

Attachment F
Addendum to previously prepared
Initial Study/Negative Declaration

Charles Martin
PLN070197

Board of Supervisors
June 19, 2012

**Addendum Pursuant to
the California Environmental Quality Act
Article 11, Section 1516**

**Martin Combined Development Permit
Planning File No. PLN070197
*June 7, 2012***

1. Introduction

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 Negative Declaration adopted by the Director of Planning on May 20, 2009 (Resolution No. 070197). None of the conditions described in Section 15162 of the CEQA Guidelines call for preparation of a subsequent Negative Declaration, as described below and in the staff report prepared for the June 19, 2012 Board of Supervisors meeting.

The application for the Martin project (PLN070197) was considered and approved by the Director of the Planning Department on May 20, 2009. The approved project was analyzed in a Negative Declaration, dated April 23, 2009 and circulated for public review from between April 24 and May 16, 2009. The description of the approved project in the adopted Negative Declaration states as follows: "Combined Development Permit including: 1) a two-part lot line adjustment consisting of a) adjusting the boundaries between three legal lots of record resulting in a one 41.1 acre parcel (Assessor's Parcel Number 216-013-025-000), one 41.08 acre parcel (Assessor's Parcel Number 216-013-022-000), and one 80 acre parcel (Assessor's Parcel Number 216-013-019-000); and b) an equal exchange of approximately 0.86 acres between Assessor's Parcel Number 216-013-019-000 and 216-013-024-000; and 2) a Minor Subdivision to divide the 80-acre parcel (Assessor's Parcel Number 216-013-019-000) into two 40-acre parcels (Parcel A and Parcel B). The property is located at 31300 River Road, Salinas (Assessor's Parcel Numbers 216-013-019-000, 216-013-025-000, 216-013-022-000 and 216-013-024-000), within the Central Salinas Valley Area Plan boundary."

The Negative Declaration circulated for public review and adopted as part of the approval of the project did not identify any potential significant impacts resulting from the project. During the condition compliance process necessary for the recordation of the Parcel Map for the minor subdivision, staff realized that: 1) two of the parcels (Assessor's Parcel Numbers 216-013-025-000 & 216-013-022-000) are under Williamson Act Farmland Security Zone (FSZ) and FSZ Contract No. 07-005; and 2) that the proposed lot line adjustment included the removal of 0.68 acres from the Williamson Act FSZ Contract and therefore, an amendment to the FSZ Contract was needed as part of the approval of the project. The fact that these parcels are under the referred Williamson Act FSZ Contract and that 0.68 acres were being removed from the FSZ Contract should have been included in the project description and analysis in the Initial Study/Negative Declaration and they were not.

Further, the project was approved in error by the Director of Planning as projects involving amendments to Williamson Act FSZ and FSZ Contracts require review and action by the Board of Supervisors. Therefore the project must be scheduled for public hearing before the Board of Supervisors.

2. Scope and Purpose of this Addendum

Only minor technical changes are required to the environmental document. None of the conditions described in CEQA Guidelines Section 15162 have occurred which would require preparation of a subsequent Negative Declaration. The minor technical changes include the following:

1. Revision to the project description to include the amendment to Williamson Act Farmland Security Zone (FSZ) and FSZ Contract and other minor revisions as follows:

Combined Development Permit including two (2) Lot Line Adjustments and a Minor Subdivision: (1) Lot Line Adjustment of Williamson Act Lands consisting of the removal of 0.68 acres from two (2) existing parcels under Williamson Act FSZ and FSZ Contract No. 07-005 (Assessor's Parcel Numbers 216-013-025-000 and 216-013-022-000) to add to an existing 79.32 acre parcel (Assessor's Parcel Number 216-013-019-000) to create one 80-acre parcel; (2) LLA consisting of an equal exchange of approximately 0.86 acres between Assessor's Parcel Numbers 216-013-024-000 and Assessor's Parcel Number 216-013-019-000; (3) a Minor Subdivision to divide the 80-acre parcel resulting from the adjustment into two 40-acre parcels; and, (4) an amendment to Williamson Act FSZ and FSZ Contract No.07-005.

The purpose of the equal exchange of land between Assessor's Parcel Numbers 216-013-024-000 (Amaral Ranches) and Assessor's Parcel Number 216-013-019-000 (Martin) is to allow the relocation of an existing single family dwelling located on the Martin property into the Amaral Ranches property. This dwelling was mistakenly built on the Martin property. The purpose of the lot line adjustment between Assessor's Parcel Numbers 216-013-025-000 and 216-013-022-000 (Leavens Ranches) and Assessor's Parcel Number 216-013-019-000 (Martin) is to create an 80-acre parcel to allow its proposed minor subdivision into two parcels of 40 acres each. This subdivision would create a new parcel which would continue under its current use and potentially include compatible uses such as residential uses related to and accessory to the agricultural land use designation.

2. Revision to the discussion and analysis under Sections 2 (a) and 2(b) of the Initial Study/ Negative Declaration as follows:

“Agricultural Resources 2(a) – Less than Significant Impact: All the parcels included in the proposed project are zoned “F/40” (Farmlands, 40 Acre Minimum) and were designated accordingly under the 1982 General Plan. The majority of the area under parcel numbers 216-013-022-000, 216-013-023-000, 216-013-024-000 and 216-013-025-000 is designated as “Prime Farmland” with a much smaller area designated as “Unique Farmland” (See Exhibit 2 to the Addendum – Monterey County Important Farmlands Map); the areas designated as “Prime Farmland” are under active cultivation and will continue as such after the lot line adjustment/minor subdivision. These parcels contain equipment and structures related to the agricultural uses. The majority of the existing 79.32-acre parcel proposed to be increased to 80 acres to be subdivided into two, 40-acre parcels (Proposed Parcels A and B), is designated as “Other Land” in the Farmlands Map (See Exhibit 2). These parcels contain a portion of the alluvial fan of the Sierra de Salinas and portions of two Canyons dissecting the fan where the vegetation is mostly brush not suitable for agriculture. The vast majority of this parcel contains non-native grasslands, coast live oak woodland, coast live oak forest and central coast scrub; only a small portion is apt for cultivation which would not be affected by the subdivision.

The proposed project would not result in the removal or loss of any significant area currently under agricultural use or in the conversion of any area to non agricultural uses. The parcels resulting from the proposed lot line adjustment will continue under active agricultural use and the parcels resulting from the subdivision would continue their non agricultural use. The newly created parcel (Proposed Parcel A) would have the potential for development of a single family dwelling and up to three additional dwellings for the use of persons involved in the operation of uses allowed per the Zoning Ordinance. This is anticipated in the agricultural zoning designation and the minimum parcel size required. Areas exist on this proposed parcel for potential development of such uses. Therefore, the proposed project would result in a *less than significant impact.*”

“**Agricultural Resources 2(b) – No Impact:** The proposed project involves two parcels which are under Williamson Act Farmland Security Zone (FSZ) and FSZ Contract No. 07-005. The parcels are identified with Assessor’s Parcels Numbers 216-013-025-000 and 216-013-022-000 which are 41.5 and 41.64 acres in size respectively. The lot line adjustment includes the removal of 0.68 acres from both parcels under the FSZ Contract which would result in the parcels being 41.1 and 41.36 acres respectively after the lot line adjustment. The 0.68 acres removed from the FSZ Contract constitute a very narrow strip of land located at the bottom of a topographic feature, are not under cultivation and, their removal from the Williamson Act FSZ and FSZ Contract would not affect the continued viability of the overall agricultural operation/cultivation in the area under the Contract. Additionally, all the findings can be made that are required under Section 51257 (a) of the California Government Code for approval of lot line adjustments involving parcels under Williamson Act Contracts. Therefore, the project would not conflict with the existing agricultural use and zoning of the properties, would not conflict with the Williamson Act FSZ and FSZ Contract and, would result in *no impact.*”

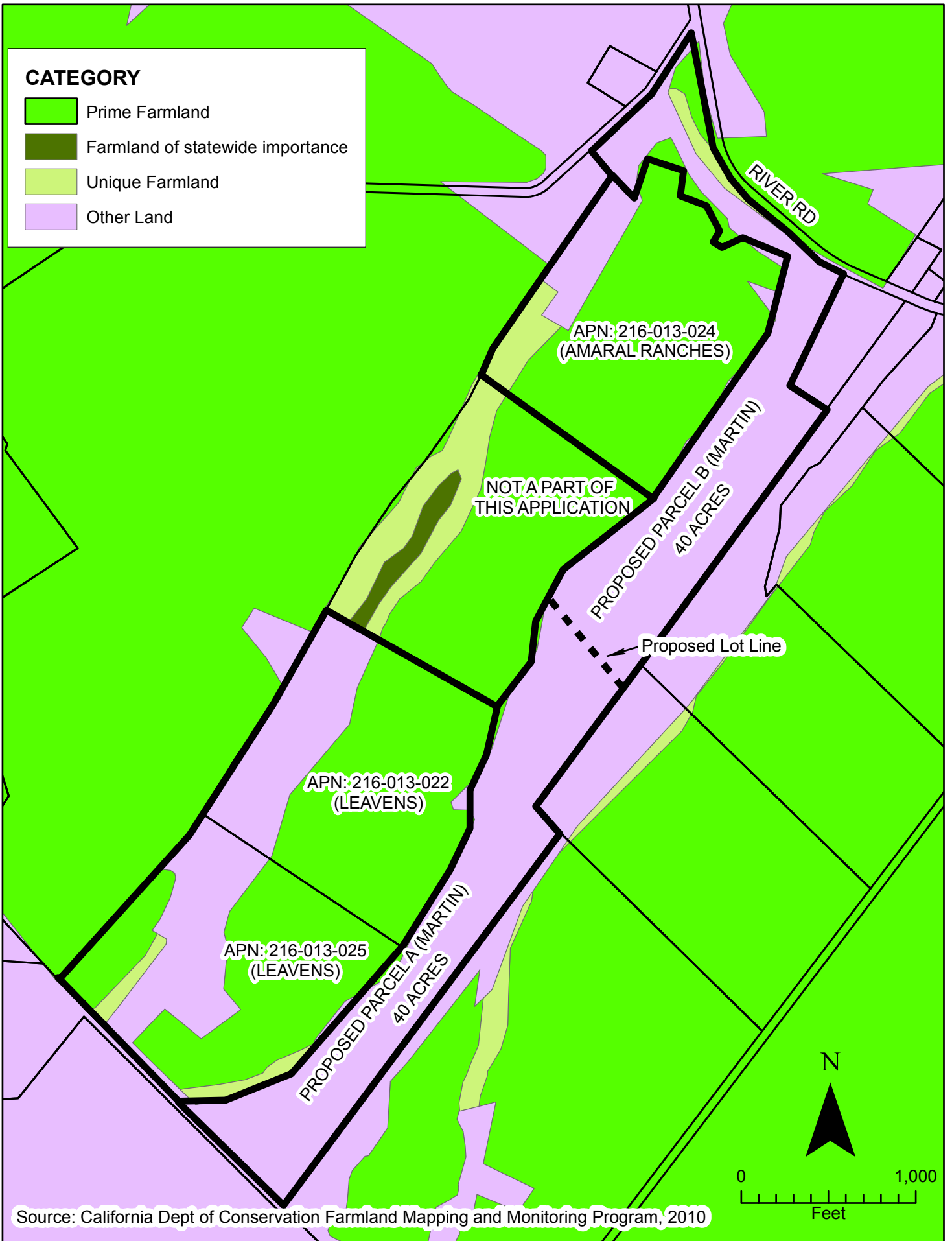
3. **Conclusion**

Only minor technical changes are required to the environmental document. None of the conditions described in CEQA Guidelines Section 15162, which would require preparation of a subsequent Negative Declaration, have occurred. The project has not substantially changed since the original approval such that new significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. No significant changes have occurred in the project area since the approval of the project.





Attachment 1 - Project Map



Attachment 2 - State Farmlands Map

