

RESOLUTION NO. 2657

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING AND MAKING FINDINGS REGARDING THE NEGATIVE DECLARATION ON OF THE PROPOSED SECOND AMENDMENT TO THE REDEVELOPMENT PLANS FOR THE SOLEDAD REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Agency of the City of Soledad ("Agency"), as lead agency, has prepared a Negative Declaration, including an Initial Study/Environmental Assessment ("Negative Declaration") on the proposed Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project ("Second Amendment"); and

WHEREAS, the Negative Declaration was prepared and circulated pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and City/Agency Procedures for Implementation of CEQA and the State CEQA Guidelines; and

WHEREAS, a Notice of Intent which advised that the Agency had prepared and proposed to adopt a Negative Declaration on the proposed Second Amendment, and which invited comments on the Negative Declaration, was published on November 12, 1997 and November 19, 1997 in the Soledad Bee, a newspaper of general circulation, and mailed to all interested persons and agencies; and

WHEREAS, following the public review and comment period, from November 7, 1997 to December 8, 1997, a final Negative Declaration was prepared incorporating comments and recommendations received on the circulated Negative Declaration, and responses of the Agency to environmental issues raised in the review process; and

WHEREAS, on December 3, 1997, the Agency held a public hearing on the Draft Initial Study/Negative Declaration.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLEDAD DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The final Negative Declaration on the proposed Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project, attached as Exhibit "A" is hereby received by the City Council.

**Section 2.** The City Council hereby finds, based on the Negative Declaration, comments received on the Negative Declaration and the Agency's responses thereto, that there is no substantial evidence that the Second Amendment would have a significant effect on the environment.

**Section 3.** The City Council hereby finds that the final Negative Declaration has been reviewed and considered by the members of the City Council and hereby approves and adopts the final Negative Declaration.


**Section 4.** The City Council hereby authorizes and directs that a Notice of Determination be filed with respect to the Negative Declaration pertaining to the approval of the Second Amendment.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Soledad at a regular meeting duly held on the 4th day of March, 1998, by the following vote:


AYES, and in favor thereof, Councilmembers: Ben Jimenez, Jr., Fred Ledesma, Richard Ortiz, Mayor Pro Tem Gary Gerbrandt, Mayor Fabian Barrera

NOES, Councilmembers: None

ABSENT, Councilmembers: None

  
MAYOR OF THE CITY OF SOLEDAD

ATTEST:

  
CITY CLERK OF THE CITY OF SOLEDAD

**CITY OF SOLEDAD**  
**NEGATIVE DECLARATION**

**Proposed Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project**  
**Soledad Redevelopment Agency**

**1. DESCRIPTION OF THE PROJECT**

**Title:** Proposed Second Amendment to the Soledad Redevelopment Plan

**Location:** The Project Area is east of West Street, south of North Street and Metz Road, west of the Johnson Canyon Channel, and north of Highway 101 as it passes through the City of Soledad. The Project Area encompasses approximately 524 out of the 694 acres in the City.

**Department Responsible For Proposed Project:** Redevelopment Agency of the City of Soledad

**Address:** 248 Main Street  
Soledad, CA 93960

**Contact Person:** Mr. Joel Moses  
Planning Director

**Telephone:** 408-678-3963

**Project Description:** The proposed project is the adoption and implementation of the Second Amendment ("Second Amendment") of the Redevelopment Plan for the Soledad Redevelopment Project. The proposed Second Amendment, if adopted, would:

- Extend the time limit for incurring debt to be repaid with tax increment revenues from the Project Area;
- Extend the time limit for the repayment of Project Area indebtedness with tax increment revenues;
- Increase the tax increment and bond limits;
- Re-establish eminent domain authority within the Project Area (only over non-residential properties);
- Extend the time limit for the Plan's duration (effectiveness); and
- Update the existing plan's provisions and terminology to current practices, standards and legal requirements (i.e., an "Amended and Restated Redevelopment Plan").

**2. FINDING OF NO SIGNIFICANT IMPACT**

This Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the State CEQA Guidelines. Based upon the environmental analysis contained in the Initial Study/Environmental Assessment for the proposed Second Amendment, there is no evidence that implementation of the

proposed Second Amendment will result in the creation of significant adverse impacts on the environment. Specifically, implementation of the proposed Second Amendment will not have the potential to degrade the quality of the environment; does not achieve short-term goals to the disadvantage of long-term environmental goals; does not result in significant cumulative impacts; and does not have effects which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, an Environmental Impact Report is not required.

### 3. PUBLIC REVIEW PROCESS/RESPONSE TO COMMENTS

The Initial Study/Environmental Assessment was circulated for review from November 7 through December 8, 1997. No written comments were received during this review period. Included as Attachment B to the Initial Study/Environmental Assessment is a letter received from the Office of Planning and Research which states that none of the state agencies had any comments. Also included are the City Council minutes from its December 3, 1997 public hearing on the Negative Declaration which shows that no comments were received from the public at this meeting.

Date: \_\_\_\_\_

Mail to: State Clearinghouse, 1400 Tenth Street, Room 121, Sacramento, CA 95814 - (916) 445-0613  
NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL FORM

See NOTE below  
SCH # 97111041

1. Project Title: Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project  
2. Lead Agency: Soledad Redevelopment Agency 3. Contact Person: Ms. Belinda Espinoza, Executive Director  
3a. Street Address: 248 Main Street 3b. City: Soledad  
3c. County: Monterey 3d. Zip: 93960 3e. Phone: 408-678-3963  
PROJECT LOCATION 4. County: Monterey 4a. City/Community: Soledad

4b. Assessor's Parcel No.: Various 4c. Section: NA Twp. NA Range NA  
5a. Cross Street: Palm Avenue, Monterey Street 5b. For Rural, Nearest Community: NA

6. Within 2 Miles: a. State Hwy Highway 101      b. Airports None c. Railways Southern Pacific d. Waterways Salinas River

7. DOCUMENT TYPE  
CEQA  
01.      NOP 06.      NOE  
02.      Early Cons 07.      NOC  
03. X Neg Dec 08.      NOD  
04.      Draft EIR  
05.      Supplement Subsequent EIR  
(Prior SCH No:     )  
NEPA  
09.      NOI 11.      Draft EIS  
10.      FONSI 12.      EA  
OTHER  
13.      Joint Document  
14.      Final Document  
15.      Other  
8. LOCAL ACTION TYPE  
01.      General Plan Update  
02.      New Element  
03.      General Plan Amendment  
04.      Master Plan  
05.      Annexation  
06.      Specific Plan  
07.      Community Plan  
08. X Redevelopment  
09.      Rezone  
10.      Land Division (Subdivision, Parcel Map, Tract Map, etc.)  
11.      Use Permit  
12.      Waste Mgmt Plan  
13.      Cancel Ag Preserve  
14.      Other  
9. DEVELOPMENT TYPE  
01.      Residential: Units:      Acres:       
02.      Office: Sq. Ft.      Acres      Employees       
03.      Shopping/Commercial: Sq. Ft.      Acres      Employees       
04.      Industrial: Sq. Ft.      Acres      Employees       
05.      Water Facilities: MGD       
06.      Transportation: Type       
07.      Mining: Mineral       
08.      Power: Type      Watts       
09.      Waste Treatment: Type       
10.      OCS Related  
11. X Other: Amendments to Soledad Redevelopment Plan

10. TOTAL ACRES: 524 11. TOTAL JOBS CREATED:       
12. PROJECT ISSUES DISCLOSED IN DOCUMENT  
01.      Aesthetic/Visual 08.      Flooding/Drainage  
02.      Agricultural Land 09.      Geologic/Seismic  
03.      Air Quality 10.      Jobs/Housing Balance  
04.      Archaeological/Historical 11.      Minerals  
05.      Coastal Zone 12.      Noise  
06.      Economic 13.      Public Services  
07.      Fire Hazard 14.      Schools  
13. FUNDING: (approx) Federal: \$      State: \$      Total: \$       
NA-Amendments to Redevelopment Plan  
23.      Water Quality  
24.      Water Supply  
25.      Wetland/Riparian  
26.      Wildlife  
27.      Growth Inducing  
28.      Incompatible Landuse  
29.      Cumulative Effects  
30.      Other     

14. PRESENT LAND USE AND ZONING:  
Land Use: Commercial, residential, interim agricultural  
Zoning: Single-Family Residential; Duplex Residential; Multiple-Residential; Residential-Professional; Neighborhood Commercial; Retail Commercial; Highway Commercial; General and Service Commercial; Industrial; Planned Community; Open Space.

15. PROJECT DESCRIPTION:  
Adoption and implementation of the Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project.  
16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE:      DATE     

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

**Reviewing Agencies**

- |                                                               |                                                           |
|---------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Resources Agency                     | <input type="checkbox"/> Caltrans District _____          |
| <input type="checkbox"/> Boating/Waterways                    | <input type="checkbox"/> Dept. of Transportation Planning |
| <input type="checkbox"/> Conservation                         | <input type="checkbox"/> Aeronautics                      |
| <input type="checkbox"/> Fish and Game                        | <input type="checkbox"/> California Highway Patrol        |
| <input type="checkbox"/> Forestry                             | <input type="checkbox"/> Housing and Community Dev't      |
| <input type="checkbox"/> Colorado River Board                 | <input type="checkbox"/> Statewide Health Planning        |
| <input type="checkbox"/> Dept. Water Resources                | <input type="checkbox"/> Health                           |
| <input type="checkbox"/> Reclamation                          | <input type="checkbox"/> Food and Agriculture             |
| <input type="checkbox"/> Parks and Recreation                 | <input type="checkbox"/> Public Utilities Commission      |
| <input type="checkbox"/> Office of Historic Preservation      | <input type="checkbox"/> Public Works                     |
| <input type="checkbox"/> Native American Heritage Commission  | <input type="checkbox"/> Corrections                      |
| <input type="checkbox"/> S.F. Bay Cons. and Dev't. Commission | <input type="checkbox"/> General Services                 |
| <input type="checkbox"/> Coastal Commission                   | <input type="checkbox"/> OLA                              |
| <input type="checkbox"/> Energy Commission                    | <input type="checkbox"/> Santa Monica Mountains           |
| <input type="checkbox"/> State Lands Commission               | <input type="checkbox"/> TRPA                             |
| <input type="checkbox"/> Air Resources Board                  | <input type="checkbox"/> OPR - OLGA                       |
| <input type="checkbox"/> Solid Waste Management Board         | <input type="checkbox"/> OPR - Coastal                    |
| <input type="checkbox"/> SWRCB: Sacramento                    | <input type="checkbox"/> Bureau of Land Management        |
| <input type="checkbox"/> RWQCB: Region # _____                | <input type="checkbox"/> Forest Service                   |
| <input type="checkbox"/> Water Rights                         | <input type="checkbox"/> Other _____                      |
| <input type="checkbox"/> Water Quality                        | <input type="checkbox"/> Other _____                      |

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_ Catalog Number \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_ Applicant \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_ Consultant \_\_\_\_\_  
 Date to SCH \_\_\_\_\_ Contact \_\_\_\_\_ Phone \_\_\_\_\_  
 Clearance Date \_\_\_\_\_ Address \_\_\_\_\_

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### INITIAL STUDY/ENVIRONMENTAL ASSESSMENT

1. **Project Title:** Soledad Redevelopment Project Second Amendment
2. **Lead Agency name and address:** Soledad Redevelopment Agency  
248 Main Street, P.O. Box 156  
Soledad, CA 93960
3. **Contact person and phone number:** Ms. Belinda Espinoza, Executive Director  
408-678-3963
4. **Project location:** The location of the Soledad Redevelopment Project ("Redevelopment Project," "Project," or "Project Area") is east of West Street, south of North Street and Metz Road, west of the Johnson Canyon Channel, and north of Highway 101 as it passes through the City of Soledad. The Project Area encompasses approximately 524 out of the 694 acres in the City.
5. **Project sponsor's name and address:** Soledad Redevelopment Agency  
248 Main Street, P.O. Box 156  
Soledad, CA 93960
6. **General plan designations:** Low Density Residential; Residential Reserve; Medium Density Residential; High Density Residential; Mobile Home Area; Light Commercial; Office Commercial; Highway Commercial; Industrial; Public Facilities.
7. **Zoning:** R-1 (Single-Family Residential District); R-1.5 (Low Density Multiple Family Residential District), R-2 (Medium Density Multiple Family Residential District) R-3 (High Density Multiple Family Residential District), C-R (Commercial Residential), C-1 (Retail Central Business District), C-2 (General Commercial District), H-C (Highway Commercial District) M (Industrial), PF (Public Facility) Open Space; Planned Unit Development Overlay.
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features for its implementation. Attach additional sheets if necessary.)  
  
The proposed project is the adoption and implementation of the Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project including: extension of the ability to incur debt to the year 2014 (currently year 2004); extension of the effectiveness of the Plan to the year 2023 (currently year 2013); extension of the authority to receive tax increment to the year 2033 (currently year 2023); reinstate eminent domain authority for an additional 12 years (over non-residential properties only); and revise the current tax increment and bond debt limits (currently the limits are \$35 million and \$12.65 million).  
  
Refer to Attachment A.
9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings)  
  
The Project Area is in an urbanized area and land uses consist of commercial, industrial, residential and interim agricultural land uses. Residential uses, San Vicente Elementary School, commercial uses and an electrical substation surround the Project Area to the north. U.S. Highway 101 borders the Project Area to the south, with agriculture to the east and west.
10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)  
  
The City Council will determine whether to adopt the Second Amendment to the Soledad Redevelopment Plan., including adoption of an Amended and Restated Redevelopment Plan. The Planning Commission by State law will determine whether the proposed Second Amendment conforms to the existing Soledad General Plan.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                 |                                                            |                                                        |
|-------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Land Use and Planning  | <input type="checkbox"/> Transportation/Circulation        | <input type="checkbox"/> Public Services               |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources              | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems    | <input type="checkbox"/> Energy and Mineral Resources      | <input type="checkbox"/> Aesthetics                    |
| <input type="checkbox"/> Water                  | <input type="checkbox"/> Hazards                           | <input type="checkbox"/> Cultural Resources            |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Noise                             | <input type="checkbox"/> Recreation                    |
|                                                 | <input type="checkbox"/> Mandatory Finding of Significance |                                                        |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** has been prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed name \_\_\_\_\_

For \_\_\_\_\_

**INITIAL STUDY CHECKLIST**

Definitions of Terms: Adoption and implementation of the proposed Second Amendment to the Redevelopment Plan ("Redevelopment Plan") for the Soledad Redevelopment Project ("Redevelopment Project", "Project Area") is "the project" or "proposed project" to be analyzed in this Initial Study/Environmental Assessment. The proposed Second Amendment will:

1. Extend the time limit for incurring debt to be repaid with tax increment revenues from the Project Area;
2. Extend the time limit for the repayment of Project Area indebtedness with tax increment revenues;
3. Increase the tax increment and bond limits;
4. Re-establish eminent domain authority within the Project Area (only over non-residential properties);
5. Extend the time limit for the Plan's duration (effectiveness); and
6. Update the existing Plan's provisions and terminology to current practices, standards and legal requirements (i.e., adopt an "Amended and Restated Redevelopment Plan").

**ENVIRONMENTAL IMPACTS:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. LAND USE AND PLANNING. <i>Would the proposal:</i></b>				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by Agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or Farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established Community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The land uses in the Project Area are consistent with the General Plan and zoning land uses permitted in this area. The proposed project does not involve any changes to the type or intensity of the planned land use in the Project Area.

b) The proposed project does not conflict with any applicable environmental plans or policies.

c) The proposed project will not result in a change in land uses from what is allowed under the General Plan, and so will not result in incompatible land uses.

d) There is property within the Project Area that is used for agriculture on an interim basis. No land within the Project Area has a General Plan land use designation of agriculture. One of the General Plan conservation programs calls for restricting urban development south and west of Highway 101 (with certain specific exceptions such as the Los Coches Adobe site), to ensure that urban growth occurs primarily in the east and north of Highway 101 (which includes the Project Area). This City policy addresses concerns about preservation of agricultural land and is intended to preserve the most productive of the prime agricultural soils in the Soledad planning area.

e) The proposed Second Amendment involves the continued elimination of blight and revitalization of an established area. These activities will not involve disruption or division of an established community.

2. POPULATION AND HOUSING. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a), b) The proposed project does not provide for any additional development over what was analyzed in the Soledad Redevelopment Plan EIR and the 1993 General Plan Update EIR. The proposed project complies with the designations of the General Plan and conforms to the uses permitted per the zones of the individual properties in the Project Area. Therefore, the project would not alter the location, distribution, density, or growth rate of the human population projected for the City.

c) As indicated in the Project Description in Attachment A, one of the goals of the proposed Second Amendment is to: "increase and improve housing opportunities in or near the Project Area." In addition, the Agency will not have eminent domain power over residential uses in the Project Area. Therefore, no displacement of existing housing in the Project Area is anticipated. In the event there is displacement, all low- and moderate-income housing displaced by the project is required by California Community Redevelopment Law to be replaced on a one-for-one basis.

The proposed Second Amendment could result in a beneficial effect of providing additional affordable housing and rehabilitation of existing affordable housing in the City using the Agency's increased set-aside housing funds.

3. GEOLOGICAL PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from Excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive Soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through d) The geologic setting poses seismic hazards to the Project Area similar to those for other seismically active areas throughout the State. The major seismic hazard present in the Project Area is ground shaking. To address this, one of the mitigation measures in the 1983 EIR for the Project Area recommended flexible utility connections and automatic shutoff valves for all conduits, and foundation support designed to resist the effects of ground shaking.

The City of Soledad is inland and not located near a lake, bay or estuary and is therefore not subject to seiches or tsunami. There is no evidence of volcanic hazard in the City.

3. GEOLOGICAL PROBLEMS. (Continued)

e) through i) Mitigation measures that address expansive soils and erosion present in some portions of the Project Area are in place. The Project Area is in a developed urban area that is generally flat. Therefore, there is little probability of landslides or mudflows, erosion or subsidence of land in the Project Area. The Project Area contains urban uses and has no unique geologic or physical features.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. WATER. <i>Would the proposal result in:</i>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water Quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct Additions or withdrawals, or through interception of an aquifer Cuts or excavations or through substantial loss of groundwater Recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise Available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) and c) through i) As part of existing City procedures for obtaining a zoning entitlement, subdivision approval, or building permit, plans will be reviewed to assure that surface drainage is directed to an existing storm drain system that has adequate capacity.

All new development projects are required to be in compliance with the National Pollution Discharge Elimination Permit as administered by the Regional Water Quality Control Board ("RWQCB"). Project-specific environmental review will be held in the future to ensure protection of water quality.

Future development in the Project Area is not expected to involve deep excavations, drilling, or other activities that could affect aquifers or directly result in a change in the quantity or quality of groundwater. All construction will proceed in accordance with established City requirements, which will adequately reduce any potential impact on the area's groundwater from future excavations.

The proposed project will not result in additional development over what was analyzed in the original EIR for the Project Area and the 1993 General Plan Update EIR, and so will not result in a substantial reduction in water available for public water supplies.

b) According to the 1983 EIR prepared for the Redevelopment Project Area, the Project Area is not located within any floodplain, including that of the Salinas River, and is not identified as a flood hazard on the Federal Emergency Management Agency ("FEMA") maps (Map No. 060204-0001-C revised 5/15/84).

5. AIR QUALITY. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any air quality standard or contribute to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through d) The proposed Second Amendment is consistent with the Soledad General Plan, and therefore, no increase in air quality impacts is anticipated beyond what was analyzed for the 1983 EIR for the Project Area and the 1993 General Plan Update EIR.

The proposed Second Amendment will not result in high-rise or massive new development in the Project Area and will not appreciably alter air movements across and around the Project Area. Redevelopment activity to revitalize an area of the City that has existing development does not have the potential to substantially affect the local or regional climate.

Development in the Project Area will consist of typical commercial and residential uses, which generally do not generate objectionable odors. For conformance with existing regulations, the City will review all new development proposals. Existing nuisance regulations applicable to objectionable odors will reduce any potential impact to a less than significant level.

6. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Hazards to safety from design features (e.g., sharp curves or Dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through g) According to the analysis contained in the 1993 General Plan Update EIR, at buildout of the City, most streets in Soledad will continue to operate above Level of Service (LOS) C, and will not impact either of the highways that provide regional access to the City. The EIR did not identify any significant impacts related to circulation, parking, emergency access, hazards, alternative transportation, or rail, waterborne or air traffic. Adoption and implementation of the proposed project will not change these conclusions.

7. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. **BIOLOGICAL RESOURCES. (Continued)**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through e) According to information in the 1993 General Plan Update EIR, there are no special-status wildlife or plant species located in the Project Area, nor are there any wildlife habitat/dispersal/migration corridors in the Project Area.

8. **ENERGY AND MINERAL RESOURCES. *Would the proposal:***

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through c) The effects of development within the Project Area were assessed in the 1993 General Plan Update EIR. No significant impacts related to energy and mineral resources were identified in the EIR. In addition, subsequent development projects are required to comply with all adopted energy conservation standards, including but not limited to the Uniform Building Code, the National Electric Code, City Ordinances and State regulations.

9. **HAZARDS. *Would the proposal involve:***

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A risk of accidental explosion or release of hazardous substances (including but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through e) Hazards were not identified as significant impacts in the 1993 General Plan Update EIR. Since development in the Project Area is consistent with the General Plan, no additional analysis is necessary. Current laws and prescribed procedures will address any issues related to hazards. Implementation of the proposed Second Amendment will not involve any unusual risks or hazards.

10. NOISE. *Would the proposal result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) and b) The proposed project will not result in an increase in existing noise levels. Portions of the Project Area are identified in the General Plan as noise sensitive areas. Mitigation measures are in place to address development in the noise sensitive areas that require an acoustical analysis for proposed projects in or near noise sensitive areas that may create noise greater than normally acceptable as defined in the General Plan; and new development located near existing noise sensitive uses must maintain normally acceptable noise levels at the property line.

11. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other government services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through e) Continued revitalization of the Project Area will not add any unusual or unanticipated impacts related to public services beyond those already analyzed for buildout under the General Plan. Based upon information in the 1993 General Plan and General Plan Update EIR, police, fire and maintenance of public facilities are adequate to serve the Project Area, and the services systems will not need to be increased for this project. For public schools serving the City, impacts were identified in the General Plan Update EIR related to potential overcrowding and the need for additional school facilities. Options offered in the EIR to address these issues were that the City will encourage the school districts to maximize the use of existing school facilities, such as instituting year-round schools, and to continue to investigate available school funding.

In addition, under Section 33607.7 of the Community Redevelopment Law, the Agency will continue to make any payments to affected taxing entities required by existing tax-sharing agreements from its annual allocation of tax increment revenues for the Project Area; and must commence making prescribed payments to those affected taxing agencies currently having no tax-sharing agreements when one or more of the Plan limits being amended would have expired.

12. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. UTILITIES AND SERVICE SYSTEMS. (Continued)

a) through g) Electric power, natural gas, water, sewer and communication lines exist in the Project Area and are considered adequate to service existing and future development. All new development in the Project Area will be required to provide adequate water, drainage, and sewer systems on site, pay required hookup fees, and comply with all applicable City and County regulations and requirements. New development will also implement waste reduction and recycling programs in compliance with policies contained in the City's Source Reduction and Recycling Element (SRRE).

The proposed project will not provide for any additional development beyond that provided for in the General Plan and analyzed in the General Plan Update EIR. According to the General Plan Update EIR, impacts related to utilities and service systems were less than significant with implementation of mitigation measures.

13. AESTHETICS. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through c) According to the 1993 General Plan Update EIR, the policies and programs contained in the General Plan incorporate measures that mitigate any impacts regarding aesthetics to a less than significant level.

14. CULTURAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a potential to cause a physical change which would effect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through d) According to the General Plan, there are no identified archaeological resources in the City. There is one historically significant structure, which is the Los Coches Adobe, however this structure is not located in the Project Area. There are no known prehistoric or historic sites within the Project Area. However, if any are discovered, the General Plan provides policies to protect these resources so that any impacts would be less than significant.

15. RECREATION. *Would the proposal:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) and b) The project will not result in an increased demand for recreational facilities, nor will it affect existing recreational opportunities. According to the 1993 General Plan Update EIR, the City will be able to provide adequate park facilities to accommodate the future population.

**16. MANDATORY FINDINGS OF SIGNIFICANCE.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of the other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through d) Based on the information obtained in the preparation of this Initial Study/Environmental Assessment, the proposed project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project site is located in a predominately urban setting and development would not affect rare or endangered plant or animal communities or any significant historical or cultural resources.

Based on the information provided in the project description and obtained in the preparation of this Initial Study/Environmental Assessment, the project would not have the potential to achieve short-term goals to the disadvantage of long-term goals.

Based on the information obtained in the preparation of this Initial Study/Environmental Assessment, as well as Code requirements and permit conditions that will be placed on project approval, no potentially significant individually limited, or cumulative impacts were identified.

Based on the information contained in this Initial Study/Environmental Assessment, the proposed project does not have the potential to directly or indirectly cause substantial adverse impacts on humans.

**ATTACHMENT A**

**CITY OF SOLEDAD  
PROPOSED SECOND AMENDMENT**

**to the**

**REDEVELOPMENT PLAN FOR THE SOLEDAD REDEVELOPMENT PROJECT**

**PROJECT DESCRIPTION**

**for the**

**INITIAL STUDY/ENVIRONMENTAL ASSESSMENT**

**January 1998**

## INITIAL STUDY/ENVIRONMENTAL ASSESSMENT PROJECT DESCRIPTION

### PROJECT LOCATION AND VICINITY

The Soledad Redevelopment Project ("Redevelopment Project") is located in the City of Soledad. Map 1 shows the City of Soledad's regional location. Soledad is located in Monterey County within the Salinas Valley.

The location of the Soledad Redevelopment Project Area ("Redevelopment Project Area," "Project Area") in the City of Soledad is shown on Map 2. As indicated on Map 2, the Project Area includes much of the City. The Project Area includes the area east of West Street, south of North Street and Metz Road, west of the Johnson Canyon Channel, and north of Highway 101 as it passes through the City.

### PROJECT DESCRIPTION AND CHARACTERISTICS

The proposed project is the adoption and implementation of the Second Amendment ("Second Amendment") to the Redevelopment Plan for the Soledad Redevelopment Project, which will:

- Extend the time limit for incurring debt to be repaid with tax increment revenues from the Project Area;
- Extend the time limit for the repayment of Project Area indebtedness with tax increment revenues;
- Increase the tax increment and bond limits;
- Re-establish eminent domain authority within the Project Area (only over non-residential properties);
- Extend the time limit for the Plan's duration (effectiveness); and
- Update the existing Plan's provisions and terminology to current practices, standards and legal requirements (i.e., adopt an "Amended and Restated Redevelopment Plan").

Adoption of the Second Amendment will permit the Agency to continue with and complete the redevelopment program within the Project Area.

Adoption and implementation of the Second Amendment is "the project," or "proposed project," to be analyzed in the Initial Study/Environmental Assessment.

### Existing Redevelopment Project Goals and Objectives

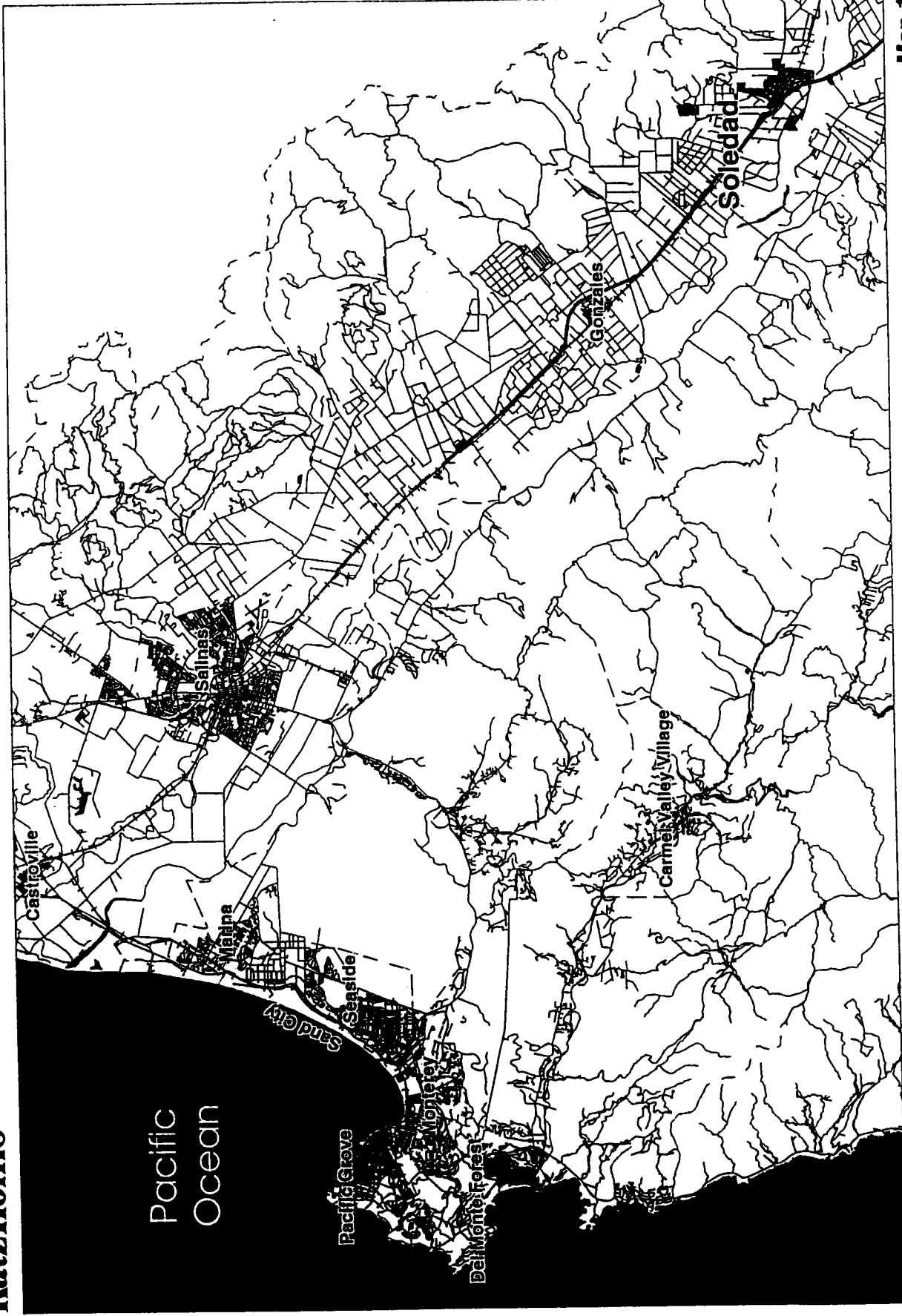
The goals and objectives for the Project, as defined in the Amended and Restated Redevelopment Plan and the existing five-year Implementation Plan are as follows:

- The elimination of environmental deficiencies in the Project Area, including, among others, small and irregular lots, obsolete and aged building types, substandard alleys and deteriorated public improvements.
- The Assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of underdeveloped areas which are stagnant or improperly utilized.

- The strengthening of retail and other commercial functions in the downtown area.
- The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial/light industrial expansion, employment, and economic growth.
- The provision of adequate land for parking and open spaces.
- The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- The provision of opportunities for participation by owners and tenants in the revitalization of their properties.

This Initial Study/Environmental Assessment and related Negative Declaration is not intended to preclude subsequent environmental documentation under the California Environmental Quality Act ("CEQA") for specific development projects that may be proposed in the future in the Redevelopment Project Area. Rather, the CEQA-required environmental review for individual, site-specific, development actions will be undertaken at a later time, if and when such actions come before the City or the Redevelopment Agency in the form of a specific public improvement project or development applications, when the details of the project are adequately defined. Such applications will be subjected to their own project-specific environmental review by the City or the Redevelopment Agency, as applicable.

# KatzHollis

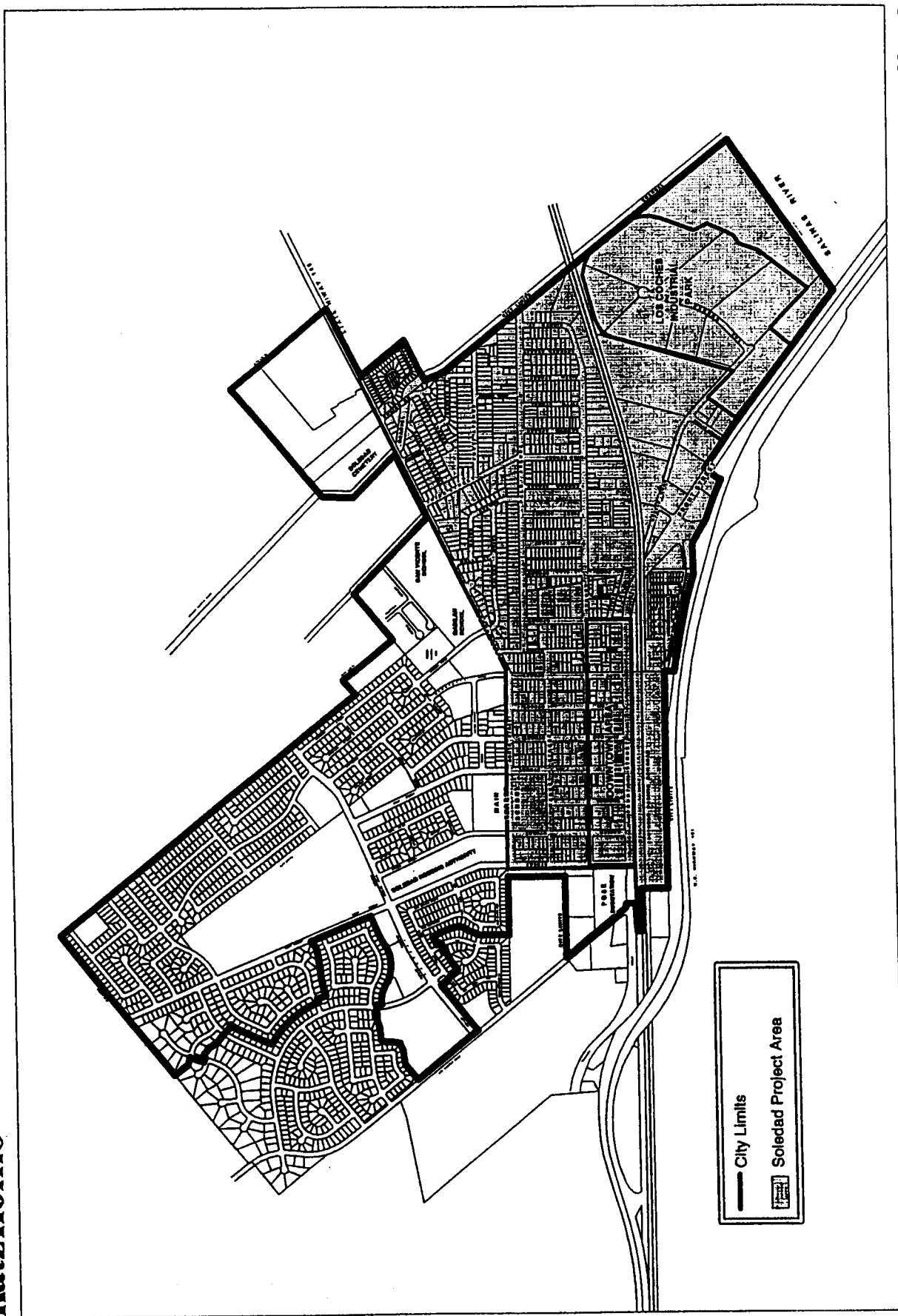


Map 1

Scale: not to scale  
Source: StreetWorks

**REGIONAL AREA**  
Soledad Redevelopment Agency  
Second Amendment to the Soledad Redevelopment Project

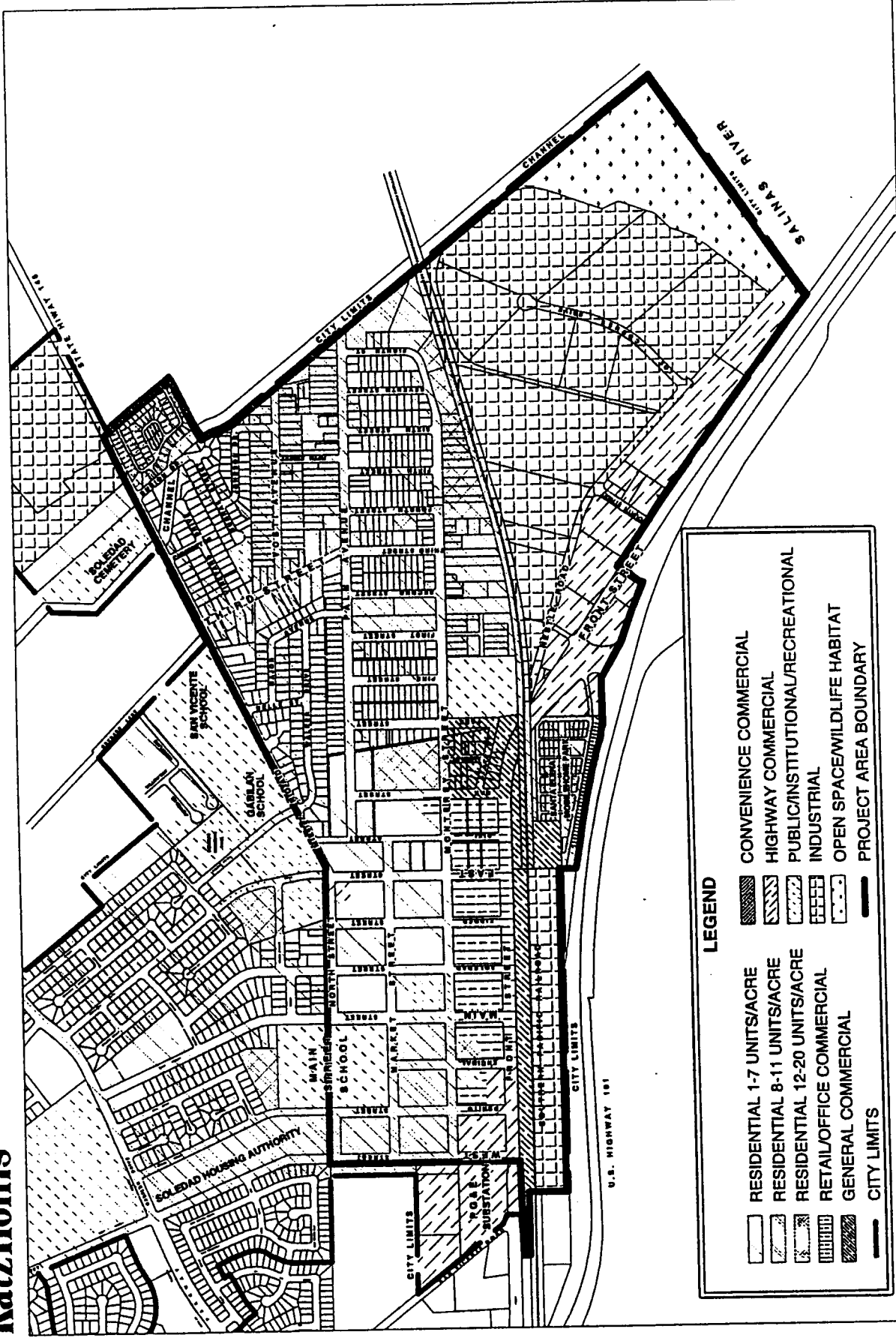
# Katz Hollis



Map 2

**LOCATION OF PROJECT AREA**  
 Soledad Redevelopment Agency  
 Second Amendment to the Soledad Redevelopment Project

# Katz Hollis



**EXISTING LAND USES**  
 Soledad Redevelopment Agency  
 Amendment to the Soledad Redevelopment Project

Map 3  
 Scale: not to scale  
 Source: City of Soledad

**ATTACHMENT B****PROPOSED SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE  
SOLEDAD REDEVELOPMENT PROJECT****INITIAL STUDY/ENVIRONMENTAL ASSESSMENT  
NEGATIVE DECLARATION  
COMMENT LETTERS AND RESPONSE TO COMMENTS**

The Initial Study/Environmental Assessment was made available to the Office of Planning and Research (State Clearinghouse) for review and comment by State agencies pursuant to State of California Environmental Quality Act (CEQA) Guidelines [Section 15087(c)] for a period of 30 days, beginning on November 7, 1997, and ending on December 8, 1997. During the review period, no comments were received on the Initial Study/Environmental Assessment.

In addition, the letter from the Office of Planning and Research (State Clearinghouse) stating that the public review period for the Initial Study/Environmental Assessment is closed, and that there are no comments from State agencies, is included in this section. Also included are the City Council minutes from its December 3, 1997 public hearing on the Negative Declaration which states that no comments were received from the public regarding the Initial Study/Environmental Assessment.

CITY OF SOLEDAD

TEL: 408 678 3965

P. 002

CALIFORNIA

PETE WILSON, Governor

Mayor's Office of Planning and Research  
 10 Tenth Street  
 Sacramento, CA 95814



RECEIVED

December 15, 1997

DEC 18 1997

CITY OF SOLEDAD

BELINDA ESPINOZA  
 SOLEDAD REDEVELOPMENT AGENCY  
 248 MAIN STREET  
 SOLEDAD, CA 93960

Subject: SECOND AMENDMENT TO THE SOLEDAD REDEVELOPMENT PROJECT SCH  
 #: 97111041

Dear BELINDA ESPINOZA:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

ANTERO A. RIVASPLATA  
 Chief, State Clearinghouse

07 12-06 CITY OF SOLEDAD

TEL: 408 678 3965

P. 003

97111041

State Clearinghouse, 1400 Tenth Street, Room 121, Sacramento, CA 95814 - (916) 445-0613  
STATE OF CALIFORNIA DEPARTMENT OF ENVIRONMENTAL QUALITY  
STATE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL FORM

See NOTE below  
SCH # \_\_\_\_\_

Project Title: Second Amendment to the Soledad Redevelopment Project

2. Lead Agency: Soledad Redevelopment Agency 3. Contact Person: Mr. Richard Espinosa, Executive Director  
2a. Street Address: 348 Main Street 2b. City: Soledad  
2c. County: Monterey 2d. Zip: 95068 2e. Phone: 408-678-5945

PROJECT LOCATION 4. County: Monterey 4a. City/Community: Soledad  
4b. Assessor's Parcel No.: Vivian 4c. Section: NA 4d. Township: NA 4e. Range: NA  
4f. Coast Range: Palms Avenue, Monterey Street 4g. Port/Point, Harbor Community: NA

6. Within 2 Miles: a. State Hwy: Highway 101 b. Access Road: \_\_\_\_\_ c. Railways: San Joaquin Pacific d. Waterways: Salinas River

7. DOCUMENT TYPE
- |                                                         |                                  |                                                                                       |                                                                                               |                                        |                                         |
|---------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------|
| CEQA                                                    |                                  | LOCAL ACTION TYPE                                                                     |                                                                                               | DEVELOPMENT TYPE                       |                                         |
| 01. <input type="checkbox"/> NOP                        | 06. <input type="checkbox"/> NOE | 01. <input type="checkbox"/> General Plan Update                                      | 01. <input type="checkbox"/> Residential                                                      | 01. <input type="checkbox"/> Urban     | 01. <input type="checkbox"/> Aesthetics |
| 02. <input type="checkbox"/> Early Conc                 | 07. <input type="checkbox"/> MOC | 02. <input type="checkbox"/> New Element                                              | 02. <input type="checkbox"/> Office Bldg                                                      | 02. <input type="checkbox"/> Sq. Ft.   | 02. <input type="checkbox"/> Employees  |
| 03. <input checked="" type="checkbox"/> Neg Dec         | 08. <input type="checkbox"/> NOO | 03. <input type="checkbox"/> General Plan Amendment                                   | 03. <input type="checkbox"/> Shopping/Commercial                                              | 03. <input type="checkbox"/> Sq. Ft.   | 03. <input type="checkbox"/> Employees  |
| 04. <input type="checkbox"/> Deed EIR                   |                                  | 04. <input type="checkbox"/> Master Plan                                              | 04. <input type="checkbox"/> Agricultural                                                     | 04. <input type="checkbox"/> Employees |                                         |
| 05. <input type="checkbox"/> Supplemental Statement EIR |                                  | 05. <input type="checkbox"/> Amendment                                                | 05. <input type="checkbox"/> Industrial                                                       | 05. <input type="checkbox"/> Sq. Ft.   |                                         |
| (Over SCH No)                                           |                                  | 06. <input type="checkbox"/> Specific Plan                                            | 06. <input type="checkbox"/> Agricultural                                                     | 06. <input type="checkbox"/> Employees |                                         |
|                                                         |                                  | 07. <input type="checkbox"/> Community Plan                                           | 07. <input type="checkbox"/> Water Facilities                                                 | 07. <input type="checkbox"/> MGD       |                                         |
|                                                         |                                  | 08. <input checked="" type="checkbox"/> Redevelopment                                 | 08. <input type="checkbox"/> Transportation                                                   | 08. <input type="checkbox"/> Type      |                                         |
|                                                         |                                  | 09. <input type="checkbox"/> Recreational                                             | 09. <input type="checkbox"/> Industrial                                                       | 09. <input type="checkbox"/> Mixed     |                                         |
|                                                         |                                  | 10. <input type="checkbox"/> Land Division (Subdivision, Parcel Map, Trust Map, etc.) | 10. <input type="checkbox"/> Power                                                            | 10. <input type="checkbox"/> Type      | 10. <input type="checkbox"/> Water      |
|                                                         |                                  | 11. <input type="checkbox"/> Use Permit                                               | 11. <input checked="" type="checkbox"/> Other: <u>Amendment to Soledad Redevelopment Plan</u> |                                        |                                         |
|                                                         |                                  | 12. <input type="checkbox"/> Waste Management Plan                                    |                                                                                               |                                        |                                         |
|                                                         |                                  | 13. <input type="checkbox"/> Credit Ag Program                                        |                                                                                               |                                        |                                         |
|                                                         |                                  | 14. <input type="checkbox"/> Other                                                    |                                                                                               |                                        |                                         |

FILED  
NOV 13 1997  
STATE CLEARINGHOUSE

18. TOTAL ACRES: 84 19. TOTAL JOBS CREATED: \_\_\_\_\_
12. PROJECT ISSUES DISCLOSED IN DOCUMENT
- |                                                     |                                              |                                                  |                                                    |
|-----------------------------------------------------|----------------------------------------------|--------------------------------------------------|----------------------------------------------------|
| 01. <input type="checkbox"/> Access/Vision          | 06. <input type="checkbox"/> Planning/Design | 15. <input type="checkbox"/> Septic Systems      | 23. <input type="checkbox"/> Water Quality         |
| 02. <input type="checkbox"/> Agricultural Land      | 07. <input type="checkbox"/> Construction    | 16. <input type="checkbox"/> Sewer Capacity      | 24. <input type="checkbox"/> Water Supply          |
| 03. <input type="checkbox"/> Air Quality            | 08. <input type="checkbox"/> Infrastructure  | 17. <input type="checkbox"/> Social              | 25. <input type="checkbox"/> Wetlands/Riparian     |
| 04. <input type="checkbox"/> Archeological/Historic | 09. <input type="checkbox"/> Mitigation      | 18. <input type="checkbox"/> Soil Erosion        | 26. <input type="checkbox"/> WQSC                  |
| 05. <input type="checkbox"/> Coastal Zone           | 10. <input type="checkbox"/> Noise           | 19. <input type="checkbox"/> Solid Waste         | 27. <input type="checkbox"/> Growth Inducing       |
| 06. <input type="checkbox"/> Economic               | 11. <input type="checkbox"/> Public Services | 20. <input type="checkbox"/> Toxic/Hazardous     | 28. <input type="checkbox"/> Incompatible Land Use |
| 07. <input type="checkbox"/> Fire Hazard            | 12. <input type="checkbox"/> Schools         | 21. <input type="checkbox"/> Traffic/Circulation | 29. <input type="checkbox"/> Cumulative Effects    |
| 08. <input type="checkbox"/> FISHING (approp)       | 13. <input type="checkbox"/> Forest          | 22. <input type="checkbox"/> Vegetation          | 30. <input type="checkbox"/> Other                 |

14. PRESENT LAND USE AND ZONING: \_\_\_\_\_  
Land Use: Commercial, Industrial, residential, forest, agricultural  
Zoning: R-1 (Single-Family Residential), R-1.5 (Low-Density Multiple-Family Residential), R-2 (Medium-Density Multiple-Family Residential), R-3 (High-Density Multiple-Family Residential), CA (Community Commercial), C-1 (Retail Commercial District), C-2 (General Commercial District), C-3 (City-Centered Commercial District), M (Manufacturing), IT (Public Facility), Open Space, Planned Urban Development Overlay.

11. PROJECT DESCRIPTION: Adoption and implementation of the Second Amendment to the Redevelopment Plan for the Soledad Redevelopment Project.  
14. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: Debra B. Gardner DATE: 11/7/97

State Clearinghouse Contact: Mr. Chris Belsky (916) 445-0613

Project Sent to the following State Agencies

State Review Began: 11.13.97  
Dept. Review to Agency: 12.5  
Agency Rev to SCH: 12.10  
SCH COMPLIANCE: 12.12

- |                                                         |                                                          |
|---------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Resources           | State/Consumer Svcs                                      |
| <input type="checkbox"/> Boating                        | General Services                                         |
| <input type="checkbox"/> Coastal Comm                   | CalVEPA                                                  |
| <input type="checkbox"/> Coastal Conserv                | ARB                                                      |
| <input type="checkbox"/> Colorado Rvr Bd                | CA Waste Mgmt Bd                                         |
| <input checked="" type="checkbox"/> Conservation        | SWRCB: Grants                                            |
| <input checked="" type="checkbox"/> Fish & Game         | SWRCB: Delta                                             |
| <input type="checkbox"/> Delta Protection               |                                                          |
| <input type="checkbox"/> Forestry                       | SWRCB: Wq Quality                                        |
| <input checked="" type="checkbox"/> Parks & Rec/OHP     | SWRCB: Wq Rights                                         |
| <input type="checkbox"/> Recreation                     | <input checked="" type="checkbox"/> Reg. WQCB # <u>2</u> |
| <input type="checkbox"/> BCDC                           | DTSC/CIC                                                 |
| <input type="checkbox"/> DWK                            |                                                          |
| <input checked="" type="checkbox"/> OES                 | Yth/Adlt Corrections                                     |
| <input type="checkbox"/> San Transp Flow                | Corrections                                              |
| <input type="checkbox"/> Acoustics                      | Independent Comm                                         |
| <input type="checkbox"/> CHP                            | Energy Comm                                              |
| <input checked="" type="checkbox"/> Caltrans # <u>5</u> | <input checked="" type="checkbox"/> NAHC                 |
| <input type="checkbox"/> Transit Planning               | PUC                                                      |
| <input checked="" type="checkbox"/> Housing & Devel     | State Lands Comm                                         |
| <input type="checkbox"/> Health & Welfare               | Tobacco Rcl Plan                                         |
| <input type="checkbox"/> Drinking H2O                   | Other: _____                                             |
| <input type="checkbox"/> Medical Waste                  |                                                          |

Please note SCH Number on all Comments  
87111041  
Please forward late comments directly to the Lead Agency  
AQMD/APCD 20 (Reference: 11/15)

JAN. -06' 98 (TUE) 09:46 CITY OF SOLEDAD

TEL: 408 678 3965

P. 002

**CITY OF SOLEDAD**  
**City Council Minutes of Public Hearing**  
**December 3, 1997**

**CALL TO ORDER**

The regular meeting of the City Council/Redevelopment Agency was called to order at 6:30 p.m. by Mayor Fabian Barrera.

**ROLL CALL**

Present when the meeting was called to order were Councilmembers: Ben Jimenez, Jr., Fred Ledesma, Richard Ortiz, Mayor Pro Tem Gary Gerbrandt, Mayor Fabian Barrera.

**PUBLIC HEARING****REDEVELOPMENT AGENCY ITEM**

**Item #6: Initial Study and Proposed Negative Declaration for the Second Amendment to the Redevelopment Plan per the California Environmental Quality Act (CEQA).**

**Staff Presentation**

The Executive Director presented the staff report: As a part of the processing of the Second Amendment to the Soledad Redevelopment Plan, an Environmental Review must be held per State Law. During the thirty-day review period, the City/Agency must hold a public hearing to receive comments on the proposed document. The Executive Director noted that at this noticed hearing, the City Council/Redevelopment Agency will be provided the opportunity to receive comments on the document for consideration in its final action on certifying the Environmental Review at a second hearing scheduled for February 18, 1998.

The Negative Declaration reviews the possible impacts of the proposed Second Amendment to the Redevelopment Plan. The Plan is required to undergo a review for potential environmental impacts, per the State Environmental Law. The Executive Director stated that Katz Hollis had prepared the document, it was circulated for comments and public hearing notices were published in the Soledad Bee for the past three weeks. At this time no written comments have been received by the staff, the Executive Director concluded.

**Hearing Opened/Closed**

Mayor Barrera opened the hearing to the public for comment/input. There being no public comment/input, Mayor Barrera closed the hearing to the public.

**Council Discussion**

There was no discussion.

**Council Action**

**MOTION:** On a motion by Councilmember Jimenez and a second by Mayor Pro Tem Barrera, the City Council acknowledged there was no public comment on the proposed Negative Declaration and Initial Study.

Approved: December 17, 1997