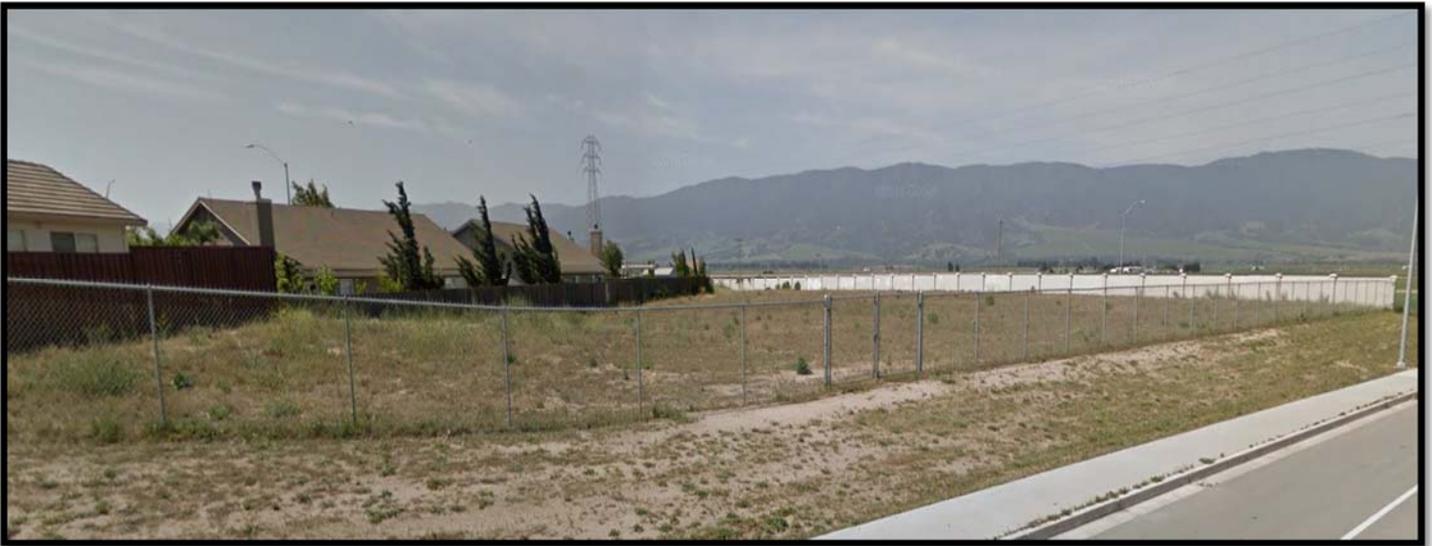


City of Soledad

Vista de Soledad Multi-Family Residential and General Plan Amendment Project Initial Study and Mitigated Negative Declaration



Prepared for:

City of Soledad

Community and Economic Development Department

248 Main Street

Soledad, CA 93960

Prepared by:

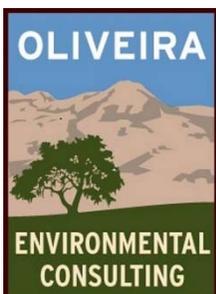
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December 2016



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Vista de Soledad
Multi-Family Residential and
General Plan Amendment Project

Prepared for:

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December 2016

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CITY OF SOLEDAD INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Proposed Project: Vista de Soledad Multi-Family Residential and GPA Project

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the City of Soledad finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeff Oliveira, Principal Environmental Planner
Prepared by (Print)


Signature

12/19/16
Date

Brent Slama, Community & Economic Dev. Director
Lead Agency Rep. (Print)


Signature

12/20/16
Date

Project Environmental Analysis: The City of Soledad (City) environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The City uses the Initial Study checklist to summarize the results of the research accomplished during the project environmental review.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the City of Soledad, 248 Main Street, Soledad, CA 93960 (831-223-5043; FAX 831-678-3965).

1. PROJECT DESCRIPTION: The proposed project consists of the construction of a new 18-unit (12 apartments, 6 townhome units) multi-family residential complex, including parking lot, carports and circulation system. Proposed parking would include 36 covered spaces and 26 uncovered spaces. The project would include a maximum 26% lot coverage (16,721 square feet). The proposed development includes two primary multi-family residential buildings on-site to house the 18 total units proposed. The project is part of the existing, multi-phased, Vista Soledad residential subdivision approved in 1994.

The project would be accessed from Vista De Soledad (vehicle and pedestrian), with secondary emergency access on San Vicente Road. The proposed residential structures would be 2-stories tall with a maximum height of 30 feet.

In order to accommodate the proposed development, the applicant is requesting a General Plan amendment consisting of the re-zoning of the approximately 1.5 acre vacant subject parcel from the current R-1 Single Family Residential District (maximum 1-7 single-family units per acre) to R-2 Medium Density Multi-family Residential District (7-12 multi-family units per acre).

Please refer to Figure 2, Site Plan/Aerial Overlay, for a detailed depiction of the proposed project.

2. PROJECT BACKGROUND: In 1994 the City of Soledad approved the multi-phased Vista Soledad project between West Street and San Vicente Road that included the construction of 730 housing units along with three commercial properties, a park and a school site. The full project site, including the currently proposed project site, was zoned R-1, Single Family Residential District. In 2001, a portion of the commercial area was re-zoned to R-3, High Density Multi-Family (currently the Gabilan Gardens community). In 2002, the Final Map for the Pinnacles Subdivision (phase IV) was finalized, which created the remainder lot which is the subject parcel for the currently proposed project. The remainder parcel was originally intended to support a slight realignment of San Vicente Road, however, this alignment was abandoned in favor of the current alignment.

The applicant had originally proposed a General Plan amendment to change the project site zoning to R-3, Residential High-Density District (13-20 units per acre). This proposal was reviewed by the City

Planning Commission on March 10, 2016, where the proposal was denied, resulting in the proposed reduced-project design analyzed herein.

3. PROJECT LOCATION: The proposed project site is located on the southeast corner of San Vicente Road and Vista de Soledad, in the City of Soledad, CA (APN: 022-451-026, -000). The project site is currently zoned R-1 (Residential Single Family) under the City's General Plan.

The existing site consists of an irregularly shaped parcel and is approximately 65,301 square feet (1.5 acres) in size, and is located at the northwest corner of the City limits, north of Highway 101. The parcel is bound to the north, south and east by single family residential development, and is bound to the west by San Vicente Road and existing agricultural fields (row crops) beyond. The project site slopes slightly to the southeast, generally towards the Salinas River.

The project site has the following approximate latitude/longitude coordinates: North: 36.4437°, West: -121.3331°. Please refer to Figure 1, Project Site Location/Vicinity, for a depiction of the proposed project location.

4. EXISTING SETTING: The existing site is located at the northwest corner of the City limits, north of Highway 101. The project site slopes slightly to the southeast and represents one of the last undeveloped parcels within an existing residential subdivision. The subject site is mowed and regularly maintained and is void of mature trees or vegetation, consisting primarily of low-growing grasses. The parcel is bound by primarily single family residential development to the north/east/south with agricultural production (row crops) to the west. Based on a review of the United States Geological Survey (USGS) 7.5-minute topographic quadrangle for Soledad, California (1955, 1984), site elevation is approximately 206 feet above mean sea level. The site is located within an urban area and gently slopes to the southwest toward the Salinas River. The project site is considered to be an in-fill lot located in the northern portion of the city's residential core, located approximately ¼ mile northeast of Highway 101.

5. ENVIRONMENTAL ANALYSIS: During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Impacts identified as "Impact can & will be mitigated" are considered to be significant but mitigable impacts. Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

INITIAL STUDY CHECKLIST

I.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is located in the Salinas Valley in the City of Soledad, with Highway 101 crossing the area in a north/south direction. Salinas and the communities of Chualar and Gonzales lie to the north, while Greenfield and King City are to the south. The Salinas Valley is bound by the Santa Lucia Mountains and Los Padres National Forest on the west and by the Gabilan Mountains to the east. The mountains as seen from the floor of the Salinas Valley comprise scenic visual features. The city sits at approximately 190 feet above mean sea level, with a nearly flat topography that slopes gently downward toward the east. The Salinas River and surrounding agricultural land comprise other visual features in the area.

The approximately 1.5-acre project site is located northeast of Hwy 101, at the northwest corner of the City of Soledad. The project site is undeveloped and is located in the center of the Salinas Valley floor between the Sierra de Salinas Range to the west (with the Santa Lucia Mountains beyond) and the Gabilan Mountains to the east. The site is relatively flat and void of trees or any mature vegetation. It is bound by existing primarily single-family development to the north, south and east. Agricultural uses/row crop production occurs to the west. Please refer to Attachment B for photos of the project site.

The project will be visible from public roadways; however, as in-fill project development, it would represent a continuation of the existing residential development on San Vicente Road and Vista de Soledad. Site development would not obstruct or silhouette against any ridgelines as viewed from public vantage points. Depending upon the ultimate project site design that is approved, portions of the mountain range to the southwest may remain visible from the street.

Being in general proximity to San Vicente Road and Vista de Soledad, the project site can be seen from public vantage points along existing roadways. Although the project will be intermittently visible from public roadways, it is important to note that the proposed project development would

consist of residential multi-family housing consistent with the residential development in the project vicinity. The proposed General Plan amendment and zone change from the current R-1 Single Family Residential District (maximum 1-7 single-family units per acre) to R-2 Medium Density Multi-family Residential District (7-12 multi-family units per acre) would be consistent with similar development in the vicinity.

Impact. As the overarching policy document guiding development for the City, the Soledad General Plan contains policies to ensure that development is compatible with the existing visual context. The City's Land Use Element and Open Space-Conservation Element include policies to minimize visual impacts on surrounding natural landscapes and scenic views. In addition, the City's Zoning Code and Design Guidelines provides guidance on structural design requirements to ensure compatibility with surrounding land uses.

Please refer to the project site plans for detailed elevations of the proposed development, as well as photosimulations showing the project development in the context of the site and surrounding area.

The in-fill project is considered visually compatible with surrounding single and multi-family residential uses, and will incorporate standards discussed in Chapter 6 of the City's Design Guidelines, "Multi-Family Residential Site Planning Guidelines and Standards". No significant visual impacts are expected to occur. Implementation of the above General Plan goals and policies as well as the City's Design Guidelines, will reduce development impacts related to the visual and aesthetic quality of the project vicinity to less than significant levels. Based on these existing design review requirements, and as shown in the project elevations, the project is not expected to degrade the existing visual character of the site. However, the current project site is undeveloped and the introduction of the proposed project has the potential to result in significant but mitigable impacts related to new nighttime lighting and glare.

Mitigation/Conclusion. In order to reduce nighttime lighting impacts to less than significant levels the following shall be required:

AES-1 The following project features shall be required:

- Project outdoor lighting shall be limited to the minimum required for security and safety;
- Outdoor lighting shall be of a minimal wattage required for security and safety;
- The height of outdoor light fixtures shall be limited to the minimum height allowed;
- Outdoor light fixtures shall include a solid/metal hood to direct light downward and shall be designed to avoid the spilling of light off-site.

Implementation of the above measures will reduce impacts to less than significant levels.

II. AGRICULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project site is located in the Salinas Valley, which is a sediment filled basin located within the Coastal Range between the Santa Lucia Range to the west and the Gabilan Range to the east. Based on a review of the USDA Natural Resources Conservation Service Soil Survey, the project site is underlain by alluvial sediments consisting of Chualar loam soils. Chualar loam is a deep, well-drained soil with moderate permeability. Although agricultural land and row crop production is located just west of the project site, the site is part of the existing 1994 Vista Soledad residential subdivision and has not been farmed in recent history. The site is not zoned for agricultural production and implementation of the proposed project would not interfere with any current agricultural operations.

Impact. The project is located in a predominantly residential area of the City, framed by urban residential development, bordering an area of active agricultural production (row crops) to the west. The agricultural use is over 150 feet from the project site western boundary and separated by San Vicente Road. The project site itself has not been farmed in recent history and implementation of the proposed project will not infringe on the current agricultural operation. The site is not zoned for agricultural use, is not under Williamson Act contract, and the project would be considered an in-fill development. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

III. AIR QUALITY/GREENHOUSE GAS EMISSIONS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by the applicable air quality district?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to air pollution emissions or objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with an applicable Air Quality Management Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The proposed project is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Dispersion of air pollution in an area is determined by such natural factors as topography, meteorology, and climate, coupled with atmospheric stability.

For the protection of public health and welfare, the federal Clean Air Act (CAA) requires the US Environmental Protection Agency (EPA) to establish national ambient air quality standards (NAAQS) for various pollutants. These pollutants are referred to as “criteria” pollutants because the EPA publishes criteria documents to justify the choice of standards. These standards define the maximum amount of an air pollutant that can be present in ambient air without harm to the public’s health. Within the NCCAB, the air pollutants of primary concern, with regard to human health, include ozone, carbon monoxide (CO), and particulate matter (PM). Exposure to increased pollutant concentrations

of ozone, PM, and CO can result in various heart and lung ailments, cardiovascular and nervous system impairment, and death.

The MBUAPCD is the agency primarily responsible for ensuring that NAAQS and California ambient air quality standards (CAAQS) are not exceeded and that air quality conditions are maintained in the NCCAB. The MBUAPCD prepares plans for the attainment of ambient air quality standards, adopts and enforces rules and regulations concerning sources of air pollution, issues permits for stationary sources of air pollution, inspects stationary sources of air pollution and responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by the CAA and the California Clean Air Act (CCAA).

A proposed project would conflict with or obstruct implementation of the regional Air Quality Management Plan (AQMP) if it is inconsistent with the growth assumptions relating to population, employment, and regional growth or vehicle miles traveled. The regional AQMP for the City of Soledad and Monterey County as a whole is the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region, prepared by the MBUAPCD. The emission inventories discussed in the AQMP are based on projected population forecasts developed by the Association of Monterey Bay Area Governments (AMBAG) (MBUPACD, 2008). AMBAG population forecasts represent a “constrained forecast” where limitations to growth due to the availability of water, wastewater treatment and local growth policies are taken into account and are periodically updated. The 2008 plan has been updated, the current update is contained in the AMBAG 2014 Regional Growth Forecast.

In addition, the MBUAPCD 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. The 2012 AQMP Revision only addresses attainment of the state ozone standard. In 2012, EPA designated the NCCAB as attainment of the current national 8-hour ozone standard of 0.075 ppm.

Proposed projects resulting in an increase in population growth beyond AMBAG’s adopted forecast for the locality or region for the next five year increment would be considered inconsistent with the AQMP. In Monterey County, consistency with population forecasts is determined at the county-level, based upon AMBAG’s forecasts for Monterey County. According to the 2014 Regional Growth Forecast, the region is projected to add 152,292 residents between 2010 and 2035 for an increase of 20.5%. The 2035 projected regional population of 885,000 is lower than the 920,700 residents projected in the 2008 Regional Growth Forecast. However, the year 2020 population growth forecast remained at 4% growth.

California Department of Finance demographic data shows that the county’s population has increased from 416,141 people in 2010 to 429,584 people in 2015. This represents a 0.97% growth rate. Accordingly, implementation of the 18-unit proposed project would not cause growth beyond the adopted 2020 forecast for the County, and the proposed residential project can therefore be considered consistent with the AQMP.

Construction Generated Emissions: Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but possess the potential to

represent a significant air quality impact. The construction of the proposed project would result in the temporary generation of emissions resulting from site preparation and grading, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces and worker trips. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities. The MBUAPCD's construction-related pollutant of concern is particulate matter smaller than 10 microns in diameter (PM₁₀), and the MBUAPCD threshold for PM₁₀ is 82 pounds per day. The MBUAPCD provides screening thresholds to determine if construction activities could result in an exceedance of this threshold. According to the MBUAPCD, construction activities that involve minimal earth moving over an area of 8.1 acres, or more, could result in potentially significant temporary air quality impacts, if not mitigated. Construction activities that require more extensive site preparation (e.g., grading and excavation) may result in significant unmitigated impacts if the area of disturbance were to exceed 2.2 acres per day. The construction of the proposed project would require earth moving over 1.5 acres (an area less than 8.1 acres) and would require far less than 2.2 acres per day of ground disturbance.

Greenhouse Gas Emissions: Prominent Greenhouse Gas (GHG) emissions contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). GHG emissions in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of global climate change or global warming. Global sources of GHG emissions include fossil fuel combustion in both stationary and mobile sources, fugitive emissions from landfills, wastewater treatment, agricultural sources, deforestation, high global warming potential (GWP) gases from industrial and chemical sources, and other activities.

As is common throughout the region, the major sources of GHG emissions in the city are transportation-related emissions from cars and trucks, followed by energy consumption in buildings. These local sources constitute the majority of GHG emissions from community-wide activities in the City, and combine with regional, statewide, national, and global GHG emissions that result in the cumulative effect of global warming, resulting in global climate change.

Statewide legislation, rules and regulations that apply to GHG emissions associated with the project setting include the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill [SB] 375), the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), Advanced Clean Cars Rule, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and recent amendments to the California Environmental Quality Act (CEQA) pursuant to SB 97 with respect to analysis of GHG emissions and climate change impacts.

The California Air Resources Board (CARB), the California Environmental Protection Agency, MBUAPCD and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG) in the North Central Coast Air Basin. Over the last few years, a series of related legislative acts have been made relating to this issue. There are seven greenhouse gases, as follows, in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride.

It is anticipated that the MBUAPCD will be adopting GHG thresholds in the near future. In the interim, although not originally intended to reduce greenhouse gas emissions, the California Code of Regulations Title 24 (Energy Efficiency Standards for Residential and Nonresidential Buildings) was first established in 1978 to reduce California's energy consumption and requires implementation of energy-saving measures through the Building Code. The standards are updated periodically. The current standards require homes to use half the energy they used only a decade ago. Energy efficient buildings require less electricity; and electricity production by fossil fuels results in greenhouse gas emissions (namely CO₂, methane, nitrous oxide). The proposed project development will be subject to these Title 24 energy efficiency requirements resulting in decreased greenhouse gas emissions.

Impact. Temporary impacts from the project, including but not limited to excavation and construction activities, vehicle emissions from heavy duty equipment, have the potential to create dust and emissions that exceed air quality standards during construction for temporary and intermediate periods.

Construction Emissions: As discussed above, the MBUAPCD's construction-related pollutant of concern is particulate matter smaller than 10 microns in diameter (PM₁₀), and the MBUAPCD threshold for PM₁₀ is 82 pounds per day. According to the MBUAPCD, construction activities that involve minimal earth moving over an area of 8.1 acres, or more, could result in potentially significant temporary air quality impacts, if not mitigated. Construction activities that require more extensive site preparation (e.g., grading and excavation) may result in significant unmitigated impacts if the area of disturbance were to exceed 2.2 acres per day. The construction of the proposed project would require earth moving over 1.5 acres (an area less than 8.1 acres) and would require far less than 2.2 acres per day of ground disturbance. As such, impacts related to proposed project construction are considered less than significant.

Operational Screening Criteria for Project Impacts: Table 5-4 of the MBUAPCD CEQA Air Quality Handbook indicates that the construction of an apartment building (low rise) with less than 1,080 dwelling units would not exceed the threshold of significance for ozone related emissions. The threshold for reactive organic gases (ROG) and oxides of nitrogen (NO_x) would not be exceeded by the proposed project. Therefore, operational phase air quality impacts are considered less than significant.

Greenhouse Gas Emissions: As discussed above, proposed projects resulting in an increase in population growth beyond AMBAG's adopted forecast for the locality or region for the next five year increment would be considered inconsistent with the AQMP and would result in significant impacts. According to the 2014 Regional Growth Forecast, the region is projected to add 152,292 residents between 2010 and 2035 for an increase of 20.5%. The 2035 projected regional population of 885,000 is lower than the 920,700 residents projected in the 2008 Regional Growth Forecast. However, the year 2020 population growth forecast remained at 4% growth.

California Department of Finance demographic data shows that the county's population has increased from 416,141 people in 2010 to 429,584 people in 2015. This represents a 0.97% growth rate. As such, implementation of the proposed project would not cause growth beyond the adopted

2020 forecast for the County, and the proposed project can therefore be considered consistent with the AQMP.

Implementation of the project would result in residential development encouraged by the City General Plan and is intended to meet the increased housing needs identified in the General Plan and Housing Element. Because the proposed project would not generate population growth, either on a project-specific or cumulative basis, in excess of anticipated regional growth assessed in the AQMP, its implementation would result in less than significant air quality impacts with respect to AQMP consistency and Greenhouse Gas emissions.

In addition, it is important to note that the proposed project would include in-fill development within the urban core of the city with direct access to the local bicycle and pedestrian network, would provide residential development in proximity to safe public transit access. Impacts related to GHG emissions are considered less than significant.

Mitigation/Conclusion. No mitigation is required.

IV. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting: In order to assess project site biological resources, a site visit was performed by Oliveira Environmental Consulting LLC (October 19, 2016). As observed during the project site visit, the approximately 1.5 acre subject parcel is a highly disturbed environment located in a residential area of the city consisting of an open, vacant lot located between existing single-family residential development and bound to the west by agricultural land use. The site is regularly maintained (mowed) and is void of any trees, shrubs or mature vegetation. Weedy, non-native annual grassland (California Annual Grassland) is the predominant vegetation community found on site, as well as ruderal/disturbed habitat.

California Annual (Non-Native) Grassland

The California annual grassland series, as described by Sawyer and Keeler-Wolf (1995) correspond with the Non-Native Grassland plant community described by Holland (1986) and with Annual Grassland described in the California Wildlife Habitat Relationship (CWHR) database. This plant community is typically found on dry hillsides and valleys throughout the Central Valley and Coast Ranges, and along the coast of central and southern California. This plant community generally contains a mix of native and non-native annual grasses and forbs and often contains sparsely distributed shrubs and trees.

Grasslands provide foraging habitat for a variety of small mammals which in turn serve as a prey base for larger predator animals, including snakes, raptors (“birds of prey”), and coyotes (*Canis latrans*). Numerous invertebrate species (such as insects), many of which provide a food source for larger animals such as lizards, birds, and some small mammals can also be found within grassland habitat type. Grasslands provide valuable foraging habitat for many predators, including raptors such as the red-tailed hawk (*Buteo jamaicensis*) and northern harrier (*Circus cyaneus*).

Developed/Ruderal

Developed/ruderal conditions are common in abandoned fields, along roadsides, in un-maintained areas adjacent to development, and areas that have been altered by construction, agriculture, landscaping, or other types of regular human activity that constrains plant growth. If vegetated, these areas are typically dominated by non-native annual grasses and herbaceous plants adapted to the regular cycle of disturbance from traffic and weed reduction practices such as mowing and herbicide application. Typical plants consist primarily of introduced species.

Plant species common to developed areas include English ivy, ripgut brome, slender wild oats (*Avena barbata*), bur-clover (*Medicago polymorpha*), sweet fennel (*Foeniculum vulgare*), and a variety of ornamental plantings associated with landscaping. The developed/ruderal portions of the study area would typically attract common wildlife species adapted to human disturbance, and are not expected to provide significant habitat values for native species.

Impact. Completion of the proposed project would disturb developed and ruderal areas on site. Developed and ruderal areas dominated by non-native species are not considered sensitive plant communities by the California Department of Fish and Wildlife, and are common throughout the region. Therefore, any loss of the developed and ruderal habitat would be considered a less than significant impact, and no mitigation would be required.

Although considered somewhat degraded habitat, both the California Annual (Non-Native) Grassland and Disturbed/Ruderal vegetation communities have the potential to offer suitable conditions for wildlife use. However, the project site is void of any trees, shrubs or mature vegetation and contains little to no natural habitat. Some low-growing weedy vegetation was apparent during the project site visit, but lacking in any structure that could be used by nesting birds or raptors for nesting or foraging. No wildlife was observed at the time, and no birds were seen utilizing the property. Given the in-fill nature of the site, neighboring residential and agricultural development

framing the subject parcel and overall level of activity in the neighborhood, wildlife use of the site is expected to be low.

Given the nature of the vacant in-fill lot, surrounding urban and active agricultural (row crop) land uses and lack of connectivity between undisturbed open spaces, the site would not be considered conducive to wildlife movement and would not be considered a movement corridor. As such, impacts related to biological resources are considered less than significant.

Mitigation/Conclusion. No mitigation required.

V.	CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	<i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Disturb any human remains, including those interred outside of formal cemeteries?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Historical, archaeological, and paleontological resources and the disturbance of human remains for the City of Soledad Planning Area, including the project site, were evaluated as part of the Final Environmental Impact Report for the City of Soledad 2005 General Plan & Wastewater Treatment and Disposal Master Plan (GP/WWTP FEIR, available for review at the City of Soledad Community Development Department). According to the FEIR, Native American archaeological sites in the central valley tend to be situated at the base of hills and on the valley floor near sources of water. Within the project area the only source of constant flowing water is the Salinas River, south of the city.

The records search of known archaeological sites within the City’s Planning Area prepared under the FEIR did not reveal any previously discovered sites, aside from Highway 101 and the Los Coches Adobe.

As required under Senate Bill (SB) 18, Local and Tribal Intergovernmental Consultation, any City or County proposing a General Plan amendment or Specific Plan must contact appropriate Native American tribal representatives for the purpose of entering into meaningful consultation between

the tribes and the Lead Agency. Per SB 18 requirements, the City has sent an invitation for project consultation to the local tribal representatives as identified by the Native American Heritage Commission. No requests for consultation have been received.

The project site is vacant and void of any structures that would have the potential to be considered historic resources.

Impact. The project site consists of a fairly level in-fill lot and is not located in proximity to known archaeological, historic or paleontological resources. Although remote, there is a possibility of the unanticipated and accidental discovery of subsurface archaeological and/or paleontological resources and/or human remains during project construction. Implementation of the required City General Plan Policies and Programs would ensure protection of any archaeological or paleontological resources or human remains that may be unearthed during project construction. The City’s standard project use permit conditions for projects entailing new construction impose the accepted protocol for protection of any archaeological or human remains that may be discovered during construction.

The potential for impacts to cultural resources is considered less than significant and no mitigation measures are recommended beyond the City standard conditions for protection of cultural resources. The City requires construction to cease if in-situ cultural resources are encountered until a protection plan can be implemented to protect or remove the resources. In the event of accidental discovery of human remains, all work is required to stop and the County Coroner will be contacted and the Most Likely Descendent will be identified and contacted.

Mitigation/Conclusion. No measures beyond those mandated under the City’s General Plan are required.

VI.	GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Be within a California Geological Survey “Alquist-Priolo Earthquake Fault Zone”?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	<i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the City General Plan relating to geologic and seismic hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting: As discussed in the Final Environmental Impact Report for the City of Soledad 2005 General Plan & Wastewater Treatment and Disposal Master Plan (GP/WWTP FEIR, available for review at the City of Soledad Community Development Department), the project site is located in the south Salinas Valley. The Gabilan Range borders the Salinas Valley on the east, and the Sierra de Salinas Range and the Santa Lucia Range borders it on the west. The Salinas River drains the valley and the project site. The rock units of the valley are covered with 5,000–10,000 feet of sedimentary material. One of the principal geologic formations in the area is the Monterey Formation, which dominates the eastern half of the Santa Lucia Range. The Monterey Formation is generally composed of beds of diatomaceous shales, which are interbedded with siliceous cherts varying in color from black to tan to white.

The City of Soledad is located in a seismically active region. The alluvial Salinas Valley is bordered both to the east and west by active or potentially active fault zones. Faults are caused by movement of the earth’s crust, which forces bedrock units located on opposite sides of a fault line to slide past each other. These lines are not discretely defined, so movement of the ground surface can occur throughout a fairly wide area that overlies a fault zone. An active fault is defined as a fault that has a historic seismic record (activity in the last 100 years) or displaces Holocene (11,000 years and younger) deposits. Faults that exhibit signs of geologically recent movement (active within the past 11,000 years) are considered the most likely to experience movement in the near future. Therefore, active faults are generally thought to have the greatest fault rupture potential. Most agencies, however, will consider potentially active faults (active within the past two million years) as being capable of generating future earthquakes. Faults classified as inactive are not considered to present a significant fault rupture hazard or seismic source. Structural damage associated with earthquake hazards can be minimized with proper foundation engineering based on an analysis of the soils on a given building site, thereby limiting the damage to habitable structures in areas most likely to have

these occurrences. The land use designations and policies of the General Plan respond to the need to protect existing and future development from seismic hazards. This includes the following:

- Policy HZ5: All new development shall satisfy the applicable requirements of the Uniform Building Code;
- Policy HZ6: The City shall require the preparation of a soils engineering and geologic seismic analysis prior to permitting development in areas prone to geologic or seismic hazards (i.e., ground shaking, landslides, liquefaction, expansive soils);
- Policy HZ7: The City shall limit development in areas of steep or unstable slopes to minimize hazards by landslides or liquefaction;
- Policy HZ8: In landslide hazard areas, the City shall prohibit alteration of land in a manner that could increase the hazard, including concentration of water through drainage or irrigation systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes;
- Program 9.2: The City will continue to enforce the Uniform Building Code which addresses seismic safety in building location, design and construction. Responsible Agency/Department: Community Development Department.

According to Federal Emergency Management Agency (FEMA) data, the project site is located outside of any defined 100-year floodplain. The site is underlain by Chualar loam, a deep, well-drained soil with moderate permeability. The site is not located in proximity to, or zoned for, mineral resource extraction.

Impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely to occur along active faults. However, the potential for ground rupture also exists along potentially active faults. The project site is not located within an Earthquake Fault Zone as established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972. The nearest fault line is the Reliez/Rinconada fault system approximately 7 miles to the west. The potential for surface rupture to occur on the site is determined to be very low, and impacts are considered less than significant.

Small to moderate earthquakes (with magnitudes less than 5.0 on the Richter Scale) are common in Monterey County. The project site is located approximately 7 miles northeast of the Rinconada Fault and 12 miles southwest of the San Andreas Fault. As such, strong shaking should be expected during the lifetime of the proposed development. Severe damage can result from ground shaking for any sustained amount of time.

However, the proposed building and foundation would be designed and constructed to meet California Building Code (CBC) standards for seismic zone compliance. In addition, the proposed project would require adherence to the City of Soledad General Plan policies and program created to mitigate seismic impacts, as outlined in the Setting discussion above.

With implementation of the CBC and City General Plan policies discussed above, impacts related to seismic hazards are considered less than significant.

Liquefaction is the loss of strength in saturated granular soils produced by seismic shaking. For this to occur, the soils must be saturated at a relatively shallow depth, of a granular (non-cohesive) nature, and be relatively loose. According to the City of Soledad General Plan, the area including the project site has a low estimated liquefaction potential. Impacts related to liquefaction and differential settlement are considered less than significant.

The project site is relatively flat and is not located in proximity to any nearby slopes; therefore, it is unlikely to be impacted by landslides. Impacts are considered to be less than significant.

The project site is underlain by the Chualar loam soil series (0-2% slope). According to the United States Department of Agriculture-Natural Resources Conservation Service's Web Soil Survey, this soil has a minimal to slight erosion hazard. A rating of slight indicates that erosion is unlikely under ordinary conditions. Implementation of the City's standard conditions of approval for dust abatement and air quality that require watering of loose soils and various erosion and dust control measures would ensure that any earthmoving activities would be properly mitigated for soil erosion. Therefore, project impacts related to soil erosion or the loss of topsoil are considered to be less than significant.

The project site is not located on an unstable geologic unit or expansive soil, nor would the site become unstable as a result of the project. Chualar loam underlies the project site and is characterized as being nearly level to gently sloping and having a slow runoff rate, low shrink-swell potential, moderately rapid permeability level, and a minimal to slight erosion hazard. Impacts related to expansive soils are considered less than significant.

Storm runoff volumes and rates will be altered as a result of construction of structures and pavement. To adequately manage storm water runoff within the City resulting from new construction, the City requires adherence to Chapter 13.52 of the Soledad Municipal Code, whereby a storm water permit must be obtained prior to the issuance of any grading or building permit for the project. A Stormwater Quality Plan, including a Storm Water Pollution Prevention Plan (SWPPP), must be completed for City review and approval prior to issuance of said permit. Chapter 13.52 requires adherence to Best Management Practices and improvements to adequately manage and control of storm water runoff, erosion and sedimentation, including measures as needed to ensure that runoff from any source during construction and post-construction will be retained onsite or disposed offsite to an adequate storm water facility. Compliance with requirements of Chapter 13.52 will ensure that storm water impacts will be less than significant.

Mitigation/Conclusion. Implementation of the City's applicable General Plan provisions, the California Building Code as incorporated in the Soledad Municipal Code, and Chapter 13.52 of the Soledad Municipal Code will reduce impacts to less than significant levels. No additional measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Hazardous Materials: Hazardous materials are defined as substances with physical and chemical properties of ignitability, corrosivity, reactivity, or toxicity which may pose a threat to human health or the environment. This includes, for example, chemical materials such as petroleum products, solvents, pesticides, herbicides, paints, metals, asbestos, and other regulated chemical materials. Additionally, hazards include known historical spills, leaks, illegal dumping, or other methods of release of hazardous materials to soil, sediment, groundwater, or surface water. If a historical release exists, then there is a risk associated with disturbing the historical release area. The potential for risks associated with hazardous materials are varied regionally. The primary risk concerns within the city are expected to focus on the transportation of hazardous materials in and around the city. Most of these incidents are related to the increasing frequency of transport of chemicals over roadways, railways or through industrial accidents. Highway 101 and a rail corridor are major transportation corridors through the Soledad area.

Fire Hazards: Fires have the potential to cause significant losses to life, property, and the environment. Urban fire hazards result from the materials that make up the built environment, the size and organization of structures, and spacing of buildings. Additional factors that can accelerate fire hazards are availability of emergency access, available water volume and pressure for fire suppression, and response time for fire fighters. Fire hazard severity in rural areas, including areas on the edge between urban and rural land (commonly called the wildland interface), are highly influenced by the slope of the landscape and site vegetation and climate. Where wildland fires may be a threat, plant fuels are often managed by replacement planting, grazing, plowing, or mechanical clearing.

Airport Hazards: The project site is not in the vicinity of any airports.

Impact. The proposed project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would be required to comply with applicable building, health, fire, and safety codes. Hazardous materials would be used in varying amounts during construction and occupancy of the project. Construction and maintenance activities would use hazardous materials such as fuels (gasoline and diesel), oils, and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents); and possibly pesticides and herbicides. The amount of materials used would be small, so the project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials, assuming such use complies with applicable federal, state, and local regulations, including but not limited to Titles 8 and 22 of the CCR, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code.

With respect to operation of the project, apartment buildings do not generate significant amounts of hazardous materials, and only a minimal amount of routine “household” chemicals would be stored on-site. These materials would not create a significant hazard to the public or to the environment.

The proposed project would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment. Implementation of Title 49, Parts 171–180, of the Code of Federal Regulations and stipulations in the General Plan Safety Element would reduce any impacts associated with the potential for accidental release during construction or occupancy of the proposed project or by transporters picking up or delivering hazardous materials to the project site. These regulations establish standards by which hazardous materials would be transported, within and adjacent to the proposed project. Where transport of these materials occurs on roads, the California Highway Patrol is the responsible agency for enforcement of regulations.

The proposed project is a multi-family residential mixed use apartment development with parking and associated amenities, and is approximately $\frac{1}{4}$ of a mile north of Frank Ledesma Elementary School and approximately $\frac{1}{2}$ of a mile west of Rose Ferrero Elementary School. As discussed above, the proposed project is a multi-family apartment use that would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment, including at the existing school.

Fire protection is provided by the City of Soledad Fire Department, located at 525 Monterey Street in the City of Soledad. The Fire station is in close proximity to the project site, providing timely emergency support if needed. The project is not within a high severity risk area for fire. No airports are nearby, and as a result the project is not within an Airport Review area. There are no private airstrips in the vicinity of the project site that would result in a safety hazard for people residing or working in the project area.

Mitigation/Conclusion. With implementation of applicable local, State and Federal regulations discussed above, impacts are considered less than significant. No mitigation measures are required.

VIII. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the City Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The major noise source in the City of Soledad, as in most other communities, is traffic. Other noise generators such as railroads, aircraft, farming activities, quarry activities, and industrial and food packaging facilities can contribute to local ambient noise levels.

Some land uses are less tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or industrial activities. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design of new developments. As ambient noise levels affect the perceived livability of a development, the mismanagement or neglect of noise impacts can impair the economic health and growth potential of a community by reducing the area's desirability as a place to live, shop and work.

The Office of Noise Control, established by the California Noise Control Act of 1973, has developed criteria and guidelines for local agencies for use in setting standards for human exposure to noise and preparing noise elements. The noise standards developed by the Office of Noise Control and intended as guidelines for municipal noise elements and have been incorporated in the City's General Plan Noise Element. The following table has been taken from the City's Noise Element and establishes interior and exterior noise standards for new development.

Table 1. Interior and Exterior Noise Standards

Land Use Categories		Energy Average CNEL	
Categories	Uses	Interior ¹	Exterior ²
Residential	Single Family, Duplex, Multi Family	45 ³	65
	Mobile Home	---	65 ⁴
Commercial, Industrial and Institutional	Motel, Hotel, Transient Lodging	45	65 ⁵
	Commercial Retail, Bank, Restaurant	55	---
	Office Building, Research and Development, Professional Office, Government Office	50	---

	Amphitheatre, Concert Hall, Auditorium, Meeting Hall	45	---
	Gymnasium	50	---
	Sports Club	55	---
	Manufacturing, Warehousing, Wholesale, Utilities	65	---
	Movie Theaters	45	---
Institutional	Hospitals, Schools	45	65
	Church, Library	45	---
Open Space	Parks	---	65

Notes:

1. Indoor environment excluding bathrooms, closets and corridors.
2. Outdoor environment limited to private yards of single family residences, multi-family private patio or balcony served by a means of exit from inside, mobile home parks, hospital patio, park picnic area, school playground, hotel/motel recreation area.
3. Noise level requirements with closed windows. Mechanical ventilation system or other means of natural ventilation shall be provided per Chapter 12 Section 1205 of the Uniform Building Code.
4. Exterior noise level should be such that interior level will not exceed 45 CNEL.
5. Except areas affected by aircraft noise.

As shown in the table above, the City’s adopted thresholds for interior noise levels in multi-family residential development is 45 decibels and 65 decibels for exterior noise.

The City’s General Plan sets forth the following Noise Element Policies and Programs to address potential noise issues:

- Policy N-1: The City shall not allow development of new noise-sensitive land uses where existing or ambient noise levels exceed those shown on Figure X-1, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards set by Figure X-1.
- Policy N-2: Where non-residential land uses are likely to generate noise levels exceeding those shown on Figure X-1 on adjacent or nearby existing or planned noise-sensitive uses, the City shall require preparation of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.
- Policy N-3: New residential development shall comply with State Noise Insulation Standards.
- Policy N-4: New commercial and industrial development shall incorporate design elements to minimize the noise impact when residential neighborhoods are nearby.
- Policy N-5: Where noise mitigation measures are required to achieve the standards described in the General Plan, the emphasis of such measures shall be placed on site

planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related mitigation measures have been integrated into the project.

- Program 10.1: The City will enforce the standards contained in the Noise Element through the development review process and other means.
- Program 10.2: The City will adopt development guidelines and setback requirements as part of the zoning ordinance that include design standards for sound mitigation of the zoning ordinance that include design standards for sound mitigation.

Some land uses are less tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or industrial activities. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design of new developments.

Impact. With respect to existing ambient noise levels in the project vicinity, the proposed project site is located in proximity to residential land uses along the northern, eastern and southern site boundary, with active agricultural production (row crops) bordering the site to the west, across from San Vicente Road. The majority of the project vicinity exhibits residential development similar to that under the proposed project. As such, exposure to noise sources is considered less than significant.

Construction activities would result in substantial, short-term increases in existing ambient noise levels over 65 dBA CNEL within the project vicinity during the following activities:

- construction vehicles entering and leaving the site, including workers, building materials, or construction equipment;
- activities in the construction staging areas;
- operation of temporary on-site generators and compressors;
- grading and/or earth-moving activities; and
- construction of proposed structures

Noise impacts related to project construction have the potential to be significant unless mitigated.

The proposed project is not expected to result in a significant long-term increase in traffic noise levels. The operation of the proposed project would not be expected to have a significant impact on daily noise at the project site. As such, noise-related impacts resulting from operation of the proposed project would be less than significant.

The proposed project site is not located within an airport land use plan.

Mitigation/Conclusion. In order to reduce noise impacts related to project construction to less than significant levels, the following mitigation is required:

N-1: Construction activity shall be limited to the hours of 7 AM to 7 PM, Monday through Friday and 8AM to 5PM on Saturdays. No construction shall occur on Sundays or State Holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities without mechanical equipment (e.g., excavation using hand tools, hand painting, etc.) are not subject to these restrictions.

Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.

IX. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The City’s “fair share” Regional Housing Needs Assessment (RHNA) is 897 units between 2007 and 2014. The City of Soledad’s fair share of above moderate-income housing is 376 units, and, between 2007 and 2009 when the current Housing Element was adopted, 69 units had already been built, leaving a remaining need of 327 above-moderate income units. The City has adequate sites to accommodate this need with a surplus of approximately 135 units on residential sites alone. The City has also made considerable progress toward meeting its lower-income allocations. The remaining combined allocation for the extremely low-, very low-, and low-income categories is 174 units. Additionally, the City has some parcels zoned for mixed use, specifically in the C-R zone, that may

accommodate additional moderate- and above moderate-income units (City of Soledad Housing Element, 2009.)

The 2009 Housing Element contains housing goals, policies, and programs intended to encourage and facilitate housing to meet the City’s identified affordable housing needs during the five-year planning period. The Housing Element presumes that vacant sites zoned for higher density (minimum of 20 units per acre) will be affordable to lower income households (according to Table 34 and Program 2.1.1 of the Housing Element). In the City of Soledad, these higher densities can only be achieved on parcels zoned for higher density or on sites zoned for mixed commercial-residential use.

Impact. Implementation of the proposed project would encourage development consistent with the housing needs identified in the City Housing Element and with housing needs projections established by the State. In addition, the proposed project development will be required to meet all neighborhood compatibility requirements stipulated in the City General Plan and Design Guidelines.

With the respect to the proposed project, the request for a General Plan Amendment and zone change from the current R-1 Single Family Residential District (maximum 1-7 single-family units per acre) to R-2 Medium Density Multi-family Residential District (7-12 multi-family units per acre) would help to achieve housing goals. As such, impacts related to population and housing are considered less than significant.

The project would not displace any existing housing. Project energy use and related impacts are discussed under Impact Issue Area III, Air Quality. Impacts are considered less than significant.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

X. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., City Police, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Police and Fire. Fire protection and emergency response services within the City are provided by the Soledad Fire Department, which is staffed by ten full-time personnel and supplemented by both part time staff and volunteers. The Mission Soledad Rural Fire Protection

District serves the rural areas surrounding the City. The City also maintains a mutual aid agreement with the California Division of Forestry to provide further fire protection services as needed. The Soledad Police Department is staffed by 20 sworn officers and six non-sworn personnel. Its services are augmented through a mutual aid agreement with the cities of Greenfield and Gonzales and with the Monterey County Sheriff's Department.

Schools. The Soledad Unified School District provides educational services for City residents, currently operating five elementary schools, one middle school and one high school. Adequate capacity exists to accommodate additional students although several schools, particularly the Main Street Middle School, are approaching full capacity.

Recreation. According to the Soledad Parks and Recreation Master Plan (2009), the City of Soledad has approximately 33 acres of improved parkland and recreational facilities, including a community center and little league fields. In addition, the Soledad Mission Recreation District owns and operates an additional three acres of park and recreational facilities, including an indoor swimming pool, adjoining the community center. In all, the City supports 35.5 acres of improved park and recreational facilities, equivalent to 2 acres of parkland per 1,000 residents. The 2005 General Plan establishes a higher ratio of 5.0 acres of parkland per 1,000 as the desirable goal.

Solid Waste. The Salinas Valley Solid Waste Authority (SVSWA) provides solid waste services to the cities and unincorporated areas of the Salinas Valley, including the City of Soledad. Currently, the SVSWA owns three landfills, two of which are operational, and a transfer station and oversees the contract operation of these facilities. Solid waste collection is provided by Tri-Cities, a private hauler. Solid waste from the Salinas Valley region is primarily deposited at the Johnson Canyon Landfill. This facility has an estimated capacity of 6.6 million cubic yards, and is expected to provide refuse capacity for the Salinas Valley through the year 2043.

Other Public Facilities. The Monterey County Free Libraries network program supports Soledad residents with a branch library co-located with the Soledad High School at 401 Gabilan Drive. The County also operates two bookmobiles, a books-by-mail program, and other special programs, including a literacy program.

The cumulative project impacts on City services, including water, wastewater and solid waste, are within the service capabilities for the projected residential development and no new facilities or staff would be required to meet project demands.

General Plan policies related to public services include, but are not limited to:

Fire Protection:

- Policy S-35. The City shall strive to achieve and maintain an Insurance Service Organization (ISO) rating of 4 or better.
- Policy S-36. The City shall strive to achieve and maintain an emergency response time of 5 minutes or less for fire emergencies over 90% of the City.

- Policy S-37. The City shall require new development to pay its fair share of providing or funding facilities that, at a minimum, achieve and maintain the fire protection standards identified in Policies S35 and S36.
- Policy S-38. The City shall ensure that all proposed developments are reviewed for compliance with fire safety standards per the Uniform Fire Code and other City standards and ordinances.

Police Protection

- Policy S-29. The City shall strive to achieve and maintain a ratio of a minimum of 1 police officer per 1,000 residents.
- Policy S-30. The City shall strive to achieve and maintain emergency response time to a maximum of 5 minutes for police emergencies.
- Policy S-31. Within the City’s overall budgetary constraints, the City shall work to provide police facilities (including substation space, patrol and other vehicles, necessary equipment, and support personnel) to maintain the standards identified in Policies S29 and S30, and to develop programs to discourage substance abuse and crime among the City’s youth.
- Policy S-32. The City shall require new development to pay its fair share of providing or funding facilities that, at a minimum, achieve and maintain the above police protection standards.

Schools

- Policy S-23. The City, to the extent feasible, shall ensure that new school facilities are constructed and operating prior to the occupation of residences which the schools are intended to serve.

Parks

- Policy PR-1 The City will acquire future park and recreation land and facilities by:
 - a) Requiring park dedications from future residential subdivisions at the rate of three acres per 1,000 population anticipated in the project;
 - b) Requiring payment of a park impact fee, or requiring the dedication of land and improvements in-lieu of fees, from all new development;
 - c) Cooperating with Monterey County to acquire land for a new regional park in the Soledad planning area;
 - d) Acquiring parkland near existing or potential public park or recreation sites, or near quasi-public or private sites that have a good opportunity for a joint use agreement. Acquired parkland should be contiguous to proposed or existing park and recreation facilities or provide a logical connection.
 - e) Pursuing joint use agreements with public and private schools, other public government agencies, private park and recreation providers, and institutions with potential parkland to make existing or proposed park and recreation facilities available to the community on an extended basis.

Impact. Future residential development projects will require compliance with General Plan and Soledad Municipal Code requirements related to public services, including payment of applicable impact fees, and Zoning Ordinance requirements regarding site planning and development.

Implementation of the proposed project will result in additional residential development which will contribute to a cumulative demand on public services including schools, police, fire and solid waste. The project's direct and cumulative impacts are within the general assumptions of allowed uses within the city that were used to estimate the fees in place. As such, public service impacts are considered less than significant.

Senate Bill 50 (SB 50) implemented school impact fee reforms in 1998 by amending the laws governing developer fees and school mitigation. Pursuant to SB 50, future development projects would be required to pay school impact fees established to offset potential impacts on school facilities. Implementation of this state fee system would ensure that any significant impacts to schools which could result from the proposed project would be offset by development fees and reduce potential impacts to a less than significant level.

Mitigation/Conclusion. Impacts are considered less than significant, no mitigation is required.

XI. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The City of Soledad has approximately 36 acres of improved parks and recreational facilities which include a little league field, a community center and an indoor swimming pool. Public parks and open space areas in proximity to Soledad include Mission Nuestra Senora de la Soledad, Pinnacles National Monument and the Arroyo Seco area. The current improved park/population ratio for the City of Soledad is estimated as two acres of parkland per 1,000 residents. An ideal ratio of parkland to population is typically one acre per 200-250 residents, or four to five acres per 1000 residents. The 2005 Soledad General Plan parkland goal is 5.0 acres of improved parkland per 1,000 residents.

Impact. Any proposed residential development projects will require compliance with General Plan policies related to public services, specifically, Policies PR-1 through PR-3, discussed above in Section X, *Public Services*, and Zoning Ordinance requirements regarding site planning and development. All new development will also be required to pay park impact fees. As such, impacts resulting from a potential increase in use of existing neighborhood and regional parks would be less than significant.

Mitigation/Conclusion. Impacts are considered less than significant and no additional measures are required.

XII. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The City of Soledad is located along U.S. Highway 101 in the southern Salinas Valley, one of the three main north-south transportation arteries serving Central California. Highway 101 forms the westerly-southwesterly boundary of the City proper and provides access to the City through two interchanges located at the north and south entrances to the City. Primary streets in the City’s circulation network include Front Street, Moranda Road, Monterey Street, Gabilan Drive, Metz Road, San Vicente Road and West Street. In addition, the Southern Pacific Railroad provides a potential future alternative transportation mode, following the highway through the northerly section of the City. A park and ride lot is located on Front Street at the north end of the City.

Public transit services for City residents are provided by the Monterey-Salinas Transit District via Route 23 and supplemented by the City’s Dial-a-Ride taxi service which operates within City limits and to adjacent residential and employment areas

Traffic Conditions: Motor vehicle traffic congestion is generally expressed in terms of Level of Service (LOS). LOS A through C indicates free-flowing traffic with little delay. LOS D and E indicate worsening

congestion, with LOS F indicating essentially grid lock, or stopped conditions. The definition of LOS has been expanded to encompass all modes of travel, not just private automobiles.

The Environmental Impact Reports for the Soledad 2005 General Plan and Downtown Specific Plan were reviewed to determine if future deficiencies were identified in the project vicinity. Neither of these documents noted the need for future improvements.

Impact. Regional access to the project site is provided by Highway 101, located southwest of the project site. Local access to the project site is provided by San Vicente Road and Vista de Soledad. All roadways in the immediate project vicinity have curbs, gutters, sidewalks, and on-street parking. The project does not conflict with any applicable circulation system plans and does not significantly add to demand on the circulation system or conflict with any congestion management programs or any other agency’s plans for congestion management.

Based on the Institute of Transportation Engineers (ITE) trip generation calculations (see below), the proposed project is expected to generate approximately 119 new vehicle trips (Average Daily Trips; ADT) on the adjacent street system with approximately 9 AM trips and 10 PM trips occurring.

Table 2. Project Traffic Generation

Proposed Apartment Development	Units	ITE Code	ADT Rate	ADT	AM Rate	AM Trips	PM Rate	PM Trips
	18	220	6.65	119.7	0.51	9.18	0.6	10.8

Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.

These vehicular trips will be added to local and area streets. Existing streets have sufficient capacity to accommodate the added vehicular traffic without reducing existing levels of service. In addition, the project location makes it a prime candidate to take advantage of public transportation services.

The proposed project would not result in a significant impact with regard to increased vehicular trips and does not conflict with performance standards provided in City adopted plans or policies. The project will also contribute to overall impact mitigation for transportation infrastructure by participating in required transportation impact fee programs.

The project is not located in the vicinity of any public or private airports and will not result in any changes to air traffic patterns, nor does it conflict with any safety plans of the Airport Land Use Plan.

The project would not modify existing intersections or roadways and the project would not significantly alter the existing travel flow of vehicles, bicyclists, or pedestrians. The project driveways would be consistent with City code requirements for ingress/egress to safely and adequately serve the project. Because the project is a similar use to those in the immediate vicinity, the project would not introduce any incompatible uses. Impacts are considered less than significant.

Because the project would not alter the existing travel flow of vehicles, bicyclists, or pedestrians or substantially increase traffic on local streets, the proposed project would not have a significant impact on emergency access.

The project is consistent with policies supporting alternative transportation due to the site’s location within the city’s urban center, and its proximity to shopping, parks and services.

In addition, the proposed project is subject to the requirement for compliance with the City’s Facilities Trip Reduction section of the Municipal Code (Section 10.58.030B) which requires the developer of new residential projects to submit a trip reduction checklist that requires measures to encourage non-motorized transportation including the provision of conveniently located bike racks.

Proposed parking would include 36 covered spaces and 26 uncovered spaces. The City’s parking requirements stipulate a total of 41 parking spaces (2 covered spaces per unit, 1 visitor space for every 4 units) for the proposed development. As such, proposed parking exceeds the requirements and impacts are considered less than significant.

Mitigation/Conclusion. Traffic and circulation impacts are considered less than significant. Further mitigation is not required.

XIII. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or local criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect City wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. In 2010, the Public Works Department upgraded the City’s wastewater infrastructure to provide tertiary wastewater treatment and expand facility capacity to 5.5 million gallons per day (gpd) in accordance with its adopted Long-term Wastewater Management Plan (2006). The relatively new wastewater treatment facility has been online since February 2010 and treats wastewater from the City, along with wastewater from two prison facilities (CDCR’s Salinas State Prison and Correctional Training Facility) and some industrial dischargers outside the current City boundaries. The upgraded tertiary treatment facility both mitigates groundwater quality concerns and enables the use of recycled water for recreational and agricultural uses in the City to alleviate water consumption citywide.

The City and the Central Coast Regional Water Quality Control Board (RWQCB) ensure that proposed projects conform to all applicable local standards. Please refer to Section XIV, *Water*, for a discussion of potential impacts related to stormwater runoff.

Impact. The proposed project would result in an incremental increase in demand on City infrastructure, including wastewater. Development of the site is required to be served by City sewer and water service, which both have adequate capacity to serve the use. As such, the proposed project will not result in the need for new facilities or expansion of existing facilities which could have significant environmental effects. Wastewater impacts are considered less than significant.

Mitigation/Conclusion. Mitigation measures are not required. Impacts are considered less than significant.

XIV. WATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The proposed project municipal water services would be provided by the City of Soledad, which provides potable water to its customers through a system of wells, storage tanks and distribution lines within the City boundaries. The City’s sole source of potable water is groundwater from the Salinas Valley Groundwater Basin which follows the Salinas River. Although the Basin has historically experienced significant overdraft, Soledad draws its water from a sub-aquifer (the Forebay Subarea) where overdraft has not been a problem.

The City’s adopted 2015 Urban Water Management Plan (June 2016) provides overall water planning and supply projections that account for build-out General Plan buildout. It documents that sufficient water exists to meet the anticipated demands generated by near-term and longer-term land uses and development in the City. The related Soledad Water Master Plan identifies various capital improvements needed to the City’s water supply system to adequately meet future demands. As a result, the City has added one additional well to its water supply system.

General Plan policies relating to public services and facilities include the following:

- Policy S-1. The City shall ensure through the development review process that adequate public facilities and services are available to serve new development. New development shall not be allowed until adequate public services and facilities to serve such development are provided. Where existing facilities are inadequate, new development may only be approved when the following conditions are met:
 - a) The developer and/or City can demonstrate that all necessary public facilities will be adequately financed and installed in time (through fees or other means); and
 - b) The facilities improvements are consistent with applicable facility plans approved by the City or other agencies in which the City is a participant.

- Policy S-2. The City shall plan for the expansion of needed water and sewer infrastructure including, but not limited to, the expansion of water production, storage and distribution facilities, the expansion of wastewater collection and treatment capacity, and storm drainage facility expansion.

- Policy S-3. Public facilities, such as wells, pumps, tanks, and yards shall be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.

- Policy S-8. The City shall promote the efficient use of water and reduced water demand by:
 - a) Requiring water conserving design and equipment in new construction;
 - b) Encouraging water conserving landscaping and other conservation;
 - c) Encouraging the retrofitting of existing fixtures with water conserving fixtures.

The proposed project development would also need to comply with the stormwater management provisions of the Soledad Municipal Code Chapter 13.52 and General Plan policies related to runoff, which include:

- Policy S-14. The City shall strive to improve the quality of urban stormwater runoff and quality of groundwater recharge through the use of appropriate mitigation measures including, but not limited to, infiltration/sedimentation basins, oil/grit separators, and other management practices, including storm water retention.
- Policy S-15. City shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures shall take into consideration impacts on adjoining properties and impacts on groundwater recharge related to existing and proposed water wells.
- Policy S-16. City shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions. Drainage onto adjacent properties shall be restricted to pre-project levels minus any runoff from the area to be developed.
- Policy S-17. City shall require projects to allocate land as necessary for the purpose of retaining flows and/or for the incorporation of mitigation measures for water quality and supply impacts related to urban runoff.
- Policy S-18. City shall coordinate mitigation measures with responsible agencies (including California Regional Water Quality Control Board, Monterey County Environmental Health

Department, and Monterey County Water Resources Department) for the control of storm drains, the monitoring of discharges and the implementation of measures to control pollutant loads in urban storm water runoff.

- Policy S-19. Engineered drainage plans shall be required for all development projects. Engineered drainage plans shall incorporate a collection and treatment system for stormwater runoff consistent with applicable federal and State laws.

Impact. Based on a review of the current Urban Water Management Plan and Water Master Plan, the City's water supply at General Plan buildout (year 2020) is 148,000 acre-feet and projected water demand for the same year is 2,013 acre feet. This shows an ample water supply for build out. As such, the City maintains sufficient water availability to serve the proposed project. In addition, residential development under this project would be required to comply with General Plan policies relating to public services and facilities, as discussed above.

Proposed project development would be reviewed by the City as part of the development application review process in order to ensure that sufficient capacity in all public services and facilities would be available as needed to maintain desired service levels. Project development would also be required to pay applicable impact fees to mitigate cumulative impacts. As such, impacts related to water services are considered less than significant.

Although the project will not result in the need to upgrade existing City water facilities and sufficient capacity exists to provide service to the proposed residential development, the project has the potential to result in stormwater runoff given the proposed lot coverage and impervious surfaces introduced on-site. To address this impact, the proposed project development would need to comply with the stormwater management provisions of the Soledad Municipal Code Chapter 13.52, pay applicable storm drainage facility impact fees, and meet the requirements of the General Plan policies related to runoff discussed above.

In addition, in order to assess project-related stormwater runoff, the applicant has prepared a Preliminary Stormwater Control Plan (C3 Engineers, Inc. February 3, 2016). According to the applicant's Stormwater Control Plan, the project site soils are likely engineered fill material. The proposed project is designed to route stormwater runoff from the paved roofs and parking areas to bio-filtration planters/landscaped areas and open spaces. Runoff will be conveyed through a series of underground closed conduit piping storm drains. The storm drain pipes will discharge onto an energy dissipater in the bio-filtration planters. Runoff from parking spaces would drain across sloped surfaces into the bio-filtration planter. Please refer to the applicant's Stormwater Control Plan for a detailed listing of required Best Management Practices (BMPs) to be installed to address stormwater runoff protection during construction and during site occupancy.

Given the above City General Plan requirements, including the measures listed in the Stormwater Control Plan and through the required preparation of a Stormwater Pollution Prevention Plan (SWPPP), impacts associated with stormwater drainage are considered less than significant.

Mitigation/Conclusion. Impacts are considered less than significant. No mitigation is required.

XV. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [City General Plan and ordinance], specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact. Surrounding uses neighboring the project site are dominated by R-1 (Residential-Single Family) zoning and Single-Family land uses. The proposed project includes an increase in residential density from the current R-1 Single Family Residential District (maximum 1-7 single-family units per acre) to R-2 Medium Density Multi-family Residential District (7-12 multi-family units per acre) and would provide for logical in-fill development and would not conflict with existing uses in the site vicinity. It is important to note that the City reviewed a previous request to include R-3 Residential High-Density District (13-20 units per acre) for the project site. This request was denied in favor of the proposed change to the R-2 Medium Density Multi-Family Residential District.

The proposed project has been reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., City Land Use Ordinance, General Plan, etc.) and has been determined to be in substantial conformance. The requested General Plan land use map amendment and related residential development will help provide adequate housing to meet population projections anticipated under the current General Plan. In addition, the proposed project will help implement the housing strategies identified in the Housing Element and satisfy the City’s identified fair share housing allocation.

The project is not within or adjacent to a habitat or community conservation plan. The project is consistent or compatible with the surrounding uses as discussed in this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required are determined necessary.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of history or prehistory?*

b) *Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

For further information on CEQA or the City’s environmental review process, please contact the City of Soledad Community and Economic Development Department, or the California Environmental Resources Evaluation System at “http://ceres.ca.gov/topic/env_law/ceqa/guidelines/” for information about the California Environmental Quality Act.

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24. California Resources Agency. *California Environmental Quality Act, California Public Resources Code, Division 13 Environmental Protection, Sections 21000–21777*. 2005.
25. California Resources Agency. *Guidelines for the Implementation of the California Environmental Quality Act, Title 14 California Code of Regulations. Chapter 3*. 2005.
26. Governor's Office of Planning and Research, State of California. *Guidelines for Implementation of the California Environmental Quality Act*.

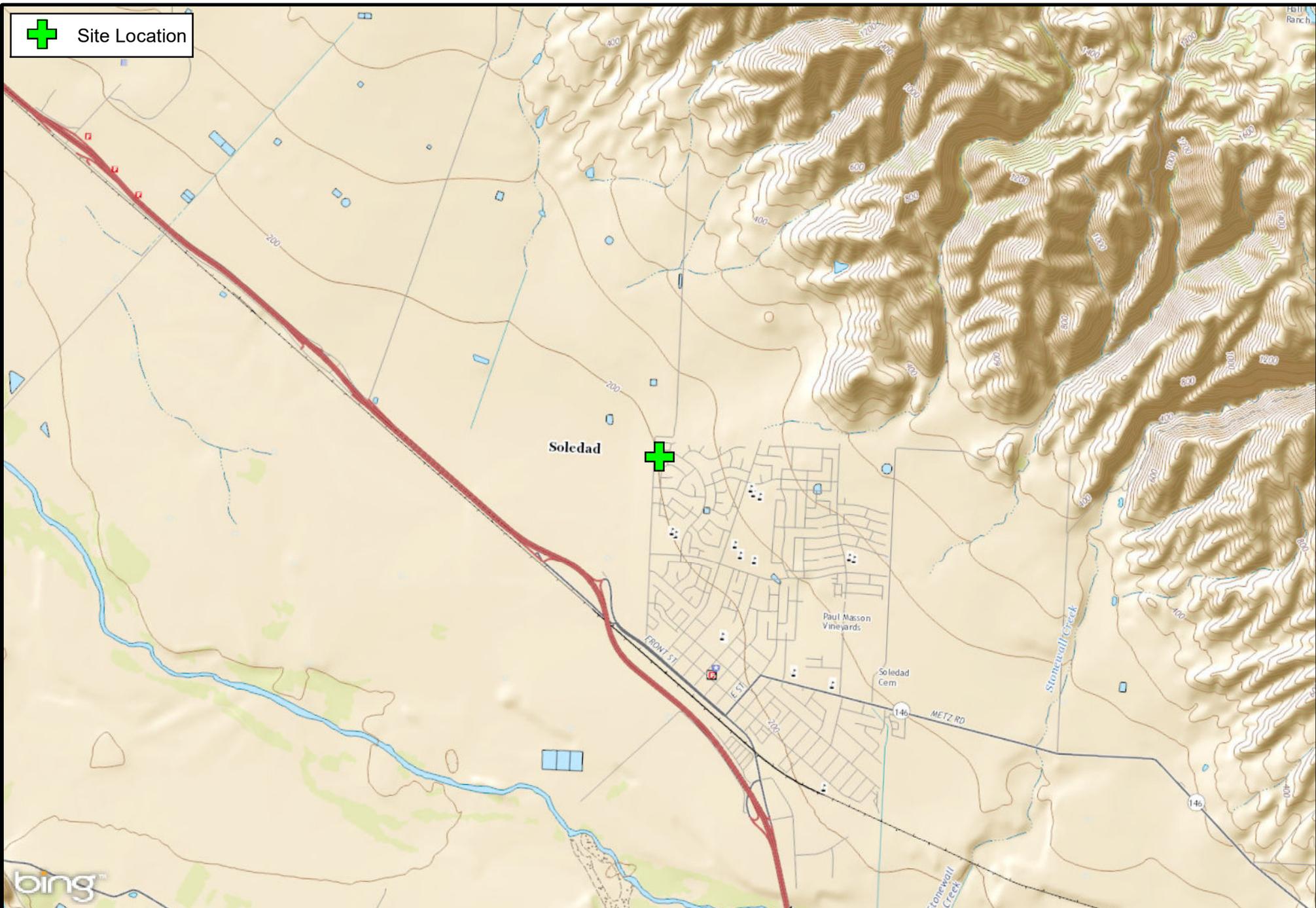
27. City of Soledad. *Final Environmental Impact Report for the City of Soledad 2005 General Plan & Wastewater Treatment and Disposal Master Plan*, prepared by Crawford Multari & Clark Associates. September 21, 2005.
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29. California Department of Fish and Game (CDFG). 2013. California Natural Diversity Database (CNDDDB). Wildlife and Habitat Data Analysis Branch, California Dept. Fish and Game, Sacramento, CA.
30. California Department of Finance. Demographic Research Unit
<http://www.dof.ca.gov/Forecasting/Demographics/>
31. County of Monterey. *California Flats Solar Project Environmental Impact Report*. December 2014.

7. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
<p>AES-1: The following project features shall be required:</p> <ul style="list-style-type: none"> Project outdoor lighting shall be limited to the minimum required for security and safety; Outdoor lighting shall be of a minimal wattage required for security and safety; The height of outdoor light fixtures shall be limited to the minimum height allowed; Outdoor light fixtures shall include a solid/metal hood to direct light downward and shall be designed to avoid the spilling of light off-site. 	Required mitigation shall be shown on building plans and shall be incorporated into project design prior to final approvals.	City staff shall ensure required measures are included in project design prior to project approval.	Prior to project approval.	City of Soledad			
Noise							
<p>N-1. Construction activity shall be limited to the hours of 7 AM to 7 PM, Monday through Friday and 8AM to 5PM on Saturdays. No construction shall occur on Sundays or State Holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities without mechanical equipment (e.g., excavation using hand tools, hand painting, etc.) are not subject to these restrictions.</p> <p>Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated</p>	Required mitigation measures shall be printed on building plans.	Monitoring shall be required at periodic inspections.	Throughout construction activities.	City of Soledad			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
with compressed-air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.							

Attachment A:
Figure 1, Site Location. Figure 2, Project Aerial Overview



OLIVEIRA

 ENVIRONMENTAL CONSULTING

N
 W — O — E
 S

1 inch = 3,333 feet

Vista de Soledad Multi-Family Residential and GPA Project
City of Soledad

Figure 1
Site Location / Vicinity Map



OLIVEIRA
ENVIRONMENTAL CONSULTING



1 inch = 83 feet

Vista de Soledad Multi-Family Residential and GPA Project
City of Soledad

Figure 2
Site Plan/Aerial Photo

Attachment B:
Project Site Photos

Vista de Soledad Multi-Family Residential and GPA Project Site Photos



Project Site Photo. View from northeast corner of property, looking west.



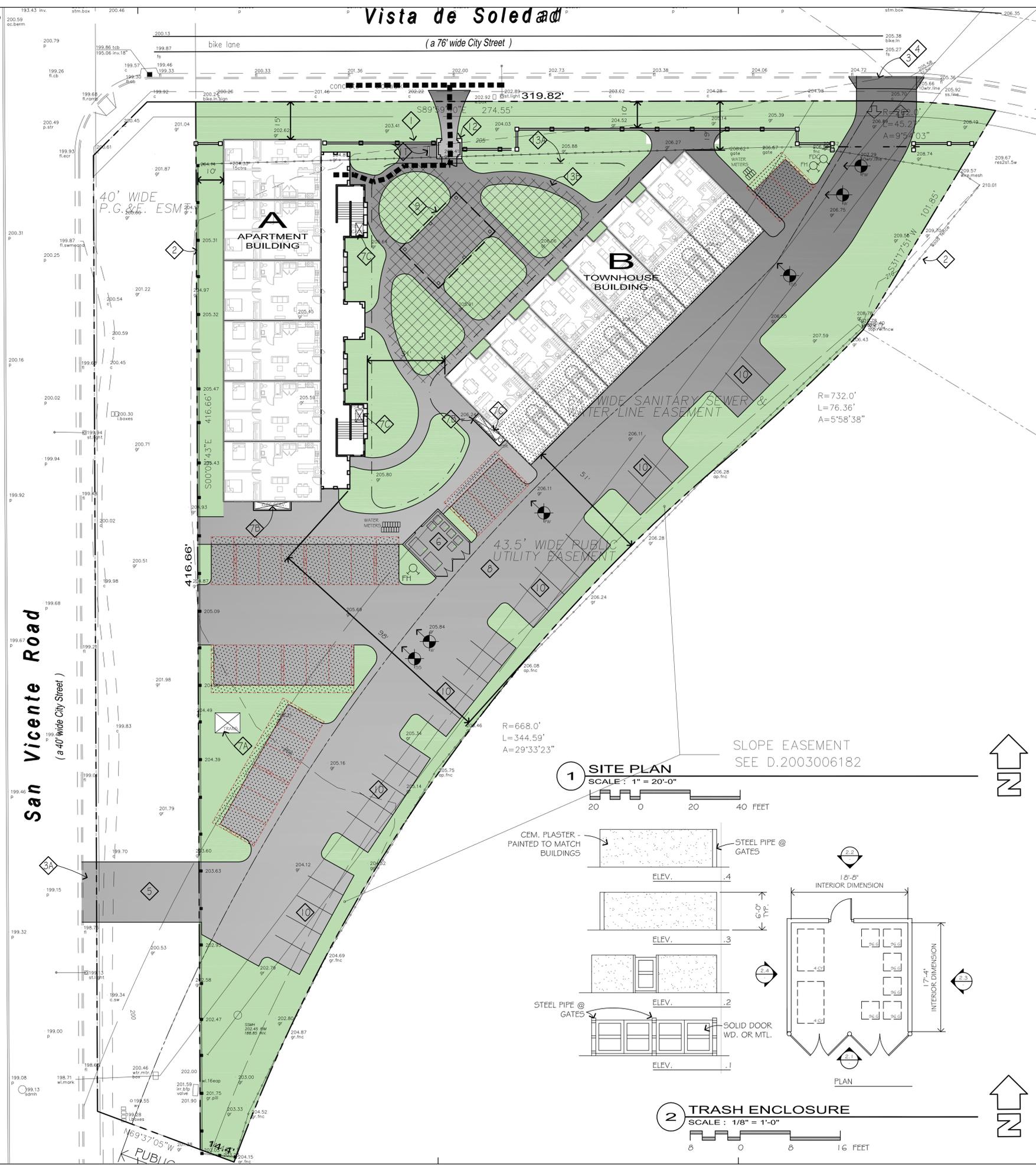
Project Site Photo. View from northern property boundary, along Vista de Soledad, looking southwest.

Attachment C
Project Site Plans

Vista de Soledad

(a 76' wide City Street)

San Vicente Road
(a 40' wide City Street)



GENERAL NOTES

1. EVERYTHING IS NEW AND PART OF THIS CONTRACT UNLESS OTHERWISE NOTED.

KEYED NOTES

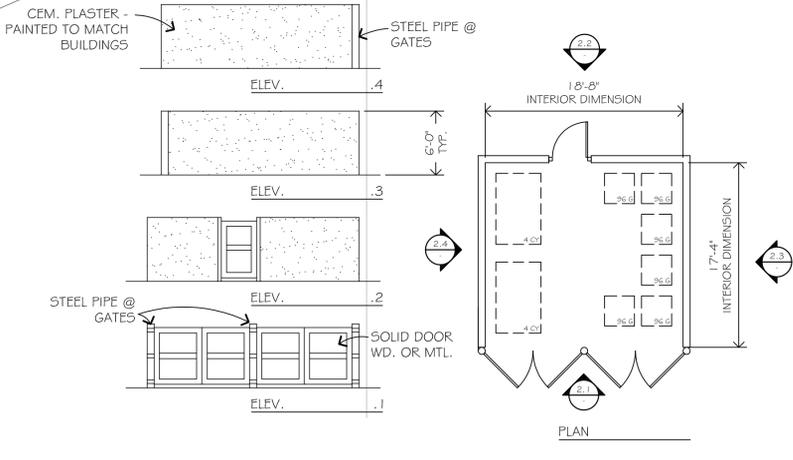
- 1 SIGN ON WALL
- 2 (E) FENCING TO REMAIN
- 3 COMMERCIAL DRIVEWAY:
- 4 MAIN VEHICLE ACCESS GATE WITH CARD ACCESS CONTROL
- 5 EMERGENCY FIRE DEPARTMENT ACCESS GATE W/ KNOX BOX
- 6 TRASH ENCLOSURE, SEE (2)
- 7 ELECTRICAL UTILITIES
A. TRANSFORMER
B. SERVICE
C. TEL/CABLE
- 8 (E) UTILITY EASEMENT
- 9 PICNIC ARBOR
- 10 VISITOR PARKING
- 11 BIKE RACK
- 12 ENTRY KIOSK, WALLS & GATES
- 13 OPEN SPACE
A. GENERAL AREA
REQUIRED = 200 SF PER UNIT x 18 UNITS = 3,600 SF
PROVIDED = 7,000 SF
B. RECREATIONAL AMENITY AREA:
REQUIRED = 50% OF 3,600 = 1,800 SF
PROVIDED = 4,000 SF

LEGEND

- COVERED PARKING
- PROPERTY LINE
- 6' HIGH - CONC. SOUND WALL
- 6' HIGH - WROUGHT IRON FENCING
- UTILITY P.O.C.
- FIRE HYDRANT
- PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" BEVELED AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" x 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60" LEVEL AREAS (11B-403.7) NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% U.O.N. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (11B-307) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" AND LESS THAN 80" (11B-307.4)

1 SITE PLAN

SCALE: 1" = 20'-0"



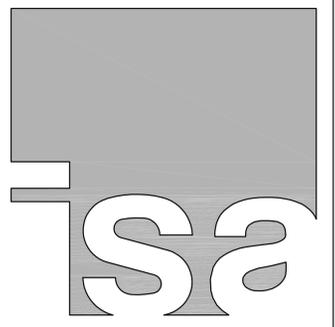
2 TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



PARKING

REQUIRED:	RESIDENCE: 2 COVERED PER UNIT	2 x 18 = 36 STALLS
	VISITOR: 1 PER EVERY 4 UNITS	18 / 4 = 5 STALLS
		TOTAL = 41 STALLS
PROVIDED:	COVERED =	36 STALLS
	UNCOVERED =	26 STALLS
	TOTAL =	62 STALLS



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

CLIENT
THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
VISTA DE SOLEDAD & SAN VICENTE RD SOLEDAD, CA

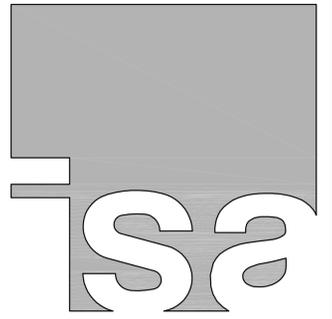
SHEET
SITE PLAN

PROJECT NUMBER: 1528.2
ISSUED: 05-31-2016
DRAWN BY:
CHECKED BY:
FILENAME:

A1.1

KEYED NOTES

- 1 PEDESTRIAN GATEWAY ENTRY
- 2 SIGN ON CEMENT PLASTER WALL
- 3 STONE COLUMNS
- 4 VEHICLE GATEWAY ENTRY



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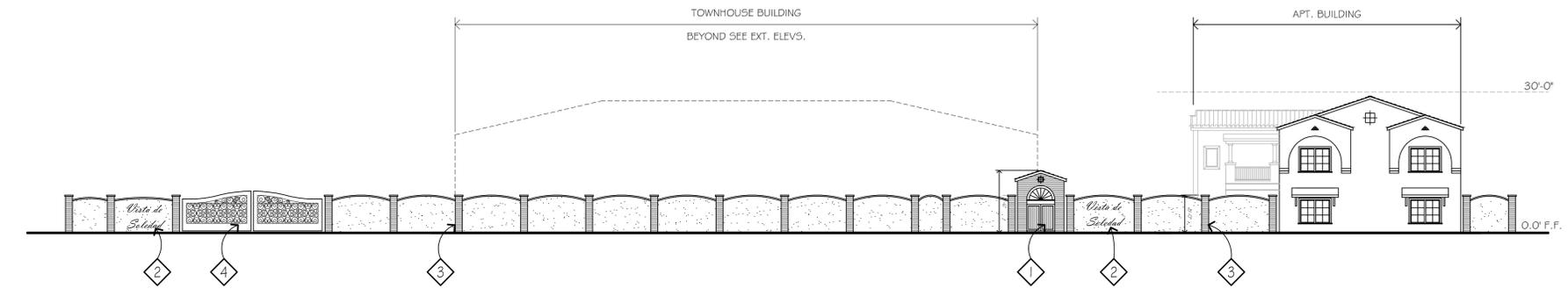
CLIENT
THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
VISTA DE SOLEDAD & SAN VICENTE RD
SOLEDAD, CA

SHEET
PARTIAL SITE PLAN & STREET ELEVATION

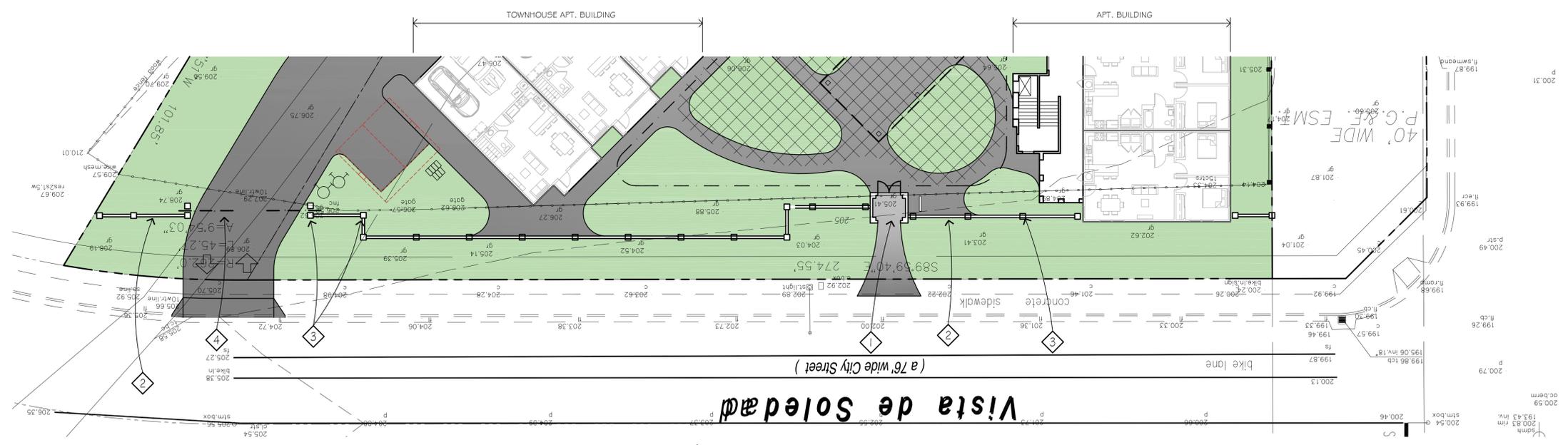
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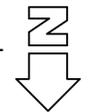
2 STREET ELEVATION

SCALE: 1/16" = 1'-0"
 16 0 16 32 FEET



1 PARTIAL SITE PLAN

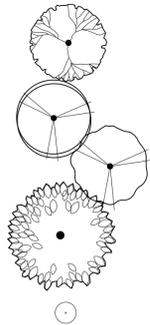
SCALE: 1/16" = 1'-0"
 16 0 16 32 FEET



PROJECT CONCEPT

The landscape at the executive residential complex features drought resistant native and Mediterranean plants well suited for Soledad's climate. Trees are selected that will withstand and buffer the characteristic winds of the Soledad region. Townhome entry walks feature colorful ceramic planters. A specimen Cork Oak tree adds a mature feel to the landscape. Bio retention swales are planted with suitable grasses, shrubs and trees to enhance sediment filtration and stormwater water quality. Trees are sited to provide buildings with southern solar access in winter and shade in summer. The central courtyard features a shade arbor with three quality picnic tables. Nearby seating areas with decorative gold granite mulch and matching benches and decorative gold granite mulch enhance the Mediterranean feel and allow for residents to sit and enjoy the surrounding gardens. Lawns of drought tolerant grasses provide a soft green element for play or lounging. Irrigation to be in accordance with Soledad's landscape criteria.

CONCEPT PLANT SCHEDULE VISTA DEL SOLEDAD



BROADLEAF EVERGREEN TREE 15 GAL OR LARGER
 LAURUS NOBILIS 'SARATOGA' / SWEET BAY
 OLEA EUROPAEA / FRUITLESS EUROPEAN OLIVE

DECIDUOUS TREE 24" BOX
 CELTIS AUSTRALIS / EUROPEAN HACKBERRY
 PRUNUS MT. ST HELENS / FLOWERING PLUM

STREET TREE 15 GAL
 SPECIES PER CITY

SPECIMEN TREE 48" BOX
 QUERCUS SUBER / CORK OAK

SHRUBS 5 GAL
 ARBUTUS UNEDO / STRAWBERRY TREE SHRUB
 CEANOTHUS SP. / WILD LILAC
 CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
 DODONAEA V. 'PURPUREA' / PURPLE LEAF HOPSEED BUSH
 FEIJOA SELLOWIANA / PINEAPPLE GUAVA
 HESPERALOE PARVIFLORA / RED YUCCA
 LANTANA CAMARA / LANTANA
 MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM
 ROSMARINUS OFFICINALIS / ROSEMARY
 VITEX AGNUS-CASTUS / CHASTE TREE
 WESTRINGIA DAMPIERI / COAST ROSEMARY

GRASSES
 FESTUCA CALIFORNICA / CALIFORNIA FESCUE
 HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
 MUHLENBERGIA RIGENS / DEER GRASS
 PENNISETUM S. 'RUBRUM' / PURPLE FOUNTAIN GRASS

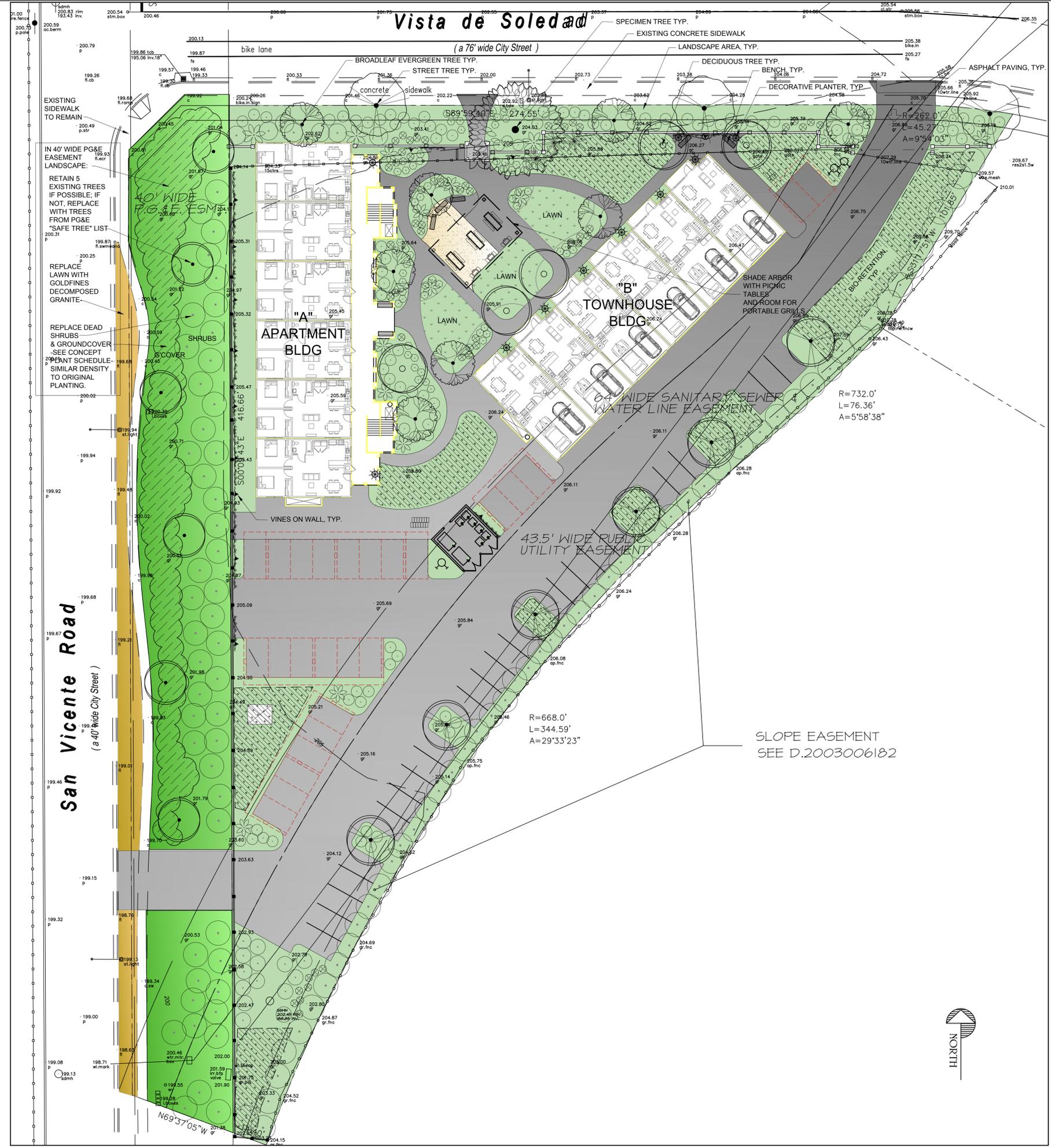
ACCENT SHRUB
 ECHIUUM FASTUOSUM / PRIDE OF MADEIRA
 PHORMIUM T. 'YELLOW WAVE' / NEW ZEALAND FLAX
 PHORMIUM TENAX 'AMAZING RED' / DWARF RED FLAX

SHRUBS OR VINE ON WALL
 BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
 GELSEMIUM SEMPERVIRENS / JESSAMINE
 MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE
 PARTHENOCESSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY
 ROSA BANKSIAE / LADY BANKS ROSE

CONTAINER PLANTINGS
 AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSSOP
 CHONDRPETALUM TECTORUM / CAPE RUSH
 PELARGONIUM PELTATUM / IVY GERANIUM
 PHORMIUM X / NEW ZEALAND FLAX
 RHAPHIOLEPIS L. 'MAJESTIC BEAUTY' / MAJ. BTY. INDIAN HAWTHORNE
 ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE
 SUCCULENTS SEE SUCCULENTS / SUCCULENTS

PERENNIALS 1/5 GALLON
 ACHILLEA MILLEFOLIUM / COMMON NATIVE YARROW
 ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW
 CHONDRPETALUM TECTORUM / CAPE RUSH
 DIETES VEGETA / AFRICAN IRIS
 ERIGERON KARVINSKIANUS / FLEABANE
 LEONOTIS LEONURUS / LION'S TAIL
 LIMONIUM PEREZII / STATICE
 SALVIA SPECIES / SAGE SP.
 STACHYS BYZANTINA / LAMB'S EAR
 TEUCRIUM CHAMAEDRYIS / GERMANDER

SUCCULENTS/ALOES
 AEONIUM SP / AEONIUM
 SEDUM SP / STONECROP
 SENECIO SERPENS / BLUE CHALKSTICKS



REVISIONS	BY
Planning response 1/2016	AK
Planning response 5/2016	AK

ANITA KANE
 LANDSCAPE ARCHITECT
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 Email: anita@akland.net

Guillermo & Angela Nieto Family LLP
 Executive Residential Complex
 Vista del Soledad x San Vicente Rd, Soledad, CA

Conceptual Landscape Plan

DATE:	8/31/2015
SCALE:	1"=20'
DRAWN:	AK
JOB:	-
SHEET	L-1.0
OF	SHEETS



SPECIMEN TREE



Cork Oak

BROADLEAF EVERGREEN TREES



Fruitless Olive Trees



Sweet Bay



Ray Hartman Ceanothus

DECIDUOUS TREES



Chinese Hackberry

TYPICAL PERENNIAL / GRASS / SHRUB CONCEPTS FOR TOWNHOUSE FRONT YARDS



VINES / ESPALLIERS



Bougainvillea



Lady Banks' Rose

CENTRAL COURTYARD CONCEPTS



Bioretention Areas



Picnic Arbor



Gold Granite Seating Area



Container Plantings



Bench



Picnic Table



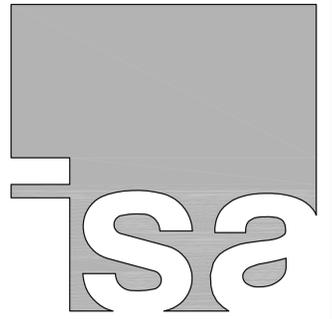
REVISIONS	BY

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Guillermo & Angela Nieto Family LLP
 Executive Residential Complex
 Vista del Soledad x San Vicente Rd, Soledad, CA

Conceptual Landscape Images

DATE: 8/31/2015
 SCALE: 1" = 20'
 DRAWN: AK
 JOB: -
 SHEET
L-1.1
 OF SHEETS



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES _____

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CLIENT

**THE GUILLERMO
& ANGELA NIETO
FAMILY, LP**

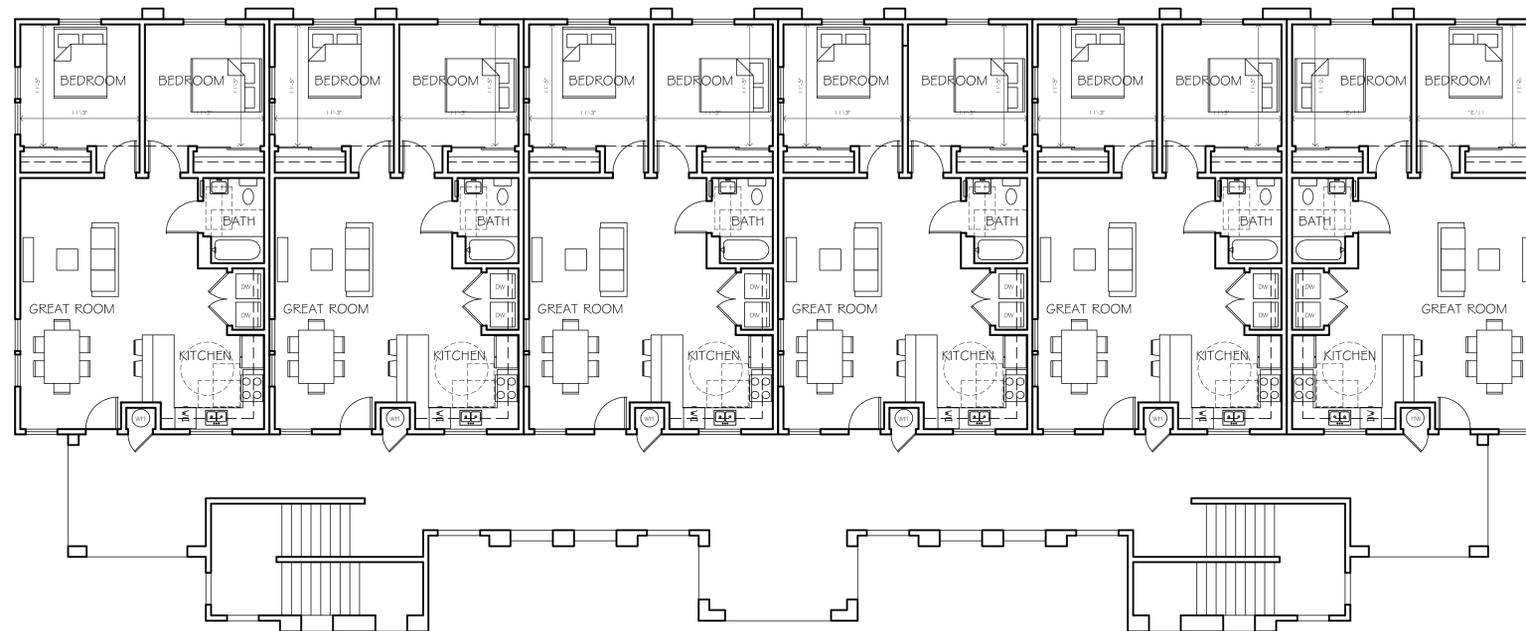
**PROJECT
EXECUTIVE
RESIDENTIAL
COMPLEX**

**VISTA DE SOLEDAD &
SAN VICENTE RD
SOLEDAD, CA**

SHEET

**BUILDING A
FLOOR PLANS**

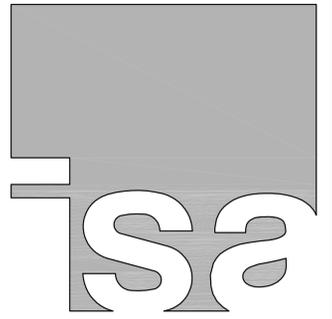
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ISSUED: 05-31-2016
DRAWN BY: AR/CF/MLB
CHECKED BY: -
FILENAME: -



1 1st & 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"
8 0 8 16 FEET



A2.1



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES _____

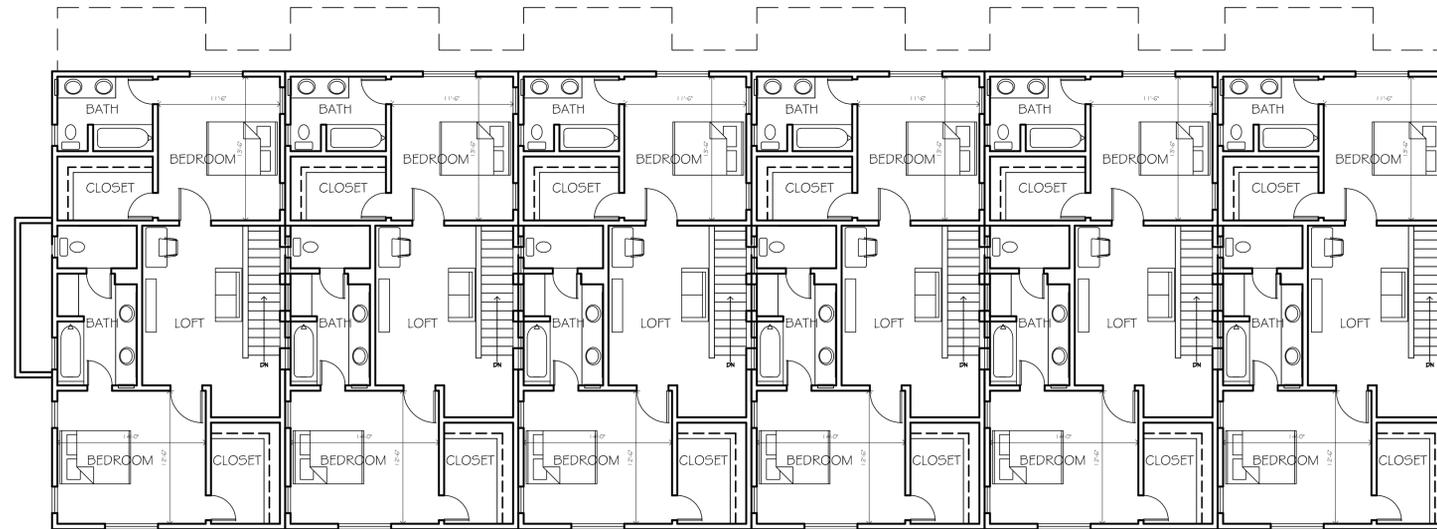
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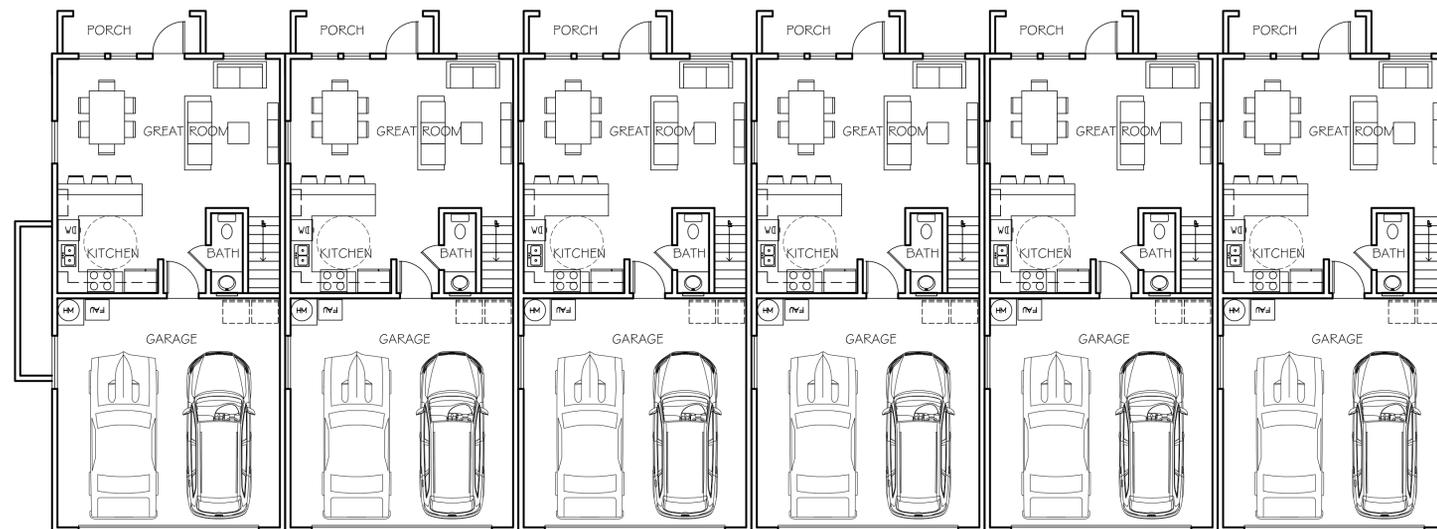
PROJECT
**EXECUTIVE
RESIDENTIAL
COMPLEX**
VISTA DE SOLEDAD &
SAN VICENTE RD
SOLEDAD, CA

SHEET
**BUILDING B
FLOOR PLANS**

PROJECT NUMBER: 1528.2
ISSUED: 05-31-2016
DRAWN BY: AR/CF/MLB
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FILENAME: -



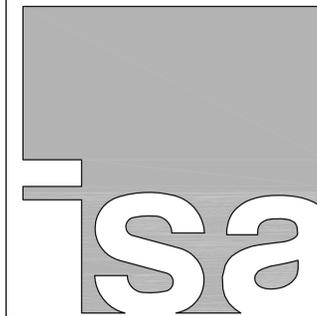
2 2nd FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



1 1st FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET

KEYED NOTES

- 1 CONCRETE TILE ROOFING
- 2 CEMENT PLASTER
- 3 AWNING
- 4 TILE WALL VENT ACCENTS
- 5 ORNAMENTAL IRON ACCENTS
- 6 TRIM @ WINDOWS & DOORS
- 7 WD SHUTTERS
- 8 STONE CLAD ACCENT



IN STUDIO ARCHITECTURE
 250 MAIN STREET
 SALINAS, CA 93901
 831.320.2655

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THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
 VISTA DE SOLEDAD & SAN VICENTE RD
 SOLEDAD, CA

SHEET
BUILDING A EXTERIOR ELEVATIONS

PROJECT NUMBER: 1528.2
 ISSUED: 05-31-2016
 DRAWN BY:
 CHECKED BY:
 FILENAME:

A3.1



4 SOUTH ELEVATION
 SCALE : 1/8" = 1'-0"

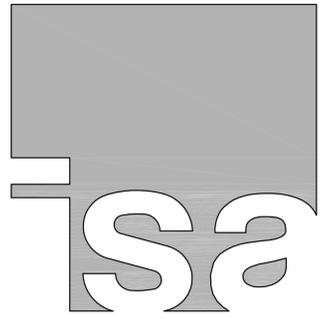
2 EAST ELEVATION
 SCALE : 1/8" = 1'-0"

3 NORTH ELEVATION
 SCALE : 1/8" = 1'-0"

1 WEST ELEVATION
 SCALE : 1/8" = 1'-0"

KEYED NOTES

- 1 CONCRETE TILE ROOFING
- 2 CEMENT PLASTER
- 3 AWNING
- 4 TILE WALL VENT ACCENTS
- 5 ORNAMENTAL IRON ACCENTS
- 6 TRIM @ WINDOWS & DOORS
- 7 WD SHUTTERS
- 8 STONE CLAD ACCENT



IN STUDIO ARCHITECTURE
 250 MAIN STREET
 SALINAS, CA 93901
 831.320.2655

DATES _____

THE INFORMATION ON THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED.



4 SOUTH ELEVATION
 SCALE : 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE : 1/8" = 1'-0"



3 NORTH ELEVATION
 SCALE : 1/8" = 1'-0"



1 WEST ELEVATION
 SCALE : 1/8" = 1'-0"

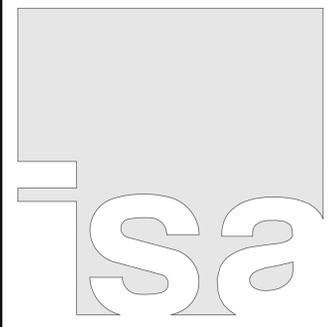
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THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
 VISTA DE SOLEDAD & SAN VICENTE RD
 SOLEDAD, CA

SHEET
BUILDING B EXTERIOR ELEVATIONS

PROJECT NUMBER: 1528.2
 ISSUED: 05-31-2016
 DRAWN BY:
 CHECKED BY:
 FILENAME:

A3.2



IN STUDIO ARCHITECTURE
 132 W. GABILAN STREET
 SUITE 204
 SALINAS, CA 93901
 831.320.2655

DATES

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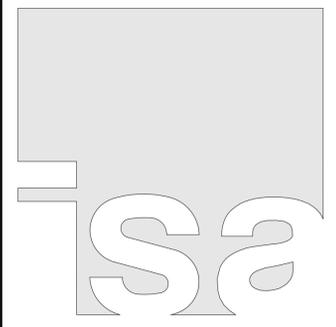
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THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
 VISTA DE SOLEDAD & SAN VICENTE RD
 SOLEDAD, CA

SHEET
GRADING & DRAINAGE SOUTHWEST

PROJECT NUMBER:	1528.1
ISSUED:	06-01-2016
DRAWN BY:	ECH
CHECKED BY:	FJC
FILENAME:	115136 XBASE

C4



IN STUDIO ARCHITECTURE
 132 W. GABILAN STREET
 SUITE 204
 SALINAS, CA 93901
 831.320.2655

DATES

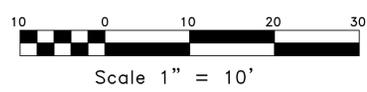
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CLIENT
**THE GUILLERMO
 & ANGELA NIETO
 FAMILY, LP**

PROJECT
**EXECUTIVE
 RESIDENTIAL
 COMPLEX**
**VISTA DE SOLEDAD &
 SAN VICENTE RD
 SOLEDAD, CA**

SHEET
**GRADING &
 DRAINAGE
 NORTH-EAST**

PROJECT NUMBER:	1528.1
ISSUED:	06-01-2016
DRAWN BY:	ECH
CHECKED BY:	FJC
FILENAME:	115136 XBASE

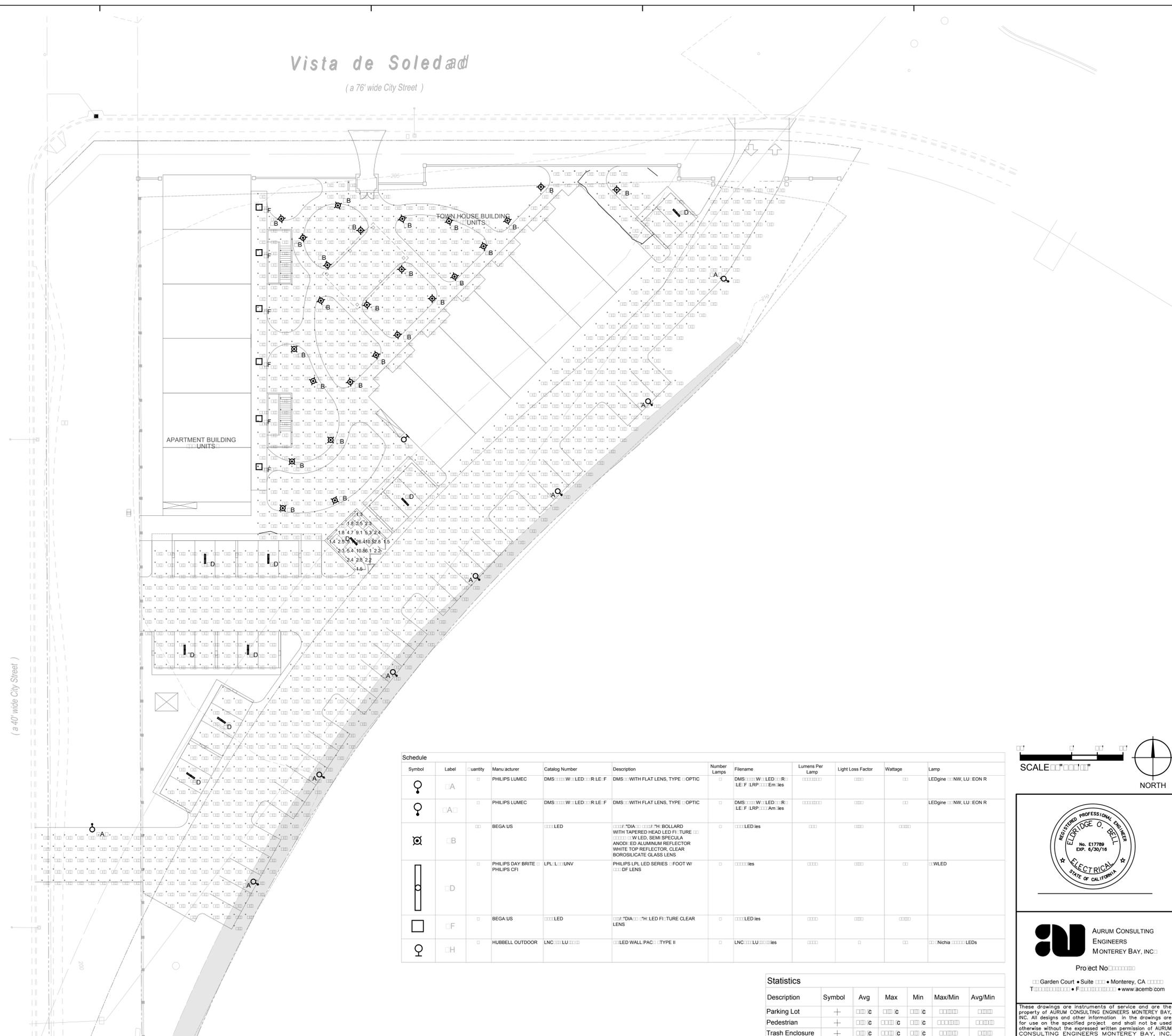


C6

Vista de Soledad

(a 76' wide City Street)

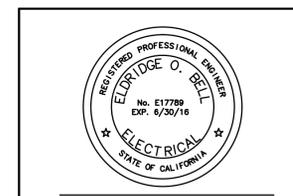
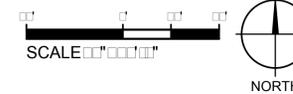
San Vicente Road
(a 40' wide City Street)



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Lamp
○	A	1	PHILIPS LUMEC	DMS-1111-W-LED-R-LE-F	DMS-1111 WITH FLAT LENS, TYPE OPTIC	1	DMS-1111-W-LED-R-LE-F-LRP-1111-Em-ies	1111	1111	1111	LEDgine-11-NW,LU-1EON-R
○	A	1	PHILIPS LUMEC	DMS-1111-W-LED-R-LE-F	DMS-1111 WITH FLAT LENS, TYPE OPTIC	1	DMS-1111-W-LED-R-LE-F-LRP-1111-Am-ies	1111	1111	1111	LEDgine-11-NW,LU-1EON-R
⊗	B	1	BEGA US	1111-LED	1111-1111-1111-1111 BOLLARD WITH TAPERED HEAD LED FIXTURE 1111-1111-1111-1111 W LED, SEMI SPECULA ANODIZED ALUMINUM REFLECTOR WHITE TOP REFLECTOR, CLEAR BOROSILICATE GLASS LENS	1	1111-1111-1111-1111-ies	1111	1111	1111	1111
⊞	D	1	PHILIPS DAY BRITE PHILIPS CFI	LPL-L-1111-UVV	PHILIPS LPL LED SERIES - FOOT W/ 1111-DF LENS	1	1111-1111-ies	1111	1111	1111	1111-WLED
□	F	1	BEGA US	1111-LED	1111-1111-1111-1111 LED FIXTURE CLEAR LENS	1	1111-1111-ies	1111	1111	1111	1111
○	H	1	HUBBELL OUTDOOR	LNC-1111-LU-1111	1111-LED WALL PACK TYPE II	1	LNC-1111-LU-1111-ies	1111	1111	1111	1111-Nichia 1111-LEDs

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1111 c	1111 c	1111 c	1111	1111
Pedestrian	+	1111 c	1111 c	1111 c	1111	1111
Trash Enclosure	+	1111 c	1111 c	1111 c	1111	1111

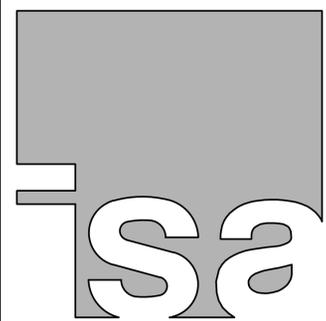


AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 1528.1

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CLIENT
THE GUILLERMO & ANGELA NIETO FAMILY, LP

PROJECT
EXECUTIVE RESIDENTIAL COMPLEX
VISTA DE SOLEDAD & SAN VICENTE RD
SOLEDAD, CA

SHEET
PHOTOMETRIC SITE PLAN

PROJECT NUMBER: 1528.1
ISSUED: 05-27-2016
DRAWN BY: CADD
CHECKED BY: E.O.B.
FILENAME:

E2.1P

