



Planning for Success.

July 14, 2022

Kate McKenna, AICP
Executive Director
Local Agency Formation Commission of Monterey County (LAFCO)
132 W. Gabilan Street, #102
Salinas, CA 93901

Re: City of Soledad Sphere of Influence and Reorganization Application Package - Miramonte

Dear Kate:

Please find enclosed, materials for the above-referenced application provided on behalf of the City of Soledad. The enclosed materials provide the information requested by LAFCO staff to enable a determination that the City's application referenced above is complete. Additional information requested by LAFCO is also included to facilitate timely staff review of the merits of the application request. A tremendous amount of thought and planning has gone into the application request and the materials presented therein.

Per LAFCO staff direction (March 31, 2020; September 1, 2021) the following items are included in this package:

Application Completeness:

1. Agricultural mitigation and agricultural buffer proposal. The city has identified a specific agricultural mitigation plan and details of proposed agricultural buffers as part of this application. The Miramonte Agricultural Mitigation Plan is included as Application Exhibit G;
2. Property Tax Transfer Agreement. The executed Tax Transfer Agreement is included in Application Appendix F.
3. Annexation Map and Geographic Description. A revised annexation map and geographic description conforming to State Board of Equalization requirements is included in Application Appendix D.

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4. Plan for Services. The Plan for Services is included in Application Exhibit D, with supplemental information provided in Application Section 5 figures, appendices and exhibits. The updated discussion includes, but is not limited to, the following information:
 - 1) An enumeration and description of the services currently provided or to be extended to the affected territory;
 - 2) The level and range of those services;
 - 3) An indication of when those services can feasibly be extended to the affected territory, if new services are proposed;
 - 4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
 - 5) Information with respect to how those services will be financed.

A signed indemnification agreement form is included in Application Appendix M.

Other matters not affecting application completeness, but relevant to LAFCO staff's evaluation of the proposal:

- a. Phasing. The City's proposed approach to annexation is discussed throughout the document where relevant. The development phasing plan is presented in Section 5.3;
- b. Financial Feasibility. An updated fiscal analysis is presented in Application Appendix H; Public facility financing is summarized in Application Appendix I;
- c. Groundwater. A technical memorandum discussion compatibility with the Salinas Valley Groundwater Basin Sustainability Agency policies is included in Application Appendix L;
- d. Jobs and Housing Policy. The discussion of Efficient urban development patterns in Application Section 7.0 is updated with additional information from the City of Soledad 2019 Housing Element; and a guidance document for required GHG emissions reductions plans is included in Application Appendix K;

- e. Open Space. The application request includes the provision of approximately 140 acres of hillside open space under the control of the city; and
- f. SUSDC Concerns. The outcomes of city/SUSDC communications are discussed in Application Sections 3, 5, and 11; city/SUSDC communications are provided in Application Appendix G.

Substantive and Organizational Changes:

In addition to the information identified above, LAFCO staff requested that the application format be revised and that a statement summarizing substantive and organizational changes be included in this submittal. The following changes have been made:

1. References to Miramonte Specific Plan are removed or modified where needed throughout the application materials;
2. Additional detail is added in each discussion;
3. Figures, appendices, and exhibits are updated and re-ordered and new appendices and exhibits have been added (see table below). Unless otherwise noted within relevant sections, figures are found at the end of each section of the application text where they are first referenced. Appendices are at the end of the Application. Exhibits contain large data files and are included in a separate electronic file and on CD inside the rear cover of the hard copy;
4. The order of information presented is slightly altered. Phasing is discussed in Section 5.3 (previously in Section 6). Open Space and Agriculture are discussed in Section 6 (previously Section 7). Efficient Urban Development Patterns/Housing and jobs are discussed in Section 7 (previously Section 10). All other sections have been renumbered accordingly; and
5. Consistency discussions required in the City-Specific Application Attachments are incorporated into the main body of the application in Sections 5, 6, and 7.

Changes to Appendices and Exhibits

A summary of additional or organizational changes to appendices and exhibits is provided in the following table.

Changes to Appendices and Exhibits

Appendices		
	Current Submittal	Previous (Second) Submittal
A	City Council Resolution of Application	Appendix B, Exhibit A
B	Application Checklists	Appendix A, Attachment A
C	Pre-application Information and Consult (NEW)	n/a
D	Base Map and Legal Description	Appendix B, Exhibit B
E	Ordinance 718, Prezone	Appendix B, Exhibit D
F	Tax Sharing Agreement (NEW)	Appendix B, Exhibit L (placeholder)
G	SUSD Communications (NEW)	Appendix B, Exhibit F
H	Updated Fiscal Analysis and City Peer Review (2022)	Appendix B, Exhibit I for Fiscal Analysis (2018 version)
I	Anticipated Infrastructure Phasing, Public Facility Financing and Responsibilities (NEW)	n/a
J	Circulation: On-site Connectivity Exhibits (NEW)	n/a
K	GHG Emissions Reduction Guidance Memorandum	Appendix B, Exhibit M
L	SVGBSA Compatibility Memorandum (NEW)	Replaces Appendix B Exhibit F
M	Indemnification Agreement (NEW)	n/a
Exhibits		
	Current Submittal	Previous (Second) Submittal
A	Miramonte Specific Plan	Appendix B, Exhibit C
B	EIR Addendum, CEQA Findings, Statement of Overriding Consideration, City Resolution	Appendix B, Exhibit G for CEQA Findings
C	Conditions of Approval and Mitigation Monitoring and Reporting Program	Appendix B, Exhibit B for COA Appendix B, Exhibit H for MMRP
D	General Plan and MOA Consistency (NEW)	n/a
E	Plan for Services – Miramonte Specific Plan	Appendix B, Exhibit J
F	City Infrastructure Diagrams (Updates)	Appendix B, Exhibit J
G	Agricultural Mitigation Plan (NEW)	Appendix B, Exhibit K

On behalf of our client, the City of Soledad, we respectfully request that the application be deemed complete so that evaluation of the request can move forward and be placed on the earliest possible agenda for LAFCO consideration.

If you have any questions regarding the information in this letter and third application submittal, please contact Bryan T. Swanson, Community and Economic Development Director at (831) 223-5179, BSwanson@cityofsoledad.com or myself at (831) 649-1799 ext 210, rideout@emcplanning.com.

Thank you in advance for your prompt attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sally Rideout", is written over a horizontal line.

Sally Rideout EMPA
Principal Planner
City of Soledad Contract Planner

Cc: Brent Slama, City of Soledad City Manager, Michael Groves, Laith Agha,
Arminta Jensen, Darren McBain, Jonathan Brinkman