

RESOLUTION NO. 5290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD CERTIFYING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT – MIRAVALLE PARTNERSHIP – HAMBEY PROPERTY (SUMMERFIELD PHASE III ANNEXATION).

WHEREAS, UCP Soledad is applicant and owner of certain property consisting of approximately 41.75 +/- acres and located north of Metz Road and lying between Orchard Lane and Bryant Canyon Road on Assessor's Parcel Number 257-111-022, and;

WHEREAS, an Environmental Impact Report ("EIR") was prepared for the proposed residential development of the aforesaid property, and was subsequently certified by the City Council on May 19, 2000; and

WHEREAS, an application was filed on March 5, 2003 for a Vesting Tentative Map for development of the property (File No. 2002-01) and the City of Soledad Planning Commission conducted a public hearing on September 11, 2003 and a duly noticed public hearing was conducted before the City Council for October 15, 2003 approving the Subdivision Project; and

WHEREAS, previously, in taking action on the Subdivision Project, the Planning Commission and the City Council have received several staff reports, reviewed the Vesting Tentative Map and revisions to the map and considered all testimony and reports, including the Certified EIR and the Mitigation Measures approved with the Final EIR, and;

WHEREAS, as condition to the development of the property, approval of an annexation is required by the Local Agency Formation Commission of Monterey County, and;

WHEREAS, the Monterey County LAFCo requested that additional CEQA analysis be completed to consider the updated impacts of the proposed annexation prior to approval, and;

WHEREAS, subsequently, a Final Environmental Impact Report Addendum dated February, 2017 was prepared to analyze the specific environmental impacts of the proposed annexation ; and

WHEREAS, in accordance with CEQA and its implementing regulations at 14 California Code of Regulations 15000 et seq. (CEQA Guidelines), an addendum to the EIR has been prepared because the proposed Annexation is consistent with the type and intensity of land uses analyzed in the previously certified GP/Redevelopment Plan EIR, and implementation of the Project, as described in the Addendum, will not result in any new significant impacts, will not cause any substantial increase in the severity of previously identified significant impacts, and does not create a need for new mitigation measures (the mitigation measures adopted as part of the previous EIR are applicable to the Project); and

WHEREAS, on the basis of substantial evidence in light of the whole record, the City Council has determined that no further environmental review (in the form of an environmental impact report or negative declaration) in connection with the proposed Summerfield Phase III Annexation is necessary; and

WHEREAS, a duly noticed Planning Commission public hearing on this Project was held on April 13, 2017; and

WHEREAS, the Planning Commission has previously received and considered oral and written comments from the general public, property owners and interested parties and has recommended certification of the addendum document.

WHEREAS, a duly noticed City Council public hearing on this Project was held on May 3, 2017; and

WHEREAS, the City Council has received and considered oral and written comments from the general public, property owners and interested parties and has recommended certification of the addendum document.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Soledad as follows:

1. All of the recitals set forth above are true and correct to the best of its knowledge and by this reference, are incorporated herein as findings.
2. The Revised Addendum to the Final Environmental Impact Report for the Miravale Partnership –Hamby Property (Summerfield Phase III), dated February 2017, a copy of which is attached hereto as **Exhibit A**, is adequate for the purposes of CEQA based on the findings included in this resolution and the document and is hereby accepted.
3. A copy of the Addendum shall be attached to the Final Miravale Partnership - Hamby Property Certified EIR, and City Council hereby certifies the Addendum Document.


PASSED AND ADOPTED by the City Council of the City of Soledad on this 3rd day of May 2017, by the following vote:

AYES, and in favor thereof, Councilmembers: Mayor Pro Tem Alejandro Chavez, Carla A. Stewart, Christopher K. Bourke, Anna M. Velazquez and Mayor Fred J. Ledesma

NOES, Councilmembers: None

ABSTAIN, Councilmembers: None

ABSENT, Councilmembers: None



FRED J. LEDESMA, MAYOR

ATTEST:



MICHAEL McHATTEN, CITY CLERK

**Addendum to the
Environmental Impact Report**

**For the Miravale Partnership – Hambey Property
(Summerfield Phase 3)**

State Clearinghouse No. 97171038

City of Soledad
Community Development Department
248 Main Street
P.O. Box 156
Soledad, California 93960

Contact: Brent Slama, Community and Economic Development Director
Phone: (831) 223-5043

February 2017



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Introduction

This *Addendum to the Environmental Impact Report for the Miravale Partnership-Hambey Property (Summerfield Phase 3)* (Addendum) has been prepared to address the environmental effects of the proposed reorganization associated with Union Community Partners (UCP)'s development of Summerfield Phase 3, the final phase of the previously analyzed Miravale Partnership-Hambey Property Project, located in Monterey County, California (see Figures 1 and 2). The Monterey County Local Agency Formation Commission (LAFCO) must complete the reorganization process and approve annexation (see Figure 3) to the City of Soledad (City), a Sphere of Influence (SOI) amendment (see Figure 4), and detachment of property from up to two services districts in accordance with the Cortese-Knox-Hertzberg Act prior to UCP completing development of Summerfield Phase 3 as further discussed below.

The California Environmental Quality Act (CEQA) recognizes that between the date an environmental document is certified and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways in which the project may impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the lead agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document. The purpose of this Addendum is to evaluate the changed conditions associated with the Summerfield Phase 3 development in relation to the previously prepared and certified Final Environmental Impact Report (EIR) for the Miravale Partnership-Hambey Property Project. The City is the applicant and the lead agency for compliance with CEQA.

Pursuant to State law, Monterey County LAFCO has adopted local "Policies and Procedures Relating to Spheres of Influence and Changes of Organization and Reorganization." A complete set of the adopted local LAFCO standards can be found at <http://www.monterey.lafco.ca.gov/>. Summerfield Phase 3 has been reviewed and analyzed for consistency with LAFCO policies and procedures. It should be noted that LAFCO will rely on a prior Municipal Service Review (MSR) prepared for the Miravale II Subdivision Project in the approval process.

Background

Summerfield Phase 3 consists of the development of approximately 46 acres of property situated in the northwest quadrant of the intersection of Metz and Bryant Canyon Roads in the City of Soledad, Monterey County, California. The property is located adjacent to the southernmost part of the City and is the last phase of development of what was previously known as the Miravale II Subdivision Project. The Miravale II project consisted of construction of 471 single family homes, 323 multi-family units, a school on 10 acres, and approximately 10 acres of parkland.

On October 15, 2003, the City Council considered and adopted a series of actions related to the Miravale II Subdivision Project, including: 1) approving an amendment of the General Plan Land Use Diagram to designate the subject property for Single-family Residential, High Density Residential and Public Facility uses (Resolution No. 3378); 2) a Zoning Ordinance Amendment to pre-zone the property for various residential and public facility designations (Ordinance No. 604); and, 3) supporting the filing of an application with Monterey County Local Agency Formation Commission (LAFCO) for annexation to the City of Soledad (Resolution 3380). Resolution 3380 supported reorganization of land for the entire 135 acre Miravale II subdivision, including approval of a corresponding Sphere of Influence Amendment.

During this period, the City, County, County Public Works Department, and the Monterey County Water Resources Agency (MCWRA) engaged in a series of discussions including concerns regarding the operation and maintenance of Bryant Canyon Road and Bryant Canyon Storm Drain Channel (located within the eastern portion of the current Summerfield Phase 3 site). As a result of these discussions, all parties agreed to allow the City to proceed with annexation of the northerly 92 acres (Miravale II-a) of the 135-acre development since that portion of the development was not affected by the Bryant Canyon channel improvements. Subsequently, on July 26, 2004, the LAFCO Commission approved annexation of Miravale II-a. The developer constructed the school and all streets and infrastructure following the annexation of the northerly 92 acres of the Miravale II project area. Homes are under construction on the remaining vacant home sites within Phase II. Full build out of the Miravale II project area is anticipated by 2018.

In recent months, MCWRA has moved forward in finalizing the design and permitting of the Bryant Canyon Channel Improvements (BCCI) project. Since issues associated with the BCCI are being resolved in order to enable buildout of the Project, the completion of the LAFCO reorganization process for the remainder of the Miravale II subdivision (Miravale II-b), now known as Summerfield Phase 3, can proceed.

Prior CEQA Review

The City of Soledad prepared and circulated a Draft EIR for the Miravale Partnership-Hambey Property (Miravale-Hambey EIR) for public review on December 27, 1999 (City of Soledad, 1999). Public review ended on March 17, 2000, exceeding the 45-day public review period required by CEQA. The following agencies and organizations submitted written comments on the Draft EIR: Monterey Bay Unified Air Pollution Control District (MBUAPCD); State of California Office of Planning and Research; Association of Monterey Bay Area Governments; Soledad Unified School District; Bestor Engineers; Monterey County Building and Inspection Department; City of Soledad Fire Chief; Monterey County Local Government Formation Commission; Soledad Cemetery District; and the State of California Department of Transportation (Caltrans). Verbal testimony was also received by the Soledad Planning Commission on January 13, 2000. The City of Soledad prepared responses to these comments and included minor revisions to the Draft EIR in the Final EIR for the project (City of Soledad, 2000). As noted by the City (2000), the entire EIR consists of two

volumes: the Draft EIR and the Final EIR. These two documents are collectively referred to as the Miravale-Hambey EIR in this Addendum.

The project analyzed in the Miravale-Hambey EIR was described in Section 1, Introduction, of the Draft EIR (City of Soledad, 1999, p. 1-1), as follows:

The proposed project is a mixed-use development on approximately 238 acres. The project includes the development of 862 single-family residences, with an average lot size of 6,938 square feet on the western portion (Phase 1), and 6,780 square feet on the eastern portion of the site (Phase 2). Additionally, 68 multi-family units, a 13.8-acre neighborhood commercial retail site, two parks 3.35 and 8.5 acres in size, and a 9-acre school site are included in the project.

Section 3, Project Description, of the Draft EIR provides further detail regarding the project description for the project. The Draft EIR (p. 3-5) states that the "EIR encompasses the environmental consequences of development of the total project area including both Phase 1 and Phase 2." Summerfield Phase 3 is a portion (previously known as Miravale Phase II-b) of the Phase 2 development analyzed in the EIR.

Table 3-2 of the Draft EIR provides a breakdown of 'Land Use Characteristics' for Phase 2, as follows:

Land Use	Number	Building Area
Single-family	412 units	64.13 acres
Multi-family	68 units	5.69 acres
School	1	7.92 acres
Park	1	8.5 acres
Streets	--	21.0 acres
Commercial	150,000 sq. ft.	13.8 acres
Pond	1	.05 acres
Bryant Canyon Creek and Channel	--	3.13 acres
Total Dwellings	470 units	135.9 acres

The Miravale-Hambey EIR analysis addressed the following topics: land use and planning; geology and soils; hydrology and water quality; biological resources; transportation and circulation; noise; air quality; hazardous materials; public utilities; public services; aesthetics; and cultural resources. The EIR found that significant unavoidable impacts would result from the Miravale Partnership-Hambey Property Project due to conversion of prime and unique farmland as well as operational noise and mobile source emissions related to increased traffic resulting from the development. The EIR also identified significant impacts to hydrology and water quality, biological resources, transportation and circulation, noise, air quality, hazardous materials, public utilities, aesthetics and cultural resources that could be reduced to less-than-significant levels with mitigation.

CEQA Guidelines Regarding Changes to a Project

CEQA Guidelines Section 15162 specifies the type of documentation required when changes are proposed to a project. CEQA Guidelines Section 15162 states:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall

determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Section 15164 of the CEQA Guidelines includes situations when a subsequent or supplemental EIR is not required. CEQA Guidelines Section 15164 states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Refinements to the project as described in this addendum and any altered conditions since certification of the EIR:

- would not result in any new significant environmental effects,
- would not substantially increase the severity of previously identified effects,

- would not result in mitigation measures or alternatives previously found to be infeasible becoming feasible, and
- would not result in availability/implementation of mitigation measures or alternatives that are considerably different from those analyzed in the previous document that would substantially reduce one or more significant effects on the environment.

Therefore, this addendum to the Miravale-Hambey EIR is the appropriate document to evaluate the environmental consequences of the proposed Summerfield Phase 3 Project.

Description of Summerfield Phase 3 Development

The Summerfield Phase 3 Project consists of the same development configuration proposed as part of the Phase 2 development analyzed in the Miravale-Hambey EIR. Specifically, the Summerfield Phase 3 Project (see Figure 2) consists of the development of a total of 46.23 acres, composed of the following:

- UCP Soledad Acreage 41.78 acres
- Handley Portion¹ 1.74 acres
- Bryant Canyon Road 1.75 acres
- Metz Road 0.96 acre

Most of the property would be developed with residential uses and street access. However, the project would also dedicate:

- 0.5 acre to the School District (Parcel E on the site plan)
- 2.1 acres to the cemetery (located to the east of the BCCI on the site plan)
- 3.7 acres for the BCCI (designated as Parcel C on the site plan)
- 8.0 acres for a park (the developer would dedicate the property – designated as Parcel A on the site plan – to the City and would submit improvement plans and fees but would not be required to construct the park)

The site plan (see Figure 2) includes 125 single-family residential lots and Parcel B, an area designated for townhome development. It is possible, however, that due to storm water requirements associated with the City's 2007 Stormdrain Master Plan, a minor portion of the residential development originally proposed as part of the subdivision will be replaced by water quality detention basin(s).

As noted above, LAFCO must approve a reorganization before development of Summerfield Phase 3 can proceed. The applicable LAFCO approvals include: annexation to the City of Soledad (see Figure 3); a Sphere of Influence (SOI) amendment for the portion of the project site that isn't currently within the City's SOI (see Figure 4); and, associated minor actions related to detachment from the Mission-Soledad Rural Fire Protection District and possible detachment from the Monterey County Resource Conservation District (RCD). According to

¹ The 46.2 acres proposed for development includes a separate parcel (1.7 acres) that is owned by the Handley Trust and which comprises the existing, unimproved Orchard Lane.

LAFCO staff (Darren Mc Bain, personal communication December 22, 2016), detachment from the RCD is a possible future action². Reorganization is required because detachment from the Mission-Soledad Rural Fire Protection District (and possibly the RCD) would need to be completed prior to the annexation. The City of Soledad is the applicant for the proposed reorganization. LAFCO would rely on the prior Municipal Service Review (MSR) prepared for the Miravale II Subdivision Project.

As noted above, the City, County, County Public Works Department, and MCWRA have engaged in ongoing coordination efforts regarding the operation and maintenance of Bryant Canyon Road and Bryant Canyon Storm Drain Channel (located within the eastern portion of the current Summerfield Phase 3 site). The improvements to the channel are necessary to increase storm drainage capacity and improve the overall drainage system in order to accommodate the development of adjacent residential and commercial development of adjacent land, specifically Summerfield Phase 3. Although maintained by MCWRA, plans for the Bryant Canyon Channel Improvements were subject to review and approval by the City of Soledad. In 2016 a CEQA addendum (City of Soledad, 2016) was prepared to address the environmental effects of the proposed Bryant Canyon Channel Improvements (BCCI). The City issued approved the BCCI on June 1, 2016 and filed a CEQA Notice of Determination (NOD) on June 6, 2016. As described in the NOD, the BCCI consists of:

...modification of 1.9 acres (4,450 linear feet) of intermittent drainage ditch, including construction of nine drop structures and a 10-foot wide by 6-foot high box culvert. This would include approximately 1,300 cubic yards of excavation; replacement of the existing 66-inch temporary culvert where the channel crosses Bryant Canyon Road, installation of rock slope protection with geotextile fabric on the west side of the channel, reinforcement of the 90-degree bend through modification of the outboard rock-slope protected bank by raising it higher and grouting the rock, and construction of an access road for use during construction and maintenance.

The following Best Management Practices (BMPs) have been incorporated into the Summerfield Phase 3 project, in order to be consistent with the project description and associated CEQA analysis of the BCCI and is further discussed under the 'Environmental Analysis of Minor Technical Changes' section, below.

Biological Resource Best Management Practices

Species	Best Management Practice
<p>Migratory Birds and Birds of Prey Although nests were not observed during surveys, a migratory bird or other bird of prey could nest on or adjacent to the site prior to or during construction.</p>	<p>BIO - 1 Avoidance. To the maximum extent practicable, construction should occur during the non-breeding season (September 1 through January 31). Pre-construction surveys during the non-breeding season would not be required for tree-nesting raptors and migratory birds, as they are expected to abandon their nests during construction.</p>

² In prior years the RCD has been associated almost wholly with unincorporated areas but recently LAFCO approved expanding the RCD's Sphere of Influence to include the cities, countywide. Staff also noted that the site is already within the Soledad Cemetery District and the Soledad-Mission Recreation District.

Species	Best Management Practice
<p>Implementation of best management practices will avoid or minimize the potential disruption of nesting behavior, abandonment of active nests, direct mortality or other harm to these birds.</p>	<p>Minimization. If it is not possible to avoid construction during the breeding season (February 1 through August 31), pre-construction surveys should be conducted by a qualified biologist during the breeding season for tree-nesting raptors and other migratory birds no more than 14 days prior to the onset of ground disturbance. The pre-construction survey should include all trees, large shrubs, or other areas of potential nesting habitat within the construction footprint and within 250 ft of the footprint. If the target species are deemed absent from the area, then no further actions would be required, and construction could occur within 14 days following the survey.</p> <p>If nesting raptors or other migratory birds are detected during the survey, a suitable construction-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft) would be determined at that time and may vary depending on location species physical barriers, or other factors. The buffer areas should be enclosed with temporary fencing, and construction equipment and workers should not enter the enclosed setback areas. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.</p>
<p>Western Burrowing Owl</p> <p>Although no direct or indirect evidence of burrowing owls was observed on the project site during surveys, suitable nesting habitat for burrowing owls is present along the channel in the form of small mammal burrows. A burrowing owl could nest along the channel prior to the start of construction.</p> <p>Implementation of best management practices will avoid and minimize the abandonment of active nests or direct mortality to these birds.</p>	<p>BIO - 2</p> <p>A qualified biologist shall conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 ft of the footprint no more than 14 days prior to the onset of ground disturbance. These surveys shall be conducted in a manner consistent with the CDFW's burrowing owl survey methods (CDFW 2012).</p> <p>If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be necessary to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed.</p> <p>If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 ft of the footprint) during the breeding season (February 1 through August 31), then a construction-free buffer of up to 250 ft should be established around all active owl nests. The buffer area should be enclosed with temporary fencing and construction equipment and workers should not enter the enclosed setback areas. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.</p>
<p>American Badger</p> <p>The proposed channel improvements could result in harm or injury to individual American badgers if they establish dens on the site prior to construction.</p>	<p>BIO - 3</p> <p>A qualified biologist shall conduct pre-construction surveys for American badger within the construction footprint and within 250 ft of the footprint no more than 14 days prior to the onset of ground disturbance.</p> <p>If an active badger den is identified during pre-construction surveys</p>

Species	Best Management Practice
<p>The same measures incorporated into the project design for minimizing effects to burrowing owls shall also be used to avoid and minimize potential effects to American badgers.</p>	<p>within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 ft (or distance specified by the CDFW) should be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor should be present onsite during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or nest abandonment. The monitor would be necessary onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.</p>
<p>San Joaquin Kit Fox</p> <p>The negligible possibility of the San Joaquin kit fox's occurrence on the project site warrants prudent protection measures, should any individuals wander onto the site at the time of construction activities. Incorporation of best management practices into the project design will further minimize the already low risk that construction activities related to the channel improvements would result in mortality to individual kit foxes.</p>	<p>BIO - 4</p> <p>Pre-construction surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance, construction activities, and/or any project activity likely to impact the San Joaquin kit fox. The primary objective is to identify kit fox habitat features (e.g., potential dens and refugia) on the project site and evaluate their use by kit foxes. If an active kit fox den is detected within or immediately adjacent to the area of work, the USFWS shall be contacted immediately to determine the best course of action for proceeding with work.</p> <p>Permanent and temporary construction activities and other types of project related activities should be carried out in a manner that minimizes disturbance to kit foxes, should their presence be detected on the site during pre-construction surveys. Minimization measures include, but are not limited to: restriction of project-related vehicle traffic to established roads, construction areas, and other designated areas; inspection and covering of structures (e.g., pipes), as well as installation of escape structures, to prevent the inadvertent entrapment of kit foxes; restriction of rodenticide and herbicide use; and proper disposal of food items and trash.</p> <p>The Ventura field office of the USFWS and the Fresno field office of CDFW will be notified in writing within three working days in case of the accidental death or injury to a San Joaquin kit fox during project-related activities. Notification must include the date, time, location of the incident or of the finding of a dead or injured animal, and any other pertinent information.</p>

The Summerfield Phase 3 development is currently scheduled for construction in 2017/2018.

Required Permits

The following laws and regulations apply the development of Summerfield Phase 3, and will require issuance of permits and authorizations prior to commencement of grading. Many of the permits and authorizations are associated with the BCCI and pending channel improvements which will be underway prior to Phase III:

Regulations and Regulatory Agencies

Regulation	Regulating Agency	Agency's Authority
Clean Water Act Section 404	USACE	Regulates placement of dredged or fill material into waters of the U.S.
Clean Water Act Section 401	CCRWQCB	Issues water quality certification; certification required for Section 404 permits
Clean Water Act, Porter-Cologne	CCRWQCB	Regulates discharge of waste into waters of the U.S. and waters of the State.
NPDES Permit	CCRWQCB	Permit requirements for storm water discharges associated with construction and land disturbance activities
Federal ESA	USFWS	Other federal agencies (i.e., USACE) must consult with USFWS if their activities may affect federally-listed species
	NMFS	Other federal agencies (i.e., USACE) must consult with NMFS if their activities may affect federally-listed species
California Fish and Game Code, Sections 1600-1616	CDFW	Regulates activities that will alter a river, stream or lake
California Endangered Species Act (CESA), Fish and Game Code Section 2050 et seq.		Prohibits take of a candidate species or species listed as threatened or endangered under CESA unless authorized by CDFG pursuant to Fish and Game Code Section 2080.1 or 2081(b) and (c)
Other permits/approvals to construct	MCWRA, Monterey Bay Unified Air Pollution Control District County of Monterey, Caltrans	Encroachment, grading, traffic control plan approvals

MCWRA has initiated the permitting process for the BCCI, including submittal of the following applications: US Army Corps of Engineers, Clean Water Act Section 404, Nationwide Permit 41 Pre-Construction Notification; Central Coast Regional Quality Control Board (CCRWQCB), Clean Water Act Section 401 Water Quality Certification/Issuance of Waste Discharge Requirements pursuant to Porter Cologne; California Department of Fish and Wildlife (CDFW), Notification of Lake or Streambed Alteration; and, Monterey County Resource Management Agency (RMA), Grading and Encroachment Permits.

CEQA Responsible Agencies

The City of Soledad is both the applicant and the lead agency under CEQA. The following responsible agencies may also rely upon the EIR and this addendum for use in their approval processes: LAFCO; Monterey Bay Unified Air Pollution Control District (MBUAPCD); and, Monterey County Resource Management Agency. A prior CEQA Addendum was prepared for the BCCI (City of Soledad, 2016) and will be relied upon for authorizations and other approvals specific to the BCCI from MCWRA, CDFW, and CCRWQCB.

Environmental Analysis of Minor Technical Changes

A comparative analysis of the Summerfield Phase 3 project and the Miravale Partnership - Hambey Property project analysis included in the 1999/2000 EIR has been undertaken using a tailored checklist approach. An environmental checklist is included as part of this addendum, below. Many of the topics analyzed and mitigation measures required by the Miravale-Hambey EIR continue to be applicable to the Summerfield Phase 3 development. However, additional analysis has been undertaken for the following resource areas due to the potential for environmental effects resulting from implementation of the Summerfield Phase 3 development, based on current conditions.

Land Use

The Miravale-Hambey EIR considered issues related to land use and planning³ in Section 4.1, Land Use and Planning, pages 4.1-1 through 4.1-21. The Miravale - Hambey EIR found that implementation of the project would result in the conversion of 223 acres of Prime and Unique farmlands to residential and public/quasi-public land uses and concluded that the impact would be significant and unavoidable. No feasible mitigation was identified. Additional analysis has been undertaken to analyze potential land impacts associated with the Summerfield Phase 3 development based on current conditions and standards and would not constitute new or substantially more severe significant impacts. The *Cortese-Knox-Hertzberg and LAFCO of Monterey Consistency Analysis for the Summerfield Phase 3 Project*, is also included as Attachment A.

The Summerfield Phase 3 project site is historically agricultural and is currently zoned F/40 - UR, Farmland under the Monterey County Zoning Ordinance. However, although the project site was identified as prime agricultural land in the 1999 Miravale - Hambey EIR, updated farmland mapping published in 2014 by the California Department of Conservation identifies the area as grazing land, not prime agricultural land. Determinations for land to meet Prime Farmland and Farmland of Statewide Importance were based on criteria related to the historic use of the land and soil type as defined by the Farmland Mapping and Monitoring Program (FMMP) Guidelines.

A Memorandum of Understanding (MOU) between the City of Soledad and LAFCO establishes that no mitigation would be required on this site as part of the Miravale II annexation. The County of Monterey through the MOU with the City of Soledad interprets the development of areas within the City's General Plan to serve the mutual goal of conserving agricultural lands by limiting urban development to the defined growth area, including the project site.

The project would not be detrimental to the maintenance of the physical and economic integrity of agricultural lands, but would promote growth in areas of nonagricultural importance, thus preserving those agricultural lands suited for such use. The project site has not been in active agricultural use since 2007. In addition, as noted above, the area has been re-designated as suitable for grazing land, not prime agricultural lands, by the

³ The Miravale - Hambey EIR did not address forest land and none is present at the site.

California Department of Conservation. Approving the project at this location would facilitate the orderly growth of the City, while preserving those areas with physical and economic integrity of agricultural lands adjacent to the City.

Future planned development of the project site has been accounted for in the subsequent City and County plans and project EIRs, adopted after the Miravale-Hambey EIR. The changes to the City of Soledad boundaries are consistent with the City's General Plan, Monterey County and Soledad MOU, the Municipal Services Review of the City of Soledad (MSR), and Monterey County General Plan. The project would contribute to the planned and efficient expansion of development for the City of Soledad by connecting developed and future development areas adjacent to the project site as described in the City's General Plan (2005). The pre-zoning is not consistent with the Monterey County General Plan; however, the MOU between Soledad and Monterey County acknowledges the City's General Plan and urban growth boundary as the "ultimate" City area. This urban growth boundary includes the project site. In addition, the project site is located within the portion of the City identified as the Temporary Agricultural Edge, as defined by the MOU. This Temporary Agricultural Edge establishes an agricultural edge for the purpose of maintaining a clear boundary between the urbanized incorporated areas of the City and the agricultural areas within the unincorporated County.

The County of Monterey General Plan and City of Soledad General Plan encourages mixed uses, mixed densities, and development patterns that would result in increased efficiency of land use. The project would provide an urban development patterns consistent with existing plans for the area and adjacent uses by incorporating single family, multi-family, and park use.

Implementation of Summerfield Phase 3 would not constitute a change in land use. The project changes associated with Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts on land use, nor would any change in circumstances occur that would result in significant or substantially more severe land use impacts because Summerfield Phase 3 consists of the same development analyzed in the Miravale-Hambey EIR and accommodated for in subsequent local plans. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

Air Quality

The project area is within the North Central Coast Air Basin (NCCAB), which consists of Monterey, Santa Cruz, and San Benito counties forming an area of more than 5,100 square miles (Monterey Bay Air Resources District, 2008). The Monterey Bay Air Resources District (MBARD), formerly the Monterey Bay Unified Air Pollution Control District (MBUAPCD), is the designated air quality control agency in the NCCAB.

The Miravale-Hambey EIR considered issues related to air quality in Section 4.7, Air Quality, pages 4.7-1 through 4.7-13. The Miravale-Hambey air quality analysis found that

the proposed project would have the potential to generate long-term regional mobile source emissions that would exceed thresholds established by the MBARD at that time (1999) due to the increase in traffic generated by development of the project. This was considered a significant and unavoidable impact of the project; no feasible mitigation was identified. The analysis also found that short-term impacts related to construction-related emissions, including PM10 emissions that would exceed MBARD's construction emission thresholds at that time. Mitigation measures were proposed to reduce emissions to less-than-significant levels.

Rincon has conducted an Air Quality Technical Study (Rincon, 2017b) to assess the potential air quality impacts of the Miravale Partnership-Hambey Property (Summerfield Phase 3) Sphere of Influence (SOI) Amendment, annexation, and subsequent development. The purpose of the study (see Attachment B) is to analyze the project's air quality emissions and the associated impacts under current conditions and in accordance with current air quality regulations. The analysis considers both temporary impacts that would result from construction activity and long-term impacts associated with operation of the project.

Construction activities would generate fugitive dust particles, ozone precursors, and diesel exhaust that could result in an increase in criteria pollutants and could also contribute to the existing NCCAB non-attainment status for ozone and PM10. ROG would be released during drying of architectural coatings. Site preparation and grading would involve the greatest amount of heavy equipment and the most substantial generation of fugitive dust. The project would involve site preparation, grading, and paving to develop approximately 125 single family residential lots, 58 multi-family residential units as well as associated on-site infrastructure. The use of equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD Guidelines is not expected. The ozone precursors NOX and ROG would be emitted by the operation of construction equipment, while PM10 would be emitted by activities that disturb the soil, such as grading and excavation. Emissions would also be generated by construction employees traveling to and from the site, as well as trucks hauling materials to and from the site.

For purposes of the analysis, site preparation is anticipated to begin in mid-2017. Potential construction emissions were estimated for the project using the California Emissions Estimator Model (CalEEMod). Default construction scheduling was used for this analysis, except that architectural coatings were assumed to be applied throughout the construction period. MBARD uses a threshold of 82 pounds per day of PM10 for determining significance of construction related emissions (MBARD, 2014). The following table (Attachment B, Table 4) summarizes the maximum daily emissions generated from construction activities during each year of project construction.

Estimated Construction Maximum Daily (lbs/day)

Construction Year	Maximum Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
2017 Maximum	5.8	68.1	39.9	21.1	12.6
2018 Maximum	10.3	59.6	39.6	11.5	6.1
2019 Maximum	9.7	37.0	36.8	4.8	2.3
2020 Maximum	9.1	33.7	34.4	4.6	2.1
2021 Maximum	1.3	13.0	15.2	0.8	0.7
Annual Maximum	10.3	68.1	39.9	21.1	12.6
MBARD Thresholds (lbs/day)	-	-	-	82	-
Threshold Exceeded?	N/A	N/A	N/A	No	N/A

Notes: All emissions were estimated using CalEEMod. See Appendix A of Rincon 2017b for calculations.

As shown above, construction of the project would result in a maximum of 21.1 lbs/day of PM₁₀, which is below the MBARD threshold of 82 lbs/day of PM₁₀. In addition, compliance with MBARD Rule 400 (Visible Emissions), Rule 425 (Use of Cutback Asphalt), and Rule 426 (Architectural Coatings) would reduce emissions of dust particulates and ROG_s during construction activity. No mitigation is required. Implementation of typical BMPs recommended by MBARD would reduce construction-related particulate emissions below levels shown above.

Long-term operational emissions associated with the proposed project are those attributed to vehicle trips (mobile emissions), the use of natural gas (energy source emissions), and consumer products, architectural coatings, wood- and gas-burning fireplaces and hearths, and landscape maintenance equipment (area source emissions). CalEEMod was used to estimate emissions based on the proposed land uses for the project site. As shown in the following table (Table 5 of Rincon, 2017b), operational emissions associated with buildout of the project would not exceed the applicable MBARD thresholds for regional emissions.

Project Operational Emissions (lbs/day)

Emissions Source	Estimated Emissions					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	91.2	2.7	123.2	0.2	15.4	15.4
Energy	0.2	1.1	0.5	<0.1	0.1	0.1
Mobile	4.4	19.8	53.8	0.2	11.0	3.1
Maximum lbs/day	95.7	23.6	177.5	0.4	26.5	18.5
MBARD Thresholds	137	137	550	150	82	N/A
Threshold Exceeded?	No	No	No	No	No	N/A
See Appendix A of Rincon 2017b for CalEEMod computer model output. Note: Numbers may not add up due to rounding. Notes: Project emissions include the operational emissions associated with the proposed project, Hotel Annex, and medical buildings included in the original CUP.						

The project would also be consistent with the existing land use designation for the site, and would not involve the development of additional residential units or other land uses that could result in an increase in population, or otherwise cause an exceedance of regional growth forecasts beyond those analyzed previously. Therefore, the project would not conflict with or obstruct implementation of the MBARD's 2012 Triennial Plan Revision. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

Greenhouse Gases (GHG)

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted CEQA Guidelines provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The Miravale-Hambey EIR was prepared in 1999/2000 and did not address potential impacts of GHG emissions because the EIR was prepared and the project was approved

before amendments to the State CEQA Guidelines. However, the following analysis has been undertaken to evaluate the GHG impacts associated with Summerfield Phase 3, consistent with LAFCO policy. This analysis considers both temporary impacts that would result from construction activity and long-term impacts associated with operation of the project. A technical memorandum (Rincon, 2017c) has been included as Attachment C and a summary of the analysis is provided below.

Thresholds

The State, MBARD, and the City of Soledad have not yet adopted GHG emissions thresholds, and no GHG emissions reduction plan that would apply to the project has been adopted. MBARD is currently in the process of developing GHG emissions thresholds for evaluating projects under CEQA. According to an MBARD staff report to the District Board of Directors, MBARD is currently considering adoption of a threshold of 10,000 metric tons (MT) of CO₂ equivalent GHGs (CO₂e) per year for stationary source projects and a threshold of 2,000 MT CO₂e per year for land-use projects or compliance with an adopted GHG Reduction Plan/Climate Action Plan. MBARD is currently evaluating a percentage-based threshold option (MBARD, 2013). However, MBARD does not have a formally adopted policy recommending any specific threshold. Since the MBARD has no adopted thresholds, MBARD encourages lead agencies to consider a variety of metrics for evaluating GHG emissions and related mitigation measures as they best apply to the specific project (MBARD 2014).

In April 2012, SLOAPCD, whose jurisdiction is adjacent to MBARD to the south, adopted quantitative thresholds for GHG emissions for most land use projects (SLOAPCD, 2012). The SLOAPCD CEQA Handbook includes a bright-line threshold of 1,150 MT CO₂e, as well as an efficiency threshold of 4.9 MT CO₂e per service population (SP) per year (service population is the total residents and employees accommodated by the proposed project). The Summerfield Phase 3 GHG analysis uses the efficiency threshold of 4.9 MT CO₂e per service population per year.

Analysis

Calculations of CO₂, CH₄, and N₂O emissions are provided to identify the magnitude of potential project effects. The analysis focuses on CO₂, CH₄, and N₂O because these make up 98.9 percent of all GHG emissions by volume (IPCC, 2007) and are the GHG emissions that the project would emit in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered for the analysis. Emissions of all GHGs are converted into their equivalent GWP in terms of CO₂ (CO₂e). Minimal amounts of other GHGs (such as chlorofluorocarbons [CFCs]) would be emitted; however, these other GHG emissions would not substantially add to the total calculated CO₂e amounts. Calculations are based on the methodologies discussed in the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper (CAPCOA, 2008) and included the use of the California Climate Action Registry (CCAR) General Reporting Protocol (CCAR, 2009). For this analysis, the project's contribution to cumulative impacts related to GHG emissions and climate change would be cumulatively considerable if the project would produce more than 4.9 MT CO₂e per service population per year.

The analysis of project generated construction emissions assumes that construction activity would occur over a period of approximately five years. The CalEEMod defaults were used for each construction phase and equipment during the phases. As shown in the following table (Table 1 in Rincon, 2017c) construction activity for the project would generate an estimated 3,266 MT of CO₂e. When amortized over a 30-year period, construction of the project would generate about 109 MT of CO₂e per year.

Estimated Construction Emissions of Greenhouse Gases

Year	Annual Emissions MT CO ₂ e/year
2017	297.5
2018	991.9
2019	1,001.1
2020	937.5
2021	38.3
Total	3,266.3
Amortized over 30 years	108.9

See Appendix A of Rincon 2017c for CalEEMod results

Long-term emissions associated with the project would be produced by area sources, electricity and natural gas consumption, solid waste generation, water use, and transportation sources.

Combined Annual Emissions

Emission Source	Annual Emissions (MT CO ₂ e/year)
Construction	146.7
Operational	
Area	129.3
Energy	635.9
Solid Waste	93.1
Water	55.1
Mobile	
CO ₂ and CH ₄	2,044.5
N ₂ O	97.7
Total	3,164.5
Service Population	763 ¹
Total/Service Population	4.2
Threshold	4.9 MT/CO₂e/year
Exceeds Threshold?	No

1. Service population includes residents in the single and multi-family residences based on the persons per household figure included in the General Plan.

As shown above, the combined annual emissions associated with buildout of the project would total an estimated 3,145 MT of CO₂e per year. These emission projections indicate

that the majority of the project's GHG emissions are associated with vehicular travel (68%) and energy use (20%). Based on an estimated service population of 763, this annual total would result in 4.2 MT CO₂e/SP/year. Therefore, the project would result in annual emissions that would not exceed the applicable efficiency threshold.

The project would be consistent with the applicable land use and zoning designations, and because the project would not conflict with any State regulations intended to reduce GHG emissions statewide, the project would also be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

Biological Resources

The Miravale-Hambey EIR indicated that development of the site would remove a total of 238 acres of habitat for general biological resources, including 228 acres of agricultural land and approximately 10 acres of ruderal land. The project impact analysis also addressed the removal of a storm water detention basin. The only biological resource impact identified in the EIR was to tricolored blackbird nesting habitat associated with an existing detention basin. Mitigation required that construction activities be limited to the period outside the tricolored blackbird nesting season (March 1 to August 31).

A biological survey report was recently prepared for the BCCI (Live Oak Associates (LOA), 2016). The report describes existing conditions on and in the vicinity of the BCCI site including biotic habitats, wildlife movement corridors, and special status plant and animal species both in the region and with the potential to occur onsite. According to the report, the entire length of the channel is dominated by non-native grasses and forbs. Thirty-one (31) special status plant species are documented to occur in the vicinity but none of these species was observed or are likely to occur onsite due to unsuitable habitat conditions. Similarly, there are twenty-seven (27) special status wildlife species known to exist in the vicinity but only the following have the potential to occur onsite due to marginal quality habitat:

- White-tailed kite – potential forage and nesting habitat
- Burrowing owl – potential forage and nesting habitat
- Tricolored blackbird – potential forage habitat
- Pallid bat – potential forage habitat
- Townsend's big-eared bat – potential forage habitat
- Western red bat – potential forage habitat
- Western mastiff bat – potential forage habitat
- American badger – potential forage and denning habitat

It is also possible for San Joaquin kit fox to occur in the area. The species was observed in the area in the 1970s but given existing barriers to movement and a lack of recent documented occurrences, it is highly unlikely for San Joaquin kit fox to ever occur onsite.

Based on the biological survey report (LOA, 2016):

- Although nests were not observed during surveys, a migratory bird or other bird of prey could nest on or adjacent to the site prior to or during construction. Implementation of best management practices will avoid or minimize the potential disruption of nesting behavior, abandonment of active nests, direct mortality or other harm to these birds.
- Although no direct or indirect evidence of burrowing owls was observed on the project site during surveys, suitable nesting habitat for burrowing owls is present along the channel in the form of small mammal burrows. A burrowing owl could nest along the channel prior to the start of construction. Implementation of best management practices will avoid and minimize the abandonment of active nests or direct mortality to these birds.
- Similar to burrowing owls, although no evidence of American Badger was observed during surveys, the proposed channel improvements could result in harm or injury to individual American badgers if they establish dens on the site prior to construction. The same measures incorporated into the project design for minimizing effects to burrowing owls shall also be used to avoid and minimize potential effects to American badgers.
- The negligible possibility of the San Joaquin kit fox's occurrence on the project site warrants prudent protection measures, should any individuals wander onto the site at the time of associated construction activities. Incorporation of best management practices into the project design will further minimize the already low risk that construction activities related to the channel improvements would result in mortality to individual kit foxes.

Best Management Practices have been incorporated into the project description (see above) to avoid or minimize the already low risk that construction activities related to Summerfield Phase 3, and the BCCI specifically, would result in effects to these species or their breeding success.

Conclusions

Based on the analysis of environmental impacts presented above, implementation of the Summerfield Phase 3 development as described in this document would result in none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR. In summary, there are no altered circumstances or new information of substantial importance since certification of the Miravale-Hambey EIR. More specifically, the proposed project refinements evaluated in this addendum:

- would not result in any new significant environmental effects,
- would not substantially increase the severity of previously identified effects,
- would not result in mitigation measures or alternatives previously found to be infeasible becoming feasible, and
- would not result in availability/implementation of mitigation measures or alternatives that are considerably different from those analyzed in the previous document that would substantially reduce one or more significant effects on the environment.

These conclusions confirm that this addendum to the Miravale-Hambey EIR is appropriate to evaluate the environmental consequences of the proposed project refinements.

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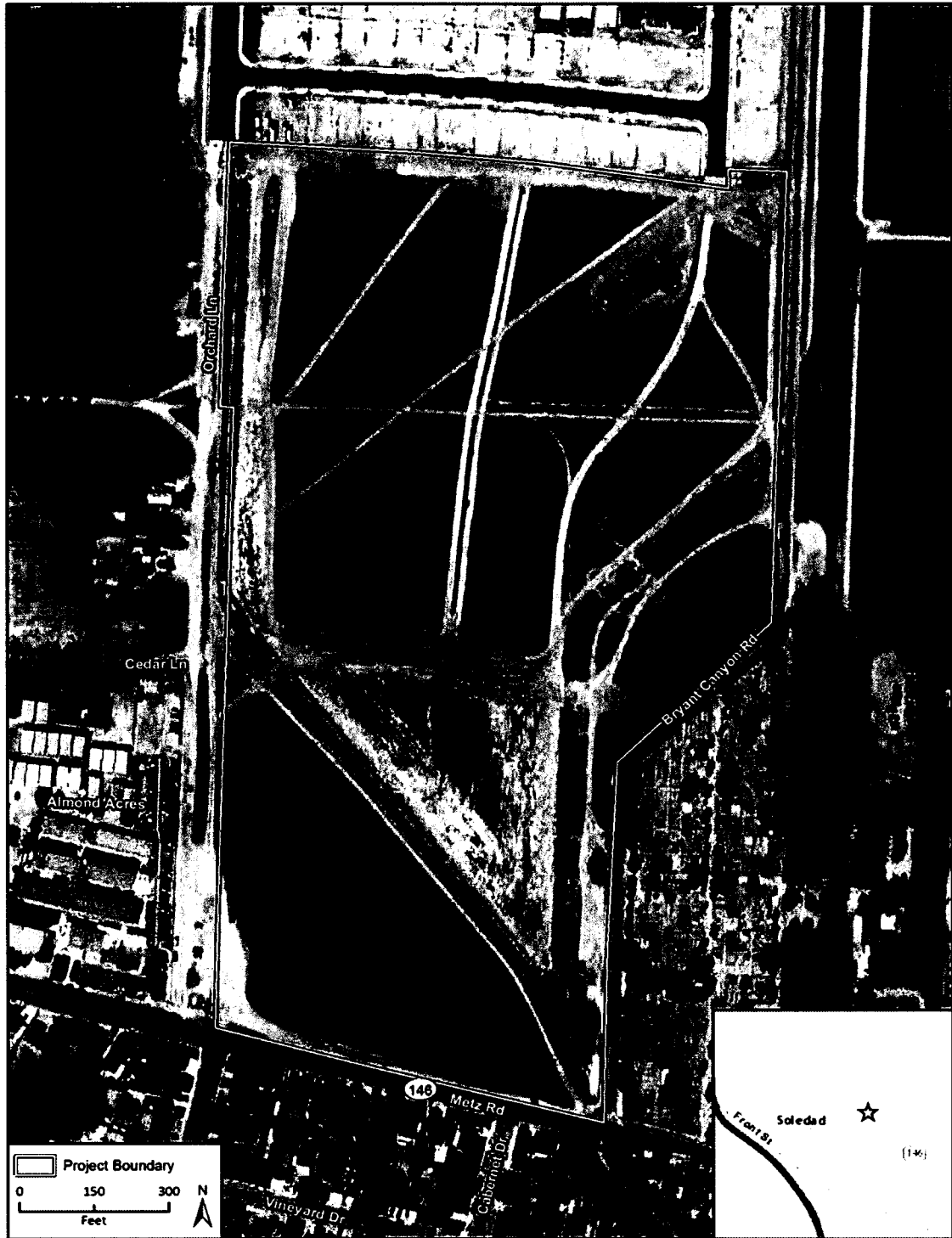
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Preparers

This addendum was prepared by the City of Soledad with support from the following consultants:

Laurie Warner Herson, Phenix Environmental Planning – CEQA Addendum

Chris Bersbach, Rincon Consultants, Inc. - LAFCO Consistency Analysis, Air Quality and Greenhouse Gas Emissions, and CEQA Addendum Peer Review



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Additional data provided by County of Monterey, 2017.

Figure 1 - Summerfield Phase 3 Location

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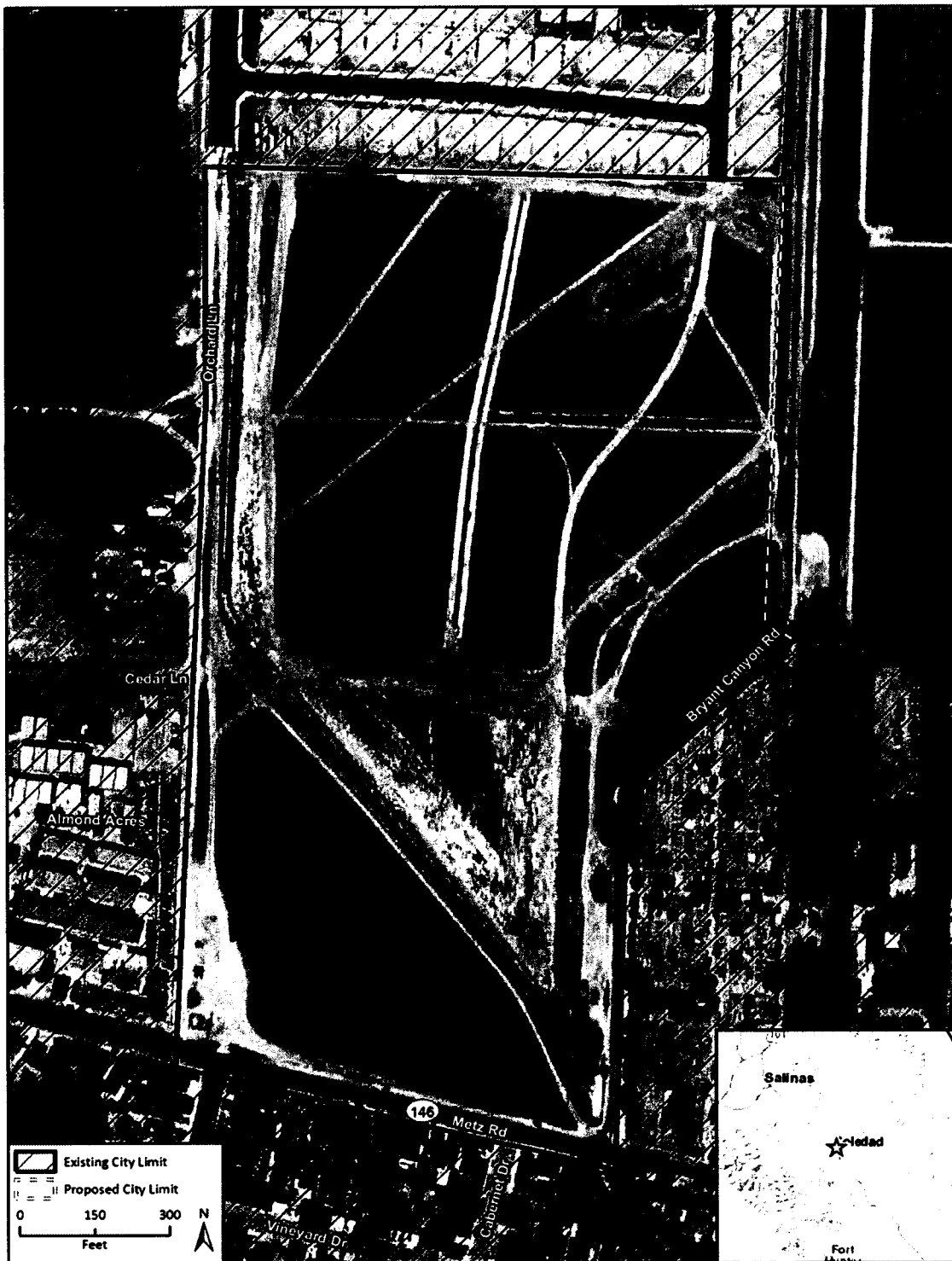


Figure 3 - Summerfield Phase 3 Proposed Annexation

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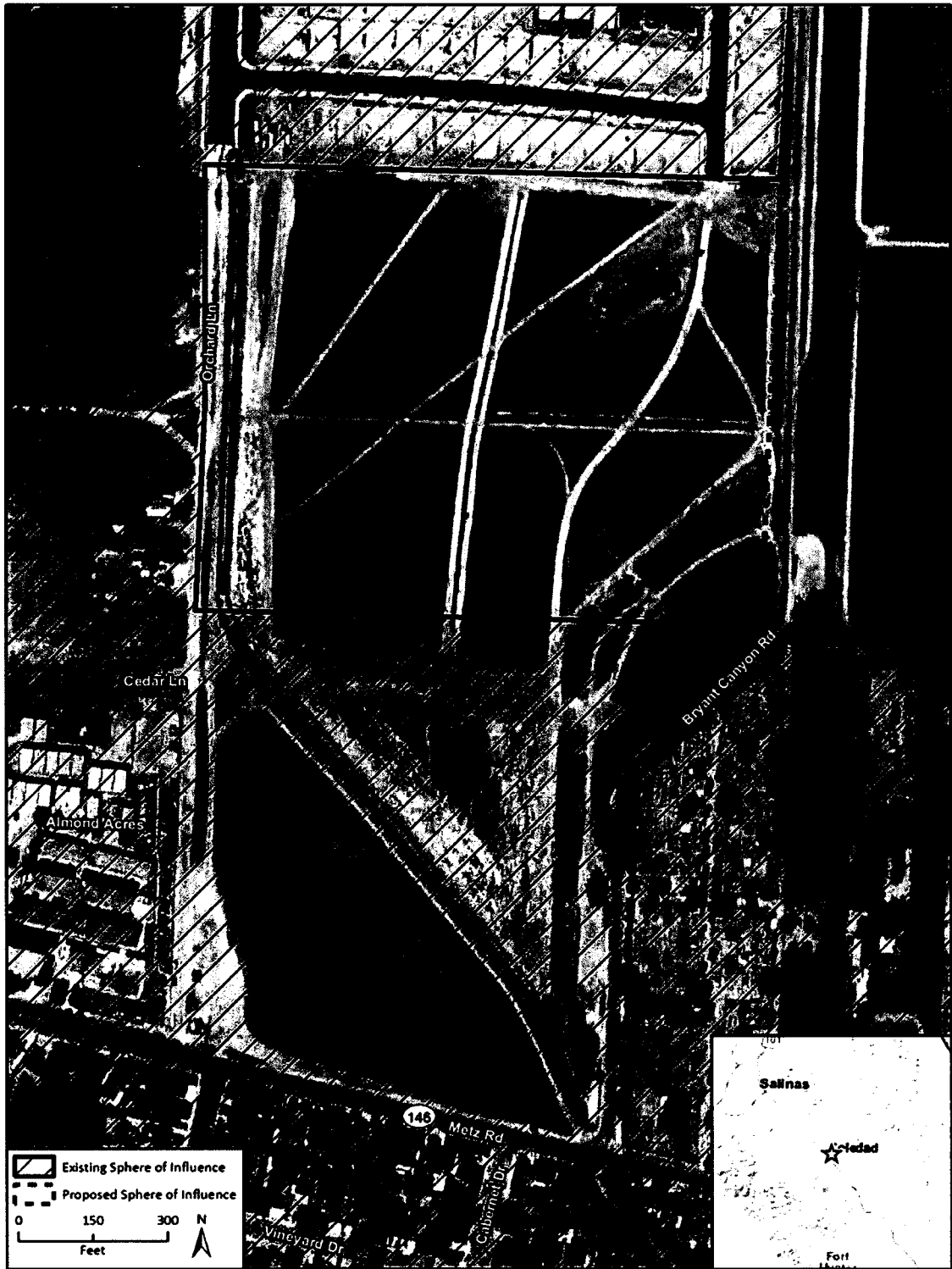


Figure 4 – Summerfield Phase 3 Proposed Sphere of Influence

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Environmental Analysis Checklist

The following checklist considers the full range of environmental issues subject to analysis under CEQA (in rows), and then poses a series of questions (in columns) aimed at identifying the degree to which the issue was considered in the Miravale Partnership-Hambey Property EIR, and whether changes to the project constitute new information of substantial importance relative to each environmental issue. The questions posed in each column are described below.

Where was impact analyzed?

This column provides a cross-reference to the portions of the Miravale-Hambey EIR where information and analyses may be found relative to the environmental issue listed under each topic.

Do proposed changes require major revisions to the Miravale-Hambey EIR?

In accordance with Section 15162(a)(1) of the State CEQA Guidelines, this column indicates whether proposed changes to the project would involve new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts that, in turn, would require major revisions of the Miravale-Hambey EIR.

Do new circumstances require major revisions to the Miravale-Hambey EIR?

In accordance with Section 15162(a)(2) of the State CEQA Guidelines, this column indicates whether changes to the circumstances under which the project is undertaken have occurred that would involve new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts that, in turn, would require major revisions of the Miravale-Hambey EIR.

Is there any new information resulting in new or substantially more severe significant impacts?

In accordance with Sections 15162(a)(3)(A) and 15162(a)(3)(B) of the State CEQA Guidelines, this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Miravale-Hambey EIR was certified as complete, shows additional or substantially more severe significant impacts not discussed in the Miravale-Hambey EIR.

Do Miravale-Hambey EIR mitigation measures address and/or resolve impacts?

In accordance with Sections 15162(a)(3)(C) and 15162(a)(3)(D) of the State CEQA Guidelines, this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Miravale-Hambey EIR was certified as complete, shows that mitigation measures or alternatives in the Miravale-Hambey EIR would now be feasible, or identifies new mitigation measures or alternatives not in the Miravale-Hambey EIR that would reduce significant impacts.

Discussion and Conclusion Sections

The discussion provides information about the particular environmental issue, how the proposed project refinements relate to the issue, and the status of any mitigation that may be required or that has already been implemented. A conclusion that the changes to the project involve no new significant impacts and/or no substantially more severe impacts supports the use of this addendum as the appropriate level of environmental documentation for the proposed project refinements.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
AESTHETICS					
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	Pp. 4.11-3 through 4.11-5	No	No	No	Yes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Pp. 4.11-3 through 4.11-5	No	No	No	Yes
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Pp. 4.11-3 through 4.11-5	No	No	No	Yes
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	Pp. 4.11-3 through 4.11-5	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to Aesthetics in Section 4.11, Aesthetics, pages 4.11-1 through 4.11-5. The Miravale-Hambey EIR found that the project would change the visual character of the site from rural/agricultural to developed, semi-urban. Although the project would alter the visual character of the site, the project would include design features that are consistent with development standards of the City’s Zoning Code and policies of the City’s General Plan. The project would include the incorporation of appropriate screening, signage design and placement, and provision of landscaping. The visual change was considered less than significant. However, the Miravale-Hambey EIR also found that the development of the project would result in changes to views of the site from scenic Highway 146 (Metz Road) primarily due to the development of commercial uses adjacent to Highway 146. This was considered a potentially significant impact. Measures were identified to mitigate the impacts resulting from commercial development, including the use of appropriate setbacks, landscape buffers, visual amenities/architectural qualities and the requirement for design review.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR. Therefore, the project changes associated with the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts on visual resources, nor would any change in circumstances occur that would result in significant or substantially more severe visual resources impacts. No additional mitigation would be required. Further, no previously

infeasible or new mitigation measures that could not be implemented to address impacts have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
AGRICULTURE AND FORESTRY RESOURCES					
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Pp. 4.1-8 through 4.1-12 and 4.1-21	No	No	No	N/A
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Pp. 4.1-8 through 4.1-12 and 4.1-21	No	No	No	N/A
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	N/A	No	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A	No	No	No	N/A
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Pp. 4.1-8 through 4.1-12 and 4.1-21	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to agricultural lands in Section 4.1, Land Use and Planning, pages 4.1-1 through 4.1-21. The Miravale-Hambey EIR found that the implementation of the project would result in the conversion of 223 acres (94 percent of the project site) of Prime and Unique farmlands to residential and public/quasi-public land uses and

concluded that the impact would be significant and unavoidable. No feasible mitigation was identified. The Miravale-Hambey EIR did not address forest land.

Conclusion

The Summerfield Phase 3 project site was historically agricultural in use and is currently zoned F/40 - UR, Farmland under the Monterey County Zoning Ordinance. However, although the project site was identified as prime agricultural land in the Miravale-Hambey EIR, updated farmland mapping published in 2014 by the California Department of Conservation identifies the area as grazing land, not prime agricultural land. Determinations for land to meet Prime Farmland and Farmland of Statewide Importance were based on criteria related to the historic use of the land and soil type as defined by the Farmland Mapping and Monitoring Program (FMMP) Guidelines.

A Memorandum of Understanding (MOU) between the City of Soledad and LAFCO establishes that no mitigation would be required on this site as part of the Miravale II annexation. The County of Monterey through the MOU with the City of Soledad interprets the development of areas within the City's General Plan to serve the mutual goal of conserving agricultural lands by limiting urban development to the defined growth area, including the project site.

The project would not be detrimental to the maintenance of the physical and economic integrity of agricultural lands, but would promote growth in areas of nonagricultural importance, thus preserving those agricultural lands suited for such use. The project site has not been in active agricultural use since 2007. In addition, as noted above, the area has been re-designated as suitable for grazing land, not prime agricultural lands, by the California Department of Conservation. Approving the project at this location would facilitate the orderly growth of the City, while preserving those areas with physical and economic integrity of agricultural lands adjacent to the City.

Implementation of the Summerfield Phase 3 development would not constitute a change in land use because Summerfield Phase 3 consists of the same development analyzed in the Miravale-Hambey EIR and accommodated for in subsequent local plans. The project changes associated with the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts on agricultural resources, nor would any change in circumstances occur that would result in new significant impacts or substantially more severe agricultural resource impacts. No forest land would be impacted. No additional mitigation would be required. Furthermore, no previously infeasible or new mitigation measures that could not be implemented to address agricultural and forest land impacts have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
AIR QUALITY					
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Pp. 4.7-12 and 4.7-13	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Pp. 4.7-9 through 4.7-13	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Pp.5-5 and 5-6	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	Pp. 4.7-9 through 4.7-13	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	Pp. 4.7-9 through 4.7-13	No	No	No	Yes

Discussion

The project area is within the North Central Coast Air Basin (NCCAB), which consists of Monterey, Santa Cruz, and San Benito counties forming an area of more than 5,100 square miles (Monterey Bay Air Resources District, 2008). The Monterey Bay Air Resources District (MBARD), formerly the Monterey Bay Unified Air Pollution Control District (MBUAPCD), is the designated air quality control agency in the NCCAB.

The Miravale-Hambey EIR considered issues related to air quality in Section 4.7, Air Quality, pages 4.7-1 through 4.7-13. The Miravale-Hambey air quality analysis found that the proposed project would have the potential to generate long-term regional mobile source emissions that would exceed thresholds established by the MBUAPCD at that time (1999) due to the increase in traffic generated by development of the project. This was considered a significant and unavoidable impact of the project; no feasible mitigation was identified. The analysis also found that short-term impacts related to construction-related emissions, including PM10 emissions

that would exceed MBUAPCD's construction emission thresholds at that time (1999). Mitigation measures were proposed to reduce emissions to less-than-significant levels.

Additional analysis has been undertaken to evaluate the air quality impacts associated with the Summerfield Phase 3 development based on current standards to determine if the project would result in new or substantially more severe significant impacts. A technical memorandum (See Attachment B) has been prepared that includes an updated discussion of the regulatory setting, significant thresholds, methodology and impact analysis (Rincon, 2017b). The technical memorandum also includes a technical appendix. The impact analysis is summarized below.

Impact Analysis

The California Clean Air Act requires that air districts adopt a Clean Air Plan (CAP) that describes how the jurisdiction will meet air quality standards. These plans must be updated every three years. MBARD developed the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region. In April 2013, MBARD adopted the 2012 Triennial Plan Revision (2012 AQMP Revision), which assesses and updates elements of the 2008 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs and serves as the most recent CAP for the area. In order to be determined to be consistent with the plan, a project's direct and indirect emissions must be accounted for in the growth assumptions of the plan, and the project must be consistent with the policies in the 2012 Triennial Plan Revision (MBARD, 2013). The project would be consistent with the existing land use designation for the site, and would not involve the development of additional residential units or other land uses that could result in an increase in population, or otherwise cause an exceedance of regional growth forecasts beyond those analyzed previously. Therefore, the project would not conflict with or obstruct implementation of the 2012 Triennial Plan, and impacts would be less than significant.

Construction activities would generate fugitive dust particles, ozone precursors, and diesel exhaust that could result in an increase in criteria pollutants and could also contribute to the existing Basin non-attainment status for ozone and PM10. ROG would be released during drying of architectural coatings. Site preparation and grading would involve the greatest amount of heavy equipment and the most substantial generation of fugitive dust. The project would involve site preparation, grading, and paving to develop approximately 125 single family residential lots, 58 multi-family residential units as well as associated on-site infrastructure. The use of equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD Guidelines is not expected. The ozone precursors NOX and ROG would be emitted by the operation of construction equipment, while PM10 would be emitted by activities that disturb the soil, such as grading and excavation. Emissions would also be generated by construction employees traveling to and from the site, as well as trucks hauling materials to and from the site.

Based on Rincon's analysis (see Attachment B, Table 4), construction of the project would result in a maximum of 21.1 lbs/day of PM10, which is below the MBARD threshold of 82 lbs/day of PM10. In addition, compliance with MBARD Rule 400 (Visible Emissions), Rule 425 (Use of Cutback Asphalt), and Rule 426 (Architectural Coatings) would reduce emissions of dust particulates and ROGs during construction activity. No mitigation is required. Implementation of typical BMPs recommended by MBARD would reduce construction-related particulate emissions below levels shown in the following table (Attachment B, Table 4):

Estimated Construction Maximum Daily (lbs/day)

Construction Year	Maximum Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
2017 Maximum	5.8	68.1	39.9	21.1	12.6
2018 Maximum	10.3	59.6	39.6	11.5	6.1
2019 Maximum	9.7	37.0	36.8	4.8	2.3
2020 Maximum	9.1	33.7	34.4	4.6	2.1
2021 Maximum	1.3	13.0	15.2	0.8	0.7
Annual Maximum	10.3	68.1	39.9	21.1	12.6
MBARD Thresholds (lbs/day)	-	-	-	82	-
Threshold Exceeded?	N/A	N/A	N/A	No	N/A

Notes: All emissions were estimated using CalEEMod. See Appendix A of Rincon 2017b for calculations.

Long-term operational emissions associated with the proposed project are those attributed to vehicle trips (mobile emissions), the use of natural gas (energy source emissions), and consumer products, architectural coatings, wood- and gas-burning fireplaces and hearths, and landscape maintenance equipment (area source emissions). The California Emissions estimator Model (CalEEMod) was used to estimate emissions based on the proposed land uses for the project site. As shown below (Attachment B, Table 5), operational emissions associated with buildout of the project would not exceed the applicable MBARD thresholds for regional emissions.

Project Operational Emissions (lbs/day)

Emissions Source	Estimated Emissions					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	91.2	2.7	123.2	0.2	15.4	15.4
Energy	0.2	1.1	0.5	<0.1	0.1	0.1
Mobile	4.4	19.8	53.8	0.2	11.0	3.1
Maximum lbs/day	95.7	23.6	177.5	0.4	26.5	18.5
MBARD Thresholds	137	137	550	150	82	N/A
Threshold Exceeded?	No	No	No	No	No	N/A

Certain population groups are more sensitive to air pollution than others. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardio-respiratory diseases. Residential uses are also considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. The nearest sensitive receptors are residences located approximately 65 feet to the west of the project site. Adjacent

sensitive receptors may be affected by short-term emissions during construction activity on the project site. As described in detail above, the project would not result in an exceedance of any MBARD significance criteria for short-term construction or long-term operational emissions, and would therefore not violate any air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Therefore, impacts to sensitive receptors would be less than significant.

Odors

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses that would reasonably be expected to result in objectionable odors. Potential odor emissions from the project would be limited to odors associated with typical residential development such as vehicle and engine exhaust and idling.

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. As the project site is in a rural area without tall buildings to block air movement and hold odors, construction-related odors would disperse and would not cause substantial odors at nearby sensitive receptors (located approximately 60 feet from the project site boundary). In addition, construction-related odors would be short-term, and would cease upon completion of project construction. The project would not involve any long-term uses that would result in substantial objectionable odors that would affect nearby sensitive receptors. Although the project construction may result in temporary odors from diesel equipment, these odors would be temporary (construction activity is assumed to last three months). Therefore, impacts would be less than significant.

Conclusion

Summerfield Phase 3 consists of the same development analyzed in the Miravale-Hambey EIR and accommodated for in subsequent local plans. The project changes associated with the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts to air quality, nor would any change in circumstances occur that would result in significant or substantially more severe air quality impacts. In fact, under current conditions and regulations, air quality impacts are less than anticipated in the Miravale-Hambey EIR. No additional mitigation would be required. Further, no previously infeasible or new mitigation measures that could not be implemented to address air quality impacts have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
BIOLOGICAL RESOURCES					
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or United States Fish and Wildlife Service?	Pp. 4.4-1 and 4.4-9	No	No	No, impacts are still considered less-than-significant.	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or United States Fish and Wildlife Service?	Pp. 4.4-2 and 4.4-9	No	No	No	Yes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Pp. 4.4-8 and 4.4-9	No	No	No, impacts are still considered less-than-significant with mitigation.	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Pp. 4.4-2 and 4.4-9	No	No	No	Yes

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Pp. 4.4-1 and 4.4-9	No	No	No	Yes
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	N/A	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to Biological Resources in Section 4.4, Biological Resources, pages 4.4-1 through 4.4-9. The EIR indicated that development of the site would remove a total of 238 acres of habitat for general biological resources, including 228 acres of agricultural land and approximately 10 acres of ruderal land. The EIR also identified impacts to tricolored blackbird nesting habitat associated with the removal of a storm water detention basin, situated to the north of the Summerfield Phase 3 site. Mitigation included in the Miravale-Hambey EIR required that construction activities be limited to the period outside the tricolored blackbird nesting season (March 1 to August 31). The EIR also did not identify jurisdictional wetlands or waters of the US within the area proposed for residential development.

The City, County, County Public Works Department, and MCWRA have engaged in ongoing coordination efforts regarding the operation and maintenance of Bryant Canyon Road and Bryant Canyon Storm Drain Channel, located within the eastern portion of the current Summerfield Phase 3 site. The improvements to the channel are necessary to increase storm drainage capacity and improve the overall drainage system in order to accommodate the development of adjacent residential and commercial development of adjacent land, specifically Summerfield Phase 3. Although maintained by MCWRA, plans for the Bryant Canyon Channel Improvements were subject to review and approval by the City of Soledad. In 2016 a CEQA addendum (City of Soledad, 2016) was prepared to address the environmental effects of the proposed Bryant Canyon Channel Improvements (BCCI). The City issued approved the BCCI on June 1, 2016 and filed a CEQA Notice of Determination (NOD) on June 6, 2016. As described in the NOD, the BCCI consists of:

... modification of 1.9 acres (4,450 linear feet) of intermittent drainage ditch, including construction of nine drop structures and a 10-foot wide by 6-foot high box culvert. This would include approximately 1,300 cubic yards of excavation; replacement of the existing 66-inch temporary culvert where the channel crosses Bryant Canyon Road, installation of rock slope protection with geotextile fabric on the west side of the

channel, reinforcement of the 90-degree bend through modification of the outboard rock-slope protected bank by raising it higher and grouting the rock, and construction of an access road for use during construction and maintenance.

A biological survey report was prepared to support the CEQA Addendum analysis for the BCCI (Live Oak Associates (LOA), 2016). The report describes existing conditions on and in the vicinity of the BCCI site including biotic habitats, wildlife movement corridors, and special status plant and animal species both in the region and with the potential to occur onsite. According to the report, thirty-one (31) special status plant species are documented to occur in the vicinity but none of these species was observed or are likely to occur onsite due to unsuitable habitat conditions. Similarly, there are twenty-seven (27) special status wildlife species known to exist in the vicinity but only the following have the potential to occur onsite due to marginal quality habitat:

- White-tailed kite – potential forage and nesting habitat
- Burrowing owl – potential forage and nesting habitat
- Tricolored blackbird – potential forage habitat
- Pallid bat – potential forage habitat
- Townsend’s big-eared bat – potential forage habitat
- Western red bat – potential forage habitat
- Western mastiff bat – potential forage habitat
- American badger – potential forage and denning habitat

It is also possible for San Joaquin kit fox to occur in the area. The species was observed in the area in the 1970s but given existing barriers to movement and a lack of recent documented occurrences, it is highly unlikely for San Joaquin kit fox to occur onsite.

Based on the biological survey report (LOA, 2016), it was determined that:

- Although nests were not observed during surveys, a migratory bird or other bird of prey could nest on or adjacent to the site prior to or during construction. Implementation of best management practices will avoid or minimize the potential disruption of nesting behavior, abandonment of active nests, direct mortality or other harm to these birds.
- Although no direct or indirect evidence of burrowing owls was observed on the project site during surveys, suitable nesting habitat for burrowing owls is present along the channel in the form of small mammal burrows. A burrowing owl could nest along the channel prior to the start of construction. Implementation of best management practices will avoid and minimize the abandonment of active nests or direct mortality to these birds.
- Similar to burrowing owls, although no evidence of American Badger was observed during surveys, the proposed channel improvements could result in harm or injury to individual American badgers if they establish dens on the site prior to construction. The same measures incorporated into the project design for minimizing effects to burrowing owls shall also be used to avoid and minimize potential effects to American badgers.
- The negligible possibility of the San Joaquin kit fox's occurrence on the project site warrants prudent protection measures, should any individuals wander onto the site at the time of associated construction activities. Incorporation of best management practices into the project design will further minimize the already low risk that construction activities related to the channel improvements would result in mortality to individual kit foxes.

Best Management Practices (BMPs) have been incorporated into the project description to avoid or minimize the already low risk that construction activities related to Summerfield Phase 3, and the BCCI specifically, would result in effects to these species or their breeding success.

Conclusion

The Summerfield Phase 3 Project consists of the same development configuration proposed as part of the Phase 2 development analyzed in the Miravale-Hambey EIR. The project changes associated with the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts to biological resources, nor would any change in circumstances occur that would result in significant or substantially more severe biological resource impacts. BMPs have been incorporated into the Summerfield Phase 3 project, in order to be consistent with the project description and the associated CEQA analysis of the BCCI. The BMPs would further reduce the possibility of biological resource effects and have been incorporated into the project and will be implemented by the project sponsor and/or contractor prior to construction of any improvements. In the event that a species is encountered during pre-construction surveys, the sponsor and/or contractor will coordinate with appropriate agencies to develop any additional measures to minimize the potential for direct or indirect loss or disturbance to special status species.

The project changes associated with Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts to biological resources than those identified in the EIR, nor would any change in circumstances occur that would result in significant or substantially more severe biological resource impacts. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
CULTURAL RESOURCES					
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?	Pp. 4.12-1 and 4.12-2	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	Pp. 4.12-1 and 4.12-2	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Section 4.2, Geology and Soils	No	No	No	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	Pp. 4.12-1 and 4.12-2	No	No	No	Yes

Discussion

The Miravale-Hambey EIR analysis addresses cultural resources in Section 4.12, Cultural Resources, pages 4.12-1 and 4.12-2 of the Draft EIR. The analysis relies on archival research and no archaeological field surveys were conducted. Based on the results of the archival research, the area was determined to be of low cultural resource sensitivity. The possibility of impacting unknown resources was addressed through standard mitigation for accidental discovery of buried resources and human remains.

As a result of Assembly Bill 52⁴, there have been recent changes to CEQA that require consultation with California Native American tribes and the consideration of tribal cultural resources (TCRs). TCRs are features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Archaeological sites and burial sites can also be TCRs. A project that may result in a substantial adverse change in the significance of a TCR is a project that may result in a significant effect on the environment. According to AB 52, these requirements are applicable to projects that “have a notice of preparation or a notice of negative declaration filed or mitigated negative declaration on or after July 1, 2015.” The Miravale-Hambey EIR was completed prior to July 1, 2015 and is, therefore, not subject to the requirements of AB 52.

⁴ Assembly Bill No. 52 (2013- 2014 Reg. Sess.)
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

Conclusion

The Summerfield Phase 3 Project consists of the same development configuration proposed as part of the Phase 2 development analyzed in the Miravale-Hambey EIR. Implementation of the Summerfield Phase 3 development would result in short-term construction impacts similar to those anticipated with development of the project as analyzed in the Miravale-Hambey EIR. The inadvertent discovery of cultural resources during construction would be addressed through mitigation identified in the EIR. Similarly, the likelihood of encountering unique paleontological or geologic features is low due to the thick alluvial deposits that are characteristic of the area (discussed further in the Draft EIR in Section 4.2, Geology and Soils, see discussion below). The continued operation of the project would also not constitute a change over existing conditions. Therefore, the project changes associated with implementation of the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts on cultural or paleontological resources, nor would any change in circumstances occur that would result in significant or substantially more severe cultural and/or paleontological resource impacts. No additional mitigation would be required.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
GEOLOGY AND SOILS					
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
ii) Strong seismic ground shaking?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
iii) Seismic-related ground failure, including liquefaction?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
iv) Landslides?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
b) Result in substantial soil erosion or the loss of topsoil?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Pp. 4.2-4 and 4.2-5	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to geology and soils in Section 4.2, Geology and Soils, pages 4.2-1 through 4.2-6. No active faults occur in the immediate vicinity of the site although two major faults, the San Andreas and the Reliz occur within 20 miles of the site. The EIR found that the potential for damage during strong seismic shaking would be reduced through adherence to current building code. The EIR also found that the site is not located on an unstable geological unit or expansive soils. Although the site occupies relatively flat terrain, the potential for soil erosion was identified; however, implementation of a SWPPP and BMPs were considered adequate to minimize erosion (see further discussion of SWPP and BMP requirements in the Hydrology and Water Quality discussion, below). The EIR found that the project would not result in any significant geology and soils impacts. No mitigation was required.

Conclusion

The Summerfield Phase 3 Project consists of the same development configuration proposed as part of the Phase 2 development analyzed in the Miravale-Hambey EIR. Implementation of Summerfield Phase 3 would result in short-term construction impacts similar to those anticipated with development of the project as analyzed in the Miravale-Hambey EIR and be subject to the same BMPs and SWPPP requirements. Therefore, the project changes associated with implementation of Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts associated with geology and soils, nor would any change in circumstances occur that would result in significant or substantially more severe geology and soils impacts. No additional mitigation would be required. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
GREENHOUSE GAS EMISSIONS					
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	No	N/A
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	No	N/A

Discussion

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Senate Bill (SB) 97, signed in August 2007, acknowledged that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted CEQA Guidelines provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The Miravale-Hambey EIR was prepared in 1999/2000 and did not address potential impacts of GHG emissions because the EIR was prepared and the project was approved before amendments in the State CEQA Guidelines. Analysis has been undertaken to evaluate the GHG impacts associated with Summerfield Phase 3. A technical memorandum (Rincon, 2017c) has been included as Attachment C. The analysis considers both temporary impacts that would result from construction activity and long-term impacts associated with operation of the project. A summary of the analysis is provided below.

Thresholds

The State, MBARD, and the City of Soledad have not yet adopted GHG emissions thresholds, and no GHG emissions reduction plan that would apply to the project has been adopted. MBARD is currently in the process of developing GHG emissions thresholds for evaluating projects under CEQA. According to an MBARD staff report to the District Board of Directors, MBARD is currently considering adoption of a threshold of 10,000 metric tons (MT) of CO₂e per year for stationary source projects and a threshold of 2,000 MT CO₂e per year for land-use projects or compliance with an adopted GHG Reduction Plan/Climate Action Plan. MBARD is currently evaluating a percentage-based threshold option (MBARD, 2013). However, MBARD does not

have a formally adopted policy recommending any specific threshold. Since the MBARD has no adopted thresholds, MBARD encourages lead agencies to consider a variety of metrics for evaluating GHG emissions and related mitigation measures as they best apply to the specific project (MBARD, 2014).

In April 2012, SLOAPCD, whose jurisdiction is adjacent to MBARD to the south, adopted quantitative thresholds for GHG emissions for most land use projects (SLOAPCD 2012). The SLOAPCD CEQA Handbook includes a bright-line threshold of 1,150 MT CO₂e, as well as an efficiency threshold of 4.9 MT CO₂e per service population (SP) per year (service population is the total residents and employees accommodated by the proposed project). The Summerfield Phase 3 GHG analysis uses the efficiency threshold of 4.9 MT CO₂e per service population per year.

Analysis

Calculations of CO₂, CH₄, and N₂O emissions are provided to identify the magnitude of potential project effects. The analysis focuses on CO₂, CH₄, and N₂O because these make up 98.9 percent of all GHG emissions by volume (IPCC, 2007) and are the GHG emissions that the project would emit in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered for the analysis. Emissions of all GHGs are converted into their equivalent GWP in terms of CO₂ (CO₂e). Minimal amounts of other GHGs (such as chlorofluorocarbons [CFCs]) would be emitted; however, these other GHG emissions would not substantially add to the total calculated CO₂e amounts. Calculations are based on the methodologies discussed in the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper (CAPCOA, 2008) and included the use of the California Climate Action Registry (CCAR) General Reporting Protocol (CCAR, 2009). For this analysis, the project's contribution to cumulative impacts related to GHG emissions and climate change would be cumulatively considerable if the project would produce more than 4.9 MT CO₂e per service population per year.

The analysis of project generated construction emissions assumes that construction activity would occur over a period of approximately five years. The CalEEMod defaults were used for each construction phase and equipment during the phases. As shown in the following table (Table 1 in Rincon, 2017c) construction activity for the project would generate an estimated 3,266 MT of CO₂e. When amortized over a 30-year period, construction of the project would generate approximately 109 MT of CO₂e per year.

Estimated Construction Emissions of Greenhouse Gases

Year	Annual Emissions MT CO ₂ e/year
2017	297.5
2018	991.9
2019	1,001.1
2020	937.5
2021	38.3
Total	3,266.3
Amortized over 30 years	108.9
See Appendix A of Rincon 2017c for CalEEMod results	

Long-term GHG emissions associated with the project would be produced by area sources, electricity and natural gas consumption, solid waste generation, water use, and transportation sources. The following (Table 2 in Attachment C) combines the construction, stationary, and mobile GHG emissions associated with development of the project. The project would add approximately 125 single family residences and 58 multi-family housing units to Monterey County. Based on the City of Soledad General Plan estimate of 4.0 persons per single family household and 4.52 persons per multi-family household, the anticipated increase in housing units would result in a population increase of 763 new residents.

Combined Annual Emissions

Emission Source	Annual Emissions (MT CO ₂ e/year)
Construction	146.7
Operational	
Area	129.3
Energy	635.9
Solid Waste	93.1
Water	55.1
Mobile	
CO ₂ and CH ₄	2,044.5
N ₂ O	97.7
Total	3,164.5
Service Population	763 ¹
Total/Service Population	4.2
Threshold	4.9 MT/CO₂e/year
Exceeds Threshold?	No
1. Service population includes residents in the single and multi-family residences based on the persons per household figure included in the General Plan.	

As shown above, the combined annual emissions associated with buildout of the project would total an estimated 3,145 MT of CO₂e per year. These emission projections indicate that the majority of the project's GHG emissions are associated with vehicular travel (68%) and energy use (20%). Based on an estimated service population of 763, this annual total would result in 4.2 MT CO₂e/SP/year. The project would result in annual emissions that would not exceed the applicable efficiency threshold.

The project would be consistent with the applicable land use and zoning designations, and because the project would not conflict with any State regulations intended to reduce GHG emissions statewide, the project would also be consistent with applicable plans and programs designed to reduce GHG emissions. The project does not result in any new or substantially more severe impacts and no further environmental review beyond this CEQA Addendum is required.

Conclusion

Implementation of Summerfield Phase 3 would not result in new significant impacts or substantially more severe environmental impacts due to greenhouse gas emissions, nor would any change in circumstances occur that would result in new significant impacts or substantially more severe impacts related to GHG emissions. No mitigation measures to address GHG emissions impacts have been identified that would need to be implemented. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
HAZARDS AND HAZARDOUS MATERIALS					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Pp. 4.8-1 through 4.8-6.	No	No	No	Yes
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Pp. 4.8-1 through 4.8-6.	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Pp. 4.8-1 through 4.8-6.	No	No	No	Yes
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Pp. 4.8-1 through 4.8-6.	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Pp. 4.8-2 and 4.8-5	No	No	No	Yes
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Pp. 4.8-2 and 4.8-5	No	No	No	Yes

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Pp. 4.10-2 through 4.10-3.	No	No	No	Yes
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	N/A	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to hazards and hazardous materials in Section 4.8, Hazards and Hazardous Materials, pages 4.8-1 through 4.8-6. The Draft EIR presented the results of a Phase II site investigation and soil investigation (pages 4.8-1 and 4.8-2). Evidence of waste oil was identified at a former dump and burn site area in the northwest corner of the site and near the southeast corner of the site, near the Bryant Canyon Channel. Elevated levels of diesel were also found just north and east of the project site. A records search identified two underground storage tanks (USTs) offsite, to the north. A small private airstrip is located approximately ¼ mile to the east, on vineyard property. The EIR found that the project had the potential to expose to on-site health hazards due to the former dump and burn site area located in the northwest corner of the site and provided measures to mitigate impacts including the removal and disposal of the dump site and other contaminated soils.

Potential impacts related to emergency response were addressed the Public Services section (4.10) of the Draft EIR.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR. Therefore, the project changes associated with the Summerfield Phase 3 development would not result in new significant impacts or substantially more severe impacts related to hazardous resources. Mitigation that was identified in the EIR will still be applicable; no new mitigation has been identified. Implementation of the Summerfield Phase 3 would result in short-term construction impacts similar to those anticipated with development of the project as analyzed in the Miravale-Hambey EIR. The current proposed land uses do not constitute a change over what was previously proposed. The project changes associated with implementation of the Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts associated with hazards or hazardous materials, nor would any change in circumstances occur that would result in significant or substantially more severe hazardous

materials impacts. No additional mitigation would be required. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
HYDROLOGY AND WATER QUALITY					
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	Pp. 4.3-2 through 4.3-6	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Pp. 4.9-1; 4.9-14 through 15	No	No	No	Yes
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
f) Otherwise substantially degrade water quality?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Pp. 4.3-1 through 4.3-6	No	No	No	Yes
j) Inundation by seiche, tsunami, or mudflow?	N/A	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to hydrology and water quality in Section 4.3, Hydrology and Water Quality, pages 4.3-1 through 4.3-6. Groundwater (b, above) is addressed in Section 4.9, Public Utilities. The EIR identifies the potential for adverse construction-related water quality impacts and identifies the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs) to reduce impacts, as follows:

4.3-a. Construction-related Water Quality Impacts: The project proponent shall implement the following mitigation measures to ensure that the potential construction-related water quality impacts are reduced to a less-than-significant level.

1. The project grading plan shall include a City-approved drainage and erosion control plan in order to minimize the impacts from erosion and sedimentation during construction. This plan, at a minimum, shall incorporate: (a) protection of downstream storm drainage facilities from sedimentation; and (b) use of silt fencing to retain sediment on the project site; silt fencing shall meet Caltrans standards.
2. Water quality control and protection measures during construction shall conform to the City's pollution prevention requirements for construction contracts, which may include the following:
 - Performing major vehicle maintenance, repair jobs and equipment washing off-site;
 - Maintaining all vehicles and heavy equipment and inspecting frequently for leaks;

- Designating one area of the construction site, well away from any streams or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance;
 - Cleaning up spilled dry materials immediately. Do not “wash them away” with water, or bury them;
 - Using only the minimal water needed for dust control;
 - Cleaning up liquid spills in paved or impermeable surfaces using “dry” cleanup methods (i.e., absorbent materials, cat litter and/or rags);
 - Cleaning up spills on dirt areas by removing and properly disposing of contaminated soil;
 - Reporting significant spills to the appropriate spill response agencies;
 - Storing stockpiled materials, wastes, containers and dumpsters under a temporary roof or secured plastic sheeting;
 - Properly storing containers of paints, chemicals, solvents and other hazardous materials in garages or sheds with double containment during rainy periods;
 - Placing dumpsters under roofs or covering them with plastic sheeting at the end of each work day and during rainy weather;
 - Washing out concrete mixers only in designated wash-out areas where the water will flow into settling ponds or onto stockpiles of aggregate base or sand. Whenever possible, recycling washout by pumping back into mixers for reuse. Never disposing of washout into the street, storm drains, drainage ditches or streams;
 - Applying concrete, asphalt and seal coat during dry weather. Keeping contaminants from fresh concrete and asphalt out of the storm drains and creeks by scheduling paving jobs during periods of dry weather, allowing new pavement to cure before stormwater flows across it;
 - Covering catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.; and
 - Always parking pavers over drip pans or absorbent materials, since they tend to drip continuously.
3. The National Pollutant Discharge Elimination System (NPDES) requires that construction activities occurring on an area greater than five acres demonstrate compliance with the NPDES through the Regional Water Quality Control Board (RWQCB). The project applicant shall develop a stormwater management plan for the proposed project in consultation with the Central Coast RWQCB (Region 3).

The intent of this mitigation was to reduce erosion and concomitant effects to water quality due to run off from upland construction associated with buildout of the specific plan.

The Hydrology and Water Quality section of the Miravale-Hambey EIR (page 4.3-3) also found that the project would not substantially alter the existing drainage pattern of the site or area “because no stream or river is located on the Miravale site this type of impact would not occur” The EIR states that the project would include improvements to the storm drainage system to accommodate project site runoff, which would include the rerouting of Bryant Canyon Channel. The Public Utilities section of the EIR (page 4.9-22) further addresses improvements to Bryant Canyon Channel stating that:

The proposed project includes improvements to Bryant Canyon Channel to increase storm drainage capacity and improve the system... The City Engineer expects the existing Bryant Canyon Channel north of Metz Road would be widened and improved. The City Engineer also expects existing drop structure, channel slope, and box and pipe culvert improvements to be required to accommodate the development in Bryant Canyon south of Metz Road to the Salinas River...

As discussed above, the City, County, and MCWRA engaged in ongoing coordination efforts regarding the operation and maintenance of the Bryant Canyon Channel. Plans for the Bryant Canyon Channel Improvements (BCCI) were approved by the City on June 1, 2016. A separate CEQA addendum to the Miravale-Hambey EIR (City of Soledad, 2016) was prepared to address the environmental effects of the BCCI to facilitate the permitting and construction of the drainage improvements prior to development.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR. Short-term construction impacts would be similar to those anticipated with development of the project as analyzed in the Miravale-Hambey EIR and would be subject to the same SWPPP and BMP requirements. In addition, due to storm water requirements associated with the City's 2007 Stormdrain Master Plan, a minor portion of the residential development originally proposed as part of the subdivision may be replaced by water quality detention basin(s). Therefore, the project changes associated with implementation of Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts associated with hydrology or water quality. In fact, the BCCI and possible detention facility will result in beneficial effects. No additional mitigation would be required. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
LAND USE AND PLANNING					
Would the project:					
a) Physically divide an established community?	Pp. 4.1-13 through 4.1-21	No	No	No	Yes
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Pp. 4.1-13 through 4.1-21	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Pp. 4.1-13 through 4.1-21	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to land use and planning in Section 4.1, Land Use and Planning, pages 4.1-1 through 4.1-21. As discussed above, under the Agricultural and Forestry Resources section, the Miravale-Hambey EIR found that implementation of the project would result in the conversion of 223 acres of Prime and Unique farmlands to residential and public/quasi-public land uses and concluded that the impact would be significant and unavoidable. The EIR did not identify any other significant effects associated with land use. Development of Summerfield Phase 3 requires LAFCO's completion of the reorganization process and approval of annexation (see Figure 3) to the City of Soledad (City), a Sphere of Influence (SOI) amendment (see Figure 4), and detachment of the property from up to two services districts in accordance with the Cortese-Knox-Hertzberg Act. Additional analysis has been undertaken to analyze potential land impacts associated with the Summerfield Phase 3 development based on current conditions and standards. The *Cortese-Knox-Hertzberg and LAFCO of Monterey Consistency Analysis for the Summerfield Phase 3 Project* is included as Attachment A.

The Summerfield Phase 3 project site was historically agricultural in use and is currently zoned F/40 - UR, Farmland under the Monterey County Zoning Ordinance. However, although the project site was identified as prime agricultural land in the 1999 Draft EIR, updated farmland mapping published in 2014 by the California Department of Conservation identifies the area as grazing land, not prime agricultural land. A Memorandum of Understanding (MOU) between the City of Soledad and LAFCO establishes that no mitigation would be required on this site as part of the Miravale II annexation. The County of Monterey through the MOU with the City of Soledad interprets the development of areas within the City's General Plan to serve the mutual goal of City of Soledad

conserving agricultural lands by limiting urban development to the defined growth area, including the project site.

The project would not be detrimental to the maintenance of the physical and economic integrity of agricultural lands, but would promote growth in areas of nonagricultural importance, thus preserving those agricultural lands suited for such use. The project site has not been in active agricultural use since 2007. In addition, as noted above, the area has been re-designated as suitable for grazing land, not prime agricultural lands, by the California Department of Conservation. Approving the project at this location would facilitate the orderly growth of the City, while preserving those areas with physical and economic integrity of agricultural lands adjacent to the City.

Future planned development of the project site has been accounted for in the subsequent city and county plans and associated EIRs, adopted after the Miravale-Hambey EIR. The changes to the City of Soledad boundaries are consistent with the City's General Plan, Monterey County and Soledad MOU, the Municipal Services Review of the City of Soledad (MSR), and Monterey County General Plan. The project would contribute to the planned and efficient expansion of development for the City of Soledad by connecting developed and future development areas adjacent to the project site as described in the City's General Plan (2005). The pre-zoning is not consistent with the Monterey County General Plan; however, the MOU between Soledad and Monterey County acknowledges the City's General Plan and urban growth boundary as the "ultimate" City area. This urban growth boundary includes the project site. In addition, the project site is located within the portion of the City identified as the Temporary Agricultural Edge, as defined by the MOU. This Temporary Agricultural Edge establishes an agricultural edge for the purpose of maintaining a clear boundary between the urbanized incorporated areas of the City and the agricultural areas within the unincorporated County.

The County of Monterey General Plan and City of Soledad General Plan encourages mixed uses, mixed densities, and development patterns that would result in increased efficiency of land use. The project would provide an urban development patterns consistent with existing plans for the area and adjacent uses by incorporating single family, multi-family, and park use.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR. Implementation of Summerfield Phase 3 would not constitute a change in land use. The project changes associated with Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts on land use, nor would any change in circumstances occur that would result in significant or substantially more severe land use impacts because Summerfield Phase 3 consists of the same development analyzed in the Miravale-Hambey EIR and accommodated for in subsequent local plans. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
MINERAL RESOURCES					
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	N/A	No	No	No	N/A
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	N/A	No	No	No	N/A

Discussion

The Miravale-Hambey EIR did not specifically address issues related to mineral resources. There are no known mineral resources or important mineral recovery sites affected by the project.

Conclusion

The project changes associated with Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts to mineral resources, nor would any change in circumstances occur that would result in significant or substantially more severe mineral resource impacts. No new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
NOISE					
Would the project:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Pp. 4.6-7 through 4.6-12	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to noise and vibration in Section 4.6, Noise, pages 4.6-1 through 4.6-12. The EIR analysis identifies sensitive receptors at the time of the EIR and potential construction-related noise impacts to those sensitive receptors. Mitigation includes limiting activities to day time hours and further limits construction in areas adjacent to Bryant Canyon Road due to potential conflicts with burial activities at Soledad Cemetery. BMPs are also identified to reduce equipment noise.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR and would be subject to the mitigation identified in the EIR. No new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
POPULATION AND HOUSING					
Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Pp.1-2 through 1-3	No	No	No	N/A
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Pp.1-2 through 1-3	No	No	No	N/A
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Pp.1-2 through 1-3	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to population and housing in Section 1.4, Effects Found Not to Be Significant, pages 1-2 through 1-3 of the Draft EIR. Specifically, the EIR found that the project “would not create population or growth rates which would outpace the ability of the City to provide required services, impede employment growth rates, result in household overcrowding, or negatively affect the jobs/housing balance in the City of Soledad.”

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR and would not result in new significant impacts or substantially more severe impacts to population and housing, nor would any change in circumstances occur that would result in significant or substantially more severe population and housing impacts. Furthermore, no previously infeasible or new mitigation measures to address population and housing impacts have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
PUBLIC SERVICES					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
• Fire protection?	Pp. 4.10-1 through 4.10-5	No	No	No	N/A
• Police protection?	Pp. 4.10-1 through 4.10-5	No	No	No	N/A
• Schools?	Pp. 4.10-1 through 4.10-5	No	No	No	N/A
• Parks?	Pp. 4.10-1 through 4.10-5	No	No	No	N/A
• Other public facilities?	Pp. 4.10-1 through 4.10-5	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to public services in Section 4.10, Public Services, pages 4.10-1 through 4.10-5. The EIR identified the need for additional police and fire protection to serve the residential and commercial uses at the site. The project would also be required to pay school impact fees, as required by state law. As discussed in the EIR, the Miravale-Hambey Project includes the development of parks consistent with the Soledad General Plan and State standards. No significant impacts or mitigation were identified.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR and, therefore, would not create additional demand for public service facilities. The project changes associated with implementation of Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts associated with the provisions of public services. Therefore, no new information of substantial importance has been identified and none of the conditions

described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
RECREATION					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Pp. 4.10-3 and 4.10-4	No	No	No	N/A
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Pp. 4.10-3 and 4.10-4	No	No	No	N/A

Discussion

The Miravale-Hambey EIR considered issues related to recreation in Section 4.10, Public Services, pages 4.10-1 through 4.10-5 of the Draft EIR. As discussed in the EIR, the Miravale-Hambey Project includes the development of parks consistent with the Soledad General Plan and State standards. Summerfield Phase 3 would result in development of the same project and site configuration analyzed in the Miravale-Hambey EIR and would not create additional demand for recreational facilities.

Conclusion

The project changes associated with Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts related to construction or use of recreational facilities, nor would any change in circumstances occur that would result in significant or substantially more severe impacts related to construction or use of recreational facilities. Furthermore, no previously infeasible or new mitigation measures related to construction or use of recreational facilities have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
TRANSPORTATION/TRAFFIC					
Would the project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Section 4.5.2	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Section 4.5.2	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Section 4.5.2	No	No	No	Yes
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Section 4.5.2	No	No	No	Yes
e) Result in inadequate emergency access?	Section 4.5.2	No	No	No	Yes
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Section 4.5.2	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to transportation and traffic in Section 4.5, Transportation and Circulation, pages 4.5-1 through 4.1-13. Significant impacts to traffic and City of Soledad

circulation were identified due to the increased traffic generated by the proposed residential and commercial development. Measures to address these impacts were identified, including the construction of roadway improvements to address the project and the project's cumulative contribution to traffic and circulation effects. As part of the mitigation, the project applicant is required to provide fair share contributions for road improvements.

Short-term construction-related traffic related to construction of Summerfield Phase 3 will be the same as that anticipated for the project as a whole.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project with the same configuration of land use and densities analyzed in the Miravale-Hambey EIR and, therefore, would not generate additional traffic beyond that previously identified in the EIR. The identified transportation and circulation impacts would be reduced to less-than-significant levels with mitigation identified in the EIR. The project changes associated with Summerfield Phase 3 would therefore not result in new significant impacts or substantially more severe impacts to traffic and circulation, nor would any change in circumstances occur that would result in significant or substantially more severe traffic and circulation impacts. Furthermore, no previously infeasible or new mitigation measures to address traffic and circulation impacts have been identified. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
UTILITIES AND SERVICE SYSTEMS					
Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Pp. 4.9-29 through 4.9-31	No	No	No	Yes

Discussion

The Miravale-Hambey EIR considered issues related to utilities and service systems in Section 4.9, Public Utilities, pages 4.9-1 through 4.9-31. The EIR identified impacts to water supply, water storage and wastewater facilities due to the need to serve the proposed residential and commercial development of the site. Measures included specific requirements for new wells, storage tank(s) and offsite wastewater collection mains to serve the site. The EIR also identified

the need to provide additional storm drain facilities and included specific mitigation for a variety of facilities, including the improvements to the Bryant Canyon Channel.

Conclusion

Implementation of the Summerfield Phase 3 development would result in development of the same project with the same configuration of land use and densities analyzed in the Miravale-Hambey EIR and, therefore, Summerfield Phase 3 would not result in a substantial increase in demand for water or wastewater services beyond those identified in the EIR. In addition, LAFCO of Monterey County adopted "Policies and Procedures Relating to SOI and Changes of Organization and Reorganization" on April 25, 2011 (per 56375 (g)) and adopted the Municipal Services Review of the City of Soledad (MSR) in 2010. In addition to the Miravale-Hambey EIR, future planned development of the project site has been accounted for in subsequent city and county plans and associated EIRs such as the City of Soledad General Plan (2005), City of Soledad 2015 Urban Water Management Plan, City of Soledad Long-Term Wastewater Management Plan (2006), and the Monterey County General Plan.

Summerfield Phase 3 would not result in new significant impacts or substantially more severe impacts associated with the provision of public utilities, nor would any change in circumstances occur that would result in significant or substantially more severe public utility facility impacts. No additional mitigation would be required. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

	Where Was Impact Analyzed in the Miravale-Hambey EIR?	Do Proposed Changes Require Major Revisions to the Miravale-Hambey EIR?	Do New Circumstances Require Major Revisions to the Miravale-Hambey EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do Miravale-Hambey EIR Mitigation Measures Address and/or Resolve Impacts?
MANDATORY FINDINGS OF SIGNIFICANCE					
<p>The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the State CEQA Guidelines):</p>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Sections 4 and 5	No	No	No	N/A
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	Section 5, Pages 5-2 through 5-7	No	No	No	N/A
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Sections 4 and 5	No	No	No	N/A

Discussion

The Miravale-Hambey EIR provided an analysis of the cumulative impacts of the project in Section 5, Other CEQA Considerations, pages 5-2 through 5-7. The conversion of 223 acres of Prime and Unique farmlands was considered a significant impact of the project and cumulatively considerable in the context of increasing conversion of agricultural lands to urban uses in the region. Other cumulative impacts of the project included air quality and noise associated with

increased traffic generated by proposed new residential and commercial land uses. Implementation of Summerfield Phase 3 will not result in additional conversion of farmland or substantially increase traffic and related noise and air quality effects beyond that previously analyzed in the Miravale-Hambey EIR. Therefore, project changes evaluated in this addendum will not result in a new or substantially more severe incremental contribution to a significant cumulative impact.

Conclusion

The project changes associated with implementation of Summerfield Phase 3 will not result in a new or substantially more severe incremental contribution to a significant cumulative impact. No additional mitigation would be required. Therefore, no new information of substantial importance has been identified and none of the conditions described in Public Resources Code Sections 15162 and 15163 calling for preparation of a subsequent or supplement to an EIR have been met.

