

# Attachment B

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## ATTACHMENT B

### Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

#### East Garrison Planning File No. PLN030204-AMD 1 East Garrison Specific Plan Project

##### 1. Introduction

The East Garrison Specific Plan Project (PLN030204) allowed a General Plan Amendment, Amendments to Monterey County Code Title 21, adoption of the East Garrison Specific Plan, approval of a Combined Development Permit, Allocation of 470 acre-feet per year of water from the County's 560 acre-feet per year water allotment for the former Fort Ord, and approval of a Development Agreement between the County of Monterey and East Garrison Partners I, LLC. Approval of the Project included the subdivision of 244 acres into parcels to create parcels for up to one thousand four hundred (1,400) dwelling units (plus up to seventy (70) second units, each on the same lot as a residential unit), 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses, infrastructure improvements, tree removal, and development on slopes over thirty percent (30%). On October 4, 2005, by separate resolution, the Board of Supervisors certified a FSEIR (EIR No. 04-04, Board of Supervisors Resolution No. 05-264) and adopted a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations for the East Garrison Specific Plan Project.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the FSEIR. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental FSEIR have occurred.

##### 2. Scope and Purpose of this Addendum

The proposed amendment to an air quality mitigation measure [East Garrison Specific Plan/Combined Development Permit (PLN030204) Condition of Approval No. 184, Mitigation Measure 4.5-C-1] would modify the language as follows:

*~~"PWSP-NON-STANDARD-TRAFFIC AND CIRCULATION – AIR QUALITY FEES. The applicant shall pay to the County Planning and Building Inspection Department the sum of \$1,857.14 per residential unit for a total amount not to exceed \$2,600,000 for Air Quality mitigation. The \$2,600,000 will be distributed by the Air District as follows: \$1,565,806 for funding agricultural pump retrofits~~*

and \$1,034,194 for purchase of school buses. The funds will be distributed to the Monterey Bay Air Resources District (District) to use toward emission reduction grant programs including, but not limited to, the installation of electric vehicle charging infrastructure, incentive programs promoting the purchase of electric vehicles (including school buses), and grant projects following the District's Policies and Procedures Manual for the Carl Moyer Program. (Public Works)''

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the certified FSEIR due to the involvement of new environmental effects or substantial increase in the severity of previously identified environmental effects. The prior FSEIR identified that project related temporary air emissions would generate Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>) in excess of Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds, now Monterey Bay Air Resources District (MBARD), resulting in a potential impact to the environment. On-site mitigation to reduce the impact to a less than significant level was infeasible; therefore, district staff was consulted to determine if off-site mitigation was available and/or feasible. The mitigation strategy suggested by the MBUAPCD was that project related ROG and NO<sub>x</sub> emissions could be reduced through the Carl Moyer Memorial Air Quality Standards Attainment Program (Carl Moyer Program). The County found no feasible mitigation measures that would create sufficient emissions reductions to achieve a less-than-significant impact. Even so, impacts should be mitigated to the maximum extent feasible. Implementation of Mitigation Measure No. 4.5-C-1 would reduce air quality impacts to the greatest extent feasible; however, the impact would remain significant and unavoidable. A portion of Mitigation Measure No. 4.5-C-1 was adopted as part of the Mitigation Monitoring and Reporting Plan as COA No. 184. The mitigation measure (COA No. 184), as amended, remains consistent with the total fair share contribution of the project and with the distribution of funds to MBARD, but it allows flexibility in funding allocation while maintaining the intended focus of reducing project related emissions of ROG and NO<sub>x</sub>. Therefore, the amendment to COA No. 184 does not present a substantial change to identified environmental impacts previously discussed and addressed in the FSEIR (EIR No. 04-04, SCH No. 2003081086) certified for the East Garrison Specific Plan/Combined Development Permit (PLN030204) and qualifies for an addendum to the FSEIR pursuant to CEQA Guidelines Section 15164.

### 3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior FSEIR. Based on the information contained within previous point No. 2, a subsequent or supplemental FSEIR is not required.

Attachment: East Garrison Specific Plan Project FSEIR  
<https://www.co.monterey.ca.us/home/showdocument?id=24600>

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