

RESOLUTION NO 2278

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
REQUESTING THE MONTEREY COUNTY LOCAL AGENCY FORMATION
COMMISSION TO INITIATE PROCEEDINGS TO APPROVE THE
PROPOSED ANDALUCIA PHASE FOUR REORGANIZATION
INVOLVING THE ANNEXATION OF SAME TO THE
CITY OF SOLEDAD AND DETACHMENT OF
SAME FROM THE GABILAN-SANTA LUCIA
RESOURCE CONSERVATION DISTRICT
AND THE MISSION SOLEDAD
RURAL FIRE PROTECTION
DISTRICT

WHEREAS, Andalucia, Ltd. is the owner of property adjacent to the City of Soledad identified as Assessor's Parcel Number 22-301-07 and located north of Gabilan Drive and east of West Street; and,

WHEREAS, Andalucia, Ltd. has applied to the City of Soledad for a sphere-of-influence amendment, rezoning and zoning map amendment, annexation, and approval of a vesting tentative subdivision map to allow for the development of single-family residential, dual-family residential, and public land uses; and,

WHEREAS, a FSEIR for the proposed project has been prepared to analyze and evaluate the environmental affects of the proposed project in accordance with the requirements of and pursuant to the California Environmental Quality Act (CEQA) and the City Council of the City of Soledad has certified said FSEIR as adequate, and the City Council of the City of Soledad has adopted a resolution for certification of the Andalucia Phase Four Final Supplemental Environmental Impact Report as adequate, and said certification and findings are included in "Exhibit C" attached hereto and incorporated herein by reference; and,

WHEREAS, the City Council of the City of Soledad has adopted a resolution requesting the Monterey County Local Agency Formation Commission to initiate proceedings to amend the existing sphere-of-influence boundary to include the entire 54+/- acre project site within the City of Soledad sphere-of-influence urban service area; and,

WHEREAS, the City Council of the City of Soledad has adopted an ordinance rezoning the entire 54+/- acre project site to R-1, Single-Family Residential; and,

WHEREAS, the City Council of the City of Soledad desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act, Section 56800, provisions of Part 3, Division 3, of Title 5, commencing with Section 56650, for a reorganization of the territory consisting of the annexation of the entire 54+/- acre project site to the City of Soledad and detachment of the same 54+/- acres from the Gabilan-Santa Lucia

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Resources Conservation District and the Mission Soleded Rural Fire Protection District; and,

WHEREAS, the territory proposed to be reorganized is uninhabited and a map of the boundaries of the territory is included in "Exhibit A" attached hereto and incorporated herein by reference; and,

WHEREAS, the findings for such request -that the Monterey County Local Agency Formation Commission annex the entire 54+/- acre project site to the City of Soleded are included in "Exhibit B" attached hereto and incorporated herein by reference; and,

WHEREAS, the City of Soleded will participate in a housing dedication transfer with Monterey County; and,

WHEREAS, the Planning Commission of the City of Soleded held a public hearing on the proposed project on August 18, 1993, and recommended that the City Council of the City of Soleded approve a request of the Monterey County Local Agency Formation Commission to initiate proceedings for the reorganization of the territory described in "Exhibit A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Soleded as follows:

1. This resolution is hereby adopted by the City Council of the City of Soleded requesting the Monterey County Local Agency Formation Commission to initiate proceedings for the reorganization of territory illustrated in "Exhibit A" attached hereto and incorporated herein by reference pursuant to the annexation findings included in "Exhibit B" attached hereto and incorporated herein by reference, and pursuant to the CEQA certification and findings included in "Exhibit C" attached hereto and incorporated herein by reference, according to the terms and conditions stated above, and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Soleded duly held on the 27th day of September, 1993, by the following vote:

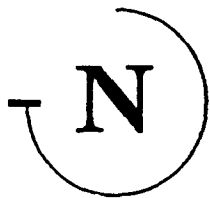
Falci Barreto

MAYOR PRO TEM OF THE CITY OF SOLEDAD

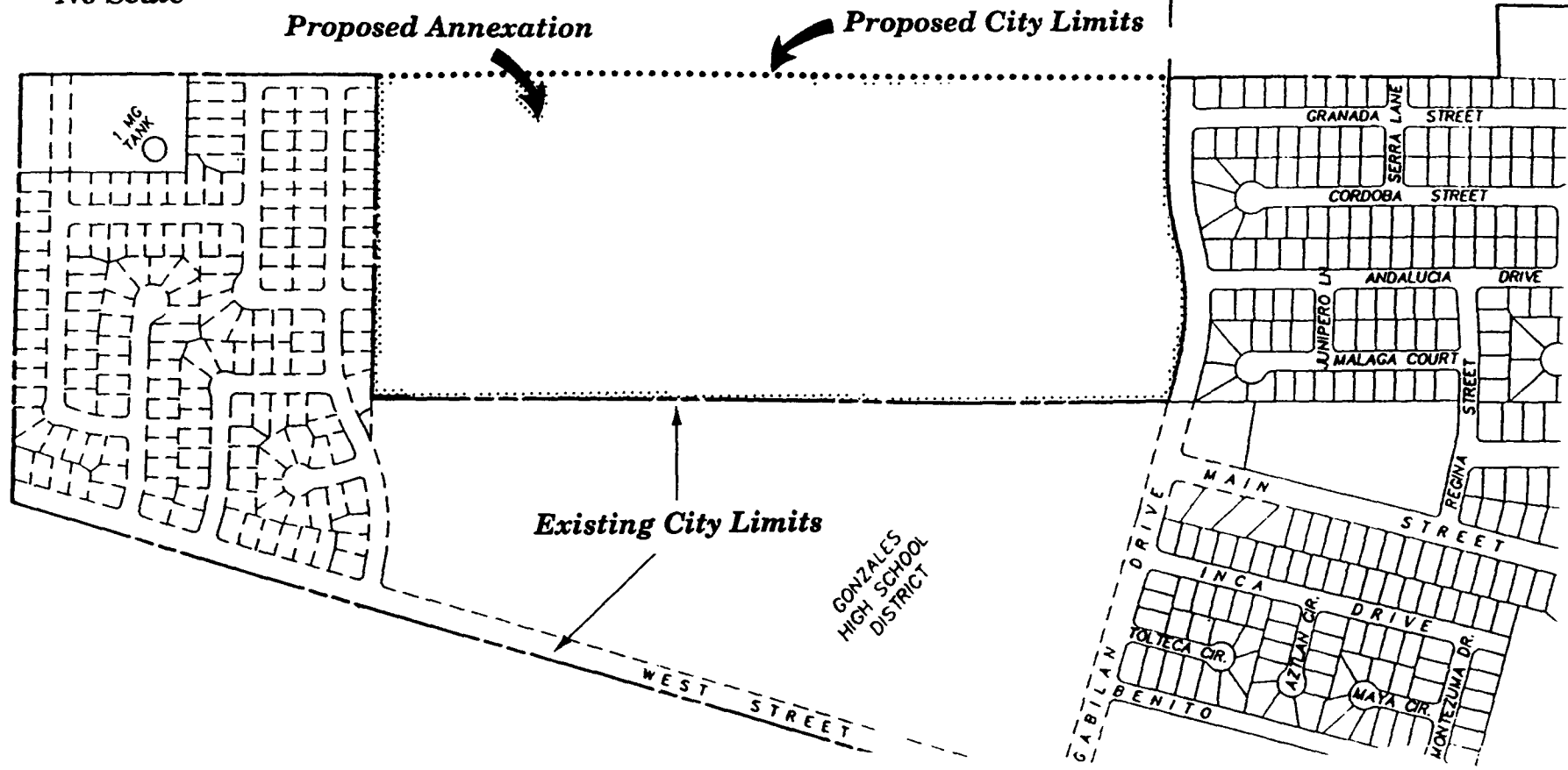
ATTEST:

[Handwritten Signature]

CITY CLERK OF THE CITY OF SOLEDAD



No Scale



Source: EMC Planning Group Inc.



A Land Use Planning and Design Firm

Andaluca Phase Four Subdivision
Annexation Boundary Map

Exhibit

A

Exhibit B

Annexation Findings

The City Council of the City of Soledad finds as follows

- 1 **Finding:** The Soledad Sphere-of-Influence Study was last amended by the Monterey County Local Agency Formation Commission in 1992 and defines the existing City of Soledad sphere-of-influence boundary
- 2 **Finding:** The entire project site is currently outside of the existing sphere-of-influence boundary. The existing sphere-of-influence boundary will have to be amended by the Monterey County Local Agency Formation Commission to include the entire project site within the sphere-of-influence urban service area in order for the proposed project to be consistent with the sphere-of-influence boundary.
- 3 **Finding:** The proposed project is located within the Urban Reserve area of the City of Soledad as designated by Monterey County in the Greater Salinas Valley Area Plan. The Urban Reserve designation is to denote areas which Monterey County believes should be annexed and developed in a phased manner as part of an incorporated city to ensure effective provision of public services. As discussed below, adequate public services are available or will be available to serve the proposed project.
- 4 **Finding:** The proposed project is located in an area designated as Low Density Residential (0-8 Units Per Acre) in the Soledad General Plan. This area is defined as lands that are suitable for residential development and such residential development will add to a stable urban boundary.
- 5 **Finding:** The project site is surrounded on three sides by property within the existing city limits and constitutes in-fill development. Single-family residential land uses are located north and south of the project site and a proposed high-school site is located west of the project site. The proposed project constitutes a logical extension of the existing urban area and, as conditioned, will be compatible with existing and future surrounding land uses.
- 6 **Finding:** The proposed project will result in the addition of a maximum of 311 residential units to the existing housing supply. The City of Soledad currently has a household occupancy rate of 4.65 persons per household, which represents a housing overcrowding problem. This is the highest household occupancy rate of all jurisdictions in Monterey County. Therefore, the proposed project will fulfill a significant unmet need for housing in the City of Soledad.

- 7 **Finding:** The proposed project will assist the City of Soledad in meeting their regional fair-share housing goals for the present planning period. The regional fair-share housing allocation established for the City of Soledad indicates that the City of Soledad needs to provide an additional 1,192 housing units during the planning period between January 1, 1989 and June 31, 1996. Taking into consideration the housing units constructed, under construction, or which could be constructed on vacant and underutilized land within the City of Soledad between January 1, 1989 and June 31, 1996 (766 housing units), there is still a need to provide an additional 426 housing units during this planning period to meet the established regional fair-share housing goals for the City of Soledad.
- 8 **Finding:** The proposed project may include a maximum of 160 dual-family residential units. The dual-family residential units will expand the number of affordable rental housing units for moderate-income renters. There is a high demand for rental housing in the City of Soledad.
- 9 **Finding:** The proposed project will assist the City of Soledad in providing additional housing in order to accomplish a better jobs-to-housing ratio in the City of Soledad. Currently, most of the city's workforce does not reside within the City of Soledad. For example, the largest employer in the City of Soledad, the Soledad Correctional Training Facility, only employs approximately eight percent of the city residents (116 of 1,450 employees). Therefore, additional housing units are needed in order to accommodate more of the city's workforce.
- 10 **Finding:** The proposed project will result in on- and off-site public service improvements that will provide adequate public services to the proposed project and future planned development in the area.

Water Service. The proposed project will generate additional water demand over existing uses of the project site. It is anticipated that the city's existing wells will be adequate to serve the proposed project. However, the proposed project may require additional water storage facilities to adequately serve the proposed project. Therefore, the proposed project will have a significant adverse environmental impact on the existing water system.

Mitigation measures have been included as conditions of approval which require the project proponent to pay water service impact fees, and provide all applicable pumping, piping, and controls for connection to the existing water system. With the implementation of these mitigation measures, adequate water service will be provided for the proposed project.

Sewer Service. The proposed project will generate additional wastewater. The existing wastewater treatment facility has adequate capacity to serve the proposed project. However, the proposed project is proposing to connect to the existing sewer lines located in the previous phase of the original subdivision. The down-stream sewer lines may not be adequate to

serve the proposed project. Therefore, the proposed project may have a significant adverse environmental impact on sewer service.

Mitigation measures have been included in the conditions of approval which require that the project proponent install a new sewer line west along Gabilan Drive to an existing sewer interceptor line near West Street which extends to the waste-water treatment facility. An alternative to the installation of a new sewer line would be to require that the project proponent provide conclusive evidence that there is sufficient sewer line capacity from the proposed project to the wastewater treatment plant by way of an alternate route through the existing developed portions of the City of Soledad. With the implementation of this mitigation measure, adequate sewer service will be provided for the proposed project.

Storm-Drainage. The proposed project will generate additional storm-drainage through the introduction of impervious surfaces. The proposed project proposes to direct the additional storm-drainage to existing storm-drainage infrastructure located in previous phases of the original subdivision. However, the down-stream storm-water drainage infrastructure may not be adequate to serve the proposed project. Additionally, there are no provisions for controlling sediments entering the storm-drainage infrastructure. As a result, the sediments carried into the storm-drainage infrastructure could reduce the capacity of the existing and proposed storm-drains. Therefore, the proposed project may have a significant impact on the existing storm-drainage infrastructure.

Mitigation measures have been included in the conditions of approval which require the installation of a new storm-drain line west along Gabilan Drive to an existing storm-drain interceptor line near West Street which extends to the wastewater treatment facility. An alternative to the installation of a new storm drainage line would be to require that improvements be made to the existing storm drainage line that currently serves phases one, two, and three to reduce the capacity problems to a level of insignificance. Another alternative would be to modify the proposed detention pond to provide adequate storm water detention so as not to impact existing downstream storm drainage facilities. Additionally, all storm-drainage detention facilities shall also provide for sediment control facilities. With the implementation of these mitigation measures, adequate storm-drainage infrastructure will be provided for the proposed project.

Fire Protection Service. The proposed project will generate additional demand for fire protection service. The existing water pressure for the project site may not meet the minimum fire-flow pressure requirements. Therefore, the proposed project may have a significant adverse environmental impact on fire protection services.

Mitigation measures have been included in the conditions of approval which require the project proponent to provide adequate residual fire-flow water pressure. Additionally, the project proponent will be required to

install a temporary booster system on top of the existing temporary booster system including a generator and backup generator to operate the system on a daily basis. Additionally, the project proponent will be required to pay public safety impact fees for fire protection capital improvement requirements to serve the proposed project. With the implementation of these mitigation measures, adequate fire protection services will be provided for the proposed project.

Police Protection Service. The proposed project will generate additional demand for police protection service. However, the proposed project will not reduce the level of service for essential police services and will not have a significant adverse environmental impact on police protection services.

Parks and Recreation. The proposed project will generate additional demand for park and recreation facilities and services. The proposed project includes four acres for a public park. With the dedication of the four acres for a public park, the proposed project will provide adequate park and recreation facilities and services.

Schools. The proposed project will generate additional students which will result in additional impacts on the two school districts that serve the project site. Based on the current overcrowded state of the school districts and the need for an elementary school site of adequate size, as well as a new elementary school, the proposed project will have a significant adverse environmental impact on both school districts.

Mitigation measures have been included in the conditions of approval which require the project proponent to pay the state-mandated school impact fees. Additionally, the project proponent has entered into an agreement with the Soledad Union School District. The Soledad Union School District has indicated that with the implementation of this agreement, the proposed project will fully mitigate the impact on the Soledad Union School District (Gene Martin, Director of Business, Soledad Union School District, April 16, 1993). However, the proposed project will still have a significant adverse environmental impact on the Gonzales Union High School District. It should be noted that a statement of overriding considerations will have to be adopted by the City of Soledad for approval of the proposed project.

- 11 **Finding:** The City of Soledad has adopted a public facilities financing plan to provide adequate public facilities and to prevent the degradation of public facilities. The project proponent will be required to pay all applicable public facilities fees in conjunction with the proposed project.
- 12 **Finding:** The Andaluca Phase Four Final Supplemental Environmental Impact Report (FSEIR) identifies potential significant adverse environmental impacts of the proposed project and mitigation measures to avoid or reduce the potential significant adverse environmental impacts to a level of insignificance.

Exhibit C

CEQA Certification and Findings

The CEQA Certification and Findings for this approval are set forth in Exhibit C of the Resolution Requesting the Monterey County Local Agency Formation Commission to Initiate Proceedings for a Sphere-of-Influence Amendment for the Andalusia Phase Four Subdivision and are incorporated herein by reference.