, at which time the ZA considered the proposed 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 public hearing, 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

SECTION 5. 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 6. 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 Conor McKay, Senior Planner.

PASSED, APPROVED and ADOPTED this 19th day of January 2023.

APPROVED: Susie Murray
Susie Murray, Zoning Administrator

Exhibit A – 1650 West Steele Lane EIR Addendum, dated March 2022, revised June 2022

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Final Audit Report 2023-02-10

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