

RESOLUTION NO. 3678

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2004
GENERAL PLAN AND WASTEWATER TREATMENT AND DISPOSAL MASTER
PLAN PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA), MAKING CERTAIN FINDINGS OF FACT REGARDING
THE ENVIRONMENTAL IMPACTS OF THE GENERAL PLAN AND WASTEWATER
TREATMENT AND DISPOSAL MASTER PLAN, AND ADOPTING A STATEMENT
OF OVERRIDING CONSIDERATIONS**

WHEREAS, the City Council of the City of Soledad, County of Monterey, State of California has prepared an Environmental Impact Report (EIR) for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan, and

WHEREAS, the Draft EIR has been prepared and circulated as required by the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, and

WHEREAS, written responses have been prepared for all comments received on the draft EIR during the public comment period and copies of such responses have been provided to all commenting agencies at least ten days prior to certification of the final EIR, and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 11, and September 8, 2005, to consider the Draft and Final EIR at which all interested persons were given the opportunity to be heard, and

WHEREAS, a duly noticed public hearing was held by the City Council on September 21, 2005, to consider the Draft and Final EIR at which all interested persons were given the opportunity to be heard, and

WHEREAS, the Draft and Final EIR relating to the 2004 General Plan and Wastewater Treatment and Disposal Master Plan and responding to the concerns raised during the review period and at the public hearings, have been prepared pursuant to CEQA, the State Guidelines, and the City's rules and procedures for the implementation of CEQA, and

WHEREAS, the City Council of the City of Soledad has reviewed and considered the information contained in the Draft and Final EIR for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.

NOW, THEREFORE BE IT RESOLVED by the members of the City Council of the City of Soledad, State of California as follows.

- 1 The City Council of the City of Soledad finds and certifies that the Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan, which is incorporated herein by this reference, has been prepared and completed in

compliance with CEQA, the State CEQA Guidelines, and the City's rules and procedures.

2. The City Council hereby further finds and certifies that the information contained in the Final EIR has been reviewed and considered by the City Council of the City of Soledad.
3. The City Council finds and certifies that the Final EIR reflects its independent judgment and analysis.
4. The City Council hereby finds and determines that implementation of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan may have a significant adverse effect on the environment.
5. The City Council hereby finds with respect to the adverse environmental impacts detailed in the Final EIR.
 - a. That based on information set forth in the Final EIR, the Findings of Fact attached to this Resolution as Attachment "B", and the list of mitigation measures included in the mitigation monitoring program (section XI of Attachment "B"), incorporated herein by reference, the City Council finds and determines that changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the adverse environmental effects identified in the Final EIR for:

Visual resources	Biological resources	Geologic hazards	Noise
Traffic	Agricultural resources	Cultural resources	Hazards
Population and housing	Air quality	Public services	Flooding

- b. That, based on information set forth in the Final EIR and in the Findings of Fact, the adverse environmental effects related to public services (water supply), energy and the demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources associated with the 2004 General Plan and Wastewater Treatment and Disposal Master Plan are significant effects which cannot be entirely mitigated or avoided if the project is approved and implemented,
 - c. That no additional adverse impacts will have a significant effect or result in substantial or potentially substantial adverse changes in the environment as a result of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.
6. The City Council of the City of Soledad hereby finds and determines that:
 - a. All significant effects (except the adverse environmental effects related to public services (water supply), energy and demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources) that can be feasibly avoided have

been eliminated or substantially lessened as determined through the findings set forth in Attachment "B",

- b. Based on the Final EIR and the Findings of Fact and other documents in the record, specific economic, social and other considerations make infeasible other project alternatives identified in the Final EIR,
- c. Based on the Final EIR and the Findings of Fact, and other documents in the record, the remaining unavoidable significant environmental effect of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan (the adverse environmental effects related to public services (water supply), energy and demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources) are outweighed and overridden by the benefits of the project as described in the Statement of Overriding Considerations, (section V of Attachment "B") attached to this Resolution and incorporated herein by reference, which Statement of Overriding Considerations is hereby approved and adopted.

7 The City Council of the City of Soledad hereby authorizes and directs that a Notice of Determination with respect to the Final EIR pertaining to the approval of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan and all other actions in furtherance thereof be filed.

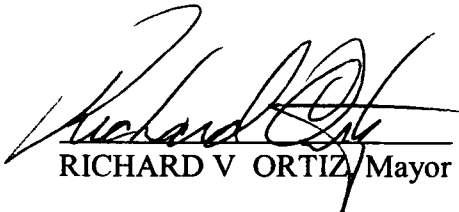
PASSED AND ADOPTED, by the City Council of the City of Soledad at a regular meeting duly held on the 21st day of September 2005, by the following vote:

AYES, and in favor thereof, Councilmembers: Christopher Bourke, Stefanie De La Rosa, Patricia Stephens, Mayor Pro Tem Juan Saavedra, Mayor Richard Ortiz

NOES, Councilmembers: None

ABSTAIN, Councilmembers. None

ABSENT, Councilmembers. None



RICHARD V. ORTIZ, Mayor

ATTEST



NOELIA F. CHAPA, City Clerk

Attachment "A"

Comments on the Draft EIR, Responses to Comments and Persons and Agencies Commenting on the Draft

Persons/Agencies Commenting on the Draft EIR

Comment Number	Author	Agency/Organization	Date Comments were Received
A	Jorge Z. Guzman, District Superintendent	Soledad Unified School District	July 13, 2005
B	Chris Fritz, Executive Director	Land Watch Monterey County	July 28, 2005
C	John J Olejink, Associate Transportation Planner	Caltrans District 5	August 8, 2005
D	Wm. Rechmuth, PE	Transportation Agency of Monterey County	August 8, 2005
E	Jean Getchell, Supervising Planner	Monterey Bay Unified Air Pollution Control District	August 8, 2005
F	Dennis J O'Bryant, Acting Assistant Director	State of California Department of Conservation	August 15, 2005

Attachment "B"
**Findings of Fact, Statement of Overriding Consideration
& Mitigation Monitoring Program**

I. The Final Environmental Impact Report

The City Council of the City of Soledad hereby certifies the Final Environmental Impact Report (State Clearinghouse Number 2005032122) for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan which consists of the Draft EIR, the responses to comments on the Draft EIR, a list of persons and agencies commenting on the Draft EIR, the Mitigation Monitoring Program, these findings of fact, the Staff Reports and any associated attachments (collectively referred to as the Final EIR), and finds that it has been completed in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq) (CEQA), and that the City Council has received, reviewed and considered the information contained in the Final EIR, all hearings and submissions of testimony from officials of the City of Soledad the public and other agencies and organizations. The City Council further finds that the Final EIR reflects the Lead Agency's independent judgment and analyses.

Having received, reviewed and considered the foregoing information, as well as any and all information in the record, the City Council hereby makes these Findings of Fact pursuant to, and in accordance with, Section 21081 of the Public Resources Code, as follows.

II. Project Description

The following summary description is excerpted from Chapter 3 of the draft EIR for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan, which is incorporated herein by this reference and available for review at the City Planning Department, 248 Main Street, Soledad.

Draft General Plan

The Soledad General Plan provides for the orderly growth and development of the City for the next twenty or more years. The Plan envisions substantial growth for the City during this timeframe. Complete buildout of the City and its plan area in accordance with this General Plan would accommodate about 57,000 (non-prison) residents. The Plan provides policies and programs to manage the location and pace of new development so that it may be accommodated without financial hardship to the community, and so that the quality of life enjoyed in Soledad is preserved and enhanced. The primary focus of the Plan is to foster a climate conducive for expanded economic development, including expanded opportunities for shopping and tourism, the provision of more and better paying jobs, and affordable housing.

The Draft General Plan is divided into the following chapters and sub-chapters, or elements.

Land Use. The Land Use Element describes the various uses to which land within the City may be committed, and designates areas where these uses may take place. In this sense, the Land Use Element is the most basic of the elements. It must be closely coordinated with the other elements to provide consistent policy guidance that results in orderly and logical development.

Housing. The Housing Element describes the manner in which safe, affordable housing will be provided to present and future City residents anticipated through the time frame of the General Plan. The Housing Element also provides incentives for the production and rehabilitation of affordable housing within the City

Circulation (transportation). The Circulation Element describes how the transportation needs of the city will be met during the time frame of the General Plan. The Circulation Element identifies where new roadways will be constructed to support the land uses contained in the Land Use Element, and also contains provisions for the use of alternate modes of transportation, including bicycle and pedestrian circulation plans, and transit.

Conservation and Open Space. The Conservation and Open Space Elements are two separate elements required by state law but are often combined as one. These elements describe the diverse natural and human-made resources in and around Soledad, and how these resources will be preserved and protected during the time frame of the General Plan.

Safety The Safety Element inventories seismic, geologic, flood, and fire hazards in Soledad, and discusses how the effect of these hazards can be minimized.

Noise. The Noise Element describes the existing and projected noise environments for the City and establishes land use compatibility guidelines for various noise levels. On the basis of expected population and traffic growth, the Noise Element establishes policies and standards to protect residents from exposure to excessive noise.

The Soledad General Plan also contains the following three optional elements:

Parks and Recreation. The Parks and Recreation Element provides policies and standards for the development of additional parks and the expansion of recreation programs to meet the needs of Soledad residents.

Public Services and Facilities. This element summarizes the infrastructure and public facilities needs of the City through buildout of the General Plan.

Economic Development. This Element includes a generalized discussion of expected costs of operating the future city, and potential revenue sources likely to be available to cover those costs. Among other purposes, this element will assist the City in determining whether new development should be subject to different fees or exactions than are currently in place to better cover the costs of growth to the community

Two other documents, while not part of the General Plan, provide important guidance with regard to development.

Downtown Specific Plan/ Front Street Improvement Plan. The Downtown Specific Plan/Front Street Improvement Plan (FSIP) provides specific goals, policies and programs for the revitalization of the City's traditional commercial center along Front Street. The main goal of the FSIP is to create an attractive and inviting place to gather and shop by providing street trees,

benches and other amenities, and by developing open plazas and walkways that provide protection from the heat and wind.

Community Design Guidelines. Another important component of the City's development regulations is a set of design guidelines for new development. The design guidelines are intended to supplement the policy and development guidance provided by the General Plan and Zoning Ordinance by describing the City's expectations for the quality and character desired of new development.

Each element of the General Plan contains goals, policies and programs that provide guidance to decision-makers and the public when questions arise about the appropriate use of individual parcels of land and other resources. A goal is a desirable future condition or state towards which the community will work to achieve. Policies are statements of the community's position regarding a particular issue that provides guidance for decision-making. A program is an action or series of actions, procedures or techniques that the City will employ or undertake to implement the policies contained in the General Plan. The implementation programs specify the agency, department or other party responsible for carrying out and monitoring the actions described, the funding source (when one can be identified) and a time frame for its accomplishment.

Quantified objectives are measurable milestones that can be used to judge the effectiveness of the implementation of the Plan. For example, the Housing Element provides quantified objectives for the number of dwelling units the City expects to be constructed over the next five years.

The General Plan must be a comprehensive, long-term document. The Soledad General Plan provides a framework for the orderly growth and development of the City for the next twenty or more years from our vantage of today. The General Plan, however, will certainly be amended from time to time to keep pace with the changing needs of the community.

Land Use Diagram

The recommended Land Use Diagram for the City of Soledad is shown on Figure II-9. The Land Use Diagram assigns a land use designation to all property within the City, both public and private, and properties within the City's sphere of influence.

Expansion Areas

The Land Use Diagram designates areas adjacent to the City where it will eventually grow and extend public services over the next twenty or more years. These areas are designated Expansion Area/Specific Plan Required and are primarily residential in nature, but will also provide the range of complementary land uses necessary to support liveable neighborhoods that are integrated with the fabric of the community.

A specific plan will be required in advance of annexation and development of each sub-area identified on the Land Use Diagram, which in turn will be subject to project-specific environmental review.

The Plan provides standards for the preparation of specific plans for new expansion areas in Appendix B on page XII-2. Standards are provided for the allowable mix of land uses and for the overall objectives to be achieved through the specific plan process.

The Plan provides a description of each specific plan sub-area along with a brief discussion of development constraints and opportunities, and the overall objectives to be achieved.

Development Assumptions and General Plan Holding Capacity

A general plan must be based on a thorough understanding of future population and the demand for land if the community's vision for the City is ever to be achieved. The 2004 General Plan is based on projected future population growth, which provides a Low, Medium and High range of growth over the next twenty years. The Plan assumes that the City's population will continue to grow as it has over the past five years, reaching about 28,000 residents in about twenty years and about 58,000 residents in forty years (excluding the prison population)

Table 1 provides a summary of the General Plan "holding capacity", which is the number of dwelling units, and the floor area of commercial and industrial development, that can be accommodated based on the amount of land designated for these uses. Due to market forces, the size and shape of parcels and other factors, the maximum development potential is rarely achieved. For this reason, holding capacity is expressed as 80 percent of the gross development potential (acres x building intensity). However, the actual buildout population achieved by the general plan will likely be much less because existing residential neighborhoods are developed at densities much less than 80% of their maximum allowable density, and the residential density of new expansion areas will likewise be constrained by slope, irregularly shaped lots and preferences reflected in the marketplace.

According to the 2000 Census, the City had about 2,472 dwelling units, not counting dwellings approved or under construction. Since then, about 1,375 additional units have been constructed, which brings the total in the City to about 3,847. This leaves a remaining development potential of about 11,000 units that could be constructed within the City's general plan area.

TABLE 1 SUMMARY GENERAL PLAN HOLDING CAPACITY	
Total Potential Dwelling Units At Buildout of Plan Area ¹	14,273
Total Potential Commercial Floor Area At Buildout ¹	3.3 million sq.ft.
Total Potential Industrial Floor Area At Buildout ¹	9.5 million sq.ft.
Total Potential Non-Prison Population at Buildout:	57,000
2000 Prison Population:	11,200
Total Acres in Plan Area:	4,530

¹ 80 percent of maximum potential.

TABLE 2. SUMMARY DWELLING UNIT AND POPULATION HOLDING CAPACITY

Portion of Planning Area	Holding Capacity		
	Total Res. Acres	Dwelling Units (80% of Maximum)	Population ¹
City Limits ²	736	3,847	15,571
Miravale II	186	1,146	4,582
San Vicente West	155	950	3,802
North Entry	39	267	1,069
Mirrasou	383	2,262	9,050
Northwest Expansion Area	950	5,800	23,200
Total At Buildout:	2,449	14,273	57,000⁴
Existing ³		3,192	15,000
Remaining To Buildout:		11,081	42,000

- 1 Excluding prison population of 11,200.
- 2. Source: City of Soledad, 2002
- 3 California Department of Finance, January 2004
- 4 Total dwelling units X 4.0 persons per dwelling.

Wastewater Treatment and Disposal Master Plan

Prior to 1995 the City of Soledad had a wastewater treatment plant with a capacity of 650,000 gallons per day. The City and the State entered into an agreement wherein the City's treatment plant was expanded to a capacity of 3.1 million gallons per day (MGD) with 2.1 MGD reserved for the California Department of Corrections Salinas State Prison and Correctional Training Facility (prisons) facilities in Soledad California. The net capacity gain for the City was 350,000 gallons per day.

The disposal rates of the ponds at the Wastewater Treatment Plant ('WWTP) have been monitored closely for disposal performance over the past several years. The average dry weather flow slowly increased from 2.5 MGD in 2001 to 2.7 MGD in 2003.

By August of 2004, the flow rate had reached 2.8 MGD, multiple ponds were full and it was evident that the ponds were not emptying fast enough between filling and emptying cycles. By September 2004, the flow was at 2.9 MGD and plant operators took a number of operational actions in an effort to dry out the empty ponds faster between fills.

At the request of the City, in June of 2003, Fugro West, Inc. prepared a report entitled "Hydro-geological Investigation Percolation Basin Capacity Analysis Soledad Wastewater Treatment Plant". Based on information in the report and other data combined with in-field observations that the disposal capacity of the existing ponds at the WWTP are at or very near capacity, Staff concluded in October 2004 that there was no alternative available other than to recommend additional inflow to the system be prohibited until additional disposal capacity could be achieved.

In response, on October 20, 2004 the City Council adopted Urgency Ordinance No 612 "Establishing a Moratorium on the Issuance of Building Permits Requiring Sewer Connections and Making Findings Related Thereto" in order to minimize inflow to the WWTP. The Council also adopted Resolution No. 3557 "Declaring an Emergency Pursuant to Section 20168 of the Public Contract Code and Authorizing Contracting Without Compliance With Mandatory Contract Bidding Procedures" in order to expedite design and construction efforts necessary to resolve the treatment and disposal emergency created by the hydro-geologic conditions at the facility.

The Council subsequently authorized preparation of the Wastewater Treatment and Disposal Master Plan to provide a program for remedying existing deficiencies and providing capacity to serve the continued development of the City as envisioned by the draft General Plan. The Master Plan provides for the orderly expansion of the City's wastewater facilities to a capacity of 5.90 mgd which is sufficient to accommodate a population of 54,700, inclusive of the prisons. To accomplish this, the Master Plan recommends the following:

Immediate Actions to Be Taken To Avoid A Spill to the Salinas River

- Enforce Urgency Ordinance No. 612 that established a moratorium on the issuance of building permits requiring sewer connections.
- Raise road levies at wastewater treatment plant between basins 6 and 7, and between basins 4 and 5
- Complete prison wastewater facility emergency discharge CEQA process.
- Obtain CDC approval to temporarily discharge at prison disposal site with commitment to negotiate long-term use.
- Obtain Regional Board interim approval for the City to discharge up to 1.1 MGD to the prison abandoned disposal site while a long term site use agreement can be negotiated between the City and the State so that a permanent request of wastewater discharge can then be processed.
- Rehabilitate the Prison WWTP treatment and disposal site.
- Divert part of prison wastewater flow to prison wastewater facility in order to be able to operate the existing City wastewater facility at an onsite disposal rate of approximately 2.5 MGD

Actions to Be Taken Immediately to Remedy Existing Wastewater Disposal Deficiencies

- Adopt Wastewater Treatment and Disposal Master Plan.
- Provide the Regional Board a copy of the Master Plan and request approval to discharge temporarily at the prison abandoned wastewater treatment site.
- Request the California Department of Corrections (CDC) to enter into an agreement with the City to allow the City to temporarily discharge to the prison abandoned wastewater disposal site.
- Obtain RWQCB approval for the City to discharge up to 1.1 MGD to the prison abandoned disposal site on a temporary basis while a permanent request of wastewater discharge is being processed.
- Complete restoration maintenance at the prison abandoned disposal site.
- Connect aerators and install pond circulators.
- Divert 1.1 MGD of the prison flow to the prison abandoned disposal site.
- Operate the existing City facility site at a disposal rate of approximately 2.5 MGD

- In summary, mitigation of existing disposal deficiency is accomplished by diverting up to 1.1 million gallons per day to abandoned prison disposal site and limiting flow to the existing City facility to no more than 2.5 million gallons per day

Actions to Be Taken to Remedy Existing Treatment Plant Capacity Deficiencies

- Complete process to mitigate existing plant disposal deficiency
- Install equipment that will enable plant operators to achieve Title 22 reclamation quality effluent at both WWTP sites.
- Phase 1 Install 12 Pond Circulators and Telemetry to modify Operation of Aerators
- Phase 2 Renovate the CDC wastewater facility and divert 1.1 mgd of the CDC wastewater flow to that facility, thus providing ability to provide maintenance for City disposal basins.
- Phase 3 Install 5.5 MGD Secondary Effluent Filter Pump Station, 5.5 MGD Continuous Backwash Filter System (Including influent channel, flash mix/flocculation, chemical feed, and compressed air systems if needed), and 5.0 MGD Concrete Channel Ultra-Violet Disinfection System.

The City desires to lease the Prison Abandoned WWTP, with option to renovate and purchase the facility. This would enable the City to reduce flow to the City's WWTP by diverting prison wastewater flow to the CDC wastewater facility. The results would be immediate availability of capacity at the City WWTP and ability to perform more effective maintenance of the disposal basins. The master plan envisions various alternatives described as phases. Costs of land acquisition and costs of constructing infrastructure on sites acquired have not been estimated.

- Phase 1 Commence upgrading treatment at the City's WWTP to Title 22 Water Reuse Standard. The project consists of installation of pond circulators and completion of the final design for treatment upgrades to achieve reclamation quality effluent.
- Phase 2. Renovate the CDC wastewater treatment facility for interim (4 — 6 years) secondary treatment and disposal use. It is anticipated this phase of the project will be completed by September of 2005 if the lease and tentative purchase agreements can be executed by the end of February 2005
- Phase 3 Complete Title 22 Water Reuse treatment upgrades to the City's WWTP. This project will provide treatment for up to the flow capacity of the existing head works. Additional disposal sites will increase future disposal capacity up to the flow capabilities of the existing head works.
- Phase 4 Acquire land contiguous to the City's WWTP (Parcel A), install pump station and pipeline and other infrastructure in order to commence reclamation discharge to the parcel. The City has constructed segments of a reclamation line between the City WWTP and the freeway and at various locations within the City limits. The Phase 5 Parcel is an ideal site to use for reclaimed irrigation water purposes. The plan is to use the site for reclaimed water storage and for installation of a pump station. This site is considered a strategic component to be able to provide reclaimed water to a future golf course and to be able to provide reclaimed water for irrigation of freeway landscaping.

- Phase 5 Provide reclaimed water for irrigation of freeway landscaping.
- Phase 6 Upgrade treatment to reclamation quality at the prison WWTP by June of 2009
- Phase 7 Expand the City's WWTP head works.
- Phase 8 Acquire additional disposal site (Parcel B) contiguous to and southeast of the City's WWTP and expand the City's WWTP facility onto that site.
- Phase 9 Upgrade the City's WWTP to 7.0 MGD Reclamation Treatment Capacity At an average growth rate of 250 dwelling units and related services, it is estimated this would provide sufficient treatment capacity through June of 2028 to serve a City population of 43,500
- Phases 10 and 11 Acquire and develop additional disposal sites (Parcels C and D) southeast of the City's WWTP These disposal sites have also been identified as preferred sites to consider for reclamation disposal purposes.
- Phases 12 through 17 Various alternative phases that increase treatment and disposal capacity to meet the service needs of the City Various parcels of land have been identified as potential reclaimed wastewater disposal sites. These projects are beyond the scope of this master plan. Acquire land be used for tertiary disposal purposes. Identify, and make arrangements to connect to, various landscaping, crop and spray field groundwater recharge disposal and storage sites (Title 22 reclamation quality effluent).
- Phases 12 through 16 are additional conceptual disposal sites. Various parcels of land have been identified as potential reclaimed wastewater disposal sites.

III. The Record

The California Code of Regulations, Title 14, Section 15091 (b) requires that the City Council's findings be supported by substantial evidence in the record. Accordingly, the Council's record consists of the following, which are located at the City Planning Department, 248 Main Street, Soledad California.

- A. Documentary and oral evidence, testimony, and staff comments and responses received and reviewed by the City Council during public hearings on the project.
- B. Crawford Multari & Clark Associates (2005) Draft and Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.
- C. Andaluca Phase IV Subdivision Final Supplemental Environmental Impact Report, 1992, EMC Planning Group Inc.
- D. Association of Monterey Bay Area Governments Regional Population and Employment Forecasts for Monterey, San Benito and Santa Cruz Counties, 1997
- E. Brown-Buntin Associates, Typical Construction Equipment Noise Levels
- F. California Air Resources Board, URBEMIS 2002
- G. California Code of Regulations, Title 22, Division 4, Chapter 15 " Domestic Water Quality Monitoring"
- H. California Criminal profile, FBI Crime Index, 1998
- I. California Department of Conservation, Farmland Mapping and Monitoring Program, Soil Survey of Monterey County
- J. California Department of Finance City/County Population and Housing Estimates, 1996, 1997, 1998, 1999, 2000, 2004
- K. California Department of Fish and Game, Natural Diversity Database for Monterey County
- L. California Employment Development Department, Labor Market Information Division
- M. California Department of Water Resources Bulletin 118, February 2004
- N. California Department of Transportation, Sound 2000
- O. California Energy Commission
- P. California Integrated Waste Management Board
- Q. California Mission History, Mission Nuestra Señora de la Soledad
- R. City of Soledad Downtown Specific Plan and Front Street Rehabilitation Plan, May 1994

- S City of Soledad Economic Base Analysis, 1991, Applied Development Economics
- T City of Soledad General Plan, 1993
- U City of Soledad General Plan Update Final EIR, 1993, EMC Planning Group Inc.
- V City of Soledad Impact Fee Study for Wastewater System, 1999, Hanna & Brunetti
- W City of Soledad Storm Drain Impact Fee Study, 1999, Hanna & Brunetti
- X. City of Soledad Traffic Fees Cost Estimate and Schedule, 1999, Hanna & Brunetti
- Y City of Soledad Water Impact Fee Study, 1999, Hanna & Brunetti
- Z. City of Soledad Zoning Ordinance
- AA. CMCA, 2004 Draft City of Soledad General Plan
- BB Common Ground – Stability and Change in Monterey County, 1998
- CC EDAW, Miravale Partnership – Hambey Property Draft Environmental Impact Report, 1999
- DD Federal Emergency Management Agency Flood Insurance Rate Maps
- EE. Fort Ord Reuse Plan, 1999
- FF Fugro West, City of Soledad Wastewater Treatment and Disposal Master Plan, January 2005
- GG Growing the Economy: Solutions for Rural California 1998
- HH. Minnesota Pollution Control Agency, 1987, An Introduction to Sound Basics
- II. Monterey Bay Unified Air Pollution Control District CEQA Guidelines and Clean Air Plan
- JJ Monterey County Agricultural Commissioner’s Crop Report, 1997, 1998, 1999, 2002
- KK. Monterey County Integrated Waste Management Plan
- LL. Monterey County General Plan, incorporating amendments through 1992
- MM. Monterey County General Plan Update, Draft Existing Conditions Report, 1999
- NN Monterey County General Plan Update, Draft EIR, 2002
- OO Monterey County Overall Economic Development Program, 1998
- PP Monterey County Planning and Building Inspection Department/Jones and Stokes Draft EIR for the Pebble Beach Company Del Monte Forest Management Plan, 2004
- QQ Monterey County Regional Transportation Plan and Congestion Management Plan, 2000

- RR. Monterey County Zoning Ordinance, Title 21 of the County Code⁴, 1991
- SS Monterey County Water Resources Agency
- TT Monterey County Water Resources Agency Salinas Valley Water Project and FEIR, 2002
- UU Monterey Regional waste Management District
- VV Public Resources Code s. 22000 et seq
- WW Report to the City Council on the Second Amendment of the Redevelopment Plan for the Soledad Redevelopment Project, 1998, Katz Hollis
- XX. Regional water quality Control Board – Central Coast Region Order No. 95-25
- YY Salinas Valley Solid Waste Authority
- ZZ. Soledad Union School District, School Facility Master Plan, 1994
- AAA. State of Monterey County 1999, Land Watch of Monterey County
- BBB Transportation Agency for Monterey County
- CCC Transportation Agency for Monterey County Regional development Impact Fee Nexus Study, 2005
- DDD TJKM Transportation Engineers, Traffic Study for the Soledad General Plan Update, 2005
- EEE. United States Bureau of the Census, 2000 Census of Population and Housing
- FFF United States Soil Conservation Service
- GGG United States Department of Agriculture, 1997 Census of Agriculture
- HHH. United States Department of Commerce Bureau of Labor Statistics, 2000
- III. United States Fish and Wildlife Service (USFWS), 1998. Recovery Plan for upland species of the San Joaquin Valley, California. Region 1, Portland OR.
- JJJ Vista Soledad Final Environmental Impact Report, 1994, EMC Planning Group, Inc.
- KKK. Matters of common knowledge to the Board which it considers, such as:
- The City's 1994 General Plan, including land use maps and elements thereof;
 - The text of the City's Zoning Ordinance;
 - The California Environmental Quality Act (CEQA) and the State CEQA Guidelines implementing the Act;
 - Other formally adopted policies of the City Council of the City of Soledad and County of Monterey;

IV Certification of the Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan

The City Council of the City of Soledad makes the following findings with respect to the June, 2005 Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.

A. The City Council of the City of Soledad has reviewed and considered the following documents.

- 1 Documentary and oral evidence, testimony, and staff comments and responses received and reviewed by the City Council during public hearings on the project.
- 2 Crawford Multari & Clark Associates (2005) Draft and Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.
- 3 Andaluçia Phase IV Subdivision Final Supplemental Environmental Impact Report, 1992, EMC Planning Group Inc.
- 4 Association of Monterey Bay Area Governments Regional Population and Employment Forecasts for Monterey, San Benito and Santa Cruz Counties, 1997
- 5 Brown-Buntin Associates, Typical Construction Equipment Noise Levels
- 6 California Air Resources Board, URBEMIS 2002
- 7 California Code of Regulations, Title 22, Division 4, Chapter 15 “ Domestic Water Quality Monitoring”
- 8 California Criminal profile, FBI Crime Index, 1998
- 9 California Department of Conservation, Farmland Mapping and Monitoring Program, Soil Survey of Monterey County
- 10 California Department of Finance City/County Population and Housing Estimates, 1996, 1997, 1998, 1999, 2000, 2004
- 11 California Department of Fish and Game, Natural Diversity Database for Monterey County
12. California Employment Development Department, Labor Market Information Division
- 13 California Department of Water Resources Bulletin 118, February 2004
- 14 California Department of Transportation, Sound 2000

- 15 California Energy Commission
- 16 California Integrated Waste Management Board
- 17 California Mission History, Mission Nuestra Señora de la Soledad
- 18 City of Soledad Downtown Specific Plan and Front Street Rehabilitation Plan, May 1994
- 19 City of Soledad Economic Base Analysis, 1991, Applied Development Economics
- 20 City of Soledad General Plan, 1993
- 21 City of Soledad General Plan Update Final EIR, 1993, EMC Planning Group Inc.
22. City of Soledad Impact Fee Study for Wastewater System, 1999, Hanna & Brunetti
- 23 City of Soledad Storm Drain Impact Fee Study, 1999, Hanna & Brunetti
- 24 City of Soledad Traffic Fees Cost Estimate and Schedule, 1999, Hanna & Brunetti
- 25 City of Soledad Water Impact Fee Study, 1999, Hanna & Brunetti
- 26 City of Soledad Zoning Ordinance
- 27 CMCA, 2004 Draft City of Soledad General Plan
- 28 Common Ground – Stability and Change in Monterey County, 1998
- 29 EDAW, Miravale Partnership – Hambey Property Draft Environmental Impact Report, 1999
- 30 Federal Emergency Management Agency Flood Insurance Rate Maps
- 31 Fort Ord Reuse Plan, 1999
32. Fugro West, City of Soledad Wastewater Treatment and Disposal Master Plan, January 2005
- 33 Growing the Economy: Solutions for Rural California 1998
- 34 Minnesota Pollution Control Agency, 1987, An Introduction to Sound Basics
- 35 Monterey Bay Unified Air Pollution Control District CEQA Guidelines and Clean Air Plan
- 36 Monterey County Agricultural Commissioner's Crop Report, 1997, 1998, 1999, 2002

- 37 Monterey County Integrated Waste Management Plan
- 38 Monterey County General Plan, incorporating amendments through 1992
- 39 Monterey County General Plan Update, Draft Existing Conditions Report, 1999
- 40 Monterey County General Plan Update, Draft EIR, 2002
- 41 Monterey County Overall Economic Development Program, 1998
- 42 Monterey County Planning and Building Inspection Department/Jones and Stokes Draft EIR for the Pebble Beach Company Del Monte Forest Management Plan, 2004
- 43 Monterey County Regional Transportation Plan and Congestion Management Plan, 2000
- 44 Monterey County Zoning Ordinance, Title 21 of the County Code⁴, 1991
- 45 Monterey County Water Resources Agency
- 46 Monterey County Water Resources Agency Salinas Valley Water Project and FEIR, 2002
- 47 Monterey Regional waste Management District
- 48 Public Resources Code s. 22000 et seq
- 49 Report to the City Council on the Second Amendment of the Redevelopment Plan for the Soledad Redevelopment Project, 1998, Katz Hollis
- 50 Regional water quality Control Board – Central Coast Region Order No 95-25
- 51 Salinas Valley Solid Waste Authority
52. Soledad Union School District, School Facility Master Plan, 1994
- 53 State of Monterey County 1999, Land Watch of Monterey County
- 54 Transportation Agency for Monterey County
- 55 Transportation Agency for Monterey County Regional development Impact Fee Nexus Study, 2005
- 56 TJKM Transportation Engineers, Traffic Study for the Soledad General Plan Update, 2005
- 57 United States Bureau of the Census, 2000 Census of Population and Housing

58 United States Soil Conservation Service

59 United States Department of Agriculture, 1997 Census of Agriculture

60 United States Department of Commerce Bureau of Labor Statistics, 2000

61 United States Fish and Wildlife Service (USFWS), 1998 Recovery Plan for upland species of the San Joaquin Valley, California. Region 1, Portland OR.

62. Vista Soledad Final Environmental Impact Report, 1994, EMC Planning Group, Inc.

63 Matters of common knowledge to the Board which it considers, such as.

- The City's 1994 General Plan, including land use maps and elements thereof;
- The text of the City's Zoning Ordinance;
- The California Environmental Quality Act (CEQA) and the State CEQA Guidelines implementing the Act;
- Other formally adopted policies of the City Council of the City of Soledad and County of Monterey;

B The City Council of the City of Soledad finds and certifies that the June, 2005 *Draft Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan* has been prepared and circulated as required by the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the rules governing environmental review of the City of Soledad.

C The City Council of the City of Soledad finds and certifies that the *Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan*, which is incorporated herein by this reference has been prepared and completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the rules governing environmental review of the City of Soledad.

D The City Council of the City of Soledad finds and certifies that the June, 2005 *Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan* and all related public comments and responses have been presented to the City Council.

E. The City Council of the City of Soledad has considered the information contained in the June, 2005 *Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan*, the public comments and responses previously submitted, and the public comments and information presented at the public hearings.

F All information was considered by the City Council of the City of Soledad before taking an action on the project.

G The City Council of the City of Soledad finds and certifies that the June, 2005 *Final Environmental Impact Report for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan* reflects the independent judgment and analysis of the City Council acting as lead agency for the project.

H. The City Council of the City of Soledad hereby finds and determines that implementation of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan may have a significant adverse effect on the environment.

I. The City Council of the City of Soledad hereby finds with respect to the adverse environmental impacts detailed in the Final EIR.

a. That, based on information set forth in the Final EIR, the Findings of Fact, the list of mitigation measures included in the mitigation monitoring program (Section XI.), the City Council of the City of Soledad finds and determines that changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the adverse environmental effects identified in the Final EIR for:

Visual resources	Biological resources	Geologic hazards	Noise
Traffic	Agricultural resources	Cultural resources	Hazards
Population and housing	Air quality	Public services	Flooding

b That, based on information set forth in the Final EIR and in the Findings of Fact, the adverse environmental effects related to public services (water supply), energy and demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources are significant effects which cannot be entirely mitigated or avoided if the project is approved and implemented,

c. That no additional adverse impacts will have a significant effect or will result in substantial or potentially substantial adverse changes in the environment as a result of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan.

J The City Council of the City of Soledad hereby finds and determines that:

1 All significant effects (except impacts to public services (water supply), energy and demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources) that can be feasibly avoided have been eliminated or substantially lessened as determined through the findings set forth in Section VII.,

2 Based on the Final EIR and the Findings of Fact and other documents in the record, specific economic, social and other considerations make infeasible other project alternatives identified in the Final EIR,

3 Based on the Final EIR, the Findings of Fact, and other documents in the record, the remaining unavoidable significant environmental effects of the 2004 General Plan and

Wastewater Treatment and Disposal Master Plan are outweighed and overridden by the benefits of the project as described in the Statement of Overriding Considerations.

- 4 Should the final design of projects anticipated by the 2004 General Plan and Wastewater Treatment and Disposal Master Plan have the potential to result in adverse environmental impacts that are not anticipated or addressed by the June, 2005 Final EIR, subsequent environmental review shall be required in accordance with CEQA Guidelines Section 15162(a).

V. Statement of Overriding Consideration

The Final EIR has identified and discussed significant effects which will occur as a result of buildout of the land uses and facilities contemplated by the 2004 General Plan and Wastewater Treatment and Disposal Master Plan. With implementation of the mitigation measures identified in the Final EIR, these effects can be mitigated to a level of insignificance except for impacts to public services (water supply), energy and demand for electricity, cumulative traffic impacts on regional highways, cumulative air quality, biological resources, the permanent loss of prime agricultural land, and visual resources.

Having reduced the effects of the proposed project by adopting the other mitigation measures and a program to monitor mitigation measures for certain project-related impacts, and having balanced the benefits of the project against the project's unavoidable adverse impacts, the City Council of the City of Soledad hereby determines that the benefits of the proposed project outweigh these potential unavoidable adverse impacts based on the following overriding considerations:

Project Objectives

General Plan

The City has established the following objectives for the Soledad General Plan.

In General

- Soledad's small size and character contribute to a strong sense of community shared by its residents. These characteristics should be protected and enhanced as the City's future is planned.
- Soledad's historical ties to the mission, to agriculture and the railroad should be acknowledged and reflected in plans for the City's future. Examples of how this might occur include the protection and upgrading of historical structures and the use of farming and railroad themes in redevelopment strategies for the downtown.
- The City's proximity to the Pinnacles National Monument, Monterey County's wine industry and the Monterey peninsula is viewed as an important asset. The General Plan should explore ways to capitalize on Soledad's strategic location to these amenities.

Community Form and Design

- The General Plan should strive to accommodate a year 2020 population of between 27,000 - 30,000 residents and a population of 57,000 in forty years. However, the Plan should be far-sighted and mindful of the possibility that factors at the regional, statewide and national levels may cause the City to grow beyond this population.
- The outward expansion of the City's planning area (the areas designated for urban development by the General Plan) should occur on less productive agricultural lands toward the hills rather than along the 101 freeway where the more productive soils are located. New development should be timed and located to maintain the City's compact form.

- The principal entrances to Soledad should be developed with "gateways" which announce that one has entered the City. The gateway feature constructed at the north entrance to the City should be repeated at the south entrance as well. Elements of such gateway treatments can include structures, special landscaping and signs, but should also include litter control to create a pleasing appearance. Improving the appearance of these corridors may involve a cooperative effort with the County. Gateways to the downtown should also be well marked.
- Housing development in Soledad over the past few years has accelerated considerably from previous trends. New residential neighborhoods should be designed to capture the best qualities of existing neighborhoods while providing a range of housing products that are affordable to all segments of the community. New neighborhoods contiguous to the older parts of town should build upon the existing grid pattern of streets and incorporate amenities such as parks, pedestrian and bicycle paths, and street trees.
- The City's climate is generally viewed as favorable, with warm dry summers and mild winters. However, wind blowing down the Salinas Valley is an unavoidable aspect of Soledad's weather pattern. The General Plan should acknowledge these environmental elements and consider them in its recommended policies and programs. For example, the Plan can encourage more shade trees and wind-rows, narrower streets in new residential areas, and the provision of outdoor shelter in new commercial projects.
- Recognizing that the General Plan will eventually become the basis for appropriate zoning to implement land use and design objectives, elements of the Plan should ensure that land uses near one other are compatible and that new buildings fit their context.

Agriculture

- Soledad is surrounded by productive agricultural soils. The farming environment, especially the row crops and vineyards, provide a beautiful rural context for the City that residents and visitors enjoy. Moreover, a good portion of the town's economic base is related to agriculture, both directly and indirectly. Thus, protection of agricultural activities around the City and in the region is an important consideration in planning for the City's future.
- Agricultural activities and residences can impact one another. For example, noise, dust or spraying associated with farming could adversely affect housing; in turn, complaints from residents can sometimes impede efficient cultivation practices. Therefore, the interface or boundary between agriculture and new development must be carefully considered.

Noise, Access, & Traffic

- Soledad has a quiet ambiance which should be protected in the future.
- The City's railroad right-of-way and existing street pattern limit access to land designated for commercial and industrial development at the south entrance to town. Greater access with good, clear connections to the rest of the City should be provided to these areas where possible.

- Truck routes (and truck parking) should be reviewed periodically to fit the changing dynamics of the community; to better control conflicts between trucks and other traffic and to minimize impacts on residential areas.
- In addition to automobile circulation, the General Plan must address other transportation modes such as a bicycle route system and additional transit opportunities to surrounding communities and to the prison.
- The freeway interchanges may need to be re-configured to provide more efficient access to the community

Economic Development

- While it is important to think expansively about the town's future, the Plan should be practical. An important element of this practicality is the City's financial position. Therefore, the General Plan should strive toward enhancing Soledad's fiscal resources so that the public facilities and services desired by the community can be paid for
- Efforts undertaken by the City to revitalize the downtown have had mixed success. As a result, additional work is needed to fully realize the downtown's potential and protect its historic character. In particular, it is important that the downtown cultivate a market niche that protects downtown businesses from competition with commercial development anticipated elsewhere in the City. Increased activities (such as a farmers market and other special events) and more activities in the evening (such as more restaurants and a movie theater) would help solidify the image of the downtown as a desirable place to shop, dine and visit.
- Encouraging a more diverse range of commercial uses in Soledad is important, especially increased retail opportunities for day-to-day items such as a grocery store and drug store. Large-scale, single tenant retail and/or smaller scale department stores are also desired, as well as greater variety in restaurants.
- A strong economy is important to the desirable quality of life in Soledad. Industries that provide good paying jobs and economic stability are especially valuable. The City should provide suitable locations for these types of businesses and should consider programs to actively recruit and retain such businesses. Soledad has historically accommodated the commerce and industrial needs of the surrounding agricultural area. These kinds of uses should continue to be encouraged.
- Overcrowding is an important issue facing Soledad residents. The General Plan should ensure that sufficient affordable housing is provided to meet the needs of all income groups.

Public Facilities and Services

- The cemetery is an important part of Soledad's heritage. The General Plan should encourage efforts to upgrade and beautify the cemetery

- Property maintenance is a problem in parts of Soledad. Sometimes, old cars or other items are left in conspicuous places, marring the aesthetic environment and decreasing property values. Ways to encourage or require property upkeep should be considered in the General Plan, furthermore, the Plan should encourage -- not inhibit -- continued investment in the City's residential and commercial districts. The General Plan should be sensitive to providing adequate facilities and staffing for code enforcement.
- New schools must be provided concurrently or in advance of population growth, and should be incorporated into the design of new residential neighborhoods.
- The General Plan should provide guidance with regard to the appropriate locations for different types of public facilities. Locational criteria may include the relationship of the facility to the neighborhood or area being served, good public access to the buildings or facility, the interrelationship among different public uses or functions, and the ability of public facilities to stimulate associated private development or investment.
- Better street lighting, road maintenance, storm drainage, curbs, gutters, crosswalks, and sidewalks are needed in the older parts of town.
- Accessibility to public facilities is important. Accordingly, access for handicapped persons should be provided in all public facilities. In addition, the City should continue to require new development to meet accessibility standards when reviewing and approving projects and should monitor and enforce such requirements.

Recreation

- Soledad's population is diverse, and within that diversity there remains an atmosphere of friendliness and cooperation toward the common good. This is based on a number of important factors including good schools and recreational programs for youth, active service clubs and churches, and civic involvement. The General Plan should reinforce efforts to maintain this neighborliness in a true community
- The City can also foster this valued sense of community by providing opportunities for social activities and interaction, through parks and recreational facilities, public open spaces and plazas, and by supporting community festivities and events.
- The quality of life for all residents is critically important, but enhancing the opportunities for the community's children is especially so. The General Plan should help address the needs of Soledad's youth. Examples can include coordinated City/school district planning for schools and related educational facilities; providing for adequate parks and recreational programs, encouraging a wider variety of activities for youths, planning for safe and efficient transit.
- Expanding the range of family oriented recreational facilities will be important; many people would like to see, for example, a golf course and bike trails.

Wastewater Treatment and Disposal Master Plan

- To remedy existing and long-term wastewater collection, treatment, and disposal deficiencies.
- To provide wastewater system capacity necessary to accommodate the continued development of the City as envisioned by the draft General Plan.

Achieving these long-term objectives will require additional land for urban development beyond that provided in the current (1994) General Plan, which in 2005 is 97% built out.

Regional Housing Needs

According to the State Department of Housing and Community Development, Monterey County is expected to accommodate 33,333 to 57,740 dwelling units by the year 2020, an increase of about 15,000 units over 2005. Suitable land to accommodate these units is limited by a number of factors. For example, much of Monterey County has steep terrain, containing sensitive habitat and hazardous slopes. The valley areas are rich agricultural lands due to the deposit of alluvium from rivers. These same rivers occasionally flood into surrounding areas. These geographical features have and will continue to shape the County's land use.

Additionally, Monterey County has a large percentage of land in public ownership. When these geographic features and public lands are taken into account, only a small portion of the county remains as potentially developable areas. In order for the region to meet its regional housing need additional land for housing will be needed. Meeting the City's regional need for affordable housing is an objective of the General Plan that outweighs the significant and unavoidable effects.

Jobs/Housing Balance

Meeting the City's objectives for providing a greater measure of balance between jobs and housing will require additional land suitably located to serve the needs of industrial and other job-generating land uses. This objective cannot be accomplished without additional land for urban development because existing land designated for industrial development is insufficient in area and configuration to accommodate the type and scale of job-generating land uses necessary to balance jobs and housing in Soledad (exclusive of prison jobs). The benefits of balancing jobs with housing in Soledad include:

- Reduced motor vehicle trips and trip lengths associated with home-to-work trips,
- Reduced air quality impacts from fewer trips and shorter trips lengths;
- Improved economic conditions in Soledad from the investment in local businesses to serve employees, and from employee expenditures in local restaurants, banks, grocery stores, and services;

Additional land for expansion is needed to allow for the long-term growth and development of the City and to respond to the changing needs of the City over time.

The benefits of adding more land for urban development to balance jobs and housing and to help meet the regional housing need are factors that outweigh the significant and unavoidable effects associated with implementation of the 2004 General Plan.

Discussion of Environmental Effects

Four categories of impacts are identified in the FEIR.

- Class I. Class I impacts are significant and unavoidable. To approve a project resulting in Class I impacts, the CEQA Guidelines require decision makers to make findings of overriding consideration that “ specific legal, technological, economic, social, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR. ”
- Class II. Class II impacts are significant but can be mitigated to a level of insignificance by measures identified in this EIR and the project description. When approving a project with Class II impacts, the decision-makers must make findings that changes or alternatives to the project have been incorporated that reduce the impacts to a less than significant level.
- Class III. Class III impacts are adverse but not significant.
- Class IV. Beneficial impacts.

VI. Potential Environmental Effects Which Are Not Significant

The City Council of the City of Soledad has concluded that the following effects are not considered significant.

Public Services

Impact PS-2: The increased demand on groundwater resources required to serve buildout of the City’s Plan area could potentially reduce water levels in wells serving agricultural operations in the vicinity of the City. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Supporting Evidence: Buildout of the Plan area with urban land uses as contemplated by the draft Plan will result in a small net increase in water extracted from the Forebay Sub-basin as described above. Although the depth of wells on private properties in the vicinity of the City’s Plan area is not known, the increased extraction of groundwater over time could lower the groundwater table in the vicinity of the City’s production wells which in turn could affect water levels in surrounding wells. Although the increase in future demand within the Plan area is considered small, the slight lowering of the groundwater table could limit the viability of agricultural operations that depend on this water source for irrigation. Where wells are adversely affected, the solutions include extending the well deeper into the aquifer, reducing the amount of groundwater pumping, and/or water conservation measures. This assumes current crop patterns remain as they are in 2004. The trend toward the growing of wine grapes could further reduce water demand in the vicinity of the Plan area.

Impact PS-5: **Buildout of the draft Plan will significantly increase the amount of biosolids generated by the wastewater treatment plant which in turn will impact the capacity of licensed disposal facilities. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: Sludge, also called biosolids, is produced by every wastewater treatment plant and the extent of sludge production varies with the type of plant. The City's treatment plant does not have permanent sludge handling facilities. According to the Operating Manual, sludge should be removed from the primary and secondary ponds when the aerated ponds accumulate one foot of sludge and the storage cells are full. This can be done by dredging the ponds while in service, or by taking a pond out of services and allowed to dry several months before the sludge is removed. Either way, the Manual recommends the sludge be removed once every 7 to 10 years. Since the current plant was put into operation in 1995 and the sludge has not been removed, it may be necessary in 2005 and will be necessary every 7 to ten years thereafter

Four basic disposal methods for sludge are available to treatment plant operators: disposal by sanitary landfill, land application, composting; and incineration. Land application is the utilization of sludge as a soil amendment for agricultural land, parks or disturbed land. Composting refers to the decomposition of organic wastes in sludge until a nuisance-free product is created. Composted sludge is also used as a soil amendment. Incineration involves drying and burning sludge to produce ash.

The City's Wastewater Facilities Plan recommends contracting with a licensed biosolids disposal facility to accept present and future sludge. The Monterey Regional Waste Management District operates the Monterey Peninsula Landfill and Recycling Facility which currently accepts biosolids and has sufficient capacity to accept the City's waste in the time intervals described above. In addition, the City is required to provide ongoing monitoring and reporting to the Regional Water Quality Control Board to ensure proper disposal of sludge.

Impact PS-8: **The additional industrial development accommodated by the draft Plan may necessitate specialized fire fighting and hazardous materials equipment to maintain an acceptable level of fire protection. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: The draft Plan contemplates a significant amount of additional industrial development which could be occupied by a wide assortment of industrial enterprises. The type and quantity of such businesses is unknown at this time, but it can be assumed that some portion will engage in processes that use and

store hazardous materials or engage in other activities that necessitate specialized fire fighting or hazardous materials handling equipment.

The district, by way of written agreement, has contracted with the City of Soledad for the provision of fire protection services. The current agreement was entered on September 3, 1998 with a term of fifteen (15) years. Pursuant to an ordinance adopted on April 18, 1980 the district established a "Unit of Benefits Schedule" for fire protection and related services for real property. Subsequently a \$1.25 charge for each unit of benefit was imposed. The number of units of benefit for each tax parcel has been modified over the years to meet the increased costs of providing fire protection services.

Impact PS-11. Buildout of the draft Plan will significantly increase the City's population and the demand for recreation programs. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Supporting Evidence: Buildout the draft Plan will significantly increase the City's population with a corresponding increase in the demand for recreation programs and facilities. Policies and programs of the draft Plan require public facilities and services to be in place concurrently or in advance of such development, which includes recreation programs.

Impacts PS-15: Development of the land uses contemplated by the draft Plan will increase motor vehicle use with a corresponding increase in the consumption of motor vehicle fuels. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Supporting Evidence: Buildout of the area designated for urban development will increase the physical size of the City and the number of motor vehicle trips both within the City and within the region. However, the range and location of land uses designated by the Plan are intended to capture a significant number of home-work and home-shopping motor vehicle trips by working toward a balance of jobs and housing. The incorporation of a complementary range of land uses with areas for employment, housing and shopping are intended to facilitate the use of alternate forms of transportation and promote the efficient use of energy.

Traffic

Impact T-3: Buildout of the land uses recommended by the Draft General Plan could result in traffic hazards on city streets and intersections. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Supporting Evidence: Truck traffic through the downtown has been a continuing problem, especially from trucks serving the gravel operations east of the City on Metz Road.

Because of their greater weight and size, loaded trucks have much less maneuverability and much longer stopping distance which can pose a hazard to school children as they pass by San Vicente and Gabilan Schools when children are present. To resolve this issue, the Circulation Element recommends a bypass of Downtown connecting Metz Road with Los Coches Drive with Nestles Drive and the 101 freeway (see Figure V.2-4) This route will allow trucks and other traffic to avoid downtown and the schools along Metz Road.

Impact T-4: **Buildout of the land uses recommended by the Draft General Plan will significantly contribute to the demand for bicycle and pedestrian facilities in the City's planning area. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: The draft General Plan Circulation Element establishes routes for bicycle and pedestrian circulation incorporated into the design for new neighborhoods. These will be provided concurrently or in advance of such development to meet the needs of bicyclists. Bicycle use is relatively common in Soledad as a means to get around town and to school. As the population grows as anticipated by the draft General Plan, the demand for safe, secure bicycle facilities will increase.

Moreover, one of the main objectives of the draft General Plan is to work toward a better balance between housing and employment in Soledad by providing land to support job-generating land uses. One of the potential benefits of a better balance between jobs and housing is that it makes commuting to and from work more feasible for alternate modes of transportation, including bicycles.

Impact T-5: **Buildout of the land uses recommended by the Draft General Plan will contribute to the demand for public transit serving the City's planning area. This impact is considered adverse but not significant (Class III).**

Findings: Adverse but not significant.

Supporting Evidence: As the City's population grows, transit ridership is expected to grow proportionately. As new areas develop, it will increase the demand for additional transit routes and transit facilities. When demand for services increases transit providers respond by increasing the number and frequency of transit trips to meet the increased demand.

Air Quality

Impact AQ-1: **The draft Plan accommodates a considerable increase in the City's population over the next twenty or more years which may hamper efforts to achieve and maintain federal and state air quality standards. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: A comparison of the forecasts provided in Table V.3-3 with the Medium Range of the population projections illustrated in Figure V.3-1 suggests that the draft General Plan is consistent with the projections used by the AQMP. Therefore, even though emissions will increase as a result of buildout of the various uses associated with the draft Plan, it is consistent with the AQMP and buildout is presumed to not result in a cumulative adverse impact to air quality.

Impact AQ-3: Buildout of the draft Plan will degrade the operation of intersections within the City's Plan area which may lead to CO 'hotspots' where the state or federal standard may be violated. This impact is considered adverse but not significant (Class III).

Findings. Adverse but not significant.

Supporting Evidence: Busy intersections and parking areas can concentrate CO emissions creating what are commonly known as CO hotspots. These localized areas of CO concentrations can result in health hazards if concentrations exceed the State thresholds (9 ppm 8-hour or 20 ppm 1-hour) where sensitive receptors are exposed. Land uses such as parks, hospitals, schools and convalescent homes are considered sensitive receptors.

CO Hotspots are rare, and becoming fewer as vehicle performance and fuels continue to be improved. In addition, CO computer models, because of a layering of conservative inputs, over predict CO concentrations. An investigation of carbon monoxide studies in California undertaken at UC Davis and sponsored by Caltrans concluded.

"The implications of these findings are significant for the transportation planning community and for the need to conduct transportation project-level CO analyses. California data indicate that in virtually all metropolitan areas outside Los Angeles and where the vehicle fleet meets existing and projected standards, no existing transportation facility is expected to cause a CO violation. Thus, for CO analysis purposes, any future transportation project reasonably can be compared to existing facilities in the vast majority of the state. If future transportation projects have similar sizes and characteristics as existing facilities, and the existing facilities do not cause a CO violation, it can be inferred that the planned projects, accounting for changes in background concentration, should not cause violations either. This would allow for the elimination of microscale modeling for most transportation projects. Modeling might still be necessary for projects that are larger than existing facilities or those with extraordinary characteristics, such as projects located in Calexico [where many vehicles do not meet California air standards]. These findings suggest that EPA should reevaluate the continued need for the conformity CO hot-spot analysis requirement and consider replacing the requirement for one that applies only under unusual circumstances, such as those evident at the Calexico border site. We recommend using the conformity interagency consultation process to

^a <http://aqp.engr.ucdavis.edu/Hotspot%20Modeling/CO%20Issues/COSept02AWMA.pdf>

evaluate these unusual circumstances and requiring hot-spot analyses only on a case-by-case basis.” [Emphasis added]b

Another study produced as part of the UC Davis – Caltrans Air Quality Project showed that “emissions models, such as the EMFAC7 series currently used by Caltrans and the California Air Resources Board, might be overestimating vehicular CO emissions from freeways under high speed conditions by up to 480%.” Based on these findings, buildout of the City in accordance with the draft Plan is not expected to result in CO hotspots.

The recommended polices and programs of the draft Plan (see below) are intended to maintain an acceptable level of operation at all of the City’s streets and intersections through buildout.

Impact AQ-4: Expansion of the City’s wastewater treatment and disposal capacity as contemplated by the draft Wastewater Treatment and Disposal Master Plan could result in the generation of nuisance odors. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Noise

Impact N-3: Buildout of land uses accommodated by the draft Plan will increase the exposure of people to new and existing stationary sources of noise. This impact is considered adverse but not significant (Class III)

Findings. Adverse but not significant.

Supporting Evidence: New development accommodated by the draft Plan could include industrial and other processes that generate stationary noise. The types of operations that might be developed in the City in the future is speculative at the point of general Plan adoption. However, the standards of the General Plan Noise Element would be applied at the time of site specific development to determine the significance of potential impacts and the range of appropriate mitigation.

Impact N-4: Noise from ongoing agricultural operations could periodically exceed the City’s noise standards for adjacent residences. This impact is considered adverse but not significant (Class III).

Findings: Adverse but not significant.

Supporting Evidence: Ongoing agricultural operations adjacent to existing and new residences accommodated by the draft Plan could intermittently result in noise levels exceeding the City’s goals for exposure from stationary sources. Agricultural noise impacts to the new residences would be periodic and seasonal. The

b Eisinger, D. et. al., “A Reevaluation of Carbon Monoxide: Past Trends, Future Concentrations, and Implications for Conformity ‘Hot Spot’ Policies” Journal of the Air & Waste Management Association. Vol. 52 page 1024 September 2002. (reproduced in Appendix B at page B-6)

agricultural operations are not anticipated to cause more than 60 Ldn on the adjacent residential neighborhoods.

Flooding, Drainage and Water Quality

Impact W-5 **The increase in impervious surfaces could adversely affect groundwater recharge. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: A substantial increase in impervious cover (e.g., structures, roads, and parking lots) could reduce the quantity of rainfall and/or irrigation water that infiltrates into the subsurface and recharges the shallow aquifer. Buildout of the area designated for urban development by the draft Plan would not be expected to result in a significant impact to groundwater recharge for two reasons: 1) the project area is small relative to the size of the groundwater basin, which is largely undeveloped, and 2) features included in the project design, including the conveyance of storm water to natural drainage courses, would to some degree offset the reduced infiltration that would occur in those areas covered by impervious surfaces.

The project area covers approximately 3,800 acres. The Forebay Aquifer Sub-basin of the Salinas Valley Groundwater Basin, which underlies the project area, covers an area of 94,000 acres. The entire project area represents approximately 4 percent of the surface area of the groundwater sub-basin.

Impact W-6 **Improvements contemplated by the draft Wastewater Treatment and Discharge Master Plan and resulting treatment plant expansions could impair groundwater beneficial uses or quality. This impact is considered adverse but not significant (Class III)**

Findings: Adverse but not significant.

Supporting Evidence: Beneficial uses of the groundwater aquifer in the Forebay Sub-basin are municipal and domestic supply, industrial process supply, industrial service supply, and agricultural supply. The most stringent water quality criteria for these beneficial uses are for drinking water sources. The primary contaminants of concern associated with effluent from wastewater treatment plants are coliform and nitrogen compounds.

Water quality monitoring and effluent sampling also show that treated effluent from the plant reduces the concentrations of salinity and nitrogen in the groundwater by dilution. The character of the treated effluent discharged from the expanded wastewater treatment facility is expected to be better than the existing effluent because of the introduction of tertiary treatment (see Chapter V 1, Public Services), and is therefore expected to meet coliform and nitrogen objectives, and to continue to dilute salinity concentrations in the groundwater

Upon completion of the recommended improvements to the wastewater treatment plant recommended by the Wastewater Treatment and Disposal Master Plan, treated effluent is expected to meet Title 22 water quality standards as defined by Chapter 4 of the California Code of Regulations. Water meeting these standards may be used for irrigating landscaping, and can be applied to certain crops so long as the water is not applied directly to the edible portion but is allowed to be taken up into the plant through its roots. For example, irrigation of orchards, sod farms, golf course irrigation is allowable, but spraying on row crops is not allowed.

As discussed in Chapter V 1 – Wastewater Collection, Treatment and Disposal, the City obtained a revision to its Waste Discharge Requirements from the RWQCB. In doing so, the City was required to prepare and submit a Report of Waste Discharge as part of the application process to revise the WDRs. The Report describes the type and quantity of the proposed discharge, and includes a complete characterization of the constituents and the discharge concentration of each constituent. Because the City's expanded plant is required to comply with the revised WDRs, implementation of Wastewater Treatment and Discharge Master Plan is not expected to unreasonably impact the beneficial uses or quality of the groundwater.

Impact W-7 **The proposed change in land use at the project area could affect regional groundwater quality. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: It is possible that buildout of the land uses contemplated by the draft General Plan, while adequately mitigating project site-related water quality impacts, could contribute to regional groundwater quality degradation. In particular, urban land uses would contribute salt loading to the basin by allowing the application of irrigation water to residential and commercial landscaping (and other incidental uses). However, relative to existing salt and nitrate loading associated with agricultural production, it is estimated that buildout of the urban uses designated by the draft Plan would reduce total salt and nitrate loading.

It is expected that the rate of fertilizer use for residential and industrial landscape maintenance would be substantially less than for agriculture. In addition, it is likely that some pesticides and herbicides would be applied to the landscaped areas. However, relative to the existing conditions, in which substantial quantities of pesticides and herbicides are applied to the agricultural fields on a regular basis, the chemical use associated with urban development is expected to be reduced. Thus, the buildout of the Plan area with urban uses would likely result in a reduced impact to regional groundwater quality associated with pesticide and herbicide use.

Impact W-8 **Expanded rapid infiltration basins in the vicinity of the wastewater treatment plant as envisioned by the Wastewater Treatment and Disposal Master Plan will increase the potential for the degradation of surface water quality in the Salinas River resulting from a spill or failure of the basins. This impact is considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: The Wastewater Treatment and Disposal Master Plan calls for the construction of up to 470 acres of additional rapid infiltration basins in the vicinity of the existing treatment plant and/or near the existing Salinas Valley Prison disposal basins. In the event of a failure or overflow of one or more basins, the treated wastewater could spill into the Salinas River temporarily degrading surface water quality

It should be noted that implementation of the Wastewater Treatment and Disposal Master Plan will add tertiary treatment to the plant which is expected to result in effluent meeting Title 22 water quality standards set by the State Department of Health Services. Water treated to Title 22 standards is suitable in quality for use as landscape irrigation and may be used to irrigate crops, so long as the treated water is not applied directly to the crop but is allowed to be taken up by the plant roots. Accordingly, a spill of this quality water into the Salinas River will degrade the current water quality, it is not expected to adversely affect biological resources or other beneficial uses of the river

Biological Resources

Impact BIO-5: **The conversion of agricultural land to urban uses within the Plan area may restrict the east-west movement of animals from the hills to the west across the Salinas Valley This impact is considered adverse but not significant (Class III).**

Findings: Adverse but not significant.

Supporting Evidence: Major animal movement corridors in the vicinity of the planning area include the Salinas River, and its tributary waterways such as the Arroyo Seco. The Arroyo Seco has been identified as an important movement corridor for animals from the hills to the valley floor and from one side of the valley to the other The Arroyo Seco waterway joins the Salinas River at Soledad, therefore, it is reasonable to assume that animals crossing the valley from this location are currently diverting north or south of the city along the River Development accommodated by the draft Plan will not directly affect these movement corridors; however, the conversion of agricultural land to urban uses could further limit wildlife movement from east to west across the Valley

Impact BIO-6: **Buildout of the Plan area with urban uses will result in long-term indirect impacts associated with increased urbanization, including light, noise, pets, traffic, and other effects of increased human presence. These impacts are considered adverse but not significant (Class III).**

Findings. Adverse but not significant.

Supporting Evidence: In addition to direct physical impacts on the environment, the presence of development and people has any number of indirect impacts, including light from housing, commercial buildings and streets, and predation from domestic animals.

This can be of particular concern as development approaches the eastern foothills. The General Plan includes standards for lighting and provision of open space for development in hillside areas. Moreover, the existing industrial agricultural operations in the area are currently a source of noise and traffic and have largely subdued the natural vegetation in the area. Impacts are considered significant, but mitigated by policies in the General Plan.

Agricultural Resources

Impact A-4: **Development of land designated for urban development by the draft Plan, including the potential Highway 146 bypass, may hasten the early cancellation of Land Conservation Act Contract 73-26, 71-40 and others in the area. This impact is considered adverse but not significant (Class III).**

Findings: Adverse but not significant.

Supporting Evidence: The expansion of urban development onto agricultural lands surrounding those encumbered by Land Conservation Act contracts may hasten the removal of those properties from the contract. The City's Plan area includes one LCA property. To date (2004), the owners have not filed for non-renewal of the contract. However, as urban development expands outward from the City the pressure to cancel the contract or file for non-renewal will increase. It should be noted that the loss of productive agricultural land is considered an unavoidable and adverse impact (see above). Over time the draft Plan anticipates that all properties within the Plan area will be converted to an urban use, including the property governed by contract 73-26.

Impact A-5: **The acquisition of portions of agricultural parcels for infiltration basins may hasten the early cancellation of Land Conservation Act Contracts affecting properties in the vicinity of the wastewater treatment plant. This impact is considered adverse but not significant (Class III).**

Findings: Adverse but not significant.

Supporting Evidence: As shown on Figure V.8-2, several properties on the west side of Highway 101 in the vicinity of the wastewater treatment plant are governed by active Land Conservation Act contracts. Should the City acquire portions of these properties for the development of rapid infiltration basins, it would remove the City's portion from the contract. However, the LCA contract would remain in effect on the balance of the property in private ownership.

Visual Resources

Impact V-2 **Grading and construction activities and the storage of construction materials may be visible from public vantage points. This impact is considered adverse but not significant (Class III).**

Findings: Adverse but not significant.

Supporting Evidence: Short term impacts associated with construction activities associated with land uses accommodated by the draft Plan would include grading of sites and the storage of construction equipment and vehicles. These activities would temporarily affect the scenic variety, visual sensitivity, and visual condition of the City in specific locations. This impact is considered adverse but not significant.

Housing and Population

Impacts PH-1 Continued development of the City as contemplated by the draft Plan will result in considerable additional housing and population growth which in turn could affect the supply of affordable housing and the relationship between jobs and housing. This impact is considered adverse but not significant (Class III).

Findings. Adverse but not significant.

Supporting Evidence: The Draft General Plan provides land in a range of residential densities to accommodate projected housing demand and population growth through the year 2020. The Draft Plan is consistent with, and builds upon, the adopted Housing Element and provides opportunities for a better balance of jobs and housing. Among the indirect effects associated with housing and population growth are conversion of agricultural land for urban development, increased traffic with associated air quality impacts, and increased demand for public services and facilities. These indirect impacts are discussed and mitigated in the topical sections of the DEIR.

VII. Potential Significant Effects Which Have Been Mitigated to A Level of Insignificance

The City Council of the City of Soledad has concluded that the mitigation measures identified in the Mitigation Monitoring Program (Section XI.) will result in substantial mitigation of the following effects and that these effects are not considered significant or they have been mitigated to a level of insignificance.

Public Services

Impact PS-3: Buildout of the area designated for urban development will require the expansion and extension of water storage and distribution infrastructure to accommodate the level of development anticipated. This impact is considered significant and adverse (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Buildout of the Plan area as contemplated by the draft Plan will require the expansion and extension of water supply infrastructure. Accordingly, policies and programs of the draft Plan recommend preparation of capital improvement plans to identify these improvements and funding, and require adequate capacity for services to be in place concurrently or in advance of such new development. Moreover, projects associated with the expansion of infrastructure capacity will in turn be subject to project-specific environmental review

Impact PS-4: The draft Plan designates some 2,750 acres for urban expansion beyond the area currently served by the City's wastewater collection and treatment systems. Serving this area will require considerable expansion of infrastructure capacity for collection, treatment and disposal. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Mitigation Provided by the Wastewater Treatment and Disposal Master Plan

Immediate Actions to Be Taken To Avoid A Spill to the Salinas River
Enforce Urgency Ordinance No. 612 that established a moratorium on the issuance of building permits requiring sewer connections.
Raise road levies at wastewater treatment plant between basins 6 and 7, and between basins 4 and 5
Complete prison wastewater facility emergency discharge CEQA process.

Obtain CDC approval to temporarily discharge at prison disposal site with commitment to negotiate long-term use.

Obtain Regional Board interim approval for the City to discharge up to 1.1 MGD to the prison abandoned disposal site while a long term site use agreement can be negotiated between the City and the State so that a permanent request of wastewater discharge can then be processed.

Rehabilitate the Prison WWTP treatment and disposal site.

Divert part of prison wastewater flow to prison wastewater facility in order to be able to operate the existing City wastewater facility at an onsite disposal rate of approximately 2.5 MGD

Actions to Be Taken Immediately to Remedy Existing Wastewater Disposal Deficiencies

Adopt Wastewater Treatment and Disposal Master Plan.

Provide the Regional Board a copy of the Master Plan and request approval to discharge temporarily at the prison abandoned wastewater treatment site.

Request the California Department of Corrections (CDC) to enter into an agreement with the City to allow the City to temporarily discharge to the prison abandoned wastewater disposal site.

Obtain RWQCB approval for the City to discharge up to 1.1 MGD to the prison abandoned disposal site on a temporary basis while a permanent request of wastewater discharge is being processed.

Complete restoration maintenance at the prison abandoned disposal site.

Connect aerators and install pond circulators.

Divert 1.1 MGD of the prison flow to the prison abandoned disposal site.

Operate the existing City facility site at a disposal rate of approximately 2.5 MGD

In summary, mitigation of existing disposal deficiency is accomplished by diverting up to 1.1 million gallons per day to abandoned prison disposal site and limiting flow to the existing City facility to no more than 2.5 million gallons per day

Actions to Be Taken to Remedy Existing Treatment Plant Capacity Deficiencies

Complete process to mitigate existing plant disposal deficiency

Install equipment that will enable plant operators to achieve Title 22 reclamation quality effluent at both WWTP sites:

12 Pond Circulators and Telemetry to modify Operation of Aerators

Phase 2. Renovate the CDC wastewater facility and divert 1.1 mgd of the CDC wastewater flow to that facility, thus providing ability to provide maintenance for City disposal basins.

Phase 3 Install 5.5 MGD Secondary Effluent Filter Pump Station, 5.5 MGD Continuous Backwash Filter System (Including influent channel, flash mix/flocculation, chemical feed, and compressed air systems if needed), and 5.0 MGD Concrete Channel Ultra-Violet Disinfection System.

The Wastewater Facilities Master Plan includes expansion of the City's wastewater facilities to accommodate growth as outlined in the City General Plan.

The City desires to lease the Prison Abandoned WWTP, with option to renovate and purchase the facility. This would enable the City to reduce flow to the City's WWTP by diverting prison wastewater flow to the CDC wastewater facility. The results would be immediate availability of capacity at the City WWTP and ability to perform more effective maintenance of the disposal basins. The master plan envisions various alternatives described as phases. Costs of land acquisition and costs of constructing infrastructure on sites acquired have not been estimated.

Impact PS-6: Buildout of the City as contemplated by the draft Plan will increase the need for fire fighting personnel and equipment. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5.11, 7.1 through 7.9, 9.4 through 9.7, 4.1 and 4.2

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence Assuming the same ratio of 1.6 fire fighters per 1,000 residents is maintained into the future, buildout of the draft Plan will generate the need for additional firefighters as follows:

46,000 additional residents X 1.6 per 1,000 residents = 8 total fire fighters

The above referenced policies of the draft General Plan require public facilities and services to be in place concurrently or in advance to new development, including facilities and personnel for fire protection.

Impacts PS-7: Buildout of the draft Plan will require additional fire protection facilities and equipment to maintain an acceptable response time. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies S-1 through S-40, HZ-9 through H-11, Programs 5.11, 7.1 through 7.9, 9.4 through 9.7, 4.1 and 4.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: The above referenced policies of the draft General Plan require public facilities and services to be in place concurrently or in advance to new development, including facilities and personnel for fire protection.

Impact PS-9: Buildout of the City as contemplated by the draft Plan will increase the need for police protection personnel and equipment. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5.11, 7.1 through 7.9, 9.4 through 9.7, 4.1 and 4.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: The above referenced policies of the draft General Plan require public facilities and services to be in place concurrently or in advance to new development, including facilities and personnel for police protection.

Impact PS-10: Buildout of the draft Plan will significantly increase the City's population and the demand for parkland. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence Assuming a buildout population of 57,000 non-prison residents, to achieve the desired ratio of four acres of parkland per 1,000 residents will require a total of:

$$57,000 \times 4.0 \text{ acres per } 1,000 = 228 \text{ acres of parkland at buildout}$$

The City currently has 24 8 acres of useable parkland which means that buildout will require an additional 203 acres to achieve the desired ratio. The above referenced policies and programs of the draft General Plan seek to achieve a ratio of parkland to population of five acres per 1000 residents through buildout, which will mitigate the impact associated with parkland demand.

Impact PS-12: Buildout of the draft Plan will accommodate about 11,539 additional dwelling units which in turn are expected to generate additional school aged children. The number of new households and associated students will significantly increase the demand for school facilities. This impact is considered significant and adverse (Class II).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Late in 1998, the governor signed into law Senate Bill 50, otherwise known as the Leroy R. Greene School Facilities Act of 1998 (Government Code Section 65995 et seq.). The intent of SB50 was to establish once and for all the obligations of developers and local governments with respect to the mitigation of school facilities impacts associated with new development. To that end, SB50 appears to greatly limit the responsibilities of local government when deciding land use matters by establishing a strict formula prescribing the financial obligations of developers of projects that may impact the demand for school facilities.

Previous case law (the Mira-Hart-Murrieta-Goleta cases) supported the notion that, under certain circumstances, local governments still had an obligation under the California Environmental Quality Act (CEQA) to exact additional mitigation from developers beyond the State-sanctioned school impact fees as a way to “fully mitigate” school impacts from new development. SB50 now appears to extinguish this line of reasoning by substituting more precise language in the school impact fee statute that says, in effect, that local governments may require the payment of the statutory fee, only Unless and until the provisions of SB50 are litigated (almost all previous attempts to revise the school impact fee statute has been challenged in court) the City’s responsibility ends where the developer is required to pay the fee to the school district.

The above referenced policies of the draft General Plan require public facilities and services to be in place concurrently or in advance to new development, including school facilities.

Impact PS-13

Buildout of the draft Plan will result in the generation of additional solid waste which will adversely impact the capacity of landfills serving the City and surrounding cities. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings.

The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence:

Although the increase in the total amount of solid waste contributed to each facility by Soledad at buildout is significant, the percentage of remaining capacity consumed at each disposal facility remains small. However, this does not account for the cumulative contribution of the other jurisdictions using these facilities.

The Salinas Valley Solid Waste Authority is currently undertaking a program of capacity expansion for facilities serving the lower Salinas Valley, including Soledad. The Authority is examining four different scenarios to provide for the solid waste disposal needs of its member jurisdictions for approximately 70 years. Three different landfill sites (Crazy Horse Sanitary Landfill, Johnson Canyon Road Landfill, and Jolon Road Landfill) are included in these scenarios, as well as five potential transfer station/materials recovery facility (TS/MRF) sites in the Salinas area, and two potential transfer station/recyclable centers (TS/RC) in the King City area. The Lewis Road Landfill is not considered in any scenario for contribution to the Authority’s long-term disposal capacity needs. The Lewis Road Landfill has a very limited site life, with no reasonable potential for significant expansion. Any one of the following four scenarios or subset thereof could be selected as the proposed Project:

Scenario 1 Long Term Disposal Capacity Provision Through Crazy Horse Sanitary Landfill Vertical Expansion and Johnson Canyon Road Landfill Full Expansion,

Scenario 2 Long Term Disposal Capacity Provision Through Crazy Horse Sanitary Landfill Vertical Expansion, Jolon Road Landfill Full Expansion and Johnson Canyon Road Landfill Tonnage Increase;

Scenario 3 Long Term Disposal Capacity Provision Through Johnson Canyon Road Landfill Reduced Expansion and Jolon Road Landfill Reduced Expansion, and

Scenario 4 Long Term Disposal Capacity Provision Through Crazy Horse Sanitary Landfill Vertical Expansion, Johnson Canyon Road Landfill Reduced Expansion and Jolon Road Landfill Reduced Expansion.

An environmental impact report was prepared in 2002. As a result of this process, the Board of Directors adopted a program that provided for expansion of the available capacity at the Crazy Horse Landfill and good faith efforts to find a new landfill site, with assistance from an Ad Hoc Solid Waste Disposal Facility Task Force (Task Force) composed of Board Members and representatives of various concerned groups. The program also provided for expansions at Johnson Canyon and Jolon Landfills, which could be utilized until the supplemental landfill capacity was identified, acquired, permitted and constructed. The Task Force was directed to meet monthly and conduct an in-depth review of potential waste disposal sites to determine if any could be feasibly developed to supplement the capacity of the existing landfills in the Salinas Valley for at least 35 years. The City of Soledad is represented on the Task Force which consists of elected officials and members of the public.

A landfill siting study was completed in February 2004 which recommended the location of a new landfill disposal region south of King City and from Highway 101 to the eastern Monterey County line within which a future landfill disposal site is to be located.

By pursuing the expansion of existing facilities and the location of a new disposal site, the SVWA intends to meet the future demand for waste disposal for Salinas Valley cities, including Soledad.

Impact T-2: Buildout of the land uses recommended by the Draft General Plan will adversely affect the operation and level of service of the two freeway interchanges serving the City. This impact is considered significant and adverse (Class II).

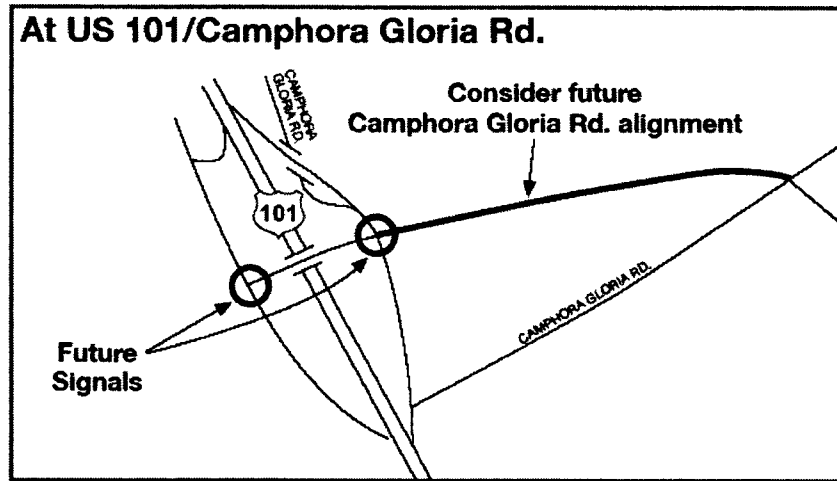
Mitigation Measures. Policies T-1 through T-37, Programs 5.1 through 5.24

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence. One of the constraints to continued development of the City relates to the two freeway interchanges serving the City. The three interchanges that serve Soledad are operating fine for the low traffic volume that it currently serves. However, there are some inherent operational and access deficiencies. For example,

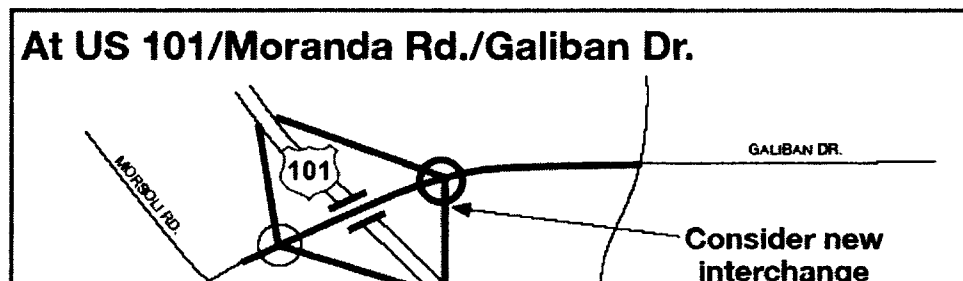
1 US 101/Camphora Gloria Road - The current interchange provides an overpass at US 101 and consists of a long northbound off-ramp that tees into Camphora Gloria Road. Going southbound, the interchange provides for a short "button hook" off-ramp that tees into Sillman Road. Sillman Road leads to the overpass and eventually becomes the southbound on-ramp to US 101

It is anticipated that both of the overpass intersections would need signalization. In addition, realignment of Camphora Gloria Road with the overpass intersection should also be considered.

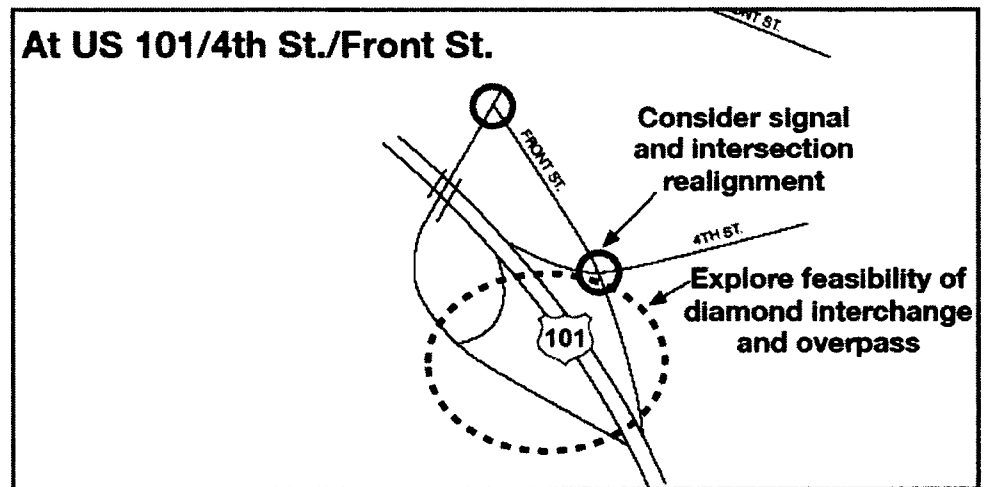


2. US 101/Moranda Road/Galiban Drive - currently the northbound and southbound ramps are split approximately a mile apart. The northbound on/off-ramps are short button hook ramps that tee onto Moranda Road. The southbound on/off-ramps is located approximately a mile to the north of the northbound ramp. To access this ramp, traffic needs to drive below an underpass and is therefore not very accessible.

TJKM proposed a future study that looks into the feasibility of consolidating the northbound and southbound on/off-ramps into a diamond interchange with an overpass that will be aligned with the future extensions of Galiban Drive. Such a reconfiguration will more directly serve future traffic on the north side of town and will vastly improve the traffic operations at the interchange.



3 US 101/Fourth Street interchange – there is no freeway overpass, so southbound off-ramp or northbound on-ramp traffic are required to take the long loop ramp to access the freeway. Operationally, southbound off-ramp traffic with a destination to the south of Front Street would be required to either traverse the entire length of Front Street or cut through one of the neighborhood arterials that parallel Front Street. Consequently, it is expected that a lot of this traffic would unnecessarily clogged-up Front Street or cut-through some of the residential arterial streets in the future buildout scenario.



Future improvements such as signals will be required at the northbound off-ramp and for southbound traffic at Front Street. Due to the short distance between US 101 and Front Street, it is unclear if it is feasible to provide a diagonally angled freeway overpass so that a diamond interchange could be constructed. A study to explore this alternative would be useful.

Noise

Impact N-1: Noise associated with construction activities may adversely impact nearby noise-sensitive uses. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies N-1 through N-5, Programs 10.1 and 10.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Construction activities would temporarily increase the overall ambient noise levels within and surrounding the construction site. Onsite excavation and construction operations would require the use of track-type tractors, motor graders, wheeled loaders, haul trucks, scrapers, cranes, a backhoe loader, and excavators. Construction noise levels would fluctuate depending upon the construction phase, equipment type and duration, and the location of onsite operations in relation to existing structures.

Total estimated construction-related noise from all sources is summarized in Table V 4-4 for various reference distances from a construction site. An attenuation rate of 6 dBA is assumed for each doubling of distance from the source. The estimates represent a composite of total noise generated by a typical range of construction activities, accounting for deliveries, construction worker vehicle trips and other construction-related vehicles that travel to and from the site. Table V 4-3 suggests that sensitive receptors within 3200 feet of the source will be subjected to temporary and intermittent noise that exceeds the City standard of 60 dBA for outdoor activity areas.

Table V 4-4 Estimated Noise Levels From Construction					
Construction Phase	Noise Levels Leq (dBA) without Noise Attenuation Controls				
	200	400 feet	800 feet	1600	3200 feet
Site Preparation	79	73	67	61	55
Foundation	89	83	77	71	65
Structure and Finish	82	76	70	64	58

Source: US EPA (1971) and CM Harris (1991)

Policies and programs of the draft General Plan cited above require mitigation of construction-related activities that may include the installation of noise barriers and the management of noise generating machinery

Impact N-2: Noise associated with motor vehicle traffic generated by the development of land uses accommodated by the draft Plan will increase, which may result in the exceedence of the standards described in Table V.4-1 adjacent to the roadway. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies N-1 through N-5, Programs 10.1 and 10.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence Buildout of the draft Plan will result in a substantial increase in traffic on existing and proposed roadways in the project vicinity. The new traffic throughout the area would be part of generally increased noise from increased activity eventually replacing the existing, rural noise environment with one that would seem more suburban. Existing residences would experience gradually increased traffic noise as the development proceeds.

The estimated increase in noise levels along selected roadways at buildout is provided in Table V 4-4. Compared with existing conditions, growth in traffic noise will occur regardless of development accommodated by the draft General Plan. Compared to future conditions that would occur without the project, the draft General Plan would cause substantial traffic noise increases (i.e., greater than a 3 dB change) on existing and planned roadways serving the planning area. Existing homes along these roadways would experience a recognizable increase in traffic noise.

Table V 4-4 provides a reasonable worst-case prediction of noise levels and the distances necessary to achieve the planning criteria of either 60 or 65 Ldn. Contour distances presented in Table V 4-4 do not account for obstructions that may interrupt the line-of-sight between a receptor and the passing traffic. Only attenuation by distance is considered in the predictions. Thus at locations where a building is between the receptor and the roadway, noise levels could be as much as 5 dBA less than shown in the table. The noise levels include assumptions about the vehicle mix based on information available in 2004. Distances to future noise contours in Table V 4-4 are from the centerline of the roadway.

TABLE V.4-5: EXISTING AND FUTURE NOISE LEVELS			
Source	Buildout Right of Way Width (feet)	Distance From Centerline to 65 dB In 2004 (feet)	Distance From Centerline to 65 dB At Buildout (feet)
Railroad	200	630	600
Highway 101	500	325	600
Camphora-Gloria Road	84	> 1000	200
Metz Road	84	250	110
Front Street	84	250	120
East Street	84	250	100
West Street	60	200	100
San Vicente Road	84	>200	110
Gabilan Drive	84	>200	76
Monterey Street	60	200	72

Source: Sound 2000, and CMCA

Notes:

1. Based on traffic volumes at buildout (see Chapter V.2-- Traffic and Circulation).
2. Assumes no physical barrier between noise source and receptor.

As Table V 4-4 shows, properties along several of the City's arterial and collector roadways will be exposed to noise levels that exceed the City's standards for residential yard areas, in the absence sound attenuation such as a sound wall or earthen berm.

Implementation of the policies and programs of the draft General Plan will achieve the recommended noise standards along roadways.

Geology and Geologic Hazards

Impacts GEO-1: A major earthquake on the San Andreas faults could produce ground accelerations of 0.15g to 0.7g within the Plan area, resulting in damage to structures and a potential safety hazard to occupants of such structures. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies C/OS-7, C.OS-8, C/OS-9, HZ-5 through 8, S-12 through S-19; Program 9.2

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: The San Andreas Fault lies some thirteen miles east of the City and has produced some of the largest earthquakes in California history. A major seismic event associated with this fault could result in significant damage to structures and

public infrastructure within the Plan area. Earthquakes of such intensity have the potential to destroy unreinforced masonry structures and cause general damage to some well-built wooden structures and foundations.

Major seismic events cannot be predicted. Therefore, the approach favored by public safety officials is to plan for their eventuality through a combination of emergency preparedness and the application of earthquake-resistant building codes such as those provided in the Uniform Building Code.

Impact GEO-2: **Portions of the Plan area may be subject to landslides and/or slope failure. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures. Policies C/OS-7, C.OS-8, C/OS-9, HZ-5 through 8, S-12 through S-19; Program 9.2

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: The Plan area includes a portion of the foothills of the Gabilan Range which contain slopes of twenty percent and more. The Land Use Diagram of the draft Plan designates areas above 400 feet elevation as Open Space where urban development is not permitted. Nonetheless, areas below this elevation could be subject to landslide and/or slope failure.

The above referenced policies and programs of the draft General Plan, among things, prohibits development in areas subject to geologic hazards and requires implementation of the Uniform Building Code to address stability of slopes.

Impact GEO-3: **Development activities associated with the various land uses contemplated by the draft Plan have the potential to result in soil erosion. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures: Policies C/OS-7, C OS-8, C/OS-9, HZ-5 through 8, S-12 through S-19; Program 9.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Construction activities will involve grading, excavation, and fill, all of which will expose soils to wind, water and other eroding elements. Policies and programs of the draft General Plan require compliance with the National Pollutant Discharge Elimination System (NPDES), among others, which will reduce potential erosion and sedimentation impacts to a less than significant level.

Impact GEO-4: **Construction and renovation activities associated with the Wastewater Master plan could result in erosion and sedimentation. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures. Policies C/OS-7, C.OS-8, C/OS-9, HZ-5 through 8, S-12 through S-19; Program 9.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence. Construction activities will involve grading, excavation, and fill, all of which will expose soils to wind, water and other eroding elements. Policies and programs of the draft General Plan require compliance with the National Pollutant Discharge Elimination System (NPDES), among others, which will reduce potential erosion and sedimentation impacts to a less than significant level.

Flooding, Drainage and Water Quality

Impact W-1 **Buildout of the land uses designated by the draft Plan will increase the amount of impervious surfaces within the City's Plan area, thereby increasing the volume and velocity of runoff, and the potential for erosion and sedimentation in the Salinas River and its tributaries. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures. Policies S-12 through S-19; HZ-1 through HZ-4, Programs 9.1 and 9.2

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Buildout of the draft Plan will involve the construction of streets, parking and driveways, sidewalks, and buildings. All of these impervious surfaces will increase the amount and velocity of runoff leaving the Plan area to surrounding drainage systems, which in turn could accelerate erosion of the soils at the project site. This is considered a significant adverse impact unless mitigated.

Degradation of water quality in the Salinas River could occur from increased sediment load caused by erosion and from heavy metals and other hazardous substances washed from streets and parking lots. Silt and sediment loads are deposited by storm water anywhere the water velocity slows. This might occur naturally in pools of the River or at culvert entrances or outlets. Silt and sediments accumulating at these points could adversely affect river habitat and the capacity of the river to carry runoff.

Policies and programs of the Draft General Plan cited above require the preparation of a storm drainage master plan and capital improvement plan concurrently or in advance of new development to address the potential impacts on storm drainage.

Impact W-2 **Heavy metals and other hazardous materials washed from the surface of parking lots and roadways constructed within the Plan area could enter natural drainage courses such as the Salinas River during a rainstorm. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures. Policies S-12 through S-19; HZ-1 through HZ-4, Programs 9.1 and 9.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence When the extent of development exceeds five acres, a Stormwater Pollution Prevention Plan (SWPPP) is required which will further reduce the significance of potential impacts associated with hazardous materials in surface runoff. In addition, policies and programs of the Draft General Plan cited above require the preparation of a storm drainage master plan and capital improvement plan concurrently or in advance of new development to address the potential impacts on storm drainage.

Impact W-3 Construction activities could result in the release of oil, engine fuel and other toxic substances into the Salinas River or its tributaries, adversely affecting water quality. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies S-12 through S-19; HZ-1 through HZ-4, Programs 9.1 and 9.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Policies and programs of the Draft General Plan cited above require the preparation of a storm drainage master plan and capital improvement plan concurrently or in advance of new development to address the potential impacts on storm drainage.

Impact W-4 Buildout of the land uses designated by the draft Plan may expose people and property to the periodic effects of flooding. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies S-12 through S-19; HZ-1 through HZ-4, Programs 9.1 and 9.2

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Portions of the Plan area may be subjected to the effects of flooding during severe storm events. Natural and human-made drainages serving the City (Figure V.6-2) have experienced flooding in recent years which has compelled the City to undertake a program of flood control and storm drain measures. Policies and programs of the Draft General Plan cited above require the preparation of a storm drainage master plan and capital improvement plan concurrently or in advance of new development to address the potential impacts on storm drainage.

Biological Resources

Impact BIO-1. Buildout of the Plan area with urban uses could result in the permanent conversion of 3,500 acres of agricultural land to urban use. This land may

provide suitable foraging habitat for certain special status animal species, and uncultivated areas could contain sensitive plant species. The permanent loss of this habitat is considered significant unless mitigated (Class II).

Mitigation Measures. Policies C/OS-7 through C/OS-12, Policies C/OS-17 through C/OS-21 Programs 8 7 and 8.8

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence The plan proposes the conversion of actively farmed irrigated agricultural land to urban development, with housing, maintained landscape, and roads. Most of the land proposed for conversion is currently farmed in a conventional, large-scale, intensive manner; therefore, it does not provide intact natural habitat for plants or animals. However, the land and its fringes do provide foraging habitat for animals. Areas where land has not been worked in recent years or where vegetated areas or fringes are left in their natural state may provide suitable conditions for certain sensitive plants. Diminishment of available foraging area and habitat available for sensitive plants may adversely affect a number of sensitive species. Assessment of the presence/absence of sensitive plants and animals is required prior to development; significance of impact and levels of mitigation required are assessed by regulatory agencies such as the DFG and USFWS. Although implementation of the plan will result in the conversion of a large acreage of currently open land, the value of that land for wildlife and plant species is low overall, due to intensive agricultural practices throughout the area.

Impact BIO-2: Construction activities could result in a number of temporary impacts, including, but not limited to, disturbance of special status plant or animal species (nesting raptors, burrowing owls, etc.), increased erosion potential, and noise, particularly along the Salinas River and its tributaries, and the foothills. This impact is considered significant unless mitigated (Class II).

Mitigation Measures: Policies C/OS-7 through C/OS-12, Policies C/OS-17 through C/OS-21 Programs 8 7 and 8.8

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Construction activities within the Plan area have the potential to result in a number of temporary impacts to wildlife and plant species, both direct and indirect. These include removal of vegetation, grading, excavation, and noise from equipment. The severity of these potential impacts will be assessed as specific projects are proposed.

Impact BIO-3. Urban development in the planning area could adversely impact riparian habitat by increasing impervious surfaces, accelerating erosion and input of sediments and pollutants. These impacts are considered significant unless mitigated (Class II).

Mitigation Measures: Policies C/OS-7 through C/OS-12, Policies C/OS-17 through C/OS-21 Programs 8.7 and 8.8

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Development of land uses accommodated by the draft Plan will not result in direct impacts to the Salinas River, the major riparian system in the area. The draft Plan continues to designate land within the River's floodplain as Open Space. However, development will substantially increase the percentage of impervious surfaces within the planning area, and may alter smaller hydrologic systems in the planning area. Impervious surfaces increase the volume and rate of runoff experienced at a given location. Increases in the volume and rate of runoff at a specific point can induce erosion of banks and channels, uprooting or smothering vegetation or riparian life. Particular attention must be paid to stormwater infiltration mechanisms as the community builds. Policies and programs of the Draft General Plan cited above require the preparation of a storm drainage master plan and capital improvement plan concurrently or in advance of new development to address the potential impacts on storm drainage.

Agricultural Resources

Impact A-3: The expansion of urban uses contemplated by the draft Plan will increase the potential for incompatibility between urban uses and agricultural operations. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies C/OS-1 through C/OS-8 Programs 8 7 and 8.8

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Agricultural operations generate noise, dust and odors that may be considered a nuisance to nearby land uses. Much of the area designated for urban expansion by the draft Plan is intended for residential development. Policies and programs of the draft General Plan cited above require implementation of the Right To Farm ordinance which will be a required condition for all new residential development.

Visual Resources

Impact V-3 Development of the various land uses accommodated by the draft Plan will result in additional sources of light and glare. These new sources will be visible from adjoining areas and from the 101 Freeway. This impact is considered significant unless mitigated (Class II).

Mitigation Measures. Policies C/OS-1 through C/OS-8 Programs 8 7 and 8.8

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence The draft Plan will accommodate significant new urban development of all types, including residential neighborhoods, industrial parks and shopping centers. The amount of new development could adversely affect the character of the City Policies and programs of the Draft General Plan cited above establish the City's expectations for the qualities required in new development which are aimed specifically at furthering and preserving the City's established character

Impact V-4 **New urban development could adversely affect the historic character of the City. This impacts is considered significant and adverse (Class II).**

Mitigation Measures. Policies C/OS-1 through C/OS-8 Programs 8 7 and 8 8

Findings: The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: The draft Plan will accommodate significant new urban development of all types, including residential neighborhoods, industrial parks and shopping centers. The amount of new development could adversely affect the character of the City Policies and programs of the Draft General Plan cited above establish the City's expectations for the qualities required in new development which are aimed specifically at furthering and preserving the City's established character

Cultural and Archaeological Resources

Impact C-1: **Development of the land uses contemplated by the draft Plan could unearth or disturb previously undiscovered resources of cultural or historic significance. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures: Policies L-49, L-52, C/OS-23, C/OS-24, Programs 8.5, 8.9, 8.10

Findings. The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence: Although a records search of known archaeological sites within the City's Plan area did not reveal any previously discovered sites aside from Highway 101 and the Los Coches Adobe, development of land uses accommodated by the draft Plan could reveal previously undiscovered resources of significance. The above referenced policies and programs establish the procedures to be followed in the event previously undiscovered resources are unearthed during construction activities.

Impact C-2: **Development in accordance with the draft Plan could alter the historic character of the City. This impact is considered significant unless mitigated (Class II).**

Mitigation Measures. Policies L-49, L-52, C/OS-23, C/OS-24, Programs 8.5, 8.9, 8.10

Findings.

The aforementioned mitigation measures, along with mitigation incorporated into the project description, reduce the impact to a less than significant level.

Supporting Evidence:

Policies and programs of the Draft General Plan cited above establish the City's expectations for the qualities required in new development which are aimed specifically at furthering and preserving the City's established character

VIII. Unavoidable and Adverse (Class I)

Public Impact

Impact PS-1: Water demand associated with buildout of the draft Plan will contribute to the cumulative demand for water for domestic use from the Salinas Groundwater Basin. This impact is considered unavoidable and adverse (Class I).

Mitigation Measures. Policies S-1 through S-40, HZ-9 through H-11, Programs 5 11, 7 1 through 7.9, 9 4 through 9 7, 4 1 and 4.2

Findings: Significant and Adverse.

Supporting Evidence: About 3,500 acres of the City's general plan area is used for various agricultural operations, including irrigated row crops which are currently consuming about 5,600 AFY. Over time this land is expected to be permanently converted to urban uses through the outward expansion of the City as contemplated by the draft Plan, with a corresponding increase in the future demand for municipal water supply.

Total water demand from the City's Plan area will increase by about 477 AFY at buildout with the uses contemplated by the draft Plan. This will occur incrementally over time as more land is annexed to the City and converted from an agricultural to an urban use. It should be noted, however, that this estimate of future water demand makes no assumptions for savings associated with water conservation measures that will be implemented in the future as required by State law. For example, new development will be required to incorporate water-conserving plumbing fixtures which will reduce future water use. Other more aggressive measures, such as the retrofitting of older toilets and showerheads with more water efficient fixtures, would reduce future demand to near or below current water demand for the Plan area. Withdrawals from the Forebay sub-basin attributable to buildout of the draft Plan will increase by about 0.3 percent over present (2004) demand.

In projecting future water demand during the preparation of the SVWP, the MCWA relied on projections of future urban development and resulting population provided by the Association of Monterey Bay Area Governments (AMBAG). AMBAG is the Metropolitan Planning Organization for Monterey, Santa Cruz, and San Benito counties. In this role, AMBAG is the agency charged with the responsibility of providing regional population and employment forecasts. Its most recent forecasts were conducted in 1997 and address projected growth to the year 2020.

In devising their population forecasts, AMBAG considered whether potential resource and infrastructure constraints should be considered as such constraints.

could profoundly affect the resulting level of development in the various jurisdictions. The forecasts used by AMBAG are generally unconstrained with respect to water supply or other resource or infrastructure factors. However, AMBAG did consider a number of other factors in devising their projections, as stated on pages 60 and 61 of the AMBAG forecast:

The major portion of the Salinas River groundwater basin, underlying what is commonly referred to as the Salinas Valley (a.k.a. Zone 2A)(sic), is currently in an overdraft situation. This has been the cause of the well publicized seawater intrusion problem in the lower Salinas Valley.

The planning effort to meet existing and future needs is now being carried out through MCWRA's Basin Management Plan (BMP) process. The BMP will identify structural and non-structural components to stop seawater intrusion, achieve a water balance in the Basin, and provide for the future through phased water distribution projects. If the efforts to complete and implement the BMP are not successful, it is likely that the State Water Resources Control Board (SWRCB) will move to adjudicate the Salinas Basin. This action would result in restrictions placed on urban and agricultural water use to alleviate the seawater intrusion problem. The implications of this action might include restrictions or prohibitions on new water uses in the future.

Since the Salinas Valley groundwater basin is already in overdraft, any population growth will cause the sustainable pumping rate to be exceeded even further. However, if MCWRA's proposed Basin Management Plan is implemented, MCWRA anticipates that population growth can be accommodated in the MCWRA service area.

As discussed above, the SVWP is the proposed solution emanating from the BMP process. AMBAG does not address the potential future growth scenarios that may result in the event that the SVWP (or any other project that could solve the acknowledged water problems in the Salinas Valley) is not implemented. Nevertheless, with this acknowledgement of existing constraints, the AMBAG forecasts for the Salinas Valley are listed in Table V 1-6. These forecasts are for the years 1995 and 2020. The AMBAG forecast did not extend to the year 2030, which is the planning horizon year for the SVWP. The MCWRA extrapolated the population forecast for several (including Soledad) cities/communities outwards from 2020 to 2030 using growth rates through 2020 as provided by AMBAG, with adjustments based on discussions with local agencies and water purveyors.

As is the case with AMBAG, the MCWRA acknowledges that population numbers presented in Table V 1-6 are a forecast of future population, and a variety of economic, social, political, and environmental factors will influence whether this forecast will be accurate. However, this forecast was considered a reasonable basis for devising the SVWP. The FEIR for the SVWP concedes that if future growth substantially exceeds the AMBAG projections, other sources of water beyond SVWP water would likely be needed in the Salinas Valley.

There is considerable reason to suggest that AMBAG population forecasts for the City of Soledad and the Salinas Valley State prison as used to devise the SVWP are too low. Most notably, AMBAG projects a non-prison population for

Soledad in 2030 of 14,555, when according to the California Department of Finance, the City's 2004 non-prison population is about 15,000. AMBAG has since made corrections to its growth forecasts in response to the 2000 Census and based on discussions with local jurisdictions. The new projections have been revised upward for Soledad as well as other Salinas Valley cities. Nevertheless, the populations assumed in preparation of the SVWP appear to be inconsistent with (ie, considerably lower than) the population holding capacity of the draft General Plan.

The MCWRA has conducted detailed modeling and analyses to project future water needs to the year 2030 and assuming growth forecasts as listed above. A number of assumptions were made in conducting the analysis, and these assumptions are embodied in the Salinas Valley Integrated Ground and Surface Water Model (SVIGSM). In summary, the SVIGSM was developed as an analytical tool for use by the MCWRA and decision makers to evaluate the hydrologic and operational impacts of the Basin Management Plan and, subsequently, the Salinas Valley Water Project. The SVIGSM has the capacity to simulate a variety of detailed hydrologic and operational functions, and as a result requires a substantial amount of data. Input for the SVIGSM has been collected and reviewed at various times throughout its development.

The major assumptions used in the SVIGSM as they relate to future growth and development include:

AMBAG population forecasts, as extrapolated by MCWRA to the year 2030, would be used to estimate future urban totals.

Agricultural land uses would shift, with a large increase in relative acreage devoted to vineyards (a 25% increase between 1995 and 2030 was assumed), and a decrease to all other uses (truck crops, field crops, pasture, and orchards). Conversion of agricultural acreage to urban uses is also assumed to occur, but would be generally replaced by land not currently in agricultural use. Net agricultural acreage would remain effectively unchanged. Through cropping patterns, as well as conservation realized through incorporation of new technologies, a 5% increase in water conservation, compared to water use by the same crops, would be expected between 1995 and 2030. The shift in agricultural land uses coupled with water conservation and cropping patterns would result in a net reduction of 60,000 acre-feet per year (AFY) by 2030.

The current per capita water use was assumed to be relatively constant into the future, except that a 5% per capita reduction due to conservation was assumed. Total urban water use would increase by 40,000 AFY between 1995 and 2030 (from 45,000 AFY in 1995 to 85,000 in 2030).

Total water use in the Basin is expected to decrease by 20,000 AFY between 1995 and 2030 (from 463,000 AFY in 1995 to 443,000 AFY in 2030). This represents an estimated 4% reduction in total water use.

The implications of a higher population for Soledad than that assumed in preparation of the SVWP are unclear. However, the preceding analysis supports the following conclusions.

The Forebay Sub-basin is currently in overdraft, even though water demand overall is decreasing;

Water demand at buildout of the City's General Plan area will result in a net increase in water demand following conversion of existing agricultural lands to an urban use;

Lower population assumptions for Soledad and elsewhere in the Forebay Sub-Basin may hinder efforts of the SVWP to help alleviate the current overdraft condition, to the extent the SVWP is intended to help balance future supply and demand.

Impact PS-14: **Development accommodated by the draft will increase the demand for electricity within the Plan area and the need for distribution facilities. This impact is considered unavoidable and adverse (Class I).**

Mitigation Measures. Policy H-11, Program 5 11

Findings. Significant and Adverse.

Supporting Evidence: Development accommodated by the draft Plan would result in over 40,000 additional residents in the planning area, and over 12 million square feet of commercial and industrial space. Applying the per capita energy consumption factor of 7,178 kwh, the projected residential growth alone could increase power consumption by 2.8 million kwh. Depending on the types of commercial and industrial tenants, such development could significantly increase the demand for electricity and distribution infrastructure within the Plan area.

With regard to electrical distribution infrastructure, no projects are currently planned for Soledad other than those necessary to accommodate the incremental increase associated with new development. Deficiencies in larger infrastructure, such as high-voltage lines and power plants, will be remedied on a regional and statewide basis by implementing the improvements contemplated by the CPUC in the Energy Action Plan described above. To the extent that substantial increases in power demand in Soledad will contribute to the larger infrastructure deficiency, the impacts are considered significant and unavoidable.

Traffic

Impact T-1: **Buildout of the land uses recommended by the Draft General Plan will significantly increase traffic generation with a corresponding cumulative impact on the level of service of regional roadways (Highway 101), streets and intersections serving the City. This impact is considered significant and unavoidable (Class I).**

Mitigation Measures: Policies T-1 through T-37, Programs 5 1 through 5.24

Findings.

Significant and Adverse.

Supporting Evidence:

At build-out conditions, the levels of service (LOS) of all the study intersections would deteriorate to unacceptable conditions. All study intersections (which are currently unsignalized) would operate at unacceptable level of service F conditions. Figure V.2-3 shows the estimated Average Daily Traffic (ADT) traffic volumes on all the major arterials at buildout. Table V-6 shows the projected level of service at build-out conditions. Roadway widening and signalization of all major intersections would be required to accommodate the projected traffic.

Motor vehicle trips attracted to, and leaving, the City's planning area through buildout will contribute traffic to the regional roadways serving Monterey County. The number of trips added to the regional system is expected to be partially mitigated by the complementary range of land uses designated by the draft Plan, and the ability of the City to achieve a greater measure of balance between housing and employment. Still, the City's ability to mitigate regional traffic impacts is limited to participation with other agencies in resolving regional impacts with the Transportation Agency of Monterey County (TAMC). The Transportation Agency of Monterey County, as the agency responsible for planning and funding transportation improvement projects for regional roadways, is currently seeking funding for several road improvement projects in the county. At the present time, only eight projects amongst those several others are reasonably expected to be funded and constructed during the next 20 years. These projects are mostly either very localized improvements (e.g., freeway interchange) or design and safety improvements and are not anticipated to greatly improve over-capacity conditions on the affected roadways except at very localized points in the circulation system.

Road improvements expected to be funded and constructed within the 20 year time frame include:

- Completion of the Salinas Road interchange at Highway 1
- Operational improvements on Highway 1 in the Cannel area
- Completion of the Highway 101, Prunedale Improvement Project
- Completion of the Airport Blvd interchange at Highway 101
- Operational and safety improvements to Highway 68 in the Toro area and Monterey Airport area.
- Operational and safety improvements to Highway 68 at CHOMP Marina — Salinas Corridor - widening of Davis Road, Blanco Road, Reservation
- FORA improvements onsite within Fort Ord

As part of the County's general plan update in 2002, these road improvements were added to the County's traffic model to simulate the road network as it could exist in 2020. The model revealed that, with only a few exceptions, the Levels of Service on affected County roadways was not greatly improved. The road improvements reasonably expected to be funded and constructed during the 20-year lifetime of the County's general plan provide very little improvement to future traffic conditions. With expected improvements in place, a total of 59 road

links are projected to operate below Level of Service C. Forty-three of these will operate at E or F.

Thus it can be expected that the additional trips contributed by buildout of the City's draft Plan will result in a cumulative adverse impact to the regional roadway system that is unavoidable and adverse.

Air Quality

Impact AQ-2: **Motor vehicle trips associated with buildout of the draft Plan will contribute to a cumulative adverse impact on regional air quality. This impact is considered significant, adverse and unavoidable (Class I).**

Mitigation Measures: Policies T-1 through T-37, C/OS-13 through C/OS – 16 Programs 5.2 through 5.11, Programs 5.15, 8.1 through 8.4

Findings: Significant and Adverse.

Supporting Evidence: Although the population forecast contained in the AQMP accommodates the population of the City accommodated by the draft Plan, the additional vehicle trips associated with buildout will contribute to a degradation of air quality in the Salinas Valley and the region. While the draft Plan seeks to capture a greater proportion of these trips by achieving a greater measure of balance between employment and housing, the significant increase in motor vehicle use will result in a significant and unavoidable impact to regional air quality.

Biological Resources

Impact BIO-4: **Development accommodated by the draft Plan will increase groundwater withdrawals, which has the potential to diminish in-stream flow along the Salinas River. This impact is considered unavoidable and adverse (Class I).**

Mitigation Measures: Policies C/OS-7 through C/OS-12, Policies C/OS-17 through C/OS-21 Programs 8.7 and 8.8

Findings: Significant and Adverse.

Supporting Evidence: Increased groundwater withdrawals, especially in more porous hydrologic systems such as the Salinas River Basin can result in less water available for in-stream flow and for the animals and plants dependent on such flows. Continued drawdown of flows is considered detrimental to the recovery of species such as the steelhead. Since the Salinas groundwater basin is functionally in overdraft and demand will increase at buildout, the drawdown and its associated impact to plants and animals is considered unavoidable and adverse. Management of instream flows is being addressed on a regional scale through modifications in the outflow of reservoirs among other projects.

Impact BIO-7: **The permanent loss of 3,500 acres of foraging area for special status animal species would contribute to the cumulative loss of such areas within the**

Salinas Valley This impact is considered significant and unavoidable (Class I).

Mitigation Measures. Policies C/OS-7 through C/OS-12, Policies C/OS-17 through C/OS-21 Programs 8.7 and 8.8

Findings. Significant and Adverse

Supporting Evidence: The Salinas Valley floor currently provides only limited habitat for plants and animals. The landscape is highly cultivated and controlled. However, as growth in Soledad and neighboring communities increases, and in particular, expands to the eastern foothills, the loss of foraging opportunities throughout the planning area is cumulatively significant.

Agricultural Resources

Impact A-1: Development of land designated for urban development by the draft Plan will result in the permanent conversion of about 2,750 acres of land classified Prime and Farmland of Statewide Importance. This is considered an unavoidable and adverse project-specific and cumulative impact (Class I).

Mitigation Measures. Policies C/OS-1 through C/OS-8 Programs 8 7 and 8.8

Findings: Significant and Adverse

Supporting Evidence: The Plan area consists of agricultural land classified as either Prime or Farmland of Statewide Importance. Buildout of the Plan area will result in the permanent conversion of this land to a non-agricultural use and a net loss of productive agricultural land in the County. Although policies of the draft Plan seek to minimize the impact of this loss, it will remain significant and adverse.

Impact A-2: Development of additional rapid infiltration basins as recommended by the draft Wastewater Treatment and Disposal Master Plan will result in the permanent conversion of about total 469 acres of land classified Prime and Farmland of Statewide Importance. This is considered an unavoidable and adverse project-specific and cumulative impact (Class I).

Mitigation Measures: Policies C/OS-1 through C/OS-8 Programs 8 7 and 8.8

Findings. Significant and Adverse

Supporting Evidence: The draft Wastewater Treatment and Disposal Master Plan recommends the development of rapid infiltration basins on properties near and/or adjacent to, the wastewater treatment plant to provide capacity for the continued growth and development of the City. Table V.8-5 provides a summary of the acreage needed, areas under consideration for construction of infiltration basins are illustrated by Figure III-7 in the Project Description.

Properties under consideration for infiltration basins are largely irrigated row crops along the floodplain of the Salinas River. Portions of these properties would be acquired by the City over time in accordance with the program outlined in Table V.8-5 and developed with infiltration basins to achieve the disposal capacity required for future development.

According to the 2002 Monterey County Crop report, there were about 1.4 million acres in crop production in 2002, producing crops with a value of about \$1,954 per acre. A loss of 3,500 acres would constitute about 0.25 percent of the total agricultural acreage in the County. The value per year of products lost to the agricultural economy would be: \$1,954/acre X 3,500 acres = \$6.8 million per year (in 2002 dollars) or about 0.25 percent of the total value of crops produced Countywide.

Although the relative impact on the total value and acreage of agricultural production is small, so long as the long-term trend in the net change in the amount of prime agricultural land remains downward, any additional loss constitutes a significant cumulative adverse impact that cannot be feasibly mitigated.

Visual Resources

Impact V-1	Development of the various land uses contemplated by the Draft Plan will alter the visual character and/or quality of the Plan area. This impact is considered significant and unavoidable (Class I).
Mitigation Measures:	Policies L-3, L-42 through L-52, Policies C/OS-7 through C/OS-9, C/OS-18 Programs 8.7 through 8.9
Findings:	Significant and Adverse
Supporting Evidence	Buildout of the areas designated for urban development by the draft Plan would result in the permanent conversion of about 3,500 acres of farmland to an urban use. The area considered for urban development would double the physical size of the City and the resulting visual prominence of urban development within its visual context. The resulting impact on the scenic variety, visual sensitivity, and visual condition of the area would be significant and unavoidable.

IX. Cumulative and Growth Inducing Impacts

Cumulative Impacts

State CEQA Guidelines Section 15355 defines cumulative impacts as

“two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” Further, “the cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time”

The Guidelines require the discussion of cumulative impacts to reflect the severity of the impacts and their likelihood of occurrence. However, the discussion need not be as detailed as the analysis of impacts associated with the project, and should be guided by the rule of reason.

Cumulative impacts associated with buildout of the City in accordance with the various land uses and facilities anticipated by the 2004 General Plan and Wastewater Treatment and Disposal Master Plan are discussed in the topical analysis sections provided in Section 5 of the Final EIR.

Findings:

Implementation of the policies and programs recommended by the draft General Plan will reduce cumulative impacts associated with buildout of the City will be reduced to a less than significant level except for the following:

- Cumulative impacts to groundwater water supplies associated with buildout of the City in accordance with the draft General Plan are considered significant and adverse.
- The cumulative demand for electricity associated with buildout of the City in accordance with the draft General Plan are considered significant and adverse.
- Buildout of the City in accordance with the draft General Plan will result in a cumulative impact to regional roadways that is considered significant and adverse.
- Emissions associated with additional motor vehicle trips generated by the various land uses contemplated by the draft General Plan will contribute to a cumulative impact to air quality that is significant and adverse.
- Increased groundwater withdrawals associated with buildout of the City in accordance with the draft General Plan will diminish in-stream flow along the Salinas River which in turn will have a significant and unavoidable impact on plant and animals species.
- The permanent loss of 3,500 acres of potentially suitable foraging area for animal species will result in a significant and unavoidable adverse impact.
- Development of land designated for urban development will result in the permanent loss of 3,500 acres of prime agricultural land which is a cumulative and significant adverse impact.

Growth-Inducing Impacts

Section 15126(g) of the State CEQA Guidelines requires that an EIR assess a project's potential to induce additional economic or population growth or the construction of additional infrastructure or housing beyond that anticipated for the project itself. The Guidelines state that a project will have a significant growth-inducing impact if

- It directly or indirectly fosters economic or population growth or additional housing; or,
- It removes obstacles to growth, or,
- It taxes community services facilities; or,
- It encourages or facilitates other activities that cause significant environmental effects.

The Guidelines define a growth-inducing impact as.

"the way in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are [public works] projects which would remove obstacles to population growth. Growth is not assumed to be necessarily beneficial, detrimental, or of little significance to the environment."

Findings:

The draft General Plan is by its nature growth inducing in that it sets forth a program for the orderly expansion of the City to a future population of about 57,000 residents (excluding the prisons) over the next forty or more years. The Plan designates 3,500 acres for additional urban development which in turn will significantly increase the aerial extent and population of the City. Growth inducing impacts also include policies and programs aimed at increasing the infrastructure necessary to serve such increased development. Growth inducing and the impacts associated with buildout of the City in accordance with the draft Plan are addressed and fully mitigated by the policies and programs recommended by the draft Plan, except for the following:

- Cumulative impacts to groundwater water supplies associated with buildout of the City in accordance with the draft General Plan are considered significant and adverse.
- The cumulative demand for electricity associated with buildout of the City in accordance with the draft General Plan are considered significant and adverse.
- Buildout of the City in accordance with the draft General Plan will result in a cumulative impact to regional roadways that is considered significant and adverse.
- Emissions associated with additional motor vehicle trips generated by the various land uses contemplated by the draft General Plan will contribute to a cumulative impact to air quality that is significant and adverse.
- Increased groundwater withdrawals associated with buildout of the City in accordance with the draft General Plan will diminish in-stream flow along the Salinas River which in turn will have a significant and unavoidable impact on plant and animals species.
- The permanent loss of 3,500 acres of potentially suitable foraging area for animal species will result in a significant and unavoidable adverse impact.

- Development of land designated for urban development will result in the permanent loss of 3,500 acres of prime agricultural land which is a cumulative and significant adverse impact.

X. Findings Regarding Alternatives to the Proposed Project

The stated objectives of the 2004 General Plan and Wastewater Treatment and Disposal Master Plan are:

In General

- Soledad's small size and character contribute to a strong sense of community shared by its residents. These characteristics should be protected and enhanced as the City's future is planned.
- Soledad's historical ties to the mission, to agriculture and the railroad should be acknowledged and reflected in plans for the City's future. Examples of how this might occur include the protection and upgrading of historical structures and the use of farming and railroad themes in redevelopment strategies for the downtown.
- The City's proximity to the Pinnacles National Monument, Monterey County's wine industry and the Monterey peninsula is viewed as an important asset. The General Plan should explore ways to capitalize on Soledad's strategic location to these amenities.

Community Form and Design

- The General Plan should strive to accommodate a year 2020 population of between 27,000 - 30,000 residents and a population of 57,000 in forty years. However, the Plan should be far-sighted and mindful of the possibility that factors at the regional, statewide and national levels may cause the City to grow beyond this population.
- The outward expansion of the City's planning area (the areas designated for urban development by the General Plan) should occur on less productive agricultural lands toward the hills rather than along the 101 freeway where the more productive soils are located. New development should be timed and located to maintain the City's compact form.
- The principal entrances to Soledad should be developed with "gateways" which announce that one has entered the City. The gateway feature constructed at the north entrance to the City should be repeated at the south entrance as well. Elements of such gateway treatments can include structures, special landscaping and signs, but should also include litter control to create a pleasing appearance. Improving the appearance of these corridors may involve a cooperative effort with the County. Gateways to the downtown should also be well marked.
- Housing development in Soledad over the past few years has accelerated considerably from previous trends. New residential neighborhoods should be designed to capture the best qualities of existing neighborhoods while providing a range of housing products that are affordable to all segments of the community. New neighborhoods contiguous to the older parts of town should build upon the existing grid pattern of streets and incorporate amenities such as parks, pedestrian and bicycle paths, and street trees.

- The City's climate is generally viewed as favorable, with warm dry summers and mild winters. However, wind blowing down the Salinas Valley is an unavoidable aspect of Soledad's weather pattern. The General Plan should acknowledge these environmental elements and consider them in its recommended policies and programs. For example, the Plan can encourage more shade trees and wind-rows, narrower streets in new residential areas, and the provision of outdoor shelter in new commercial projects.
- Recognizing that the General Plan will eventually become the basis for appropriate zoning to implement land use and design objectives, elements of the Plan should ensure that land uses near one other are compatible and that new buildings fit their context.

Agriculture

- Soledad is surrounded by productive agricultural soils. The farming environment, especially the row crops and vineyards, provide a beautiful rural context for the City that residents and visitors enjoy. Moreover, a good portion of the town's economic base is related to agriculture, both directly and indirectly. Thus, protection of agricultural activities around the City and in the region is an important consideration in planning for the City's future.
- Agricultural activities and residences can impact one another. For example, noise, dust or spraying associated with farming could adversely affect housing; in turn, complaints from residents can sometimes impede efficient cultivation practices. Therefore, the interface or boundary between agriculture and new development must be carefully considered.

Noise, Access, & Traffic

- Soledad has a quiet ambiance which should be protected in the future.
- The City's railroad right-of-way and existing street pattern limit access to land designated for commercial and industrial development at the south entrance to town. Greater access with good, clear connections to the rest of the City should be provided to these areas where possible.
- Truck routes (and truck parking) should be reviewed periodically to fit the changing dynamics of the community; to better control conflicts between trucks and other traffic and to minimize impacts on residential areas.
- In addition to automobile circulation, the General Plan must address other transportation modes such as a bicycle route system and additional transit opportunities to surrounding communities and to the prison.
- The freeway interchanges may need to be re-configured to provide more efficient access to the community.

Economic Development

- While it is important to think expansively about the town's future, the Plan should be practical. An important element of this practicality is the City's financial position. Therefore, the General Plan should strive toward enhancing Soledad's fiscal resources so that the public facilities and services desired by the community can be paid for
- Efforts undertaken by the City to revitalize the downtown have had mixed success. As a result, additional work is needed to fully realize the downtown's potential and protect its historic character. In particular, it is important that the downtown cultivate a market niche that protects downtown businesses from competition with commercial development anticipated elsewhere in the City. Increased activities (such as a farmers market and other special events) and more activities in the evening (such as more restaurants and a movie theater) would help solidify the image of the downtown as a desirable place to shop, dine and visit.
- Encouraging a more diverse range of commercial uses in Soledad is important, especially increased retail opportunities for day-to-day items such as a grocery store and drug store. Large-scale, single tenant retail and/or smaller scale department stores are also desired, as well as greater variety in restaurants.
- A strong economy is important to the desirable quality of life in Soledad. Industries that provide good paying jobs and economic stability are especially valuable. The City should provide suitable locations for these types of businesses and should consider programs to actively recruit and retain such businesses. Soledad has historically accommodated the commerce and industrial needs of the surrounding agricultural area. These kinds of uses should continue to be encouraged.
- Overcrowding is an important issue facing Soledad residents. The General Plan should ensure that sufficient affordable housing is provided to meet the needs of all income groups.

Public Facilities and Services

- The cemetery is an important part of Soledad's heritage. The General Plan should encourage efforts to upgrade and beautify the cemetery
- Property maintenance is a problem in parts of Soledad. Sometimes, old cars or other items are left in conspicuous places, marring the aesthetic environment and decreasing property values. Ways to encourage or require property upkeep should be considered in the General Plan, furthermore, the Plan should encourage -- not inhibit -- continued investment in the City's residential and commercial districts. The General Plan should be sensitive to providing adequate facilities and staffing for code enforcement.
- New schools must be provided concurrently or in advance of population growth, and should be incorporated into the design of new residential neighborhoods.
- The General Plan should provide guidance with regard to the appropriate locations for different types of public facilities. Locational criteria may include the relationship of the facility to the neighborhood or area being served, good public access to the buildings or

facility, the interrelationship among different public uses or functions, and the ability of public facilities to stimulate associated private development or investment.

- Better street lighting, road maintenance, storm drainage, curbs, gutters, crosswalks, and sidewalks are needed in the older parts of town.
- Accessibility to public facilities is important. Accordingly, access for handicapped persons should be provided in all public facilities. In addition, the City should continue to require new development to meet accessibility standards when reviewing and approving projects and should monitor and enforce such requirements.

Recreation

- Soledad's population is diverse, and within that diversity there remains an atmosphere of friendliness and cooperation toward the common good. This is based on a number of important factors including good schools and recreational programs for youth, active service clubs and churches, and civic involvement. The General Plan should reinforce efforts to maintain this neighborliness in a true community
- The City can also foster this valued sense of community by providing opportunities for social activities and interaction, through parks and recreational facilities, public open spaces and plazas, and by supporting community festivities and events.
- The quality of life for all residents is critically important, but enhancing the opportunities for the community's children is especially so. The General Plan should help address the needs of Soledad's youth. Examples can include coordinated City/school district planning for schools and related educational facilities; providing for adequate parks and recreational programs; encouraging a wider variety of activities for youths; planning for safe and efficient transit.
- Expanding the range of family oriented recreational facilities will be important; many people would like to see, for example, a golf course and bike trails.

Wastewater Treatment and Disposal Master Plan

- To remedy existing and long-term wastewater collection, treatment, and disposal deficiencies.
- To provide wastewater system capacity necessary to accommodate the continued development of the City as envisioned by the draft General Plan.

General Plan Alternatives

Alternative A: No Project.

This alternative is required by CEQA and would constitute the continued growth and development of the City in accordance with the 1994 General Plan. All of the impacts associated with traffic, air quality, noise, public services, and other impacts would be considerably less under the No Project alternative.

Findings:

The certified final EIR for the 1994 General Plan provides an estimate of impacts associated with buildout of the City, as follows.

Water Demand. Water demand is expected to increase from about 2.0 million gallons per day to about 2.68 MGD at buildout of the 1994 Plan, an increase of about 23 percent. To meet this increased demand, the City's well production will need to be expanded as described in the 1999 Water Impact Fee Study Meeting the increased demand will worsen the overdraft situation currently affecting the groundwater basin underlying the City,

Wastewater Generation. As stated above, the City's wastewater treatment system reached capacity temporarily in the spring of 2005. To accommodate existing and future flows, the City has prepared the Wastewater Treatment and Disposal Master Plan. Buildout of the City under the currently adopted General Plan would increase wastewater flows from about 2.9 MGD to 3.7 MGD (about 23 percent). This will involve diverting about 1.1 MGD to disposal leach fields previously operated by the Soledad Valley State Prisons.

Traffic. Motor vehicle traffic is expected to increase at buildout of the remaining land designated for urban development by the 1994 General Plan. Total estimated average daily trips is expected to increase by about 46 percent to around 70,000 total ADT citywide. Recommended roadway improvements funded by development impact fees (see Chapter V.2. Traffic and Circulation) is expected to maintain an acceptable level of service.

Loss of Agricultural Land. Buildout of the remaining areas designated for urban development will result in the permanent conversion of about 107 acres of additional productive agricultural land.

Air Quality Emissions of pollutants from motor vehicles, stationary sources and construction activities will increase through buildout of the 1994 General Plan, contributing to the nonattainment status of the North Central Coast Air Basin for the State 1-hour ozone standard (see Chapter V.3 Air Quality). Based on increases in motor vehicle trips, emissions of total organic compounds citywide is expected to increase about 27 percent from 2005 levels.

This alternative was rejected because:

- It fails to achieve most of the basic objectives of the draft General Plan such as meeting the regional need for affordable housing and achieving a greater measure of balance between jobs and housing that can only be obtained with the designation of more land for job-generating land uses.

Alternative B: The Foothill Plan

Under this alternative, urban development would be concentrated on the less productive agricultural land east of the City and sufficient land in the different land use categories and residential densities would be designated to approximate the amount realized under the draft Plan. This alternative would preserve the productive agricultural lands to the north of the City limits while achieving a similar amount of housing, commercial, and industrial development. As with the draft Plan, buildout would occur over a 30 to 40 year timeframe.

Findings:

The Foothill Plan alternative preserves the productive agricultural lands to the north of the existing City while achieving most of the basic objectives for housing, commercial, and industrial development as the draft Plan. Development would be more compact but higher in density.

Water Demand. Water demand is expected to increase from about 2.0 million gallons per day to about 6.2 MGD at buildout of the Foothill Plan, an increase of about 67 percent. To meet this increased demand, the City's well production will need to be significantly expanded beyond those improvements described in the 1999 Water Impact Fee Study. Meeting the increased demand will worsen the overdraft situation currently affecting the groundwater basin underlying the City,

Wastewater Generation. Buildout of the City under the Foothill Plan would increase wastewater flows from about 2.9 MGD to 8.7 MGD (about 67 percent). Improvements recommended by the draft Wastewater Treatment and Disposal Master Plan are designed to accommodate a population of about 54,700 by the year 2038, or about 6,000 less than the population accommodated at buildout of the Foothill Plan. To accommodate the added population beyond 2038, the capacity of the treatment system will need to be expanded by about 647,000 gallons per day (about 11 percent).

Traffic. Motor vehicle traffic is expected to increase significantly at buildout of the Foothill Plan. Total estimated average daily trips is expected to increase by about 72 percent to around 134,000 total ADT citywide. Improvements recommended by the Circulation Element as summarized in Chapter V.2: Traffic and Circulation, is expected to achieve and maintain an acceptable level of service.

Loss of Agricultural Land. Buildout of the remaining areas designated for urban development will result in the permanent conversion of about 1,596 acres of additional productive agricultural land.

Air Quality. Emissions of pollutants from motor vehicles, stationary sources and construction activities will increase through buildout of the Foothill Plan, contributing to the nonattainment status of the North Central Coast Air Basin for the State 1-hour ozone standard (see Chapter V.3 Air Quality). Based on increases in motor vehicle trips, emissions of total organic compounds citywide is expected to increase about 68 percent from 2005 levels.

This alternative was rejected because:

- The Foothill Plan would accommodate a level of development almost twice the population accommodated within the current City limits and the 1994 General Plan, but in a significantly smaller physical area. The resulting development would necessarily be of a form, character and scale completely distinct from the existing developed City which would conflict with City objectives aimed at preserving the historic character of the City.

Alternative C: The Camphora-Gloria Road Plan

This alternative accommodates a similar population and dwelling unit development holding capacity as the draft Plan but preserves more acreage of productive agricultural land by concentrating new development in a smaller area located closer to the existing urban area of the City.

This alternative extends urban development outward from the existing City to Camphora-Gloria Road to the north and toward the foothills to the east, but preserves the productive agricultural lands beyond. An area for an Industrial and service-commercial business park is provided in the area bounded by

Camphora-Gloria Road, Highway 101 As with the draft Plan, buildout would occur over a 30 to 40 year timeframe.

Findings:

Water Demand. Water demand is expected to increase from about 2.0 million gallons per day to about 7.2 MGD at buildout of the Camphora/Gloria Plan, an increase of about 72 percent. To meet this increased demand, the City's well production will need to be significantly expanded beyond those improvements described in the 1999 Water Impact Fee Study Meeting the increased demand will worsen the overdraft situation currently affecting the groundwater basin underlying the City,

Wastewater Generation. Buildout of the City under the Camphora/Gloria Plan would increase wastewater flows from about 2.9 MGD to 10.2 MGD (about 72 percent). Improvements recommended by the draft Wastewater Treatment and Disposal Master Plan are designed to accommodate a population of about 54,700 by the year 2038, or about 13,000 less than the population accommodated at buildout of the Camphora-Gloria Plan. To accommodate the added population beyond 2038, the capacity of the treatment system will need to be expanded by about 1.4 million gallons per day (about 23 percent).

Traffic. Motor vehicle traffic is expected to increase significantly at buildout of the Camphora Gloria Plan. Total estimated average daily trips is expected to increase by about 79 percent to around 178,000 total ADT citywide. Improvements recommended by the Circulation Element as summarized in Chapter V.2. Traffic and Circulation, is expected to achieve and maintain an acceptable level of service.

Loss of Agricultural Land. Buildout of the remaining areas designated for urban development will result in the permanent conversion of about 2,275 acres of additional productive agricultural land.

Air Quality Emissions of pollutants from motor vehicles, stationary sources and construction activities will increase through buildout of the Camphora-Gloria Plan, contributing to the nonattainment status of the North Central Coast Air Basin for the State 1-hour ozone standard (see Chapter V.3 Air Quality). Based on increases in motor vehicle trips, emissions of total organic compounds citywide is expected to increase about 79 percent from 2005 levels.

This alternative was rejected because:

- The Camphora-Gloria Road Plan would accommodate a level of development more than twice the population accommodated within the current City limits and the 1994 General Plan, but in a significantly smaller physical area. The resulting development would necessarily be of a form, character and scale completely distinct from the existing developed City which would conflict with City objectives aimed at preserving the historic character of the City

Alternative D: The Twenty Year Plan

Under this alternative, urban development would be limited to the less productive agricultural land east of the City and to the amount of land necessary to serve the City's projected twenty year demand. This alternative would preserve the productive agricultural lands to the north of the City limits while meeting the expected twenty year demand for housing, commercial, and industrial development.

Findings:

Water Demand. Water demand is expected to increase from about 2.0 million gallons per day to about 3.8 MGD at buildout of the Twenty Year Plan, an increase of about 47 percent. To meet this increased demand, the City's well production will need to be significantly expanded beyond those improvements described in the 1999 Water Impact Fee Study. Meeting the increased demand will worsen the overdraft situation currently affecting the groundwater basin underlying the City,

Wastewater Generation. Buildout of the City under the Twenty Year Plan would increase wastewater flows from about 2.9 MGD to 5.5 MGD (about 47 percent). Improvements recommended by the draft Wastewater Treatment and Disposal Master Plan are designed to accommodate a population of about 34,500 by the year 2025, or about 3,500 more than the population accommodated at buildout of the Twenty Year Plan.

Traffic. Motor vehicle traffic is expected to increase under the Twenty Year Plan. Total estimated average daily trips is expected to increase by about 61 percent to around 95,000 total ADT citywide. Improvements recommended by the Circulation Element as summarized in Chapter V.2. Traffic and Circulation, is expected to achieve and maintain an acceptable level of service.

Loss of Agricultural Land. Buildout of the remaining areas designated for urban development will result in the permanent conversion of about 1,000 acres of additional productive agricultural land.

Air Quality. Emissions of pollutants from motor vehicles, stationary sources and construction activities will increase through buildout of the Twenty Year Plan, contributing to the nonattainment status of the North Central Coast Air Basin for the State 1-hour ozone standard (see Chapter V.3 Air Quality). Based on increases in motor vehicle trips, emissions of total organic compounds citywide is expected to increase about 50 percent from 2005 levels.

This alternative was rejected because it fails to achieve the following basic objective:

- The General Plan should strive to accommodate a year 2020 population of between 27,000 - 30,000 residents and a population of 57,000 in forty years. However, the 2020 Plan does not meet the objective of the draft Plan in that it does not provide a long term vision for the future growth of the City and does not afford a sufficient choice to respond to the changing demand for future urban development.

Wastewater Treatment and Disposal Master Plan Alternatives

Alternative F: No Project.

This alternative is required by CEQA and would constitute maintaining the status quo with regard to wastewater treatment and disposal. The No Project alternative would result in the City continuing to exceed the capacity of the wastewater treatment plant with its corresponding impacts to water quality.

Findings:

The capacity of the wastewater treatment system was exceeded in the fall of 2004, leading the City to take a number of emergency measures to correct the problem. The purpose of the Master Plan is to set forth a program of improvements to remedy these existing limitations and to meet the future demand for wastewater treatment associated with buildout of the draft General Plan. In the absence of the improvements recommended by the Master Plan, treatment plant disposal capacity will continue to be

exceeded with the resulting jeopardy to surface and groundwater quality and the continuation of a building moratorium.

This alternative was rejected because:

- It fails to achieve the basic objectives of the project by remedying existing and projected deficiencies in the wastewater treatment and would continue to result in a building moratorium.

Alternative G: Disposal of Treated Wastewater Through the Irrigation of Farmland

This alternative would dispose of the treated wastewater through the irrigation of farmland surrounding the treatment plant. In accordance with Section 60304(a) of the California Code of Regulations, the level of treatment afforded by the upgraded treatment plant will meet Title 22, or tertiary treatment standards. This type of wastewater can be used to irrigate a wider variety of crops than secondary treated wastewater; in addition to parks and playgrounds; schoolyards; residential landscaping; and unrestricted access golf courses. Assuming 200 acres of irrigated land per million gallons per day of treated wastewater, it would take up to 1,654 acres of irrigation land to dispose of the treated wastewater at General Plan buildout. However, land application can only occur when the soil and crop conditions are favorable, so treated wastewater must be stored in ponds until it can be used for irrigation. Assuming storage of 50 acres per million gallons per day of treated wastewater, approximately 413 acres of storage ponds would be required for the 8.27 mgd needed for General Plan buildout.

Soledad has approximately 24 acres of irrigated parks and will require as much as 228 acres to provide for the buildout population. Therefore, parks could accept a portion of the treated effluent generated by the expanded wastewater treatment facility. The remaining effluent would need to be used to irrigate farmland. Because Title 22 of the California Code of Regulations restricts irrigation of certain food crops with tertiary treated wastewater, farmers electing to contract with the City to accept treated wastewater for irrigation might need to select other types of crops than they would otherwise choose to grow. Farming of a less economically productive crop could impair the agricultural productivity (i.e., economic productivity) of the farmland. However, because agricultural operations would be allowed to continue, this impact would be considered less than significant.

Most of the land surrounding Soledad (where urban development has not occurred) is comprised of farmland. Those areas not in farmland or urbanization are located within the floodplain and riparian habitat of the Salinas River, or on the hillsides that form the Salinas Valley. Consequently, the construction of new storage ponds would either adversely affect farmland or natural habitat. The total acreage of land conversion for storage ponds (413 acres) would be somewhat less than the amount of land conversion needed for the proposed infiltration basins (about 469 acres). Therefore, this alternative would reduce the amount of groundwater pumped for irrigation, but would still be expected to result in significant impacts related to farmland conversion (unavoidable impacts), loss of foraging habitat, construction noise, short-term construction-related emissions, and odors. These impacts would be somewhat less than with the exclusive use of infiltration basins.

This alternative was rejected as infeasible because it would only be viable during times when soil and crop conditions were favorable (eg, during the non-rainy season and when crops were sufficiently in need of watering).

Alternative H: Disposal of Treated Wastewater Through Direct Discharge to the Salinas River

This alternative would result in the disposal of treated wastewater through direct discharge to the Salinas River. The Waste Discharge Requirements (WDRs; Order No. R3-2005-0074, adopted May 13, 2005) for the City's wastewater treatment facility does not authorize river discharge. The City's wastewater treatment plant, therefore, relies on rapid infiltration ponds. Ponds require large surface areas to provide optimal interface with the atmosphere (for evaporation) and the earth (for percolation). No storage ponds would be required if all effluent is discharged to surface water. A hybrid approach might also include evaporation/percolation ponds for disposal when river flows are low, and dilution of effluent is reduced.

Approximately 469 acres of additional land for infiltration ponds would be needed for General Plan buildout. Construction of the ponds would result in significant impacts related to farmland conversion (unavoidable impacts), loss of foraging habitat, short-term construction-related emissions, and odors. No new storage ponds would be required if all of the treated effluent were discharged to the river, but they would be required if river disposal occurs seasonally. River disposal would require discharge pipes (i.e., outfalls) to the river. It is conceivable that new outfalls could be constructed in a manner that would minimize or avoid impacts to the floodplain and to riparian habitat supported by the Salinas River, such as using a jack-and-bore construction method. It is also conceivable, that mitigation measures could reduce potentially significant impacts related to outfall construction (e.g., vegetation removal, erosion/sedimentation, loss of foraging habitat) to a less-than-significant level.

Because this type of system would discharge effluent directly into the Salinas River, under the current regulatory environment for new discharges, it is likely the City's wastewater treatment facility would require upgrading to tertiary treatment. Pursuant to the federal Clean Water Act, the State of California has placed the portion of the Salinas River from its mouth to the Gonzales Road crossing on the 303(d) list as a waterbody whose beneficial uses are impaired by certain pollutants (e.g., fecal coliform and nutrients). Tertiary-treated wastewater generally has very low concentrations of these pollutants. Thus, in some instances, river discharge of high-quality tertiary effluent can result in a localized improvement in certain water quality parameters through dilution. In other instances, river discharge can reduce the quality of fish habitat by increasing water temperatures and slightly decreasing dissolved oxygen concentrations. Wastewater treatment facilities can likely include treatment features to reduce water quality impacts from discharged effluent to a less-than-significant level.

This alternative was rejected as infeasible because, although technology is expected to be available to reduce the impacts of river discharge to a less-than-significant level, the Regional Water Quality Control Board (RWQCB) is currently developing Total Maximum Daily Load (TMDL) limitations for several pollutants in the Salinas River. Obtaining NPDES permit for river discharge during RWQCB's development of the TMDL plan would be infeasible.

Alternative I: Provide Disposal Capacity for Twenty Year Development

The draft 2004 General Plan represents a long-term vision for the growth and development of the City of Soledad, as discussed in the Project Description. The impacts of providing disposal capacity for the full buildout of the City as contemplated by the draft Plan are discussed in the topical sections of this DEIR.

One way to reduce the magnitude of potential impacts associated with the development of disposal capacity is to provide capacity for a twenty year development horizon. The wastewater disposal capacity needed to serve the twenty year population/development would be about 179 additional acres of rapid infiltration basins, versus 469 additional acres for full buildout. This alternative would reduce the near-term impacts relating to the permanent conversion of productive farmland, but would still result in significant and unavoidable impacts. In addition, construction related impacts associated with noise,

erosion, air quality and the loss of potential foraging habitat would remain but would be less than for full buildout.

This alternative was rejected because it fails to provide sufficient wastewater treatment capacity to accommodate buildout of the draft General Plan.

Environmentally Superior Alternative

General Plan Alternative

The No Project alternative is considered the environmentally superior alternative.

The State CEQA Guidelines state that when the No Project alternative is found to be environmentally superior, the next most environmentally superior alternative is determined to be the Environmentally Superior alternative for CEQA purposes. The next most environmentally superior alternative is Alternative D, The Twenty Year Plan.

Wastewater Treatment and Disposal Master Plan Alternative

The River Disposal alternative is considered the environmentally superior alternative. However, given the regulatory constraints associated with disposing Title 22 wastewater to the Salinas River, this alternative is considered infeasible at present.

The next most environmentally superior alternative is the Twenty Year Plan, which is considered the Environmentally Superior alternative for CEQA purposes.

XI. Mitigation Monitoring And Reporting Program

Section 21081.6 of the Public Resources Code requires that when a public agency is making findings required by State CEQA Guidelines Section 15091(a)(1), codified as Section 21081(a) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes to the proposed project which it has adopted or made a condition of approval, in order to mitigate or avoid significant effects on the environment.

The City Council of the City of Soledad hereby finds and accepts that the Mitigation Monitoring Program for the 2004 General Plan and Wastewater Treatment and Disposal Master Plan FEIR which follows, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of mitigation measures intended to mitigate potential environmental effects.

The Environmental Impact Report (EIR) for the 2004 Soledad General Plan indicates that the "project" may have significant adverse impacts on the environment. Mitigation measures in the form of policies and implementation programs have been provided which reduce or avoid these significant impacts. The California Environmental Quality Act (public Resources Code 21081.6) requires that for mitigation measures proposed within an EIR, a system of ensuring implementation of these measures must be instated. Mitigation measures have been identified under each topic where significant impacts have been found. In the case of the General Plan, the identified mitigation measures for this "project" are the Plan's policies and implementing measures, which were designed to avoid the need for additional mitigation measures. Taken together as an interlocking, interdependent program, the implementation measures outline specific actions that the City shall undertake within the next 20 or more years and constitute those actions that, when fully applied, will lead to implementation of the General Plan while, at the same time, helping to mitigate significant impacts on the environment.

The requirement for a mitigation monitoring or reporting program complements the longstanding requirement that each planning agency provide "an annual report to the legislative body on the status of the plan and progress in its implementation" (Government Code 65400). Thus, the monitoring and reporting requirement may be fulfilled by the City's preparation of its annual report. The annual report should note the status of implementation actions that must be initiated by the City, as a part of the General Plan. For example, the Plan may call for a study to be prepared, an action considered, a program initiated, or an ordinance administered. The annual report must review and examine whether these activities have occurred and should document their progress. Inclusion of a schedule and budget for those activities as a part of the annual report would be useful in ensuring their full implementation.

The annual report shall serve as the primary monitoring program for ensuring that policies and programs of the General Plan are being executed. In this way, the annual report will assist the City in monitoring the progress on the implementation of the General Plan through buildout. The Implementation Programs excerpted from each element of the General Plan and herein made a part of this Mitigation Monitoring Program will serve as a primary basis for review and reporting within the Annual Report. The annual report is also an appropriate arena for considering cumulative development, and determining whether the General Plan holding capacity needs revision as a result of project approvals that significantly affect the citywide or land use designation totals. This DEIR (Draft Environmental Impact Report) was formulated based on the land use totals presented in the project description and alterations of those figures could out-date the analysis contained herein.

Other actions that may not be included in the annual report are more general in nature but are also considered mitigation measures. These actions may include current policies already being implemented

which do not require the designation, updating, preparation, identification, establishment of, or amendments to certain issues listed in the General Plan Implementation Measures.

It should be noted that as new developments are proposed within the Planning Area, the City can use the policies adopted in the General Plan to mitigate significant impacts on the environment caused by those projects. If the City feels that additional studies are needed for individual projects, then such studies can be required at the developer's cost. The City can also use the information in these additional studies to expand the database of information contained in the EIR.

Project approvals and site specific environmental studies may also serve as useful information in preparing the annual report on the implementation of the General Plan.