

RESOLUTION NO. 2406

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
 APPROVING ADDENDUM #2 TO THE VISTA SOLEDAD
 COMMUNITY ENVIRONMENTAL IMPACT REPORT
 REVISING THE NUMBERING OF THE
 MITIGATION MEASURES**

WHEREAS, the City of Soledad adopted Resolution No. 2367 on August 8, 1994, "Certifying as Adequate the Final Environmental Impact Report for the Vista Soledad Community Subdivision"; and,

WHEREAS, the California Environmental Quality Act (CEQA) allows for minor revisions of environmental documents through the Addendum Process, not requiring new re-circulation; and,

WHEREAS, the proposed revision is the re-numbering of the Mitigation Measure text and qualifies as an Addendum to the Environmental Impact Report.

BE IT RESOLVED by the City Council of the City of Soledad that the Mayor and the City Manager/City Clerk be, and they are hereby, authorized and directed for and in behalf of the City of Soledad to approve Addendum #2 for the Vista Soledad Community Environmental Impact Report, as shown in the form of the document hereunto attached marked "Exhibit A" and by reference made a part hereof.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 9th day of January, 1995 by the following vote:

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

NAYES, Councilmembers. None

ABSENT, Councilmembers: None


 MAYOR OF THE CITY OF SOLEDAD

ATTEST:


 CITY CLERK OF THE CITY OF SOLEDAD

EMC PLANNING GROUP

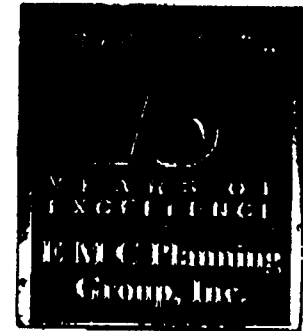
TEL No 4086498399

Jan 6,95 8 46 No 001 P 02



A Land Use Planning and Design Firm

December 20, 1994



Mr Joel Moses
 City Planning Director
 City of Soledad
 248 Main Street
 Soledad, California 93960

Re: Vista Soledad Community EIR

Dear Joel

In preparing the project consideration package (PCP) for the aforementioned project, it was found that beginning in Section 2.9.2, *Lighting*, mitigation measure number "40" should in fact be mitigation number "43". As a result, subsequent mitigation measures are incorrectly numbered making it difficult to tie the PCP to the EIR in a consistent manner

Therefore, rather than revise the text of the EIR to reflect this minor discrepancy, our firm, at the direction of the Soledad City Attorney and the Soledad Planning Department, decided to prepare a letter addendum to the Vista Soledad Community Environmental Impact Report.

The following shows how all the mitigation measures which have been incorrectly numbered appear in the EIR.

Aesthetics-Lighting Mitigation Measures

- 37.41. A lighting plan shall be prepared for commercial development to insure that light and glare produced does not adversely affect adjacent residential development. This plan is subject to review and approval of the City Planning Director prior to issuance of a building permit.

Land Use Compatibility Mitigation Measures

- 38.42. The school facility in Project Area 1 shall be located on Parcel D away from Gabilan Drive to reduce the potential for safety hazards to elementary school children. Placement of building envelopes shall be illustrated on a final map, subject to review and approval by the Board of Directors for the Soledad Union School District and the City Planning Director prior to approval of the final map

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Land Use Compatibility Mitigation Measures

44. The school facility in Project Area 1 shall be located on Parcel D away from Gabilan Drive to reduce the potential for safety hazards to elementary school children. Placement of building envelopes shall be illustrated on a final map, subject to review and approval by the Board of Directors for the Soledad Union School District and the City Planning Director prior to approval of the final map.
45. With the exception noted below, future development designs for the project site shall include greenway buffers, with a minimum width of 55 feet, adjacent to all active agricultural land. These buffers shall be landscaped with native vegetation a minimum of 12 feet in height. The buffer shown on the northern property line shall be deleted, but the project proponent shall be required to provide appropriate agricultural, utility, and school easements. These shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Planning Commission and the Planning Director prior to approval of final maps.
46. The project proponent shall provide formal notice to potential home buyers and record an agrarian easement on the deeds to property giving adjacent farms that have been in production for more than three years the right to continue operations, full disclosure and Right to Farm statements must be signed by all property owners adjacent to agricultural land.
47. Future development designs for Project Area 2 shall include a greenway buffer, with a minimum width of 20 feet adjacent to commercial uses located to the south. This buffer shall be landscaped with native vegetation a minimum of 10 feet in height. A fence may be constructed within this buffer at the southern most point (adjacent to commercial property), if desired, landscaping must be placed between residential development and the fence. This greenway shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Architectural Review Committee prior to approval of the final map.
48. Development designs for the project site shall conform to the City of Soledad's landscaping policy, the state mandated Water Conservation Model Ordinance, the Soledad Water Conservation Plan, and the pending Soledad Source Reduction and Recycling Element, subject to review and approval by the City Planning Director prior to issuance of a building permit. Decisions of the Planning Director may be appealed by a project proponent after submission of appropriate fees in the manner set forth in Soledad Municipal Code Section 17.46.020.

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- ~~30.43.~~ Future development designs for the project site shall include greenway buffers, with a minimum width of 55 feet, adjacent to all active agricultural land. These buffers shall be landscaped with native vegetation a minimum of 12 feet in height. They shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Architectural Review Committee and the Planning Director prior to approval of final maps
- ~~40.44.~~ The project proponent shall provide formal notice to potential homebuyers and record an agrarian easement on the deeds to property giving adjacent farms that have been in production for more than three years the right to continue operations; full disclosure and Right to Farm statements must be signed by all property owners adjacent to agricultural land
- ~~41.45.~~ Future development designs for Project Area 2 shall include a greenway buffer, with a minimum width of 20 feet adjacent to commercial uses located to the south. This buffer shall be landscaped with native vegetation a minimum of 10 feet in height. A fence may be constructed within this buffer at the southern most point (adjacent to commercial property), if desired, landscaping must be placed between residential development and the fence. This greenway shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Architectural Review Committee prior to approval of the final map.
- ~~42.46.~~ Future development designs for the project site shall conform to the City of Soledad's landscaping policy, subject to review and approval by the City Planning Director prior to issuance of a building permit.

These mitigation measures should be renumbered in the Final EIR to reflect the following changes. Further, some of these mitigation measures have been revised to reflect the decision of the City Council on the proposed project. The conditions and findings for each of these mitigation measures is contained in the Project Consideration Package, which was adopted by the City Council on August 8, 1994

Aesthetics-Lighting Mitigation Measures

43. A lighting plan shall be prepared for commercial development to insure that light and glare produced does not adversely affect adjacent residential development. This plan is subject to review and approval of the City Planning Director prior to issuance of a building permit.

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This letter adequately addresses the issue mitigation measures found during the preparation of the LAFCo Application Package. Renumerating these mitigation measures will provide the nexus between the city's action on the proposed project and the conclusions reached in the FEIR. As a result, this letter addendum ensures the internal consistency of the FEIR.

If you have any questions regarding this letter please contact me, or Michael J Groves at your earliest convenience.

Sincerely,



Eric T Keller
Planning Technician