Appendix H

Addendum to the Transportation Impact Study

December 10, 2025

Ms. Karly Kaufman
Rincon Consultants
449 15th Street, Suite 303
Oakland, CA 94612

Addendum to the Los Amigos Cottages Transportation Impact Study

Dear Ms. Kaufman;

As requested, we have prepared an addendum to the *Transportation Impact Study for the Los Amigos Cottages* (TIS), prepared by W-Trans in July 2025. It is understood that the applicant has revised the proposed 32-unit project to include five deed-restricted low-income affordable units instead of seven affordable units as assessed in the TIS. All other aspects of the project would remain unchanged. The purpose of this addendum is to address the effect this change in the project description would have on the conclusions and recommendations presented in the TIS.

The only transportation-related topic area analyzed in the TIS that would be affected by the modification is related to Vehicle Miles Traveled (VMT). The original analysis included an adjustment to the project's estimated VMT per capita to account for both density and provision of onsite affordable units using methodologies contained in the Sonoma County Transportation and Climate Authorities (SCTCA) VMT Reduction Tool. With respect to affordability adjustments, the calculated VMT reduction of 5.4 percent with the original project would become a reduction of 4.5 percent with the revised project. Combined with reduction associated with density, which remains unchanged, the revised project's VMT per capita would be 10.7 percent below unadjusted levels.

The revised Los Amigos Cottages project with five low-income affordable units is estimated to generate 12.78 VMT per capita. This is slightly higher than the originally-proposed project but remains below the applicable significance threshold of 14.11 VMT per capita. Accordingly, the proposed project would still be considered to have a less-than-significant impact on VMT. A summary of the revised project's VMT findings is shown in Table 1.

Table 1 – Vehicle Miles Traveled Analysis Summary (with Five Affordable Units)

Countywide VMT per Capita		Project VMT per Capita		
Average	**Threshold**	**Unadjusted**	**Adjusted**	**Threshold Met?**
16.60	14.11	14.30	12.78	Yes

Notes: VMT is measured in VMT per Capita, or the number of daily miles driven per resident; The applicable VMT significance threshold is 15 percent below the existing countywide average; Adjusted values reflect effects of project density and provision of onsite affordable housing

Please contact me with any questions.

Sincerely,

Zachary Matley, AICP
Principal

JZM/WIN167.L1