

# Exhibit E

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## **EXHIBIT E**

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

#### **Scheid Vineyards Planning File No. PLN180345 Minor Subdivision Tentative Map**

##### **1. Introduction**

The Scheid Vineyard Minor Subdivision Tentative Map to allow the division of a 373 acre parcel into four parcels of 149 acres (Parcel A); 94 acres (Parcel B); 68 acres (Parcel C); and 62 acres (Parcel D), respectively for agricultural financing purposes. The property is under a Williamson Act Contract (07-040), Assessor's Parcel Number 113-091-006-000, located at 34954 Metz Road, Soledad. Approval of the Minor Subdivision Tentative Map included adoption of a Negative Declaration (ND). The ND did not identify significant impacts to the environment. However, potential impacts caused by agricultural and forest resources were identified.

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 Scheid Vineyards Negative Declaration, adopted on December 9, 2010, by the Monterey County Planning Commission, Resolution No. 10-014. None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

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

The proposed project, PLN180345, includes:

- a. Minor Subdivision Tentative Map to allow the division of a 373 acre parcel into four parcels of 149 acres (Parcel A); 94 acres (Parcel B); 68 (Parcel C); and 62 acres (Parcel D), respectively for agricultural financing purposes. The property is under a Williamson Act Contract.

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 Mitigated Negative Declaration (MND). The prior MND did not identify significant impacts to the environment. However, potential impacts to agricultural and forest resources were identified. The Tentative Map would not result in a substantial change to the lot layout or result in

the change of the MND's outcome. A Minor Subdivision onto Assessor's Parcel Number 257-121-003-000 would not require a major revision to the prior MND.

Agricultural and Forest Resources –The project has not changed from the original application (PLN070463) which identified the preservation of the agricultural viability of each proposed lot. The applicant shall develop in areas that would minimize the removal of agricultural production. As a result, prior to the recording of the Parcel Map, the applicant shall place a following note on said Map to “All future single family dwellings proposed on each lot of record, shall be located in areas that would minimize the removal of agricultural production in order to maintain the agricultural viability of lots which are designated as “Prime Farmland.” The location of each proposed single family dwelling(s) shall be approved by the Director of Planning, prior to the issuance of any building permit(s)”. Since no development is proposed at this time since the objective is to facilitate financing and continue the current crop varieties. As a result, there will be no significant impacts to agricultural or forest resources.

### 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 Negative Declaration (ND). Based on the information contained within previous point No. 2, it was staff determination that a subsequent MND would be required.

Attachment: Scheid Minor Subdivision Tentative Map Negative Declaration