

General Plan and 2016 MOA Consistency



City of Soledad Sphere Amendment and Reorganization - Miramonte

The City of Soledad has submitted an application and supporting documentation requesting a Sphere of Influence amendment and Reorganization for the approximate 650-acre Miramonte project area (SOI/Reorganization). The City's request calls for annexation of the entire SOI/Reorganization area for the reasons described more fully in the application request and package. The City of Soledad understands that the 2016 Memorandum of Agreement (MOA) between the County of Monterey and City of Soledad is an "effective and beneficial means of reaching basic agreement regarding future planning, growth and development issues around the City of Soledad". Once annexed the City will utilize its jurisdictional permitting authority through enforcement of adopted mitigation measures and required conditions of approval for phased development within the SOI/Reorganization area to implement the mutually agreed upon terms of the MOA. A consistency analysis of the City of Soledad's request with the terms of the MOA is presented in the following matrix. As the following analysis demonstrates, the City's SOI/Reorganization request is consistent with the terms and intent of the MOA. Therefore, LAFCO approval of the SOI/Reorganization request would not conflict with or jeopardize successful achievement of the mutually agreed upon goals of the MOA.

Consistency with 2016 MOA

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
1.1	City adopts 2005 Soledad GP establishing long range development plan for the City, within which the City is able to provide public facilities and the delivery of services, provided clarity for property owners about the direction of future development and direct development away from the best agricultural land.		Consistent. The proposed SOI/Reorganization area") falls within the area that the MOA identifies for future growth and is within the City's Urban Growth Boundary. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
1.2		County recognizes the City's long-range plan serves the mutual goal of conserving agricultural lands by limiting urban development and its impacts on agricultural operations to a defined area and provides certainty for farmers and ranchers outside of	Consistent. The proposed SOI/Reorganization area is within the defined area identified for future growth. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

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		the growth area that they can invest and continue farming on a secure basis, without pressure to convert lands to future development.	
1.3		<p>County desires to implement its policies regarding City-Centered Growth (General Plan Policies LU-2.14 through LU-2.19) as discussed in the adopted 2010 County General Plan, and reinforced by City General Plan Policies L-1 through L-9.</p> <p>County recognizes that a commitment to City-Centered Growth principles implies long-term reliance on the City to accommodate housing and other urban needs, and relies on the City to be able to designate adequate land for its needs while developing in a logical, compact and orderly manner.</p>	<p>Consistent. The City's SOI/Reorganization request is consistent with the County policies and does not conflict or jeopardize implementation of the County general plan policies regarding its own City-Centered Growth (Monterey County General Plan Policies LU-2.14 through LU-2.19). The SOI/Reorganization area is located north and contiguous with the existing city limits within the Urban Growth Boundary identified in the MOA. Future development of this area consistent with the Miramonte Specific Plan policies will direct the majority of the City's urban growth including higher density development within the amended SOI.</p> <p>Sufficient land is designated within the proposed SOI/Reorganization area such that new housing is located in proximity to existing and new commercial uses and other areas currently zoned for commercial and industrial uses within the city limit. The proposed SOI/Reorganization directs City growth away from the highest quality farmlands south of the City and U.S. Highway 101. Future development within the SOI/Reorganization area is require to provide buffers and other notice to reduce conflicts between urban and agricultural uses.</p> <p>The City provides its own water and sewer service. The proposed SOI/Reorganization includes roadways currently within the jurisdiction of the County that will be maintained by the City once annexed. A tax share agreement has been adopted by the County and City, which will be finalized once the SOI/Reorganization area is annexed. The SOI/Reorganization request includes detachment from County resource conservation district, recreation and fire protection districts. These services will now be provided by the City. No impacts to County infrastructure would occur that require mitigation. There are no other changes to the County general plan or zoning that would occur outside the MOA Urban Growth Boundary. See also response to MOA Section 2.1d.</p>

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			Approval of the SOI/Reorganization would not conflict with this term of the agreement.
2.1a	Limit future long-term development within the Urban Growth Boundary.		Consistent. The proposed SOI/Reorganization area is within the Urban Growth Boundary. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
2.1b	To manage development of land within the UGB utilizing the best available “sustainable” practices. The intent of the City is supported by the City’s General Plan Policy L-2, which partially reads as follows: ‘Further annexations to the City may occur when a) a substantial portion of the development capacity within the existing city limits has been developed, b) a substantial public benefit can be realized through the annexation, such as the provision of public open space, additional parkland, or the protection of scenic vistas, or natural resources...’		Consistent. The proposed SOI/Reorganization area is within the General Plan Area and Urban Growth Boundary. Annexation of the entire SOI/Reorganization area is necessary to preserve scenic vistas - areas above the 400-foot elevation contour as public open space, increase the City’s supply of public parks and recreational opportunities; implement the City’s general plan policies for the provision of housing, including state mandated increases in affordable housing units, and to generate revenue to construct circulation and other infrastructure improvements identified in the general plan. Available development opportunities to increase the City’s supply of housing stock within the current city limit are limited and insufficient to meet these general plan goals. Refer also to the discussion of MOA Section 1.3, presented previously. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
2.1c	To encourage proposals for infill development on vacant or underutilized sites within the existing City limits [north] of Highway 101 whenever possible, to avoid urban sprawl and postpone the conversion of agricultural land to urban uses.		Consistent. Available opportunities for development within the existing city limit and Sphere are limited, The City will likely be built out within one- to three years due to existing projects that are approved but not yet constructed. Development within the proposed SOI/Reorganization area consistent with the Miramonte specific plan would adjoin the existing city limit and sphere thus avoiding urban sprawl, and north of U.S. Highway to preserve the best agricultural lands. Opportunities for agricultural use of undeveloped portions of the SOI/Reorganization area would remain as development proceeds. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

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2.1d	To require Specific Plans to include residential densities that ensure a compact urban form that helps protect agricultural land from premature conversion.		<p>Consistent. The specific plan includes several densities and types of residential units, including more than 40 percent medium and high-density units (up to about 23 units per acre), which will provide for a compact land use development pattern and accommodate a 20-25 year growth pattern within the amended SOI, once annexed. This is consistent with Cortese Knox Hertzberg Definitions for spheres of influence and common practice of applying an ultimate sphere over areas expected to develop within 20 years. Development within the SOI/Reorganization area consistent with the land use intensity of the Miramonte Specific Plan consolidates growth into a smaller geographic area, effectively preserving agricultural land south of U.S. Highway 101, and avoiding premature conversion of agricultural land in other areas of the city's 2005 general plan plan area and MOA Urban Growth Boundary.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.1e	To establish a permanent agricultural edge for the purpose of maintaining a clearly defined northwest and southeast boundary between the urbanized incorporated areas of City and the agricultural areas within the unincorporated County as shown on Exhibit "A" of the MOA and identified as "Permanent Agricultural Edge."		<p>Consistent. The Permanent Agricultural Edge identified in the MOA is not located within or adjacent to the plan area. A Permanent Agricultural Edge, as defined in the MOA, is not required in the SOI/Reorganization area. Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.1f	To utilize agricultural buffers within the UGB to address the compatibility between the development of urban land uses and existing or planned agricultural areas to minimize conflicts with adjacent agricultural uses. The County requires an agricultural buffer as typically 200 feet in width and includes other vegetation, walls, or other screening deemed necessary to ensure that property owners on both sides of the buffer may enjoy full and		<p>Consistent. Development within the SOI/Reorganization area utilizes buffers between developed areas and adjacent agricultural uses in compliance with the City's adopted mitigation measures and conditions of approval. A temporary buffer is proposed along San Vicente Road west of the SOI/Reorganization area and interim buffers are proposed within the SOI/Reorganization area as development proceeds. Additional detail regarding the buffers are presented in the application materials and in the City's Agricultural Mitigation Plan (Section 5 and Exhibit G, respectively).</p>

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	unencumbered use of their property for its designated use without experiencing significant deleterious effect from neighboring use.		<p>The distance between planned development areas within the SOI/Reorganization area and agricultural uses west of San Vicente Road vary from greater than 200 feet to 160 feet wide at the shortest point. The right-of-way would be landscaped with trees and other vegetation screening and fencing consistent with this measure. The city considers the required buffer along San Vicente Road to be temporary as the areas west of San Vicente Road also are located inside the MOA Urban Growth Boundary within which; development is anticipated consistent with the agreements made in Section 1 of the MOA.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.1g	To actively participate with the County, LAFCO and other cities within the Salinas Valley to develop a Valley-wide Agricultural Mitigation Program to address the loss of agricultural land due to development and conversion to urban uses.		<p>Consistent. To date, a valley-wide program has not been developed that uniformly addresses the loss of agricultural land in Monterey County due to development and conversion. City participation in such a program would not be jeopardized by approval of the requested SOI/Reorganization.</p> <p>However, in acknowledgement that a valley-wide program has not yet been developed, the City of Soledad has prepared and adopted an Agricultural Mitigation Plan for the proposed SOI/Reorganization area consistent with agricultural mitigation practices of various municipalities and policies of LAFCOs elsewhere in the state¹. The plan focuses on the four options for compensation for the loss of agricultural land outlined in the MOA and required by city conditions of approval and mitigation measures, and provides compensatory performance thresholds based on Cortese Knox Hertzberg Act definitions and the California Department of Conservation's important farmland mapping program, soil capability classifications and Storie Index information that define farmland categories.</p> <p>For compensatory agricultural preservation easements, the City's plan defines like for like agricultural land quality based on these criteria, which do not change regardless of a farming operator's choice of crop type or agricultural practice. The plan requires land valuations as the basis of any proposed in lieu mitigation fee payment subject to approval by the City. Compliance with the City's Agricultural Mitigation Plan provisions is required as a condition of approval for any development</p>

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			<p>within the SOI/Reorganization area prior to City acceptance of final map(s) consistent with MOA Section 6.3.1. Additional detail is provided in Application Section 6 and Exhibit G.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.1h	To utilize permanent agricultural buffers along the UGB to ensure compatibility between the development of urban land uses and agricultural uses in the unincorporated area. The City agrees to actively participate with the County, LAFCO and other cities in the Salinas Valley to develop a Valley-wide Agricultural Buffer Program to ensure compatibility of urban land use with agricultural uses in the unincorporated area.		<p>Consistent. The Permanent Agricultural Edge identified in the MOA is not located within or adjacent to the SOI/Reorganization area and a Permanent Agricultural Edge or permanent buffer is not required in the SOI/Reorganization area. To date, a valley-wide agricultural buffer program with uniformly applied standards has not been developed. City participation in such a program would not be jeopardized by approval of the requested SOI/Reorganization. Therefore, approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.2a		<p>The County agrees as follows:</p> <p>Consistent with County General Plan Policy LU-2.14, mutually work with the City to support the City's proposals to manage its growth and gradually develop within UGB of the City General Plan in accordance with the approval of future Specific Plans that are prepared to implement a logical, orderly development pattern that matches the City's ability to provide urban services.</p>	<p>Consistent. The City has considered and adopted the Miramonte Specific Plan within a portion of the Urban Growth Boundary that will guide a logical, orderly development pattern within the requested SOI/Reorganization area. Development consistent with the specific plan is phased to ensure that city services and infrastructure are provided and funded concurrent with development in an efficient and timely manner. See also Figure 5-1, Master Phasing Plan. Development phasing and the City's ability to provide urban services is discussed in greater detail in Section 5 of the application materials.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
2.2b		<p>To consult with the City on development projects that are proposed within a Referral Area as illustrated on Exhibit "B." This obligation and agreement to consult shall not apply to structures or other improvements on agricultural land</p>	<p>Consistent. The City has consulted with the County regarding this project. Consultation and City public hearing information is presented in greater detail in Application Section 1, Section 11, and Appendix C.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>

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		located in the Referral Area which are incidental to existing farming operations, including by way of example only, barns, storage sheds, shops, ranch administrative offices, ingress and egress, and irrigation and pumping facilities. The intent of the County is supported by the County's General Plan Policy LU-2.19, which County intends to implement by 1) minimizing potentially competing development within the City's Planning Area Boundary, 2) limiting approval of new agricultural-industrial or commercial projects and by directing such development to the City's agricultural business parks and/or light industrial areas, and 3) referring any discretionary development proposals within the City's Planning Area Boundary to the City for comment and, for larger projects, potential annexation.	
2.2c		To promote long-term conservation of commercial agriculture outside of the Soledad General Plan UGB and the area outside the development area described in section 2.1(e), above, for the purposes of regional economic stability and to maintain physical separation from other communities in the area, including Greenfield, the state prisons, and Gonzales. The intent of the County is expressed in	Consistent. The City's Agricultural Mitigation Plan for the SOI/Reorganization area recognizes the importance of agriculture to the City and County and provides performance criteria and implementation guidance consistent with this policy for the provision of compensatory agricultural mitigation emphasizing preservation of agricultural lands outside the Urban Growth Boundary but within Monterey County. Compensatory mitigation through a conservation easement approach adjacent to the City's Urban Growth Boundary, is preferred, but not required by the plan. The Agricultural Mitigation Plan is applicable to development that would result in the loss of Prime Farmland or Farmland within the SOI/Reorganization area and is discussed in

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		the County's General Plan Policy LU-2.17.	greater detail in Application Section 6 and is provided in Exhibit G. See also the response to MOA term 1.3, previous. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
2.2d		To not support the inclusion of land into a Williamson Act contract with the City's UGB.	Not applicable. There are no Williamson Act contracts within the SOI/Reorganization area.
3.1f	<p>During the negotiation of this Agreement, the Parties identified and discussed specific planning actions that the Parties intend to implement if the Sphere of Influence Amendment as proposed by the City is approved by LAFCO and if this Agreement is subsequently adopted following noticed public hearing, subject to all legal prerequisites as set forth in Section 9.1.</p> <p>Maintenance of a Positive Housing and Jobs Relationship. The Parties agree that the County shall continue to direct commercial and industrial growth proposed in the vicinity of the City to vacant City parcels providing the zoning and infrastructure to accommodate such uses, with the exception of the Heavy Industrial zoned land located southeast of the Soledad Correctional Facility, where low intensity agricultural support uses may be allowed by the County so long as City infrastructure is not necessary to allow the use.</p>		<p>Consistent. Development within the requested SOI/Reorganization would enable the city to meet regional housing needs, increase job opportunities within the city and generate revenues for infrastructure capable of supporting efficient commercial and industrial growth consistent with this provision. Refer to the Application Request and information provided in the Application package.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
3.1g	By signing this Agreement, the City expresses its intent to not extend urban land uses to the southeast of the new bypass road described in Section 5.4 and into the Northwest Expansion Specific Plan area. However, if the Permanent Agricultural Edge, as described in this Agreement, should ever be proposed to be eliminated to allow the future extension of urban uses, the City shall discuss the matter with the Board of Supervisors prior to any City action; and the City shall require mitigation for the loss of prime agricultural land with an agricultural conservation easement at a ratio of 3:1, with the conservation easement deeded, at the sole discretion of the City, to a		<p>Consistent. The SOI/Reorganization area applies to the Miramonte Specific Plan area (formerly Mirrasou Expansion Area) identified in the City of Soledad General Plan. The request includes a small portion land formerly within the Northwest Expansion Area in order to construct roadway improvements to San Vicente Road, which would fall under the jurisdiction of the City of Soledad once annexed. The subject area does not adjoin the Permanent Agricultural Edge. Approval of the SOI/Reorganization would not conflict with the intended outcome of this term of the agreement.</p>

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	nonprofit public benefit corporation organized under Internal Revenue Code section 501(c)(3), or other appropriate legal entity, operating in Monterey County for the purpose of conserving and protecting land in agricultural production. Furthermore, should the Permanent Agricultural Edge be eliminated, the City agrees that, to the extent allowed by law, all local taxes collected from annexation of the property shall not accrue to the benefit of the City. Under that scenario, to the extent allowed by law, local taxes collected from areas annexed by the City shall be distributed in a manner as if the annexed area was not part of the city.		
3.1h	<p>Access Limitations to San Vicente Road. The City agrees to coordinate with the County and plan the arterial roadways along San Vicente Road in a manner that supports the free-flow of both automobile and truck traffic, utilizing method(s) determined by a traffic engineer to be practical, including but not limited to: utilizing the existing City road as a frontage road/by-pass road, roundabouts, directional barriers or medians, trap lanes and right-turn-in and right-turn-out intersections.</p> <p>The language in this section is to be interpreted in a manner that most facilitates the movement of agricultural vehicles from agricultural fields to the highway, agricultural plants, or rail yards with little to no interference from City traffic.</p>		Consistent. San Vicente Road's alignment and design within the SOI/Reorganization area have been reviewed and discussed by the City's Traffic Engineer and planning staff to improve internal project circulation, and, although not required, to provide a safe connection to U.S. Highway 101 via San Vicente Road. Agricultural equipment access to San Vicente Road is maintained. The length of San Vicente Road from the current city limit (south) to the northern boundary of the SOI/Reorganization area is included in the SOI/Reorganization application request. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

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4.1	<p>The City's adopted 2005 General Plan focuses future urban development to the east of Highway 101 and north/northwest of the current city and provides for the phasing of development through the use of Specific Plans within the area shown on Exhibit 'A' that is designated as UGB. The timing of annexation applications submitted for consideration by LAFCO will be based upon the approval by the City of a Specific Plan, which includes a phasing plan, a plan for services and public facilities and financing plans that demonstrate compliance with LAFCO Standards.</p>		<p>Consistent. The City of Soledad Planning Commission and City Council considered and approved the Miramonte Specific Plan and Plan for Services. The specific plan includes a phasing program in Section 6.4, Phasing. The developer has since provided additional detail to the development phasing plan, infrastructure phasing (on and off-site) and fiscal analysis, which has been reviewed by City staff, consultants and is discussed in Section 5 of this Application. The City is currently updating its water, wastewater, storm drainage master plans as well as its Traffic Impact Fee program to include the project site and infrastructure improvements that are needed to accommodate development once annexed.</p> <p>Additional details regarding financing and responsibilities for off-site infrastructure improvements are provided in Appendix H, Fiscal Analysis; Appendix I Infrastructure Phasing and Public Facility Financing and Responsibilities, as well as in the master plan phasing exhibits presented in Section 5 and in the Plan for Services - Application Exhibit E.</p> <p>The reorganization request is for the entire SOI area to ensure the timely and efficient provision of services, provide for adequate circulation, and prevent premature conversion of agricultural land. Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>
4.2	<p>The City shall develop Specific Plans that specifically address development phasing and sequence of improvements. The phasing programs shall ensure that adequate supporting public services, retail, parks, schools and other uses are in place to support residential, institutional, and commercial uses.</p>		<p>Consistent. The City requests annexation of the entire SOI/Reorganization area for the reasons described in the application request. Development phasing rather than phased annexation will ensure the timely and efficient provision of services by the City, provide for adequate circulation, prevent premature conversion of agricultural land, while increasing the City's available supply of housing stock, increasing opportunities for employment, commercial uses, parks schools, and infrastructure. Final Map approval and development are contingent on compliance with the Miramonte Specific Plan, adopted mitigation measures, and conditions of approval.</p> <p>Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>

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			Additional details regarding financing and responsibilities for off-site infrastructure improvements are discussed in Application Section 5, the master plan phasing exhibits presented in Section 5; Appendix H, Fiscal Analysis; Appendix I, Infrastructure Phasing and Public Facility Financing and Responsibilities; and in the Plan for Services - Application Exhibit E. Approval of the SOI/Reorganization would not conflict with this provision.
4.3	The City shall refer proposals for the preparation of Specific Plans within the UGB to the County for informal review and comment regarding the potential impacts of the proposed project upon the adjacent unincorporated area and associated County facilities. Environmental documents associated with the Specific Plan process shall be referred to the County for formal review and comment.		Consistent. The City has provided all pertinent documentation about the project to the County for review and comment and has coordinated with the County throughout this process. Consultation and City public hearing information is presented in greater detail in Application Section 1, Section 11, and Appendix C. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
5.1	The City agrees to maintain agriculture as the core of the local economy by conserving and protecting agricultural lands and operations within its Planning Area Boundary, and where agricultural land is planned for eventual urbanization, to work to keep such land in production up until the time when the land is converted to urban use.		Consistent. Consistent with the MOA Section 6.3.2, the City's Agricultural Mitigation Plan for the SOI/Reorganization area provides performance thresholds and implementation guidance per the MOA provisions in Section 5.3, Right-to-Farm notifications and the remaining provisions in MOA Section 6, Agricultural Land Conservation Program, particularly Section 6.3.1, which outlines the four options for mitigation. Buffers between development and active agricultural operations are required conditions of approval. Compliance with the City's Agricultural Mitigation Plan is required prior to City acceptance of final map(s) as noted in the MOA Section 6.3.2. The Agricultural Mitigation Plan is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

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5.2	The City agrees to emphasize agricultural land compatibility by implementing the following actions as described in the City General Plan, including: Policy C/OS-1, Policy C/OS-2, Policy C/OS-3, Policy C/OS-4, Policy C/OS-5, Policy C/OS-6, Policy L-1, and Policy L-2		Consistent. The Agricultural Mitigation Plan is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Refer to the response under MOA Section 2.1d-2.1h and Section 5.1. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
5.3	The City agrees to implement policies that require the City to be consistent with the County of Monterey's "Right-to-Farm" Ordinance and the policies with respect to farming rights and agricultural protection/compatibility found in the County General Plan, and consider revision of the City's Zoning Ordinance to require the recordation of a Right-to-Farm Notice as a condition of discretionary approval for residential development (including lots approved as part of a new residential subdivision) within 200 feet of an established agricultural operation.		Consistent. Refer to the response under MOA Section 2.1g and Section 5.1. Right-to-farm deed notifications are required through compliance with adopted mitigation measures and the Agricultural Mitigation Plan. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
5.4	The City agrees to develop and implement a plan, in consultation with the County, to separate and re-route truck traffic, primarily associated with agricultural operations, from local traffic routes. The City and County agree to mutually work to identify and obtain a new access road from State Highway 146 on the southeast end of the City to connect to Highway 101. The City and County will seek funding sources for construction of this new road while maintaining Business Highway 146 through the City's downtown.		Not applicable. This term of the MOA is not applicable to the SOI/Reorganization request.

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6.1	The City agrees to maintain agricultural open space around the City as a means of giving form and definition to the City. The County desires this protection to ensure preservation of the agricultural economy so critical to Monterey County, including its cities. To this end, the City agrees to permit urban development only within the areas designated for urban uses on the City's General Plan Land Use Diagram and as described in this Memorandum of Agreement. Land immediately beyond this boundary should remain in agricultural use utilizing permanent agricultural easements, other mitigation measures that may arise as a result of project-level CEQA review, or any other feasible methods determined by the City to be feasible to preserve agricultural lands and define the limits of urban expansion for the City.		Consistent. Refer to the responses to MOA Sections 2.1d-h; 2.2b-c; 4.1, 5.1 and 5.2, previously. The Agricultural Mitigation Plan is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.2	The City agrees to establish an Agricultural Land Conservation Program. The Program includes securing the dedication of agricultural land easements, purchase of banked mitigation credits and/or levying a mitigation fee that could be used to purchase easements on lands outside of the City's General Plan Urban Growth Boundary.		Consistent. In the absence of adopted valley-wide programs, the City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA section 6.2. The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Approval of the SOI/Reorganization request would not conflict with this measure.
6.3	Notwithstanding participation by the City in any other adopted program, by adopting this Agreement, the City agrees to implement an Agricultural Land Conservation Program as follows until the City establishes a Program pursuant to section 6.2 or section 2.1(g):		Consistent. In the absence of adopted valley-wide programs, the City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA section 6.2. The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Refer to the responses to MOA Section 2.1d-2.1h and Section 5.1, and Section 6.

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			Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.3.1	<p>To the extent as permitted by law, for the development of land within the City's UGB as shown on Exhibit 'A,' which lands have been annexed to the City are designated by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Prime" or "of Statewide Importance," but excepting all lands within the area denoted as "Existing Sphere of Influence" and the area west of Bryant Canyon Road, the owner/developer/successor-in-interest shall select one or any combination of the following items:</p> <ul style="list-style-type: none"> a. provide the in-kind direct purchase/acquisition of an agricultural mitigation easement at a 1:1 ratio and dedicate the easement to an agricultural land trust or other qualifying entity; and/or b. if available, purchase agricultural banked mitigation credits at a 1:1 ratio from a qualifying entity; and/or c. pay an in-lieu mitigation fee, which amount shall be determined by the City prior to project approval. The amount of the fee should reasonably be expected to lead to the preservation of agricultural land. Said fee shall be kept by the City in a fund established specifically for agricultural land mitigation purposes; and/or d. implement other innovative approaches as approved by the City that results in the 		<p>Consistent. In the absence of adopted valley-wide programs, the City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA section 6.2 and 6.3. The Agricultural Mitigation Plan is applicable to the development within the SOI/Reorganization area that would result in the loss of Prime Farmland and Farmland of Statewide Importance consistent with this term. The Agricultural Mitigation Plan is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Refer to the responses to MOA Section 2.1d-2.1h and Section 5.1, and Section 6. Approval of the SOI/Reorganization would not conflict with this term of the agreement.</p>

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	preservation of agricultural land within areas targeted by the City.		
6.3.2	The method for mitigating the loss of agricultural land shall be implemented at the discretion of the City to coincide with the time of the recordation of a final subdivision map, except where a final map is clearly labeled as a "Large-lot Subdivision Map" and the map and associated agreement clearly specify that the creation of parcels (a) is for the purposes of resale and not intended for development, or (b) does not include any entitlements which would permit development of the subject parcels without recordation of subsequent subdivision maps or prior to the issuance of a grading permit. The City may consider receiving mitigation fees for individual projects in annual installment payment plus interest on the outstanding balance as long as the full amount is secured by a bond held by the City or other enforceable method of security, in the City's sole discretion prior to filing the final map or commencement of use.		Consistent. In the absence of adopted valley-wide programs, the City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA section 6.2 and 6.3. Compliance with agricultural mitigation is required at the time of City acceptance of the final Map, which precedes recordation. The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Refer to the responses to MOA Section 2.1d-2.1h and Section 5.1, and Section 6. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.3.3	The filing of a parcel map that does not result in the conversion of land zoned for agricultural purposes does not require dedication or payment of in-lieu fees		Consistent. Mitigation is required for areas within the SOI/Reorganization area designated as Prime Farmland and Farmland of Statewide Importance as denoted in MOA Section 6.3.1. Refer also to the response to MOA Section 6.3.1 Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.3.4	It is the intent of the City to oversee, collect and manage any and all fees collected through the implementation of its Agricultural Land Conservation Program to ensure the use of the fees and the selected form of mitigation		Consistent. The City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA section 6.2 and 6.3. The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
	represents the best interest of the City, and the form of mitigation is the most effective in addressing the agricultural conservation goals and objectives of the City as expressed in the City General Plan. Such intent is subject to the requirements of CEQA to provide actual mitigation and to report on utilized mitigation funds.		Exhibit G. The collection of in-lieu fees is an acceptable option consistent with the MOA provisions of Section 6.3. A land valuation is required if the payment of in-lieu fees is proposed as compensatory mitigation for the loss of Prime Farmland or Farmland of Statewide Importance. Fees collected will be managed consistent with MOA terms 6.3.5 and 6.3.6. Refer to the responses to MOA Section 2.1d-2.1h and Section 5.1, and Section 6. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.3.5	In establishing its Agricultural Land Conservation program, it is the further intent of the City to establish a Committee, which is appointed by the City Council, to plan the use of mitigation fees and to make recommendations to the City Council on the use of those funds. The Committee's composition shall be determined by the City Council, and could be structured as follows: two members of the City Council, the City's Community Development Director, a representative for Agriculture, a representative of an Agriculture Conservation/Preservation organization, a representative of the Building Industry/Development Community, a representative of the County of Monterey Agricultural Commissioner's Office, and the 3 rd District County Supervisor. This section applies until the County and City have an Agricultural Land Conservation Program agreed to by both parties.		Consistent. The payment of in-lieu fees is not proposed by the developer interest in the SOI/Reorganization area. However, should the developer choose payment of in-lieu fees, they shall be collected per MOA term 6.3.1c) and an agricultural committee will be established by City Council to fulfill this term of the agreement and MOA term 6.3.6. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.3.6	Any agricultural mitigation fees assessed and collected by the City pursuant to its Agricultural Land Conservation Program may, in the City's sole discretion and reasonably acceptable to the County, be applied to activities designed to preserve and promote agriculture and the agricultural industry in the Greater Soledad Area, including but not limited to: a. Scientific research for addressing agriculture's needs (e.g., food safety). Entities applying for research funding could include universities, colleges, research think tanks,		Consistent. At this time the payment of in-lieu agricultural mitigation fees is not anticipated; however, should the developer with interest in SOI/Reorganization area choose to propose payment of in-lieu agricultural mitigation fees per MOA term 6.3.1c) rather than purchase and dedicate an agricultural conservation easement to a qualified land trust or other qualified management entity, (which is preferred by the City), the City-Council-appointed committee will be responsible for implementing this measure. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
	<p>non-profits, industry/business, government and schools;</p> <p>b. Increased agricultural educational programs in the Soledad Unified School District;</p> <p>c. Purchase of permanent agricultural buffers to alleviate potential physical and conflicts between existing or planned agricultural uses (either within or outside the UGB) and urban land uses planned within the UGB;</p> <p>d. Economic programs developed to expand markets for local agricultural products;</p> <p>e. Programs promoting careers in agriculture;</p> <p>f. Contributions to non-profit associations dedicated to agricultural education, promotion, or preservation.</p> <p>g. Funds for the acquisition of agricultural easements outside the City UGB.</p>		
6.3.7	<p>Notwithstanding all of the foregoing measures described in Section 6.3.6 above, City and County agree that the first priority use of agricultural mitigation fees is for the acquisition of permanent conservation easements adjacent to the Permanent Agricultural Edge/UGB to the east, south and west, as shown on Exhibit 'A,' through the owner/developer/successor-in-interest securing an easement, as described in Section 6.3.1(a) of this Agreement, or through the use of mitigation fee funds collected pursuant to Section 6.3.1(c) of this Agreement.</p>		<p>Consistent. The City's Agricultural Mitigation Plan places emphasis on conservation easements and protection of agricultural lands on a 1:1 basis of equal or better agricultural quality than the subject property. The City's Agricultural Mitigation Plan considers the suitability of two developer-proposed conservation easements that would preserve in perpetuity unincorporated agricultural land in the Salinas Valley of the same agricultural quality at a 1:1 preservation ratio. Both potential easements are outside the Urban Growth Boundary with the largest adjoining Camphora Gloria Road. The two potential conservation easements would be acquired by the developer and dedicated to an agricultural land trust or other qualifying entity consistent with MOA Section 6.3.1a) and are consistent with this measure.</p> <p>Should a developer propose the payment of in-lieu fees instead of direct acquisition and appropriate dedication of conservation easements, mitigation fees would be collected per 6.3.1a) and would be managed the City Council-designated committee identified in MOA Section 6.3.5.</p>

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
			The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in Exhibit G. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
6.4		The County will consider that the City's participation in an Agricultural Land Mitigation Program, for the purpose of this agreement, has been satisfied if the City can prove to County that land immediately adjacent to the City's northwestern, southwestern and eastern boundaries have been permanently secured by the recordation of an agricultural preservation easement or through the sale or dedication of land to a private land trust.	Consistent. In the absence of adopted valley-wide programs, the City adopted an Agricultural Mitigation Plan with uniformly applicable performance thresholds and implementation guidance consistent with MOA Section 6. Development within the SOI/Reorganization area is subject to compliance with adopted mitigation measures and conditions of approval that require compensatory mitigation consistent with the MOA. The Agricultural Mitigation Plan is applicable to the SOI/Reorganization area and is discussed in greater detail in Application Section 6 and is provided in Exhibit G. See also response to MOA Section 2.1g, 2.2c, 6.2, 6.3.5, and 6.3.7. The goal of this measure is met by the City exercising its land use permitting authority to enforce compliance with its adopted mitigation measures and conditions of approval for development within the SOI/Reorganization area. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
7.1	The City agrees to consider adoption of the County's impact fee program, as may be amended from time to time, to fund improvements to County roads listed in the program. Until the Impact Fee is established, the City agrees to ensure that any new development project in the incorporated area, pursuant to the City's General Plan, that causes traffic impacts on local roads in the nearby unincorporated area, will pay its pro rata fair share to the County as mitigation for impacts on County roads	The County agrees to prepare and consider a Traffic Impact Fee that would include a Zone that includes the Greater Soledad Area within 18 months of the effective date of the adoption of the Sphere of Influence by LAFCO. Proper notice shall be provided to the City and all affected property owners of the preparation of such a fee study, when and where discussions regarding the fee will occur and when the fee will be considered for adoption.	Consistent. Traffic impacts from development within the SOI/Reorganization area were analyzed in the Addendum to the Miravale III Specific Plan EIR (EIR). Significant impacts and measures to mitigate them were identified. The City Council of the City of Soledad adopted mitigation measures and conditions of project approval that require development within the SOI/Reorganization area to pay TAMC Regional Traffic Impact fees. The City is currently updating its Traffic Impact Fee program to include project-specific impact fees for facility improvements that are needed to accommodate an increase in traffic on City roadways that would result from development within the SOI/Reorganization area once annexed. Approval of the SOI/Reorganization would not conflict with this term of the agreement.

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
7.2		The County agrees that for any development requiring a discretionary permit that would generate traffic through the City (except, on legal lots that existed as of the date of this agreement, single family dwellings), the County will consult with the City to determine if there are traffic impacts to the City. In the event that there are traffic impacts to the City, the County will require the development to pay its pro rata fair share to the City as mitigation of impacts on City roads. The pro rata fair share shall be determined through a formula calculation prepared along with a project's traffic impact analysis.	This term is acknowledged.
8.1	By signing this Agreement, the City and County agree to discuss the provisions of the Master Tax Sharing Agreement prior to the annexation of any territory located in the City's UGB, excepting all lands within the area denoted by LAFCO on this date as "Sphere of Influence."		Consistent. The City and County have discussed the terms of the required tax share agreement and a tax sharing agreement has been adopted by the City on February 16, 2022 (Resolution No. 5782) and by the County Board of Supervisors on (Resolution No. 22-029). January 26, 2022. The Resolutions are included in the Application Appendix F. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
8.2	Unless mutually agreed to otherwise by both parties and to the extent allowed by law, the City and County agree that all local taxes collected from annexation of property not consistent with this Agreement shall not accrue to the benefit of the City. To the extent allowed by law, local taxes collected from areas annexed by the City not consistent with this Agreement shall be distributed in a manner as if the annexed area was not part of the City.		Consistent. This section of the MOA is acknowledged and the tax collected from annexation of the plan area would not accrue to the benefit of the City. Refer to the response under MOA section 8.1. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
8.3	The Parties recognize that, with respect to some of the provisions set forth herein, numerous actions must be taken pursuant to State and local laws and regulations before such policies can be implemented. Such actions include, in some instances, the need to complete financial nexus studies, comply with CEQA, the need to hold public		This measure is acknowledged. Listings of all actions taken by the City in preparation for this SOI/Reorganization request including, but not limited to, CEQA documentation and certification, specific plan preparation and approval. Preliminary map approval, pre-zoning, tax

MOA Term	City Actions	County Actions	SOI/Reorganization Consistency
	hearings and/or otherwise seek public input before reaching binding decisions, and the need to obtain approvals from other agencies such as LAFCO. For all such provisions, the MOA shall be understood to constitute tentative policy commitments that can only become fully binding after all such legal prerequisites have been satisfied.		share agreements, Plan for services, infrastructure master plan review, fiscal analysis, coordination with other agencies, pre-application consultations, and public hearings. Approval of the SOI/Reorganization would not conflict with this term of the agreement.
10.1	The parties may desire to amend this Agreement from time to time. Any amendment, representing an alteration, or modification of any of the terms or provisions contained herein, or any amendment adding a new term or condition, shall not be binding upon the parties hereto unless made and executed in writing by the parties hereto and approved by both the County's Board of Supervisors and the Soledad City Council.		This measure is acknowledged. An amendment to the MOA is not requested. Approval of the SOI/reorganization request would not conflict with the terms of the MOA to the extent that an amendment would be needed.

SOURCE: (City of Soledad/County of Monterey MOA 2016), (EMC Planning Group 2022)

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General Plan Policy		Consistency
Land Use		
L-2	Further annexations to the City may occur when a) a substantial portion of the development capacity within the existing city limits has been developed, b) a substantial public benefit can be realized through the annexation, such as the provision of public open space, additional parkland, or the protection of scenic vistas, or natural resources, or c) a special type of use is proposed that cannot be practically accommodated in the existing city limits, and d) the project can be found to provide a financial benefit to the City or to be fiscally neutral. The Planning Commission shall review the merits of a request for annexation based on these criteria, and make a recommendation to the City Council.	The general plan designates the Miramonte Specific Plan Area (Plan Area) which includes portions of the Mirassou Specific Plan Area, Northwest Expansion Area, and San Vicente West Specific Plan Expansion Area as areas for future growth. The opportunities available for residential development are limited within the existing city limit. The Miramonte Specific Plan (specific plan) preserves scenic hillsides of the site above the 400 foot elevation contour, provides public open space, and protects scenic and natural resources within this area of the site. The proposed specific plan also designates two school facility sites and sites for expansion of police and fire facilities, neither of which are available within the city limit. The project provides affordable housing, parks, revenue-generating uses and trails. A fiscal analysis has been prepared that identifies available methods and recommendations for development to achieve revenue neutrality. The fiscal analysis indicates that the specific plan would not have an adverse fiscal impact on the Soledad General Fund. Further, the specific plan requires the development to create a community facilities district to fund construction of certain public facilities and infrastructure in addition to funding operations and maintenance of public infrastructure (i.e., streets, storm drains, and parks). The financing/funding source would be outside of the Soledad General Fund. The fiscal analysis recommends the preparation of a comprehensive financing plan by the project developer. The fiscal impact on the city will be reviewed as part of the City Council consideration of the project upon recommendation by the Planning Commission, having reviewed the merits of the project and its consistency with the general plan. Refer to specific plan policies LU-A, LU-B, and LU-C. The project is consistent with this policy.
L-3	A specific plan shall be required for all annexations and development of properties designated <i>Expansion Area</i> . Specific plans shall be prepared in accordance with the standards provided in Appendix B.	The specific plan has been prepared to ensure compliance with policy and in accordance with the standards provided in Appendix B of the Soledad General Plan. See also the discussion of consistency with general plan policy L-43. Subject to review by the Planning Commission and approval by the City Council, the project is consistent with this policy.
L-4	The City shall promote patterns of development that allow for the efficient and timely extension of infrastructure and services.	Development of specific plan uses will occur as identified in Chapter 6.4 of the plan. The plan for services Section 2.5 anticipates several major phases for the purpose of implementing backbone infrastructure (e.g. storm water collection system, water system, wastewater collection, roadways, etc.) that serves the larger plan area. An example would be completing all backbone infrastructure south of the linear park and adjacent to the existing city limits as an initial phase of backbone infrastructure. According to the specific plan the project developers will design, finance, and construct backbone wastewater and storm water infrastructure in the first phase of development. Additionally, the developers will construct and finance the collector wastewater infrastructure in each neighborhood as

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		the development proceeds. Additional development level parameters are identified in Section 3.14 of the Addendum to the Miravale III Specific Plan EIR related to traffic facility improvements. Refer also to specific plan policies C-A, C-C, P-B, P-E, PSF-C, PSF_D, PSF-F, PSF-Y, and PSF-Z. Subject to approval by the City Council, the project is consistent with this policy.
L-5	New development shall not be allowed unless adequate public services are available to serve such new development, or that can be provided at the time of development.	The specific plan policies call for the provision of public facilities, infrastructure, and services commensurate with new development so as to adequately meet the needs of all development and future residents in the Plan Area in a manner that is financially self-supporting. The project developers will design, finance, and construct backbone water, wastewater, and storm drain infrastructure in the first phase of development. Additionally, the developers will construct and finance infrastructure improvements in each neighborhood by phase as the development proceeds. The plan for services identifies the project's effect to existing levels of service and infrastructure improvements necessary to ensure adequate provision of services. The Addendum to the Miravale III Specific Plan EIR determined that with implementation of the identified mitigation measures adequate public services are available for the project with mitigation (see Addendum Section 3.13, Public Services and Section 3.15, Utilities). The specific plan and fiscal analysis require preparation of a comprehensive financing plan, phasing and infrastructure improvement plans that ensure development does not outpace the provision of public services. The comprehensive financing plan will provide a mechanism for identifying the costs of capital improvements and ongoing maintenance and operations of public service provision to the site and will provide a site-specific development impact fee structure to ensure that the project is revenue neutral and that adequate services can be provided to the development. Refer also to specific plan policies C-C, P-B, PSF-D, PSF-G, PSF-W, PSF-Y, and PSF-AA. The project is consistent with this policy.
L-6	New development shall pay its fair share of providing additional public services needed to accommodate such development.	See discussion of consistency with general plan policy L-5, above. Development of the project is required to submit payment of its fair share of the costs of public services needed to accommodate project development, per the Soledad Municipal Code Chapter 14.06. The comprehensive financing plan will identify the costs of capital improvements and ongoing operations and maintenance costs that will be funded by formation of a community facilities district, the payment of fair share fees, up front construction of identified infrastructure improvements subject to potential reimbursement, and the payment of development impact fees. The applicant and/or developer(s) will provide an offer to dedicate the designated school sites. In addition to the dedication of land, the developer(s) will pay school impact fees as prescribed by the law in effect at the time of payment, unless otherwise dictated by a development agreement or permit conditions. The project is consistent with this policy.
L-7	Master plans for sewer, water, roads, drainage and other public improvements shall be required for new development on large undeveloped parcels and may	The specific plan and plan for services require the provision of backbone infrastructure prior to approval of final map(s). All improvements shall be designed and constructed in

	be included in the specific plan required by policy L3, and as determined by the City.	conformance to the city's master plans and design standards. Approval of final map(s) and improvement plans shall be predicated upon evaluation and findings by the City Council that adequate public services and infrastructure, are available to serve additional housing and residents. Refer also to specific plan policies PS-B, PSF-D, PSF-H, and PSF-Y The project is consistent with this policy.
L-8	The City shall permit only low intensity land uses in areas where natural conditions such as floodplains and steep hillsides are likely to pose a threat to public safety or produce excessive maintenance costs.	As reported in the Addendum to the Miravale III Specific Plan EIR, the specific plan does not place higher intensity uses (residential, schools, commercial, etc.) in floodplains or steep hillsides, or in other areas likely to pose a threat to public safety or produce excessive maintenance costs. The specific plan designates hillsides above the 400 foot elevation contour as open space where only low intensity uses would be allowed through a use permit process. The project is consistent with this policy.
L-10	The City shall monitor development and adjust land use designations and new residential project approvals as needed to promote a reasonable balance between employment generating land uses and housing.	Development of the specific plan commercial uses and public services (e.g. schools, parks, public safety, etc.) and the increase in population resulting from new residential units creating demand, will result in the establishment of new jobs within the plan area and in the community of Soledad. The project is consistent with this policy.
L-11	The City shall encourage large residential development projects to be phased or timed with development that will provide primary wage earner jobs.	The specific plan proposes commercial and office job opportunities, as well as new schools, police and fire facility opportunities in phases that will provide sources of employment within the project area as residential build-out occurs. Refer also to specific plan policies PSF-W and PSF-AA. The project is consistent with this policy.
L-13	The City shall require that residential projects be designed to reflect and consider the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by the General Plan land use designations or zoning for a given parcel of land may not be realized.	The specific plan proposes approximately 2,392 units within the Plan Area. Density is a minimum of 10 units and maximum of 30 units per gross acre, consistent with the density designation of the land use concept map. The specific plan Chapter 2.0, Land Use, identifies zone districts and development standards that reflect awareness of surrounding land uses. Only low intensity uses are allowed above the 400 foot elevation contour, and San Vicente Road improvements provide a buffer to agricultural operations to the east. Residential land use densities are similar to existing uses within the city limit south of the project site. The specific plan Chapter 2.0, Land Use, includes development standards and architectural and site design standards to ensure compatibility between uses and neighborhoods. The project is consistent with this policy.
L-14	The maximum allowable residential density for new residential subdivisions or development projects shall be computed based on the gross area of the lot before dedications for highway setbacks, parks, streets, or other requirements.	The maximum residential density for the project is 23 units per acre. Dedications for parks, streets, etc. have been considered and are part of the project. The project is consistent with this provision.
L-15	The City shall require new subdivided lots to be adequate in size and shape for the range of primary and accessory uses designated for the area.	The project provides lots of varying size and shape for the range of primary and accessory uses per new zoning designations as provided in the Specific Plan. The Specific Plan architectural guidelines and design standards promote the use of varied lot sizes to promote visual and product diversity. The project is consistent with this policy.
L-16	The pace of new residential development should be such that new residents	The project will be constructed in phases. Development of the Specific Plan uses will occur

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	can be absorbed into the fabric of the town and existing residents are not overwhelmed by newcomers. This can be accomplished in part by requiring phasing of larger residential projects and by ensuring that adequate infrastructure and public improvements are in place concurrently, or in advance of new development.	as identified in Chapter 6.4 of the plan. The plan for services Section 2.5 anticipates several major phases for the purpose of implementing backbone infrastructure (e.g. storm water collection system, water system, wastewater collection, roadways, etc.) that serves the larger plan area. Initial development is anticipated to occur adjacent to existing development within the existing city limit. The early phases of development will integrate roadways with Orchard Lane, West Street and San Vicente Road. The Addendum to the Miravale III Specific Plan EIR also identifies development triggers for the construction of traffic improvements that are necessary to accommodate project traffic and contributions to cumulative traffic conditions and incentivize higher commuter traffic volumes on San Vicente Road, rather than existing neighborhood streets. These triggers are reflected in the fiscal analysis prepared for the project and require monitoring of development and related traffic conditions to ensure that facilities operate at acceptable levels before additional development may proceed. Consequently, development is anticipated to proceed over many years, during which adequate infrastructure and improvements would be made concurrently or prior to traffic trigger development levels identified in the Addendum to the Miravale III EIR. The project is consistent with this policy.
L-17	Major new residential development is appropriate in the areas on the east and north sides of the developed portions of the City.	The specific plan area lies north of the developed portions of the City in a portion of the Mirassou Specific Plan Area identified for development in the general plan. The project is consistent with this policy.
L-19	In general, higher densities of residential development shall be located in areas served by the widest range of urban services, and shall be preferred along collector and arterial streets, within walking distance of schools, city parks and transit stops.	The Plan provides three higher density "Village Residential" neighborhoods that are within walking distance to commercial uses, open spaces, parks and schools. The project is consistent with this policy.
L-20	The approval of new residential subdivisions shall incorporate provisions to ensure that an appropriate amount of new multifamily development is constructed concurrently, or in advance of, new single family residences.	The development agreement will include provisions that multi-family development will be constructed concurrently, or in advance of, new single family residences. Subject to approval of the development agreement by the City Council prior to acceptance of final map(s), the project is consistent with this policy.
L-21	New commercial development shall be encouraged in Soledad near the freeway interchanges with Highway 101. Limited new neighborhood commercial development will be allowed within areas designated <i>Expansion Area</i> , and/or at specified nodes to provide for the everyday needs of the surrounding residential neighborhoods.	The project includes a nine-acre neighborhood commercial site core area adjacent to the West Street roundabout. Commercial uses may also be integrated into the adjacent portions of the medium and high density housing site, and high density housing may be integrated into the commercial site. Allowed uses refer to Specific Plan Table 2-6 include neighborhood-serving retail uses such as grocery stores, sundries, hardware, coffee shops/bakeries, restaurants, pet supplies and gift shops, and professional services such as barber/beauty shops, dentists, attorneys, accountants, veterinarians, etc. The project is consistent with this policy.
L-23	In general, new retail commercial development should provide a wider range of shopping opportunities for the community.	The Village Commercial Center would contain a variety of shopping and professional services opportunities as identified in specific plan Table 2-6 for the community. The project is consistent with this policy.

L-24	New commercial development shall be designed to encourage safe and efficient pedestrian circulation within and between commercial sites and nearby residential neighborhoods.	Design guidelines for commercial development are included in the specific plan Chapter 2.0, Land Use. The design guidelines focus on pedestrian-oriented development with clearly defined pedestrian walkways between residential neighborhoods, adjacent parks and open space, schools, and commercial areas. Refer also to specific plan policy LU-D. The project is consistent with this policy.
L-25	New commercial development shall be designed to minimize the visibility of parking areas from public roadways.	Commercial buildings should be oriented toward the street. garages and parking lots should be de-emphasized and moved back from the street and/or out of direct view. The specific plan calls for shade trees and landscaping within parking lots. Village Commercial design guidelines call for screening treatments such as earth berms, low screen walls, landscaping, changes in elevation, or combinations of the above. Refer also to specific plan policy LU-D and LU-E. the project is consistent with this policy.
L-32	The City shall designate adequate, appropriately located land for the development of City and County facilities and offices, schools, medical facilities, water facilities, and public safety facilities.	The project will provide adequate public facilities, including parks, open space, schools and a police and fire station. Small-scale medical facilities such as dentists and clinics are uses allowed in the Village Commercial zone district (refer to the specific Plan Table 2-6). The project is consistent with this policy.
L-34	When considering plans for large scale development, the City shall designate adequate, appropriately located land for the development of quasi-public land uses, such as, hospitals, churches, private schools, cemeteries, and utility uses.	Although the project does not specifically include designated sites for quasi-public facilities, these uses could be conditionally allowed in the public facility zone district in conformance to Soledad Municipal Code Section 17.34.020, which conditionally allows quasi-public uses including churches, utilities structures hospitals and medical offices and facilities including rest homes and public and private schools, subject to first obtaining use permit approval. Subject approval by the City Council, the project is consistent with this policy.
L-35	The City shall promote the clustering of public and quasi-public uses such as schools and parks, libraries, child care facilities, and community activity centers. Joint use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.	Approximately half of the middle school site is intended for development and use as a community sports complex to enable joint school and community use. Additionally, the specific plan promotes joint recreational and storm water management uses in the 15.1-acre storm water retention basin. Joint use of school district facilities and the parks managed by the city would be guided by a joint use agreement between these entities. Policies have been incorporated into the Specific Plan to promote joint use of public facilities. Refer also to specific plan policies P-J and P-K. The project is consistent with this policy.
L-36	The City shall encourage efforts to locate adequate emergency services and other types of health care facilities in Soledad to meet the present and future needs of its residents.	The plan provides a site for a potential police substation and a fire station. Dental offices and other health care services are identified as allowable uses in adjacent commercial areas. Refer also to specific plan policy PSF-AA. The project is consistent with this policy.
L-37	Health care and dental care services, including residential care facilities and senior care services, shall be expanded to meet the needs of the City's population.	Residential care facilities and group homes are permitted uses in the Specific Plan Village Residential zone district. Dental offices and other health care services are identified as allowable uses in adjacent commercial areas. The project is consistent with this policy.

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L-42	The City shall use <i>Community Design Guidelines</i> as a decision-making tool to ensure that new development incorporates the qualities and character desired by Soledad residents.	The specific plan includes design guidelines for all zone districts within the plan area. The guidelines are consistent with the concepts presented in the <i>Community Design Guidelines</i> . The project is consistent with this policy.
L-43	<p>Specific plans prepared for major expansion areas shall incorporate the standards described in Appendix B – Standards for Specific Plans. In general:</p> <ul style="list-style-type: none"> a. New residential projects should be designed to integrate with existing neighborhoods to ensure that they do not destroy the established character. Subdivisions in City expansion areas should be designed so that individual, separately developed projects work together to create true neighborhoods with a sense of identity, instead of disjointed or isolated enclaves. b. Subdivision design should emphasize pedestrian connectivity within each project, and to adjacent neighborhoods, and nearby schools and parks. All streets and walkways should be designed to provide safe and pleasant conditions for pedestrians. Streets within neighborhoods should be no wider than needed to accommodate parking and two low speed travel lanes. Sidewalks should be separated from curbs by parkway strips of at least four feet in width; and the parkways should be planted with canopy street trees. c. Specific plans should provide a range of residential housing types affordable to the widest range of income groups, consistent with the goals, policies and programs of the Housing Element of the General Plan. d. Subdivisions should be designed to provide usable public open spaces in the form of parks, linear bicycle and pedestrian trails, squares, and greens, as appropriate. 	<ul style="list-style-type: none"> a. The neighborhoods adjacent to existing development propose similar residential product types along the southern portion of the Plan Area and the extension of West Street and San Vicente Road to create neighborhoods that are integrated and linked with existing residential development. b. A network of pathways is integrated into the specific plan. Two major pathway spines cross the plan area. The linear park connects San Vicente Road northeastward to residential areas north of Orchard Lane, and a second spine pathway begins at the linear park and extends northward toward the Farmers' Village and school sites. These two spines serve all of the medium and high density residential areas, the commercial area, both schools, the Farmer's Village, and park areas. Plan area sidewalks generally consist of five-foot wide sidewalk area separated from the adjacent street by a landscaped planting strip. c. A variety of housing types are planned including single family detached, attached duplex, townhouses and for rent apartments. The provision of affordable housing is consistent with the Housing Element of the City's General Plan. d. The project design includes public open space and parks, and pedestrian and bike facilities. The project will provide adequate public facilities to meet project demand. <p>The specific plan has been prepared in conformance to the standards identified in Appendix B of the general plan. The project is consistent with this policy.</p>
L-44	The City shall require that all new development be designed to complement the scale and character of existing development. Views of the surrounding hills and mountains shall be preserved through such means as design review, sign control, undergrounding of utilities, grading and tree removal standards.	Development of the project, while physically transforming a previously undeveloped project site into a new development, would complement the existing residential character of Soledad. The project preserves views of the surrounding hills and mountains because it does not include development above the 400 foot elevation contour. Development will occur on lower elevations and is subject to conformance with the specific plan design guidelines, and city standards for new utilities, grading, and tree removal. Implementation of the mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR further reduce the project's impact to the aesthetic value and visual character of Soledad. The project is consistent with this policy.
L-45	<p>The City shall require all new development to be planned and designed in a manner which employs design, construction and maintenance techniques that:</p> <ul style="list-style-type: none"> a. Avoids locating structures along ridgelines and steep slopes. 	Development of the uses identified in the specific plan does not include development above the 400 foot elevation contour, therefore no grading of new roads or ridgeline development would occur in the portions of the site above the 400 foot elevation contour.

	<ul style="list-style-type: none"> b. Incorporates design and screening measures to minimize the visibility of structures and graded areas. c. Maintains the character and visual quality of the area. 	As noted above, Development will occur on lower elevations and is subject to conformance with the specific plan design guidelines, and city standards for new utilities, grading, and tree removal. Implementation of the mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR further reduce the project's impact to the aesthetic value and visual character of Soledad. The project is consistent with this policy.
L-46	<p>New development on hillsides shall employ design, construction and maintenance techniques that:</p> <ul style="list-style-type: none"> a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, or fire hazards. b. Minimize risk to life and property from slope failure, landslides and flooding. c. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas. d. Maintain the character and visual quality of the hillside. 	The project does not include development above the 400 foot elevation contour. Mitigation measures to reduce geologic and other hazards associated with hillside development are identified in the Miravale III Specific Plan EIR Sections 4.1, 4.6, 4.8, and 4.14, The Addendum to the Miravale III Specific Plan EIR found that the project would not increase risks greater than the risks identified and mitigated in the Miravale III Specific Plan EIR. With implementation of the mitigation measures identified in these sections the project is consistent with this policy.
L-47	The City may, where appropriate, require new development to provide pedestrian amenities along public sidewalks, such as seating and 'pocket parks'.	The specific plan includes the provision of public amenities such as benches will be provided around commercial centers and parks. Residents of each neighborhood will have access to a park within or immediately adjacent to the neighborhood. A total of nine neighborhood parks are included in the Specific Plan, comprising about 3.3 acres. These parks may be pocket parks, expanded neighborhood/park connector corridors, portions of larger parks, or portions of the linear parkway that include neighborhood park features. The focus of these parks will be on providing convenient playgrounds, sitting areas, and other gathering opportunities for neighborhood residents. Refer also to specific plan policy LU-G. The project is consistent with this policy.
L-49	The form, scale and character of new residential development shall emulate the best characteristics of the existing residential neighborhoods, such as single and two-story dwellings with adequate off street parking, landscaped front yards with trees, and sidewalks.	The specific plan provides design guidelines for residential development consistent with the intent of this policy. The specific plan requires that residential buildings provide an attractive architecture that emphasizes welcoming facades on all street- and public-facing elevations. The Specific Plan promotes a unified character within each neighborhood through architecture and landscaping. Local residential streets are required to provide street trees separated by a 5 foot wide planting strip. Single family units are also required to provide adequate off street parking and landscaped front yards. Refer also to specific plan policy LU-I. The project is consistent with this policy.
L-50	Multi-family development shall include usable open space for each dwelling and shall be designed to be integrated with the surrounding neighborhood.	The design guidelines for the Village Residential areas are consistent with the intent of this policy. According to the Specific Plan, a minimum of 48 square feet of private space shall be provided for each unit. Multi-family housing will be integrated with low density residential development in form, scale, and architectural character. Refer also to specific plan policy LU-I and Table 2-5. The project is consistent with this policy.

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L-51	All exterior lighting in new development shall be located and designed so as to avoid shining directly onto nearby residential properties, and shall minimize offsite glare. Proponents of commercial or industrial projects on property adjacent to residential areas shall submit a lighting plan to the City for review and approval; said plan shall incorporate features such low level, downward directed exterior lights to achieve the intent of this policy.	The Miravale III Specific Plan EIR and Addendum to the Miravale III Specific Plan EIR include a mitigation measure that requires all buildings are designed so that exterior lighting is down-lit and illuminates the intended area only. Building applications for new structures would be required to include an exterior lighting plan subject to approval of the Soledad Planning Department. The project, as mitigated, is consistent with this policy. Refer also to specific plan policy LU-D.
L-52	Historically or architecturally significant buildings shall not be demolished or substantially changed in outward appearance in a way that diminishes the historical character, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible.	The project site contains a historically significant structure referred to as the Lorentzen house. The Miravale III EIR and Addendum to the Miravale III EIR identified mitigation measures including relocation of the house, protective measures, and repair of any inadvertent damage to ensure that the historical character of the structure would not be diminished. The project, as mitigated, is consistent with this policy.
Housing		
H-1	The City of Soledad shall promote the expansion of its LAFCO Sphere of Influence and annexation of additional land consistent with its General Plan Land Use Element to accommodate long-term demand for residential development.	The project includes expansion of the City's LAFCO Sphere of Influence, reorganization/annexation of the site to accommodate long-term demand for residential development consistent with City's regional housing needs as identified by the Association of Monterey Bay Area Governments, and buildout goals for the Mirassou Specific Plan Area and other Expansion Areas identified in the general plan. Consistent with the city's general plan, which identifies the plan area as part of the Mirassou Specific Plan Area, the specific plan includes numerous densities and types of residential units, including more than 40 percent medium and high density (up to about 23 units per acre) units, which will provide for an efficient land use development pattern. The specific plan includes more units within its boundaries than were planned for the overall Mirassou Specific Plan Area, and includes elimination of the remaining Mirassou Specific Plan Area as a future urban development area. Refer also to specific plan policy LU-B. The specific plan is consistent with this policy
H-2	The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments.	The project includes residentially zoned property that would be developed with a variety of residential uses. This will aid the city in reaching its regional housing needs as identified by the Association of Monterey Bay Area Governments. The project is consistent with this policy.
H-3	The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.	Approximately 218 very low, 106 low, 235 moderate and 400 farm worker housing units are within the Plan Area. The City Council shall review project's consistency with the city's affordable housing requirements per the housing element and inclusionary housing ordinance in its consideration of the required development agreement. Subject to City Council approval of the development agreement, the project is consistent with this policy. Refer also to specific plan policy LU-C.
H-6	The City shall require housing developers to offer an optional design to homebuyers whose household has one or more disabled person.	The Specific Plan Design Guidelines for the Village Residential designation includes a provision for design options to homebuyers with a physical disability. The project is

		consistent with this policy.
H-9	The City of Soledad shall ensure that city site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing.	The project is responsible for its fair share of costs for capital improvements and ongoing city services. The City Council will consider the timing of development, payment of applicable impact fees, construction of required infrastructure or other capital improvements and potential reimbursement program, and ongoing operational and maintenance costs for city services while reviewing the comprehensive financing plan and development agreement prior to approval of the final map(s). The project is consistent with this policy.
H-10	The City of Soledad shall ensure the availability of adequate public facilities for the expected housing need of the city.	The plan for services outlines the service demands of the project and infrastructure improvements necessary to meet demand, consistent with the City's master plans for the provision of public services. The specific plan includes an implementation plan and provides two school sites and one public facility site for potential police substation and a fire station. The City Council will consider the Plan for Services, Fiscal Analysis, and specific plan implementation plan while reviewing the applicant's development agreement prior to approval of final map(s). As noted elsewhere the Miravale III Specific Plan EIR and Addendum to the Miravale III Specific Plan EIR include mitigation measures that ensure that the project, as mitigated, would be adequately served by public facilities. Refer also to specific plan policy PSF-Y. The project is consistent with this policy.
H-11	The City of Soledad shall support and initiate, where feasible, public and private energy conservation programs which will reduce the energy needs of housing in Soledad and so increase housing affordability.	The Specific Plan contains design guidelines for residential and non-residential buildings to maximize energy conservation through site and building design that considers prevailing winds, shade trees, window and door orientation, and the positioning of buildings. Additionally, Mitigation Measure 4.3-3 requires the preparation of a greenhouse gas emissions reduction plan prior to construction that outlines emissions reducing measures that will be incorporated into all development on the site. The emissions reduction plan will likely include energy conserving measures. Refer also to specific plan policies LU-F, PSF-T and PSF-U. The project is consistent with this policy.
C-1	Level of Service "D" or better shall generally be maintained on all streets and intersections. Lower levels of service may be accepted during peak times or as a temporary condition, if improvements to address the problem are programmed to be developed. To identify potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses generally at the sole expense of the developer for developments determined to be large enough to have potentially significant traffic impacts.	A traffic impact analysis was prepared for the project. The traffic analysis found that traffic generated by the project would cause levels of service to decline at a number of intersections and roadways (refer to the Addendum to the Miravale III Specific Plan EIR), and that mitigation is required to maintain or create acceptable levels of service on affected intersections. Mitigation Measures 4.13-2 – 4.13-14 are identified in the Addendum that require specific facility improvements or the payment of fees to address the project's direct impacts to facilities or contribution to cumulative impacts to facilities based on development level triggers for the provision of improvements. The project, as mitigated, is consistent with this policy.
Circulation Element		
C-2	Streets shall be dedicated, widened, extended and constructed in accordance	All streets within the plan area will be public and dedicated to the City of Soledad, and will

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	with City standards. Dedication and improvements of full rights-of-way shall not be required in existing developed areas where the City determines such improvements are infeasible or undesirable. New development shall be responsible for improving a minimum one-half Street along the outer-boundaries of each subdivision along subdivision property where street extensions are identified. Other deviations from these standards shall be permitted upon a determination by the City Engineer that safe and adequate public access and circulation are preserved by such deviations.	be constructed with curbs, gutters, landscape parkways, and sidewalks meeting City of Soledad Standard Plan specifications. Refer also to specific plan policy C-F. The project is consistent with this policy.
C-3	The City shall require that roadway rights-of-way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes, as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations.	The specific plan requires all streets and facility improvements to be constructed to City standards, including standards for right-of-way widths for each roadway category, subject to the review and approval of the Director of Public Works. Refer also to specific plan policy C-F. The project is consistent with this policy.
C-4	On arterial roadways, intersection spacing shall be maximized. New driveways along collector and arterial roadways shall be minimized or prohibited completely.	The specific plan requires all streets and facility improvements to be constructed to City standards, including intersection spacing along collector and arterial roadways subject to the review and approval of the Director of Public Works. Refer also to specific plan policy C-F. The project is consistent with this policy.
C-5	The street system in residential neighborhoods shall provide safe and logical connections to the existing street pattern, and connectivity to the range of complementary land uses within neighborhoods (housing, schools, parks, neighborhood shopping, etc.). The use of multiple collector streets shall be favored over the use of arterials in new residential subdivisions.	Connections to the existing street pattern have been provided via the extension of Orchard Lane, West Street and San Vicente Road. New circulation alignments within the Plan Area have been designed to effectively connect residential neighborhoods to commercial and recreational areas. Sidewalks adjacent to commercial centers and schools will be wider to accommodate higher levels of pedestrian traffic. The specific plan requires all streets and facility improvements to be constructed to City standards, including the use of collector and arterial roadways subject to the review and approval of the Director of Public Works. Refer also to specific plan policy C-B. The project is consistent with this policy.
C-6	The City shall not approve new commercial or industrial development that encourages customers, employees or deliveries to use residential streets. The circulation system shall be designed so that nonresidential traffic (especially truck traffic) is confined to nonresidential areas.	Commercial development is anticipated to be constructed in the later phases of the project after improvements to San Vicente Road in its current alignment are made. Mitigation measures 4.13-2 - 4.13-14 include construction of required facility improvements or the payment of the project's fair share of traffic impact fees. Several of the mitigation measures are based on development level triggers beyond which no further development could proceed unless certain improvements are made. The project, as mitigated, is consistent with this policy.
C-8	The City shall manage the street network so that the standards presented in policies C1 and C12 are not exceeded. The City will require new development to mitigate the traffic impacts it causes, or the City will limit development along streets where congestion levels are unacceptable.	Mitigation measures 4.13-2 - 4.13-14 include construction of required facility improvements or the payment of the project's fair share of traffic impact fees. Several of the mitigation measures are based on development level triggers beyond which no further development could proceed unless certain improvements are made. The project, as mitigated, is consistent with this policy.
C-9	New local streets shall be developed consistent with the goals, policies and	Local streets within the Miramonte Plan Area have been designed per City standards. The

	programs of the Land Use Element of the General Plan.	project is consistent with this policy.
C-10	Facilities that promote the use of alternate modes of transportation, including bicycle lanes, pedestrian and hiking trails, park-and-ride lots and facilities for public transit shall be incorporated into new development, and shall be encouraged in existing development.	The Specific Plan will provide the necessary circulation system and infrastructure to create a safe and efficient circulation network for motor vehicles, pedestrians, physically disabled persons, and alternative forms of transportation with an emphasis on creating a pedestrian friendly, walkable community. Trail, sidewalks, and bicycle lanes will be provided to promote alternative modes of transportation. Six Transit stops are also planned. Refer also to specific plan policy C-1, C-J through C-P. The project is consistent with this policy.
C-13	The City shall ensure through a combination of traffic impact fees and other funding mechanisms that new development pays its fair share of the costs of circulation improvements required by such development.	All street improvements will be financed and installed by the developer. The developer may be credited by the city's Traffic Impact Fee program. Mitigation measures 4.13-2–4.13-14 require either the construction of improvements or the payment of applicable traffic impact fees to mitigate project impacts to various traffic facilities to ensure that the development pays its fair share of the costs of circulation improvements necessary to accommodate the project. The project, as mitigated, is consistent with this policy. Refer also to specific plan policy C-E.
C-14	The City shall prohibit the development of private streets in new residential projects, unless approved on a project specific basis where circumstances support such a use and the streets are privately maintained.	All streets in the plan area will be public. All private streets, if proposed and approved, and driveways within the plan area, such as within commercial and medium density areas, shall be maintained and paid for by the property owners for those developed areas. Refer also to specific plan policies C-F and C-I. The project is consistent with this policy.
C-15	New development shall continue the existing street pattern, where logical.	The project continues the existing street pattern with the planned extensions of Orchard Lane and West Street into the project site. Improvements to San Vicente Road and the construction of the Gabilan Drive extension to Moranda Road U.S. Highway 101 interchange will be required to reduce the project's impacts to local streets, including Front Street. Mitigation measures based on development level triggers require the project to contribute fair share costs or construct the San Vicente realignment and Gabilan Drive extension to the Moranda Road U.S. Highway 101 interchange. Development beyond the applicable triggers would not be allowed to proceed beyond the levels outlined in the mitigation measures unless the San Vicente Road is realigned and the Gabilan Drive Extension is constructed. The project is consistent with this policy.
C-16	Roundabouts will be considered as an alternative to traditional intersection controls.	Two 180-foot diameter roundabouts, located within a 300-foot diameter right-of-way, will accommodate collector street traffic flow without the need for signal lights or stop signs. The project is consistent with this policy.
C-17	The City shall require the provision of adequate off-street parking in conjunction with all new development. Parking shall be located convenient to new development and shall be easily accessible from the street. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically evaluated.	The specific plan includes off-street parking requirements for each land use consistent with Soledad Municipal Code Section 17.36.020, Off-street parking. Refer also to specific plan policy LU-E. The project is consistent with this policy.
C-21	Bicycle routes shall emphasize paths separate from vehicle traffic to the	The specific plan includes a network of pedestrian and bicycle pathways with two major

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	maximum extent feasible, but shall also include bicycle lanes within public streets.	pathway spines crossing the plan area (refer to the specific plan Figure 3-3). . Numerous short connecting pathways provide connections between the low density residential neighborhoods and these two spines or to schools. The linear parkway includes a Class 1 bicycle/ pedestrian trail as its main feature. The West Street roundabout will also accommodate a Class I pathway along the eastern edge to connect the north-south pathway spine to residential areas. Additionally, Class II bicycle lanes are provided on all collector streets within the plan area. Bicycle lanes will be a minimum five feet wide and will be separated from the vehicle travel lane by a painted stripe, generally solid, but dashed approaching intersections. The project is consistent with this policy.
C-22	Bike lanes and paths shall be designed and maintained to improve bicycling safety, and convenience, and encourage people to use bicycles to commute to work or school.	Cross sections of public streets are included in the specific plan that shows the separation of pedestrian sidewalks from roadways and dimensions of bicycle facilities. All streets will be designed and constructed to city standards. The linear park pathway connects from San Vicente Road northeastward to the residential areas north of Orchard Lane, and a second spine pathway begins at the linear park and extends northward to the Farmers' Village. These two spines serve all of the medium and high density residential areas, the commercial area, both schools, the Farmer's Village, and park areas. Numerous short connecting pathways provide connections between the low density residential neighborhoods and these two spines or to schools or adjacent streets. Additionally, Class III bicycle lanes will be provided on all collector streets in the plan area. Refer also to specific plan policy C-M. The project is consistent with this policy.
C-25	New development shall provide bike lanes and paths, secure bicycle storage and parking facilities.	The project includes Class I and II bike lanes within the project area. The specific plan includes policies that require future development within the commercial and village residential areas to provide additional bike facilities, including storage racks, consistent with this policy. Refer also to specific plan policy C-N.
C-27	The City shall complete a continuous network of sidewalks and separated pedestrian paths connecting housing areas with major activity centers and with trails leading into City and county open space areas.	The specific plan includes a network of pedestrian and bicycle pathways with two major pathway spines crossing the plan area. Cross sections of public streets are included in the specific plan that shows the separation of pedestrian sidewalks from roadways and dimensions of bicycle facilities. All streets will be designed and constructed to city standards. Internal circulation infrastructure plans are required prior to approval of the final map(s) and are subject to the review and approval by the Director of Public Works. Subject to review and approval by the Director of Public Works the project is consistent with this policy. Refer also to specific plan policy P-E.
C-28	New commercial development and development in Specific Plan areas shall provide sidewalks and pedestrian paths consistent with applicable State, federal and local plans, programs and standards.	Figure 3-3 of the specific plan illustrates the location of pedestrian amenities such as sidewalks and pedestrian paths. The Village Commercial Design Guidelines (refer to specific plan Chapter 2, Land Use), includes standards for the provision of pedestrian sidewalks and paths. All pedestrian infrastructure will be designed and constructed to city standards, which reflect state and federal programs and standards. Internal circulation infrastructure plans are required prior to approval of the final map(s) and are subject to the review and approval by the Director of Public Works. Subject to review and approval by the

		Director of Public Works, the project is consistent with this policy. Refer also to specific plan policy C-F.
C-29	Pedestrian crossings at heavily traveled intersections shall be made as safe as possible, utilizing neck-downs/bulb-outs where feasible. Crossing controls shall be installed when traffic levels warrant.	The specific plan circulation plan includes mid-block bulb-outs at the intersection between the two school sites, the intersection near the senior housing, and at the four major pathway/street crossings, as well as the point where the trail system transitions onto West Street. The project is consistent with this policy.
Parks and Recreation		
PR-1	<p>The City will acquire future park and recreation land and facilities by:</p> <ul style="list-style-type: none"> a. Requiring park dedications from future residential subdivisions at the rate of three acres per 1,000 population anticipated in the project; b. Requiring payment of a park impact fee, or requiring the dedication of land and improvements in-lieu of fees, from all new development; c. Cooperating with Monterey County to acquire land for a new regional park in the Soledad planning area; d. Acquiring parkland near existing or potential public park or recreation sites, or near quasi-public or private sites that have a good opportunity for a joint use agreement. Acquired parkland should be contiguous to proposed or existing park and recreation facilities or provide a logical connection. e. Pursuing joint use agreements with public and private schools, other public government agencies, private park and recreation providers, and institutions with potential parkland to make existing or proposed park and recreation facilities available to the community on an extended basis. 	<p>Specific plan policies and the plan for services require each phase of development to provide enough parkland to meet the needs of project residents in that phase or neighborhood. The project, consistent with the requirements of this policy, provides public park and recreational opportunities as follows:</p> <ul style="list-style-type: none"> a. The estimated parkland requirement for the project is 29.5 acres based on an estimated population of 9,833 persons. The specific plan includes approximately 39.2 acres of parkland and approximately 150 acres of open space. b. The project developer(s) will be required to pay park impact fees, in addition to the dedication of land. c. Not applicable. d. Parks and recreational facilities are located throughout the proposed development and several facilities are planned adjacent to educational facilities. e. A joint use agreement may be established between the City and the School District for shared use of school recreational facilities. <p>Refer also to specific plan policies P-B and P-C. The project is consistent with this policy.</p>
PR-2	The City will pursue the development of parks, open space and trails in areas subject to natural or human caused hazards such as natural or developed flood channels, hillsides and sensitive resource areas.	Approximately 150.4 acres of open space have been provided within the plan area, representing approximately one-quarter of the plan area. Open space lands encompass the natural hillsides above the 400-foot elevation contour. The Hillside Open Space area is intended to be preserved in perpetuity under a conservation easement, with maintenance funded through a community facilities district. Additionally, a 15.1 acre recreation area is located at the lowest elevation within the plan area, and will collect storm water run-off during periods of rain. Refer also to specific plan policy P-J. The project is consistent with this policy.
PR-10	<p>The City should provide a pedestrian network within the City Limits. The system should:</p> <ul style="list-style-type: none"> a. Accommodate pedestrians and bicycles. b. Connect residential neighborhoods with: 1) Soledad's downtown, 2) 	The specific plan includes a network of pedestrian and bicycle pathways with two major pathway spines crossing the plan area. One runs through the Linear Park. The other runs along the edges of the two schools, through the Village Park, and between the commercial and multifamily area. These trails and sidewalks will provide connectivity to other

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	schools, 3) City park and recreation facilities, and 4) regional trails.	residential neighborhoods within the City via extensions of West Street and Orchard Lane, proposed improvements to San Vicente Road, in addition to implementation of intersection improvements required by mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR. Refer also to specific plan policy P-E. The project is consistent with this policy.
PR-15	Parks shall include adequate support facilities such as parking and restrooms.	The specific plan calls for the provision of restroom facilities, picnic areas, play fields, and parking in all parks. The proposed Village Park site uses could include turf areas for recreation, tennis or basketball courts, picnic and sitting areas, a dog park, a community garden, a water play area, a playground, or a community center, in addition to restrooms and parking. Refer also to specific plan policy P-F. The project is consistent with this policy.
PR-16	Parks shall be designed to be compatible with the neighborhoods in which they are located, and shall provide security and privacy to adjoining properties. Where necessary, buffers shall be provided between park and recreation lands and adjacent development to provide privacy and a physical separation between uses. Buffers may include setbacks, landscaping, fencing, and/or dramatic breaks or changes in topography.	The parks will be designed to minimize noise and activity conflicts with residential areas. The specific plan promotes the use of a 100-foot-wide low growing and low fuel vegetated buffer between residential lots and the larger hillside open space area. The Village Park and Farmer's Village Soccer and Sports Park are planned to be joint use facilities with the adjacent schools. These parks will be lit to ensure security. All park improvement plans are subject to the review and approval by the City of Soledad Planning Director and Director of Public Works. Refer also to specific plan policies P-G and P-M. The project is consistent with this policy.
PR-24	New development shall be required to add to proposed or existing park and recreation projects where legally feasible. Public or private development shall provide, as appropriate and legally feasible: 1) a buffer between proposed development and existing park, recreation and/or open space parcels to minimize conflicts between development and existing facilities; and 2) gates, fences, or other deterrents when such facilities are deemed necessary to discourage prohibited or non-compatible uses from entering park, recreation or open space lands.	Where new parks are proposed fencing will be provided as a component of the residential development. The Specific Plan promotes the use of a 100 foot wide low growing and low fuel vegetated buffer between residential lots and the larger hillside open space area. All park improvement plans are subject to the review and approval by the City of Soledad Planning Director and Director of Public Works. Refer also to specific plan policy P-M. The project is consistent with this policy.
PR-25	New development shall not adversely impact adjacent park, recreation or open space lands.	The specific plan includes residential and commercial design guidelines and policies to guide development of public parks with the Plan Area, and ensure compatibility between specific plan land uses. There are no parks or designated open space or recreation lands adjacent to the Plan Area. Refer also to specific plan policy P-M. The project is consistent with this policy.
PR-33	New development shall be required where legally feasible to provide its fair share of public park and recreation opportunities. New development within the City shall be required to provide park and recreation lands or facilities consistent with this Element. Conditions placed on new development shall be reasonable and consistent with the nature and extent of such development plans. The City shall require the dedication and improvement of park land even	The project includes dedication of approximately 39.2 acres of public parkland and will provide approximately 150.4 acres of public open space consistent with the general plan requirements for the provision of parkland. The fiscal analysis prepared for the project recommends preparation of a comprehensive financing plan that will identify project-specific development impact fees, including the project's required share of parkland dedications and/or fees. City Council approval of the comprehensive financing plan is

	in circumstances where the total cost to improve such parkland exceeds the value of the corresponding development impact fee.	required prior to approval of final map(s). The project is consistent with this policy,
Public Services and Facilities		
S-1	<p>The City shall ensure through the development review process that adequate public facilities and services are available to serve new development. New development shall not be allowed until adequate public services and facilities to serve such development are provided. Where existing facilities are inadequate, new development may only be approved when the following conditions are met:</p> <ul style="list-style-type: none"> a. The developer and/or City can demonstrate that all necessary public facilities will be adequately financed and installed in time (through fees or other means); and b. The facilities improvements are consistent with applicable facility plans approved by the City or other agencies in which the City is a participant. 	<p>According to the plan for services the project would construct all required utility and roadway infrastructure improvements will be designed and constructed in conformance to the city's design criteria and performance standards. The Addendum to the Miravale III Specific Plan EIR found that adequate public services will be available as the project proceeds, with implementation of the mitigation measures identified in the Addendum Section 3.0 and 4.0 related to the provision of public services This is a required condition of project approval. Subject to City Council approval of the comprehensive financing plan and development agreement prior to approval of final map(s) necessary facilities improvements will be adequately financed and installed in time to serve the needs of the project. The project is consistent with this policy,</p>
S-2	<p>The City shall plan for the expansion of needed water and sewer infrastructure including, but not limited to, the expansion of water production, storage and distribution facilities, the expansion of wastewater collection and treatment capacity, and storm drainage facility expansion.</p>	<p>As shown in the plan for services, the water supply assessment and the Addendum to the Miravale III Specific Plan EIR, adequate public services are available to meet project demands with implementation of mitigation measures. Final infrastructure improvement plans are subject to the review and approval of the Director of Public Works prior to the recordation of the final map to insure that infrastructure design and construction conforms to the city's applicable design criteria and performance standards. The project is consistent with this policy.</p>
S-3	<p>Public facilities, such as wells, pumps, tanks, and yards shall be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.</p>	<p>Final infrastructure improvement plans, including the locations of any proposed wells, tanks, and/or yards are subject to the review and approval of the Planning Director and Director of Public Works prior to the recordation of the final map to insure that infrastructure design and construction conforms to the city's applicable design criteria and performance standards, and are compatible with adjacent land uses. Subject to City staff review and approval the project is consistent with this policy.</p>
S-4	<p>Where new development requires the construction of new public facilities, the new development shall pay its fair share of the construction. Where necessary, the City shall require the dedication of land within newly developing areas for public facilities.</p>	<p>The project is subject to participation in the city's development impact fee program, as modified by the comprehensive financing plan. The project also includes land dedications for fire and police facilities development, schools and parks, and includes the provision of public facilities for storm water, water supply and distribution, wastewater collection systems, and park improvements. As discussed in the Addendum to the Miravale III Specific Plan EIR Section 3.14, the project is also responsible for the payment of fair share costs of regional and local traffic facility improvements necessary to accommodate project traffic and for the construction of several intersection modifications. The project is consistent with this policy.</p>

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S-5	The City shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development provides alternative sources of funding or equipment to offset any shortfall in revenues.	Development of the project is responsible for the payment of development impact fees in effect at the time of building permit issuance. The project is consistent with this policy.
S-8	The City shall promote the efficient use of water and reduced water demand by: <ul style="list-style-type: none"> a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging the retrofitting of existing fixtures with water-conserving fixtures; 	The specific plan includes policies that require development to implement water conservation measures. The Addendum to the Miravale III Specific Plan EIR found that implementation of Mitigation Measure 4.3-3 requires the preparation of a greenhouse gas emissions reduction plan prior to _construction that outlines emissions reducing measures that will be incorporated into all development on the site. The emissions reduction plan will likely include additional water-conserving measures. Refer also to specific plan policy PSF-A and PSF-E. The project is consistent with this policy.
S-10	The City will manage the increase in water demand from new development to help insure groundwater resources are not over drafted. The City will work with Monterey County and public and private water entities to plan for the efficient, long term management of groundwater resources.	According to the City of Soledad Water Supply Assessment for specific plan, the city's available groundwater and recycled water supplies can accommodate the increase in demand generated by development within the plan area. Refer also to specific plan policy PSF-D. The project is consistent with this policy.
S-11	Gravity flow for sewer and water service shall be employed wherever feasible.	Gravity flow for sewer and water services will be employed where feasible. Final design of project infrastructure will be required prior to the recordation of the final map and will be subject to the review and approval of the Director of Public works. The project is consistent with this policy.
S-12	The City shall encourage the use of natural drainage systems where feasible to preserve and enhance natural features.	The proposed linear park follows a natural drainage and would serve as a drainage bio-swale leading to the retention basin, and will help percolate water back to the groundwater basin and filter pollutants. The project is consistent with this policy.
S-14	The City shall strive to improve the quality of urban storm water runoff and quality of groundwater recharge through the use of appropriate mitigation measures including, but not limited to, infiltration/sedimentation basins, oil/grit separators, and other management practices, including storm water retention.	Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9. Hydrology and Water Quality, will ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for storm water retention and treatment, and other management practices. The project is consistent with this policy.
S-15	The City shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures shall take into consideration impacts on the adjoining properties and impacts on groundwater recharge related to existing and proposed water wells.	Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9 Hydrology and Water Quality, ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for peak flow and volume. The project is consistent with this policy.

S-16	The City shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions. Drainage onto adjacent properties shall be restricted to pre-project levels minus any runoff from the area to be developed.	Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9 Hydrology and Water Quality, ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for peak flow and volume. The project is consistent with this policy..
S-17	The City shall require projects to allocate land as necessary for the purpose of retaining flows and/or for the incorporation of mitigation measures for water quality and supply impacts related to urban runoff.	The project includes a 12.7-acre retention basing near the southwest corner of the project site. Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9 Hydrology and Water Quality, ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for peak flow and volume. The project is consistent with this policy.
S-18	The City shall coordinate mitigation measures with responsible agencies (including California Regional Water Quality Control Board, Monterey County Environmental Health Department, and Monterey County Water Resources Department) for the control of storm drains, the monitoring of discharges and the implementation of measures to control pollutant loads in urban storm water runoff.	The specific plan includes requirements for the provision of storm water collection and conveyance and includes policy standards for design and performance of the storm drain and storm water facilities system, and for implementation of pre- and post-construction best management practices and low impact design to capture and retain flows on the site consistent with the requirements of the Central Coast Regional Water Quality Control Board. Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9 Hydrology and Water Quality, ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality Control Board design criteria and performance standards for peak flow and volume. The project is consistent with this policy. The project is consistent with this policy.
S-19	Engineered drainage plans shall be required for all development projects. Engineered drainage plans shall incorporate a collection and treatment system for stormwater runoff consistent with applicable federal and State laws.	As a standard condition of approval the project applicant will be required to submit an engineered drainage plan consistent with the City's adopted Storm-water Drainage Master Plan, and requirements of the Central Coast Regional Water Quality Control Board. The project is consistent with this policy.
S-20	The City will work cooperatively with the Soledad Unified School District to monitor housing, population and school enrollment trends and in planning for future school facility needs. The City shall assist the District in locating new school sites.	The specific plan requires that new elementary and middle school facilities, or improvements to existing schools are in place as needed to serve each phase of development prior to occupancy. Prior to approval of the first final map, an agreement must be established between developer and/or successors in interest and the Soledad Unified School District that establishes the timing of school construction or improvements and financing obligations. The applicant and/or developer(s) will provide an offer to dedicate the designated school sites to the Soledad Unified School District within 60 days of city approval and recordation of the first final map. The specific plan requires that new school facilities are located and designed in accordance with Soledad Unified School District and/or State Department of Education

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		sitting and design criteria. Refer also to specific plan policies PSF-W and PSF-X. The project is consistent with this policy.
S-21	The siting of new schools shall be coordinated with the City's Circulation Element to ensure that traffic conflicts are avoided, the safety of students is addressed and roadway function is not reduced, including provisions for off street student drop-off/ pick up.	The two schools have been located along collector and local streets in order to provide safe student drop-off/pick up locations. All new school facilities provided in conjunction with the project would be required to adhere to this policy consistent with the general plan. Additionally, as noted in the discussion of consistency with general plan circulation element policies, all roadway infrastructure improvements will be designed and constructed in compliance with the City of Soledad design criteria and performance standards for new local, collector and arterial streets. All street and traffic facility improvement plans are subject to review and approval by the director of Public Works prior construction. Refer also to specific plan policy PSF-X. The project is consistent with this policy.
S-22	The City will work closely with the school district to secure adequate funding for new school facilities, and where legally feasible, shall provide a mechanism which requires development projects to mitigate the cost of providing school facilities needed to serve such development, consistent with relevant provisions of State law.	As identified in specific plan Section 5.3 Public Services, the project applicant/developer will be required to submit payment of a school impact fee for each type of development within the project area. Refer also to specific plan policy PSF-W. The project is consistent with this policy.
S-23	The City, to the extent feasible, shall ensure that new school facilities are constructed and operating prior to the occupation of residences which the schools are intended to serve.	The specific plan requires that new elementary and middle school facilities, or improvements to existing schools are in place as needed to serve each phase of development prior to occupancy. Prior to approval of the first final map, an agreement must be established between Developer and/or successors in interest and the Soledad Unified School District that establishes the timing of new school construction or improvements to existing schools and accompanying financing obligations. The project is consistent with this policy.
S-27	The City shall require that all new development complies with applicable provisions of the Monterey County Integrated Waste Management Plan.	Solid waste collection services will be provided by the Salinas Valley Solid Waste Authority. The specific plan promotes recycling of consumer and business waste to reduce landfill requirements and lengthen the service life of existing landfills. The specific plan requires development within the Plan Area to comply with Monterey County Integrated Waste Management Plan provisions. Refer also to specific plan policy PSF-V. The project is consistent with this policy.
S-28	The City, to the extent feasible, will enforce the applicable provisions of the Monterey County Hazardous Waste Management Plan and all other applicable State, federal and local regulations dealing with the use, storage, disposal and transportation of hazardous materials.	The development must comply with the provisions of the Monterey County Hazardous Waste Management Plan and other applicable State, federal, and local regulations for any use, storage, disposal, and transportation of hazardous materials, in addition to implementing the necessary mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.8, Hazards and Hazardous Materials. The project is consistent with this policy.
S-29	The City shall strive to achieve and maintain a ratio of a minimum of 1 police	The plan for services Chapter 8.0, states that the project population will require 10 officers

	officer per 1,000 residents.	to meet this policy; however, the city's Facilities Master Plan notes that additional facilities would be needed for additional employees and police operations. In addition to providing a site within the Plan Area for potential use as police substation and/or a fire station, police and fire services will be constructed and maintained with funding from a public safety benefit assessment district, community facilities district or similar funding mechanism identified in the comprehensive financing plan. City Council approval of the plan is required prior to approval of the first final map(s). . Additionally, all development impact fees applicable at the time of issuance of a building permit are required, but may be offset by capital improvements designed, funded, and constructed by the developer(s). Refer also to specific plan policy PSF-AA. The project is consistent with this policy.
S-30	The City shall strive to achieve and maintain emergency response time to a maximum of 5 minutes for police emergencies.	The Plan Area will include a new, centrally located substation to help serve and reduce response time to those future residents. This substation will be located approximately 1.6 miles north of the current city police station in downtown Soledad. The plan for services states that with implementation of the substation, response times would be reduced. Refer also to specific plan policy PSF-AA. The project is consistent with this policy.
S-32	The City shall require new development to pay its fair share of providing or funding facilities that, at a minimum, achieve and maintain the above police protection standards.	The developer(s) of the plan area will be required to participate in a financing district to provide funds to build, operate, and maintain a police sub-station on the dedicated site within the plan area. Additionally, all development impact fees applicable at the time of issuance of a building permit are required, but may be offset by capital improvements designed, funded, and constructed by the developer(s). As identified in specific plan Section 5.3 Public Services, the project applicant/developer will be required to submit payment of all applicable fees in order to maintain the police protection standards enumerated above. The project is consistent with this policy.
S-33	The City shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through design.	The Specific Plan promotes site planning which helps reduce crime potential through appropriate lighting, access, ease of surveillance, and other features such as alarms and security systems as may be required by the police department. Refer also to specific plan policies PSF-BB, PSF-DD, PSF-DD, and PSF-GG. The project is consistent with this policy.
S-36	The City shall strive to achieve and maintain an emergency response time of 5 minutes or less for fire emergencies over 90% of the City.	The project contains measures to provide adequate public facilities to ensure that emergency response time are within the established target range. The project includes a site for construction of both a police and fire substation within the project area to accommodate fire prevention/protection and emergency services demand from project build-out. The specific plan includes policies for design considerations that meet fire department design criteria and performance standards for access and fire flow water supplies. Refer also to specific plan policies PSF-EE and PSF-FF. The project is consistent with this policy.
S-37	The City shall require new development to pay its fair share of providing or funding facilities that, at a minimum, achieve and maintain the fire protection	The developer(s) of the plan area will be required to participate in a financing district to provide funds to build, operate, and maintain a new fire station facility within the Plan Area.

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	standards identified in Policies S35 and S36.	Additionally, all development impact fees applicable at the time of issuance of a building permit are required, but may be offset by capital improvements designed, funded, and constructed by the developer(s). As identified in specific plan Section 5.3 Public Services, the project applicant/developer will be required to submit payment of all applicable fees in order to maintain the response time standards enumerated above. The project is consistent with this policy.
S-38	The City shall ensure that all proposed developments are reviewed for compliance with fire safety standards per the Uniform Fire Code and other City standards and ordinances.	All improvement plans will be reviewed for compliance with fire safety standards per the Uniform Fire Code and city standards. The project is consistent with this policy.
S-39	New non-residential development and non-residential additions of over 100 square feet of habitable space shall provide fire sprinklers in accordance with City standards, and as determined by the Fire Marshal. New residential development shall be provided with fire sprinklers unless the developer provides studies that prove the standard identified in Policy S35 is not negatively affected.	Development of the project site is subject to compliance with the most recent version of the Uniform Fire Code and city standards for fire sprinkler systems at the time of improvement plan submittal. The project is consistent with this policy.
S-40	The City will support efforts to expand library services within Soledad.	County library services will be provided at or near the two designated school sites and/or the commercial site within the plan area. Another potential location is to place a library within the Village Park, where it could also serve as a community center. Consideration should also be given to providing library services directly to the Farmers' Village. The project is consistent with this policy.
Conservation and Open Space		
C/OS-1	The City shall discourage "leapfrog" development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.	The city's general plan EIR found that development associated with general plan buildout would result in significant impacts to agricultural resources resulting from the conversion of land within the general plan Expansion Areas. The project site is contiguous with the north and east City of Soledad city limit. The project site does not include parcels subject to Williamson Act agricultural conservation easements. Although the project would result in significant impacts to agricultural resources resulting from the loss of prime farmland on the site and the eventual right-of-way acquisition for improvements to San Vicente Road. The Addendum to Miravale III Specific Plan EIR includes mitigation that would reduce the project's impacts, but not to a less-than-significant level. However, the project would not result in impacts greater than those identified and addressed in the general plan EIR. The project is consistent with this policy.
C/OS-2	The City shall retain the agricultural land use designation on lands within its planning area until the land is needed for urban development.	The project site is currently located within the County of Monterey and is zoned for agricultural use. The subject site, however, is designated within the City of Soledad General Plan as a future expansion area to accommodate projected growth as envisioned under the 2005 General Plan. Upon annexation, the subject site would be appropriately zoned for commercial and residential uses consistent with the specific plan land use

		concept. The project is consistent with this policy.
C/OS-3	The City shall ensure that new development and public infrastructure projects do not encourage expansion of urban uses outside the general plan area into areas designated <i>Agriculture</i> by the Monterey County General Plan.	The project site is located within the general plan expansion area boundaries as designated in the Land Use Diagram of the General Plan. The project is consistent with this policy.
C/OS-4	The City shall support the agricultural economy by encouraging the location of agricultural support industries in the City, establishing and promoting marketing of local farm products, and providing its regional fair share of adequate housing to meet the needs of agricultural labor.	The project will provide 400 units of farm worker housing to meet south Monterey County's housing needs for agricultural labor. Refer also to specific plan policy LU-C. The project is consistent with this policy.
C/OS-5	The City shall require a right-to-farm condition to all future subdivision maps adjacent to farmlands.	As identified in the Addendum to the Miravale III Specific Plan EIR Mitigation Measure 4.2-5, the project is subject to compliance with the city's right to farm policies including notification to potential buyers through recorded deed restrictions. Compliance with the city's right-to-farm policies consistent with Section 5.3 of the memorandum of understanding with Monterey County is also required as a project condition of approval. The project is consistent with this policy.
C/OS-6	The City shall require development within or adjacent to designated agricultural areas to minimize conflicts with adjacent agricultural uses.	An open space buffer, including a trail, will be constructed along the northern boundary of the plan area and San Vicente Road will provide a buffer along the western boundary of the specific plan edge to separate residences from agriculture uses. As identified in the Addendum to the Miravale III Specific Plan EIR Mitigation Measure 4.2-5, the project is subject to compliance with the city's right to farm policies consistent with Section 5.3 of the memorandum of understanding with Monterey County. Refer also to specific plan policy P-M. The project is consistent with this policy.
C/OS-7	<p>The City shall require new public and private development to protect scenic resources by:</p> <ul style="list-style-type: none"> a. Prohibiting structures along ridgelines, steep slopes (above the 400 foot elevation contour), or in other highly visible locations unless no practical alternative is available, or such a location is necessary to protect public health and safety; b. Utilizing natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes; c. Requiring landscaping which provides a landscape transition between developed areas and adjacent open space or undeveloped areas; and is compatible with the scenic resource being protected; d. Incorporating sound Soil Conservation Service practices and minimizing land alterations. Land alterations shall be minimized by: keeping cuts and fills to a minimum; limiting grading to the smallest practical area of land; limiting land exposure to the shortest practical amount of time; replanting graded areas to insure establishment of 	<ul style="list-style-type: none"> a. The specific plan does not include ridgeline development. Development in the Plan Area below the 400-foot elevation contour would be similar in scale and form as existing development within the city limit adjacent to the site. All development is subject to conformance with the specific plan design guidelines for each zone district. All areas above the 400 foot elevation contour are designated as open space. The specific plan includes design guidelines for low-intensity uses within the Open Space zone district that limit irrigation, pathways, signage and fencing. Unless otherwise noted in the specific plan, uses and standards for the areas zoned OS Open Space shall be as provided in Chapter 17.32 of the Soledad Zoning Code. The specific plan otherwise includes detailed design guidelines to ensure development with attractive, high quality architecture, screening methods, and landscaping. b. The specific plan includes detailed design guidelines for each zone district to ensure development with attractive, high quality architecture, screening methods, and landscaping. c. In addition to the design guidelines for each zone district, the specific plan

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	<p>plant cover before the next rainy season; and creating grading contours that blend with the natural contours on site or look like contours that would naturally occur;</p> <ul style="list-style-type: none"> e. Designing roads, parking, and utilities to minimize visual impacts. If possible, utilities shall be underground. Roadways and parking shall fit the natural terrain; and f. Designing projects to fit the site's scale and character. Structures shall be designed and located so: they do not silhouette against ridgelines, or hilltops; roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; residential density and massing is decreased with increased elevation where it would mar the scenic quality of the scenic resource; they fit the natural terrain, and they utilize building materials, colors, and textures that blend with the natural landscape and avoid the creation of high-contrast situations. 	<p>requires buffers between adjacent open space and residential development.</p> <ul style="list-style-type: none"> d. Limitations on development above the 400 foot elevation contour minimize risks associated with grading on hillside areas. Geotechnical reports are required for new development as part of the improvement plan review, prior to issuance of any grading permit. Development associated with the specific plan is subject to this requirement as a condition of specific plan approval. The Addendum to the Miravale III EIR includes mitigation measures that require compliance with recommendations contained in the geotechnical report(s) to ensure sound soil conservation practices are implemented. e. The limitations on development in highly scenic areas of the site above the 400 foot elevation contour minimize the visual impact of the project. The specific plan design guidelines encourage underground parking where feasible, requires utilities to be placed underground, requires all existing overhead utilities to be converted to underground, with the exception of existing steel tower structures and wires, and restricts the visibility of roof-mounted utility equipment. f. The limitations on development in highly scenic areas of the site above the 400 foot elevation contour minimize the visual impact of the project. The specific plan includes detailed design guidelines for each zone district to ensure development with attractive, high quality architecture, screening methods, and landscaping. <p>Refer also to specific plan policies PSF-K, PSF-P, and PSF-Q. The project is consistent with this policy.</p>
C/OS-8	<p>The City shall require public or private development to:</p> <ul style="list-style-type: none"> a. The City shall designate hillside areas above the 400 foot elevation contour as <i>Open Space/Grazing</i>, <i>Public Facility</i> (parkland) or <i>Agriculture</i>. b. Locate primary structures, accessory structures, paving, and grading at the base of a hill (generally that are below the 400 foot contour or 15 percent slope) unless: (1) no practicable alternative is available, (2) the location on a greater slope or at a greater elevation provides more aesthetic quality, or (3) the location is necessary to protect public health and safety. c. Utilize design, construction, and maintenance techniques that: (1) preserve and enhance the hillsides; (2) ensure that development near or on portions of a hill do not cause, or make worse natural hazards (such as erosion, sedimentation, fire, or water quality 	<ul style="list-style-type: none"> a. Areas of the project site above the 400 foot elevation contour are identified as Hillside Open Space by the specific plan. b. The topography is comprised of a natural slope from the southwest corner of the plan area to the northeast, with steeper slopes located at the eastern boundary. The majority of the plan area ranges in elevation between approximately 180 and 600 feet above mean sea level. Mitigation Measure 4.1-7 requires the preparation and submittal of a site-specific geotechnical report for new development on hillsides in order to ensure that the development will not cause or worsen natural hazards, such as erosion and sedimentation, and will minimize risk to life and property from slope failure, landslides, and flooding. The report shall include erosion and sediment control measures, such as temporary vegetation sufficient to stabilize disturbed areas. The report is subject to review and approval by the Chief Building Official and Director of Public Works prior to issuance of a grading permit.

	<p>concerns); (3) include erosion and sediment control practices including temporary vegetation sufficient to stabilize disturbed areas; (4) minimize risk to life and property from slope failure, landslides, and flooding; (5) maintain the character and visual quality of the adjacent hillside.</p> <p>d. Incorporate recreation and public access on or near hillsides consistent with this Element.</p>	<p>c. Implementation of Mitigation Measure 4.1-7 ensures consistency with this policy.</p> <p>d. The specific plan circulation concept includes the provision of access along an existing access road above the 400 foot elevation contour and connections to adjacent neighborhoods.</p> <p>Refer also to specific plan policies C-A, P-A, P-F, and P-M. The project is consistent with this policy.</p>
C/OS-9	The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources to the maximum extent feasible.	The project includes preservation in perpetuity of 150 acres of open space to ensure the preservation and enhancement of natural land forms. Refer also to specific plan policy LU-J. The project is consistent with this policy.
C/OS-10	The City shall support State and federal laws and policies to preserve populations of rare, threatened, and endangered species by ensuring development does not adversely affect such species in a significant way or by fully mitigating adverse effects.	The project development will be required to adhere to all applicable State and Federal requirements pertaining to biological resources within the project area. The Addendum to the Miravale III EIR includes addition mitigation measures to ensure the protection of rare, threatened, and endangered species. The project is consistent with this policy.
C/OS-11	The City shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design to the extent feasible.	The Miravale III Specific Plan EIR and its 2017 Addendum evaluated project impacts to environmental resources including aesthetic resources, parks and open space resources, cultural resources. Implementation of the mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR will be required as conditions of approval and will be incorporated into the project. The project is consistent with this policy.
C/OS-12	The City shall require developers to use native and compatible nonnative species, especially drought-tolerant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of project approvals or project mitigations.	The specific plan policies call for the use of native and drought-tolerant plant species in all development landscaping. Refer also to specific plan policies P-N and PSF-E. The project is consistent with this policy.
C/OS-13	The City will encourage the improvement of air quality in Soledad and in the region by implementing the measures described in the Monterey County Air Quality Management Plan. Such measures include, but are not limited to, measures to reduce dependence on the automobile and encourage the use of alternate modes of transportation such as buses, bicycles and walking.	The specific plan policies encourage the improvement of air quality by providing easily accessible non-motorized amenities such as pedestrian and bicycle trails, bicycle lanes, and transit stops. Refer also to specific plan policies C-K, C-L, C-M, and C-N. The project is consistent with this policy.
C/OS-14	The City shall, to the extent feasible, separate sensitive land uses from significant sources of air pollution.	The Addendum to the Miravale III Specific Plan EIR evaluated the project's contributions to emissions that affect local and regional air quality and found that implementation of mitigation measures 4.3-1 – 4.3-4 mitigate the project impacts to air quality. The project is consistent with this policy.
C/OS-16	The City shall promote and encourage the use of alternate modes of transportation by incorporating public transit, bicycle, and pedestrian modes in City transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.	The specific plan circulation concept provides transit stops, bicycle lanes, and pedestrian amenities such as separated sidewalks and trails. The project is consistent with this policy.

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C/OS-17	a. When considering the approval of activities that result in the removal of mature trees, the following factors shall be considered: The size, age, health and species of tree(s) to be removed. Whether or not the removal of the tree(s) is necessary for the reasonable development and use of the site. Whether the tree(s) to be removed is (are) a native or introduced species.	The Addendum to the Miravale III Specific Plan EIR analyzed the environmental effects of tree removal necessary to accommodate the project and determined that the project's impact is less than significant. The project is consistent with this policy.
C/OS-18	The City shall institute and promote a vigorous program of tree planting in new development areas and in older portions of the City to increase the number and density of tree cover.	Final landscaping plans will be required for development within the specific plan area. As identified in the specific plan, numerous policies have been incorporated requiring the use of street trees and accent trees. Refer also to specific plan policy LU-G. The project is consistent with this policy.
C/OS-19	When mature trees are removed to accommodate new development, they shall be replaced at a ratio of at least two new trees for every one tree removed, or such additional number and size of trees as considered appropriate by the reviewing body at the time of approval of such development.	Development of the project would result in the removal of several mature trees. Mitigation Measure 4.1-9 identified in the Addendum to the Miravale III Specific Plan EIR requires the retention of mature trees to the extent feasible and requires approval of a tree replacement plan for review and approval by the Planning Director prior to issuance of grading or building permits. The project is consistent with this policy.
C/OS-21	Landscaping plans for new development incorporate water conservation methods and shall employ native varieties of plants that are drought tolerant.	The specific plan will reduce potable water consumption throughout the specific plan area through the use of recycled water for irrigation, emphasis on drought- tolerant plant materials for landscaping, and the incorporation of state-of- the art low water/high efficiency use fixtures and appliances in all new private development and public facility construction, including schools. Refer also to specific plan policies P-N and PSF-E. The project is consistent with this policy.
C/OS-23	If development of a site uncovers cultural resources, the recommendations of Appendix K of the Guidelines for Implementation of the California Environmental Quality Act (Public Resources Code Section 15000 et seq.) shall be followed for identification, documentation, and preservation of the resource.	This policy is included as a mitigation measure required during project construction. The project is consistent with this policy.
C/OS-24	The City shall document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. The accumulation of such data shall act as a tool to assist decision-makers in determinations of the potential development effects to prehistoric and historical resources located within the City.	A single historic structure is located on the site and mitigation measures are identified in the Addendum to the Miravale III Specific Plan EIR to ensure adequate recordation of data and protection of the resource. The house will be relocated from its current location. The project is consistent with this policy.
C/OS-26	The City and County shall discourage urban uses adjacent to State-designated regional resource deposits if such uses would be incompatible with mining operations, or would restrict future extraction of significant mineral resources.	The project site is not located adjacent to State-designated regional resource deposits. The project is consistent with this policy.

Safety		
HZ-1	The City shall promote flood control measures that maintain the drainage courses in their natural conditions within the 100-year floodplain.	As reported in the Miravale III Specific Plan EIR, the project is not located in the 100-year floodplain. The specific plan provides an integrated storm drainage and open space system that incorporates best management practices to adequately control storm flooding problems, protect water quality, and provide park space. Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9. Hydrology and Water Quality, will ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for retention capacity and volume. Refer also to specific plan policy LU-8The project is consistent with this policy.
HZ-2	The City shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.	The project site is not located within a 100-year floodplain. The project is consistent with this policy.
HZ-3	The City shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.	The project provides an integrated storm drainage and open space system that incorporates best management practices to adequately control storm flooding problems, protect water quality, and provide park space. The project is consistent with this policy.
HZ-4	The City shall manage flood prone areas consistent with the requirements of the Federal Emergency Management Agency (FEMA) and the Monterey County Water Resources Agency.	The project is not located within an area that is prone to flooding as defined by the Federal Emergency Management Agency of the Monterey County Water Resources Agency. Successful implementation of mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.9. Hydrology and Water Quality, will ensure that all storm water facilities and storm drain improvements are designed and constructed to meet City of Soledad and Central Coast Regional Water Quality control Board design criteria and performance standards for storm water volumes to minimize the potential for localized flooding. The project is consistent with this policy.
HZ-5	All new development shall satisfy the applicable requirements of the Uniform Building Code.	Compliance with the most recent version of the uniform building code is required for all development. The project is consistent with this policy.
HZ-6	The City shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geologic or seismic hazards (i.e., ground shaking, landslides, liquefaction, expansive soils).	A soils engineering and geological/seismic analysis was prepared for the project. The final-design level plans will be developed in accordance with individual project-specific geotechnical evaluations. The project is consistent with this policy.
HZ-7	The City shall limit development in areas of steep or unstable slopes to minimize hazards by landslides or liquefaction.	The specific plan designates the hillside areas above the 400 foot elevation contour as open space and will permanently preserve 150 acres of hillside open space. A soils engineering and geological/seismic analysis was prepared for the project, which did not find areas that would be prone landslides or liquefaction. The final-design level plans will be developed in accordance with individual project-specific geotechnical evaluations. The

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		project is consistent with this policy
HZ-8	In landslide hazard areas, the City shall prohibit alteration of land in a manner that could increase the hazard, including concentration of water through drainage or irrigation systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.	See above response.
HZ-9	New development shall provide fire flow, emergency access and hydrants consistent with Fire Department requirements.	All new development shall provide fire flow, emergency, access and hydrants consistent with Fire Department Requirements. Refer also to specific plan policy PSF-FF The project is consistent with this policy.
HZ-12	The City will encourage site planning which helps reduce crime potential through appropriate lighting, access, ease of surveillance, and other features such as alarms and security systems as may be required by the police department.	All new development shall help to reduce crime potential through appropriate lighting, access, ease of surveillance, and other features such as alarms and security systems as may be required by the police department. Refer also to specific plan policy PSF-GG The project is consistent with this policy.
Noise		
N-1	The City shall not allow development of new noise-sensitive land uses where existing or ambient noise levels exceed those shown on Figure X1, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards set by Figure X1.	Successful implementation of the noise mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.11, Noise, will achieve standards in Table 4.10-1 of the City's Noise Element. The project is consistent with this policy.
N-2	Where nonresidential land uses are likely to generate noise levels exceeding those shown on Figure X1 on adjacent or nearby existing or planned noise-sensitive uses, the City shall require preparation of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.	An acoustical analysis has been prepared by Illingworth & Rodkin, Inc. for the Miravale III project and the mitigation measures identified in their report have been incorporated into Miravale III EIR and Addendum to the Miravale III EIR. Implementation of the noise mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.11, Noise, will be required as conditions of project approval for all phases. The project is consistent with this policy.
N-3	New residential development shall comply with State Noise Insulation Standards.	Development of the project will be required to comply with all applicable State Noise Insulation Standards as part of the improvement plan and building permit application process. The project is consistent with this policy.
N-4	New commercial and industrial development shall incorporate design elements to minimize the noise impact when residential neighborhoods are nearby.	The specific plan includes design guidelines for the Village Commercial district and Mixed Use Opportunity Overlay to minimize noise impacts. The project is consistent with this policy.
N-5	Where noise mitigation measures are required to achieve the standards described in Figure X2, the emphasis of such measures shall be placed on site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related mitigation measures have been integrated into the project.	Successful implementation of the noise mitigation measures identified in the Addendum to the Miravale III Specific Plan EIR Section 3.11, Noise, will ensure project-related noise impacts are reduced to the extent feasible. While some noise sensitive land uses would be exposed to noise in excess of applicable standards, mitigation measures emphasize site planning and project design principles, including the use of building materials to minimize

		noise related impacts. The project is consistent with this policy.
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SOURCE: City of Soledad 2005 General Plan, EMC Planning Group 2017