

Gonzales 2010 General Plan



Environmental Impact Report

(SCH# 2009121017)

Addendum

Gonzales 2010 General Plan,
Health and Wellness Element

Public Review Draft

June 2018

Prepared for the City of Gonzales
By ZeroCity LLC

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Gonzales 2010 General Plan
Environmental Impact Report (SCH# 2009121017)

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Introduction

This document is an addendum to the Gonzales 2010 General Plan Environmental Impact Report (2010 GP EIR) prepared for the Gonzales Climate Action Plan, which was certified by the City of Gonzales in January 2011 by adoption of Resolution No. 2011-01 (SCH# 2009121017).

In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzed the proposed addition of the Health and Wellness Element to the Gonzales General Plan, which was evaluated by the 2010 GP EIR, and finds that:

1. No substantial changes are proposed that involve new environmental effects or a substantial increase in the severity of previously identified effects;
2. No substantial changes in the circumstances are evident that involve new environmental effects or a substantial increase in the severity of previously identified effects;
3. No new information has emerged that would materially change the analyses or conclusions set forth in the 2013 SEIR:
 - a. The project will not have one or more significant effects not previously discussed;
 - b. Significant effect previously examined will not be substantially more severe;
 - c. Mitigation measures or alternatives found to be not feasible would not now, in fact, be feasible; or
 - d. New mitigation measures or alternatives would substantially reduce one or more significant effects, but the project proponent has not declined to adopt the measure or alternative.

As a result of these findings, the City of Gonzales, acting as lead agency, finds that the preparation of an addendum to the 2010 GP EIR is the appropriate level of review under CEQA.¹ This addendum will be used to support City Council approval of the Gonzales General Plan Health and Wellness Element.

Description of Proposed Changes

The Gonzales 2010 General Plan EIR analyzed the environmental effects of implementing the *Gonzales 2010 General Plan*. The proposed Health and Wellness Element is a new, optional General Plan element that addresses a range of concerns related to community health and wellness, including:

¹ See CEQA section 21166 and CEQA Guidelines sections 15162-15164

- ✓ Complete neighborhoods;
- ✓ Safety and prevention;
- ✓ Access to healthy and affordable food;
- ✓ Economic development;
- ✓ Green sustainable practices;
- ✓ Access to affordable and quality healthcare;
- ✓ Educational opportunities;
- ✓ Youth leadership; and
- ✓ Social connectedness.

The Health and Wellness Element discusses each of these topics and presents data collected by local, regional, and federal agencies and organization that pertains to Gonzales and/or Central Salinas Valley. The Health and Wellness Element also contains goals, policies, and implementing actions for each of these topics areas, which have force and effect in the context of the General Plan. As such, they are a part of the “constitution for development” for the City of Gonzales. In many cases, policies and implementing actions from other General Plan elements that are relevant to the topic at hand are referenced.

As a rule, the goals, policies, and implementing actions contained in the Health and Wellness Element are designed to improve community health and wellbeing, including: personal health, healthy lifestyles, educational standing, economic wellbeing, and social wellbeing. None of the goals, policies, and implementing actions would affect the location, type, or intensity of land use. None would affect measures contained in other General Plan elements that address public health and safety concerns, none would affect regulations that address the protection of natural habitats and the variety of plant and animal species that exist in these habitats, and none would have an effect on measures to reduce greenhouse gas emissions.

Analysis of Potential Environmental Effects

The adoption of the Health and Wellness Element constitutes a modification to the Gonzales 2010 General Plan project studied in the Gonzales 2010 General Plan EIR (2010 GP EIR). This modified project does not substantially change the analysis or conclusions set forth in the 2010 GP EIR.

Land Use and Planning

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on land use and planning. No mitigation measures were required.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Population and Housing

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on population and housing. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Agricultural Resources

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have significant and unavoidable impacts on agricultural resources and required the following mitigation measure:

Mitigation Measure AG-1: Collaboration with Monterey County

Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds entirely or partially to the Urban Growth Area and Urban Reserve Area established by the Gonzales 2010 General Plan.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Aesthetics

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have significant and unavoidable impacts on aesthetics and required the following mitigation measures:

Mitigation Measure AES-1: Visual Screen for Permanent Agricultural Edge

The City shall require Specific Plans and development approvals, either of which include land east of Highway 101, to incorporate a naturalistic visual screen along the "Permanent Agricultural Edge" (as depicted in the General Plan Land Use Diagram) separating the Urban Growth Area from adjacent parts of the Planning Area that are not contained in the Urban Growth Area. Such a visual screen shall be designed to screen urban uses contained in the Urban Growth Area from views outside the Urban Growth Area and shall be comprised of dense plantings of tall and large-canopy trees and other

vegetation that are native to the Salinas Valley. The trees and other vegetation chosen for the visual screen shall be sufficiently mature when planted to ensure that the visual screen will be effective within five (5) years of approval of the first subdivision in the Specific Plan or other development approval area. The visual screen shall be maintained as a long-term feature of the Urban Growth Area.

Mitigation Measure AES-2: Reflective Building Exteriors

The City shall prohibit building exteriors with large expanses of glass or other reflective material that could become a significant source of glare.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Transportation/Traffic

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on transportation and traffic. The 2010 GP EIR required the following mitigation measures:

Mitigation Measure TT-1: Interchange Improvements

The city shall work with TAMC and Caltrans to improve each of the three Gonzales Interchanges on a schedule that would ensure that the improvements are in place to maintain acceptable levels of service at the interchanges as new development occurs in the Urban Growth Area. For the Fifth Street Interchange, the City shall work with Caltrans to explore the feasibility of a non-standard design that would minimize requirements for additional right-of-way and disruption of existing development.

Mitigation Measure TT-2: Widen Fifth Street from Rincon to Highway 101

The city shall widen Fifth Street from Rincon Road to the Highway 101 southbound on-ramp from two lanes to four lanes or shall complete other improvements that will effectively maintain acceptable levels of service.

Mitigation Measure TT-3: Widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway

The City shall obtain offers of dedication of right of way as opportunities arise and shall subsequently widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway from

four through lanes to six through lanes of traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.

Mitigation Measure TT-4: Widen Fifth Street from Fanoe Road/Herold Parkway to Iverson Road

The city shall widen Fifth Street/Johnson Canyon Road from Fanoe Road/Herold Parkway to Iverson Road. The segment between Fanoe Road/Herold Parkway to “Arterial A” shall be widened from two lanes to six lanes, and this improvement shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. The segment between “Arterial A” and Iverson Road shall be widened to from two lanes to four lanes only after such time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road.

Mitigation Measure TT-5: Synchronization of Signals along the Fifth Street/Johnson Canyon Road corridor

The city shall coordinate with Caltrans to integrate interchange improvements at Highway 101 and Fifth Street/Johnson Canyon Road with local improvements along the entire corridor from Rincon Road to Fanoe Road/Herold parkway, including the synchronization of traffic signals.

Mitigation Measure TT-6: Widen Associated Lane

The City shall widen Associated Lane to a four-lane arterial with limited access between Highway 101 and Fanoe Road. Between Fanoe Road and “Arterial A”, this facility shall be widened to a divided four-lane arterial. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.

Mitigation Measure TT-7: Extend Associated Lane to Iverson Road

The city shall revise its Circulation Diagram to extend Associated Lane from “Arterial A” to Iverson Road as a four-lane facility. Such an improvement shall only be required at such a time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road. In the interim, sufficient right-of-way shall be set aside to build the future street extension.

Mitigation Measure TT-8: Widen Gloria Road and Design for Truck Use

The City shall widen Gloria Road to a four-lane arterial between Highway 101 and “Arterial A”. The roadbed for the entire length of Gloria Road from Highway 101 to Iverson Road shall be constructed to handle large volumes of heavy truck traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.

Mitigation Measure TT-9: Design Iverson Lane for Truck Use

The City shall reconstruct the roadbed of Iverson Road from Gloria Road to Johnson Canyon Road to handle large volumes of heavy truck traffic. These improvements shall be timed to replace road segments as they deteriorate from truck use and as adjacent properties are developed.

Mitigation Measure TT-10: Widen Fanoe Road

The City shall widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.

Mitigation Measure TT-11: Traffic Calming on “Arterial A”

The city shall work with Specific Plan preparers to refine operations by incorporating traffic calming measures and/or consider alternative alignments on “Arterial A” to discourage large volumes of through traffic on this street.

Mitigation Measure TT-12: Update Traffic Impact Fees

The City shall update its existing traffic impact fee nexus study to accurately project the costs of circulation system improvements for the 2010 Gonzales General Plan area and shall equitably spread the costs and update its traffic impact fee schedule consistent with the requirements of state law.

Mitigation Measure TT-13: Project-Level Traffic Analysis Required

The City shall require Specific Plans and development approvals to contain a project-level traffic analysis for all areas planned for urbanization. Such an analysis shall evaluate the full range of operational, safety, emergency access, parking, and alternative-mode

transportation issues. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on transportation/traffic.

Mitigation Measure TT-14: Revise Circulation Diagram for Consistency with TAMC's "2005 General Bikeways Plan"

The City shall amend the Circulation Diagram contained in the Gonzales 2010 General Plan Circulation Element to designate Alta Street and Gonzales River Road as bikeway facilities to achieve consistency with TAMC's "2005 General Bikeway Plan."

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Air Quality

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on air quality. The 2010 GP EIR required the following mitigation measures:

Mitigation Measure AQ-1: Toxic Air Contaminants

The City shall minimize local air quality impacts related to exposure of sensitive receptors to TACs by evaluating new development for proximity to TAC sources as recommended in the California Air Resources Board's "Air Quality and Land Use Handbook".

Mitigation Measure AQ-2: Deed Restriction Notification of Strong Odor

The City of Gonzales shall require that a deed restriction be recorded on all properties located within one (1) mile of either the animal feed lot or the Johnson Canyon Road Landfill (both of which are located east of Iverson Road) notifying the owner or the prospective property buyer of the potential for strong odors emanating from these facilities to adversely affect the property on which the deed restriction is recorded. This measure may be modified and refined as part of the Specific Plan or other development approval process based on a detailed analysis by a qualified air quality expert and based on land use changes over time.

Mitigation Measure AQ-3: Working to Reduce Strong Odors

The City of Gonzales shall work in partnership with the MBUAPCD and the owners of operations that create significant odors in the planning area to reduce such odors using the most current operational and other techniques available.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Greenhouse Gas Emissions

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have significant and unavoidable impacts on greenhouse gas emissions and required the following mitigation measures:

Mitigation Measure GHG-1: Citywide Climate Action Plan

The City shall complete work currently underway on, and then adopt, a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05).² The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area. The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG inventory prepared by AMBAG (2009). GHG Best Management Practices shall include but not be limited to:

² Pursuant to these mandates, California is committed to reducing GHG emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. These objectives are consistent with the underlying environmental objective of stabilizing atmospheric concentrations of greenhouse gases at a level that will substantially reduce the risk of dangerous climate change.

- ✓ *Increased energy efficiency beyond Title 24*
- ✓ *Use of electrically powered landscape equipment and outdoor electrical outlets*
- ✓ *Installation of green roofs*
- ✓ *Installation of solar or tank-less water heaters*
- ✓ *Installation of solar panels*
- ✓ *Increased diversity and/or density of land use mix*
- ✓ *Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation*
- ✓ *Installation of rainwater collection systems*
- ✓ *Provision of composting facilities at residential sites*
- ✓ *Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales.*

The City shall adopt a citywide climate action plan as outlined above prior to the adoption of any Specific Plan in the Urban Growth Area.

Mitigation Measure GHG-2: Implementation of GHG Best Management Practices

The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan.

Mitigation Measure GHG-3: Timeframe to Adopt Green Building Code

The City shall adopt the “California Green Building Standards (CALGreen) Code,” which becomes effective on January 1, 2011, by July 1, 2011.

The 2013 SEIR contained new information and a revised analysis of greenhouse gas emissions that considered the potential effects of adopting and implementing the Gonzales Climate Action Plan (2013).

The revised analysis resulted in changing the impact in this category of concern from “Significant and Unavoidable” to “Less-than-Significant with Mitigation Measures.” Mitigation Measures GHG-1 and GHG-2 were revised as follows:

Mitigation Measure GHG-1: Citywide Climate Action Plan

The City shall complete work currently underway on, and then adopt, a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05).³ The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area. The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG inventory prepared by AMBAG (2009). ~~GHG Best Management Practices shall include but not be limited to:~~

- ~~✓ Increased energy efficiency beyond Title 24~~
- ~~✓ Use of electrically powered landscape equipment and outdoor electrical outlets~~
- ~~✓ Installation of green roofs~~
- ~~✓ Installation of solar or tank less water heaters~~
- ~~✓ Installation of solar panels~~
- ~~✓ Increased diversity and/or density of land use mix~~

³ Pursuant to these mandates, California is committed to reducing GHG emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. These objectives are consistent with the underlying environmental objective of stabilizing atmospheric concentrations of greenhouse gases at a level that will substantially reduce the risk of dangerous climate change.

- ~~✓—Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation~~
- ~~✓—Installation of rainwater collection systems~~
- ~~✓—Provision of composting facilities at residential sites~~
- ~~✓—Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales.~~

The City shall adopt a citywide climate action plan as outlined above prior to the adoption of any Specific Plan in the Urban Growth Area.

Mitigation Measure GHG-2: Implementation of GHG Best Management Practices

The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan.

Mitigation Measure GHG-3 was left unchanged. No new mitigation measures were required by the 2013 SEIR.

The new information and analysis contain in the Health and Wellness Element would not affect the conclusions related to this category of environmental concern. Impacts remain Less-than-Significant with Mitigation Measures.

Energy Conservation

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on energy conservation. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Noise

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts related to noise. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Hydrology and Water Quality

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on hydrology and water quality. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Utilities and Service Systems

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have significant and unavoidable impacts related to expansion of the Gonzales Wastewater Treatment Plant and cited Mitigation Measure AG-1, from Section 4.2 of the 2010 GP EIR, as also applicable to impacts related to wastewater treatment plant expansion:

Mitigation Measure AG-1: Collaboration with Monterey County

Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds entirely or partially to the Urban Growth Area and Urban Reserve Area established by the Gonzales 2010 General Plan.

The 2010 GP EIR also determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on stormwater drainage. The 2010 GP EIR cited Mitigation Measure HAZ-1 from Section 4.17, as also applicable to impacts related to new stormwater facilities:

Mitigation Measure HAZ-1: Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools.

The City of Gonzales shall identify and evaluate potential land use conflicts between schools and industrial uses as part of Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Public Services

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on public services. The 2010 GP EIR required the following mitigation measure:

Mitigation Measure PS-1: Project-Level Public Facilities Impact Analysis Required

The City shall require a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review and approval. Such an analysis and report shall identify measures necessary to reduce any environmental effects of new construction of public facilities to a level of less than significant.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Parks and Recreation

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on parks and recreation. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Biological Resources

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on biological resources. The 2010 GP EIR required the following mitigation measure:

Mitigation Measure BIO-1: Riparian Protection Ordinance

The City shall adopt a Riparian Protection Ordinance to ensure that development does not encroach on Gonzales Slough or any "Waters of the United States" that may be located in the planning area. Such an ordinance shall establish required minimum setbacks from Gonzales Slough, wetlands, and other "Waters of the United States" and require Specific Plans and development applications to contain measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Cultural Resources

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on cultural resources. The 2010 GP EIR required the following mitigation measures:

Mitigation Measure CUL-1: Project-Level Cultural Analysis Required

The City shall require Specific Plans and development applications to contain a project-level analysis of cultural resources for all areas planned for urbanization. Such an analysis shall evaluate the full range of cultural resources, including historical, archaeological, and paleontological resources, and buried human remains. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on cultural resources.

Mitigation Measure CUL-2: Accidental Discovery of Cultural Resources

The City shall require as a standard condition of project approval the following: "if any archaeological resources are discovered during grading or construction, all work shall be immediately halted and appropriate personnel, including a qualified Native American representative, shall be contacted and consulted. Based on these consultations, appropriate measures shall be taken to protect the discovered resources, and only after such measures have been implemented shall grading or construction continue."

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Tribal Cultural Resources

Analysis of tribal cultural resources is a relatively new category of environmental concern that was inserted into the CEQA Checklist in 2017. Accordingly, neither the 2010 GP EIR nor the 2013 SEIR addressed these concerns directly but instead, addressed these concerns in the section on cultural resources. The 2010 GP EIR was prepared in consultation with local tribes in compliance with SB 18 (Tribal Consultation Guidelines)—see Section 4.14.2.2—and cited a records search conducted by the California Native American Heritage Commission.

The two mitigation measures cited in the section above (i.e., CUL-1 and CUL-2 that were included in the 2010 GP EIR are sufficient to mitigate significant environmental effects related to tribal cultural resources to a level of less than significant. The Health and Wellness Element contains no new feature or information that would affect tribal cultural resources beyond those studied in the 2010 GP EIR.

Geology and Soils

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would have less-than-significant impacts on geology and soils. No mitigation measures were required. The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Hazards and Hazardous Materials

The 2010 GP EIR determined that the adoption of the *Gonzales 2010 General Plan* would, with mitigation measures, have less-than-significant impacts on hazards and hazardous materials. The 2010 GP EIR required the following mitigation measures:

Mitigation Measure HAZ-1: Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools.

The City of Gonzales shall identify and evaluate potential land use conflicts between schools and industrial uses as part of Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.

Mitigation Measure HAZ-2: Remediation Plan for Clean-Up of Fanoë Ranch

The City of Gonzales shall require a remediation plan for the clean-up of any contaminated areas of Fanoë Ranch as part any Specific Plan that includes the ranch in its planning area. The remediation plan shall be coordinated with appropriate regional, state, and federal agencies.

Mitigation Measure HAZ-3: Site-Specific Investigation of Potential Soil Contamination Required

The City of Gonzales shall require site-specific investigations and reports on potential soil contamination as part of Specific Plan or other major development plan review and approval. Such an investigation and report shall include measures necessary to mitigate any environmental hazards to a less than significant level.

Mitigation Measure HAZ-4: Development in Areas of Very High Wildfire Potential

The City of Gonzales shall require site-specific investigations and reports on wildfire potential for any development east of Iverson Road, which is an area of very high wildfire potential. Such an investigation and report shall include measures necessary to mitigate any wildfire hazards, including the establishment of "fire safe" zones around habitable structures, to a less than significant level.

The Health and Wellness Element contains no new information that would affect the analysis or conclusion related to this category of environmental concern.

Conclusion

In accordance with the California Environmental Quality Act (CEQA), this addendum analyzed the proposed amendment of the *Gonzales 2010 General Plan* to add the Health and Wellness Element and finds that:

1. No substantial changes are proposed that involve new environmental effects or a substantial increase in the severity of previously identified effects;
2. No substantial changes in the circumstances are evident that involve new environmental effects or a substantial increase in the severity of previously identified effects;
3. No new information has emerged that would materially change the analyses or conclusions set forth in the 2010 GP EIR:
 - a. The project will not have one or more significant effects not previously discussed;
 - b. Significant effect previously examined will not be substantially more severe;
 - c. Mitigation measures or alternatives found to be not feasible would not now, in fact, be feasible; or
 - d. New mitigation measures or alternatives would substantially reduce one or more significant effects, but the project proponent has not declined to adopt the measure or alternative.

As a result of these findings, the City of Gonzales, acting as lead agency, finds that the preparation of an addendum for the Health and Wellness Element is the appropriate level of review under CEQA.⁴ This addendum will be used to support City Council approval of the Health and Wellness Element.

⁴ See CEQA section 21166 and CEQA Guidelines sections 15162-15164