



## **NOTICE OF AVAILABILITY / NOTICE OF PUBLIC COMMENT PERIOD FOR THE DRAFT EIR FOR THE ALMOND ACRES SUBDIVISION**

**DATE:** June 25, 2025

**TO:** California State Clearinghouse, Air Resources Board, California Trustee Agencies, Caltrans District #5, Monterey County, County Clerk, Fish and Game Region #4, Native American Heritage Commission, Housing & Community Development, California Responsible Agencies, Other Interested Agencies, Affected Property Owners, Interested Parties, and Organizations

**CONTACTS:** Ariana Mora, Senior Planner, Community & Economic Development  
Phone: (831) 223- 5020 Email: [amora@cityofsoledad.gov](mailto:amora@cityofsoledad.gov)

**NOTICE IS HEREBY GIVEN** that the City of Soledad ("City"), acting as the lead agency, has accepted, and coordinated the preparation of a Draft Environmental Impact Report ("EIR"), pursuant to the requirements of CEQA Guidelines Section 15072, for the Almond Acres Subdivision Project ("Project").

### **PROJECT DESCRIPTION AND LOCATION**

The proposed project (Tentative Subdivision Map No. TSM 2024-01) is located on a 12.46-acre site (APN 022-281-005) between Cedar Street and Orchard Lane. The project proposes to subdivide the site into three parcels and construct a total of 67 residential units. Parcel A (3.32 acres): Retains the existing mobile home park; Parcel B (0.38 acres): Proposed for a new 12-unit apartment building; Parcel C (0.41 acres): Designated for stormwater improvements. The remaining 5.31 acres would accommodate 55 single-family homes, with 3.06 acres allocated for new internal roads. An Initial Study prepared by the City determined that all potential environmental impacts would be less than significant or mitigated to a less-than-significant level, except for Vehicle Miles Traveled (VMT). The Initial Study concluded that the project would result in a significant and unavoidable VMT impact, thereby requiring the preparation of an Environmental Impact Report (EIR) limited to that topic. Reducing the project's VMT below the threshold of significance would require additional design strategies or mitigation measures. However, the project does not include feasible options to achieve the necessary reduction, and no uniformly applicable policies or regulations are available to offset the impact. Therefore, the VMT impact remains significant and unavoidable.

### **PUBLIC REVIEW AND COMMENT PERIOD**

The City encourages the public to provide written comments on the Draft EIR and alternatives in response to this NOA. A 45-day comment period will begin on **June 27, 2025, and end on August 11, 2025, by 5:00 p.m.** Written comments will be accepted during the 45-day public comment period. In your response, include your name, the name of your agency or organization (if applicable), and contact information. The Draft EIR can be referenced electronically at [www.cityofsoledad.com](http://www.cityofsoledad.com). The Draft EIR is also available for review in paper format Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. (closed from 12 p.m.-1 p.m. for lunch) at the Soledad City Hall, 248 Main Street, Soledad, CA.

All comments should be addressed to Ariana Mora, Senior Planner, and can be sent via e-mail to [amora@cityofsoledad.gov](mailto:amora@cityofsoledad.gov) or by U.S. Mail to Ariana Mora, Senior Planner, at the listed City Hall address by 5:00 p.m. on August 11, 2025.

For questions on the project, please contact: Ariana Mora, Senior Planner, City of Soledad (831) 223-5020 or via email at [amora@cityofsoledad.gov](mailto:amora@cityofsoledad.gov).