

RESOLUTION NO. 2460

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ORDERING THE REORGANIZATION (ANNEXATION) OF THE VISTA
SOLEDAD REORGANIZATION INVOLVING THE ANNEXATION
OF 205+/- ACRES INTO THE CITY OF SOLEDAD
AND DETACHMENT OF THE SAME FROM THE
GABILAN-SANTA LUCIA RESOURCE
CONSERVATION DISTRICT AND
MISSION-SOLEDAD RURAL
FIRE PROTECTION
DISTRICT AND RECIDING RESOLUTION 2425

WHEREAS, the Local Agency Formation Commission (LAFCO) of Monterey County adopted Resolution 95-05 on February 28, 1995 making its determinations and approving the proposed annexation to the City of Soledad of territory described in "Exhibit A" attached hereto and by reference made a part hereof; and,

WHEREAS, the City of Soledad has received certified copies of LAFCO Resolution 95-05 as provided in Section 56853 of the Government Code; and conditions were applied to the approval and hereunto attached and made a part of; and,

WHEREAS, the City of Soledad has initiated annexation proceedings pursuant to Cortese-Knox Local Government Reorganization Act, Section 56800 of the State of California Government Code, for a reorganization of the territory consisting of the annexation of approximate 205+/- acres of vacant land to the City of Soledad and detachment of the same from the Gabilan-Santa Lucia Conservation District and the Mission-Soledad Rural Fire Protection District; and

WHEREAS, the affected territory will not be taxed for existing general bond indebtedness of the City of Soledad; and,

WHEREAS, the Monterey County LAFCO has designated the City of Soledad as the conducting authority and the City Council has been directed to initiate reorganization proceedings without public notice, public hearing or election; and,

WHEREAS, the City of Soledad and Monterey County have adopted Resolutions dividing the property taxes generated from the sites; and,

WHEREAS, the City of Soledad and Monterey County have adopted Resolutions for entering into an agreement on the sharing of affordable housing units developed in the area; and,

WHEREAS, one hundred percent (100%) of the property owners consented to the annexation; and,

WHEREAS, the principal property owners have requested annexation to the City of Soledad in order to develop the Vista Soledad development; and,

WHEREAS, the City of Soledad has (on August 8, 1995) adopted:

WHEREAS, the City of Soledad will utilize the regular Monterey County tax assessment rolls for the property.

Resolution No. 2367, "Certifying as Adequate the Final Environmental Impact Report for Vista Soledad";

Resolution No. 2368, "Requesting Reorganization/Annexation of the Vista Soledad Development";

Resolution No. 2369, "Approving the Vista Soledad Community Tentative Subdivision Map";

Resolution No. 2370, "Approving a Mitigation Monitoring Program for the Annexation of Project Areas 1 and 2 of the Vista Soledad Community Subdivision";

Ordinance No. 539, "Requesting the Monterey County LAFCo to Initiate Proceedings to Approve the Proposed Vista Soledad Community Reorganization Involving the Annexation and Detachment of the Same from Gabilan-Santa Lucia Resource Conservation District and the Mission-Soledad Rural Fire Protection District.

NOW, THEREFORE, BE IT RESOLVED by the city Council of the City of Soledad that it hereby orders the territory described in "Exhibit B" reorganizing (annexing) the 205+/- acres, known as the Vista Soledad Reorganization/Annexation and directs the City Clerk of the City of Soledad to transmit a certified copy of this resolution with the applicable information required by law to the Executive Officer of the Monterey County Local Agency Formation Commission (LAFCo).

PASSED AND ADOPTED by the City Council of the City of Soledad at a Special Meeting duly held on the 4th day of October, 1995, by the following vote:

AYES, and in favor thereof, Councilmembers: John Holguin, Fred Ledesma, Richard Ortiz, Mayor Pro Tem Fabian Barrera, Mayor Ben Jimenez, Jr.

NAYES, Councilmembers: None

ABSENT, Councilmembers: None

Ben Jimenez Jr.
MAYOR OF THE CITY OF SOLEDAD

ATTEST:

Bue
CITY CLERK OF THE CITY OF SOLEDAD

RESOLUTION NO. 95-5
RESOLUTION OF THE MONTEREY COUNTY LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE PROPOSED "VISTA
SOLEDAD REORGANIZATION." INVOLVING ANNEXATION OF 205± ACRES TO THE
CITY OF SOLEDAD AND DETACHMENTS FROM THE GABILAN-SANTA LUCIA
RESOURCE CONSERVATION DISTRICT AND THE MISSION SOLEDAD RURAL FIRE
PROTECTION DISTRICT

RESOLVED, by the Local Agency Formation Commission of the County of Monterey, State of California, that

WHEREAS, a resolution for the proposed "Vista Soledad Reorganization" involving annexation of 205± acres to the City of Soledad and detachments from the Gabilan-Santa Lucia Resource Conservation District and the Mission Soledad Rural Fire Protection District, in the County of Monterey, were heretofore filed and accepted for filing by the Executive Office of this Local Agency Formation Commission, pursuant to Title 6, Division 1, commencing with Section 56000, et seq. of the Government Code; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56828, set February 28, 1995 as the hearing date on this proposal and gave the required notice of hearing; and

WHEREAS, the public hearing by this Commission was held upon the date and at the time and place specified in said notice of hearing and in any order or orders continuing such hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56833, has reviewed this proposal and prepared a report, including recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, it has been determined to the satisfaction of this Commission that the owners of land included in the proposal consent to this reorganization; and

WHEREAS, this Commission, on February 28, 1995, heard from interested parties, considered the proposal and the report of the Executive Officer and considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56841; and

WHEREAS, the Commission has read and considered the final Environmental Impact Report (EIR) for the proposed "Vista Soledad Community" certified by the City of Soledad on August 8, 1994; Addendum No. 1 to the EIR approved by the City on October 10, 1994; Addendum No. 2 to the EIR approved by the City on January 9, 1995; and the Mitigation Monitoring Plan approved by the City on August 8, 1994 in consideration of the "Vista Soledad Reorganization".

NOW, THEREFORE, the Local Agency Formation Commission of the County of Monterey does HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The Commission considered the impacts presented in the EIR and Addenda and found that all the significant impacts due to project implementation could be reduced to less than significant levels with the implementation of mitigation measures proposed, with the exception of the potential cumulative loss of agricultural land, the overdraft of the Salinas Valley groundwater basin, and overcrowding of schools.

Section 2. The Commission finds that the aforementioned environmental impacts are significant impacts that cannot be reduced to a less than significant level with mitigation and are, therefore, subject to a Statement of Overriding Considerations. The Commission adopts the following findings to support the Statement of Overriding Considerations:

- a. It is the intent of State Housing Law that local governments must provide opportunity for the construction of housing suitable to satisfy all segments of the community. The City's Sphere of Influence supports urbanization and related housing development within the City of Soledad and, therefore, demonstrates intent to cooperate with the City's growth and expansion objectives.

Evidence: California Government Code Section 65581(d)
City of Soledad Sphere of Influence adopted
February 22, 1994.

- b. The implementation of the project contemplated under the final EIR will result in the addition of up to 730 residential units to the City's housing stock. The implementation of the project will fulfill important City of Soledad goals and policies by providing additional housing opportunities within City limits.

Evidence: Housing Element of the City of Soledad General Plan;
Vista Soledad Community Environmental Impact Report
certified by the City of Soledad August 8, 1994.

- c. Development of the proposal area will help to implement the City of Soledad's growth strategy to improve the economic health of the City. The proposal will provide additional residential opportunities consistent with the City's Sphere of Influence to accommodate the projected housing demand generated by the Soledad Correctional Training Facility and the Dole agricultural processing plant.

Evidence: The Final Environmental Impact Report for the General
Plan Update certified by the City of Soledad on
July 26, 1993.

Section 3. LAFCO considered a number of alternatives to the proposed project identified and evaluated in the Environmental Impact Report for the "Vista Soledad Reorganization", including "No Project", "Reduced Density" and "Change in Land Use" alternatives. The "No Project" alternative may be

environmentally superior, but was rejected based on the following information:

- a. The adopted Sphere of Influence for the City of Soledad and the "Urban Reserve" designation of the Central Salinas Valley Area Plan indicate that the area is appropriate for urbanization.

Evidence: The City of Soledad Sphere of Influence as amended by LAFCO on February 22, 1994.

- b. The "No Project" alternative would reduce affordable housing opportunities for existing and future residents of Soledad.

Evidence: The Vista Soledad Community Environmental Impact Report certified by the City on August 8, 1994.

Section 4. Said proposal is approved subject to the terms and conditions hereinafter specified.

Section 5. The boundaries of the territory proposed to be reorganized are hereby approved as described in Exhibit "A", "B" and "C" attached hereto and made a part hereof. Said territory is said to be uninhabited, and is assigned the following distinctive short form designation: "Vista Soledad Reorganization"

Section 6. Any resolution ordering such reorganization shall provide that such reorganization shall be made subject to the following specified terms and conditions:

- a. That a certificate of completion be filed on that portion of the reorganized territory known as Stage 2, shown on Exhibit "B", just prior to the time of filing of a final subdivision map on Stage 2 by the City of Soledad; and
- b. That a certificate of completion be filed on that portion of the reorganized territory known as Stage 3, shown on Exhibit "C", just prior to the time of filing of a final subdivision map on Stage 3 by the City of Soledad.

Section 7. The City of Soledad is designated as the conducting authority, and the legislative body is hereby directed to initiate reorganization proceedings without notice, hearing, and without election.

Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Section 56853 of the Government Code.

SEP-29-1995 14:55 FROM

UPON MOTION OF Commissioner Perkins, seconded by Commission Karas, the foregoing resolution is adopted this 28th day of February, 1995, by the following vote:

AYES: Commissioners Jordan, Karas, Perkins, Styles, Ingram
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST: I certify that the within instrument is a true and complete copy of the original resolution of said Commission of file within this office.

Witness my hand this 1st day of March, 1995.

ERNEST K. MORISHITA
Monterey County Administrative Officer
and Ex-Officio LAFCO Executive Officer



By: Catherine S. West
Catherine S. West, Acting Deputy

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EXHIBIT A

**PROPOSED
"VISTA SOLEDAD
REORGANIZATION"
FEBRUARY 28, 1995**

**PROPOSED
REORGANIZATION
AREA**

-  CITY LIMIT BOUNDARY
-  SPHERE OF INFLUENCE ADOPTED JUNE 22, 1982

CITIES

SOLEDAD



0' 4000'
SCALE IN FEET



EXHIBIT A

**LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA**

Job No. 494101.13
August 21, 1995
REVISED September 12, 1995
Page 1 of 7

ANNEXATION AREA NO. 1

BEGINNING at the most northwesterly corner of the Meat Plant/Water Tank Annexation for the City of Soledad recorded in Reel 1679 at Page 273, said Point of Beginning being on the most westerly line of West Street;

Thence from said Point of Beginning, westerly along the northerly line of The Pinnacles Subdivision North 89° 53' 05" West, 856.51 feet;

Thence leaving said northerly line South 00° 06' 30" West, 188.92 feet;

Thence South 34° 48' 25" East, 90.00 feet;

Thence South 55° 11' 35" West, 173.36 feet;

Thence South 34° 48' 25" East, 60.00 feet;

Thence South 17° 18' 34" East, 122.95 feet;

Thence South 00° 37' 43" East, 84.38 feet;

Thence South 12° 45' 24" East, 120.00 feet;

Thence South 19° 19' 49" East, 60.43 feet;

Thence South 12° 08' 14" East, 110.35 feet;

Thence South 81° 58' 07" West, 4.57 feet;

Thence South 72° 46' 17" West, 84.99 feet;

**LAFCO
APPROVED**

LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA

Job No. 494101.13
August 21, 1995
REVISED September 12, 1995
Page 2 of 7

ANNEXATION AREA NO. 1 (cont'd.)

Thence South 65° 15' 57" West, 59.99 feet;

Thence South 63° 46' 33" West, 140.00 feet;

Thence South 63° 23' 56" West, 143.53 feet;

Thence South 59° 14' 11" West, 121.32 feet;

Thence South 20° 17' 52" East, 73.45 feet;

Thence South 17° 03' 59" East, 64.17 feet;

Thence South 13° 50' 07" East, 64.17 feet;

Thence South 10° 36' 14" East, 64.17 feet;

Thence South 07° 22' 22" East, 64.17 feet;

Thence South 04° 08' 29" East, 64.17 feet;

Thence South 00° 54' 36" East, 64.17 feet;

Thence South 02° 19' 16" West, 64.17 feet;

Thence South 05° 33' 09" West, 64.17 feet;

Thence South 08° 47' 01" West, 64.17 feet;

Thence South 12° 17' 40" West, 75.26 feet;

Thence South 15° 42' 00" West, 60.00 feet;

**LAFCO
APPROVED**

LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA

Job No. 494101.13
August 21, 1995
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ANNEXATION AREA NO. 1 (cont'd.)

Thence South 74° 18' 00" East, a total of 38.32 feet;

Thence South 15° 42' 00" West, 115.17 feet;

Thence South 67° 15' 44" East, 164.29 feet;

Thence South 58° 18' 55" East, 312.04 feet;

Thence South 60° 00' 56" East, 61.91 feet;

Thence South 74° 17' 00" East, 60.00 feet;

Thence South 88° 29' 36" East, 85.55 feet to the westerly line of West Street as said line is shown in the High School Annexation recorded February 19, 1969;

Thence along the westerly line of said West Street and the westerly line of the High School Annexation and the Meat Plant/Water Tank Annexation, North 15 °47' 30" East, 2390.55 feet to the True Point of Beginning;

Total area for Annexation Area No. 1 is 38.23 acres, more or less.

**EAFCO
APPROVED**

LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA

Job No. 494101.13
August 21, 1995
REVISED September 12, 1995
Page 4 of 7

ANNEXATION AREA NO. 2

COMMENCING at the most northwesterly corner of the Meat Plant/Water Tank Annexation for the City of Soledad recorded in Reel 1679 at Page 273, said Point of Commencement being on the most westerly line of West Street; Thence from said Point of Commencement southerly along the west line of West Street as said street is defined in Meat Plant/Water Tank Annexation and the High School Annexation, South 15° 47' 30" West 3159.27 feet to the TRUE POINT OF BEGINNING of the Description for Annexation Area No. 2.

Thence leaving said westerly line of West Street, North 73° 47' 05" West, 229.88 feet;

Thence North 77° 09' 20" West, 57.05 feet;

Thence North 82° 54' 48" West, 57.47 feet;

Thence North 83° 04' 55" West, 68.95 feet;

Thence North 74° 11' 03" West, 72.25 feet;

Thence North 65° 02' 49" West, 71.13 feet;

Thence North 56° 01' 49" West, 70.36 feet;

Thence North 47° 05' 41" West, 69.85 feet;

Thence North 38° 11' 04" West, 69.97 feet;

Thence North 29° 10' 52" West, 71.31 feet;

Thence North 21° 27' 51" West, 64.07 feet;

Thence North 26° 21' 51" West, 53.65 feet;

Thence North 34° 41' 48" West, 53.87 feet;

**LAFCO
APPROVED**

LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA

Job No. 494101.13
August 21, 1995
REVISED September 12, 1995
Page 5 of 7

ANNEXATION AREA NO. 2 (cont'd.)

Thence North 42° 58' 29" West, 52.95 feet;

Thence North 58° 04' 09" West, 75.35; to a point on a curve to the right which has a radial bearing of South 56° 16' 56" East; Thence along said curve with a radius of 962.00 feet, through a central angle of 3° 35' 55" for an arc distance of 60.42 feet;

Thence North 54° 28' 14" West, 176.00 feet;

Thence North 68° 02' 18" West, 93.77 feet;

Thence North 55° 43' 25" West, 150.22 feet;

Thence South 56° 42' 09" West, 59.50 feet;

Thence South 34° 16' 35" West, 61.42 feet;

Thence South 50° 52' 35" West, 86.38 feet;

Thence South 85° 54' 43" West, 101.45 feet;

Thence North 55° 43' 25" West, 153.10 feet;

Thence North 78° 58' 10" West, 27.46 feet;

Thence South 89° 50' 20" West, 140.94 feet;

Thence North 42° 38' 29" West, 93.15 feet;

Thence South 89° 50' 20" West, 45.00 feet to a point on the westerly boundary of the Pinnacles Subdivision;

**EAFCO
APPROVED**

LEGAL DESCRIPTION FOR
VISTA SOLEDAD - STAGE I ANNEXATION
SOLEDAD, CALIFORNIA

Job No. 494101.13
August 21, 1995
REVISED September 12, 1995
Page 6 of 7

ANNEXATION AREA NO. 2 (cont'd.)

Thence along said westerly boundary South 00° 09' 40" East, 1017.22 feet;

Thence North 44° 50' 20" East, 14.14 feet;

Thence North 89° 50' 20" East, 694.67 feet;

Thence South 00° 09' 40" East, 270.00 feet;

Thence North 89° 50' 20" East, 100.00 feet;

Thence South 81° 41' 40" East, 287.65 feet;

Thence North 06° 13' 13" East, 35.48 feet;

Thence South 80° 08' 02" East, 109.28 feet;

Thence South 09° 52' 07" West, 50.00 feet;

Thence South 13° 02' 47" West, 51.34 feet;

Thence South 13° 11' 28" West, 50.05 feet;

Thence South 18° 16' 27" West, 136.10 feet;

Thence South 34° 47' 03" West, 72.97 feet;

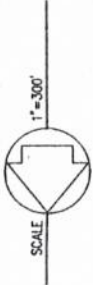
Thence South 52° 20' 05" West, 50.03 feet;

Thence South 73° 23' 24" West, 54.31 feet;

Thence South 62° 57' 47" West, 115.77 feet;

Thence South 50° 24' 00" West, 60.00 feet;

**LAFCO
APPROVED**



THIS IS TO CERTIFY THAT THIS MAP SHOWS THE BOUNDARIES OF
 THE VISTA SOLEDAD ANNEXATION ANNEXED TO THE CITY OF SOLEDAD
 BY RESOLUTION NO. 2462 N.C.S. ADOPTED BY THE COUNCIL
 OF THE CITY OF SOLEDAD ON THE 30.77 DAY OF APRIL, 1995.
Salvador B. Calvo
 CLERK OF THE CITY OF SOLEDAD

I HEREBY CERTIFY THAT THIS ANNEXATION WAS COMPLETED
 ON THE _____ DAY OF _____, 1995.

EXECUTIVE OFFICER: MONTEREY COUNTY LOCAL
 AGENCY FORMATION COMMISSION.

COUNTY RECORDER'S STATEMENT
 FILED FOR RECORD THIS _____ DAY OF _____, 1995
 AT _____ IN VOLUME _____ OF _____
 CITIES AND TOWNS AT PAGE _____ AT THE REQUEST OF THE
 CITY OF SOLEDAD.

ERNEST A. MAGGNI COUNTY RECORDER BY: _____ DEPUTY

SERIAL NO. _____ FEE \$ _____

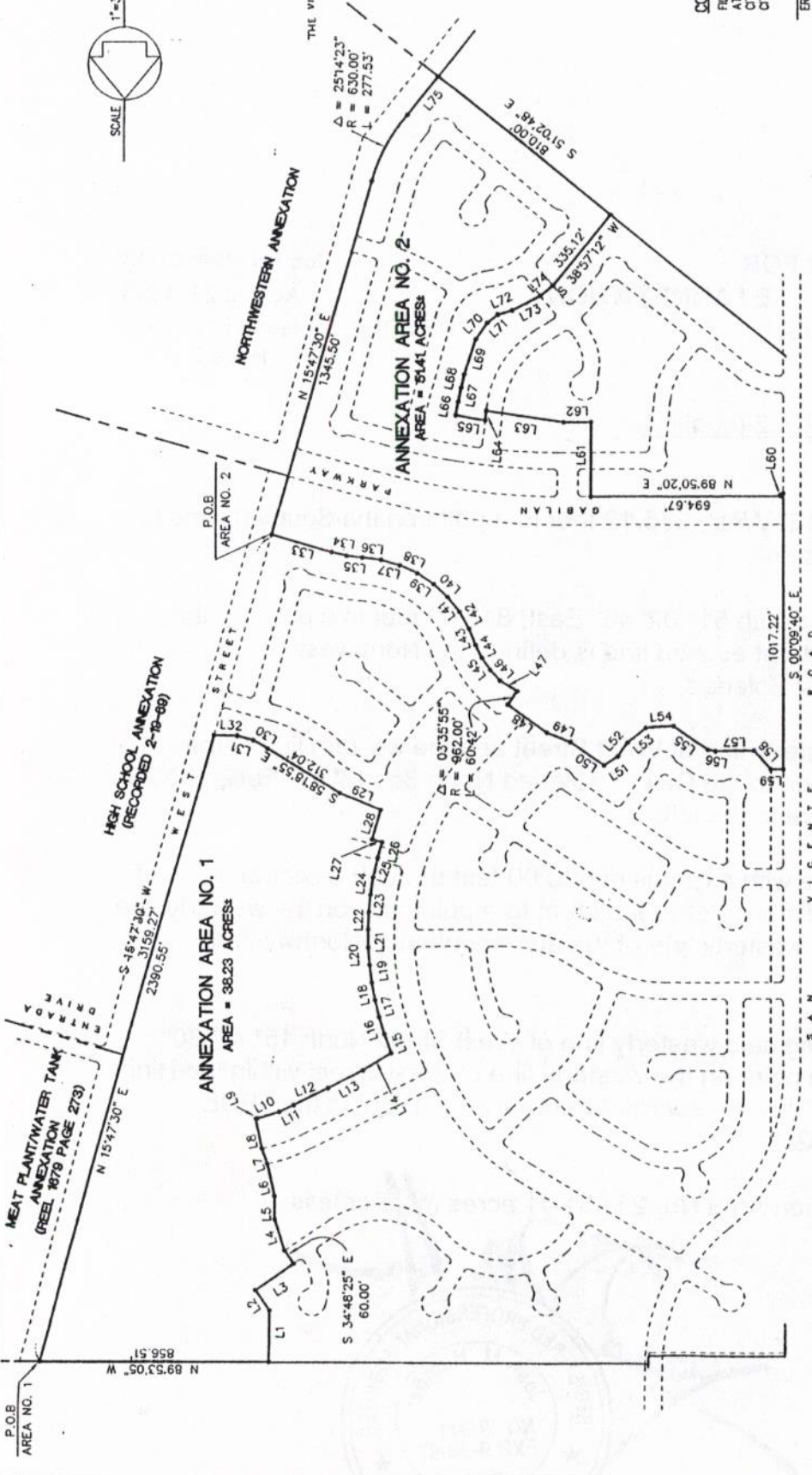
DATE: 10/15/95
 TRUE METERS AND DIMENSIONS, DEFINITE AND CERTAIN.

LAFCO APPROVED

MAP OF
VISTA SOLEDAD - STAGE 1 ANNEXATION
 ANNEXED TO THE CITY OF SOLEDAD
 1995

SHEET 1 OF 1 SCALE: T=300'

SANDIS HUMBER JONES
 CIVIL ENGINEERS SURVEYORS PLANNERS



ANNEXATION AREA NO. 2 (CONT'D)

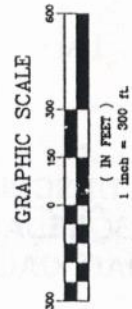
LINE	DIRECTION	DISTANCE
L65	S 80°08'02" E	109.28'
L66	S 07°52'07" W	50.00'
L67	S 13°11'38" W	50.00'
L68	S 18°18'27" W	136.10'
L69	S 34°47'03" W	72.97'
L70	S 52°20'05" W	50.03'
L71	S 72°23'24" W	54.31'
L72	S 67°57'47" W	115.77'
L73	S 57°14'00" W	80.00'
L74	N 35°17'31" E	185.20'

ANNEXATION AREA NO. 2

LINE	DIRECTION	DISTANCE
L31	N 75°27'05" W	279.88'
L32	N 69°48'48" W	57.45'
L33	N 83°04'25" W	66.25'
L34	N 74°11'03" W	72.25'
L35	N 65°02'49" W	71.13'
L36	N 50°01'49" W	70.35'
L37	N 47°05'41" W	89.85'
L38	N 38°11'04" W	89.97'
L39	N 21°27'51" W	44.00'
L40	N 26°21'51" W	53.65'
L41	N 34°41'48" W	53.67'
L42	N 47°58'29" W	52.95'
L43	N 58°04'09" W	75.35'
L44	N 54°28'14" W	176.05'
L45	N 65°02'15" W	93.27'
L46	S 59°42'05" W	59.56'
L47	S 34°18'35" W	81.42'
L48	S 50°52'35" W	86.38'
L49	S 65°54'43" W	101.45'
L50	N 55°43'25" W	153.10'
L51	N 78°58'10" W	27.48'
L52	N 82°33'32" W	33.15'
L53	S 88°58'30" W	45.00'
L54	N 44°50'30" E	14.14'
L55	S 00°09'40" E	270.00'
L56	N 89°50'30" E	100.00'
L57	S 81°41'40" E	297.65'
L58	N 08°15'13" E	5.48'

ANNEXATION AREA NO. 1

LINE	DIRECTION	DISTANCE
L1	S 34°48'25" E	60.00'
L2	S 17°45'24" E	120.00'
L3	S 19°19'49" E	60.43'
L4	S 17°08'14" E	110.35'
L5	S 21°48'07" W	4.25'
L6	S 65°15'57" W	59.66'
L7	S 63°48'33" W	140.00'
L8	S 63°23'56" W	143.53'
L9	S 59°14'11" W	121.32'
L10	S 20°17'52" E	75.45'
L11	S 17°02'29" E	64.17'
L12	S 10°38'14" E	64.17'
L13	S 07°22'22" E	64.17'
L14	S 04°08'29" E	64.17'
L15	S 00°54'36" E	64.17'
L16	S 07°19'16" W	64.17'
L17	S 05°33'09" W	64.17'
L18	S 13°11'40" W	64.17'
L19	S 15°42'00" W	62.00'
L20	S 15°42'00" W	62.00'
L21	S 71°18'00" E	38.37'
L22	S 15°42'00" W	115.17'
L23	S 67°15'44" E	164.25'
L24	S 60°00'39" E	61.81'
L25	S 81°41'40" E	60.00'
L26	S 88°29'39" E	85.25'



NOTE
 1. ALL DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED
 IN FEET AND DECIMALS THEREOF.

LEGEND
 --- EXISTING CORPORATE LIMITS LINE
 - - - ANNEXATION BOUNDARY