

RESOLUTION NO. 2487**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
REQUESTING MONTEREY COUNTY MODIFY ITS SPECIAL
HANDLING GUIDELINES AND OPPOSING SPECIAL
HANDLING DESIGNATION OF THE
MIRAVALE PROJECT**

WHEREAS, the Monterey County Board of Supervisors have established "Special Handling" procedures for projects meeting special criteria; and

WHEREAS, these guidelines specify possible waiver of fees, reduction in technical data along with accelerated review time; and

WHEREAS, the guidelines do not provide for adequate information to be submitted prior to the designation, along with no procedures for appeal of the designation to an elected or appointed body; and

WHEREAS, the guidelines do not provide an evaluation of the costs of fees or assurances of housing costs before the designation is given; and

WHEREAS, the guidelines make no distinction as to the size of a project proposed and its need for revisions to County Codes, General Plan Elements or other policies of the County or the Local Agency Formation Commission (LAFCo), and

WHEREAS, the County has received an application for "Special Handling" from Mr. Nader Agha for the development of approximately 3,500 residential units, and associated Commercial, Schools, Sewer Treatment, Water Wells, Police, Fire, Library, Community Center, Hillside Development and Infrastructure; and

WHEREAS, the scale of the proposed Miravale project was not foreseen in the establishment of the guidelines; and

WHEREAS, the application while providing the required information under the current guidelines, lacks adequate information needed to provide assurances that the project will meet the County's established guidelines for housing; and

WHEREAS, the application does not provide information on the potential financial impacts on the County and City of Soledad for processing the application along with on-going services required and project mitigations cannot be determined.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Soledad is requesting that Monterey County revise its Special Handling guidelines.

BE FURTHER RESOLVED, that the City Council of the City of Soledad opposes Special Handling designation of the Miravale project.

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PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 7th day of February, 1996 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:

Bhe
CITY CLERK OF THE CITY OF SOLEDAD