

June 2024 | General Plan EIR Addendum

# ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2005032122

FOR THE

# 2023–2031 HOUSING ELEMENT UPDATE

City of Soledad

*Prepared for:*

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# 1. Addendum to the Adopted General Plan EIR

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## 1.1 BACKGROUND

The proposed 2023–2031 Housing Element (proposed project) would replace the existing 2015–2023 Housing Element which serves as the City of Soledad (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels as expressed by the State-assigned regional housing needs assessment (RHNA).

The City’s General Plan was adopted by the City Council on September 21st, 2005, and contains nine elements, including the Housing Element (City of Soledad, 2005a).

The General Plan is the foundation development policy document of the City of Soledad. It defines the framework by which the physical, economic, and human resources of the City are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City concerning the rights and expectations of the public, property owners, prospective investors, and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for the development of the City and the responsibilities of all sectors in meeting these. Although the General Plan Environmental Impact Report (EIR) did not address the proposed project, the policies in the General Plan address the potential physical environmental impacts resulting from future development anticipated by the Soledad General Plan.

As shown in Table 1-2 below, the City’s 2015–2023 Housing Element Programs included several zoning code updates that were required for the City to comply with various areas of California State Statute. Since the needed zoning code updates are anticipated to streamline housing approvals and accelerate housing production, the City was eligible for funding from California’s Senate Bill (SB 2) Planning Grants Program. To evaluate the environmental impact of the zoning code updates, the City prepared

an addendum to the 2005 General Plan EIR. The addendum was approved by the Soledad City Council in June of 2023. The completed zoning revisions addressed a wide range of housing types that will facilitate a greater range of options in the city. The zoning revisions also addressed development standards, densities, and procedures that facilitate housing availability and flexibility in the regulations related to housing.

The City of Soledad is currently in the process of updating its General Plan which will address the future use and development of land, housing choices and affordability, energy efficiency, transportation, and other factors. The General Plan outlines the goals for physical growth, conservation, and community life in Soledad, and contains the policies and actions necessary to achieve those goals. The City anticipates completing the General Plan Update and its associated required study of potential environmental impacts in Fall 2025.

As a policy document, the Housing Element encourages the provision of housing within the existing land use designations in the Land Use Element of the General Plan. Furthermore, it would not result in physical changes to the environment but seeks to account for changes in redevelopment law, and clarify language with the goals, policies, and programs generally remaining intact from the previous Housing Elements. None of the programs in the proposed project would change the existing land use pattern, as established by the General Plan and

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evaluated in the General Plan EIR. All future construction in the city must comply with the General Plan, zoning ordinance, State and federal regulations, and local development standards. In addition, future discretionary actions (i.e., use permits and design review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed project. This addendum to the City of Soledad’s General Plan EIR, certified on September 21<sup>st</sup>, 2005 (State Clearinghouse Number 2005032122), demonstrates that the analysis in the EIR adequately addresses the potential physical impacts associated with implementation of this proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for further environmental review.

### 1.1.1 Meeting Soledad’s RHNA

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region’s housing construction needs. While the City must plan for and help facilitate the development of new homes in the community, it is not obligated to build these units. Because projects often vary in size and density, and to comply with the State’s No-Net-Loss housing law, the City will create a surplus of sites available to meet the City’s RHNA allocation. As shown in Table 1-1, *Progress Towards RHNA*, the City accounts for vacant and underutilized site capacity, Miramonte Specific Plan (MSP), and the projected accessory dwelling units (ADUs), which results in a surplus of 421 units, composed of 120 very low- and lower-income units, 48 moderate-income units, and 253 above moderate-income units. As shown in Table 1-1, *Progress Towards RHNA*, the City of Soledad’s Housing Element site inventory identifies 135 suitable vacant sites and anticipates 333 units from approved projects to meet the City’s RHNA.

**Table 1-1 Progress Towards RHNA**

Income Category	RHNA	Vacant Site Capacity	Underutilized Site Capacity	Approved Projects	Miramonte Specific Plan	Projected ADU's	Total Capacity	RHNA Surplus
Very Low	100	18	23	119	100	25	285	120
Low	65							
Moderate	183	50	1	77	77	26	231	48
Above Moderate	376	67	0	137	391	34	629	253
<b>Total</b>	<b>724</b>	<b>135</b>	<b>24</b>	<b>333</b>	<b>568</b>	<b>85</b>	<b>1145</b>	<b>421</b>

Source: AMBAG, 2022; City of Soledad, 2024.

## 1.2 GENERAL PLAN EIR

The General Plan EIR found that with the implementation of policies from the General Plan, the following environmental topical areas would be mitigated to less-than-significant: Public services, traffic and circulation, noise, geologic hazards, flooding, drainage, and water quality, biological resources, agricultural resources, visual resources, and cultural resources.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics:

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### Public Services

- Impact PS-1: Water demand associated with buildout of the draft Plan will contribute to the cumulative demand for water for domestic use from the Salinas Groundwater Basin.
- Impact PS-14: Development accommodated by the draft will increase the demand for electricity within the Plan area and the need for distribution facilities.

### Traffic and Circulation

- Impact T-1: Buildout of the land uses recommended by the Draft General Plan will significantly increase traffic generation with a corresponding cumulative impact on the level of service of regional roadways, streets and intersections serving the City.

### Air Quality

- Impact AQ-2: Motor vehicle trips associated with buildout of the draft Plan will contribute to a cumulative adverse impact on regional air quality.

### Biological Resources

- Impact BIO-4: Development accommodated by the draft Plan will increase groundwater withdrawals, which has the potential to diminish in-stream flow along the Salinas River.
- Impact BIO-7: The permanent loss of 3,500 acres of foraging area for special status animals would contribute to the cumulative loss of such areas within the Salinas Valley.

### Agricultural Resources

- Impact A-1: Development of land designated for urban development by the draft Plan, and the development of additional disposal ponds for the wastewater treatment plant, will result in the permanent conversion of about 3,500 acres of land classified Prime and Farmland of Statewide Importance.
- Impact A-2: Development of additional rapid infiltration basins as recommended by the recommended by the draft Wastewater Treatment and Disposal Master Plan will result in the permanent conversion of about 469 acres of land classified Prime and Farmland of Statewide Importance. This considered an unavoidable and adverse project-specific and cumulative impact (Class I).

### Visual Resources

- Impact V-1: Development of the various land uses contemplated by the Draft Plan will alter the visual character and/or quality of the Plan area.

## 1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with physical changes to the environment. Many of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2023–2031 Housing Element. Table 1-2, *Summary of Program Changes Between Existing*

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*Housing Element and 2023–2031 Housing Element*, presents the existing Housing Element programs, their implementation status during the previous period, and whether these programs were continued, modified, or deleted from the proposed Housing Element. Modifications to the existing programs are identified in the text following Table 1-2.



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**Table 1-2 Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element**

2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 1.1.1</b> The City shall actively seek amendment of its LAFCO Sphere of Influence and annexation of land identified in the General Plan Land Use Element as necessary to maintain an adequate number of sites where housing for all income categories can be developed. Specific Plans shall be prepared in advance of annexation applications pursuant to Policy L-3 of the 2005 General Plan. In addition, annexation of land within a specific plan area shall be approved prior to City action on any subdivision of land.</p> <p><b>Responsible Agency/Department:</b> Community &amp; Economic Development Department <b>Time Frame:</b> When annexation applications occur <b>Funding Source:</b> Developer Reimbursement Agreements/General Fund</p>	<p>The City has processed one annexation since adoption of the previous Housing Element. It was called the Miravale IIB and was approved by LAFCO in September 2017. It consists of 46.12 acres and is proposed to accommodate 125 single-family units and up to 100 multifamily units. In December 2022, the Miramonte Annexation (also referred to as Miravale III) was conditionally approved. The City is currently waiting for the developer to accomplish conditions before the annexation finalizes. As of 2023, no further annexations have occurred.</p>	<p>Continue as Program 1.1.1 Annexation</p>
<p><b>Program 1.2.1</b> The City shall require subdivisions within the city or within areas proposed for annexation, including each subdivision approved within a specific plan area, to be subject to a development agreement or other legal instrument with the City of Soledad that prescribes the proportion of very low-, low-, and moderate-income housing to be built in the project consistent with the City’s Inclusionary Ordinance as well as this Housing Element. These units will be constructed concurrently with any above moderate-income housing being constructed in the subdivision or project. The City may, at its sole discretion, waive all or part of the requirements of this program where the developer can demonstrate to the satisfaction of the City that alternative densities and housing types will result in a development plan that is consistent with the applicable specific plan and/or General Plan and provisions of the City’s Inclusionary Ordinance and is superior in design to what would otherwise be required. However, the City will revise the Inclusionary Housing Ordinance to clarify that the City may not waive the requirement that phased projects build a representative portion of the affordable units in each phase of the development in which market-rate units are constructed and may not build the affordable units after most or all of the market-rate units have been constructed.</p> <p><b>Responsible Agency/Department:</b> Community &amp; Economic Development Department, City Council <b>Time Frame:</b> Revise the Inclusionary Housing Ordinance by December 2020 and ongoing, as projects are reviewed by the Community Development Department and approved by the City Council <b>Funding Source:</b> General Fund, Application Fees and Reimbursement Agreements</p>	<p>The City continued to coordinate with the County and Local Agency Formation Commission (LAFCO) through annual to semi-annual meetings. No revisions to the standards for annexation contained in the MOU were necessary during the planning period.</p>	<p>Continue as Program 2.1.1 Inclusionary Housing</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 1.2.2</b> The City will examine and consider increasing allowable residential densities in the immediate vicinity of the Downtown Specific Plan Area to accommodate additional housing in either mixed-use or multi-family residential formats which are in close proximity to commercial services and existing or planned public transportation modes.</p> <p><b>Responsible Agency/Department:</b> Community &amp; Economic Development Department <b>Time Frame:</b> The City will let applicants in this area know about the opportunity to increase densities when they come to the City to discuss a property or when they submit an application. If an opportunity with an applicant arises, the City will consider increasing densities in the Downtown Specific Plan Area. Increase allowable densities in at least 2 housing development projects in the immediate vicinity of the Downtown Specific Plan during the planning period. <b>Funding Source:</b> Applicant driven</p>	<p>The City has not conducted this analysis. However, to ensure Soledad’s teachers and staff can live in the community in which they work and to improve the school district’s ability to attract and retain highly qualified employees, Measure E was passed in Soledad, to allow the Soledad Unified School District housing project in the Downtown Core Area.</p>	<p>Continue and modify as Program 5.1.2 Downtown Specific Plan (DSP) and combine Program with Program 3.3.1, Program 4.2.2, Program 5.1.1, Program 5.1.2 and Program 5.1.4 to continue as Program 5.1.1 Zoning Amendments</p>
<p><b>Program 1.2.3</b> The City will require draft specific plans for its designated growth areas to incorporate a higher density residential designation and corresponding zone district that allows for densities up to at least 30 units per acre on appropriate sites close to commercial services and existing or planned public transportation modes.</p> <p><b>Responsible Agency/Department:</b> Community &amp; Economic Development Department <b>Time Frame:</b> Include new higher density zone as part of specific plan updates and future comprehensive zoning code updates. Include in Miramonte Specific Plan by 2020. <b>Funding Source:</b> General Fund</p>	<p>The City used the SB 2 planning grant to draft and adopt a new code section that provides guidance in the Zoning Ordinance for drafting a Specific Plan. The zoning amendments were adopted in October 2023.</p>	<p>Continue as Program 1.2.2 Upzoning</p>
<p><b>Program 1.2.4</b> The City shall continue to ensure adequate sewer and water capacity for its General Plan buildout projections. As the water and sewer provider for Soledad residents, the City will establish provisions and procedures for giving priority to proposed development that includes housing affordable to lower-income households; prohibiting the denial, conditioning the approval, or reducing the amount of service for a development that includes housing affordable to lower-income households, unless specific written findings are made pursuant to Government Code Section 65589.7; and requiring any update of the Soledad Urban Water Management Plan to include projected water use for single- and multi-family housing needed for lower-income households.</p>	<p>At this point, there are no restrictions or procedures in place to prioritize units because there is sufficient water capacity to serve all units. However, this program will be continued and will be implemented in times when water and/or sewer capacity is scarcer.</p>	<p>Combine with Program 5.2.1 and continue as Program 1.2.4 Water and Sewer</p>

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2015-2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Responsible Agency/Department:</b> Community Development Department/Public Works  <b>Time Frame:</b> 2021  <b>Funding Source:</b> General Fund</p>		
<p><b>Program 2.1.1</b>  The City will ensure that new residential developments provide for adequate housing diversity and affordability by requiring that an integrated mix of complementary but varied housing types be provided within the majority of blocks. Accordingly, specific plans and/or subdivisions prepared for areas to be annexed to the City pursuant to the 2005 General Plan shall be required to provide a minimum of 30 percent of all units in each neighborhood that are designed to accommodate rental households, including medium and higher density housing and accessory dwelling units, according to the following guidelines:</p> <ul style="list-style-type: none"> <li>• A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods. Accessory dwelling units are not included in density calculations pursuant to state housing law.</li> <li>• In neighborhoods consisting primarily of detached single-family homes, up to 10 percent of all units may consist of duplex units (with both contained on a single parcel).</li> <li>• In addition, at least 20 percent of all units in new residential neighborhoods should be comprised of a mix of duplexes, tri-plexes, four-plexes and smaller multi-family housing (townhomes, apartments, etc.) of approximately 20 or fewer units at the minimum densities established by Program 2.1.1 and which are integrated within Specific Plan neighborhoods(s). Pursuant to General Plan Policy L-3, multi-family housing shall be integrated with single-family residential development in form, scale and architectural character.</li> <li>• To promote rental availability rather than private ownership, units designed for rental use shall generally be multiple units on single parcels rather than individually parceled.</li> </ul> <p>Responsible Agency/Department: Community &amp; Economic Development Department  Time Frame: Ongoing, as projects are approved through the Community Development Department  Funding Source: Applicant driven</p>	<p>None of the requirements called for in this program have been implemented to date. These policies are in place in the proposed Miramonte Specific Plan. In addition, recent updates to allow ADUs will assist in this effort and any development must conform with the Inclusionary Housing Ordinance and receive approval for an affordable housing agreement and abide by any General Plan/Specific Plan policies the project is located in. Through SB 2 funding, the City has included transitional housing, single-room occupancy policies. (See new Program 5.1.1 in Chapter 7 for details).</p>	<p>Delete. This program has been replaced by a variety of other programs.</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 2.2.1</b> The City shall continue to write grants aimed at securing funds for affordable housing development as funding and circumstances allow. Responsible Agency/Department: Community &amp; Economic Development Department Time Frame: Seek grant opportunities annually and more frequently when City staff resources allow. Funding Source: General Fund Quantified Objective: 10 affordable housing units</p>	<p>After the adoption of the mid-cycle Housing Element, the City has taken several efforts to clear obstacles that have stood in the way of acquiring this funding. The first step was to hire someone for the Economic Development and Housing Program Manager and Coordinator position and the second step was to have that new manager update past due projects, such as APRs the out-of-compliance Housing Element. Additionally, an impediment to applying to grants was revenue match and staff time. As a result, Council approved a contract with Townsend to have a primary grant writer to assist. The City also has approximately \$1.2 million in funding through the previous Successor Agency Fund that can be used for down payment assistance. However, without a Down Payment/Closing Cost program currently in place, the City does not have a mechanism to distribute the funding to applicants. This program will be modified to establish a program to provide down payment assistance to eligible applicants.</p>	<p>Combine with Program 2.2.2 and continue as Program 2.2.1 Pursue Funding</p>
<p><b>Program 2.2.2</b> The City shall actively assist qualified developers in preparation of applications for state and federal housing grants and loans as they become available and in finding appropriate land suitable for affordable housing development. <b>Responsible Agency/Department:</b> Community &amp; Economic Development Department <b>Time Frame:</b> Make contact with qualified developers at least annually and ongoing, when assistance is requested. <b>Funding Source:</b> General Fund</p>	<p>No letters of support or assistance locating land appropriate for housing have been provided by the City, and no developers have requested assistance. To ensure the City is eligible for State and federal loans, the City has taken several efforts to clear obstacles that have stood in the way of acquiring this funding. The City hired a Housing Coordinator but after the position became vacant reclassified the position at a higher level as a Housing Management Analyst to oversee housing policy and the housing pipeline. The Housing Management Analyst was hired in January 2024. While there has been no interest recently from developers in submitting grant applications, the City will continue to offer assistance through the Townsend Group.</p>	<p>Combine with Program 2.2.1 and continue as Program 2.2.1 Pursue Funding</p>
<p><b>Program 3.1.1</b> The City shall amend Chapter 17.39, Density Bonus, of the Soledad Zoning Ordinance to conform to current State Density Bonus Law and to require that a requested density bonus be granted to housing projects for those with extremely low, very low, and low incomes in which at least 20 percent of units are four-bedroom units. The thresholds for determining the exact size of the density</p>	<p>Revisions to the Density Bonus ordinance were adopted as part of the work under SB 2. It is a comprehensive update for consistency with State law, completed in October 2023.</p>	<p>Continue as Program 2.2.4 Density Bonuses</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p>increase shall be determined during drafting of the ordinance. The City will give priority to implementing this program along with Program 3.3.1.</p> <p><b>Responsible Agency/Department: Community &amp; Economic Development Department</b></p> <p><b>Time Frame: May 2020</b></p> <p><b>Funding Source: General Fund Responsible Party: Planning Department</b></p>		
<p><b>Program 3.2.1</b></p> <p>The City of Soledad will consider drafting development agreements that require developers to offer an optional design to homebuyers whose household has one or more disabled persons in compliance with ADA guidelines in excess of Title 24.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department/City Manager</p> <p>Time Frame: Concurrent with development agreement</p> <p>Funding Source: General Fund</p>	<p>No development agreements that require developers to offer an optional design to homebuyers whose household has one or more disabled persons has been put in place since adoption of the previous Housing Element. Throughout the planning period, the City continued to welcome design changes and encourage affordability by design. The City has adopted the most recent State building code that incorporates the most recent laws to ensure accessibility for people with disabilities.</p>	<p>Modify and combine with Program 3.2.2 to continue as Program 3.1.2 Persons with Disabilities</p>
<p><b>Program 3.2.2</b></p> <p>The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, and supportive services programs. Incentives the City offers include density bonuses and the inclusionary housing ordinance. The City and service providers provide a variety of programs to address special needs individuals. The City will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include:</p> <p>Smaller units, including single-room occupancy units (see Program 3.3.1). Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 3.2.1).</p> <p>In addition, if staffing resources allow, the City may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p>	<p>To ensure that special housing needs are addressed, the City amended the Zoning Ordinance in 2023 to allow low-barrier navigation centers in the C-R district and allow transitional and supportive housing in the R-1, R-1.5, R-2, and C-R zones. The City also amended the definition of family to remove the phrase “for persons with common disabilities or handicaps” and added a Reasonable Accommodation procedure to the Zoning Ordinance in 2023.</p>	<p>Modify to add actions and continue as Program 2.2.3 Provide Incentives in the DSP Area and Citywide, and continue as Program 3.1.1 Large Families, and continue as Program 3.1.3 Farmworkers, and continue as Program, and continue as Program 3.1.4 Single-Parent Households, continue as Program 3.1.5 Seniors, and continue as Program 3.1.6 Extremely Low-Income Households, and continue as Program 3.1.7 People Experiencing Homelessness. Combine with Program 3.2.1 to continue as Program 3.1.2 Persons with Disabilities</p>

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<p>Responsible Agency/Department: Community &amp; Economic Development Department/City Manager</p> <p>Time Frame: Meet with housing providers annually; Seek funding opportunities annually</p> <p>Funding Source: Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups</p> <p>Quantified Objective: 5 units for special needs housing</p>		
<p><b>Program 3.2.3</b></p> <p>Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-65668.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Review zoning ordinance by 2020. Make revisions by 2021.</p> <p>Funding Source: General Fund</p>	<p>In 2023, the City amended the Zoning Ordinance (Ordinance No.748) to allow low-barrier navigation centers in the C-R district.</p>	<p>Delete. This program has been completed.</p>
<p><b>Program 3.3.1</b></p> <p>The City of Soledad shall amend its Zoning Ordinance to allow the development of single-room occupancy (SRO) hotels and boardinghouses in the C-1 Zoning District as conditional uses to help meet the housing needs of migrant farmworkers and extremely low-income households. The City should also provide development standards for SRO facilities, identify potential sites suitable for SRO development, and investigate possible funding sources for such development. The City will give priority to implementing this program along with Program 3.1.1. above.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Amend Zoning Ordinance to allow and establish standards for SROs by May 2020. Identify potential sites and funding sources for SROs by the end of 2020.</p> <p>Funding Source: General Fund</p>	<p>The Zoning Ordinance was amended to allow second-story residential uses in the C-1 zoning district. The definition of Single-Room Occupancy Units (SROs) was amended (Ordinance No. 750) to ensure words and terms have the meaning ascribed to them by the statute and City intent. The remaining tasks under this program have been drafted and adopted in October 2023 as part of SB 2-funded zoning work. (See new Program 5.1.1 in Chapter 7 for details).</p>	<p>Continue as Program 2.1.2 Single-Room Occupancy Rooms. Combine with Program 1.2.2, Program 4.2.2, Program 5.1.1, Program 5.1.2 and Program 5.1.4 to continue as Program 5.1.1 Zoning Amendments</p>
<p><b>Program 4.1.1</b></p> <p>As feasible, the City shall apply annually for CDBG rehabilitation funds to finance or help finance its residential rehabilitation program.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Annually, as City resources allow</p>	<p>Due to limited staff capacity to administer a program, prior to 2020, the City was unable to apply for Community Development Block Grant (CDBG) rehabilitation. Further, as a result of non-compliance with Housing Element and Annual Progress Report State law, the City has continued to be ineligible to apply for CDBG funding. However, in 2021, the</p>	<p>Combine with Program 4.2.1, modify to include rental properties, and continue as Program 4.1.1 Rehabilitation Programs and Program 4.1.2 Code Enforcement</p>

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<p>Funding Source: CDBG Technical Assistance</p>	<p>City adopted a compliant Housing Element and, in late 2022, hired a grant writer to pursue funding. As of 2023, no housing grants have been applied for. The City will modify this program to ensure effectiveness during the 6th cycle planning period.</p>	
<p><b>Program 4.1.2</b> When programs are available, the City will post information on its website for developers and lower-income households which details the programs available to both parties for assistance in the development and rehabilitation of low-income housing. Responsible Agency/Department: Community &amp; Economic Development Department Time Frame: Ongoing as program funding and operation is feasible Funding Source: General Fund</p>	<p>Due to limited staff capacity to administer a program, prior to 2020, the City was unable to apply for CDBG rehabilitation. Further, as a result of noncompliance with Housing Element and Annual Progress Report State law, the City has continued to be ineligible to apply for CDBG funding. However, in 2021, the City adopted a compliant Housing Element and, in late 2022, hired a grant writer to pursue funding. As of 2023, no housing grants have been applied for. The City will modify this program to ensure effectiveness during the 6th cycle planning period.</p>	<p>Combine with Program 4.1.1 Program and continue as Program 4.1.1 Rehabilitation Programs</p>
<p><b>Program 4.2.1</b> The City will continue to perform code enforcement in neighborhoods with building code violations posing life and/or safety risks to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated. Property owners with such building code violations will also be referred to the City’s rehabilitation program where appropriate. Responsible Agency/Department: Police Department Time Frame: Ongoing Funding Source: General Fund</p>	<p>Code Enforcement has continued and is now handled by the Police Department. Approximately 28 homes were reported to need repairs (life, safety, habitability) and 5 homes were reported to need replacement. The neighborhoods with the highest rates of repair and replacement need were Soledad Mobile Park, Nielsen’s Trailer Park, The housing near the Chevron gas station on the 100 block of Front Street, Barcelona State, and Buena Vista Park.</p>	<p>Combine with Program 4.1.1 and continue as Program 4.1.1 Rehabilitation Programs and Program 4.1.2 Code Enforcement</p>
<p><b>Program 4.2.2</b> State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects and as their funding sources near expiration will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable. Specifically, the following actions will be taken: Monitor the status of affordable projects, rental projects, and mobile homes in Soledad. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD</p>	<p>The City has continued to monitor the status of affordable housing projects. No project subsidies have expired since the adoption of the previous Housing Element. Affordability restrictions on the 85 ownership units at San Vicente Town Homes will expire in 2024 and will not be renewed. The affordability of the Jardines de Soledad project was extended from 2018 to 2038. That project is not at risk during this planning period. No other projects are at risk during this planning period. The City is currently drafting a new chapter for the Zoning Ordinance regarding noticing requirements for at-risk units. The chapter is expected to be implemented by the end of 2023.</p>	<p>Continue as Program 4.3.1 At-Risk Housing</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p>Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.</p> <p>Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city.</p> <p>If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Revision of Zoning Code by May 2020 to require notification by owners consistent with state law; ongoing communication with owners, service providers, and eligible potential purchasers</p> <p>Funding Source: General Fund</p>		
<p><b>Program 4.2.3</b></p> <p>Preserve Mobile Homes: The City will apply for funding under the state Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP) to work to preserve mobile home parks in the City.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Annually or when NOFAs are released</p> <p>Funding Source: MPRROP</p>	<p>The City did not apply for funding under the State Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP).</p>	<p>Delete.</p>
<p><b>Program 5.1.1</b></p> <p>The City shall revise Section 17.14.020 of the Soledad Zoning Ordinance (R-3 District) to delete reference to “single-family dwellings” as a permitted use and to establish a minimum density per acre.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In October 2023, the City adopted Zoning Ordinance amendments to the R-3 zone to allow higher-density development and uses, including ADUs, multifamily, transitional, and supportive housing units. Further, revisions eliminated single-family dwellings as an allowed use. The amended code increased the density to a minimum of 12 and maximum of 22 dwelling units per acre.</p>	<p>Delete. This program has been completed.</p>



## 1. Addendum to the Adopted General Plan EIR

2015-2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 5.1.2</b></p> <p>The City will commit to amending its multi-family residential zoning districts to permit multi-family development that conforms to the base density of the districts by right (i.e., no use permit required). In the case of the R-3 District, densities up to a maximum of 22 dwelling units per acre would be allowed without a conditional use permit, consistent with the standards of the district. The minimum area/unit in the R-3 district will also be amended to 1,980 square feet for consistency with the General Plan. In addition, any new zoning that may be established by a specific plan for multi-family development shall permit multi-family housing that conforms to the base density of the district by right, consistent with provisions of the applicable adopted specific plan.</p> <p>Responsible Agency/Department: Community Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In October 2023, the City adopted Zoning Ordinance amendments to the R-3 zone to allow higher-density development and uses, including ADUs, multifamily, transitional, and supportive housing units. Further, revisions eliminated single-family dwellings as an allowed use. The amended code increased the density to a minimum of 12 and maximum of 22 dwelling units per acre.</p>	<p>Delete. This program has been completed.</p>
<p><b>Program 5.1.3</b></p> <p>The City will amend the accessory dwelling unit provisions in the Soledad Zoning Ordinance to comply with state law (SB 229 and AB 494).</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: May 2020</p> <p>Funding: General Fund</p>	<p>In 2022 and 2023, the City amended the Zoning Ordinance (Ordinance No. 748) to allow ADUs in all residential zones, including R-1, R-1.5, R-2, R-3, and C-R districts and to adopt standards for ADUs. In September 2023, the City released its pre-approved ADU plans for new detached construction.</p>	<p>Delete. This program has been completed.</p>
<p><b>Program 5.1.4</b></p> <p>The City shall amend the Soledad Zoning Ordinance to allow exceptions to the zoning code requirements where necessary to enable the provision of ADA-related improvements. Pursuant to state law the City will establish a reasonable accommodation procedure to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes and to provide for exceptions to zoning and land use to accommodate those adjustments. The City will include a reasonable accommodation procedure in its upcoming Zoning Ordinance update which will allow housing retrofits for disabled persons without discretionary review.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>A reasonable accommodation ordinance was adopted in October 2023.</p>	<p>Delete. This program has been completed.</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 5.1.5</b> Transitional and Supportive Housing: The Zoning Ordinance will be amended to list “transitional” and “supportive” housing types as residential uses and define them as provided in Government Code Section 65582. As residential uses, transitional and supportive housing types will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. The City shall also review its Zoning Ordinance to ensure compliance with AB 2162 related to allowing supportive housing. The Zoning Ordinance will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the Zoning Ordinance are not in compliance with AB 2162 the City will revise the allowed uses along with corresponding development standards as detailed in AB 2162.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In 2022 and 2023, the City amended the Zoning Ordinance (Ordinance No. 748) to allow transitional and supportive housing in the R-1, R-1.5, R-2, R-3, and C-R zones.</p>	<p>Delete. This program has been completed.</p>
<p><b>Program 5.1.6</b> Mobile Homes: Revise the Zoning Ordinance to permit mobile homes (manufactured homes) on permanent foundations by without a conditional use permit in all residential zones that allow single-family dwellings, subject to the same standards as single-family dwellings.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No. 751) to allow the establishment or placement of a mobile home as a residence within any residential zone, permitted as single-family dwellings.</p>	<p>Delete. This program has been completed.</p>
<p><b>Program 5.1.7</b> Monitor Parking Standards: The City shall monitor applications and the approval process for projects that include apartment units up to two bedrooms in size and determine whether the required parking spaces for these units poses a constraint to the feasibility of the projects. If the parking requirements are found to be a constraint the City shall revise the parking standards to remove the constraints.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: Within two years of Housing Element adoption</p>	<p>Since adoption of the Housing Element, the City has approved: One multifamily submittal with 6 two-bedroom and 14 three-bedroom units A 92-unit duplex/four-plex project known as Las Viviendas A 20-unit apartment project at 1428 Monterey Street The City approved the first project with the reduction of parking to two spaces per unit, consistent with the applicant’s request and pursuant to State law.</p>	<p>Continue as Program 5.1.4 Modernize Parking Standards</p>

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
Funding Source: General Fund		
<p><b>Program 5.1.8</b> Address Requirements of SB 35: The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department</p> <p>Time Frame: June 30, 2021</p> <p>Funding Source: General Fund</p>	Due to limited staff capacity, the City has not yet adopted a written SB 35 procedure but would comply with State law should a project submit an application under SB 35. This program will be continued and modified to ensure implementation and compliance with State law.	Modify to include SB 330 and continue as Program 5.1.5 Streamlining Approval
<p><b>Program 5.1.9</b> Definition of Family: The City will amend the Zoning Ordinance to revise the current definition of family to remove the phrase “for persons with common disabilities or handicaps.”</p> <p>Responsible Agency/Department: City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding Source: General Fund</p>	In 2022, the City amended the Zoning Ordinance (Ordinance No. 750) to remove the phrase “for persons with common disabilities or handicaps.”	Delete. This program has been completed.
<p><b>Program 5.2.1</b> Through its ongoing Capital Improvement Program, the City of Soledad shall continue to ensure that sufficient water supply and wastewater treatment capacity are available and improved as needed to meet the expected needs of both existing city residents and future residential development in Soledad.</p> <p>Responsible Agency/Department: Public Works Department</p> <p>Time Frame: Ongoing</p> <p>Funding Source: Development Impact Fees</p>	The City continues to ensure that sufficient water supply and wastewater treatment capacity are available and improved as needed to meet the expected needs of existing city residents and future residential development.	Combine with Program 1.2.4 and continue as Program 1.2.4 Water and Sewer

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2015–2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 6.1.1</b></p> <p>The City shall amend its subdivision ordinance to implement provisions of the Subdivision Map Act related to subdivision orientation for solar access. The City will also consider additional measures to reduce energy needs related to new residential development.</p> <p>Responsible Agency/Department: Community &amp; Economic Development Department, Public Works Department</p> <p>Time Frame: July 2022</p> <p>Funding Source: General Fund</p>	<p>The City follows State law on solar permits, as now required in the Building Code. No local changes needed.</p>	<p>Modify to omit reference to amending subdivision ordinance, combine with Program 6.1.2, and continue as Program 5.3.1 Energy Conservation</p>
<p><b>Program 6.1.2</b></p> <p>The City shall encourage existing residents to participate in energy efficiency retrofit programs offered by Monterey County, Pacific Gas and Electric, and the U.S. Department of Energy. The City shall encourage such participation by making information on these programs available to city residents.</p> <p>Responsible Agency/Department: City Manager, Community &amp; Economic Development Department</p> <p>Time Frame: Annually</p> <p>Funding Source: Utility companies and government agencies</p>	<p>The City participates in regional programs with the Pacific Gas and Electric Company (PG&amp;E) and Monterey County but does not operate any programs of its own.</p>	<p>Combine with Program 6.1.1 and continue as Program 5.3.1 Energy Conservation</p>

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2015-2023 Housing Element Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 7.1.1</b></p> <p>The City will refer persons with fair housing questions to the Housing Authority, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis. The City will make information about fair housing services available at City offices, City library, Soledad Community Center, and on the City's website.</p> <p>Responsible Agency/Department: City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding Source: General Fund</p>	<p>The City has not received any fair housing questions. However, in the event that questions or complaints are made to the City, the City has a process in place to refer fair housing questions to the HACM, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis.</p>	<p>Modify to expand fair housing actions and continue as Program 6.1.1 Fair Housing</p>

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### 1.3.1 Modifications to Existing Programs

As shown in Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element*, the proposed Housing Element consolidates some programs from the existing Housing Element to aid in implementation and eliminating redundancy. None of the programs in Table 1-2 would result in a physical change in the environment. The following 12 amended programs are included in the proposed 2023–2031 Housing Element (Note: the following programs are modified to indicate changes to amended programs using underline for revised or new language and ~~strikeout~~ for deletions):

#### 1.3.1.1 AMENDED PROGRAMS

Program 3.2.2 is modified to add actions and continue as Program 2.2.3 Provide Incentives in the DSP Area and Citywide, and continue as Program 3.1.1 Large Families, and continue as Program 3.1.3 Farmworkers, and continue as Program, and continue as Program 3.1.4 Single-Parent Households, continue as Program 3.1.5 Seniors, and continue as Program 3.1.6 Extremely Low-Income Households, and continue as Program 3.1.7 People Experiencing Homelessness.

Program 3.21.42 Persons with Disabilities, Including Developmental Disabilities: The City of Soledad will shall consider the needs of persons with disabilities (including developmental disabilities) and their families through the following efforts:

- Encourage universal design concepts and adaptability features in architectural designs for new units so that accessibility features can be easily installed when needed.
- Ensure that older housing that may not meet accessibility needs can be adapted as needed through the City's Reasonable Accommodation process.
- Refer households in need of accessibility improvements to the City's Program 4.1.1, Rehabilitation Programs.
- Collaborate with the San Andreas Regional Center and Social Vocational Services to support the needs of persons with disabilities, for example by developing housing waiting lists for persons with disabilities and targeting those lists to property owners or homeowners making units (e.g., ADUs, new affordable, accessible housing units).
- Consider drafting development agreements that require developers to offer an optional design to homebuyers whose household has one or more disabled persons in compliance with Americans with Disabilities Act (ADA) guidelines in excess of Title 24.
- Seek funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships, federal HOPWA, California Childcare Facilities Finance Program, and other State and federal programs designated specifically for persons with disabilities (including developmental disabilities).

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- The City will target efforts under Programs 2.2.1, Pursue Funding, 2.2.2 Provide City Funding and 2.2.3, Provide Incentives, for housing projects that will benefit persons with disabilities, including developmental disabilities.

Make accessibility improvements by completing work in the City's Capital Improvement Plan, including improvements at the Community Center by installing a new lift to access the stage and bringing doors into ADA compliance and numerous streetscape improvements, including Dixi Street and Front Street, which are low-income areas (see Program 4.2.1).

~~Program 5.1.85 Streamlined Approval: Address Requirements of SB 35: The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.~~

The City will continue to comply with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or an environmental report for an affordable housing project.

~~**Program 5.1.85 Streamlined Approval:** Address Requirements of SB 35: The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.~~

The City will continue to comply with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or an environmental report for an affordable housing project.

**Program 5.1.2.2-Downtown Specific Plan (DSP):** The City will revise the DSP to address constraints to housing development. Specifically, the City will increase allowable height in the short-term through REAP 2.0 funding to facilitate housing opportunities. As part of the General Plan Update, the City will also increase density in the DSP and re-evaluate development standards such as parking requirements. The City also will amend the DSP to ensure regulations are clear, address ADUs, including establishing associated standards and parking standards, and revise design standards so they are more objective. (See also **Program 2.2.3 Provide Incentives.**)

~~The City will examine and consider increasing allowable residential densities in the immediate vicinity of the Downtown Specific Plan Area to accommodate additional housing in either mixed use or multi-family residential formats which are in close proximity to commercial services and existing or planned public transportation modes.~~

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Program ~~76~~.1.1 Fair Housing: In compliance with AB 686, the City will take the following actions:

- Refer persons with fair housing questions to 211, the Housing Authority of the County of Monterey (HACM), ECHO Housing, California Department of ~~Equal Housing and~~ Fair Employment, and Housing (DFEH), Legal Services of Northern California (LSNC) and California Rural Legal Assistance, Inc. (CRLA) on an as-needed basis.
- ~~The City will~~ Make information about fair housing services available in English and Spanish at City offices, City library, Soledad Community Center, and on the City's website. Expand access to community meetings, including addressing language barriers and providing a variety of meeting times. Continue to provide translation services for public meetings and materials; offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.
- Collaborate with appropriate entities, such as HACM, CHISPA, CRLA, CCIL, HRC and ECHO Housing on the following efforts:
- Seek funding to provide voucher holders and other low-income tenants with financial assistance for security deposits and moving expenses. Provide services such as bilingual housing mobility counseling, legal counseling, and landlord-tenant mediation.
- Provide bilingual landlord education and outreach on source of income discrimination and voucher programs. Provide bilingual education to property owners about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders, and assess the feasibility of a landlord incentive program for landlords that choose to accept voucher-holding tenants.
- Collaborate with Soledad Unified School District (SUSD) to identify whether housing instability impacts school performance, particularly in areas in which the schools have a high proportion of socioeconomically disadvantaged students, and if needed, identify strategies to foster housing stability for families with students. Ensure students have access to educational opportunities, regardless of where they reside within the city. Encourage SUSD to use State funds that it anticipates receiving from its Local Control and Accountability Plan (LCAP) to benefit foster youth, English learners, and low-income students.
- Collaborate the with Monterey-Salinas Transit District (MSTD) to identify why transit is underused in Soledad, despite the availability of a transit route with a separate express and daily service within a half-mile of six multifamily affordable housing complexes. Based on the results of the study, collaborate with MSTD to implement strategies to address findings.
- Collaborate with economic development organizations such as Gateway Center, Pajaro Valley Community Development Corporation and Soledad Merchants to support small business owners. Use



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CDBG funds that were recently received to implement small business support. The City will continue to send Economic Development Department staff to monthly meetings of these organizations.

- Collaborate with economic development organizations to address high rates of residents commuting outside of the city and unemployment rates throughout the city by identifying job training and job creation needs and identifying and implementing strategies to meet those needs. Explore regional approaches to economic development by collaborating with the County and nearby cities to identify opportunities for job creation and training and implement actions as is feasible.
- The City will explore the possible adoption of a “Just Cause” Eviction Ordinance to prevent the unlawful displacement of tenants and limit a landlord’s ability to evict without a valid reason. Explore and research regional approaches to implementing “Just Cause” Ordinances to identify the City’s strategy towards adopting a similar ordinance and achieve fair housing goals.
- To prevent displacement, explore the potential for a right of first return policy for existing residents and policies that include moving expenses.
- The City will explore the development of a rental registration program which could require all residential rental properties be registered with the City and provide certain information including identifying the owner and information describing the rental unit. The City will use this information to assess current rental housing stock and future rental housing needs, develop and implement Housing Element programs, and provide a robust platform to provide much-needed Fair Housing services and supports, such as linkages to mediation assistance, access to potential rental supports and landlord incentives, and relevant information regarding applicable regulations and locally available resources.

The City will collaborate with the Housing Authority to ensure that the availability of units in Soledad and surrounding jurisdictions is marketed to those looking for housing, particularly special needs groups.

### 1.3.1.2 COMBINED AND AMENDED PROGRAMS

The following programs were combined and amended as one program to aid in their implementation, as they were similar in intent.

Programs 1.2.2, 3.3.1, 4.2.2, 5.1.1, 5.1.2, 5.1.4 were combined as one program – **Program 5.1.1: Zoning Amendments.**

- **Program 5.1.1: Zoning Amendments:** The City completed zoning amendments to implement the 5<sup>th</sup> cycle Housing Element in 2023. Codification on the City’s municipal code website is pending. The ordinances that have been adopted but not yet fully codified can be viewed at the following link:

[Municipal Code | Soledad, CA | Municode Library](#)

The City plans to make additional amendments to the Zoning Ordinance in 2024 as follows:

1. **Emergency Shelters:**

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- a. Amend the Zoning Code to establish parking standards for emergency shelters in compliance with Government Code Section 65583(a)(4)(A)(ii)
  - b. Amend Zoning Code Chapter 17.30.070 to remove the requirement that emergency shelters be more than 300 feet from another similar program.
  - c. Amend Zoning Code Chapter 17.04.030 to add a definition of emergency shelters in compliance with California Health and Safety Code, Section 50801 and Government Code section 65583, subdivision (a)(4).
2. Amend Zoning Code Chapter 17.41 to establish the amount of **in-lieu fees associated with inclusionary requirements**.
  3. **Update the R-3 zone** to add condominiums as an allowed use.
  4. **Update the C-1 zone** to allow up to 30 units per acre where the zone overlaps with the Downtown Edge Zone (DTE) in the DSP.
  5. **Updates to the R-2 zone**, including establishing a minimum density.
  6. Define and allow rest homes, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State definition of family.
  7. Updates to R-1 17.10.040, ***Property development standards***, for consistency with Zoning Code Section 17.10.010 to clarify that each lot shall have a minimum net area of 5,000 square feet.
  8. Base zoning on Sites 15 (Assessor's Parcel Number [APN] 022036007000) and 16 (APN 022035004000) will be **changed from C-2 to R-3**. The MS DSP zoning will remain.
  9. Allow condominiums as a Permitted Use in the R-1, R-1.5, R-2 and R-3 zones.
  10. Remove findings 5 (Potential impact on surrounding uses), 6 (Physical attributes of the property and structures), and 7 (Alternative reasonable accommodations that may provide an equivalent level of benefit) from the reasonable accommodation procedure.

Within 6 months of the completion of the City's General Plan Update and associated EIR, which is anticipated in Fall 2025, the City will amend its Zoning Ordinance to allow multifamily developments throughout the City to be at least 3 stories and 36 feet in height.

**Program 1.2.4** and **Program 5.2.1** were combined as one program – **Program 1.2.4: Water and Sewer**.

- **Program 1.2.4: Water and Sewer:** Through its ongoing Capital Improvement Program, the City shall continue to ensure adequate sewer and water capacity for its General Plan buildout projections. As the water and sewer provider for Soledad residents, the City will establish provisions and procedures for giving priority to proposed development that includes housing affordable to lower-income households; prohibiting the denial, conditioning the approval, or reducing the amount of service for a development that includes housing affordable to lower-income households, unless specific written findings are made

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pursuant to Government Code Section 65589.7; and requiring any update of the Soledad Urban Water Management Plan to include projected water use for single-family and multifamily housing needed for lower-income households. To facilitate housing in the greater region, the City will evaluate its capacity and consider providing water and sewer services to housing developments with deed-restricted affordable. The City connected to the affordable Camphora Apartments, an Eden Housing farmworker housing project, in the unincorporated County to facilitate this development. (See also Program 3.1.3.)

**Program 4.1.1** and **Program 4.1.2** were combined to create two new programs – **Program 4.1.1 Rehabilitation programs** and **Program 4.1.2 Code Enforcement**.

- **Program 4.1.1 Rehabilitation Programs:** The City shall apply annually for CDBG rehabilitation funds (and other available funding) to finance or help finance its residential rehabilitation program. The City shall seek funding for targeted assistance for property owners and landlords of rental properties. The City shall advertise programs on its website, through the City's bilingual newsletter, and particularly in areas of need, to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community. The City shall advertise programs specifically to persons with disabilities who may need home accessibility modifications by partnering with the San Andreas Regional Center (Program 3.1.2, Persons with Disabilities, Including Developmental Disabilities). This program will be prioritized in the areas of the City with the oldest housing stock and greatest rehabilitation needs, including the Vosti Park/Ramirez Park and Downtown/Veterans Park neighborhoods, as well as locations identified by the City's Code Enforcement Officer, which include the Soledad Mobile Park, Nielsen's Trailer Park, Barcelona State, and Buena Vista Park, and near the Chevron gas station on the 100 block of Front Street.
- **Program 4.1.2 Code Enforcement:** The City will continue to perform code enforcement in neighborhoods with building code violations posing life and/or safety risks to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated. Property owners with such building code violations will also be referred to the City's rehabilitation program where appropriate. This program will be prioritized in the areas of the city with the oldest housing stock and greatest rehabilitation needs, including the Vosti Park/Ramirez Park and Downtown/Veterans Park neighborhoods, as well as locations identified by the City's Code Enforcement Officer, which include in the Soledad Mobile Park, Nielsen's Trailer Park, Barcelona State, and Buena Vista Park, and near the Chevron gas station on the 100 block of Front Street. (See also **Program 4.1.3**).

**Program 6.1.1** and **Program 6.1.2** were combined as one program – **Program 5.3.1 Energy Conservation**.

- **Program 5.3.1 Energy Conservation.** The City will also consider additional measures to reduce energy needs related to new residential development. The City shall encourage existing residents to participate in energy-efficiency retrofit programs offered by Monterey County, the Pacific Gas and Electric Company, and the U.S. Department of Energy. The City shall encourage such participation by making information on these programs available to city residents.

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### 1.3.1.3 NEW PROGRAMS

Below are new programs from the proposed 2023–2031 Housing Element:

- **Program 1.2.1 Land Inventory:** The City will provide for a variety of housing types and ensure that adequate sites are available to meet its RHNA of 724 units. As described in Chapter 6, Housing Resources, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City’s current and future residents, pursuant to State laws. The City will:
  - Maintain and annually update the inventory of residential land resources for internal purposes.
  - Monitor the availability of sites appropriate for lower-income housing in keeping with state “no net loss” provisions (Senate Bill (SB) 166, Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
  - Monitor and report residential development through the Department of Housing and Community Development (HCD) annual progress report (APR) process.
  - Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.
- **Program 1.2.3 Rezoning for Mixed Use:** Through the General Plan Update process, the City will identify and rezone sites for mixed use to facilitate housing production. Through community outreach, Soledad residents have identified potential underutilized sites that could be rezoned for mixed use. In addition, a comprehensive Zoning Code Update will follow the General Plan Update to allow for residential uses in commercial districts that do not currently allow residential. The City is in the process of formulating its project description based on development capacity for the programmatic EIR for the General Plan Update. The City is evaluating the creation of a General Plan Maintenance fee to create a sustainable future funding source for the General Plan and Zoning Code Update.
- **Program 1.2.5 Use of Sites in Previous Cycles:** Pursuant to AB 1397, Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. This will include 540 Gabilan, APN 022441016000.
- **Program 1.2.6 Miramonte Specific Plan:** The City shall coordinate with LAFCO to finalize the required Agricultural Mitigation and complete the annexation of approximately 647 acres designated as the Miramonte Specific Plan as identified in the General Plan Land Use Element and necessary to maintain an adequate number of sites for housing for all income categories. On December 19, 2022, LAFCO approved

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Sphere of Influence (SOI) amendment and conditionally approved the Miramonte annexation pending approval of the agricultural mitigation to the satisfaction of LAFCO's Executive Officer. The developer has already identified a conservation site to fulfill that agricultural mitigation requirement and LAFCO anticipates issuing the Certificate of Completion for Phases 1 and 2 of Miramonte by summer 2024. The Specific Plan and Vesting Tentative Tract map have already been approved by the Soledad City Council.

The Housing Element is relying on the Miramonte Specific Plan Annexation to satisfy a portion of its Regional Housing Needs Allocation (RHNA), including 134 lower-income units, 179 moderate-income units and 883 above moderate-income units as part of a development for seniors. The Miramonte Specific Plan Annexation will accommodate development of up to 2,392 housing units in a range of densities and affordability. The diversity of housing types and densities will facilitate housing mobility and choice. As part of the General Plan Update, the City will evaluate development standards, including the requirement that buildings are no more than 2 stories. Per **Program 5.1.1**, the City will amend its Zoning Ordinance to allow multifamily developments throughout the City to be at least 3 stories and 36 feet in height.

Nonresidential amenities, including neighborhood parks, schools, and commercial areas are included in the plan and will be located conveniently to the residents in the higher-density areas. In consideration of the timeframe of this Housing Element and the phasing of the development of the entire plan area, a conservative 134 lower-income units are counted towards the RHNA requirements (see **Chapter 3, Housing Resources**). The developer has submitted a draft Development Agreement, which is under review with the City and is expected to be finalized by September 2024. The developer identified conservation easement sites to satisfy the agricultural mitigation and is working on an additional hydrological report at the request of LAFCO. It is anticipated that the conditions of annexation approval will be met by summer 2024 and the annexation will go forward around that time. The City is committed to identifying alternative housing opportunities to accommodate 134 lower-income units 179 moderate-income units and 883 above moderate-income units during 2026 should the annexation be delayed from the timeline outlined above or should the project develop with different affordability levels than specified in **Table 6-2, Summary of Residential Capacity and RHNA Obligation**.

- **Program 1.2.7. Large Sites:** The City will encourage and facilitate residential development on larger parcels over ten acres (i.e. Miramonte Specific Plan area) through actions such as subdividing sites to sizes smaller than ten acres or using other site planning methods to encourage the affordability and assumptions established in the sites inventory. The City will work with the project's development team on a regular basis until the large, higher-density portions of the site have been developed and will provide notice of incentives to further encourage development of larger parcels. Outreach efforts may include, but are not limited to, one-on-one meetings with the development team. The City is committed to applying priority project processing and deferral of development impact or permit fees for portions of the project that provide low-income, special needs, and/or farmworker housing on these sites, and will facilitate partnerships with eligible affordable housing developments, identify and offer opportunities for flexibility in development standards, allow for residential development at densities of up to 35 units per acre, pursue funding to directly provide funding support, or provide technical assistance in support of funding applications for affordable or special needs housing if needed.

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- **Program 2.1.3 Accessory Dwelling Units (ADUs):** The City has proactively encouraged the production of ADUs and has finalized 50 ADUs between 2019 and 2022. In September, the City released its pre-approved ADU plans for new detached construction. The City will also continue to update the Zoning Ordinance, as needed, to comply with State law. The City will continue to facilitate the construction of ADUs (including Junior ADUs or JADUs) throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households resulting from overpayment:
  - Provide guidance and educational materials for building ADUs on the City’s website, including permitting procedures, financing and construction resources. Additionally, the City will present homeowners’ associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law.
  - Advertise the benefits of ADUs by distributing multilingual informational materials in higher-income neighborhoods (Jack Francioni Elementary School/Peaverini Park neighborhood) and limited rental opportunities to increase mobility for low-income households by posting flyers in community gathering places and providing to community groups and homeowners’ associations at least annually.
  - Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.
  - Invite representative from financial institutions to present to the public on financing tools to construct ADUs.
  - Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.
  - Promote and as needed update the City’s free pre-approved ADU plans and provide workshops on the use of these pre-plans.
- **Program 2.2.2 Provide City Funding:** Although the City has minimal dedicated funding for affordable housing, any available city funding will be used to leverage other funding for the production of affordable housing. This funding will help with the local match tiebreaker for tax credit applications. The City will also establish an in-lieu fee for compliance with the Inclusionary Housing Ordinance. This can serve as an additional funding source for gap financing of affordable housing projects. Affordable projects in higher-income areas, such as the Jack Francioni Elementary School and Peaverini Park areas, the neighborhood east of Orchard Lane and north of La Colina Street in the northeast part of the city and the Miramonte Specific Plan area, will be prioritized.
- **Program 2.2.5 Housing Trust Funds:** Explore the potential to partner with Monterey County or other jurisdictions to form a regional Housing Trust Fund. Collaborate with Monterey Bay Economic Partnership and Housing Trust Silicon Valley to identify opportunities for the Monterey Bay Housing Trust (MBHT) revolving loan fund to be used in Soledad, in particular, by exploring the feasibility of using the fund for

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construction financing or other uses beyond the pre-development costs that are currently eligible. Prioritize affordable projects in higher-income areas, such as the Jack Francioni Elementary School and Peverini Park area, the neighborhood east of Orchard Lane and north of La Colina Street in the northeast part of the city and the Miramonte Specific Plan area. Although the City has minimal dedicated funding for affordable housing, any available city funding will be used to leverage other funding for the production of affordable housing. This funding will help with the local match tiebreaker for tax credit applications. The City will also establish an in-lieu fee for compliance with the Inclusionary Housing Ordinance. This can serve as an additional funding source for gap financing of affordable housing projects. Affordable projects in higher-income areas, such as the Jack Francioni Elementary School and Peverini Park area, and the neighborhoods east of Orchard Lane and north of La Colina Street in the northeast part of the city and the Miramonte Specific Plan area, will be prioritized.

- **Program 2.3.1 City-Owned Sites:** As described in Chapter 6, Housing Resources, the City owns Sites 12, 15, 16 and 540 Gabilan and will issue Requests for Proposals (RFPs) to develop these sites. Requirements and incentives for reserving specified portions of the units for certain special housing needs groups (as addressed under Policy 3.1, Special Needs) will be described in the RFPs. The City will release RFPs by 2025 for the following projects:
  1. Site 12: 5 units of housing affordable to lower-income households.
  2. Sites 15 and 16: 14 units of housing affordable to lower-income households and reserved for seniors with a community center on the ground-floor.
  3. 540 Gabilan: 40 units of housing affordable to very low-income households, 30 units of housing affordable to low-income households and 30 units of housing affordable to moderate-income households

The City expects project entitlements on each of these sites to be completed by 2027 and for building permits to be issued by 2029. The School Housing Project (see Table 6-9) is a recent example of the City's commitment to facilitating housing on City-owned sites.

The process to make City-owned sites available will include outreach to create partnerships with affordable housing developers that can maximize the opportunities and number of units. This will include facilitation of lot consolidation, if needed (as described in Program 5.1.3) on any city-owned sites that could benefit from lot consolidation to create a project. The City will facilitate development by providing incentives, as described in Program 2.2.3, as appropriate. If a plan for housing development on these parcels is not underway by 2027, with building permits issued by June 2029, the City will identify additional sites for housing to address its the RHNA. If rezoning is required, rezones will be completed by December 2029.

- **Program 2.3.2 Site Acquisition:** The City will proactively acquire vacant sites and partner with affordable housing developers to facilitate the production of affordable housing. The City will ensure that housing is constructed at the low and very low income levels by controlling sites, issuing RFPs for development and partnering with affordable housing providers that are applying for tax credits that will ensure affordability levels for 55 years.

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- **Program 3.1.8 Homeless Prevention:** The City will partner with various non-profit organizations to provide rental assistance to prevent tenants (particularly those with special housing needs) from losing housing. The City will explore funding sources to provide emergency rental assistance.
- **Program 3.2.1 Homebuyer Education and Opportunities:** The City will seek opportunities for creating more for-sale housing by partnering with sweat equity programs or working with the Housing Authority of Monterey County to allow Section 8 vouchers to be used for mortgage payments to facilitate the purchase of a home. The City hired a new bi-lingual Housing Analyst in January 2024 who is dedicated to implementing programs such as this one. The City will continue to offer workshops in English and Spanish about eligibility and how to apply for affordable home purchase opportunities when that type of project is in process. The City will advertise free HUD-approved homebuyer education courses. The City will encourage homebuyer courses to include the following elements:
  - Understanding inclusionary housing requirements, homebuyer contracts and related documents.
  - Affordable housing basics, including how affordable housing lotteries work and the City’s role.
  - Presentations from local lenders on how to become “purchase-ready.”
  - Be available in multiple languages, with in-person and virtual options.
- **Program 3.2.2 First-Time Homebuyer Funding:** The City will establish a program to provide down payment assistance to eligible applicants. The City is exploring various different funding sources for a down payment assistance program. In addition to the above program, the following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Soledad residents:
  - Government Loans
    - Cal HFA FHA Loan Program: This is an FHA-insured loan featuring a CalHFA 30-year fixed interest rate first mortgage.
    - Cal PLUS FHA Loan Program: This is an FHA-insured first mortgage with a slightly higher 30-year fixed interest rate than our standard FHA program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
    - Cal HFA USDA Program: This program is a USDA Guaranteed first mortgage loan program, which can be combined with the MyHome Assistance Program (MyHome). This loan is a 30-year fixed interest rate first mortgage.
  - Conventional Loans
    - CalHFA Conventional Loan Program: The program is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.



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- CalPLUS Conventional Loan Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the Cal PLUS Conventional is fixed throughout the 30-year term. The Cal PLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- MyHome Assistance Program
  - CalHFA Government Loans (FHA): MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3.5% of the purchase price or appraised value to assist with down payment and/or closing costs.

CalHFA Conventional Loans: MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3% of the purchase price or appraised value to assist with down payment and/or closing costs.
- **Program 3.2.3 Mortgage Credit Certificate Program:** The City will annually meet with representatives of local jurisdictions, CalHFA and/or the Housing Authority of Monterey County (HACM) to determine interest in, and feasibility of, applying for a mortgage credit certificate allocation.
- **Program 4.1.3 Mobile Home Modernization:** The City will evaluate its existing mobile home parks and determine strategies to modernize them, if feasible, and preserve this important type of housing. Where preservation is infeasible, the City will develop a program to proactively assist mobile home tenants in dilapidated units to move into affordable housing or a safer mobile home unit. Furthermore, the City will explore an ordinance pertaining to relocation where residents of mobile homes are displaced from sites that are not included in the Housing Element inventory. The City will look for potentially suitable sites for a new mobile home park.
- **Program 4.1.4 Relocation Assistance:** The City will consider adopting a Relocation Assistance Ordinance that would require landlords to pay relocation benefits to tenants who are displaced from dangerous buildings (See Program 4.1.2). Specifically, landlords would be required to provide three months of rent plus moving allowance and storage costs for tenants who are displaced from a dangerous building as determined by the Building Official. In conjunction with the Relocation Assistance Program, displaced families would also receive motel vouchers for up to a week.
- **Program 4.1.5 Housing Condition Assessment:** The City will conduct a housing condition assessment focused on the older and most disadvantaged areas of town, including portions of the Gabilan/Vintage Estates, Ramirez Park, and Vosti Park neighborhoods. The City shall use this Assessment to focus on rehabilitation efforts including the removal of lead-based paint.
- **Program 4.2.1 Place-Based Revitalization:** The City will improve neighborhoods and prioritize improvements to neighborhoods with the greatest need, including portions of the Ramirez Park and Vosti Park neighborhoods through the following actions:

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- Through its Capital Improvement Program, the City will take the following actions:
  - Improve the City’s parks with the installation of new park amenities such as barbeque pits, picnic tables, trash receptacles, park signage, and drinking fountains.
  - Update sewer piping, fire hydrants, and meters throughout the City.
  - Make updates to roadways by rehabilitating roads and sidewalks, fixing manholes and drainage issues, and installing new streetlights.
  - Use a grant that the City received from California’s Urban Drought Relief Program to construct infrastructure needed to irrigate most if not all of the City of Soledad and Unified School District turf areas with recycled water in an effort to preserve groundwater.
  - Update a sewer main connection at the intersection of 3rd Street and Monterey Street.
  - Update the Community Center by installing a new lift to access the stage and bringing doors into ADA compliance, updating the kitchen to comply with current codes, updating the gym lighting and HVAC system, and adding EV Parking provisions.
  - Complete numerous streetscape improvements, including ADA improvements on Dixi Street and Front Street, which are low-income areas.
  - Continue partnership with TAMC on development of the Salinas Valley Safe Routes to School Plan, which reflects input from the community on the highest funding priorities in the community to implement.
- The City will support community clean-up efforts by working with community based organizations to coordinate volunteers to help seniors, disabled individuals, or disadvantaged families with blight elimination and weed abatement on their properties.
- **Program 4.2.2 Environmental Quality:** The City will partner with nearby jurisdictions and other appropriate entities to develop and implement a program to address exposure to environmental hazards, including aerial exposure to pesticides used in adjacent agricultural operations, groundwater contamination from agricultural runoff, and lead in paint in older housing units. The program will focus on areas with the highest scores on the California Office for Environmental Health Hazard Assessment’s (OEHHA’s) CalEnviroScreen tool, including portions of the Ramirez Park and Vosti Park neighborhoods. The City will study ways to address negative environmental, neighborhood, housing, and health impacts associated with siting and operation of land uses, such as industrial, agricultural, waste storage, freeways, energy production, etc. in disadvantaged communities and implement appropriate strategies, as is feasible.
- **Program 4.3.2 Housing Choice Vouchers (HCVs):** The City will continue to collaborate with HACM to maintain the use of HCVs for the city’s very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses. The City will continue to encourage HACM to expand the availability of HCVs when funding for additional vouchers becomes available and HACM is able to apply for such funding. The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low-, very low-, low-, and moderate-income residents to locate in the Jack Francioni Elementary School/Pevevini Park neighborhood and other neighborhoods of their choosing.

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- **Program 4.3.3 Residential Demolitions:** In accordance with Government Code section 65583.2 subdivision (g), the City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. The State statute applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. The only site in the inventory with potential applicability is Site 3, where the northwest half contains 13 multifamily units. The southwest half of the site is vacant, and the units assumed in the inventory only represent the capacity of the vacant portion of the site. However, if any of the 13 units on the northwest half of the site are demolished, the City will adhere to this program. Program 3.1.1: Large Families
- **Program 5.1.3 Lot Consolidation and Lot Splits:** To create additional opportunities for infill development and affordable housing, the City will facilitate lot consolidation and lot splits. The City will facilitate the approval process for land divisions, lot line adjustments, and/or Specific Plans or Master Plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. Similarly, where lot splits are needed to facilitate housing development, the City will work with developers and owners to complete lot splits.
- **Program 5.1.6 Development Impact Fees:** The City will conduct a thorough study of construction costs and the fees charged by comparable cities in the region. The City will re-evaluate its current fee structure and right size the fees based on various housing types and sizes. Smaller and more affordable housing unit types will be assessed lower development impact fees than large single-family homes commensurate with actual impacts. Additionally, if the City finds that its fees are higher (as a proportion of the total cost of developments) than comparable cities, the City will revise the amounts of development fees to reduce the cost.
- **Program 5.1.7. Pro housing Designation:** The city will apply for HCD's Pro housing designation in 2024 and if available apply for the Pro housing Incentive Pilot Program (PIP).
- **Program 5.2.1 Nongovernmental Constraints:** The City will monitor residential developments that have been approved by the City and where building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to reduce or remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Soledad and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

## 1. Addendum to the Adopted General Plan EIR

### 1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
  - (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

#### 1.4.1 Rationale for Preparing an EIR Addendum

Because none of the sites included in the Housing Element would require any designation or zone changes that would result in a significant impact, the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR.

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The physical impacts of development are addressed in the General Plan EIR, and through the Soledad Municipal Code. Provisions of the Municipal Code require City oversight of water and sewer connections (Title 13), Building Construction (Title 15), and Subdivisions (Title 16). The oversight and application of standard engineering details apply at the time of issuance of a building permit and are not part of the CEQA process. Therefore, they apply even if the project is ministerial or allowed 'by-right' as directed by the state legislature. As all future development projects must be consistent with the General Plan, and the adopted standards of the City, and since the proposed project does not change any of the adopted development standards the proposed project does not meet any of the conditions outlined in CEQA Guidelines Section 15162 that would require a subsequent EIR.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

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

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Soledad City Hall, 248 Main Street, Soledad CA 93960.

## 1. Addendum to the Adopted General Plan EIR

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## 2. CEQA Analysis

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### 2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, circulation, housing, conservation and open space, parks and recreation, safety, noise, public facilities and facilities, and economic development. The General Plan is largely designed to be self-mitigating by incorporating policies that address and mitigate environmental impacts related to implementing the General Plan, such as zoning codes and design standards.

Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element*, reports the implementation status of the existing Housing Element programs and whether they are new, removed, continued, modified, or combined for the proposed project. The 12 amended programs are either informative or would result in no physical change to the environment. Overall, the programs were modified to comply with State law, respond to directives from HCD, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

#### 2.1.1 Analysis of Programs

New development resulting from these programs would occur on land currently designated for urban development such as commercial uses and would be rezoned for residential uses from C-2 to R-3. Although Program 5.1.1: Zoning Amendments would amend the zoning code by making development standard changes (e.g., lot size reduction) as well as rezoning two city owned sites that are currently zoned as C-2 to R-3 to develop a 14-unit senior housing project. In addition, any rezoning proposed would result in subsequent CEQA analysis. All other amendments in Program 5.1.1: Zoning Code Amendments would be made to comply with State law and would not result in substantial new changes.

From a physical development standpoint there is little difference between a shopping center allowed in a C-2, General Service District, and an R-3, High-density multifamily residential District. Both will require grubbing (removal of vegetation), grading, extension of utilities, construction (use of concrete, wood, steel, etc.) paving for parking, sidewalks, etc. Residential development is likely to have more landscaping and open space areas than commercial development to meet the design requirements of the City and the needs of the project residents. However, from an environmental standpoint the construction impacts are essentially the same and regulated by existing City policies and procedures that are not changing with the proposed project. Occupancy of the residential project may increase demand on public services such as police, fire, and schools, however these impacts are not likely to require an expansion of these services as the potential housing realized from the rezoning is modest when compared to the City as a whole. Further, the City monitors the need for services continually and makes adjustments as needed. The physical need for new police and fire stations, or schools, is addressed by impact fees that are applied at the time of building permit issuance.

## 2. CEQA Analysis

The units identified in this Housing Element and the projected population would not exceed the City's population or housing projections that were analyzed in Table 2, *Summary Dwelling Units and population Holding Capacity*, of the General Plan EIR (City of Soledad 2005b). Table 2 in the General Plan EIR analyzes 14,273 maximum dwelling units and a population of 57,000 in the General Plan area by 2044. The capacity identified in this Housing Element (Table 1-1, *Progress Towards RHNA*), is 1145 units, which, when added to the city's current number of units, is 5,778 units (DOF 2023). Similarly, the estimated number of residents that would be added to the city from the proposed Housing Element is 4,706 residents, which, when added to the city's 2023 population is 30,936 (DOF 2023). Thus, the housing units and population that would result from the proposed Housing Element would not result in a significant change that was not already analyzed in the General Plan EIR. In addition, the public service impacts associated with the potential population increase that could be associated with new housing include police and fire services, parks, water, and sewer. The water and sewer impacts would be addressed through connection fees as part of the development process. Additional services for police and fire would only result in a physical impact if new facilities were required to meet the growth needs. If additional physical facilities for police and fire are needed, this would be determined when the sites are identified and then included in the capital improvement program and subsequently, the impact fees associated with each unit.

Future by-right development remains subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that ensures compliance with federal, state, and local regulations, and must receive clearance from all applicable departments, including but not limited to, Public Works, Planning, Engineering and Fire, before the issuance of any building permit. The building permit and development review process is independent of the CEQA process and would be unaffected by any change to by-right zoning. Additionally, before issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts on public services and regional transportation improvements. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

### 2.2 FINDINGS

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, as the proposed Housing Element update is not exempt. Rather, the determination here is that the General Plan EIR evaluated physical impacts likely to result from future development and that the analysis and subsequent development procedures adequately address any impacts associated with this project.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the



## 2. CEQA Analysis

preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed Housing Element.

1. **No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The program changes included in the proposed Housing Element are limited to complying with State law, combining programs with similar intent to aid in implementation, or eliminating programs where the City has already completed the identified task. The proposed project would result in the rezoning of City-owned sites 15 and 16. Sites 15 and 16 were already planned in mind for commercial development, and therefore the change to residential development would not result in substantial changes from previous land use designations of the sites. All development in the city must be consistent with the General Plan, and if a project requires a discretionary action, it would be subject to a project-level CEQA analysis. The provisions of the municipal code and associated development standards are independent of the CEQA process and would apply even if the subsequent project is ministerial or 'by-right' as required by state law.

While Program 5.1.1: Zoning Amendments proposes updating the zoning code by modifying development standards, these additions would not make changes to the General Plan. In addition, while Programs 1.2.1: Land Inventory, 1.2.3: Rezoning for Mixed Use and 2.3.1: City-Owned Sites may require rezones to accommodate the RHNA requirements in the event of a shortfall, this would be addressed during the current General Plan Update or in the future. Though the application of the Housing Element and zoning amendments would change the existing development pattern for the city, the change occurs on properties already designated and zoned for development. As all projects in the city must be consistent with the General Plan, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:**
  - a. **The project will have one or more significant effects not discussed in the previous EIR.**

The General Plan EIR addresses potentially significant impacts related to Public Services, Traffic and Circulation, air quality, biological resources, visual resources (City of Soledad 2005b). The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element includes 12 amended, five combined, and 25 new programs. These programs would not result in new significant effects not discussed in the previous EIR. *Program 5.1.1: Zoning*

## 2. CEQA Analysis

*Amendments* proposes to modify the zoning code by modifying development standards, which would affect land use patterns in the city; however, the resulting impacts would be similar to the previously approved General Plan EIR. The proposed Housing Element identifies targets for housing at different income levels but does not include the development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR. Therefore, there would be no new environmental impacts.

**b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The state and local regulations identified in the General Plan EIR to reduce physical environmental effects would apply to all new development, including parcels located on Sites 15 and 16. There is no new information that would demonstrate that significant effects examined would be substantially more severe than shown in the certified General Plan EIR.

**c. Mitigation measures or alternatives previously found not to be feasible would be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project includes policy-level changes that are limited to complying with State law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the proposed Housing Element. The City is required to adopt a Housing Element and the element must be reviewed and certified by HCD. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures or alternatives.

**d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from the adoption of the proposed Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

## 2. CEQA Analysis

### 2.3 REFERENCES

Department of Finance (DOF). 2023. E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2021-2023. <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/>.

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