

Minutes

City of Soledad
City Council
Special Meeting

August 28, 2018

CALL TO ORDER

Mayor Ledesma called the City Council Special Meeting to order at 6:06 p.m.

ROLL CALL

The Following Councilmembers were present when the meeting was called to order:

Mayor	Fred Ledesma
Mayor Pro Tem	Alejandro Chavez
Councilmember	Christopher Bourke
Councilmember	Anna Velazquez
Councilmember	Carla Stewart (Arrived at 6:07 p.m.)

The Following Councilmembers were absent:

- None

ADDITIONS/MODIFICATIONS TO THE AGENDA

City Manager Michael McHatten requested the following modifications to the agenda:

- The Study Session item of H-2A be presented before Public Hearing No. 1 through 7.

Action: To accept presented additions and modifications to the agenda.

Motion: Councilmember Bourke made a motion to amend the agenda as noted above. Motion seconded by Mayor Pro Tem Chavez and carried by unanimous vote:

Ayes: Chavez, Velazquez, Bourke, Stewart, Ledesma
Noes: None
Abstain: None
Absent: None

PLEDGE OF ALLEGIANCE was led by Don Wilcox

PEACEBUILDERS' PLEDGE was led by Tim Vanoli

PUBLIC COMMENT

- None

STUDY SESSION NO. 1

1. Discussion Concerning H-2A Temporary Agricultural Worker Housing.

City Attorney Mike Rodriguez presented the staff report.

Mayor Ledesma said that all of this came to light because many people were displaced when an apartment was sold for this reason. Everyone feels concerned about the community at large. He has met with contractors and people in the community and everyone has very valid points.

Councilmember Bourke is in favor of a temporary moratorium on H2A housing. He does not think it is a good thing to kick out long term residents of Soledad who are already living here and have their children in school, just to replace them with H2A worker. This idea does not seem that it would be an improvement.

Councilmember Velazquez is in favor of a moratorium here in Soledad. She would like the opportunity to research more about what is needed here in Soledad. The City Council needs to make sure that the policies that we put in place are right for our community. Farmworker families have been displaced for other farmworker families.

Councilmember Stewart is in favor of a temporary moratorium. She stated she would like to make sure that the community is involved in the discussion.

Mayor Pro Tem Chavez is in favor of a temporary moratorium. He would also like to make sure that the community is involved in the discussion.

Mayor Fred Ledesma opened up the item for public comment discussion.

Mr. Richard Perez, a resident of Soledad stated he is in favor of a temporary moratorium. He said he hopes that there will be a study session for the community to be able to be involved in the discussion. He said he would like to know about the provisions in the existing zoning code. And if so, how the housing is governed and if there are inspections. He stated the City needs to review and update the ordinance and incorporate the maintaining of the housing.

Attorney Mike Rodriguez said that there are provisions that do not allow boarding houses in the district. A boarding house is defined as a place that allows for people to stay up to a 30 day period. H2A housing does allow for people to stay up to 10 months.

Chris Barrera, President of LULAC (League of United Latin American Citizens), Salinas stated that LULAC is highly against a company coming into a community and throwing away the citizens and replacing them with the same kind of worker for cheaper labor. He would like to be included in any future workshops or town hall meetings.

Mayor Ledesma would like the public to know that the reality is that there are many people living in very deplorable situations and these people are not H2A workers. Some of the contractors need to explain the labor situation so that the public and the council can understand what is going on. The situation is not going to get better by not doing anything. There are 3 to 4 families living in one house and they are not H2A workers, these are just regular farm laborers. Real estate prices are skyrocketing and forcing people to live with 5 other families and that it would be naive to not discuss what is happening.

Robert Erickson, Foothill Packing Inc., Salinas, agreed with Mayor Ledesma in saying that the need for workers is very strong right now. He said if there was housing availability he could easily double the number of workers. Crops are not getting picked and prices are now skyrocketing. They do not want to displace the worker that is already here, but they do want to supplement the workers that are here. They would like to work with all the different cities and come up with a solution. He stated he would be available to answer all questions and even meet outside of the council chamber or whatever is needed to help with solutions.

Councilmember Bourke said that the law forbids an H2A worker from taking a regular workers job position, but house can be taken; if the H2A worker needs housing and can pay more than the other person then the first worker will lose the home where he or she is living. Also, T&A (Tanimura & Antle Inc.) has built housing for its H2A workers, has the ag industry ever given thought to that.

Mr. Erickson stated he is actively pursuing building homes just like T&A did.

Mayor Ledesma would like to know how short the ag industry short on workers is. He said that new workers are not taking anyone's job because there are so many openings because there is such a shortage.

Mr. Erickson said that there is such a need for workers. Sometimes he and his crew works 10 to 12 hours a day just to fulfil the need.

Councilmember Velazquez commented that another issue that is now being faced is that the Federal government issues the permits but the compliance portion is minimal. The City needs sufficient staff to do the compliance and the monitoring. There are issues that need to be addressed and worked through. The City needs to look at if it has the capacity and that staffing to ensure that the workers are being treated fair and equal as any other citizen.

Mr. Erickson said that the H2A program is highly regulated. There are follow up visits specially focused on the housing. He believes there are two to three agencies ensuring safety for these workers and the housing. There ae so many agencies involved that they step on each other's toes.

Mayor Ledesma made it known that South County is different in the fact that we don't have companies that employ their own people like T&A or the Nunes Project that work for the company. In South County the majority are farm labor contractors.

Mayor Ledesma has asked that there should be a date set up for a workshop.

Councilmember Velazquez asked that the workshop set be more of a listening session for Council to hear what concerns are. She said there should be clarification about the differences from the H2A housing and Farmworker housing and that The City Council needs to hear the concerns and need of the public. She asked the meeting to be scheduled at a later time, maybe 6:30 p.m.

Mayor Ledesma thanked Mr. Robert Erickson for coming.

Mayor Pro Tem Chavez asked that the workshop be held in a bigger area like the church, the community center or the high school.

I. PUBLIC HEARING NO. 1 TO 7

- Receive the Staff report
- Open the Public Hearing 6:38 p.m.
- Close the Public Hearing 8:46 p.m.
- Council Action

Community and Economic Development Director Brent Slama presented the staff report.

PH-1 to PH-7 Resolutions of the City Council of the City of Soledad Certifying an Addendum to the Certified Miravale III Specific Plan EIR, Adopting a Mitigation Monitoring and Reporting Program , Approving a General Plan Amendment, Specific Plan, Rezoning, Vesting Tentative Reorganization and Annexation Request for the Miramonte Specific Plan and Vesting Tentative Map Project (Formally Miravale III Specific Plan).

Community and Economic Development Director Brent Slama presented the staff report. He introduced EMC representatives Michael Groves and Sally Rideout. EMC also presented a PowerPoint presentation.

Sally Rideout said that the PowerPoint presentation today does not include background regarding the project. The last time the project was considered, staff was directed to initiate a LAFCO application for sphere of Influence annexation requests, provided that the applicant revise their project to be more consistent with one of the alternative that was analyzed in the EIR. The applicant did that and submitted a vested tentative map which is for a much smaller project than what it was and it is consistent with a couple of the alternatives that are in the EIR.

Ms. Rideout stated that the specific plan has been provided by the City and is based on a vesting tentative map submitted by Mr. Nader Agha. EMC has taken the original map that was submitted in 2016, which had access issues, and created a guidance document and have prepared a specific plan based on the proposed map, policy guidance, zone districts, development standards, and annexation of land to make improvements on San Vicente Road. The Vesting Tentative map will be required to be revised to be consistent with the Specific Plan adopted by the City as it has been revised by input from the Planning Commission, City Council and members of the public. The currently proposed project is about 750 acres and provides 2,392 units which is housing for about 11,000 residents and will generate about 21,000 daily vehicle trips.

Ms. Rideout said that the Planning Commission had a lot of constructive comments and input and that they did a very good job. The Commission recommended to certify the EIR and also recommended to grant the application request and initiating the LAFCO process. One big concern the Commission had was traffic that would be generated from future growth in the City.

Ms. Rideout spoke about the financial implications of the project and stated that the fiscal analysis requires a comprehensive financing plan prior to acceptance of any final map and as part of the comprehensive financing plan will identify major infrastructure improvements and their costs, maintenance and operation costs and administrative cost for overseeing the developments in the area. The suggested financing mechanism which allows cities to construct certain public facilities, infrastructure, funding operations and maintenance and to make improvements to streets, storm drains, parks. She said that the pros of the community facility district are that the cost of the infrastructure improvements and maintenance and operations are paid by those that benefit directly from those improvements, without using City general tax dollars or existing resident's tax dollars. This can also enable the City to construct infrastructure improvements faster because as the development proceeds the revenues are generated. and sometimes even at lower costs than if through a typical capital improvements program.

She also stated that a key concern and probably the biggest one is what happens if there is a significant down-turn in the economy. This can affect the property owners in their ability to pay the impact fees, but if the district is set up properly then there should be a reserve fund that will help until things pick up again. In addition to financing there were concerns about site planning. There has been policy language added that that would allow up to 25 percent of small lot residential and added in some development standards for integration because Council was concerned that there were not enough small lots and also making sure that the lots are not concentrated in one area, making sure they are integrated and it stays consistent with the Inclusionary Housing Ordinance.

She also stated that at the workshop Councilmember Bourke mentioned the FFA, which is still is not in the conditional of approval but will be added in.

Ms. Rideout continued to state that the zoning for the 35.9 acre farmer's village area would change from multi-family medium to low density and there would be 314 residential units. After all the changes everything looks the same; still 647 acres, still 2,392 units and still 100,000 square feet of commercial uses and in that commercial core there is a policy that allows with an extra planning effort and application to increase the floor area if the market shows that it is warranted.

Ms. Rideout said that by changing the sub-area 13 to low to medium residential units, Changes would be made to affordable housing requirements The Specific Plan prior to these changes shows over 1,000 affordable units which includes the 314 units from the farmer's village which do drop out, but an addition of 40 affordable units in that area. There is increased flexibility for additional mixed uses and there is also increased flexibility for the integrated small lots. In addition, there was a change made to the Environmental review implications to traffic. The change required an update to the EIR so the population estimate was updated and lowered the service demand.

Ms. Rideout indicated that the school district provided the updated student generation rates. They analyzed a total of 1,300 Kindergarten through 6th grade children, 504 7th and 8th grade children and 364 9th through 12th graders. They looked at the classroom needs and physical needs for a total of 2,177 students. The addendum actually calls for 1,800. She said if the City would like, EMC can provide an errata with the updated student generations rates and include that as an attachment to the resolution but that this will not change any results and stated that if you add more multi-family housing units you will generate more kids. The numbers on the table provided for K through 6th is higher. The numbers are graded for one child for every two houses. The table for 8th and 9th grade is similar. The ratio for high school students for single-family is fewer students per house hold than multi-family so that is something that can be added so that when the residential study map comes up it will be consistent. She said that not only will this project be providing school sites, but the development is also subject to the payment of school generation fees and school impact fees.

Councilmember Bourke said that it was mentioned that 11 acres for each school site was set aside. The draft specific plan designates 8 acres and the school district is asking for 11 acres.

Ms. Rideout said the original Specific Plan that was the subject of the Planning Commission hearing originally had a 15 acre middle school site and an 8 acre elementary school site and based on the comments from Superintendent Vanoli, both sites were moved from the originally sites to a more centrally located area.

Councilmember Bourke asked if the land would be available but not necessarily for the school.

Ms. Rideout said the land would be available right away.

Mayor Pro Tem Chavez asked based on the new numbers that the school district provided plus the change in area 13 if that formula would change the numbers.

Ms. Rideout said that this new formula could change the numbers depending on what type of housing is put in there. Medium density housing, single-family residential housing and low to medium density housing in this plan are basically small lot residential. She said there is a policy provision that allows certain instances, maybe some multi-family units within these areas, so maybe numbers could change, but that the overall change will be very similar in sub area 13. If the City wanted to see multi-family apartments in that area then you would have a higher student generation rate. There is flexibility in the policies to allow for that to be taken into consideration as an additional issue to be discussed.

Ms. Rideout presented the Supplemental Traffic Analysis and said that it found that delays are increased but not more than a second. Therefore the severity of the impacts already analyzed would not get any worse and there would not be any new impacts. There is a choke point at Moranda Road and Front Street and there are improvements that can be made. Front Street widening is necessary for mitigation of the Gabilan Drive Extension and that the Gabilan Drive Extension definitely requires changes. The Moranda Road and Front Street could be temporarily fixed and that would require additional planning. From a CEQA standpoint payment of the regional and city traffic impact fees, mitigates all of those but does not solve the practical application of the traffic. She said that the Planning Commission was very concerned about this and that they conditioned the Vesting Tentative Map to install the Gabilan Drive extension at 26 percent of the projects residential development. This is the traffic that would be generated by development of about 622 residential units. Some financing would come from fees from the community facilities district which would generate seed money for the big projects that are outside of the jurisdiction of the City. The Planning Commission wanted the applicant to construct this improvement. She said that might be possible but it is a very lengthy and expensive process. One of the other issues is that the improvements at San Vicente Drive at the right angle needs to be approved as part of the initial development of the site. She said that those two things that need to occur right away and have to coincide with the first phases of the development and they also coincide with the monitoring frequency which is required by the EIR, so traffic conditions will be monitored at the applicant's expense to get real-time estimates.

Councilmember Bourke said that the Planning Commission recommended 26 and now EMC would like the traffic trigger to somewhere between 30 and 38, that is a lot of development without any traffic improvements.

Ms. Rideout agreed with Councilmember Bourke that it is a lot of development with no traffic improvements, but would like council to keep in mind that that this is not the only thing that governs when improvements are needed. Monitoring is also required upon issuance of the first building permit, a report is required at 600 units and at that time conditions are reassessed which would say whether or not any further development can proceed before the improvements are required. Another thing that's happening is the applicant is participating in these studies to either construct the Gabilan Drive extension or help Caltrans modify the exchange.

Councilmember Bourke says his concern is almost half the project would be built and thousands of new residents and 10 to 11,000 trip generations and no traffic improvements would be completed.

Ms. Rideout agreed that that scenario could happen and traffic improvements are needed when acceptable levels of service are exceeded. The City's adopted levels of service are LOS-D and said that LOS-D here or in any small town could be not very many cars. The delay could seem like it is taking forever but is definitely less than what a person would experience in Salinas or Monterey. Ms. Rideout stated that it's the perception of impact that we all get hung up on, but the LOS-D is the adopted standard. LOS-D is met if traffic levels are if 38 percent of the project development is met then things would be unacceptable.

Councilmember Bourke says the nightmare that could happen; 10,000 cars come down San Vicente which is a one lane road, coming into that intersection, and because the 38 percent has not been met there is no money for traffic improvements yet because the trigger has not been met, the City has the residents and their traffic, but no money and no fixed roads and still have a one lane road of San Vicente.

Ms. Rideout said that San Vicente will be upgraded. The applicant and developers have to upgrade.

Citizen of Soledad Mr. Robert Bigiogni asked if there will be more lanes added.

Ms. Rideout replied and said cumulative development under the general plan includes buildout of all expansion areas and includes a four lane express way that is not required for this project. This project will have acceptable levels of service with a two lane. However, the Specific Plan calls for the acquisition of even right-of-way to enable that future expansion to 4 lanes. There has to be a nexus for the project.

Mayor Ledesma understands the numbers, but said that the people here live here and see the traffic. He stated he was very skeptical of that number.

Ms. Rideout said that if council would like to stick with the Planning Commission's recommendation then that is fine too. What EMC is emphasizing is that there is a range so that there is flexibility built in with the monitoring.

Mr. Nader Agha said that he agreed to the 26 percent, this is the first time that he has heard of the 33 to 38 percent and he would like to stick to the 26 percent.

Representative of EMC Michael Groves said the reason for EMC's recommendation is because at the last meeting everyone talked about a financing plan and the concern is if there enough money being generated from the project to finance against the revenue to actually build something like Gabilan Drive and if the percentage is so low, you won't have enough money to leverage yourself for the financing. He said the idea of the financing plan is to look at a combination of the CFD and the Traffic Impact Fees and put those together to see how much money does the City have that can be leveraged and start working with Caltrans. He also said if this City is going to do something with Caltrans then that process needs to be started right away and should be a part of the development agreement. There are a number of steps that need to be taken when working with Caltrans and the project has to generate enough revenue from the CFD and the Traffic Impact fees so that you can have leverage.

Councilmember Bourke asked that the City's Public Works Director Don Wilcox speak on what he thinks about the issues.

Public Works Director Don Wilcox said that there are traffic studies that have been done and staff weighs those against what is actually seen in the community. With the current construction project the City has flaggers to reduce congestion. He stated his concern is that

the City is doing build-out; Summerfield, Orchard Villas, 3 or 4 multi-family houses and the City will be built out by the time this project starts. To assume that the City can handle up to 26 percent of a large development like that without doing any improvements is hard. People that live and work here are having a hard time agreeing that this will be ok. He said he does not know what the solution is, he and Ms. Rideout have talked about the plans for water, waste water and stormwater, but the traffic concern is there will be build out of the City in addition to 26 percent of Miramonte and he does not have confidence that San Vicente and Front Street are going to be able to handle that.

At this time Mayor Ledesma opened the discussion up to the public to be able to voice concerns or opinions of the project.

Mayor Ledesma opened the Public Hearing at 6:38PM

Councilmember Stewart stated that speaking as a resident of Soledad she commutes to Salinas every day for her employment, leaves at 7:30 in the morning and comes home at 5:00 in the afternoon; traffic is already terrible, especially right now with the current construction going on. With the build out with what is currently going on right now she can foresee that being even more difficult and hazardous for the residents.

Mr. Richard Perez, resident of Soledad said that his main concern is traffic as well. He would like to know why a breezeway road cannot be put from Camphora to San Vicente Road and if so, who will pay for it. He also asked who is going to pay for the Gabilan Extension when it's at 26 percent...the impact fees from the developer is not going to pay for it, the citizens of Soledad are going to end up paying for it. He also asked with this whole new City coming in, where is the water going to come from and who is going to pay for the water and would there be a new holding tank and new wells. Mr. Perez also stated that as for the sewer lines, there will be 2,600 new homes up there and the sewer line on San Vicente Road is not going to cover those, and who's going to pay for everything all the way down to the main line.

Mr. Jeff Burks, resident of Soledad feels that he is very concerned about Front and San Vicente. He stated that the City needs to increase the capacity to enter and exit the City at both ends. He asked if Gabilan could be connected to Bryant Canyon Road. He is also very concerned about where the water will come from for all these new homes and said that wells up the hill are a very bad idea and very bad quality.

Mr. Robert Bigiogni, resident of Soledad feels that the problem is it's the wrong project in the wrong place. He said this project is miles away from the freeway and houses don't pay for themselves and if a community gets too big without any kind of tax base to support it, it will go bankrupt. This is a perfect example of that. There will not be commercial development happening up there; it's too far away from anything. Mr. Bigiogni said that this is not in the Sphere of Influence, it's not in the City limits and the City is not married to this proposal at all. He said we must decide what is best for the people that live here now and all of this will impact everyone in a lot of ways. Whether its 26 or 38 or 10 percent and they will keep building, doesn't matter and that all other streets mentioned will be impacted because they are all two lane roads. He stated that the developer can't afford to build a four lane road that will come

down to taxpayers to pay for that. He said that the numbers for the schools are not right. The population for Soledad is around 18 to 20,000 people, that's 4.3 people per house and that is not a true number, there is much more. He said the district will need another high school and more than two schools because you will be doubling the population. He also said that the traffic engineer is hired by the developer and all the numbers are coming from the developer and the City needs to fight to be able move towards Camphora and someone needs to fight to change the direction for the Sphere of Influence. He said revenue needs to come into the City and get some commercial businesses. He sated it costs 50 million dollars to build a school and this project will not in itself to build a school so all the citizens of Soledad will have to pay for this and the only thing the citizens will get out of it is gridlock.

Superintendent Tim Vanoli said that they appreciate the efforts that have been taken into consideration and will continue to work with the developer. There is a donation of two school sites. In 1997 when the MOU was approved with the developer there was an elementary school and a middle school, but today those numbers don't show that that is needed. Today the numbers show that two middle schools are needed. It does also indicate that we will grow the middle school by 500 kids and 364 kids for high school, so those two places will need additional buildings. We need to ensure that any donated land is approved by the California Department of Education. They have criteria that they go by. They don't want a piece of property that they cannot build on. They are also appreciative of the FFA property that has been donated.

Mr. Safwat Malek spoke in favor of the project.

Resident of Soledad wanted to comment on the Specific Plan regarding the economic downturn. My concern is the use of the word "May" where it says "Reserves may be available". He would like to know what will happen with emergency response once this new area is created. He is also concerned about water. He is also very concerned about the developer and what he has been involved in and he hopes that all of this will be taken into consideration.

Mayor Fred Ledesma recessed for a short break at 8:09 p.m.

Mayor Fred Ledesma reconvened the meeting at 8:20 p.m.

Mr. Chris Braga, Citizen of Soledad is upset because he was never notified about this project. The developer has not approached them, the owners of the land regarding the needed land, and he feels very disturbed by that.

Mr. Sam Dozier, a resident of Soledad said that he just received his letter to attend the meeting earlier today. He is not in favor of the project.

Mr. Michael Holman, a resident of Soledad said that he never received a letter regarding this meeting. His major concern about this project is the traffic. The biggest problem with Soledad is that there is only two ways in and out.

Mr. Nador Aguah, who is the developer of this project, is in favor of this project. He said this property was chosen by the City, not by him. He has done everything the EIR and the consultant

and the planner has told him to do. The City and the Planners have handled this project and he has only agreed with them 100 percent to benefit Soledad.

Mr. Richard Ortiz congestion problem needs to be reviewed and you need to determine what you're going to do about it before you move forward. The trigger monitoring is a big concern for him. The water is a concern as well.

Ms. Laura Pinera, resident of Soledad. She is very concerned about the traffic in Soledad. It's very dangerous to go in and out of town.

Mayor Fred Ledesma closed the Public Hearing at 8:46 p.m.

Councilmember Anna Velazquez said thank you to everyone that provided feedback regarding the concerns and issues. She is also very concerned about the traffic issues. She has seen the increase in the housing market here in Soledad and feels it is a good thing, but we as a community also need to look at what kind of community do we want to live in. We don't have the economic retail commercial that we need for Soledad, we keep adding more housing and with more housing we need more amenities. Many of the shopping needs are outside of the City. Her concern is that if we are adding more units we need to grow economically to be able to provide for the existing residents. The other concern is that we are building more housing because we have a housing need, but what type of housing do we want to bring and who will be benefitting from the housing we have. How many of those units are being bought by our own community members that can afford that? A lot of the buyers are coming from the Silicon Valley and other areas to purchase. We have a lot of people that have to commute to work so how are we bringing employment to this City? We say we want to live and play in Soledad, than we need to bring jobs to this community. We have a satellite campus coming from Hartnell and this will generate more traffic and housing needs. How can we assure that our residents that live here will be able to afford the homes being built here? Some of our families have 5 families living in one house because they cannot afford to purchase a \$400,000 homes that are being built and sold here in Soledad. For emergency access; we only have two access points to get in and out of town, we need to look at our Emergency Preparedness Plan so we can be prepared for an emergency. She said thank you for all the work that has been done for this project and all the time and money that has gone into this, but we need to make sure that the communities we are building are going to take care of the needs of the residents.

Mayor Pro Tem Chavez is also very concerned about traffic. He feels that being able to build out the Gabilan Extension and move it out to the freeway could be a facture that would help move along this project. What is the project timeline if the project is able to move forward?

EMC Planning Group Michael Groves said that the timeline would start with approving a number of resolutions. The Vesting Tentative map would need to be approved. Once that occurs that LAFCO process takes about 6 months. After everything gets approved then the City needs to work with the developer and on the financing plans, the development agreement and the developer needs to work on the improvement plans. The final map and improvement plans will need to come back to the City Council for approval. That process will probably take another 9 months to 1 year, so probably will all take about another year and a half.

Mayor Pro Tem Chavez asked if there is a reason why there is no Vesting Tentative map included in this evening's meeting.

Mr. Groves said that changes were made and EMC was not able to go through the details made and they would like to do that before the Vested Tentative Map comes back to Council.

Councilmember Stewart said that what Mr. Ortiz said about addressing the traffic issues that we have first before we take any action on this. She appreciates Mr. Agua in wanting to invest in the City, but she does not feel comfortable to take any action on any of the items tonight. And while we do need housing, she agrees with Councilmember Velazquez in that we do need to be adding commercial and retail in Soledad. When and if this does come before the Council again, this really needs to be communicated to our residents and it is very important to have their input in it as well.

Councilmember Bourke has two areas of concerns. The Fiscal analysis seems to be overly optimistic in its projections and process of who is going to do what. He is not sure if this includes the 2,500 H2A farmworker that will be there. The idea that the commercial development will be built at the same time as the houses doesn't seem to work. The houses need to be built first before the business is willing to build businesses, not at the same time and not before. The idea to pass a City-wide bond for traffic improvements would mean that the entire City would be paying for one project even though the traffic is being caused by that one project. In the Fiscal Analysis there is a sentence that says "at this time the fiscal analysis for the Miramonte Specific Plan anticipates that the project will not generate sufficient general fund revenue to cover project costs" and then it goes on to say that we can use reserves. In the 2020 budget, our expenses are going to exceed our revenues without an increase in sales taxes. There will be no extra revenues to spend monies on these projects, money is going to be tight and the City is not going to have extra money for traffic improvements and extra things. In regards to the traffic, the projections are very scary, we have a level of Service F, and we are ok with D, which does not make things better for everybody. One of the biggest concerns are all the plans that have to be made for that particular project; the Traffic Circulation Master Plan, The water Master Plan, the Comprehensive Financing Master Plan, the Wastewater and Stormwater Master Plans, Park and Recreation Master Plans... all these things are not done yet and we are being asked to approve a project when we don't actually know what the project will look like or how these issues will be addressed. The plan anticipates a lot of things happening; creating a Communities Facilities District, floating a Bond (and he was told to never float a Bond, which is one-time money, for on-going maintenance expenses of projects because that means you are committed to long term paying for short-term funding), Sales Tax revenue increases and reserve... there are too many issues dealing with finances and traffic and he does not feel ready to approve anything with where the project stands now.

Mayor Fred Ledesma thanked Mr. Richard Ortiz, former mayor for encouraging him to come onto the City Council many years ago. He added that he loves the City of Soledad, but the City must grow. We cannot be naive and not approve growth because we don't want Soledad to grow. If a City doesn't grow, they will starve. One of the reasons we don't have more commercial development is because 29 percent of South County still lives at or below poverty

level. We have a large farm working population. We have to change the focus of what housing is needed so that the people that have spendable income can afford it. He agrees that we need a Target, but the people at Target look at the population at poverty level and they decide they don't want to come here because the people cannot afford the product. The only way we will get commercial development here is to build housing. Not just low income housing, but we need to focus on getting the population into town that has the means into Soledad that can afford parks, recreation and commercial development. To the developer: The traffic issue needs to be worked on. No one wants this project because of the traffic situation. The water also needs to be discussed. He also thanked the developer for his time and effort that he has put into the City of Soledad.

City Manager Michael McHatten clarified that Council has the option to take action tonight or to continue this item to another date. Staff consultants have heard the concerns raised by Council and the public.

Councilmember Bourke asked if the developer to go back to the developer and talk to the consultant and address the issues that have been brought up today.

Councilmember Velazquez would like the Council to be more specific on direction. Regarding traffic impacts there are multiple one; San Vicente and all the others identified. There were different types of discussion that took place like can San Vicente be turned into a four way, is that even possible?

Community and Economic Development Director Brent Slama added that his task is to implement the General Plan specifically to the Miramonte area and out to the north and northwest. There were comments on whether or not we should move forward, but we are a growth City and all of our policies say that we are a growth City. We will run out of housing sometime in the next five years if we continue to grow as we have. There are specific traffic things that need to be worked on and if we choose to move forward with those traffic things first then we will need to figure out how to pay for that. A developer cannot front that type of cost with that magnitude of improvement. Councilmember Bourke brought up good points regarding the projection and the financial analysis because we know everything is not just going to work. We want to make sure that when we come back that we focus on specific things. Councilmember Bourke and Council agreed that the specific things that need to be focused on is San Vicente and front and Miranda and Front (the north end interchanges).

Councilmember Velazquez said that the interchange would require a discussion with Caltrans in terms of the support for that.

Brent Slama said that in terms of the interchange, we have no control over the interchange. That is a regional improvement. There have been talks of removing the TAMC interchanges out of the regional program, you will lower the TAMC fee but now you have no funding for improvements. South County Cities have been frustrated as a whole about getting access to TAMC dollars for the development impact fee. These are bigger picture policy questions that are going to have to be addressed. Just like Don mentioned, there are many buildout that will

happen so the traffic issue is something that will need to look at, not just for this particular project.

Mayor Pro Tem feels that all the resolutions should be voted on together.

Mayor asked Council to be aware that the developer needs to have an opportunity to pay for these things. He needs the opportunity to get started to be able to sell and pay for things.

The Developer Mr. Nader Aguah asked that Council would consider passing the resolutions that can be passed.

City Attorney Mike Rodriguez said that all the resolutions are related in some way. He does not think it's a good idea to split up the resolutions. Staff needs to be able to come back with options to the issues that have been brought up today.

Councilmember Velazquez said that she would like to know what issues are we facing already right now with the water and wastewater. What are our capacities and what deficits will we be facing. What happens if wells go down, given the projections what will be the potential impacts are going to be on our water and sewer system.

Mayor Fred Ledesma said that based on the feedback from our City Attorney the Council would feel better at voting everything together at a later date.

Councilmember Velazquez said that regarding the Specific Plan and our standards, the housing type that we approve needs to be affordable to a wide range of different income groups. It also needs to be consistent with our Housing Element and General Plan. She would like to see the housing type that is going to be looked at for that specific area.

Councilmember Stewart would like to focus on the traffic issue and also making sure that the public

Mayor Pro Tem Chavez would like the traffic issues of Gabilan extension and San Vicente to be focused on.

Councilmember Bourke would like to focus on solving the traffic issues of San Vicente, Intersection at San Vicente and Front and Front and Miranda.

Councilmember Velazquez would like to focus on the traffic issues, but she is also concerned for the water and wastewater.

City Attorney Mike Rodriguez asked for clarification on whether or not the meeting would be continued or re-noticed.

Mayor Ledesma and Council agreed to re-notice a new meeting

- PH-1 Resolution No. 5431, A Resolution of the City Council of the City of Soledad Certifying the Addendum to the Certified Miravale III Specific Plan EIR and adopting a Statement of Overriding Considerations Based on the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment A;
- PH-2 Resolution No. 5432, A Resolution of the City Council of the City of Soledad Adopting the Mitigation Monitoring Program Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment B;
- PH-3 Resolution No. 5433, A Resolution of the City Council of the City of Soledad Approving an Amendment to the City of Soledad General Plan as Described and Approve the Miramonte Specific Plan Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached hereto as Attachment C;
- PH-4 Resolution No. 5434, A Resolution of the City Council Initiating a 647.9 - acre Sphere of Influence Amendment request with LAFCO Subject to the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment D;
- PH-5 Resolution No. 5435 , A Resolution of the City Council Initiating a 647.9-acre Annexation Request with LAFCO Subject to the Findings and Conclusions as Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment E;
- PH-6 Ordinance No. 718, Introduction and First Reading of an Ordinance of the City of Soledad Approving a Prezone of the 647.9-acre Miramonte Specific Plan Area Based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment F; and
- PH-7 Resolution No. 5436, A Resolution of the City Council of the City of Soledad Conditionally Approving the Tentative Subdivision Map based on the Findings and Conclusions Set Forth in the Resolution and Exhibits Incorporated Herein by Reference and Attached Hereto as Attachment G, and Subject to LAFCO Approval of the Requested Sphere of Influence Change and Reorganization.

ADJOURNMENT

Mayor Ledesma adjourned the meeting at 9:16 p.m.

Minutes Approved: October 3, 2018



FRED J. LEDESMA, Mayor/Chairman



MICHAEL MCHATTEN, City Clerk/Agency Secretary