

CITY OF SOLEDAD

Miramonte Specific Plan

Adopted November 7, 2018 - Resolution 5433



Prepared by
EMC Planning Group

November 7, 2018

RESOLUTION NO. 5433

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
APPROVING AN AMENDMENT TO THE CITY OF SOLEDAD GENERAL
PLAN AND APPROVE THE MIRAMONTE SPECIFIC PLAN, INVOLVING
APPROXIMATELY 647 ACRES**

WHEREAS, the adopted City of Soledad 2005 General Plan designates certain lands for urban growth and development within areas designated by the General Plan as the Mirassou, San Vicente West, Northwest Expansion Areas, and the North Entry Commercial Specific Plan Area and Entry Commercial Expansion Area; and

WHEREAS, Soledad General Plan (Program 2.1) does direct the City to pursue an application to the Monterey County Local Agency Formation Commission (LAFCO) for an amendment of its sphere of influence consistent with the General Plan; and

WHEREAS, the City of Soledad and the County of Monterey developed, adopted, and signed a memorandum of agreement (MOU) in 2016, incorporated herein by reference, to cooperate on common planning, growth, and development issues; and

WHEREAS, the MOU established planning principles for both parties to promote logical and orderly development, direct development away from the best agricultural lands, stay within the urban growth boundary established by the City's General Plan and the MOU, encourage "City Center" growth, and provide compact urban form development through the use of specific plans; and

WHEREAS, the City Council of the City of Soledad desires to initiate proceedings to apply to LAFCO for an amendment to its sphere of influence (SOI) to include approximately 647 acres of property ("Subject Property") to the city, which property currently falls within the Mirassou, San Vicente West, Northwest Expansion Areas, and North Entry Commercial Specific Plan Area and Entry Commercial Expansion Area, as set forth in the City of Soledad's General Plan; and

WHEREAS, the subject property is located in unincorporated Monterey County generally between San Vicente Road and Orchard Lane north and west of the current City limits, and consists of Assessor's Parcel Numbers 417-151-082, 417-151-084, 417-151-089, 417-151-090, 417-151-091, 417-151-092, and additional properties in 257-081-005 and beyond to accommodate the San Vicente Road rights of way; and

WHEREAS, the City Council in 2010 adopted Resolution 4565 directing City Staff to pursue a SOI amendment, contingent on receiving the applicant's revised specific plan; and,

WHEREAS, applications were never filed with Monterey County LAFCO to request the amendment because a revised specific plan was not received from

the applicant; and

WHEREAS, the City of Soledad did, however, comply with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq., the CEQA Guidelines, California Code of Regulations, Title 14 Section 15000 et seq.; and the City Council, prior to the approval of Resolution 4565, considered and adopted Resolution 4564 certifying the Final Environmental Impact Report for the proposed 2010 Miravale III Specific Plan (SCN# 2006081129); and

WHEREAS, the City of Soledad prior to the approval of Resolution 4564 and Resolution 4565, considered and certified the Final Environmental Impact Report for the City of Soledad 2005 General Plan (SCN# 2005032722), and with the adoption of the Soledad General Plan on September 21, 2005 the City Council did make certain findings of fact regarding the significant environmental impacts of the General Plan and did adopt a Statement of Overriding Consideration through approval of Resolution 3678; and

WHEREAS, the City of Soledad certified the Final Environmental Impact Report for the City of Soledad 2005 General Plan (SCN# 2005032722) and the Final Environmental Impact Report for the proposed 2010 Miravale III Specific Plan (SCN# 2006081129) adequately address the environmental effects of the proposed Specific Plan and boundary change pursuant to CEQA; and

WHEREAS, the Applicant for the Miravale III project in an attempt to address the 2010 City Council concerns resubmitted project applications on July 26, 2016, under the name Miramonte, for a reduced size project; and

WHEREAS, the Applicant has reduced the project planning boundary from 920 acres to 647 acres (a 273-acre project reduction) and the project residential density from 4,200 to 2,392 (a 2,081 residential unit reduction), as well as removing residential lots from above the 400 foot contour consistent with the City's General Plan and City Council direction provided in Resolution 4564; and

WHEREAS, it has been determined by City Staff and recommended by the Planning Commission that due to the reduction in size of the project boundary (by 273 acres) and density (by 2,081 residential units) that the 2010 certified Miravale III FEIR is adequate to evaluate the proposed project with the addition of an Addendum, prepared in accordance with Section 15164 of the CEQA guidelines, to describe the revised and reduced project and to clarify mitigations contained in the 2010 certified Miravale III FEIR; and

WHEREAS, the City of Soledad Planning Commission on June 12, 2018 recommended that the City Council adopt a Statement of Overriding Considerations and adopt the Addendum to the 2010 certified Miravale III FEIR, and Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council of the City of Soledad at a duly-noticed public hearing on August 28, 2018, adopted Statement of Overriding Considerations and the Addendum to the 2010 certified Miravale III FEIR, and Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council of the City of Soledad identifies and determines the principal reasons for amending the City's General Plan and adopting the Miramonte Specific Plan are as follows:

1. The proposed amendment to the City's General Plan and adoption of the Miramonte Specific Plan is consistent with and facilitates the fulfillment of the goals, policies and objectives set forth in the City of Soledad General Plan, as the plan area and subject properties are proposed for future development in the 2005 Soledad General Plan; and

2. The Specific Plan has been revised in accordance with the 2010 City Council direction and/or mitigation measures identified in the certified Miravale III Specific Plan FEIR or the Addendum to that FEIR; and

3. It is appropriate to request LAFCO amend the City's SOI for this 647-acre territory, including the San Vicente Road corridor, and that this action is consistent with the MOU by directing growth within the Urban Growth Boundary, directing development away from the best agricultural lands, meeting "City-Centered" growth principles, preparing a specific plan that includes residential densities that ensure a compact urban form and help to preserve and buffer agricultural uses from premature conversion, and provide a substantial public benefit in public parks, open space, and the preservation of hillside views and natural resources; and

4. A LAFCO amendment to the City of Soledad General Plan SOI and annexation of the subject properties and adjoining roadways to the City is a prerequisite to implementation of the Miramonte Specific Plan; and

5. An amendment of the City's General Plan Land Use Map and related text is needed to include a designation of the "Miramonte Specific Plan" area, noted as "MM-SP" on the map, over the subject properties and adopt the Miramonte Specific Plan; and

6. The City Council, as a part of their consideration of the General Plan Amendment and Adoption of the Specific Plan, has reviewed and considered the CEQA and Project Findings, attached to the SOI Amendment Resolution and incorporated herein by reference; and

7. The amendment to the City's General Plan and adoption of the Specific Plan is consistent with and will implement the General Plan promote the general health, safety and welfare of the community; and

WHEREAS, the City of Soledad Planning Commission and City Council members participate in a duly-noticed joint public workshop on September 14, 2017 to review the previous plan area and project history, past actions, the current plan area and project description, available documentation on the project, currently proposed actions, and to hear public testimony; and

WHEREAS, the Planning Commission at its regularly scheduled meetings of April 12, 2018, May 10, 2018, and June 14, 2018, during which it considered the amendment to the City's General Plan, the Staff Report and presentation, public testimony, documentary evidence introduced and received during the public hearing along with the entire public record, weighed the evidence before it and made CEQA and Project Findings, and recommends that the City Council approve the General Plan Amendment and adopt the Miramonte Specific Plan; and

WHEREAS, the City Council held a duly noticed special informational workshop on July 18, 2018, during which it received information and made comments on the amendment to the City's General Plan, the Staff Report and presentation, public testimony, documentary evidence including the EIR Addendum; and,

WHEREAS, notice of time and place of hearing for the City Council's deliberations regarding an amendment to the City's General Plan and adoption of the Miramonte Specific Plan was given in the manner prescribed by law and by the City; and

WHEREAS, the City Council held duly noticed public hearings on August 28, 2018, October 23, 2018 and November 7, 2018 at which it considered the amendment to the City's General Plan, the Staff Report and presentation, public testimony, documentary evidence introduced and received during the public hearing along with the entire public record, weighed the evidence before it and made CEQA and Project Findings.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Soledad approves the General Plan Amendment and adopts the Miramonte Specific Plan as follows:

1. All of the recitals set forth above are true and correct to the best of the City Council's knowledge, and are incorporated herein by reference and made part of this resolution by this reference; and
2. That the City Council declares that it has been provided with and reviewed all evidence available in the administrative record to support the findings of project consideration, as well as the Staff Report, presentation by staff, written and oral testimony (collectively, the "Record of Proceedings"), and hereby provides notification that the Record of Proceedings is on file with the clerk of the City of Soledad; and
3. The City Council declares it has reviewed and considered the 2010 certified Miravale III FEIR, the Addendum to that document, the Mitigation Monitoring

and Reporting Program, the CEQA Findings, including the Statement of Overriding Considerations, and the Project Findings, all of which is incorporated herein by reference; and

4. Based upon the City Council's review of the evidence in the record, it finds that the statement of Overriding Considerations provides substantial evidence that the environmental risks of approving the General Plan Amendment and adopting the Specific Plan have been balanced against the benefits to the community of the Miramonte Specific Plan; and

5. Finds that, after reviewing the Record of Proceedings, findings supported by evidence in the record provide cause for approving the General Plan Amendment and adopting the Miramonte I Specific Plan; and

6. The City Council declares by adoption of this Resolution that they have amended the City of Soledad General Plan Land Use Map to designate the subject properties, MM-SP (Miramonte Specific Plan), illustrated on the map in Exhibit A, adopt the Miramonte Specific Plan, incorporated herein by reference, and adopted the CEQA and Project Findings, incorporated herein by reference.

PASSED AND ADOPTED this 7th day of November, 2018, by the City Council of Soledad, by the following vote:

AYES, and in favor thereof, Councilmembers: Christopher Bourke, Mayor Pro Tem Alejandro Chavez, Carla Stewart and Mayor Fred Ledesma

NOES, Councilmembers: Velazquez

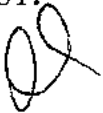
ABSENT, Councilmembers: None

ABSTAIN, Councilmembers: None



FRED J. LEDESMA, Mayor

ATTEST:



MICHAEL MCHATTEN, City Clerk

CITY OF SOLEDAD

Miramonte Specific Plan

ADOPTED NOVEMBER 7, 2018 - RESOLUTION 5433

Prepared for

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NOVEMBER 7, 2018

This document was produced on recycled paper.

ACKNOWLEDGEMENTS

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INTRODUCTION

Section 1.0 of the Miramonte Specific Plan (“specific plan”) provides a summary of the specific plan, a detailed project description, a description of the existing conditions and constraints, the relationship of the specific plan to applicable legislation, and a discussion regarding consistency of the specific plan with the City of Soledad General Plan.

Section 1.0 is organized into the following subsections:

- 1.1 Vision for the Miramonte Specific Plan Area
- 1.2 Purpose of the Specific Plan
- 1.3 Plan Summary
- 1.4 Authority and Specific Plan Requirements
- 1.5 Relationship to Existing Plans and Policies
- 1.6 Specific Plan Process
- 1.7 Environmental Review - CEQA
- 1.8 General Plan Conformance
- 1.9 Using the Specific Plan

1.1 Vision for the Miramonte Specific Plan Area

The Miramonte Specific Plan provides an opportunity to enhance Soledad’s image as an attractive residential city through the creation of diverse and attractive residential neighborhoods



centered on parks and a commercial center. The specific plan provides for neighborhood-oriented development with ample parks and open space to promote outdoor recreation and leisure. It provides safe pedestrian and bicyclist routes to the specific plan area’s (plan area’s) elementary schools, parks, and to neighborhood shopping. The development within the plan area will offer an array of housing types intended to be affordable to Soledad’s current and future workforce, including its teachers, police and firefighters, and the Soledad Prison employees. The specific plan and development of the plan area will play an important role in the growth



and evolution of the city, and will contribute significantly to the housing supply for the city and the Monterey region.

1.2 Purpose of the Specific Plan

The purpose of the specific plan is to systematically implement the Soledad General Plan (General Plan) land use and development provisions pertaining to the General Plan-designated Mirrasou Specific Plan Area in an orderly and comprehensive manner. The specific plan also provides information relevant to expansion of the city's Sphere of Influence. The specific plan accomplishes these purposes through the establishment of land use, infrastructure, public services, financing provisions, and programs to direct future development of the area. The specific plan provides a balance between growth, public infrastructure, and services, and provides for financing mechanisms to ensure that the development pays its fair share of capital costs and on-going maintenance requirements. Additionally, phasing parameters, outlined in Section 6.0, ensure that infrastructure and services are in place as needed for each phase of development.

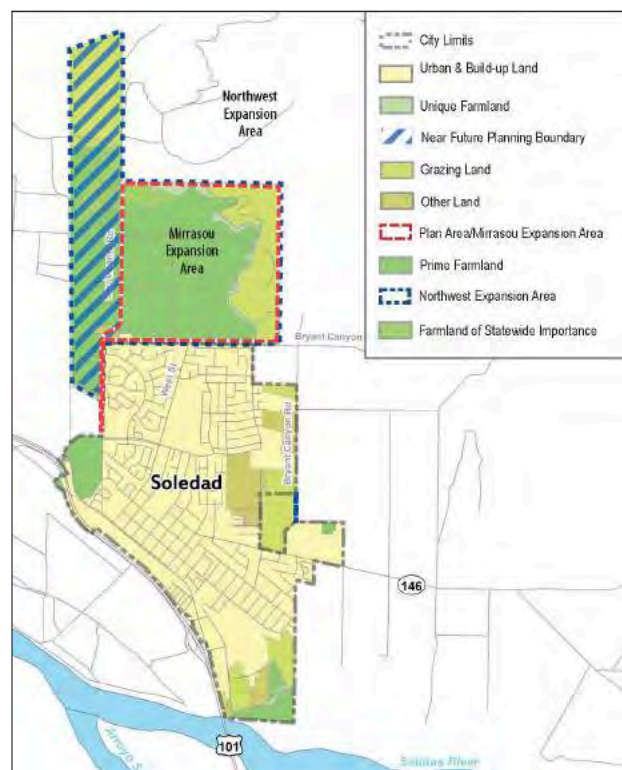
The specific plan includes project zoning, development standards, and design guidelines that implement the vision for the plan area, land use provisions, and the General Plan's goals, policies and standards relating to the southern portion of the Mirrasou Specific Plan Area. The specific plan is intended to be used by applicants

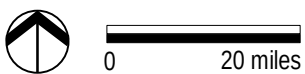
in designing and formulating their development plans, and by the city in reviewing and approving development applications in the plan area.

1.3 Plan Summary

Specific Plan Area Location

The plan area is located east of U.S. Highway 101 on the northern edge of the City of Soledad (city) approximately 35 miles southeast of the Monterey Peninsula and 85 miles southeast of San Jose (see Figure 1-1, Plan Area Location). The City of Gonzales is located nine miles to the north and the City of Greenfield is located nine miles south of the plan area along U.S. Highway 101. The approximate 647-acre project site consists of six parcels: Assessors Parcels Numbers (APN) 417-151-082, 417-151-084, 417-151-089, 417-151-090, 417-151-091, and 417-151-092. Portions of the following parcels will be dedicated for expansion of the San Vicente Road right-of-way and the park/drainage facility: 257-081-005, 257-091-009, 257-091-011, and





Source: ESRI 2017

Figure 1-1

Specific Plan Area Location

Miramonte Specific Plan



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257-091-012. The boundaries of the specific plan are shown in [Figure 1-2, Specific Plan Area](#).

Existing Site Features

The plan area consists primarily of agricultural land used for vineyards and row crops, and grazing. The topography is comprised of a natural upward 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. A cluster of farm buildings and associated trees are located at the southwestern corner of the plan area, and the remains of a row of eucalyptus trees, which were cut down in early 2017, line the side of San Vicente Road. Two pumping houses and equipment are located along southern boundary. A reservoir is located near the northeast corner of the plan area, and a water tank is located along the eastern boundary. Dirt access roads run at various locations within the plan area. The plan area is otherwise vacant of structures and other physical features. [Figure 1-3, Aerial Photograph – Property Characteristics](#), presents the plan area property characteristics.

Specific Plan Objectives

The specific plan proposes a mix of uses be developed on currently undeveloped land designated for future build-out by the City of Soledad 2005 General Plan. The plan objectives are as follows:

- Provide a mixed-use development of housing, parks, schools, fire and/or police sub-station, and neighborhood commercial uses to serve the local area and provide a balance of uses;
- Preserve the scenic hills above the 400-foot elevation contour as open space for passive

recreational use, with directed public access, space for infrastructure to serve the plan area, alternative energy, a community room or clubhouse, and grazing;



- Provide a range of moderate-income housing types on a variety of lots for the existing and future residents of Soledad;
- Provide housing for senior citizens and workforce;
- Reserve land for commercial development to allow for future economic growth within the city and assist in maintaining a local jobs/housing balance and reducing vehicle trips;



- Provide complete streets to serve the plan area and connect to the surrounding road network, directing most trips by way of San Vicente Road;
- Provide interconnected public parklands to serve the recreational needs of the development and surrounding community;

- Support the local economy by increasing income within the plan area through permits, fees, property taxes, and job creation;
- Provide a storm water drainage system that retains post-development runoff within the plan area and aids in recharging the groundwater basin; and
- Implement a Low Impact Development design for the proposed development and comply with the Central Coast Regional Water Quality Control Board Post Construction Storm Water Management Requirements for Development Projects in the Central Coast Region.

Land Use and Circulation Description

The specific plan proposes a mixed-use development consisting of approximately 1,318 low density residential units, 626 medium density residential units, 134 senior housing units, 120,000 square feet of retail commercial space, open space, parks and a “Residential Study Area” that can accommodate 314 single-family residential and/or medium density residential units. The “Residential Study Area” may alternatively be developed with a higher density

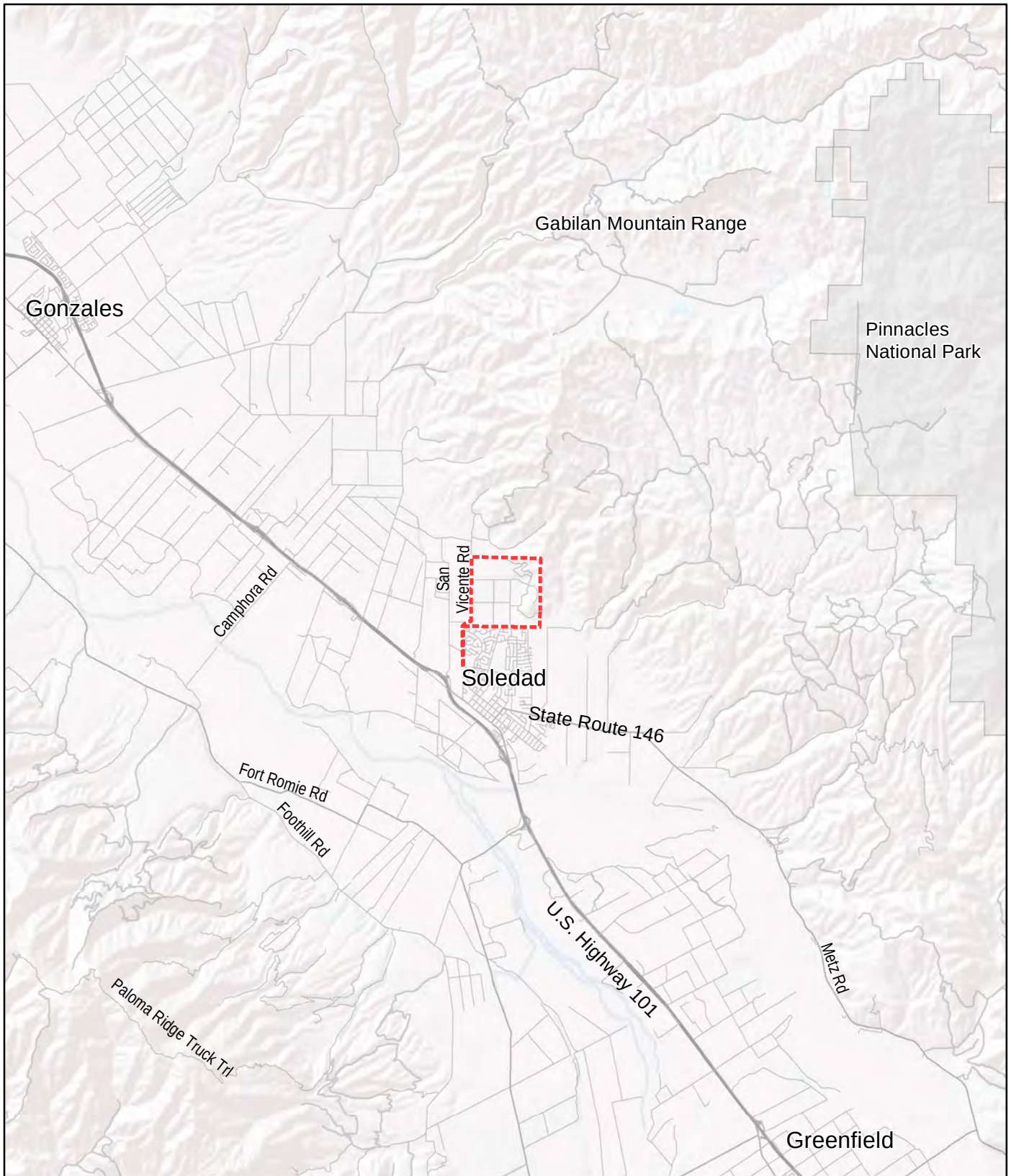


of residential lots in a tradeoff for fewer and larger lots elsewhere in the plan area, provided that the total number of allowed residential lots in the plan area is not exceeded. Land uses are arranged around a core area of neighborhood commercial and higher density residential uses. Some parcels within the core area provide a mixed use opportunity. The specific plan accommodates a variety of residential types, including apartments, townhouses, and detached homes on small and large lots. The specific plan also proposes two elementary school sites, a fire/police substation, paved pathways, and a trail system within the hillside open space. The specific plan land use diagram is shown in [Figure 1-4, Miramonte Specific Plan Land Use Diagram](#), and the proposed land uses are summarized in [Table 1-1, Land Use](#)

Table 1-1 Land Use Summary

Land Use	Zone(s)	Acreage	Residential Units	Commercial Square Feet
Low Density Family Residential	MMSP-R-1	296.1	1,318	
Medium Density Residential	MMSP-R-V	31.3	626	
Senior Housing	MMSP-R-V	6.7	134	
Residential Study Area	MMSP-R-V	35.9	314	
Neighborhood Commercial	MMSP-C-V/MMSP-MU	8.6		100,000
Schools and Public Facilities	MMSP-R-1, PF	22.0		
Parks and Open Space	PF, OS	196.4		
Collector Streets		32.2		
San Vicente Road		14.1		
Total		647.0	2,392	75,000 – 120,000

Source: EMC Planning Group 2018



0 2 mile



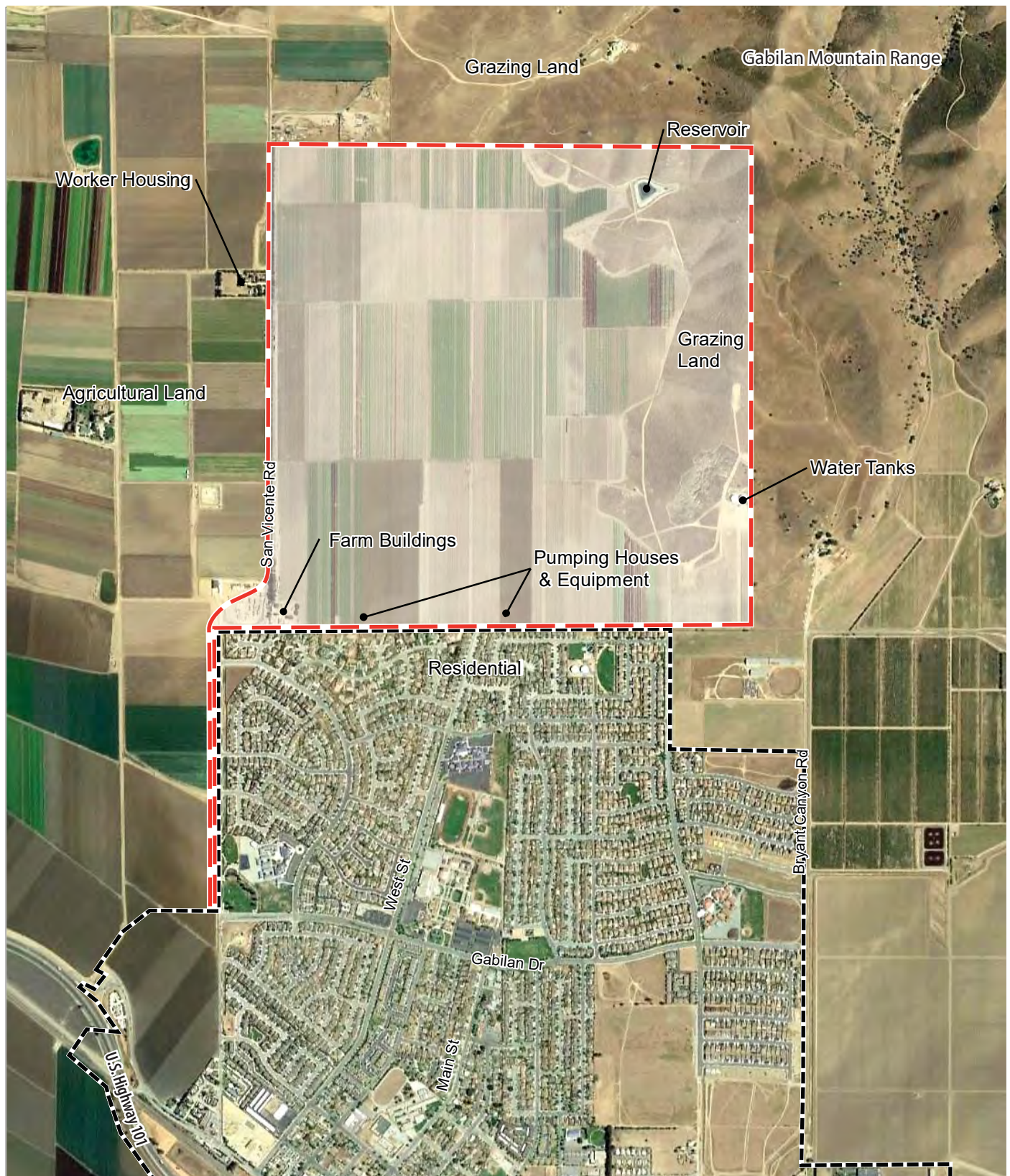
Specific Plan Area Boundary

Source: Esri 2017



Figure 1-2
Specific Plan Area
 Miramonte Specific Plan

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0 1,500 feet



Specific Plan Area Boundary



City Limits

Source: Google Earth 2016

Figure 1-3

Aerial Photograph-Property Characteristics

Miramonte Specific Plan

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Figure 1-4

Miramonte Specific Plan Land Use Diagram

Miramonte Specific Plan

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Summary. Future development entitlements may include, but are not be limited to, a sphere of influence amendment, annexation, general plan amendment and specific plan adoption, zone changes (including pre-zoning and zoning), a tentative subdivision map, development agreement(s), improvement plans and final map(s), and architectural and/or site plan review. These entitlements are discussed in more detail in Section 6: Implementation.

The specific plan core is centrally located within the plan area and consists of sub-areas 5, 6, 8, and 9 (refer to Figure 1-4). The plan area will be served by a series of collector streets that tie into the city's existing collector and arterial street system. Local streets and bicycle paths will provide access to residential areas, the neighborhood commercial area, parks, and schools.

Projected Population

Based on the anticipated mix of land uses, a population projection has been developed. The population projections use U.S. Census Bureau data for Soledad for the low density and medium density housing, and custom estimates for the specialty housing for senior housing. [Table 1-2, Population Estimate](#), provides the estimated population for the buildout of the plan area.

Table 1-2 Population Estimate

Land Use	Units	Persons per Unit	Population
Low Density Residential	1,318	4.2	5,536
Medium Density Residential	626	4.2	2,629
Senior Housing	134	1.7	228
Residential Study Area	314	4.2	1,319
Total	2,392	--	9,712

SOURCE: EMC Planning Group 2017, United States Census Bureau 2015.

NOTE: Low and medium density residential is based on U.S. Census Bureau data; Medium density residential includes land designated as Affordable Housing. Senior housing based on 70% couples and 30% singles.

1.4 Authority and Specific Plan Requirements

Specific plans are authorized by California Government Code Sections 65450 through 65457. This law authorizes adoption of a specific plan for the systematic implementation of an area covered by a local general plan. The specific plan implements the goals and policies of the general plan, serves as an extension of the general plan, and can be used as both a policy and a regulatory document.

The purpose of the specific plan is to implement the vision of the general plan by providing goals, policies, programs, development standards, and design guidelines to direct future development within a plan area.



Specific plans must be consistent with the applicable elements of the general plan. The following excerpt identifies the content requirements for specific plans defined in Government Code Section 65451).

Section 65451. Content of specific plans

- (a) A specific plan shall include a text and a diagram or diagrams that specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1), 2), and 3) above.
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

Furthermore, California Government Code Section 65453 and Section 65454 reads as follows:

Section 65453. Adoption/amendment procedure

- (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- (b) A specific plan may be repealed in the same manner as it is required to be amended.

Section 65454. Consistency with the General Plan

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

This specific plan has been prepared pursuant to state law and complies with all requirements.

1.5 Relationship to Existing Plans and Policies

The specific plan is a tool for implementing the general plan. It is both a component of a general plan, as the general plan is amended to incorporate the specific plan area and designation, and a separately adopted general plan implementation document. The specific plan effectively provides a link between implementing policies of the general plan and individual development proposals within a defined area.

The Miramonte Specific Plan includes precise design standards and guidelines for the development of land which supersede the city's existing Zoning Code, Public Works Standards,

and other applicable regulations for the plan area. Where the specific plan is silent, city codes effective upon the date of complete development entitlement applications shall apply. This specific plan has been adopted by the City Council by ordinance.

1.6 The Miramonte Specific Plan Process

In 2016 the City of Soledad received an application initiated by Nader Agha for a proposed specific plan and related vesting tentative map (the Miramonte Subdivision) for the Mirrasou Specific Plan Area identified in the 2005 general plan. The proposed Miramonte Subdivision vesting tentative map is shown as [Figure 1-5, Miramonte Subdivision Vesting Tentative Map](#). The proposed Miramonte subdivision is a revision to a previously proposed and similar project on approximately 920-acres for which an Environmental Impact Report (EIR) was prepared and certified by the City of Soledad City Council in 2010 (Miravale III Specific Plan). The Miravale III Specific Plan project was not approved. The Miravale III Specific Plan included portions of the Mirrasou Specific Plan Area, San Vicente West Specific Plan Area and the Northwest Expansion Area identified in the city's 2005 General Plan.

The city undertook an update to the previously-prepared specific plan. After review of the Miramonte Subdivision vesting tentative map by the city's traffic engineer and planning staff, modifications were made to the project design to improve internal circulation, including a more direct connection to San Vicente Drive from the southern portion of the plan area and secondary access connections for two of the sub-areas. The initial revisions suggested for

inclusion in the Miramonte Specific Plan and for the Miramonte Subdivision vesting tentative map are summarized in [Figure 1-6, Miramonte Subdivision Proposed Vesting Tentative Map Revisions](#). Refinements and modifications to the land use diagram were further requested during the Planning Commission's consideration of the Specific Plan. The land use diagram was ultimately revised during the public hearing process as shown previously on [Figure 1-4, Miramonte Specific Plan Land Use Diagram](#), and is the controlling map for development within the plan area, to which the final tentative map, or maps, shall conform.

1.7 Environmental Review - CEQA

An addendum to the certified Miravale III Specific Plan Final EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) for the City of Soledad.



The EIR Addendum evaluates the Miramonte Specific Plan as described above, against the Miravale III Specific Plan Final EIR. The evaluation provides the justification for the CEQA findings necessary to use the previously-certified EIR as the CEQA document for the currently proposed specific plan. The EIR Addendum addresses potential environmental effects from implementation of the Miramonte Specific Plan and once certified is intended to serve as a project and program EIR document for all of the Miramonte planning area. The EIR Addendum applies to future development projects, tentative maps and other discretionary applications processed pursuant to the adopted specific plan.

Upon filing of development applications, the city shall make a specific plan consistency determination. Applications determined to be consistent with this specific plan may rely on the certified EIR and EIR Addendum, or may be determined to be exempt from or limited in additional environmental review required pursuant to CEQA. Where an application is deemed to be inconsistent with this specific plan, subsequent environmental review and a specific plan amendment may be required.

1.8 General Plan Conformance

State law requires that no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the jurisdiction’s General Plan (Government Code Section 66454). The City of Soledad’s General Plan Land Use Diagram designates areas adjacent to the city where it will eventually grow and extend public services over the next twenty or more years. These areas are designated “Expansion Area/Specific Plan Required” (expansion area). There are five designated expansion areas: North Entry Commercial Specific Plan Area, San Vicente West Specific Plan Area, Mirrasou Specific Plan Area, Miravale II Expansion Area, and the Northwest Expansion Area. The area encompassed by this specific plan is primarily within the Mirrasou Specific Plan

Area. Approximately 1.28 acres of the specific plan are within the Northwest Expansion Area and approximately 9.71 acres are within the San Vicente West Expansion Area. Approximately 2.05 acres are located within the “North Entry Commercial Specific Plan Area and Entry Commercial Expansion Area. A specific plan is required by the city in advance of annexation, entitlement approvals, and development. It is noted that the Miramonte Specific Plan is for a portion of the Mirrasou Specific Plan Area; the Mirrasou Specific Plan Area consists of 1,165 acres, of which 650 are considered developable and the specific plan area within the Mirrasou Specific Plan Area encompasses 633.8 acres, of which 483.4 are developable.

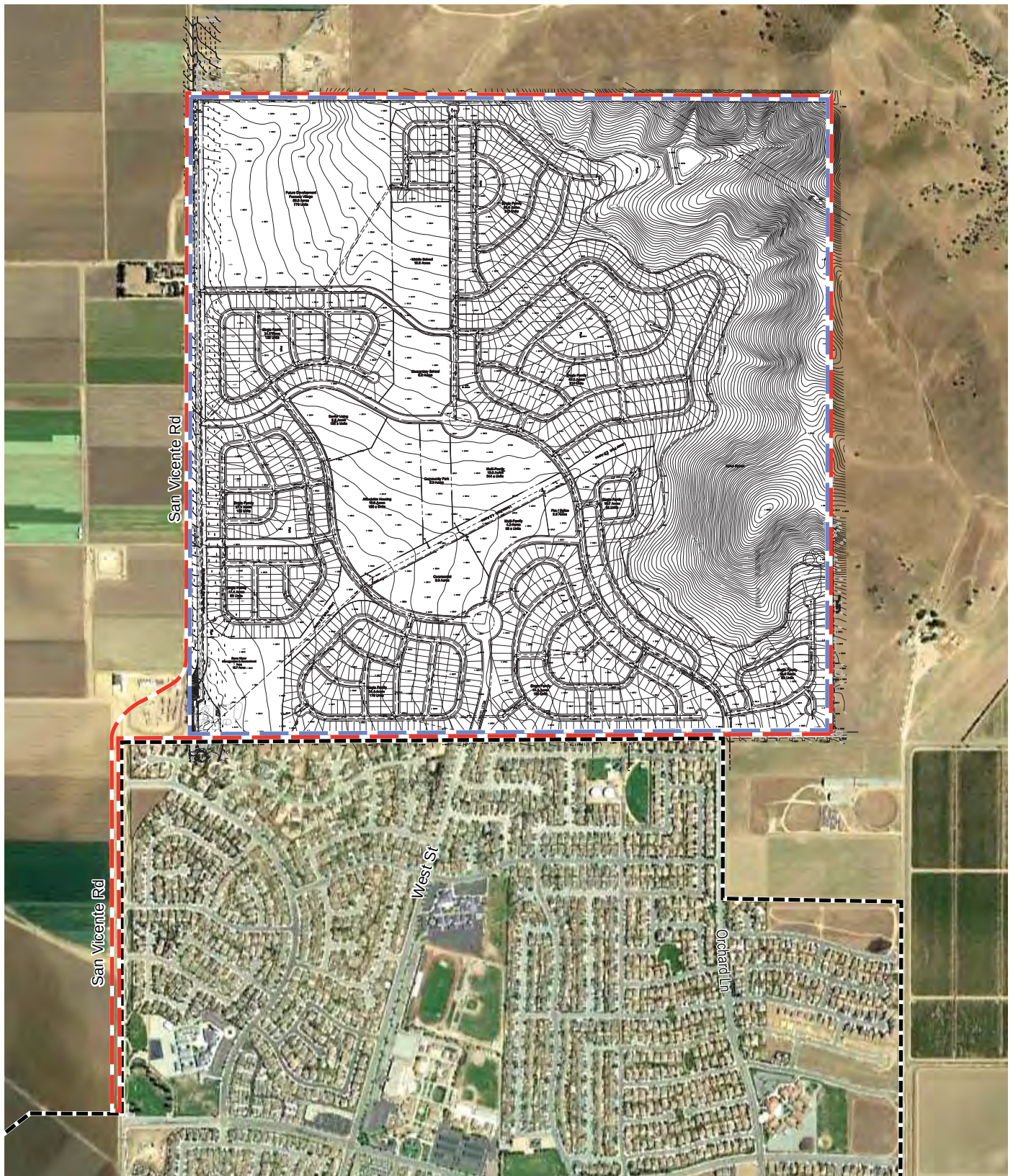
Table 1-3, General Plan Development Potential, below, provides a summary of the General Plan “holding capacity,” which is the number of dwelling units, commercial and industrial floor space, etc., that can be accommodated based on the amount of land designated for these uses.

The specific plan land uses are illustrated in Figure 1-4, Miramonte Specific Plan Land Use Diagram, and summarized in Table 1-4 below. The city’s General Plan considers these locations to be illustrative only, and, instead, establishes development objectives for each specific plan area that must be met, and these are noted also by Table 1-4, General Plan Land Use Consistency.

Table 1-3 General Plan Development Potential

Land Use	Within City Limits	Within Expansion Areas	Total*
Residential	4,254 dwelling units	10,317 dwelling units	14,571 dwelling units
Commercial	951,351 square feet	2,554,680 square feet	3,506,030 square feet
Parks and Open Space	278	429 acres park and 515 acres open space	707 acres park and 515 acres open space

Source: City of Soledad General Plan 2005, Table 11-1
 * May vary from original 2005 source table due to rounding, or addition errors in source table



0 1,200 feet



Plan Area Boundary



City Limits



Vesting Tentative
Map Boundary

Source: Google Earth 2017,
Bestor Engineers, Inc. 2018

Figure 1-5

Miramonte Subdivision Vesting Tentative Map

Miramonte Specific Plan

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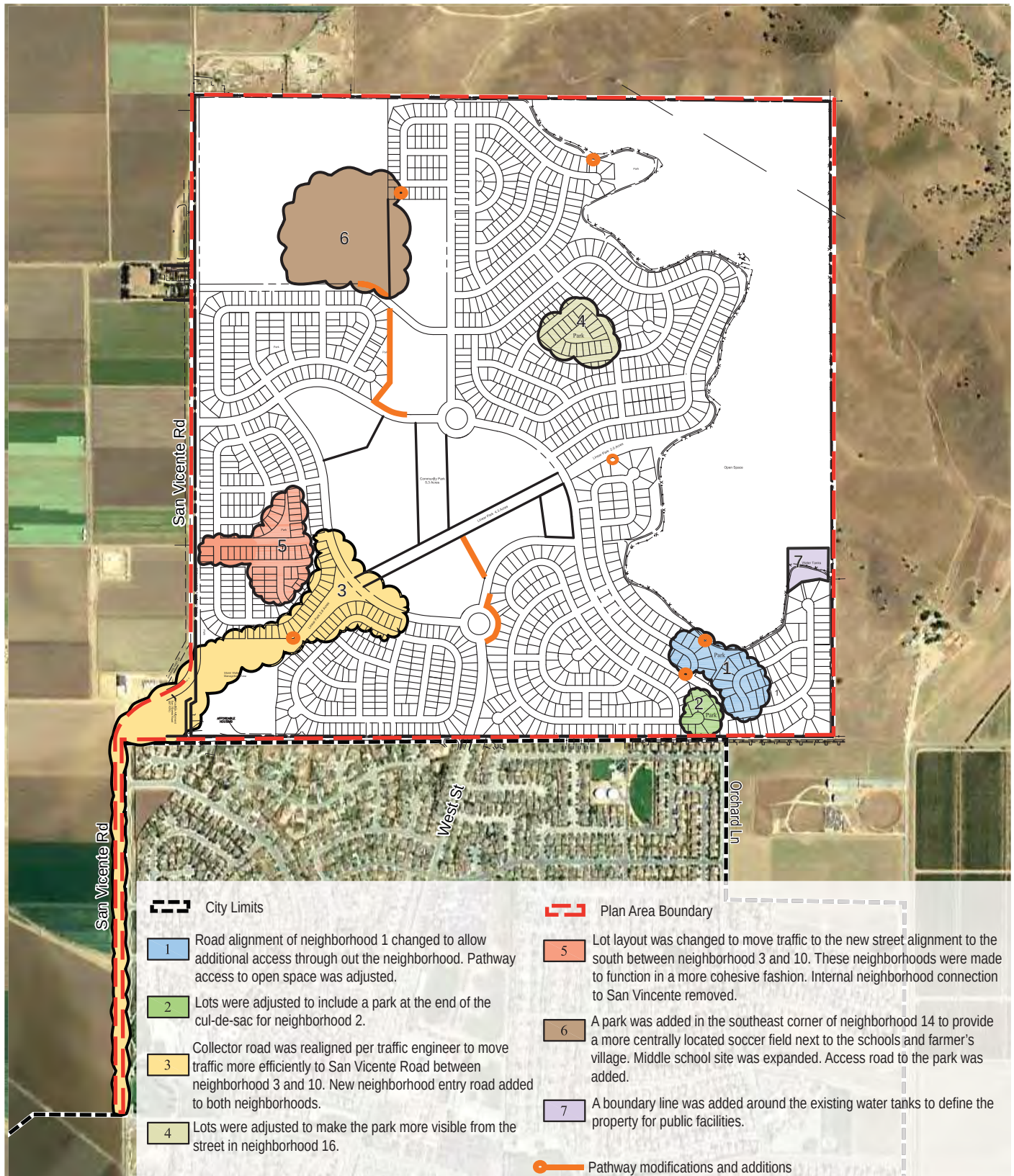


Figure 1-6

Miramonte Subdivision Proposed Vesting Tentative Map Revisions

Miramonte Specific Plan

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Table 1-4 General Plan Land Use Consistency

Land Use	General Plan Total Expansion Area Development Potential	Mirrasou Specific Plan Area Development Potential	Miramonte Specific Plan Development Potential
Residential	10,317 dwelling units	1,867 dwelling units	2,392 dwelling units
Commercial	2,554,680 square feet	100,000 square feet	100,000 square feet
Parks and Open Space	302 acres park and 515 acres open space	50* acres park and 515 acres open space	56 acres park and 140.4 acres open space

Source: City of Soledad General Plan 2005, page 11-19 and Table 11-1

Note: Acreage is incorrectly listed on Soledad General Plan 2005, Table 11-1

The Miramonte Specific Plan Area is approximately 55 percent of the overall Mirrasou Specific Plan Area.

As shown in [Table 1-4, General Plan Land Use Consistency](#), the specific plan exceeds the residential unit allowance as provided in the Mirrasou Specific Plan Area by 525 units, although about 430 of the additional units are envisioned as affordable housing. The General Plan identifies a total development potential of 10,317 dwelling units within its five expansion areas; 6,500 of these units are identified within the Northwest Expansion Area, adjacent to the western boundary of the Mirrasou Specific Plan Area. The Miramonte Specific Plan represents the full residential buildout potential for the Mirrasou Specific Plan Area as well as 525 units of the identified residential potential of the Northwest Expansion Area. The specific plan consolidates growth into a smaller geographic area, effectively preserving agricultural land and open space. For consistency, a General Plan amendment is required to identify a reduced development potential of 525 units in the Northwest Expansion Area.

Because it does not encompass the entire Mirrasou Specific Plan Area, the specific plan also provides less than the expansion area target amount of parkland and open space. Most of the open space within the Mirrasou Specific Plan

Area would be provided to the north of the plan area, where there is more than twice as much hillside land above the 400-foot elevation. The city's General Plan has a parks-to-population ratio goal of five acres per 1,000 residents (Goal 2 of the parks and recreation chapter). General plan Policy PR-Ia requires three acres per 1,000 residents. The specific plan provides for 140.4 acres of open space and approximately 56 acres of parkland (greater than five acres per 1,000 residents) for a total of 196.4 acres.

1.9 Using the Specific Plan

Specific Plan Organization

The specific plan guides the form and timing of growth within the plan area. Detailed concepts, development standards, and design guidelines are provided to ensure that all projects within the plan area are consistent with the goals of the specific plan.



The specific plan is divided into the following sections:

Section 1 – Introduction – In addition to identifying the vision, purpose, and authority of the Miramonte Specific Plan, the introduction provides a summary of the specific plan, describes the planning process, and explains how the specific plan will be used.

Section 2 – Land Use – Establishes land uses, development standards, and design guidelines for future residences and commercial ventures, and addresses the issue of affordable housing. Neighborhood character and features are discussed in this section as well. This section also presents information regarding the necessary Monterey County Local Agency Formation Commission (LAFCO) boundary amendments, including a sphere of influence amendment and annexation.

Section 3 – Circulation – Includes the circulation concept and guidelines required to support the proposed neighborhood design. Each street type is individually described and illustrated within this section. Information on pedestrian, bicycle, and transit provisions is also presented.

Section 4 – Parks and Recreation – Opportunities for parks and recreation within the plan area are identified and described in this section. Corresponding design elements to guide development of these passive / active recreation areas can also be found in this section.

Section 5 – Public Facilities and Services – This section describes the types of facilities and services that will be needed to serve the plan area residents including water,

wastewater, storm drainage, sewer, fire, police, and schools.

Section 6 – Implementation - Addresses the implementation challenges and phasing parameters of the specific plan. Timing and funding of public facilities and the maintenance of future development are also addressed in this section.

Controlling Documents

The specific plan and the Development Agreements for properties within the plan area are the controlling documents for future development. If the specific plan is silent on a matter addressed by the General Plan, then the General Plan shall govern. Similarly, where the specific plan is silent on a matter addressed by other various city plans or ordinances, the relevant plan or ordinance shall govern. However, where there are differences between the specific plan provisions and the General Plan or city ordinances, the specific plan and/or development agreement(s) shall take precedence.

Implementing the Specific Plan

Upon adoption, the specific plan will be the primary tool in the review and approval process of the precise development proposal such as tentative subdivision maps, site plans, improvement plans, and final map(s) within the established plan area boundary. The specific plan includes a set of goals, policies, and standards that establish development regulations within the plan area. Responsibility for interpretation of the goals, policies, and standards of the specific plan lies with the City of Soledad. The specific plan's goals, policies, and standards shall be utilized in conjunction with the city's General Plan and where necessary the zoning and subdivision codes during the project approval process.

Along with the accompanying Development Agreement, the Miramonte Specific Plan will be implemented through the use of the City of Soledad's subdivision, conditional use permit and site plan review processes. Individual projects shall be developed consistent with the land use designations and circulation plans shown in the specific plan's land use and circulation plans, and with the policies and implementation measures contained in the specific plan. Requests for modifications to the land uses or zoning standards identified in the specific plan are subject to review and approval by the city, provided they are in substantial conformance with city goals and the goals of the specific plan. Tentative subdivision map(s) must be consistent with the requirements of this specific plan. Tentative map(s), site plans, and conditions of approval shall incorporate the infrastructure, public facility, financing and development standards and requirements of the specific plan. The specific plan identifies the procedural implementation measures for development of the plan area in Section 6.0.

Variations and Amendment of Specific Plan

Minor variations to the specific plan may be approved by the Community Development Director or Planning Commission upon referral. Such variations may include minor changes to land use and zoning district boundaries related to adjustments to interior roadway alignments and infrastructure as a result of more detailed engineering information. Variations may be approved by the Planning Director or, at their discretion, by the Planning Commission through the Planning Director's referral or, in the event of denial by the Community Development Director, through appeal by the applicant.

Amendments to the specific plan will require review and recommendation by the City of Soledad Planning Commission and approval by the City Council. Pursuant to California Government Code, Section 65453, there is no limit to the number of times the specific plan may be amended in any year.

Severability Clause

In the event that a California or Federal Court of competent jurisdiction holds any regulation, condition, program, or portion of this plan invalid or unconstitutional, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

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LAND USE

The Miramonte Specific Plan's land use goals and policies shape the character of development within the plan area. The land use designations for the plan area, along with permitted uses, intensities of use, design guidelines, and development standards are established in this section.

Section 2.0 is organized into the following subsections:

- 2.1 Land Use Goals and Policies
- 2.2 LAFCO Boundary Amendments
- 2.3 Land Use Concept
- 2.4 Zoning Districts
- 2.5 Visual Elements

2.1 Land Use Goals and Policies

The following goals establish the framework for the specific plan's Land Use Plan (Figure 1-4, [Miramonte Specific Plan Land Use Diagram](#)). All specific plan goals and policies are included for ease of reference in [Appendix A](#) of this plan.

Land Use Goals

- LU – 1** Include the plan area within the city's sphere of influence and city limits prior to the city accepting development plans (i.e. improvement plans, final maps, site plans, etc.).
- LU – 2** Protect open space and agricultural areas by encouraging more dense development, reducing the geographic extent of the Mirrasou Specific Plan Area, and reducing the residential development potential of the Northwest Expansion Area.
- LU – 3** Provide a range of land uses and facilities that meet the needs of plan area residents, that are economically beneficial to the city, and can be developed into an integrated and cohesive residential and recreation-oriented community centered around parks, trails, schools, and shopping and embracing and connecting to the hillside open spaces to the east.
- LU – 4** Create new, attractive residential neighborhoods that are in proximity to parks, open spaces, schools, and neighborhood commercial, and provide a variety of housing types and densities within low, medium, and high density neighborhoods to serve a range of housing needs and income levels, including low income levels, of the broader Soledad community and region.
- LU – 5** Provide adequate open space, parks and recreational facilities that are centrally located and linked throughout the plan area, to meet the needs of the plan area residents and the community.
- LU – 6** Include land uses that serve the local population and provide employment opportunities for residents of the

plan area and immediate surrounding communities. And locate shopping, employment centers, recreation, and parks within walking distance from the homes that use these specific plan components.

- LU – 7** Provide 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.

- LU – 8** Provide 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.



- LU – 9** Protect the scenic vistas of the hills above Soledad through careful siting and design standards that minimize grading and visibility of new hillside development, and keep development, unless otherwise specified herein, below the 400-foot elevation contour.



Land Use Policies

- LU – A** Utilize the development potential of the Mirrasou Specific Plan Area and reduce the development potential of the Northwest Expansion Area by 525 units.

- LU – B** Apply to LAFCO for inclusion in the city's sphere of influence and annex land in anticipation of development.

- LU – C** Incorporate affordable housing within the plan area, including housing for senior citizens, workforce, and low and very low income households. Consistent with the Inclusionary Ordinance, provide at least six percent of units for very low income households, six percent for low income households, and eight percent for moderate income households. At least 30 percent of medium density housing units should be available as rentals. The affordable housing units shall be constructed concurrently with the market rate housing units.

- LU – D** Commercial buildings should be placed at or near the front setback and oriented toward the street to define and enliven the street. Commercial buildings and multifamily residential



buildings should be oriented towards streets and where possible should not back onto parks, trails, plazas, or

other public spaces. The “front” facade and building entrances and windows should wrap around all public elevations of the buildings. Where buildings do back onto public spaces, care must be taken to present a finished architectural design, and utilities, loading areas, trash receptacles, service doors, and similar must be integrated or screened in these areas.

LU – E Garages and parking lots should be de-emphasized and moved back from the street and/or out of direct view.

LU – F Prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should all be coordinated to maximize energy conservation. Passive solar heating and cooling shall be demonstrated in construction drawings and the Title 24 energy calculations, and shall achieve at least 50 percent of the heating load within each sub-area.

LU – G Landscaping should be installed between the street and the sidewalk buffering the sidewalk from traffic and providing a pedestrian scale to walkways and a landscaped parkway along the street edge. Breaks should be provided to allow pedestrian access from on-street parking spaces. Ample street trees should be provided.



LU – H Major and minor gateways should be designed to provide a consistent feel of arrival. Use of water, stone, and living landscape materials, along with signs and public art will provide for dynamic gateways within the plan area. Each residential neighborhood should be distinct, with neighborhood gateways that are unique to the neighborhood, but consistent with the overall specific plan character.

LU – I Residential buildings should provide an attractive architecture that emphasizes welcoming facades on all street- and public-facing elevations. Architecture and landscape should combine for a unified character within each sub-area.

LU – J Concurrent with recordation of a final subdivision map, developers shall provide compensation for conversion of Prime Farmland or Farmland of Statewide Importance to urban uses using one of four methods, at the discretion of the city:

- 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 reservation 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 preservation of agricultural land within areas targeted by the city.

2.2 LAFCO Boundary Amendments

As of adoption of the specific plan, the plan area is not within the city's sphere of influence boundary nor is it within the city limits. The plan area is within the urban growth boundary, and development of the area is anticipated by the city's General Plan and in a memorandum of agreement between Monterey County (county) and the city. LAFCO approval will be required to amend these boundaries prior to development. [Figure 2-1, City of Soledad Existing and Proposed City Limits](#) and [Figure 2-2, City of Soledad Existing and Proposed Sphere of Influence](#), shows the existing and specific plan-proposed sphere of influence and city limit lines in the vicinity of the plan area.

Cortese Knox Hertzberg Act

The Cortese Knox Hertzberg Local Government Reorganization Act of 2000 establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations. Upon application by

petition or city council resolution, approval of boundary changes is considered by local agency formation commissions.

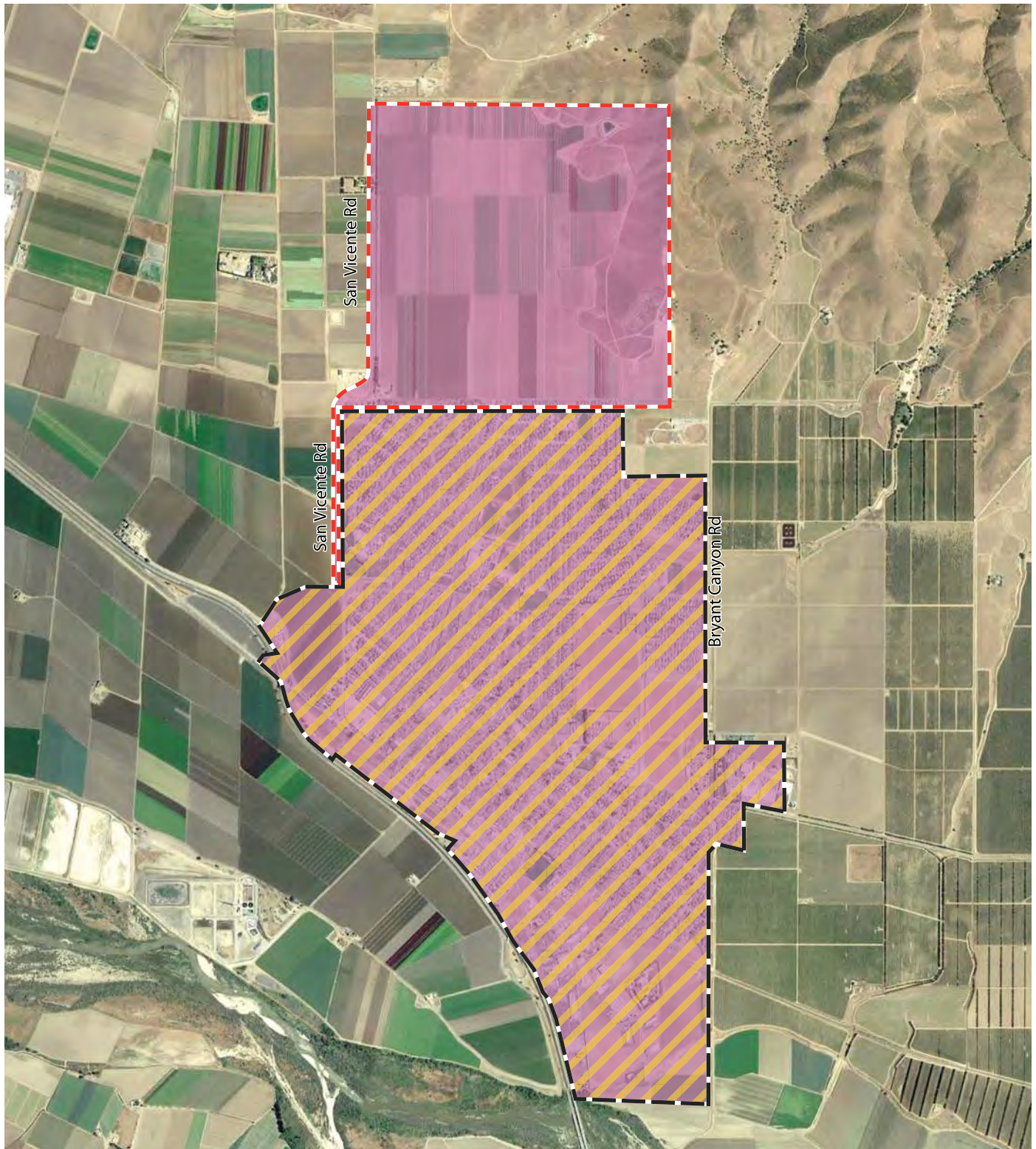
Monterey County Local Agency Formation Commission

Monterey County LAFCO is the agency that oversees boundary changes within Monterey County. LAFCO's mission is to encourage orderly growth of local government agencies, preserve agricultural lands and open space, and discourage urban sprawl. The city will submit an application to LAFCO for amendment of the city's sphere of influence boundary and annexation of territory to include the plan area boundary.

Government Code Section 56300 requires that LAFCO establish written policies and procedures and exercise its powers consistent with these policies and procedures. The State Legislature's intent is for these policies and procedures to encourage planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open-space and agricultural lands within those patterns.

Sphere of Influence Policies

LAFCO will generally apply the following policy guidelines in consideration of sphere of influence determinations with consideration given to the particular local conditions and circumstances of each agency and community (refer also to Monterey County/City of Soledad Memorandum of Agreement, included as [Appendix B](#) and incorporated into the specific plan by reference). Note that policy guidelines deemed less-relevant to the plan area have been omitted from this presentation.



 Existing City Limits

 Proposed City Limits

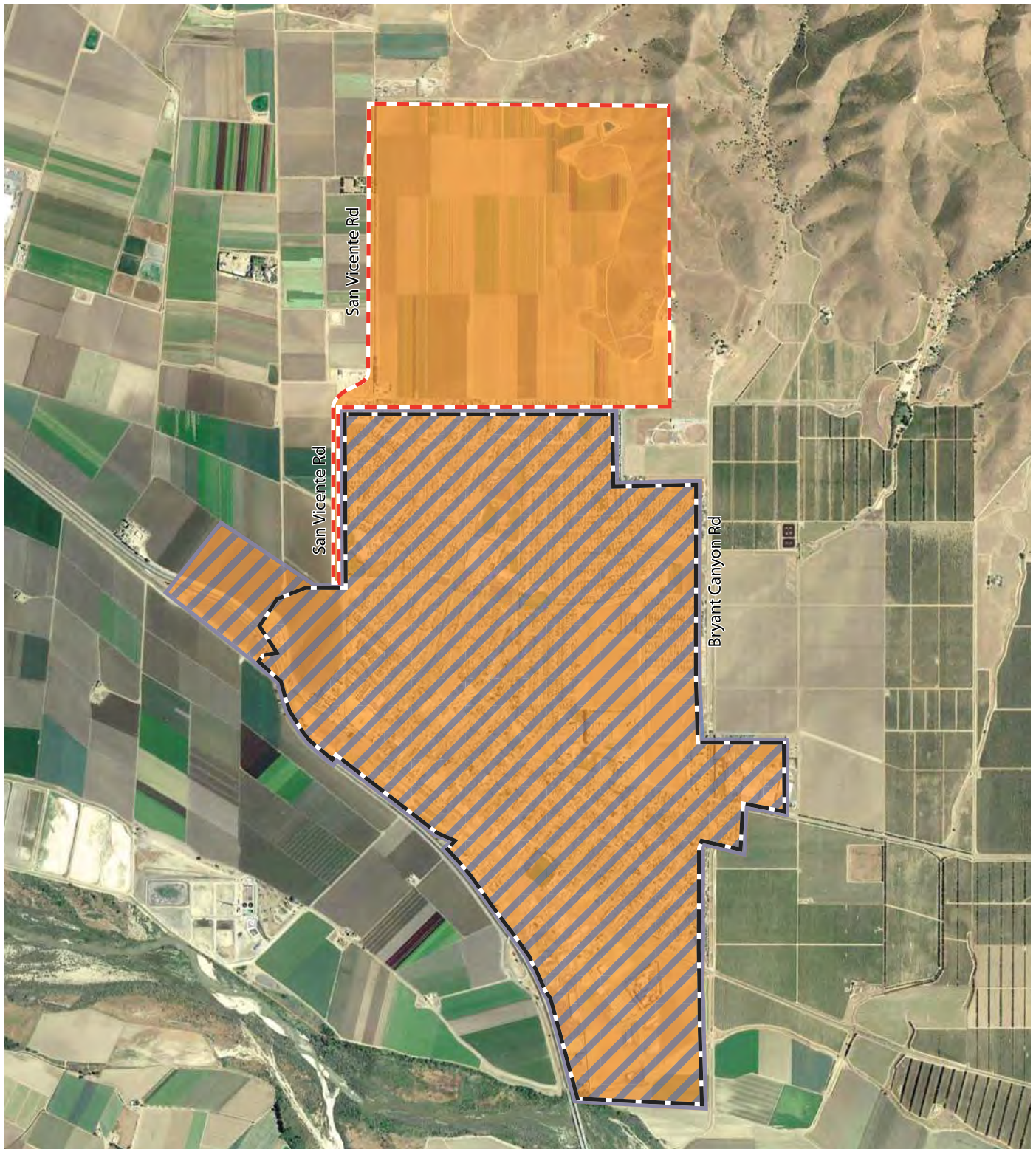
 Specific Plan Boundary

Source: Esri 2017



Figure 2-1
City of Soledad Existing and
Proposed City Limits
Miramonte Specific Plan

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 Existing Sphere of Influence
  Proposed Sphere of Influence
  Specific Plan Boundary
  Existing City Limits

Source: Esri 2017

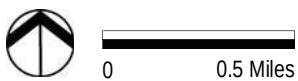


Figure 2-2
 City of Soledad Existing and
 Proposed Sphere of Influence
 Miramonte Specific Plan

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LAFCO Sphere of Influence Policy	Specific Plan Consistency
<p>II-1. LAFCO intends that its Sphere of Influence determination will serve as a master plan for the future organization of local government within the county. The spheres shall be used to discourage urban sprawl; limit proliferation of local governmental agencies; encourage efficiency, economy and orderly changes in local government; promote compact, community centered urban development; and minimize adverse impacts on lands classified as prime agriculture.</p>	<p>The proposed sphere of influence boundary is consistent with the geographic development limits established by the memorandum of agreement between the city and Monterey County. Therefore the proposed sphere of influence accomplishes the stated purposes of this policy and is consistent with this policy.</p>
<p>II-2. The Sphere of Influence lines shall be a declaration of policy which shall be a primary guide to LAFCO in the decision on any proposal under its jurisdiction. Every determination made by LAFCO shall be consistent with the Spheres of Influence of the agencies affected by those determinations.</p>	<p>The specific plan's sphere of influence will set the geographic limits within which the city will apply to the LAFCO for annexations, consistent with this policy (see Specific Plan Land Use Goal LU-1).</p>
<p>II-3. Any proposal which is inconsistent with an agency's adopted Sphere of Influence shall not be approved until LAFCO, at a noticed public hearing, has considered an amendment or revision to that agency's Sphere of Influence.</p>	<p>The specific plan's sphere of influence will set the geographic limits within which the city will apply to the LAFCO for annexation(s), consistent with this policy (see Specific Plan Land Use Goal LU-1).</p>
<p>II-4. Inclusion within an agency's Sphere of Influence does not assure annexation to that agency. LAFCO shall evaluate boundary change proposals as they relate to all of the relevant factors listed in the [Cortese Knox Hertzberg] Act.</p>	<p>The specific plan's sphere of influence will set the geographic limits within which the city will apply to the LAFCO for annexations, consistent with this policy (see Specific Plan Land Use Goal LU-1). The city will phase development within the plan area consistent with the phasing parameters presented in Section 6.4, Phasing. The phased development is consistent with this policy.</p>
<p>II-7. The adopted Sphere of Influence shall reflect city and county General Plans, plans of regional agencies, growth management policies, annexation policies, resource management policies, and any other policies related to ultimate boundary or service area of an affected agency unless those plans or policies conflict with the legislative intent of the [Cortese Knox Hertzberg] Act. Where inconsistencies between plans exist, LAFCO shall rely upon that plan which most closely follows the Legislature's directive to discourage urban sprawl, direct development away from prime agricultural land and open-space lands, and encourage the orderly formation and development of local governmental agencies based upon local conditions and circumstances.</p>	<p>The proposed sphere of influence boundary is consistent with the geographic development limits established by the memorandum of agreement between the city and Monterey County. The Memorandum of Agreement acknowledges the need for development to occur beyond the present city limits, and directs that growth to those areas where that growth will have the least adverse impact on agricultural lands. The proposed sphere of influence boundary is consistent with the geographic development limits established by the Memorandum of Agreement, and therefore, the specific plan is consistent with this policy.</p>
<p>III-1. LAFCO will designate a Sphere of Influence for each local agency representing the agency's probable physical boundary within a zero to twenty year period.</p>	<p>The geographic limits for the city's ultimate sphere of influence are established in the memorandum of agreement, and the specific plan sphere of influence boundaries are consistent with those limits.</p>
<p>III-3. LAFCO may establish urban transition areas within adopted Spheres of Influence to discourage premature pressure for development. Transition areas consist of the residual lands between designated urban service areas and the ultimate Sphere of Influence boundary. This land will most likely be used for urban expansion within approximately five (5) to twenty (20) years. Territory included within urban transition areas, but not within urban service areas, generally will not be considered eligible for annexation to receive urban services within five years.</p>	<p>Although there are no urban transition areas included within the specific plan, the city may phase annexations and development within the plan area consistent with the parameters presented in Section 6.4, Phasing. This approach will result in the gradual and orderly conversion of land to urban uses, consistent with this policy.</p>
<p>III-5. Territory not in need of urban services, including open space, agriculture, recreational, rural lands or residential rural areas, shall not be assigned to an agency's Sphere of Influence unless the area's exclusion would impede the planned, orderly and efficient development of an area.</p>	<p>This policy is applicable to the hillside open space. The specific plan includes the hillside open space within the proposed sphere of influence, and anticipates eventual annexation, so that the city or an assigned entity can provide maintenance of the designated trail system, provide alternative energy, provide other recreational activities, locate infrastructure to serve the plan area (e.g. water tank), conduct fire fuel reduction as needed, and provide efficient emergency response services within the area. The area is to be placed under a conservation easement with land uses limited to those specified by this plan or further activated in a development agreement.</p>

LAFCO Sphere of Influence Policy	Specific Plan Consistency
IV-14. For annexations and Sphere of Influence applications, Monterey County LAFCO shall consider as part of its decision whether the proposal mitigates its regional traffic impacts by, for example, monetary contribution to a regional transportation improvement fund as established by the Transportation Agency for Monterey County or otherwise.	Development within the plan area would pay the Transportation Agency for Monterey County regional traffic impact fee, and therefore is consistent with this policy.
IV-15. For annexations and Sphere of Influence applications, Monterey County LAFCO shall consider as part of its decision whether the city in which the annexation or Sphere of Influence amendment is proposed has included certain goals, policies, and objectives into its General Plan that encourage mixed uses, mixed densities, and development patterns that will result in increased efficiency of land use, and that encourages and provides planned, well-ordered, efficient urban development patterns.	Consistent with the city's General Plan, which identifies the plan area as part of the Mirrasou Specific Plan Area, the specific plan includes numerous densities and types of residential units, including more than 30 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 Mirrasou Specific Plan Area, and includes elimination of the remaining Mirrasou Specific Plan Area as a future urban development area. The specific plan is consistent with this policy.

Annexation Policies

LAFCO will generally apply the following policy guidelines in consideration of annexation determinations with consideration given to the particular local conditions and circumstances of each agency and community (refer also to Monterey County/City of Soledad Memorandum of Agreement, included as Appendix B and incorporated into the specific plan by reference). Note that policy guidelines deemed less-relevant to the plan area have been omitted.

LAFCO Annexation Policy	Specific Plan Consistency
II-2. To the greatest possible extent, boundaries should follow existing political boundaries and natural or man-made features such as rivers, lakes, railroad tracks, and freeways. Where boundaries do not meet this standard, the proponent shall justify the reasons for non-conformance.	Exact annexation boundaries are not proposed within the specific plan, although a set of parameters are included to focus the order of land development. Boundaries are likely to follow the linear park and collector streets within the specific plan. These features will provide an interim buffer between urban development and the remaining agricultural lands. This guidance within the specific plan will ensure orderly annexation and consistency with this policy.
II-4. Whenever practicable, boundary lines of areas proposed to be annexed to cities and/or districts shall be located so that all streets and rights-of-way will be placed within the same jurisdiction as the properties which abut thereon and/or for the benefit of which such streets and rights-of-way are intended.	The plan area is bordered on the west by and served by San Vicente Road, an arterial street that provides traffic circulation to and from U.S. Highway 101. The portion of San Vicente Road adjacent to the plan area will be included in annexations, as will a strip of land to the south of the plan area necessary for ultimate expansion of San Vicente Road to four lanes. The specific plan is consistent with this policy.
II-7. The following guidelines related to road right-of-way apply to all proposals submitted to LAFCO. a. The following should not be allowed: (1) City limits which include a portion of the road right-of-way. (2) Road islands of county maintained roads. (3) Islands of road caused by annexation on both sides. (4) Strip annexation roads.	The proposed sphere of influence includes the entirety of the right-of-way necessary for improvement of San Vicente Road, which borders the plan area to the west and provides access from the south. The specific plan boundary includes all of the local roads and utility easements necessary to serve future development within the plan area. The specific plan is consistent with this policy.

LAFCO Annexation Policy	Specific Plan Consistency
<p>c. The following should be annexed to the city. These roads would have direct access to the annexing property and would serve the residents of the property:</p> <ul style="list-style-type: none"> (1) Minor or local roads. (2) When the street will be used for the city sewer lines, water lines, or storm drains. (3) Piece-meal development by developer causing difficult coordination between two or more agencies. (4) Where the annexation will complicate drainage or traffic control. 	
<p>II-10. Boundaries should reasonably include all territory which would reasonably benefit from agency services.</p>	<p>The proposed boundaries encompass all of the areas that would need to receive services from the City of Soledad.</p>
<p>IV-1. Each proposal should be consistent with the appropriate city or county general and specific plans. Where the proposal does not abide by these plans, the proponent shall specify the reasons for plan non-conformance.</p>	<p>The specific plan includes additional residential units than proposed for the area in the General Plan. In recognition of this, the specific plan includes a General Plan amendment to transfer the additional units from other expansion areas within the General Plan, so that overall General Plan build-out remains the same. Therefore the specific plan will be consistent with the General Plan and consistent with this policy.</p>
<p>VII-1. LAFCO shall discourage proposals that would have adverse financial impacts on the provision of governmental services or would create a relatively low revenue base in relationship to the cost of affected services. Applications shall describe related service and financial impacts (including revenues and expenditures) on the county, cities, and/or special districts and provide feasible measures which would mitigate such adverse impacts.</p>	<p>The specific plan would not have an adverse fiscal impact on the Soledad General Fund. Further, the specific plan requires the development to participate in special financing districts to fund maintenance of streets, storm drains, and parks providing a funding source outside of the Soledad General Fund.</p>
<p>VII-3. Applications must indicate that the affected agencies have the capability to provide service. Territory shall be annexed to a city or special district only if such agency has or soon will have the capability to provide service.</p>	<p>The specific plan includes provision of a new fire station, a police substation, and parks that would facilitate cost effective provision of these services. The cost of these services is not anticipated to be substantially in excess of costs currently borne by development within the boundaries of the City of Soledad. The specific plan includes stipulations that the Miramonte development will participate in impact fee programs and special financing districts necessary to provide funding for the construction and operation of these facilities.</p>
<p>VII-6. LAFCO discourages proposals which will facilitate development that is not in the public interest due to topography, isolation from existing developments, premature intrusion of urban-type developments into a predominantly agricultural area, or other pertinent economic or social reason.</p>	<p>The plan area is contiguous to existing development on the south, and provides three street connections to the existing developed parts of the city. Urban development, excepting water tanks, parkland and trails, is kept below the 400-foot elevation contour in accordance to General Plan policies. The specific plan includes a set of phasing parameters that are designed to prevent premature conversion of agricultural land. The specific plan is consistent with this policy.</p>
<p>VIII-3. Proposals which contain territory which is not within a city or district's adopted urban service area and have an expected build-out extending beyond a five- to seven-year period may be considered appropriate for phasing. For the purpose of this policy, "phasing" shall be defined as a planned incremental approval of a project and "buildingout" shall be interpreted as 70 to 80 percent developed. When an exception from this policy is desired, the proponent shall justify to LAFCO the reasons why phasing is not appropriate. Included within the justification for exception, the proponent shall demonstrate the jurisdiction's ability to provide necessary public services.</p>	<p>The plan area is currently outside the city's sphere of influence and urban service area. Build-out of the specific plan is expected to take more than seven years. The specific plan includes a set of phasing parameters that are designed to facilitate efficient provision of services, provide for adequate circulation, and prevent premature conversion of agricultural land. Because the specific plan includes a phasing program, it is consistent with this policy.</p>

LAFCO Annexation Policy	Specific Plan Consistency
<p>XIII-1. For annexations and Sphere of Influence applications, Monterey County LAFCO shall consider as part of its decision whether the city in which the annexation or Sphere of Influence amendment is proposed has included certain goals, policies, and objectives into its General Plan that encourage mixed uses, mixed densities, and development patterns that will result in increased efficiency of land use, and that encourages and provides planned, well-ordered, efficient urban development patterns.</p>	<p>Consistent with the city's General Plan, which identifies the plan area as part of the Mirrasou Specific Plan Area, the specific plan includes numerous 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 a mixed use overlay on several parcels. The Miramonte Specific Plan represents the full residential buildout potential for the Mirrasou Specific Plan Area as well as 525 units of the identified residential potential of the Northwest Expansion Area. The specific plan consolidates growth into a smaller geographic area, effectively preserving agricultural land and open space. For consistency, a General Plan amendment is included to reduce development potential in the Northwest Expansion Area by 525 units. The specific plan is consistent with this policy.</p>

Preservation of Open Space and Agricultural Land

Pursuant to Government Code Section 56301, one of the primary focuses of LAFCO policy is the preservation of open space and agricultural lands located outside city boundaries. Most of the land within the plan area is designated as Prime Farmland on the Important Farmlands Map. Monterey County LAFCO uses the agricultural and open space policies presented below in assessing boundary change applications that include Prime Farmland. The Memorandum of Agreement, presented in the next section, has specific requirements regarding the conversion of agricultural land to urban uses.

LAFCO Agricultural and Open Space Policy	Specific Plan Consistency
<p>II-1. A Proposal must discuss how it balances the state interest in the preservation of open space and prime agricultural lands against the need for orderly development. (Government Code section 56001.) Proposals that fail to discuss this balance, in the opinion of the executive officer, will be deemed incomplete. Proposals may be denied if they fail to demonstrate to the satisfaction of LAFCO that the need for orderly development is balanced against the preservation of open space and prime agricultural lands.</p>	<p>The Memorandum of Agreement acknowledges the need for development to occur beyond the present city limits, and directs that growth to those areas where that growth will have the least adverse impact on agricultural lands. The proposed sphere of influence boundary is consistent with the geographic development limits established by the Memorandum of Agreement. The specific plan includes a set of phasing parameters that are designed to prevent premature conversion of agricultural land. Annexation boundaries are likely to follow the linear park and collector streets within the specific plan. These features will provide an interim buffer between urban development and the remaining agricultural lands.</p> <p>The Miramonte Specific Plan represents the full residential buildout potential for the Mirrasou Specific Plan Area as well as 525 units of the identified residential potential of the Northwest Expansion Area. The specific plan effectively consolidates growth into a smaller geographic area, effectively preserving agricultural land and open space. For consistency, a General Plan amendment is included to reduce development potential in the Northwest Expansion Area by 525 units.</p> <p>The intensification of development within the plan area will preserve the agricultural land within the remaining Mirrasou Specific Plan, estimated to be about 30 acres, as well as additional open space below the 400-foot contour, estimated to be about 90 acres. Within the plan area, about 140 acres of hillside land above the 400-foot contour will be preserved as open space, consistent with the city's General Plan. The specific plan preserves agricultural land and open space and is consistent with this policy.</p>

<p>II-2. A Proposal must discuss its effect on maintaining the physical and economic integrity of agricultural lands. (Government Code section 56668 (a).) Proposals that fail to discuss their effect, in the opinion of the executive officer, will be deemed incomplete. Proposals may be denied if they fail to demonstrate to the satisfaction of LAFCO that the physical and economic integrity of agricultural lands is maintained.</p>	<p>The specific plan will result in the preservation of about 30 acres of agricultural land to the north of the plan area by way of consolidating residential units into the plan area. On an interim basis, the phased annexation of land will include broad buffers in the form of the linear parkway and collector streets to maintain agricultural lands separate from urban uses as development occurs within the plan area. Remaining agricultural land, whether interim or permanent, will be contiguous to other agricultural land, to facilitate efficient ongoing use for agriculture. With these measures built into the specific plan, the specific plan will be consistent with this policy.</p>
<p>II-3. A Proposal must discuss whether it could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space land to uses other than open-space uses. (Government Code section 56377.) Proposals that fail to discuss potential conversion, in the opinion of the executive officer, will be deemed incomplete. Proposals may be denied if they fail to demonstrate to the satisfaction of LAFCO that: a) they guide development or use of land for other than open-space uses away from existing prime agricultural lands in open-space use and toward areas containing nonprime agricultural lands (Government Code section 56377 (a)); and b) development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the Sphere of Influence of a local agency will occur prior to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing Sphere of Influence of the local agency (Government Code section 56377 (b)).</p>	<p>The specific plan will convert the agricultural land within the plan area to urban uses. This is consistent with the Memorandum of Agreement which establishes geographic development limits to direct growth to locations that will have the least adverse impact on agricultural lands. The specific plan includes a set of phasing parameters that are designed to prevent premature conversion of agricultural land.</p> <p>The specific plan will also permanently preserve approximately 140 acres of hillside open space, located above the 400-foot elevation contour.</p> <p>The specific plan includes means of preserving agricultural land on an interim basis and permanently preserves open space land, and is consistent with this policy.</p>
<p>II-4. A Proposal must, if applicable, provide for pre-zoning (Government Code section 56375 (a)), and must demonstrate that it is consistent with the General Plans and Specific Plans of the existing local agency and any immediately adjacent local agency (Government Code sections 56375 (a) and 56668 (g)). Proposals may be denied if they are not consistent with such plans, or, if not pre-zoned, if the Proposal does not demonstrate to the satisfaction of LAFCO that the existing development entitlements are consistent with the local agency's plans.</p>	<p>The specific plan includes provisions for pre-zoning of land in conjunction with annexation applications, and therefore, is consistent with this Policy.</p>

Housing and Jobs

Monterey County LAFCO considers the following housing and jobs policy when making determinations on boundary amendments.

LAFCO Housing and Jobs Policy	Specific Plan Consistency
<p>II-1. It is the policy of LAFCO that, consistent with section 56300 (a) of the Act, Proposals must demonstrate through both quantitative and qualitative methods the relationship between the Proposal and the surplus or deficiency of local and county-wide housing supply and demand, and employment availability and creation. Additionally, the Proposal must demonstrate how its pattern of land use and transportation complements local and regional objectives and goals for the improvement of air quality and reduction of greenhouse gas (GHG) emissions and local vehicle miles traveled (VMT). These factors and their impacts, if any, shall be considered by the Commission in acting upon the Proposal.</p>	<p>The Association of Monterey Bay Area Governments assigned the city a Regional Housing Needs Assessment housing target of 191 units for the 2014 – 2023 time period. The specific plan includes 2,392 housing units, which more than meets this target. The specific plan also includes housing for lower income households, and seniors.</p> <p>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.</p> <p>The specific plan is designed to promote walking and bicycling, with an integrated trail system that connects every sub-area to each other and to the schools and commercial area. The land use and circulation pattern will promote reduced vehicle miles for shopping and school trips.</p> <p>The specific plan provides much needed housing, additional job opportunities, and a trail system to reduce automobile trips. The specific plan is consistent with this policy.</p>

Monterey County/City of Soledad Memorandum of Agreement

The city entered into a memorandum of agreement with Monterey County on March 15, 2016. The Memorandum of Agreement is included in Appendix B and incorporated into the specific plan by reference. The Memorandum of Agreement binds the city to the following principles related to growth beyond the current sphere of influence.

Memorandum of Agreement Provision	Specific Plan Consistency
<p>a) To limit future long-term development within the area shown on Exhibit 'A' [see Appendix B] and designated as "Urban Growth Boundary" (the "UGB"). The purpose of the UGB is to bound and enclose the land intended for development within the 2005 Soledad General Plan.</p>	<p>The plan area falls within the area that the Memorandum of Agreement identifies for future growth. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>
<p>b) To manage development of land within the UGB utilizing the best available "sustainable" practices. The intent of the city is supported by city's General Plan Policy L-2, which partially reads as follows:</p> <p>"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..."</p>	<p>The specific plan includes about 140 acres of open space, about 56 acres of parkland, and two school sites. Scenic vistas are preserved by the provision of open space land above the 400-foot elevation contour. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>
<p>c) To encourage proposals for infill development on vacant or underutilized sites within the existing city limits east of Highway 101 whenever possible, to avoid urban sprawl and postpone the conversion of agricultural land to urban uses.</p>	<p>Most of the annexed portion of the Miravale II Expansion Area is built out at this time, and will be further built out by the time the specific plan is adopted and entitlements are approved. The specific plan would provide additional land for future growth. The specific plan is consistent with this provision of the Memorandum of Understanding.</p>

<p>d) To require specific plans to include residential densities that ensure a compact urban form that helps protect agricultural land from premature conversion.</p>	<p>The specific plan includes several densities and types of residential units, including more than 30 percent medium and high density units (up to about 23 units per acre), which will provide for a compact land use development pattern.</p> <p>The Miramonte Specific Plan represents the full residential buildout potential for the Mirrasou Specific Plan Area as well as 525 units of the identified residential potential of the Northwest Expansion Area. The specific plan consolidates growth into a smaller geographic area, effectively preserving agricultural land and open space.</p> <p>The intensification of development within the plan area will preserve the agricultural land within the remaining Mirrasou Specific Plan Area, estimated to be about 30 acres, as well as additional open space below the 400-foot contour, estimated to be about 90 acres. Within the plan area, about 140 acres of hillside land above the 400-foot contour will be preserved as open space, consistent with the city's General Plan. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>
<p>e) 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' and identified as "Permanent Agricultural Edge" [see Appendix B]. A "Temporary Agricultural Edge" is hereby established east of Bryant Canyon Road, as specifically shown on Exhibit 'A'. The Temporary Agricultural Edge may be eliminated through an amendment to this Agreement.</p>	<p>The Permanent Agricultural Edge identified in the Memorandum of Agreement is not located within or adjacent to the plan area. No Permanent Agricultural Edge, as defined in the Memorandum of Agreement, is required in the plan area. However, a 100-foot buffer will be provided along the north boundary of the plan area where it is adjacent to cultivated land. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>
<p>f) To utilize agricultural buffers within the UGB to address the compatibility between the development of urban land uses and existing or planned agricultural uses. The city's General Plan requires development within or adjacent to designated 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 unencumbered use of their property for its designated use without experiencing significant deleterious effect from neighboring use.</p>	<p>The Residential Study Area is the only specific plan component that is immediately adjacent to cultivated agricultural lands outside the plan area. No specific buffer is included because the Residential Study Area is large enough to accommodate a buffer during the site planning process. On the east side and the remainder of the north side, a buffer to the ranchland is provided by the hillside open space, the dirt roadway, and rear building setbacks of the adjacent houses in Sub-area 1. On the west side, a 100-foot buffer to the cultivated farmland is provided by San Vicente Road, the drainage basin/park, and landscape areas. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>
<p>g) To actively participate with the county, LAFCO and other cities within the Salinas Valley to develop a Valley-wide Agricultural Land Mitigation Program to address the loss of agricultural land due to development and conversion to urban uses.</p>	<p>The plan area includes Prime Farmland that would be converted to urban uses. Four options for compensation for the loss of agricultural land are provided in the Memorandum of Agreement, as described in the section following this table. Development within the specific plan will participate in the established mitigation program, consistent with this provision of the Memorandum of Agreement.</p>
<p>h) 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>	<p>The Permanent Agricultural Edge identified in the Memorandum of Agreement is not located within or adjacent to the plan area. No Permanent Agricultural Edge is required in the plan area. The specific plan is consistent with this provision of the Memorandum of Agreement.</p>

The Memorandum of Agreement further requires that 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. A specific plan must 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. The specific plan includes a phasing program in Section 6.4, Phasing.

Compensation for conversion of Prime Farmland or Farmland of Statewide Importance to urban uses is required by the Memorandum of Agreement, using one of four methods, at the discretion of city to coincide with the time of the recordation of a final subdivision map (refer to Policy LU-J):

- 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 reservation 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 preservation of agricultural land within areas targeted by the city.

City Requests of LAFCO

The city will request, through a City Council resolution, an amendment to its sphere of influence to include the plan area, and a request for annexation of the territory. The city will submit the LAFCO reorganization application along with the specific plan, approving resolutions, pre-zone ordinance, and supporting documentation, including the plan for services, fiscal analysis, and California Environmental Quality Act compliance document. Together, these submittals will provide the city's justification for the reorganization request.

2.3 Land Use Concept

Development within the plan area should create inviting pedestrian-oriented neighborhoods through a safe and efficient circulation system and the provision of parks, schools, and neighborhood commercial uses that are readily accessible to residents. The site layout is an important component of realizing this goal. Streets and sidewalks within the core area should be lined with retail shops in the retail areas and welcoming front porches should be a primary feature in the residential areas. Parking lots and garages should be tucked behind buildings. In the low density residential areas, front porches and street connectivity should be emphasized over driveways and garages. The following overall design policies are designed to enhance the overall site layout to achieve the pedestrian oriented vision for the Miramonte Specific Plan Area.

The specific plan Land Use Plan sets forth the areas and configurations of each land use

designation within the plan area: Low Density Residential, Medium Density Residential; High Density Residential; Neighborhood Commercial, Public Facilities, and Open Space. Each designation is consistent with the land use designations of the Soledad General Plan. The relationship of land uses within the plan area is illustrated in [Figure 1-4, Miramonte Specific Plan Land Use Diagram](#). The land use diagram, along with the lotting program, illustrated in [Figure 2-3, Miramonte Specific Plan Land Use Diagram and Conceptual Lotting Program](#), will guide the implementation and development of the plan area. The land use diagram and lotting program may be varied slightly to accommodate the more precise design of the final subdivision mapping,

but the street, lot, and land use arrangements must be essentially the same as shown. City staff shall make findings that final tract maps are substantially consistent with [Figure 1-4, Miramonte Specific Plan Land Use Diagram](#), and [Figure 2-3, Miramonte Specific Plan Land Use Diagram and Conceptual Lotting Program](#).

Table 2-1, [Land Use Data](#), summarizes the land use designations, identifies the approximate acreage of the land use distribution within the plan area, and presents the residential density and maximum lot yield for residential development. A detailed description of the specific plan's allowable land uses are provided on the following pages.

Table 2-1 Land Use Data

Land Use	Zone	Acreage	Residential	Commercial
Low Density Residential	MMSP-R-1	296.1	1,318 dwelling units	---
Medium Density Residential and Affordable Housing	MMSP-R-V	31.3	626 dwelling units	---
Senior Housing	MMSP-R-V	6.7	134 dwelling units	---
Residential Study Area	MMSP-R-V	35.9	314 Low to Medium Density Residential Units	
Village Commercial	MMSP-C-V MMSP-MU (overlay)	8.6	---	100,000 square feet
Police & Fire Department	PF	1.5		
Elementary Schools	PF	22.0		
Parks and Recreation	OS	56.0		
Open Space (Hillside)	OS	140.4		
Water Tank	PF	2.2		
Collector Streets ROW		32.2		
San Vicente Road ROW		14.1		
Total		647.0	2,392 dwelling units	100,000 square feet

Source: EMC Planning Group 2017

NOTES: Acreages are based on the Land Use Diagram and are approximate.

Low Density Residential includes the local streets.

Zoning districts prefaced with MMSP are specific to the Specific Plan.

With an approved master plan commercial square footage may be expanded within the core area beyond 100,000 square feet. Any such master plan would serve as an amendment to the specific plan and would require environmental review once specific details are proposed.

This section provides an overview of land uses within the specific plan. Detailed land use and development standard information is presented in Section 2.3, Zoning Districts and Development Standards.

Residential

Approximately 2,392 residential units are planned to be located within the approximately 370 acres dedicated to residential uses in the plan area. The specific plan includes low, medium, and high density housing. The average overall gross density at buildout within the residential areas will be about 6.5 units per acre. The residential sub-areas will contain a variety of housing types and lot sizes enhanced by ample open space and recreational amenities. Pedestrian and bicycle access pathways connecting residential streets with parks, schools, and/or commercial areas are included within the residential designation to allow flexibility in their location.

Low Density Residential

Low Density Residential neighborhoods provide a conventional residential approach characterized by detached low density homes and pedestrian friendly tree-lined streets. A variety of housing styles and elevations are encouraged, giving each neighborhood a distinctive character. Neighborhoods emphasize connections to parks and open space, schools, and trails by incorporating landscaped pedestrian paths and open ended cul-de-sacs. Flexibility is encouraged in setbacks, garage location, and home orientation to reduce monotony along the streetscape.

Low density residential neighborhoods on standard size lots (lot size generally averaging about 6,000 square feet) are the predominant residential use, comprising over one-half the

total housing units. Lots in the hillier eastern edge of the plan area would be larger than average. Smaller than average lots would provide a more affordable low-density single-family detached housing opportunity. Duplexes, duets, triplexes, and fourplexes may also be constructed in this designation with placement and design that is in keeping with the overall low density character. Gross density will vary depending on incorporation of non-residential amenities; net density will be between six and ten units per acre, with a typical density of about seven units per acre.

Medium Density Residential

Medium Density Residential homes (10 - 30 units per net acre) will be located within the plan area core, and within the Residential Study Area. This designation provides for attached low density homes, duplex homes, triplex homes, apartments, cohousing, and single room occupancy housing. The sites are within walking distance to neighborhood parks, schools, and/or commercial areas. A senior housing or assisted living facility is designated for a 6.7-acre site within this designation. Many of these units will be affordable, as described in the following section.

Affordable Housing

The city's Housing Element and Inclusionary Ordinance include requirements for affordable housing in new developments. The specific plan will provide much needed affordable housing for Soledad, including housing in the "very low," "low," and "moderate" categories. It is a specific plan goal to provide housing for lower income households, which will include smaller units that are more affordable by design. Specific details of how the affordable housing will be managed,



Source: Google Earth 2017

Figure 2-3
Miramonte Specific Plan Land Use Diagram
and Conceptual Lotting Program

Miramonte Specific Plan

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such as sales price/rental limitations for restricted affordable housing and qualifying incomes of families, will be worked out through an affordable housing agreement between the developer and city. In general, housing developed at a density of up to 19 units per acre is expected to be affordable to households of moderate income, and housing developed at a density of 20 units per acre or greater is expected to be affordable to low or very low income households. Housing units built at a density of 20 units or more per acre automatically qualify as affordable under the State's housing guidance. Specific plan policy calls for at least 30 percent of moderate income housing be provided as rental units. It is assumed that all of the very low and low income housing would be rental units since ownership is typically out of reach of those income groups.

Housing Element Requirements

The city's Housing Element was adopted in 2009 for the 2009-2014 planning period, and the city is currently preparing an update. The current planning period for jurisdictions in Monterey County is 2014-2023. Soledad's citywide Regional Housing Needs Assessment target for the 2014-2023 planning period is 46 very low, 30 low, 35 moderate, and 80 above-moderate housing units (191 total units). The specific plan will help the city achieve these housing targets.

The Soledad Housing Element policies and programs presented here are pertinent, but will be superseded when the next housing element is certified by the state. In particular, note that Policy 2.1 is not aligned with current Regional Housing Needs Assessment numbers, and will require revision next time the Housing Element is updated. In addition, the specific plan will add to the supply of areas within the city that have zoning appropriate to the provision of

affordable housing, and Senior Housing will provide housing for special needs communities. Following are pertinent Housing Element policies and programs:

Program 1.1.1: Amend the Sphere of Influence and adopt specific plans to guide development.

Program 1.2.1: Enter into development agreements that prescribe the proportion of very low-, low-, and moderate-income housing to be built in a project consistent with the city's Inclusionary Ordinance and Housing Element. Units shall be constructed concurrently with any above moderate-income housing. Alternative densities and housing types can satisfy the requirement if superior in design.

Program 1.2.4: Require specific plans for growth areas to incorporate a higher density residential designation and corresponding zone district that allows at least 30 units per acre on sites close to commercial services and existing or planned public transportation.

Policy 2.1: In specific plan areas, provide an integrated mix of housing types and affordability levels that closely approximate the city's 2007–2014 "fair share" housing allocation as follows:

- 39 percent of units affordable to households of lower income (very low- and low-income)
- 19 percent of units affordable to households with moderate incomes,
- 42 percent of units affordable to households with above moderate incomes.

Program 2.1.1: Development agreements

shall link housing affordability to housing type, design, and development density. A minimum density of 20 dwelling units per net acre, consisting of multi-family, housing above commercial use, and single-room occupancy (SRO) units is required for the very low- and low-income persons or families. A minimum density of 12 dwelling units per net acre is required for the moderate-income category. Exceptions apply for housing restricted by sales price or rent and income eligibility.

Program 2.1.2: 30 percent of units in each neighborhood shall be designed to accommodate rental households, including medium and higher density housing and second dwelling units and meeting these guidelines:

- Minimum average density of seven dwelling units per gross residential acre (not counting accessory dwelling units);
- Up to 10 percent being a second dwelling unit on the same lot (accessory units, duplex, etc.);
- At least 20 percent of units in new residential neighborhoods should be comprised of duplexes, triplexes, fourplexes and smaller multi-family housing (townhomes, apartments, etc.) of approximately 20 or fewer units and integrated within the specific plan neighborhood sub-areas. Multi-family housing shall be integrated with low density residential development in form, scale, and architectural character.
- Promote rental availability, especially in multi-family apartments.

Inclusionary Ordinance Requirements

The inclusionary ordinance requires 20 percent of the affordable units to be restricted affordable units pursuant to execution of an Affordable Housing Agreement between the developer and city. Inclusionary units must be affordable to the target income categories in the following proportions: eight percent—moderate income, six percent—low income and six percent—very low income. The ordinance establishes several development principles for development of inclusionary units. Section 17.41.050 A-5 states that “Inclusionary units should be similar in size and design to market rate units within the development.” Section 17.41.140 reads “(1) The development shall provide for the dispersal of inclusionary units to the maximum extent feasible. (2) Multi-family buildings may contain any proportion of inclusionary units, but no inclusionary units should be located to or in the immediate vicinity of another inclusionary housing development.” Affordable housing projects are not subject to these requirements.

Affordable Housing Compliance

The specific plan is a requirement under Housing Element Policy 1.1. The specific plan will provide approximately 2,392 attached and detached residential units over a 10 to 20 year timespan, potentially through about 2038. Depending on build-out pace, the 2014-2023 housing element planning period covers the first one-half to one third of that timespan.

Compliance under Current Regional Housing Needs Assessment. Based on the current Regional Housing Needs Assessment, the city needs to accommodate about 28 affordable units per year. Therefore the specific plan could, on its own,

meet the city's affordable housing requirement by providing 280 affordable units over a 10-year period or 560 affordable units over a 20-year period. The specific plan includes at least 800 units that would be affordable due to low income deed restrictions (207 units), senior deed restrictions (134), or a minimum density meeting the default density value of 20 units per acre for which affordability is assumed by the Housing and Community Development Department (419 units). Affordable units will also be provided in the Residential Study Area (40 units).

Compliance under Policy 2.1. Under the Policy 2.1 requirements for 560 required affordable units, 39 percent (218 units) need to be affordable to households in the very low category, 19 percent (106 units) in the low income category, and 42 percent (235 units), in the moderate income category. The specific plan provides enough affordable units in each category.

A summary of compliance with the Housing Element and Inclusionary Ordinance is presented

in [Table 2-2, Affordable Housing Compliance Summary](#).

Affordable Housing Integration. The specific plan ensures integration of affordable housing both through design and location. The designated affordable housing is integrated throughout the specific plan area and also located in the specific plan core area adjacent to a park, elementary schools, senior housing, and commercial uses. The housing that meets the minimum 20 unit per acre standard is located in the specific plan core area. The Residential Study Area may alternatively be developed with a higher density of residential lots in a tradeoff for fewer and larger lots elsewhere in the plan area, provided that the total number of allowed residential lots in the plan area is not exceeded. The design guidelines ensure that affordable housing will blend visually with market rate housing. Locating duets or duplexes on corner lots with building massing consistent within the neighborhood and one garage accessed off each street will give the appearance of low density family homes.

Table 2-2 Affordable Housing Compliance Summary

Requirement		Compliance
HE Program 1.1.1	SOI Amendment and Specific Plan	The Specific Plan fulfills this requirement.
HE Program 1.2.1	DA to prescribe percentage of affordable units.	Development agreements will be prepared for development entitlements.
	Concurrent construction of affordable units	The Specific Plan requires concurrent development of affordable units.
HE Program 1.2.4	Allow up to 30 units per acre	MMSP-R-V development standards allow up to 30 units per acre; the specific plan anticipates the highest density within the plan area is 23 units per acre.
HE Policy 2.1	Prescribed percentages	Current HE: 18 additional affordable units needed. Current RHNA: surplus of affordable units included.
HE Program 2.1.1	DA density requirements of 20 units/acre and 12 units/acre	The Specific Plan includes these densities.
HE Program 2.1.2:	30 percent available for rentals	A Specific Plan policy addresses this requirement.
	Average gross residential density of 7 units/acre	Average net density 6.4 due in part to larger hill lots and inclusion of parks and trails.
	20 percent of rentals under 20 units/building	A Specific Plan policy addresses this requirement.
Inclusionary Ordinance	6 percent very low; 6 percent low; 8 percent moderate	A Specific Plan policy addresses this requirement.

SOURCE: City of Soledad 2008, EMC Planning Group 2018

Workforce / Entry Level Housing. Workforce / entry level housing is defined for the specific plan as housing units/lots that are smaller in size therefore more affordable by design. The specific plan intends to provide workforce housing that is affordable by design but not restricted in price or rent. Workforce / entry level housing includes products such as duplexes, triplexes, townhouses, and condominiums.

Neighborhood Commercial

An approximately 8.6-acre neighborhood commercial site is designated in the specific plan core area adjacent to the West Street roundabout. Centrally located to serve primarily plan area and neighboring residents, commercial uses on this site are anticipated to include retail, office, medical, and personal services. With a floor-area ratio of about 0.2 to 0.25, the shopping center would include about 75,000 to 100,000 square feet of commercial floor space, which could accommodate a medium-sized grocery store and half a dozen smaller spaces. With an approved master plan commercial square footage may be expanded within the core area beyond 100,000 square feet. Any such master plan would serve as an amendment to the specific plan and would require environmental review once specific details are proposed.

Mixed Use Opportunities

Mixed use development is encouraged in the specific plan core area. The mixed use may consist of office above retail commercial, residential above commercial, or adjacent commercial, residential, and/or office space. Although the commercial core is designated near the West Street round-about site, 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. Commercial

development in these areas should be directly integrated with the main commercial area.

Development of commercial space up to a total of 100,000 square feet is allowed in the core area. As noted in the description of Neighborhood Commercial uses, with an approved master plan commercial square footage may be expanded within the core area beyond 100,000 square feet. However, if residential uses are developed within the commercial area, no additional units are allowed and units must be transferred from the capacity of adjacent residential areas or from within the Residential Study Area.

Public/Institutional

This land use designates those sites that are planned to be improved with public facilities required to support and serve project residents and businesses. It is applied to two elementary school sites, a public safety station, and utility facilities. Both school sites provide opportunities for joint school and community use of these facilities for recreational purposes, although not designated as such, and not credited toward the specific plan's park dedication requirement. Joint use of school facilities administered by the Soledad Unified School District and the parks managed by the city would be guided by a joint use agreement between these entities.

Open Space and Parks

Designations are provided for open space and parks, including hillside open space, hillside picnic park, village park, linear park, soccer park, and drainage basin/park. The open space and park system is designed to integrate and connect the neighborhoods within the plan area to each other and to the core area and the schools.

The Parks and Recreation designation includes improved public parks and recreation (excluding the buffers along the western and northern

perimeter of the plan area), the linear park, and landscaped park connections. Parks will be open to the public and park improvements may include paths and trails, picnic areas and benches, par course, playgrounds, turf areas, play fields and courts, swimming pool, clubhouse or locker room, community room or center, community garden, and similar uses. Although the Parks and Recreation designation is intended to be primarily without structures, small structures as identified above are allowed with no set limit on square footage. Overhead lighting and sound amplification are limited, and subject to city approval, so as not to disturb neighboring residences. Utility uses are allowed but should not exclude recreational uses. The southwestern corner of the plan area is designated for storm water retention, and should be developed with compatible recreational uses. Parking will be provided at all but the neighborhood pocket parks.

The Open Space designation includes hillside areas to be retained as passive parkland for purposes of recreation and view preservation. Development and improvements in this area are limited to passive recreation, a gathering place (e.g. clubhouse), alternative energy, and utilities required for the plan area or the city. Examples of passive recreational uses include recreational foot trails, interpretive or educational signage,

benches, picnic tables, and a par course. Public facilities could include additional water storage tanks, emergency access road, access fencing and signs, fire breaks, and other facilities needed by the city. Parking will be provided within the linear park to serve public access to the hillside picnic park and the hillside open space.

2.4 Zoning Districts and Development Standards

The specific plan utilizes base zoning districts consistent with Soledad Municipal Code Title 17. The zoning districts are prefaced with MMSP, to indicate their specific applicability within the specific plan, shown in [Figure 2-4, Miramonte Specific Plan Zoning Map](#), and as summarized in Table 2-1, presented earlier.

The specific plan's zoning districts are regulated by the design guidelines and development standards contained in this section, which have been adopted by ordinance and provide development regulations that control the subdivision and improvement of land within the plan area. The intent of the community design guidelines and standards is to provide additional flexibility and creativity, as well as foster quality design solutions. [Table 2-3](#) provides a list of the specific plan zoning districts.

Table 2-3 Zoning Districts

Zoning District	Description
MMSP-R-1	Low Density Residential
MMSP-R-V	Village Residential (Medium Density)
MMSP-C-V	C Village Commercial
MMSP-MU (overlay zone)	Mixed Use Opportunity
PF	Public Facility (Including Park Lands)
OS	Hillside Open Space

Low Density Residential (MMSP-R-1)

Intent

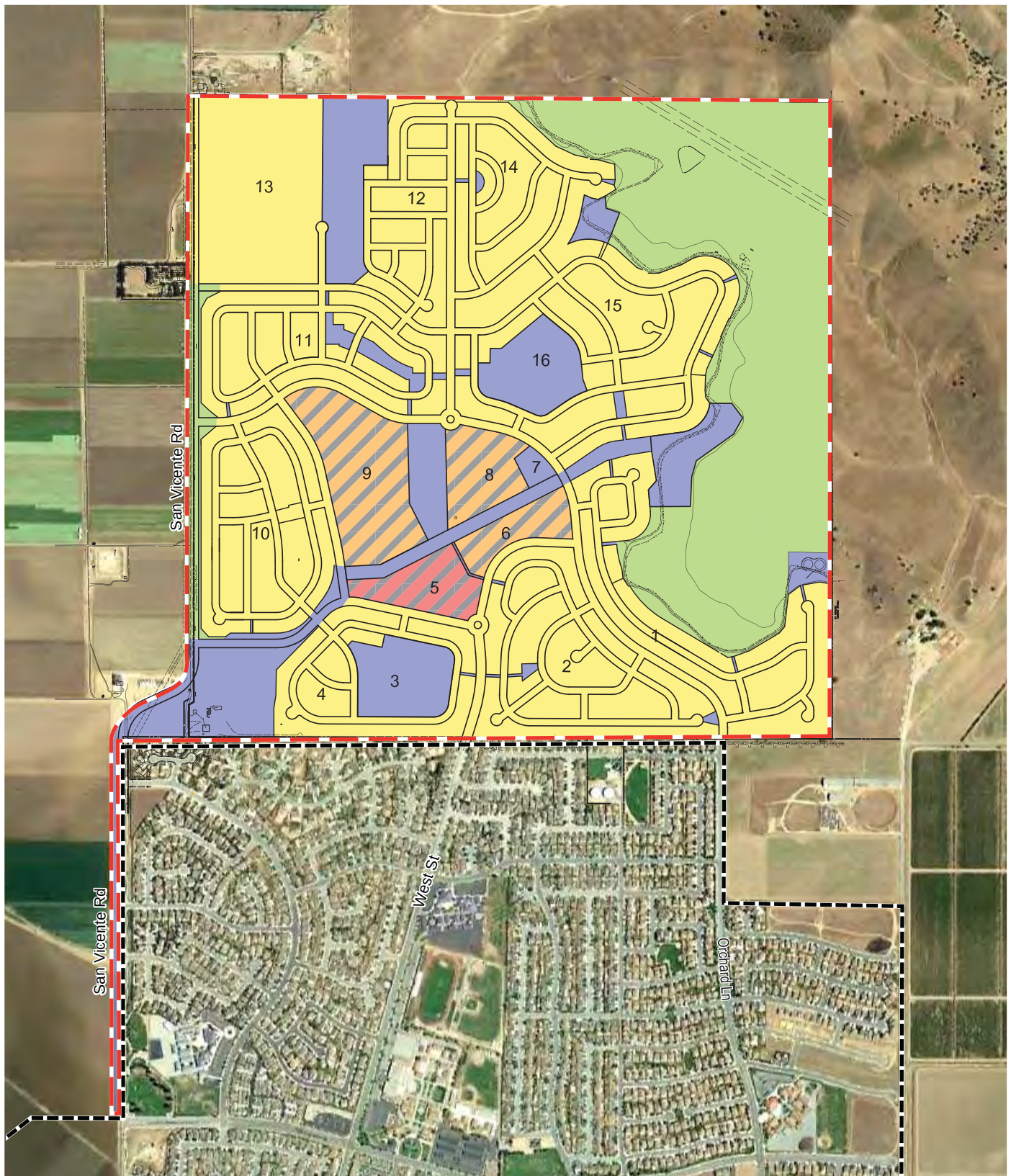
The MMSP-R-1 District provides for traditional low density detached and small-scale attached housing in neighborhoods with attractive, high quality architecture and landscaping. Residents can conveniently walk or bicycle within the neighborhoods and to nearby schools, parks, and shopping. A range of densities is allowed and density is expected to be greater near the core of the plan area and lower near the open space areas that adjoin the MMSP-R-1 District.

Design Guidelines

Design of low density residential areas shall conform to the city's Community Design Guidelines and Standards for Single Family Residential, and the following guidelines. In the event of a conflict, the following design guidelines shall apply.

- a. Architecture should be varied, but this should not preclude a consistent architectural style or set of architectural styles within a neighborhood.
- b. Design of structures should create variety and interest. Differences in the massing and composition (not just finish materials) of each adjacent house should be accomplished. One identical design should not be repeated more frequently than each sixth house.
- c. To avoid a repetitive street scene, the front façade on buildings should have varied materials and building forms.
- d. When a row of residential lots backs onto a collector street, a lot arrangement with front entries facing the collector, and parking accessed from the local street is encouraged to prevent a walled in streetscape on the collector street. Small-scale attached units are encouraged in these locations.
- e. At least two different roof lines and two different pitches should be used, i.e. gable, hipped, dormers, if the selected architectural style allows. To the extent feasible, at least one roof surface should face south to facilitate solar panels.
- f. Houses adjacent at their sides to parks, open space, and pedestrian paths should be oriented toward those areas. Side fences adjacent to pedestrian paths should be kept at a low height for as great a distance from the street as possible to avoid a closed in tunnel and to maximize visibility into the pathway from adjacent yards and houses.
- g. Neighborhoods shall be interconnected with streets and pedestrian paths.
- h. Encourage a varied streetscape appearance by varying front building lines by a minimum of two feet, and/or incorporating covered porches, projections, or other building features that differentiate each building.
- i. Building elevations adjacent to the schools, parks, or visible from any other public space should be articulated with varied wall planes and roof forms consistent with the design of the front façade.
- j. Garages shall be located behind habitable portions of structures or recessed from the front façade a minimum of four feet. Homes with garages wider than two bays shall be restricted to lots of at least 60 feet in width at the street frontage.





Source: Google Earth 2017

Note: Neighborhood Park locations are conceptual within Sub-areas

Figure 2-4

Miramonte Specific Plan Zoning Map

Miramonte Specific Plan

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- k. Residential developments should offer an optional design accessible to physically disabled persons.
- l. Residential developments should offer at least 25 percent of units with an accessory dwelling unit or junior accessory dwelling unit option.
- m. Landscaping should relate to the architectural style and be consistent within each neighborhood. Design landscaping to provide summer shade and winter sun for houses and sidewalks.
- n. Sidewalk planter strips of at least three feet in depth shall be provided, with a widened strip where trees are planted.

Development Standards

The development standards presented [Table 2-4, MMSP-R-1 Development Standards](#), represent minimums unless otherwise noted. For regulations not covered in this code, refer to City of Soledad Title 17 Zoning code.

Village Residential – (MMSP–R-V)

The Village Residential (MMSP–R-V) designation allows a variety of detached and attached

medium and high density housing types within an area characterized by inviting building facades, shady streets, and landscaping. Garages will be recessed or accessed off of parking courts. A variety of housing styles and unit configurations connected by landscaped trails and parks will give these areas a distinctive character. Creative lot designs including duet lots, shallow-wide



Table 2-4 MMSP-R-1 Development Standards

Category	Regulation	Interpretation and Notes
Zoning District Density Range	6 to 10 units per net acre	This zone is primarily for a density of about 7-8 units per net acre. Density up to 10 units per net acre is allowed in order to accommodate affordable small lot detached, duet, duplex, triplex, and fourplex units.
Permitted Uses		
The following uses shall be permitted in the R-1 district:		Home occupations, subject to Section 17.38.140 of the Municipal Code Mobile home on a permanent foundation, subject to Section 17.38.210 of the Municipal Code Swimming pools subject to Section 17.38.320 of the Municipal Code.
Residential and public/quasi-public.	Single family dwellings, duets, duplexes, triplexes, fourplexes, and accessory buildings (including garage). Accessory and junior accessory dwelling units, small day nurseries, group homes, and similar uses in accordance with state law.	

Lot Configuration		
Lot Area	4,000 square feetminimum	75 percent of lots within the plan area must be 6,000 square feet or larger.
Corner Lot	6,000 square feetminimum	
Width		Residential lots under 5,000 square feet shall be limited to no more than three consecutive within a block, and at minimum, shall be separated from other small lots by a like number of lots 6,000 square feet or larger.
Interior Lot	50 feet minimum	
Corner Lot	60 feet minimum	
Curved / Cul-de-sac	40 feet minimum	
3 front-facing garage doors	60 feet minimum	
Depth		
Local Street frontage	90 feet minimum	
Collector Street frontage	100 feet minimum	
Building Massing		
Lot Coverage	40 percent maximum	Roof overhangs, patio overhangs, unenclosed shade structures and the like are exempt from the building coverage calculation.
Building Height	2 stories and 30 feet maximum	
Accessory Building*	14 feet maximum	
	*Accessory structures contingent on appropriate design as defined in the CC&R's.	
Setbacks		
Front Yard		Architectural features may extend up to 2.5 feet into the adjacent setback. Fireplace and fireplace/media centers may extend 2 feet into side yards.
Living Space	15 feet minimum	
Porch	9 feet minimum	Duel access front yard applies to lots with vehicular access from a local street and pedestrian access from a collector street.
Garage	20 feet minimum	
Front Yards Dual Access Lots		Driveway/garage access not permitted from collector street. A minimum of 1,000 square feet open space/yard shall be provided to the side or rear of the main dwelling or in an "L" or "U" design.
Living Space	10 feet minimum to local street 20 feet minimum to collector street	
Porch	4 feet minimum to local street 14 feet minimum to collector street	
Garage	20 feet minimum to local street 30 feet minimum to collector street	
Side Yards		
Interior	5 feet minimum	
Exterior	10 feet minimum	
Side Loaded Garage	25 feet minimum	
Porch	3 feet minimum	
Rear Yard		
Primary Building	10 feet minimum	
Porch	4 feet minimum	
Accessory Building	5 feet minimum	
Open Space (un-irrigated and undeveloped)	100 feet low fire risk area to be provided behind rear fences within the open space area	
Fencing Refer to Section 17 .36 .01 0 of the Municipal Code		
Fencing adjacent to park/neighborhood connection corridors should be kept to three feet tall to the greatest extent possible. Fences on dual access residential lots should be no greater than three feet tall within ten feet of either street frontage.		
Off Street Parking		
Parking Requirements	2 covered garage spaces/ unit minimum Units with more than 4 bedrooms shall provide a third garage space	

lots, and angled lots are permitted as well as apartment buildings, townhouses, triplexes, and condominiums. Careful attention to detail and architectural design will ensure these residences share the same character and quality of larger lot homes. Density is a minimum of 10 units and maximum of 23 units per gross acre, consistent with the density designation of the land use concept map.

Design Guidelines

Design of medium and high density residential areas shall conform to the city's Community Design Guidelines and Standards for Multifamily Residential, and the following guidelines. In the event of a conflict, the following design guidelines shall apply.

Site Design and Character

- a. Provide variety in architectural detail while maintaining a consistent architectural style. Use of varied lot sizes, details and color selections, and diversity in building elevations within developments and neighborhoods is encouraged.
- b. Where side yards are adjacent to public amenities such as parks and plazas, the homes, including windows and doors, shall face those amenities to the extent possible.
- c. Interconnect Village Residential neighborhoods with low density residential neighborhoods, commercial centers, and parks and open space through the use of pedestrian pathways where streets do not provide direct connections.
- d. The variety of housing types, including small lot detached, attached, zero lot line, townhouses, and garden apartments, should

be arranged to provide an overall garden character.

- e. Multi-family structures shall be interspersed with landscaping and common yard space for tenants, and present a welcoming public facade that conveys a feeling of lower density through the use of entry plazas, courtyards, porches, balconies, and/or other features.
- f. The orientation or placement of residential structures should be strategically planned to be energy efficient and improve the streetscape with front doors and porches facing the street and garages and parking pulled behind the buildings to reduce their dominance.



- g. Garages, carports, and parking spaces should be located at the rear of the lot to the extent feasible.



- h. Surface parking in multi-family developments should be minimized to maximize available common open space and reduce visual effects. Below-grade parking facilities are preferred.
- i. When surface parking is provided, it should be dispersed around the site, to avoid large paved expanses. Parking visible from public streets or parks should be screened with berms and landscaping not exceeding 3 ½ feet in height, with the exception of trees. Where a separate row of carports or garages are used, incorporate roof-top solar panels.

Building Form and Design

- a. Building form and massing on multi-family buildings should be designed to create interesting architecture that relates to the pedestrian and minimizes the appearance of garage doors and large box-like buildings.
- b. Minimize blank walls on elevations visible to the public. Change in wall plane on all facades visible from a public street or park should occur at a minimum of 40-foot intervals.
- c. Articulate individual units or clusters of units by varied height and setback.
- d. Avoid large monolithic structures. Clusters or pods of smaller buildings are preferred over large building forms.
- e. To divide the building mass into smaller scale components, buildings over 40 feet long should reduce the perceived mass and bulk by one or more of the following:
 - change of roof or wall plane;
 - projecting or recessed elements, such as trellises, balconies, openings, etc. Such

elements should be repeated at intervals of approximately 30 feet;

- varying cornice or rooflines; or
- other similar means.
- f. Roof forms should be used to distinguish various building forms, create an interesting roof line, and help break up the building massing. Roof forms should reflect a residential appearance through pitch and use of materials.
- g. Roof forms typical of residential buildings, such as gable, hip, or shed roof combinations, are strongly encouraged. If parapet roofs are used they should include detailing typical of residential character and design.
- h. Avoid long horizontal roof lines. The maximum unbroken roof line should be limited to a 40-foot length.
- i. Multi-form roof combinations are encouraged to emphasize the individual dwelling units, and break up the massing of the building.
- j. All roof-mounted equipment should be effectively and attractively screened through the use of various architectural detailing including, but not limited to, roof form, decorative parapets, or cornices.
- k. Multi family structures should be well articulated on all sides visible from public streets and spaces. Though the highest level of articulation will occur on the front façade, buildings should be designed to incorporate 360-degree architecture. 360-degree architecture is articulation on every building elevation. This includes variation in

massing, roof forms, and wall planes, as well as surface articulation.

- l. Homes should be designed to give individuals maximum privacy within and outside homes. Site layout techniques for privacy include alternating the placement of windows, rear yard outdoor patio areas, and entrances.
- m. Residential developments should offer an optional design accessible to physically disabled persons.

Architectural Detail

- a. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, and window and door detailing, should be incorporated to create shadow patterns and help articulate facades and blank walls.
- b. The main building entrance should be distinguished from the rest of the building and easily recognizable.
- c. Each unit's entry should be easily identifiable, distinguishable, and oriented toward the street whenever possible.
- d. Entry design should incorporate two or more of the following methods:
 - front porch;
 - decorative detailing or placement of art;
 - a projecting element above the entrance;
 - changes in the roofline, such as a tower; or
 - a change in the wall plane.
- e. Window and door type, material, shape, and proportion should complement the architectural style of the building.
- f. Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
- g. Faux shutters should be proportionate to the adjacent windows to create the appearance of a real and functional shutter.
- h. Deep roof overhangs are encouraged to create shadow and add depth to facades. On south facing facades the overhang should be calculated to shade summer sun and permit entry of winter sun. Where applicable to the architectural style and consistent with passive solar heating requirements, roof eaves should extend a minimum of 24 inches from primary wall surface to enhance shadow lines and articulation of surfaces.
- i. Exposed structural elements (beams, rafter tails, etc.) are encouraged as roof overhang details. To prevent rot damage, exposed rafter tails should not extend beyond the roof overhangs.
- j. Multi-family structures should appear to be made of high quality, authentic, and timeless materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.
- k. Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add visual base to the building. Heavier materials and darker colors should be used lower on the building elevation to form the building base.

- l. Materials and colors should be used to enhance different parts of a building's façade and be consistent with the desired architectural style.
- m. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.
- n. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.
- g. Where garage doors are visible from public streets or spaces, roof forms, trellises, and balconies should be located directly above the garage door to help minimize the impact of garage doors on the street scene.
- h. Common mailbox enclosures should be designed similar or complementary in form, material, and color to the surrounding residential buildings.
- i. Trash and mechanical enclosures should be designed early in the building process, rather than an afterthought at the construction document phase.

Garages and Ancillary Structures

- a. Carports, garages, and other ancillary structures should be designed as an integral part of the development and should not dominate the street scene.
- b. Garages and ancillary structures should incorporate similar or complementary roof forms, materials, and pitches as the main buildings within the project.
- c. Garages doors should not face public streets. Garage doors facing a private street or drive aisle should be set back from the face of the main house to help reduce visual dominance of garage doors.
- d. Garage doors should be recessed a minimum of six inches from the face of the exterior wall plane.
- e. Garage doors should incorporate panels and/or windows to articulate these large planes.
- f. No more than four garage doors should be within the same wall plane.
- j. Trash enclosures and loading areas provided in the parking areas should be screened with landscaping and wall materials.
- k. Trash enclosures should be separated from adjacent parking stalls by minimum 3-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
- l. The trash and recycle enclosure should be consistent with the design of the project and building architecture. The same or similar materials should be used on the enclosure as the buildings. Architecturally designed roof structures should be used to create a finished looking structure.

Development Standards

The development standards presented in [Table 2-5, MMSP-R-V Development Standards](#) represent minimums unless otherwise noted. For regulations not covered in this code, refer to City of Soledad Title 17 Zoning code.

Table 2-5 MMSP-R-V Development Standards

Category	Restriction	Interpretation and Notes
Land Use	Medium Density Residential (R-V)	Gross density shall conform with the stated range within each medium density housing area identified on the Land Use Diagram.
Zoning	10-30 dwelling units / gross acre	
Density Range		
Permitted Uses		
Small lot medium density dwellings, duplexes, triplexes, apartments, clustered “pack” style homes, townhouses, condominiums, accessory buildings		
Lo t Configuration		
Lot Area	2,000 square foot minimum 6,000 square foot minimum for buildings of four or more units	Lot area may be reduced up to 10 percent in constrained locations provided all setback and usable yard area requirements are met.
Width	35 feet minimum	
Interior Lot Exterior Lot	40 feet minimum	Measured at property line. May have a lot frontage less than specified provided all setback and rear yard area requirements are met.
Depth	65 feet minimum	
Curve / Cul-De-Sac Frontage	30 feet minimum	
Building Massing		
Lot Coverage	65 percent of lot maximum	Roof overhangs, patio covers, unenclosed shade structures and the like are exempt from the lot coverage calculation.
Height	2 stories and 30 feet maximum	
Setbacks, Front	10 feet minimum	Parking garages at least 50 percent below grade do not count as a story.
Living Space Porch	5 feet minimum	
Garage	20 feet minimum	
Setbacks, Side	5 feet minimum	Architectural features may extend up to 2.5 feet into the adjacent setback. Fireplace and fireplace/ media centers may extend 2 feet into side yards.
Porch	3 feet minimum	
Adjacent to Street	10 feet minimum	
Adjacent to R-1	10 feet minimum	
Zero lot line, duet, etc.	No setback required	
Setbacks, Rear	10 feet minimum	Front/Rear setbacks can be varied up to 2 feet with combined setback of at least 20 feet.
Adjacent to R-1	15 feet minimum	
Rear attached garage	5feet minimum	Side setbacks can be varied up to 2 feet with a minimum of 3 feet and combined setback of at least 10 feet
Accessory Structure	5 feet minimum per story	
Distance Between Buildings	10 feet minimum	
Residential Buildings Accessory Structures	6 feet minimum	
Fencing Refer to Section 17 .36 .01 0 of the Municipal Cod e		
Fencing adjacent to parks and pathways shall be no more than three feet tall and provide pedestrian access.		

Landscaping & Open Space		
Private/Common Usable Open Space for Townhomes, Condominiums and Apartments	Structures with more than 4 units: 300 square feet minimum for studio 350 square feet minimum for 1 bedroom 50 square feet additional per bedroom over 1 bedroom For 4 or fewer units, usable open space can be private or common in any combination. Provide a landscaped 4foot wide minimum strip along the periphery of the project site. The front yard setback shall contain a landscaped strip varying in width from 6 feet wide to 10 feet wide.	Structures with more than 4 units: A portion of the required usable open space shall be outdoor private space; otherwise it shall be shared in common space. Private outdoor open space is accessible to just the unit served, and includes: patios, porches, balconies, terraces, and decks. A minimum of 48 square feet of private space shall be provided for each unit. Half of common space may be provided as indoor rooms, such as lounges, fitness centers, etc.
All developments		
Parking (Refer to Section 17.36.020 of the Municipal Code)		
Signage (Refer to Section 17.36.030 of the Municipal Code)		

Village Commercial (MMSP–C–V)

Intent

The Village Commercial district provides centrally located neighborhood retail shops, outdoor gathering areas, restaurants, services and/or business-professional-medical uses to support the daily needs of residents of the plan area, within walking distance of a variety of housing areas. Potential neighborhood-serving uses at the Village Commercial district include a market, pharmacy, restaurants, shops, banking, an ice-cream parlor, laundry / cleaners, café / deli, offices, and other similar types of uses.



The Village Commercial district may include a civic component and a common open space area in the form of a plaza and green space within close proximity to provide a place for people to relax, play, and interact. The Village Commercial district is well connected to the surrounding residential neighborhoods through pedestrian paths and streets, including a landscaped parkway that runs adjacent to the Village Commercial district.

Design Guidelines

Design of commercial areas shall conform to the city's Community Design Guidelines and Standards for Community Commercial, and the



following guidelines. In the event of a conflict, the following design guidelines shall apply.

Site Design and Character

- a. Provide clearly defined pedestrian walkways between residential neighborhoods as an integral component of the overall commercial site design, including a direct pedestrian access from the adjacent linear park and community park.
- b. Avoid “strip commercial” by designing a single cohesive commercial center.
- c. Provide for public amenities to enhance the visitor and shopper experience such as small plazas or gathering places, toddler playground, fountains, art, outdoor dining, etc.
- d. A significant building with prominent architectural features should be located near the roundabout.
- e. Other than curb parking on the fronting street, parking areas should be provided away from the street edge, behind buildings, underground, or within parking structures.
- f. Portions of buildings may be set back from the sidewalk creating alcoves for plazas, entry nooks, and outdoor cafe seating.
- g. Incorporate design elements to minimize the visual and noise impact where commercial development is adjacent to residential neighborhoods.
- h. Loading areas, delivery service areas, and trash enclosures should be screened with decorative walls, trellises and vines, berms with heavy landscaping, dense trees, or a

combination of these treatments. Where through pedestrian traffic is expected past loading areas, a crossing shall be provided.

- i. Loading areas and driveways, delivery service areas, and trash enclosures shall not be located in required street setback areas or any setback area adjacent to a residential district.
- j. Loading areas, delivery service areas, and trash enclosures shall be designed to accommodate truck access from within the site without having to back onto or otherwise use the adjoining street.

Building Form and Design

- a. Architecture should embrace the streets and sidewalks creating inviting places for people to walk, dine, and shop.
- b. Avoid large box-like buildings. Building forms and massing should be designed to create interesting architecture that relates to the pedestrian scale, and creates the desired character.
- c. Building form and massing should prevent blank walls on elevations visible from public streets and gathering spaces. There should be a change in wall planes on facades visible from a public street or space no less than every 40 feet.
- d. To divide the building mass into smaller scale components, buildings over 40 feet long should reduce the perceived mass and bulk by using one or more of the following:
 - change in roof heights or wall plane;
 - projecting or recessed elements;

- varying cornice or rooflines; or
 - other similar means.
- e. At least 60 percent of the total street frontage ground floor length of any building shall be differentiated architecturally by recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, awnings, and compatible landscaping, or other details which are of interest to pedestrians, with at least half that total requirement being glazing.
 - f. Human scale should be created through the use of building forms such as arches, walls, trellises, awnings, arbors, and pergolas.
 - g. Roof forms should be used to distinguish various building forms, create an interesting roof line, and help to break up the building massing.
 - h. Variation in roof form is encouraged to create visual interest and lessen the appearance of the building mass.
 - i. Roof elements should continue all the way around the building and not just be used in the most visible locations.
 - j. All roof-mounted equipment should be effectively and attractively screened through the use of various architectural detailing including, but not limited to, roof form, decorative parapets, or cornices.
 - k. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.

Architectural Detail

- a. Though the highest level of articulation will occur on the front façade, building designs should incorporate 360-degree architecture, where they are visible from the public right-of-way. 360-degree architecture is the articulation on every building elevation. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.
- b. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, and window and door detailing, should be incorporated to create shadow patterns and help articulate facades and blank walls. It is most important to articulate building facades that are visible from public view.
- c. Architectural details and materials should be incorporated on the lower part of the building facade to relate to human scale. These pedestrian scale elements can include awnings, trellises, windows, building base articulation, and changes in materials, textures, and colors.
- d. The design of rear entrances should be well articulated and appropriate to their surroundings and should respond to the need for identification signs, storage, and display areas.
- e. Well-designed storefronts, including windows, doors, wall composition, colors, and materials, are very important to create a sense of entry and pedestrian scale. The main building entrance should be distinguished from the rest of the building and easily recognizable.

- f. Entry design should incorporate two or more of the following methods:
 - change in wall / window plane;
 - a projecting element above the entrance;
 - a change in material or detailing;
 - integration of architectural elements such as flanked columns or decorative fixtures;
 - recessed doors, archways, or cased openings; or
 - variations in the roofline or a tower feature.
- g. Windows should be articulated with accent trim, sills, trim, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building and in scale with the window.
- h. Architectural and site design cues should be used to guide visitors from parking areas to commercial building entrances, since building entrances may not be directly visible from parking areas.
- i. Buildings should be constructed with high quality, authentic, and timeless materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.
- j. Material changes should occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a pilaster, projection, or similar articulation.
- k. Materials and colors should be consistent with the desired architectural style.

- l. The use of materials and color should convey a sense of quality architecture and permanence.
- m. Heavier materials and darker colors should be used lower on the elevation to form the building base.
- n. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, should be used at the base of the building.
- o. Colors used on exterior façades should be harmonious. Contrasting colors are encouraged to accentuate details such as trim, window and door mullions, and key architectural elements.

Lighting and Signage

- a. All building entrances should be well-lit.
- b. Security lighting fixtures should not project above the fascia or roofline of the building and should not be substituted for parking lot or walkway lighting fixtures.
- c. If project elements, such as signs, walls, and trees are lit, down-lighting is encouraged over up-lighting.
- d. Lighting sources should be hidden unless the sources are an integral part of the design.
- e. Exterior lighting shall be located and designed to avoid shining directly onto nearby residential properties, and shall minimize offsite glare.

- f. Building signs should enhance the building façade. All signs should be consistent with the City of Soledad’s Zoning Ordinance, except where otherwise provided herein. A master sign program shall be approved for each development that includes commercial components.
- g. Signs reflecting the type of business through design, shape, or graphic form are encouraged.
- h. The method of sign attachment to the building should be integrated into the overall sign and building design.
- i. Signs should be designed to coordinate with the building design, materials, color, size, and placement.
- j. Sign variety is encouraged among different users.
- k. Lighting of all exterior signs should be directional to illuminate the sign without producing glare on pedestrians, autos, or adjacent residential units.
- l. Signs should align with others on the same building facade so as to maintain a consistent pattern.
- m. Neon lighting is discouraged; however innovative use of neon may be appropriate at the discretion of the Community Development Director.
- n. Hanging signs attached to buildings that project perpendicular to the building are encouraged in pedestrian areas. These signs should be a minimum of 8’ from ground level to the bottom of the sign.

- o. Plastic, internally illuminated sign cabinets are strongly discouraged. Externally illuminated lettering or awning signs could be an effective alternative if implemented successfully.
- p. Quality directional signs and pavement markings should be provided at all parking, loading and receiving, and other special areas.

Development Standards

The development standards presented in [Table 2-6, MMSP-C-V Development Standards](#), represent minimums unless otherwise noted. For regulations not covered in this code, refer to City of Soledad Title 17 Zoning code. Commercial developments within the plan area are subject to the master site plan approval procedures of the Zoning Code. Refer to Sections 17.22.020 to 17.22.080 and 17.22.140.

Mixed Use Opportunity Overlay (MMSP-MU)

Intent

The Mixed Use Opportunity Overlay is intended to encourage blending of commercial and medium to high density residential in the specific plan core area. The mixed uses are intended to provide residents with convenient access to services, and to enliven both commercial and residential areas without imposing undue noise or nuisance on residents. Under this overlay, limited commercial uses may be constructed within residential areas, and limited residential uses may be constructed within commercial areas.

Table 2-6 MMSP-C-V Development Standards

Category		Restriction	Interpretation and Notes
Land Use		Commercial (C)	
Zoning		(M3-C-V)	Village Commercial
Permitted Uses			
Village Commercial (C-V)			
Bakery goods, barbershop, beauty shop, bicycle shop, books, clothing store, deli, department store, drug store, dry cleaner, florist shop, furniture store, garden supplies, gift shops, grocery store, hardware store, health foods, hobby shops, ice cream, laundromats, meat market, pet shop, professional or medical office, electronics stores, restaurants, shoe repair store, sporting goods, stationary store, toy store, any other use which the Planning Commission finds to be consistent with the purposes of this section.			
Conditional Uses			
Banks and other financial institutions, buildings with more than 50,000 square feet of gross floor area, bowling alleys, cocktail lounges, liquor products, pool and billiards, any other use the Planning Commission determines consistent with the provisions of this section and for which it deems a use permit is appropriate.			
Prohibited Uses			
Liquor stores as a principal use, bars, automobile body and paint shop, exclusive automobile repair; sheet metal shop; fortune tellers, adult entertainment; gambling; pawn shops, thrift shops, and flea markets. Drive-through lanes are prohibited in Village Commercial.			
Lot Configuration			
Landscape Area Coverage	10% of lot minimum		Area between front/street side property line and the building, excluding driveways, shall be landscaped. Parking lot areas shall be planted to reduce the impact of large paving areas.
Building Massing			
Lot Coverage	No limitation		Parking garages at least 50 percent below grade do not count as a story.
Height	2 stories maximum and 35 feet		
Setbacks			
Street or Park	0 to 15 feet		
Interior sidewalk	0 feet minimum		
Rear	0 feet minimum		
Adjacent to Residential	20 feet minimum		
Distance Between Buildings	10 feet minimum		
Parking (Refer to Section 17.36.020 of the Municipal Code)			
Street parking fronting on the parcel may be counted toward commercial parking requirements.			
Signage (Refer to Section 17.36.030 of the Municipal Code)			

Design Guidelines

- a. Incorporate design elements to minimize the visual and noise impact at residential units.
- b. Loading areas and driveways, delivery service areas, trash enclosures, and commercial parking lots shall not be located closer than 30 feet from the habitable area of a residential unit.
- c. Exterior lighting shall be located and designed to avoid shining directly into residential units.



- d. Residential parking shall be clearly differentiated from commercial parking, unless intended for shared use.

Open Space and Public Facilities (OS and PF)

Intent

The OS Open Space and PF Public Facilities are designations for lands that will be kept lightly developed with public or quasi-public uses. Allowed uses in the PF District include utilities, parks, schools, and fire/police stations. Except as otherwise noted herein, uses and standards for the areas zoned OS Open Space shall be as provided in Chapter 17.32 of the Soledad Zoning Code, and uses and standards for the areas zoned PF Public Facilities shall be as provided in Chapter 17.34 of the Soledad

Zoning Code, except as otherwise noted in this specific plan.



Design Guidelines

OS District

- a. Landscape planting shall consist exclusively of plant material native to the Salinas Valley region and its foothills.
- b. Permanent irrigation is prohibited.
- c. A buffer of low-growing and low fire fuel load vegetation shall be maintained within 100 feet of residential properties.
- d. Pathways shall be natural dirt or surfaced with permeable material, such as gravel.
- e. Vegetative screening shall be provided for utility structures such as water tanks and electrical sub-stations. No other structures shall be allowed above the 400-foot elevation line.
- f. Signs shall not exceed six feet in height, 16 square feet in area (each), and shall be unlit.
- g. Fencing shall allow wildlife movement within the open space area.

PF District

- h. Vegetative screening shall be provided for utility structures such as water tanks and

electrical sub-stations. No other structures shall be allowed above the 400-foot elevation line.

- i. Landscaping shall be provided adjacent to structures and public sides of fences.
- j. Architecture shall be compatible with adjacent structures and with the park setting.

2.5 Visual Elements

Design shall conform to the city's Community Design Guidelines and Standards and the following guidelines. In the event of a conflict, the following design guidelines shall apply.

Gateways

Major and Minor Gateways

Gateways establish the overall first impression of the plan area and its neighborhoods, indicating to the resident and/or visitor the character and quality of the community. An attractive gateway is crucial for creating a desired residential atmosphere. [Figure 2-5 Miramonte Specific Plan Gateways](#), shows where the plan area gateways



are located. Major and minor gateways are located at the northwest corner of the storm water basin along San Vicente Road, at the southwest corner of the Residential Study Area parcel along San Vicente Road, at Orchard Lane

and San Vicente Road in the traffic circle on West Street, in the traffic circle on Orchard Lane in the middle of the plan area, and at the plan area entry on Orchard Lane. The gateway leading to the commercial area from San Vicente Road should incorporate a sign identifying the commercial area and the stores and services located there, as a subordinate element to the main gateway signage.

Gateways should announce entry to the plan area by incorporating specific elements that create a "gateway scene." The composition should function as a visual anchor and provide a sense of arrival, reaffirm direction, and reinforce the plan area character. The design for each of the defined gateways may vary, although the elements comprising the "gateway scene" should be repeated to reinforce the concept of entry and overall plan area character.

Major gateways announce the plan area's three main arrival locations: the first two entry points from San Vicente Road, and the traffic circle near the commercial area. Major Gateways will have prominent monuments, signs, and enhanced landscape features. Minor gateways are secondary points entering the plan area, such as from the existing neighborhoods to the south, the traffic circle near the school, and the final entry point from San Vicente Road. Minor gateway monuments and signs will be scaled down, and landscaping may be slightly enhanced from that found along the edge of the streets.



Neighborhood Gateways

Neighborhood gateways are located at each point where a collector street provides entry into a neighborhood, and feature a modest monument and could include a sign identifying the neighborhood.

Gateway Guidelines

Each plan area gateway should be prominently marked with signage, accent paving, lighting, landscaping, accent trees, and monument features. Monuments and signage shall reflect the plan area's agricultural heritage. The design of gateways shall be coordinated with any adjoining lighting, landscaping, walls, or fencing elements. Gateway entry features should include gateway monuments, walls and/or fencing, vineyard planting clusters, and seasonal interest plants



where feasible. Coordinate the design of the West Street circle gateway with the commercial development to the north, so that the two together provide a cohesive visual statement. The gateway within the storm water basin should be designed to align with the planned configuration of San Vicente Road. Vehicle and pedestrian entries to the commercial area should be designed with signage, walls, landscaping, and accent features consistent, complimentary, and compatible with the rest of the commercial site.

Landscape islands and roundabouts may be used within the plan area to provide accent landscape elements to local streets. Residential neighborhood gateways and pedestrian gateways can be marked by smaller monuments, colored/textured sidewalks and crosswalks, and/or decorative walls.

Lighting

Effective lighting provides safety and direction for vehicles and pedestrians, while enhancing architectural building and landscape details. In order to uniformly incorporate a pedestrian-friendly experience, ornamental lighting fixtures and pole specifications have been identified that are consistent with the fixtures found in downtown Soledad.



Lighting Guidelines

The use of city standard galvanized light fixtures shall be limited to collector streets within the plan area. All street lights shall shine downward and provide an even spectral distribution of light. Street lights shall be on poles no taller than 20 feet. Avoid high intensity street lights in residential neighborhoods. Design quality street poles shall be used within the plan area.

Lighted pedestrian pathways (paths between homes and the linear park) in residential neighborhoods shall incorporate cut-off style lighting on poles no taller than 10 feet. No lighting shall be permitted along the hillside trail. Lighting shall not cause glare or intrusion at residential properties.

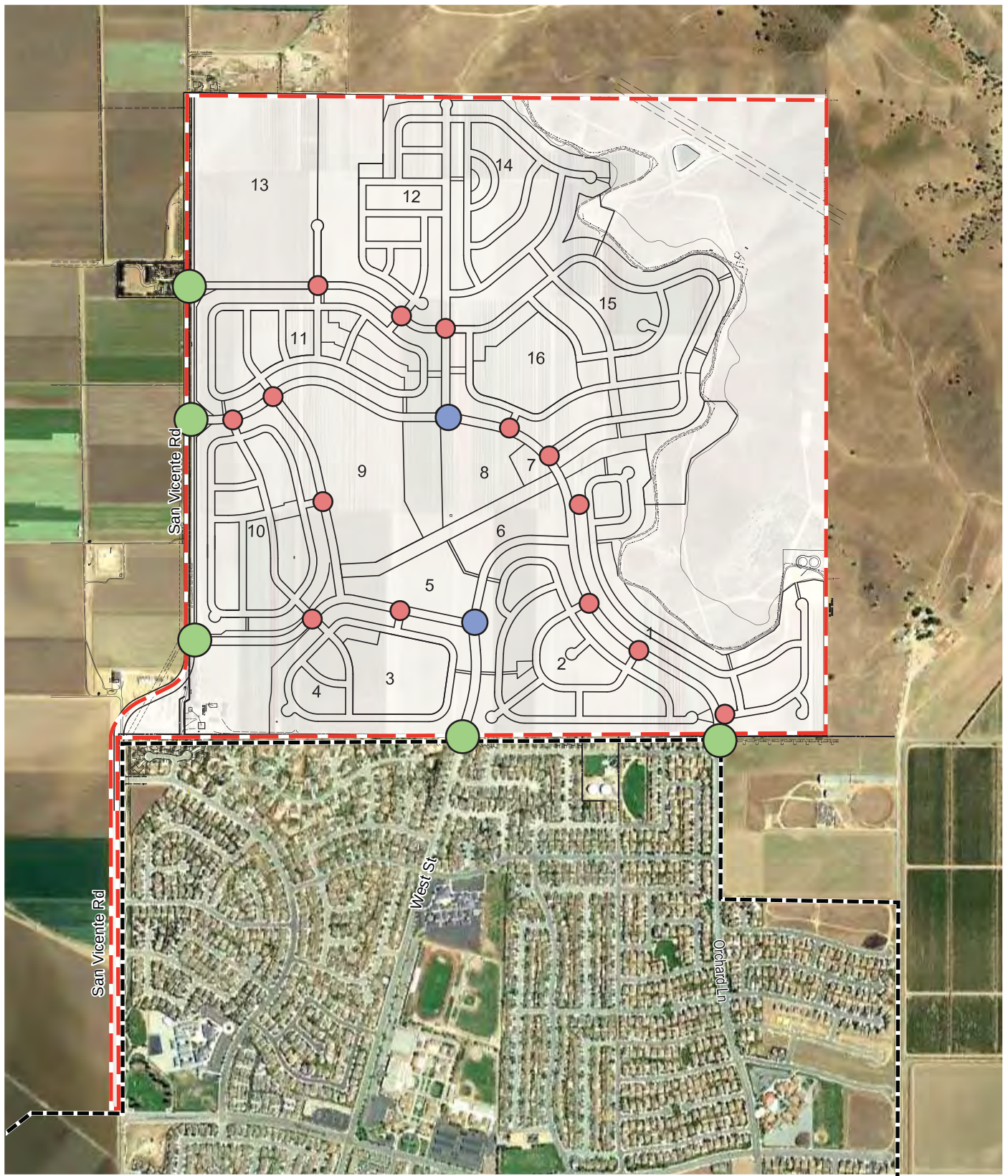
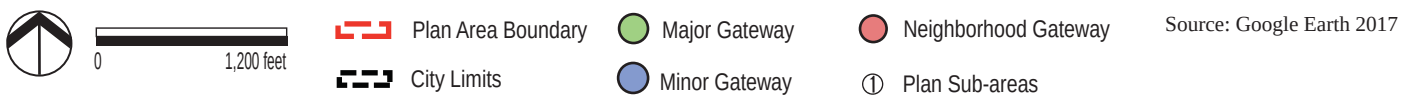


Figure 2-5

Miramonte Specific Plan Gateways

Miramonte Specific Plan

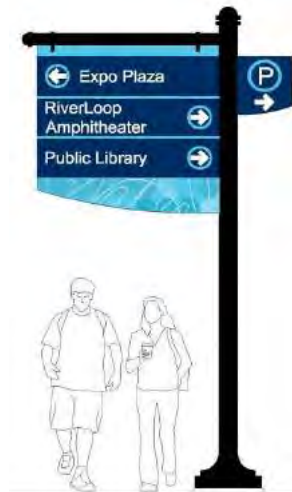
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Exterior building lights should be used to wash walls or provide light immediately adjacent to the building, and not to illuminate large areas. Exterior lighting color shall not exceed 3,000 on the Kelvin scale.

Signage

Signs and monuments within neighborhoods provide a cohesive character and identity. Proper design and application of signs and monuments orient future residents and visitors. Signage also serves as wayfinding mechanisms directing drivers and pedestrians to desired locations. Signage improves circulation efficiency and access to important neighborhood designation points, enhancing one's overall experience. Temporary project-specific signs (such as billboards, human signs, and sidewalk signs) and marketing logos shall not be permitted as these signs create a sense of separation from the larger community. Most signage will be related to commercial uses and for identifying multifamily developments.



Signage Guidelines

All sign elements shall reinforce and coordinate with the character of the plan area and its surroundings. Signage, including monuments,

shall incorporate like materials, colors, and shapes that reflect the plan area and city. Signs and/or monuments shall be constructed with high quality, low maintenance, and long-lasting materials. Sign and/or monument design shall coordinate with any adjoining walls or fences. Signs and/or monuments shall be used to identify uses such as various residential developments, open space paths, and parks. Street signs and directional signs shall have a common design theme.

Landscaping

Plants should be selected to provide opportunity for shade, protection from wind, ease of maintenance, and climate compatible planting. The landscaping should establish visual integrity for the area and promote pedestrian and vehicular safety by clearly distinguishing walkways and access points. Landscape water use should be minimized to the extent feasible, unless recycled water or captured rainwater can be used for irrigation.

Street Trees



Street trees are large trees generally selected for their ability to form dense, round canopies, grow well under paving areas and produce limited debris. Suitable street trees include:

Madrone	<i>Arbutus menziesii</i>
Western Hackberry	<i>Celtis reticulata</i>
European Hackberry	<i>Celtis australis</i>
Red Ironbark	<i>Eucalyptus sideroxylon</i>
Silver Dollar Tree	<i>Eucalyptus polyanthemos</i>
Raywood Ash	<i>Fraxinus oxycarpa</i>
	Raywood
Australian Willow	<i>Geijera Parviflora</i>
Maidenhair Tree	<i>Ginkgo biloba</i>
	Autumn Gold or Fairmount
Golden Rain Tree	<i>Koelruteria paniculata</i>
Glossy Privet	<i>Ligustrum lucidum</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Prickly Melaleuca	<i>Melaleuca styphelloides</i>
Pacific Wax Myrtle	<i>Myrica californica</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Catalina Cherry	<i>Prunus illicifolia 'Lyonii'</i>
Chantecleer Pear	<i>Pyrus calleryana</i> Chanticleer
Holly Oak	<i>Quercus ilex</i>

Street trees should be planted in locations where there is at least a five-foot wide planting strip available (i.e. at least a two-foot separation between the tree trunk and curb or sidewalk). The sidewalk may be curved to provide adequate width. These trees are also suitable for small parks and landscape areas where landmark trees are too large. Trees on the accent tree list are generally smaller, but can also be suitable street trees in some situations.

Accent Trees

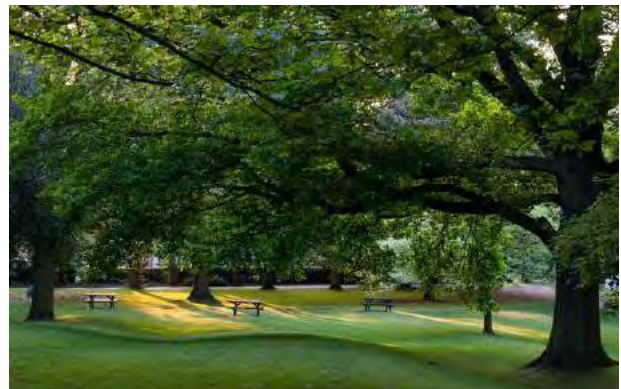
Accent trees are generally smaller than standard street trees and are used to accentuate key locations. Accent trees are selected for the foliage color or flowers, but close attention is also given to their ability to perform well under various soil and water conditions. Suitable trees include:



Silk Tree	<i>Albizia julibrissin</i>
Strawberry Tree	<i>Arbutus unedo</i>
California Lilac	<i>Ceanothus Concha and thyrifloris</i> Skylark
Western Redbud	<i>Cercis occidentalis</i>
Smoke Tree	<i>Cotinus coggygria</i>
Coast Silktassel	<i>Garry elliptica</i>
Toyon	<i>Heteromeles arbutifolia</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
Australian Tea Tree	<i>Leptosporum laevigatum</i>
Crabapple	<i>Malus spp.</i>
Star Magnolia	<i>Magnolia stellata</i>
Coffeeberry	<i>Rhamnus californica</i>

Park Focal Point Trees

Park areas, roundabouts, the linear parkway, and potentially wider street medians, provide an opportunity for large trees that will provide shade



and wind protection for many years. These trees will become plan area landmarks as they mature. Since these trees grow tall, they should be kept at least 30 feet back from adjoining residential properties to prevent inadvertent yard shading or tree litter issues. Suitable trees include:

Camphor Tree	<i>Cinnamomum camphora</i>
Red Gum	<i>Eucalyptus camaldulensis</i>
European Beech	<i>Fagus sylvatica</i>
Locust	<i>Gleditsia triacanthos</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Chinese Pistache	<i>Pistacia chinensis</i>
London Plane	<i>Platanus acerifolia</i>
California Sycamore	<i>Platanus racemosa</i>
Coast Live Oak	<i>Quercus agrifolia</i>
Scarlet Oak	<i>Quercus coccinea</i>
Blue Oak	<i>Quercus douglasii</i>
Valley Oak	<i>Quercus lobata</i>
Red Oak	<i>Quercus rubra</i>
Cork Oak	<i>Quercus suber</i>
Sawtooth Zelcova	<i>Zelcova serrata</i>

California sycamore is suggested specifically for the edges of the detention basin/park, due to its tolerance of seasonally wet soils.

Native Plantings in Open Space Areas

Many of the open space areas provide a transition to natural areas in the hillsides to the east of the plan area. Plantings within these areas are restricted to trees and shrubs that are native to the Salinas Valley and surrounding hills.

The transition area is not considered especially



sensitive, so no sourcing requirements are mandated, and commercial named cultivars may be used.

Minimal planting is anticipated in these areas unless needed to replace invasive plants or provide erosion protection. Trees should be well-spaced within the hillside open space to limit the fire fuel load.

Drought Tolerance and Irrigation

Landscapes should be designed to minimize the need for irrigation by utilizing plants that thrive with little or no water, and irrigation systems that conserve water and operate only when necessary. Turf should be reserved for use in active play fields only.

Landscaping along Arterial or Collector Streets

Where fences or walls front on arterial or collector streets, a minimum of three feet of landscaping shall be provided between the street and the sidewalk, and a minimum of four feet of landscaping shall be provided between the sidewalk and fence or wall. Street trees shall be planted between 25 and 30 feet on center. Shrubs shall be selected to attain a height between three and five feet, and not encroach into the sidewalk when mature. The sidewalk should connect through the landscaping to the street at locations where pedestrian crossings are needed. Xeriscape landscaping is encouraged to eliminate long-term water use and the need for sprinkler system maintenance.

Landscaping in Parking Lots

Parking areas should be landscaped to minimize sun glare and heat buildup and to reduce the negative visual impact associated with large areas of paving. Accent landscaping should be used to enhance/identify entry drives and delineate drive aisle locations. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing. The curbs should have breaks to allow entry of

storm water run-off. If used, landscape islands should be a minimum of 5 feet in width to allow for tree growth and to avoid tree trunks from being damaged by cars. Plants near corners shall be selected for a mature height of no more than three feet to permit good visibility. Trees may be selected from the street tree and accent tree lists. Xeriscape landscaping is encouraged to eliminate long-term water use and the need for sprinkler system maintenance.

Fences and Walls

Residential Fences

Fences can provide a setting for entryway landscaping and treatments that differentiate and define the neighborhoods, and assist in defining a sense of place. Fences also provide separation between residential units for individual privacy, safety, and security. All fencing will be installed by the developer(s) and shall coordinate with landscape treatments.

Fence and Wall Design Guidelines

Fence and wall styles shall be coordinated throughout the plan area. Fences and walls shall incorporate materials, colors, and shapes that reflect the character of the plan area and its surroundings. Fences and walls shall be constructed of high quality, long lasting, low maintenance,

and graffiti resistant materials. Fences and walls shall be designed to minimize policing problems, indefensible spaces, and hiding spots, and shall not diminish public or private views. Along pedestrian pathways, fencing should be kept at three feet within the front yard, and within the side yard for the greatest length feasible to provide visibility into the pathway.

Residential yard fences shall not exceed six feet in height (as per city standards), shall be constructed from construction heart redwood or comparable, durable material. Residential walls backing to a street may be decorative masonry. Open fencing used in front yard setbacks shall not exceed three feet in height, be of decorative material (i.e. wood pickets, split rail, etc.), maintaining a minimum transparency of 50 percent.

Edge fencing along the open space conservation areas shall not exceed three feet in height and shall be of decorative material (i.e. wood pickets, split rail, etc.). The design shall permit passage of wildlife. This requirement does not apply to residential fences backing up to open space areas. Landscape improvements shall complement the character of the fence (see Landscaping Standards). Chain-link fencing is prohibited. Fencing guidelines are presented in [Table 2-7, Fencing Guidelines](#).

Table 2-7 Fencing Guidelines

Fence Type	Height Limit (feet)	Permitted Application	Image
Wood: Wood Fence with wood posts	6' Setbacks A minimum of 5' behind the leading edge of the house along rear and side property lines.	Rear and side yard of residential lots	
Good Neighbor: Wood fence with wood posts and a decorative cap. Cap should be a semi-transparent panel.	7' Setbacks A minimum of 5' behind the leading edge of the house along rear and side property lines	Rear & side yard of residential lots when visible from public view.	
Picket: Picket Fence with wood posts	3' Setbacks Must be 2' minimum behind property line and a minimum 50% transparent	Front yard of residential lots, and along side yard property lines to the front façade of the house.	
Split Rail: Split rail fencing that reflects the agrarian character of the area.	4' Setbacks A minimum of 5' behind the leading edge of the house along rear and side property lines.	Front yard of hillside residential lots, along side yard property lines to the front façade of the house; Open ended cul-de-sacs leading to open space; May also be used in conjunction with neighborhood entries. (Min. 50% transparency).	
Split Rail with Mesh: Split rail fencing that reflects the agrarian character of the area.	4' Setbacks A minimum of 5' behind the leading edge of the house along rear and side property lines.		
Wrought Iron: Wrought iron fence with wrought iron posts.	6' Setbacks A minimum of 5' behind the leading edge of the house along rear and side property lines.		

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CIRCULATION

The specific plan's circulation system is designed to provide a functional and efficient transportation network for automobiles, transit, bicyclists, and pedestrians. The street system is comprised of a network of arterial, collector, and local residential streets designed to accommodate traffic generated by plan area residents. All streets are public with the exception of the private driveways that may be developed within the commercial and medium density residential areas. [Figure 3-1, Miramonte Specific Plan Circulation Diagram](#), is incorporated into this plan consistent with Section 65451(a)(2) of the State Government Code.

Section 3.0 is organized into the following subsections:

- 3.1 Circulation Goals and Policies
- 3.2 Circulation Concept
- 3.3 Circulation Elements

3.1 Circulation Goals and Policies

The following Circulation Goal and Policies establish the implementation framework for the Plan's Circulation Diagram.

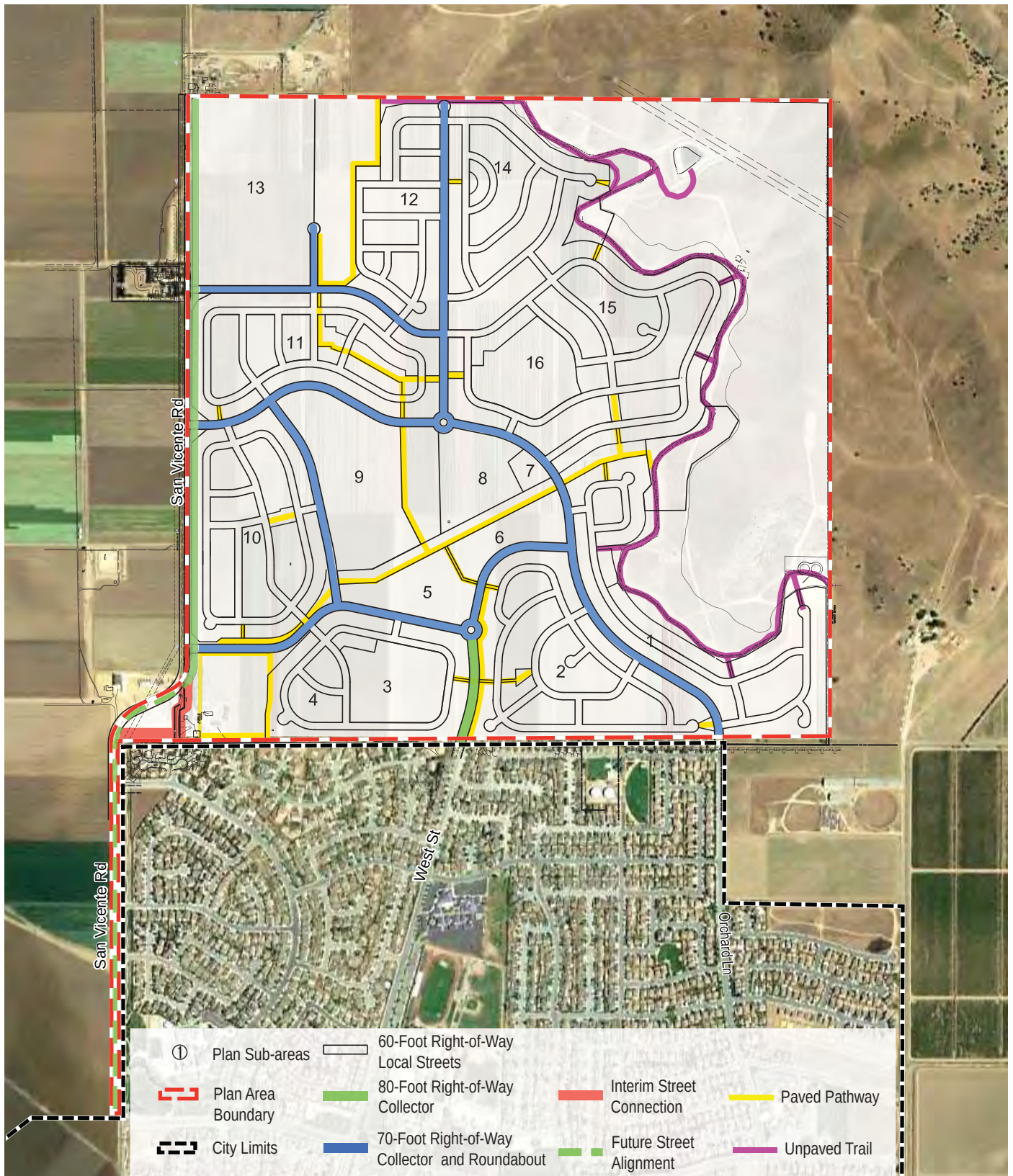
Circulation Goals

- C – 1 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.
- C – 2 Provide a comprehensive bicycle and pedestrian network separate from street rights-of-way to facilitate quick and convenient non-motorized access.
- C – 3 Provide seamless connections to adjacent areas, but encourage most automobile and all truck traffic to use San Vicente Road, rather than Orchard Lane or West Street.

Circulation Policies

- C – A The General Plan circulation concept should be adapted to the plan area in recognition of development limitations related to the 400-foot elevation contour and future traffic demands in the northwest quadrant of the city.

- C – B All streets and circulation routes shall be consistent with [Figure 3-1, Miramonte Specific Plan Circulation Diagram](#).
- C – C San Vicente Road shall be connected to the plan area by large-radius curves to provide a smooth transition from the plan area south to the existing improved section of San Vicente Road, and the extension of Gabilan Drive called for in the General Plan.
- C – D Street widths shall be consistent with street section minimums indicated in [Figures 3-2, Street Classifications Cross Sections](#).
- C – E All street improvements shall be financed and installed by the developer. The developer may be credited by the city's Traffic Impact Fee program.
- C – F All streets shown on the circulation diagram shall be public and dedicated to the City of Soledad, and shall be constructed with curbs, gutters, landscape parkways, and sidewalks meeting City of Soledad Standard Plan specifications.
- C – G City shall assume responsibility for the maintenance and repair of all street facilities with funding from a Benefits Assessment District, Community Facilities District, or other appropriate funding mechanism.
- C – H Funding for maintenance of lighting, street improvements, special paving surfaces, sewer, storm drain, common area landscape, open space, and hardscape shall be provided through a Public Facilities Maintenance District, Community Facilities District, or a similar funding mechanism.
- C – I All private streets and driveways within the plan area, such as within commercial and medium density residential areas, shall be maintained and paid for by the property owners for those developed areas.
- C – J All streets shall include a sidewalk at least four feet in width on each side of the street.
- C – K Sidewalks adjacent to schools, commercial areas, and village residential areas (external road frontages only) shall be a minimum of eight feet wide, and may replace planting strip and landscaping included in the street sections with interspersed landscaping blocks.
- C – L Sheltered bus stops including bus turnouts, meeting Monterey-Salinas Transit (MST) specifications, shall be provided at appropriate locations within the plan area. The developer will develop these bus stops for use by the on-call service or future fixed route service.
- C – M Bike lanes and paths shall be designed and maintained to improve bicycling safety and convenience, achieve integration with the street network, and encourage people to use bicycles to commute to work or school.
- C – N New development shall provide bike lanes and paths, secure bicycle storage, and parking facilities.



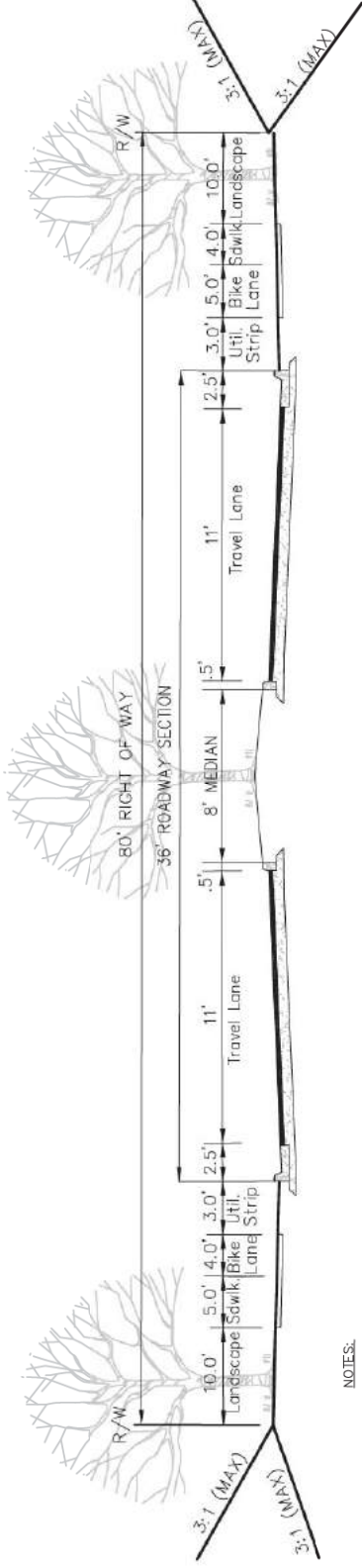
Source: Google Earth 2017

Figure 3-1

Miramonte Specific Plan Circulation Diagram

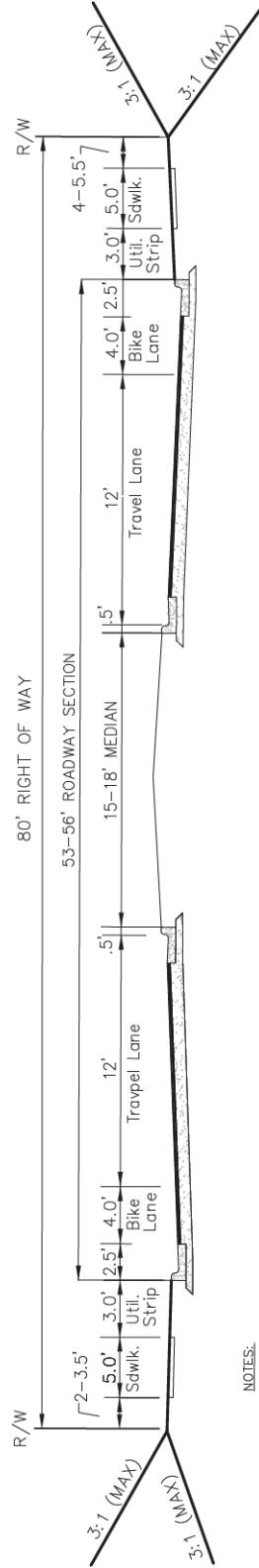
Miramonte Specific Plan

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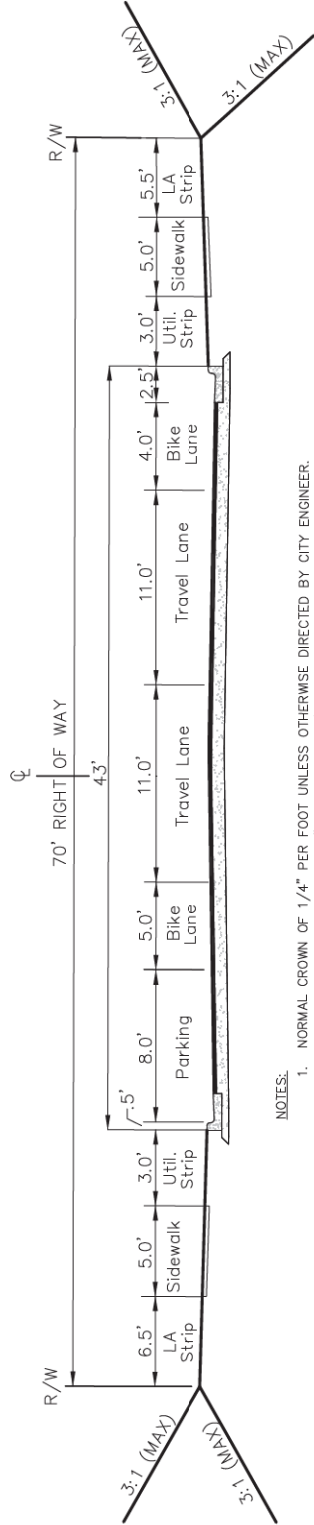
- NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY CITY ENGINEER.
 2. PAVEMENT DESIGN SHALL BE 10" ABC, 3" TYPE H, AND 2 1/2" I-2.
 3. SIDEWALK CAN VARY IN POSITION WITHIN THE LANDSCAPED AREA.

TYPICAL SECTION (WEST STREET)



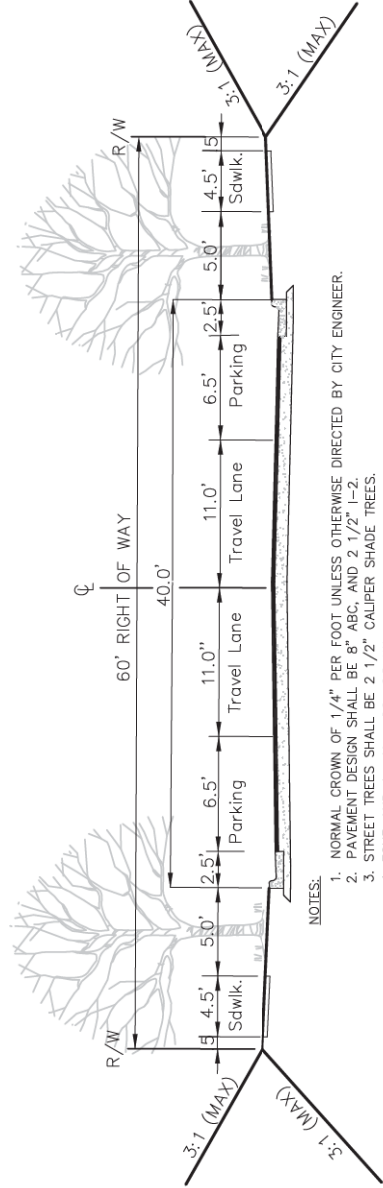
- NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY CITY ENGINEER.
 2. PAVEMENT DESIGN SHALL BE 10" ABC, 3" TYPE H, AND 2 1/2" I-2.
 3. SIDEWALK CAN VARY IN POSITION WITHIN THE LANDSCAPED AREA.

TYPICAL SECTION (SAN VICENTE ROAD)



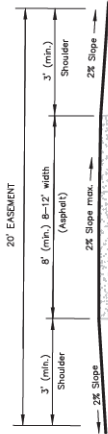
- NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY CITY ENGINEER.
 2. PAVEMENT DESIGN SHALL BE 8" ABC, AND 2 1/2" I-2.
 3. FIVE FOOT BIKE LANE BOTH SIDES OF STREET.
 4. FIVE FOOT SIDEWALK BOTH SIDES OF STREET.
 5. SIDEWALK CAN VARY IN POSITION WITHIN THE LANDSCAPED AREA.

TYPICAL SECTION (COLLECTOR STREET)



- NOTES:
1. NORMAL CROWN OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY CITY ENGINEER.
 2. PAVEMENT DESIGN SHALL BE 8" ABC, AND 2 1/2" I-2.
 3. STREET TREES SHALL BE 2 1/2" CALIPER SHADE TREES.
 4. FOUR AND A HALF FOOT SIDEWALK BOTH SIDES OF STREET.
 5. SIDEWALK CAN VARY IN POSITION WITHIN THE LANDSCAPED AREA.

TYPICAL SECTION (LOCAL STREET)



- Notes:
- 1) Use California Class 1 specifications, see index 1003.1 (14)
 - 2) Sign placement, see CA MUTCD, Fig. 8B-1
 - 3) 1% cross-slope min. on path.

TYPICAL PATHWAY SECTION

Miramonte Specific Plan

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- C – O Bicycle parking should be provided in locations near building entrances or outdoor use areas with good public visibility.
- C – P A minimum of two ingress/ egress streets will be provided for each neighborhood (sub-area). Access should be aligned with intersecting streets where possible.
- C – Q West Street south of the Plan Area is encouraged to be retrofitted to provide buffered bicycle lanes, as an extension of the Plan Area cross section, to the extent feasible, to reduce traffic speeds and provide an attractive bicycle and pedestrian corridor linking the plan area with Soledad High School, Main Street Middle School, and downtown.
- C – R The northern-most 1,800 feet of the northern collector street may be relocated adjacent to the Residential Study Area, or, if no significant traffic-generating development is anticipated in the area immediately north of the Plan Area, eliminated from the Specific Plan Map. In either case Sub-areas 12 and 14 shall be redesigned with local streets, and an additional or expanded neighborhood park(s) included, approximately equal in size to the overall right-of-way reduction.

3.2 Circulation Concept

The plan area streets and pathways are designed to accommodate a variety of transportation modes. Streets will create a logical network which will accommodate cars, bicycles, and pedestrians. Sidewalks, street trees, landscaping, and building placement shall be considered in order to create inviting public spaces. The use of internal local streets feeding into collector streets will keep traffic volumes low in residential neighborhoods,

while a separate network of pathways will provide additional circulation options for pedestrians and bicyclists. Refer to [Figure 3-1, Miramonte Specific Plan Circulation Diagram](#), for the circulation plan.

Street Classifications

Collector streets serving the plan area are San Vicente Road, Orchard Lane from the southern plan area boundary to San Vicente Road, Orchard Lane through the roundabout to San Vicente Road, West Street from the southern plan area boundary through the roundabout to Orchard Lane, Crest Street, the street between Sub-areas 9 and 10, the street north of sub-area 11, the street between Sub-areas 12 and 13, and the street between the Orchard Land roundabout and the northern plan area boundary. Collector streets will be within a right-of-way that is either 80 feet wide (San Vicente Road and the southern leg of West Street) or 70 feet wide (all other collector streets). Other streets within the plan area will be local streets within 60-foot rights-of-way. [Figure 3-2, Street Classifications-Cross Sections](#), illustrates the various classifications of streets.

On-street Bicycle and Pedestrian Facilities

Pedestrian sidewalks provide excellent opportunities for leisure and recreation as well as an alternative means of transportation.

Pedestrian sidewalks are provided on all plan area streets.

Plan area sidewalks consist mostly of a five-foot wide sidewalk area separated from the adjacent street by a landscaped planting strip. A landscaped area is also provided between the sidewalk and adjacent walls or fences.



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.

Bicycle and Pedestrian Pathways

A network of pathways is integrated into the specific plan. Two major pathway spines cross the plan area. The linear park 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 Residential Study Area. These two spines serve all of the medium and high density residential areas, the commercial area, both schools, the Residential Study Area, and park areas. Numerous short connecting pathways provide connections between the low density residential neighborhoods within the sub-areas and these two spines, or to schools or adjacent streets. These pathways within the developed portions of the plan area will be paved or constructed with another type of hard surface material, and will serve both utilitarian and recreational purposes. A trail in the open space area will utilize the existing dirt road and serve primarily recreational purposes. [Figure 3-3, Pathway System](#), shows the location of off-street pathways for bicycles and pedestrians.

The hard-surfaced pathways will be within minimum 20-foot-wide rights-of-way, to allow

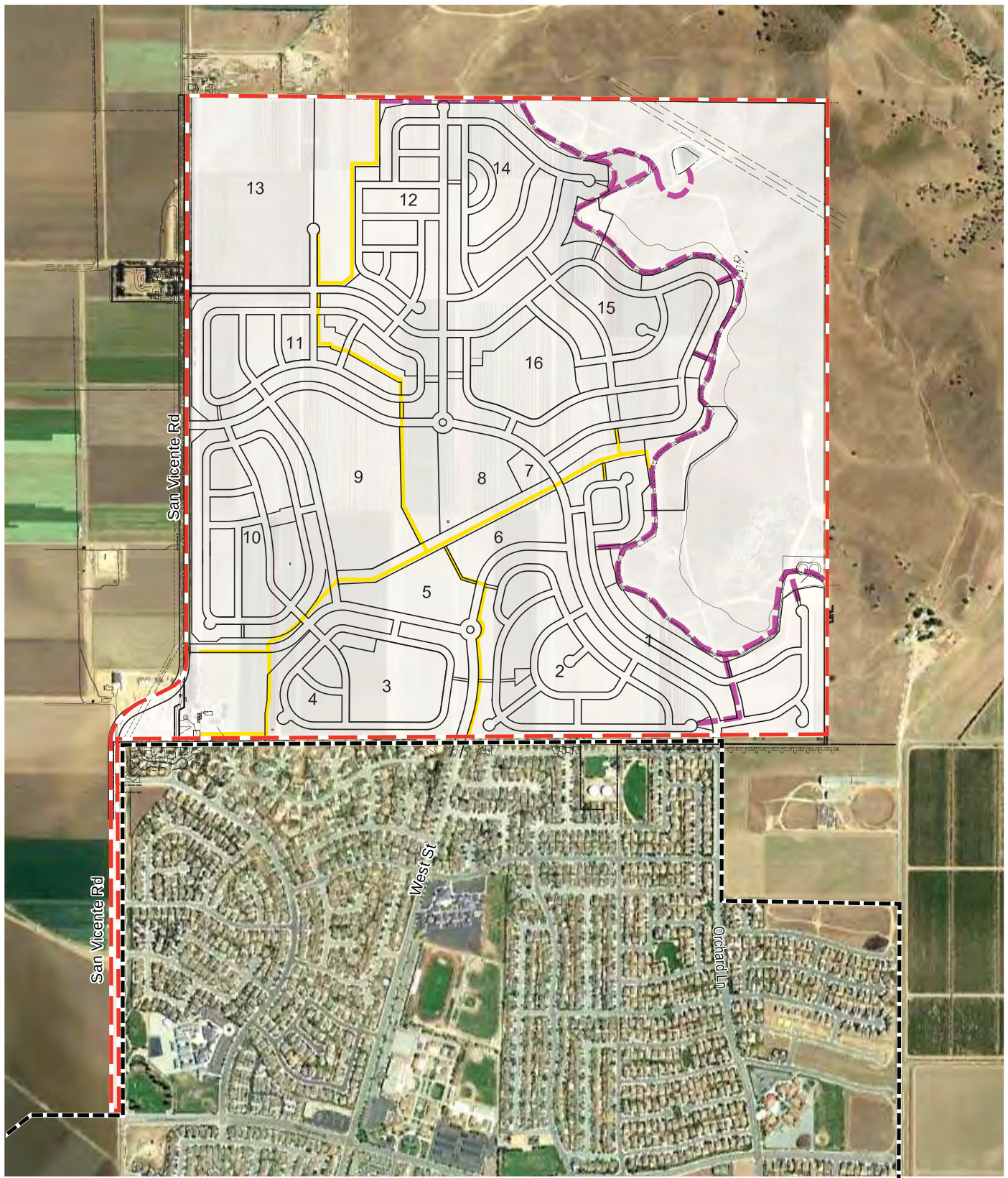
enough room for emergency ingress/egress if needed. The pathway surface will be eight feet wide to meet Caltrans bikeway design standards. At least three feet of low landscaping will be provided on each side of the pathways. [Figure 3-4, Pathway Cross Section](#), shows typical pathway standards. Signage may be provided throughout the plan area to guide bicyclists toward trails, parks, and other points of interest.

Public Transit

MST operates five routes servicing the City of Soledad: Seaside-King City; King City-San Jose Airport; Monterey-Paso Robles; Soledad-Paso Robles; and Salinas-King City. All of these routes stop on Hector de la Rosa Street, about two miles from the southern boundary of the plan area, and one route (Salinas-King City) also stops at Front Street and San Vicente Road, about one mile from the southwest corner of the plan area. MST also operates local door-to-door transit service on an on-call basis within the cities of Soledad, Gonzales, Greenfield, and King City. This service can be used to connect to the fixed routes that serve Soledad, and would serve the plan area when the plan area is within the city limits.

The specific plan includes a policy to include bus stop locations, and the looped nature of the street layout facilitates future fixed route bus service through the plan area. Two potential transit loops are identified in [Figure 3-5, Potential Transit Loops](#).





- Plan Area Boundary
- City Limits
- ① Plan Sub-areas

- Paved Pathway
- Unpaved Trail

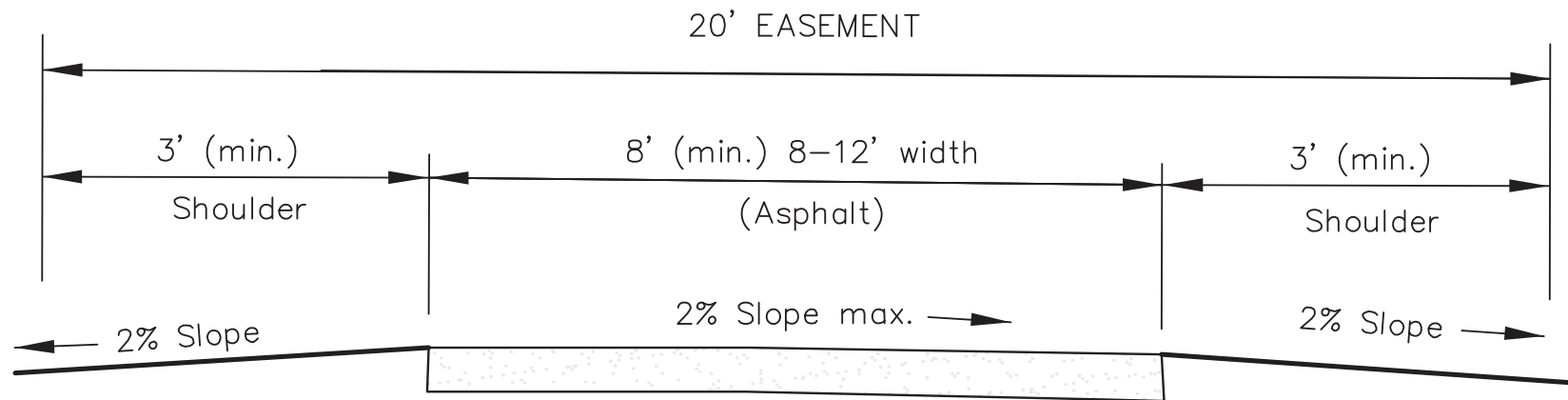
Source: Google Earth 2017

Figure 3-3

Pathway System

Miramonte Specific Plan

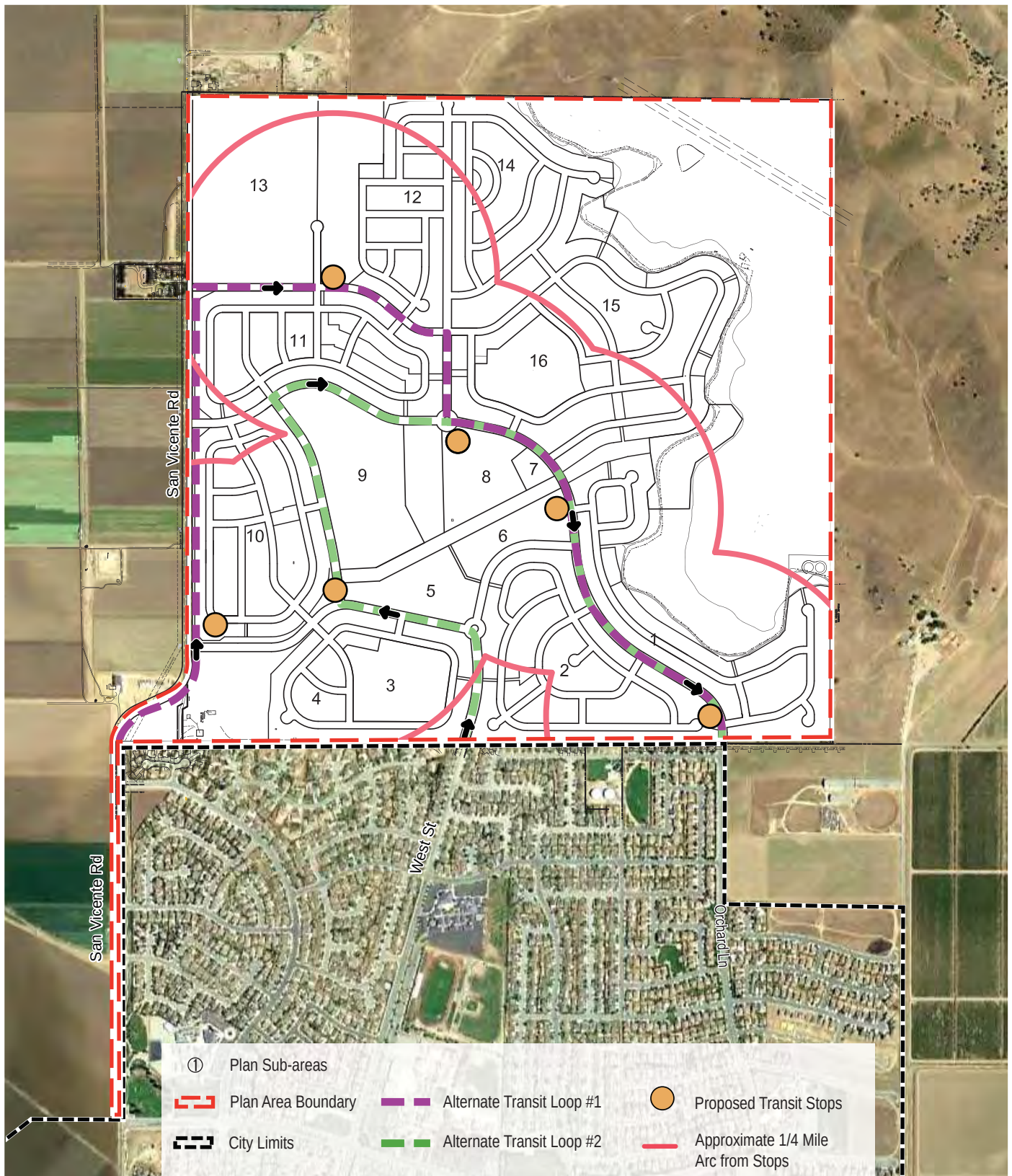
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- Notes: 1) Use Caltrans Class I specifications, see index 1003.1 (14) for pavement structure guidance of bike path.
 2) Sign clearance, see CA MUTCO, Fig 9B-1
 3) 1% cross-slope min. on path.

TYPICAL PATHWAY SECTION

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Source: Google Earth 2017

Figure 3-5

Potential Transit Loops

Miramonte Specific Plan

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Rail Service

Long-range state rail planning includes local service in the Salinas Valley. A commuter train station has been proposed at the intersection of Main Street and Front Street, one and one-half miles from the southern boundary of the plan area. The station could provide a connection for Amtrak, Cal train, or a new commuter rail line at some point in the future; Cal train currently provides service from San Francisco to San Jose, with limited service as far south as Gilroy. Planning is underway for extension of Cal train service to Salinas, but there are no current proposals for commuter rail to the southern Salinas Valley. Amtrak's Coast Starlight passes through Soledad, but the nearest stops are in Salinas and Paso Robles.

Street Design

All streets will be designed to meet the city's Standard Plan specifications. The street design should include the implementation of storm water treatment approaches where appropriate to treat and infiltrate a portion of the storm water runoff. Complete street designs can serve multiple objectives such as traffic calming, aesthetics, and promote walkability.

Every street within the plan area will include one traffic lane in each direction, gutter, storm drains, curb, planting strip, and sidewalk. The collector streets will have bicycle lanes. Street cross-sections are shown in [Figure 3-2, Street Classifications Cross Sections](#).

80-foot Collector Street Design

San Vicente Road and West Street south of the roundabout will be designed with 80-foot wide rights-of-way.

West Street will have a landscaped median of approximately eight feet in width, two 11-foot travel lanes, two five-foot buffered bicycle lanes, two five-foot sidewalks, and the remaining 18 to 24 feet will be landscaped areas to the sides of the street. No parking will be permitted on West Street.

San Vicente Road will have two 12-foot travel lanes, two five-foot bicycle lanes, two five-foot sidewalks, a landscaped median of 15 to 18 feet, and the remaining 18 to 21 feet will be landscaped areas to the sides of the street. Twelve-foot turn lanes will be provided within the median where needed, leaving a three- to six-foot landscaped median area adjacent to the turn lane. No parking will be permitted on San Vicente Road.

On San Vicente Road between the north end of the storm water basin parcel and the northern boundary of the plan area, the specific plan developer(s) will construct all travel and bicycle lanes, all of the east-side improvements, as well as southbound turn lanes and adjacent median where needed to serve the plan area, the eastern half of the median including curb and landscaping (except in locations where a northbound turn lane will be needed, and a temporary asphalt curb should be provided), and the southbound travel lane in its ultimate position. Once the city acquires appropriate right of way, the specific plan developer will upgrade San Vicente Road to a wide-radius curve connection between the north end of the storm water basin parcel and the point about 300 feet north of Vista del Soledad.

70-foot Collector Street Design

Most of the collector streets within the plan area will be within 70-foot rights-of-way. These streets will have two 11-foot travel lanes, two

four-foot bicycle lanes, two five-foot sidewalks, an eight-foot parking lane on one side, and the remaining 20 feet will be landscaped areas to the sides of the street.

A parking lane will be provided on the side of the street on which development fronts, such as in front of the commercial area, the schools, and the medium density housing areas. No parking will be provided on the side of a street fronted by a wall. In locations where there are walls on both sides, parking will only be provided in the vicinity of a park or trail entrance, and for the remainder of the street, the extra width will be dedicated to landscaping at the side of the street, or a landscaped median. Parking may be provided on both sides where the collector runs between the two schools, and to reduce congestion and improve crossing visibility, no parking will be provided on Orchard Lane between the roundabout and the senior housing. No parking will be allowed within 50 feet of any of the roundabouts, and a bulb-out will be provided to mark the point where parking ends. Parking spaces will not be delineated by paint marks. In places where houses are arranged to front onto a collector street, garage access will be provided from the local street, but parking may be included along the street.

60-foot Local Street Design

The 60-foot local streets will provide access within residential neighborhoods. Each street will have two 11-foot travel lanes, two 6.5-foot parking lanes in addition to two-foot wide gutters, a five-foot planting strip, and a 4.5-foot sidewalk. Planting strips may be reduced in width to provide 40-foot roadway widths measured from curb to curb, and wider sidewalks. Houses will front on most local streets. In some

situations, where a row of lots is situated between a collector and a local street, garage access may be off the local street, while the house fronts on the collector street.

Roundabouts

Two 120-foot diameter roundabouts, located within a 180-foot diameter right-of-way, are proposed to accommodate collector street traffic



flow without the need for signal lights or stop signs. One of the traffic circles is located where West Street reaches the commercial area. This roundabout will provide options for northbound traffic to proceed to the northern plan areas or to the commercial area, senior housing, or southern residential areas. Another roundabout will be located where the street between sub-areas 11, 12, 14, and 15 meet Orchard Lane. Traffic entering the project site from San Vicente Road will have an option to reach the northern or southern neighborhoods, the fire station, or the senior housing.

The roundabouts will include single 20-foot travel lanes shared with bicycles, the central island, a five-foot sidewalk, and about 25 feet of perimeter landscaping. The central island would measure about 80 feet in diameter, including a 5 to 10-foot wide oversized vehicle/fire engine apron and landscaping. Optional bicycle routing will be provided via the sidewalks.

Parking Lots and Driveways

On-site circulation systems should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider emergency vehicle access. Adequate parking within the project area is necessary for a successful project; however, it should be located and designed to minimize the visual impact of paved lots. Where appropriate and technically feasible, landscaping within parking areas should be designed to accept runoff and to treat and retain the 95th Percentile Storm.

Parking Guidelines



Parking lots adjacent to public streets or parks should be adequately screened from vehicle view through one or more of the following:

- rolling earth berms (2:1 slope, maximum, to a height between two and three plus plantings);
- low screen walls;
- landscaping; and
- changes in elevation (i.e. recessed from street level).

Parking areas should be designed so that the paths of travel for cars and pedestrians are separated to the extent possible. Parking areas should include shade trees, landscaping, lighting, and pedestrian/vehicular circulation areas. Accent paving should be used to delineate locations where a pedestrian travel route crosses the vehicular route. Bicycle parking shall be provided

adjacent to commercial buildings at a ratio of one bicycle space for each ten automobile spaces.

Driveways to parking lots should be located as far from street intersections as possible so that adequate stacking room along the street is maintained (25-foot minimum from curb return). The primary entry drive to parking lots should be designed with enhanced paving, landscaping, and architectural features. Parking lot entrances should align with street intersections to minimize entry and exit locations along collector streets. Parking lots shall provide adequate turning and backing space to safely accommodate garbage trucks, delivery trucks, and emergency vehicles.

Traffic Calming and Street Crossings

Traffic calming is important to creating a safe and enjoyable neighborhood. Traffic calming devices can control traffic volumes and speeds to promote a safe neighborhood feel within the plan area.



The curvilinear street design will naturally reduce speeds by preventing long straight streets where traffic can increase its speed. Speed limits are expected to be set at 25 miles per hour on all streets internal to the plan area. Traffic will also be slowed as it flows into the roundabouts, with a typical speed of about 15 miles per hour. The low density residential lots are on interior streets that will not carry through traffic or large volumes of traffic.

Intersection and mid-block bulb-outs reduce the paved surface width of a street to serve two purposes: control traffic movements and provide safer pedestrian crossings as driving speeds tend to decrease as a street narrows, and the pedestrian's crossing distance is reduced. Intersection and mid-block bulb-outs and special-design trail crossings and enhanced crosswalks will be built at multiple locations. These enhanced crossing treatments will include special paving and landscaping that do not decrease driver sight lines at intersections. Refer to [Figures 3-6, Traffic Calming Locations](#) and [Figure 3-7, Traffic Calming Details](#).

Painted lines or differentiated paving will be used to mark crosswalks across collector streets at intersections. Crossings with bulb-outs will be marked with differentiated pavement that will span across the street. The mid-block trail crossings will be raised to sidewalk level on speed tables as a further traffic calming measure.

Surfaced Pathways

Surfaced pathways will be constructed of concrete, impervious concrete, or asphalt. The pathways will be eight feet wide with two feet maintained clear on each side, in conformance with Caltrans standards. Where the pathways intersect with streets, a ramp will be provided. At intersections with collector streets a stop sign for the path will be posted, and at intersections with local streets a yield sign for the path will



a street. Where pathways parallel streets, a five-foot landscape buffer will be provided.

be posted. Parking will be prohibited within 10 feet of a path intersection with

The pathways will include spurs to provide access to the commercial area, low density residential areas, multifamily residential areas, senior housing, and parks. Lighting may be provided as needed. The surfaced paths will meet Americans with Disabilities standards.

Unsurfaced Pathways

The unsurfaced pathways are intended as unimproved trails within semi-natural areas that are transitioning to natural areas. The paths may be surfaced with gravel if necessary for all-weather



use. No lighting will be provided. The unsurfaced paths will not necessarily meet

Americans with Disability Act standards, but at the location where a surfaced pathway is concurrent, there will be accessibility and a viewing area will be provided.

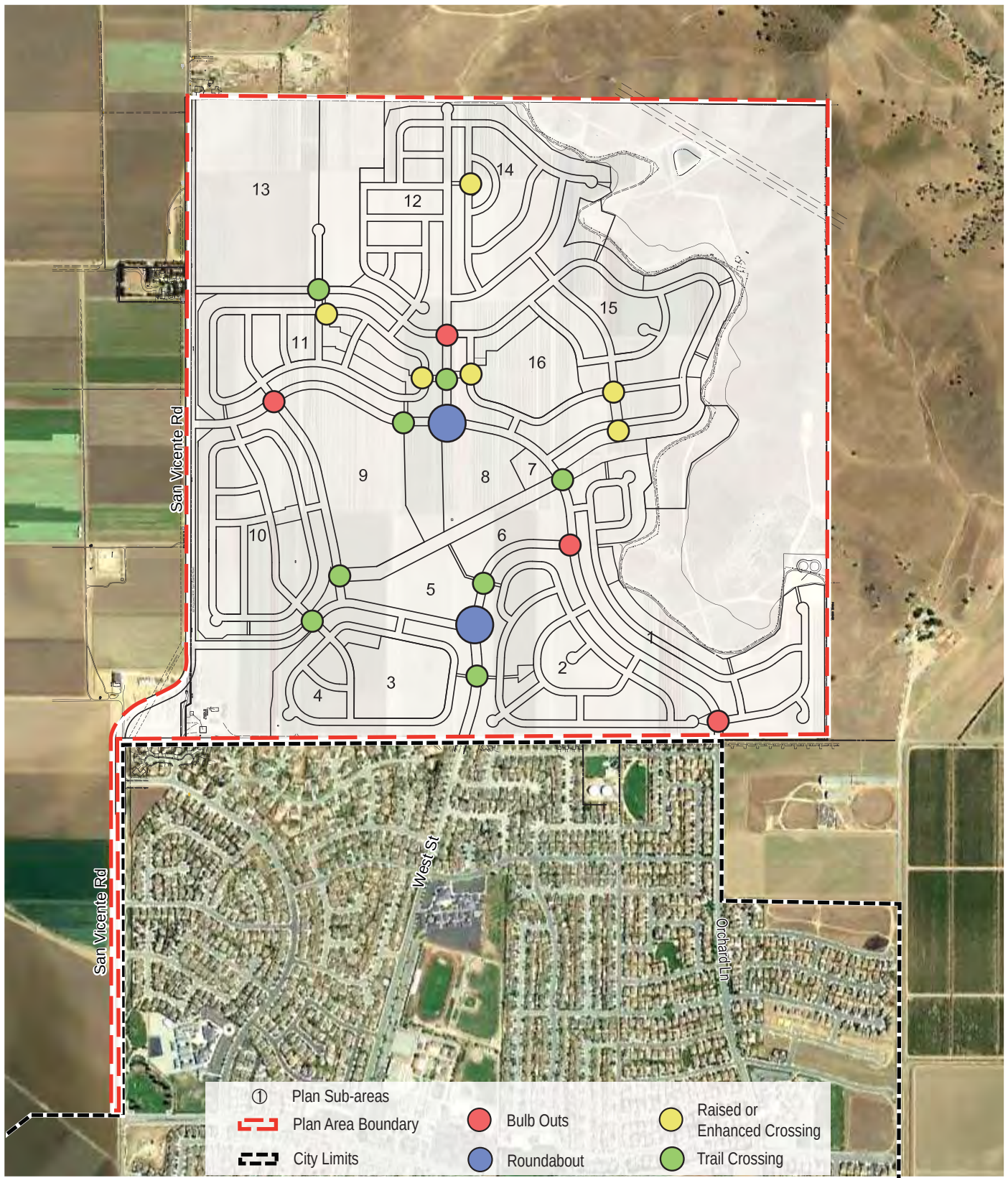
Bus Stops

Bus stops will be provided at locations with the highest demand. The bus stops will be constructed to MST design specifications including parking pad, curbs, shelter, and bench. Each stop will bear a name plate identifying its location, visible on the approach from either direction.

The bus pull-out will take the place of the planting strip and/or the parking lane, depending on the



side of the street and space requirements for the pull-out. No adjacent landscaping is required at the bus stop if space does not permit.

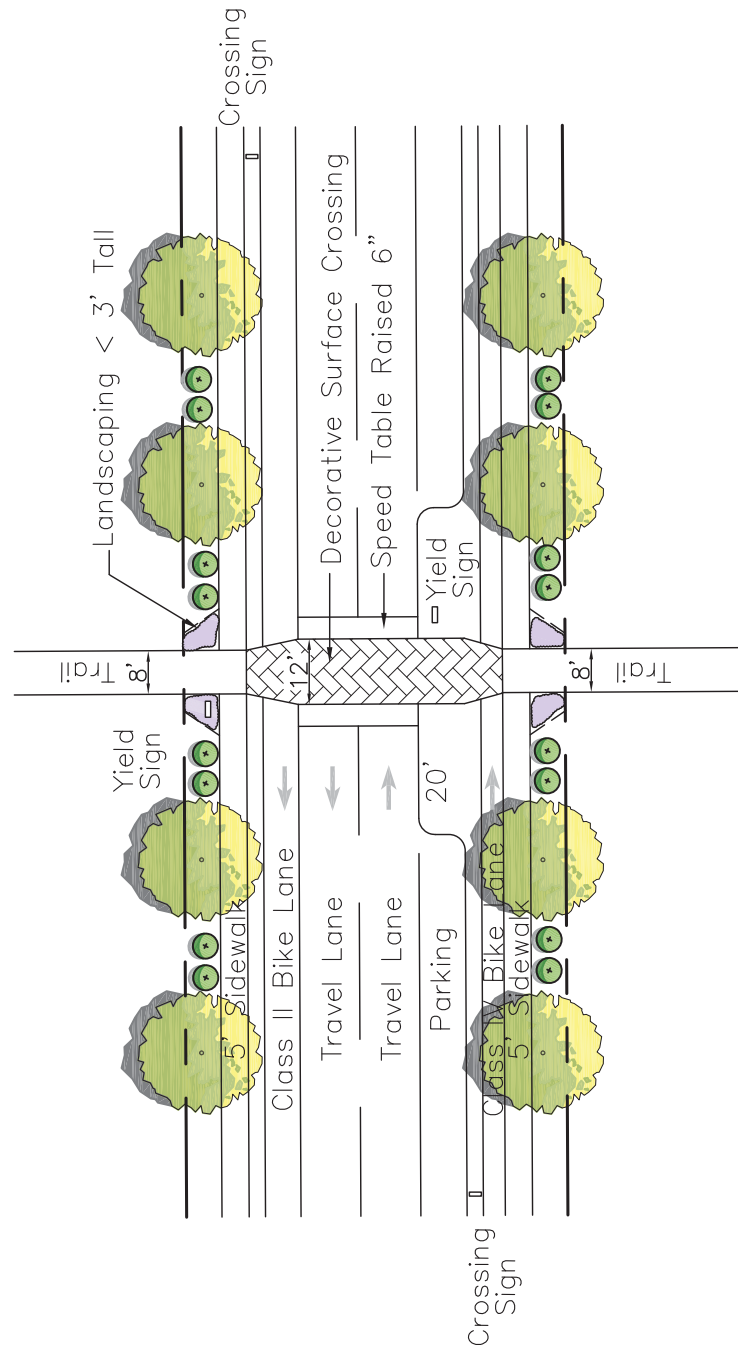


Source: Google Earth 2017

Figure 3-6

Traffic Calming Locations Miramonte Specific Plan

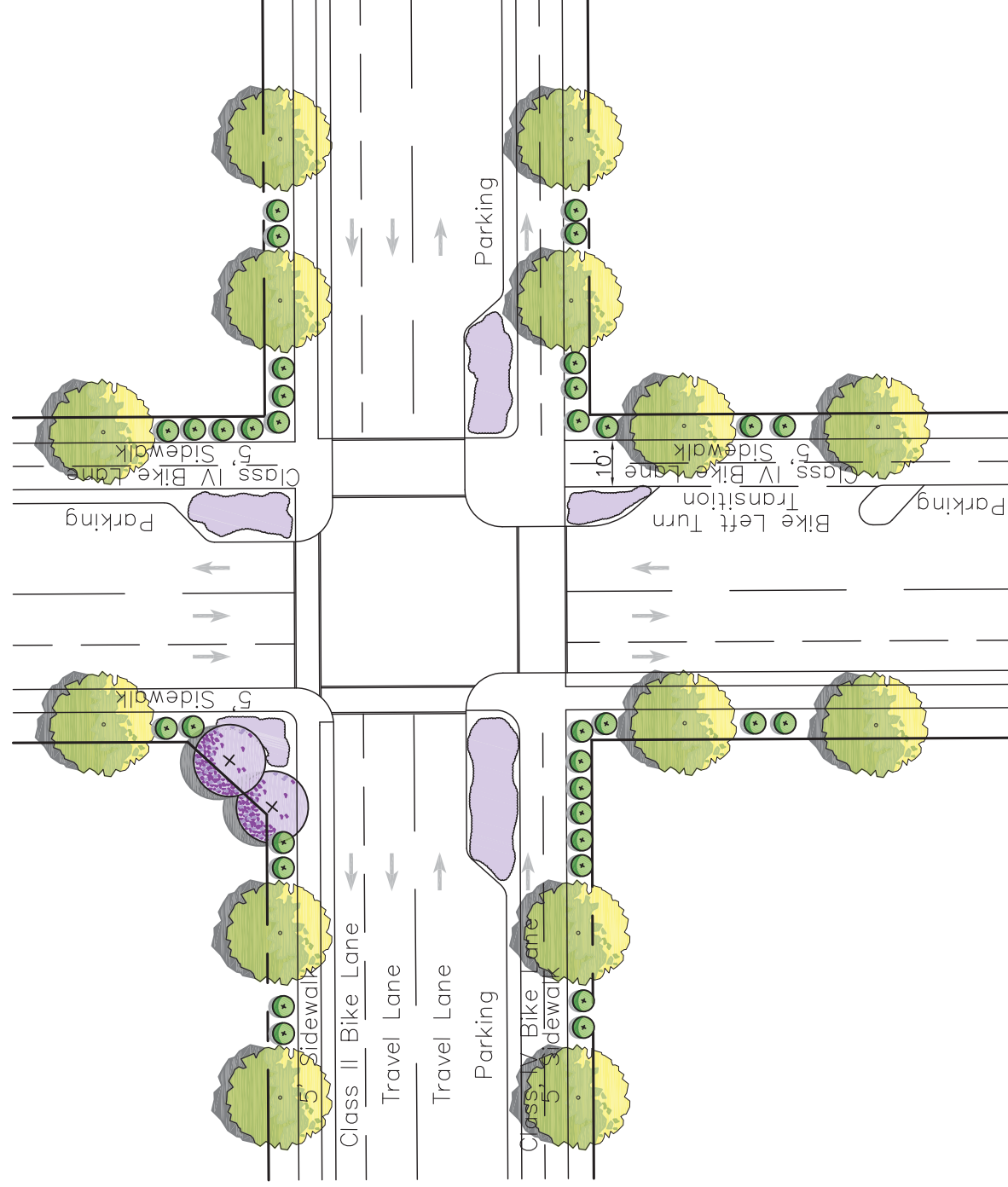
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MID-BLOCK TRAIL CROSSING

COLLECTOR STREET

(Shown with Optional Class IV Bike Lane on Parking Side)



TYPICAL BULB-OUT

Miramonte Specific Plan

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PARKS, RECREATION, AND OPEN SPACE

The specific plan provides several open space and recreational opportunities, including various parks, paved trails, and unimproved open space trails. The park and open space areas are arranged within the plan area to connect neighborhoods and to protect the hillside area from development.

Section 4.0 is organized into the following subsections:

- 4.1 Parks, Recreation, and Open Space Goals and Policies
- 4.2 Parks, Recreation, and Open Space Concept
- 4.3 Description of Park and Open Space Improvements

4.1 Parks, Recreation, and Open Space Goals and Policies

Parks, Recreation, and Open Space Goals

- P – 1 Ensure that the provision of adequate park, open space, and recreational facilities meets the varied needs of the plan area residents.
- P – 2 Protect the visual and natural resource values of the hillside open space lands.
- P – 3 Utilize park lands to link neighborhoods.

Parks, Recreation, and Open Space Policies

- P – A Provide a variety of semi-active and passive recreational features that meet the needs of residents' abilities and interests.
- P – B Provide enough parkland during each phase of development to meet the needs of project residents in that phase or neighborhood being constructed. The developer shall be responsible for construction of park improvements including landscaping, turf, paths, parking areas, sports facilities, playgrounds, restrooms, benches, trash receptacles, drinking fountains, and special community facilities such as a community center building. Park maintenance shall be funded thorough a Community Facilities District or other similar funding source.
- P – C Parkland minimum requirements shall be determined at five acres per 1,000 residents.
- P – D Design and landscape parks for easy maintenance, water efficiency, wind protection, and shade. Utilize native plants when suitable selections are available.

- P – E Interconnect parks, open space, schools, commercial areas, and the neighborhoods with sidewalks and/or trails.
- P – F Include multi-functional spaces and facilities in the parks.
- P – G Parks, open spaces, and recreation facilities should be designed to eliminate or avoid hidden and difficult-access areas where security problems would be likely to occur.
- P – H Each of the neighborhood parks will include a small children’s play area (tot-lot).
- P – I Children’s play areas and other appropriate park areas should have adequate shade, seating, and wind protection provided through landscaping and/or constructed elements, and if located near collector streets, a three- to four-foot tall fence to separate the play area from the street.
- P – J The storm water basin will be a dual-purpose area with sport and recreation fields.
- P – K Parks should be located and designed to minimize noise and activity conflicts with residential areas.
- P – L A 100-foot-wide low growing and low fuel vegetated buffer should be provided between residential lots and the larger hillside open space area. This 100-foot buffer will be located within the open space area, and will be maintained to keep fuel load low. Maintenance will be funded through a Community Facilities District or other similar funding source.

- P – M Landscaping in the open space area, if needed to supplement existing vegetation, should utilize native plant materials that are both fire resistant and non-invasive.
- P – N All dedicated park and open space acreage (excepting neighborhood pocket parks and connecting pathways) shall include the design, financing, and construction of public parking within the park space, at the time the park is constructed, to eliminate the use of neighborhood streets as parking locations for residents and visitors who choose to visit the park and/or open space areas. Parking for the hillside picnic park and hillside open space shall be provided within the linear park.

4.2 Parks, Recreation, and Open Space Concept

The specific plan envisions a network of parks and pathways that form a comprehensive and thoroughly interconnected system. This system will provide recreational opportunities near each home in the plan area, and a system for non-motorized circulation within the plan area. A range of recreational options will be provided, including soccer, baseball, or other sports fields, picnic areas, playgrounds, and trails. The park areas will provide space for large trees that can provide shade and reduce winds.



Nearly one third of the 647-acre plan area is devoted to active or passive parks, open space, and recreation. This includes public parks, trails, and natural hillside open space, as well as landscaped areas along collector streets. The unbuilt portions of the schools provide additional open space. Seven neighborhood parks, two recreation/sport parks, a community park, a picnic park, linear park, and an open space trail system are available to serve plan area residents. Approximately 140.4 acres of passive open space have been designated to preserve viewsheds and provide a recreational trail system. The specific plan provides a variety of passive and active recreational and open space amenities, while respecting the natural features within the plan area. [Figure 4-1, Parks and Open Space](#), provides a diagram of the Plan's parks and open spaces.

In addition to public park and open space, the multifamily, senior, and affordable housing areas will include private recreational amenities to serve those residents. The specifics of these amenities will be designed in conjunction with these areas.

Parks, Recreation, and Open Space Requirements

The city's General Plan establishes a goal of five acres of park land for every 1,000 residents. Policy PR-1a of the General Plan requires the dedication of three acres of park land for every 1,000 residents anticipated within a development. The specific plan provides five acres per 1,000 residents in addition to the hillside open space.

Parks, Recreation, and Open Space Provided

[Table 4-1, Specific Plan Parkland](#), breaks down the acres of parkland provided in the specific plan. The anticipated population with buildout of the specific plan is 10,905 residents. To

meet the General Plan parkland goal of five acres of parkland for every 1,000 residents, the specific plan would need to provide 55 acres of recreational parkland. The specific plan provides 56.0 acres of parkland and 140.4 acres of passive recreation, for a total of 196.4 acres of parkland and open space. All larger parks, recreation, and open space areas will include public parking to eliminate the issue of neighborhood streets being used as parking for visitors to the park space.

Table 4-1 Specific Plan Parkland

Active Use Park	Acres Provided
Village Park	6.1 acres
Detention Basin/Recreation Area	11.9 acres ¹
Soccer/Sports Park	14.2 acres
Linear Park	8.4 acres
Hillside Picnic Park	7.2 acres
Neighborhood Parks	6.9 acres
Neighborhood Connection Trails	1.3 acres
Active Use Park Total	56.0 acres
Passive Use Open Space	Acres Provided
Hillside Open Space	140.4 acres
Passive Use Open Space Total	140.4 acres
Total Park and Open Space	196.4 acres

NOTES:

1. This is for dual use, storm water retention and recreational park space. This area includes excess park space that is connected to the retention basin area.

4.3 Description of Park and Open Space Improvements

Parks

Parks are public developed park lands for active and passive pursuits. Each of the major types of park within the plan area is described below.

Village Park

The village park is a community park central to the plan area and forms the core of a parkway

spine that extends north from the linear park to the Residential Study Area. The village park is a key part of the north-south trail system and is envisioned as the heart of the plan area. The village park comprises 6.1 acres adjacent to medium density residential uses, senior housing, and the commercial area.

Park 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. A restroom building and parking will be provided.

Retention Basin/Recreation Area

The retention basin/recreation area is a 11.9-acre area located at the lowest elevation within the plan area, and will collect storm water runoff during periods of rain.

The basin will have gently sloping sides and low fencing to prevent accidental entry while providing ample access during the majority of times when the area is usable for recreational activity. The retention basin/recreation area is the largest area for active use in the plan area and will provide a large turf area for formal and informal sports. The slopes of the basin can be used for informal seating for games and bleachers could also be constructed for certain sports fields. Trails will run along the perimeter of the basin and be open year-round. Picnic areas and restrooms will be provided. Depending on ultimate use and demand, a concession building could be provided. Parking will be provided.

Soccer and Sports Park

This park will be about 14.2 acres located between the Residential Study Area and the residential neighborhood of Sub-area 12. The focus of this park will be to provide recreational



opportunities in the form of soccer or other sports fields convenient to all city residents. Depending on ultimate use and demand, this park could include a restroom and concession building. Parking will be provided, and supplemental parking may be provided along the entry street.

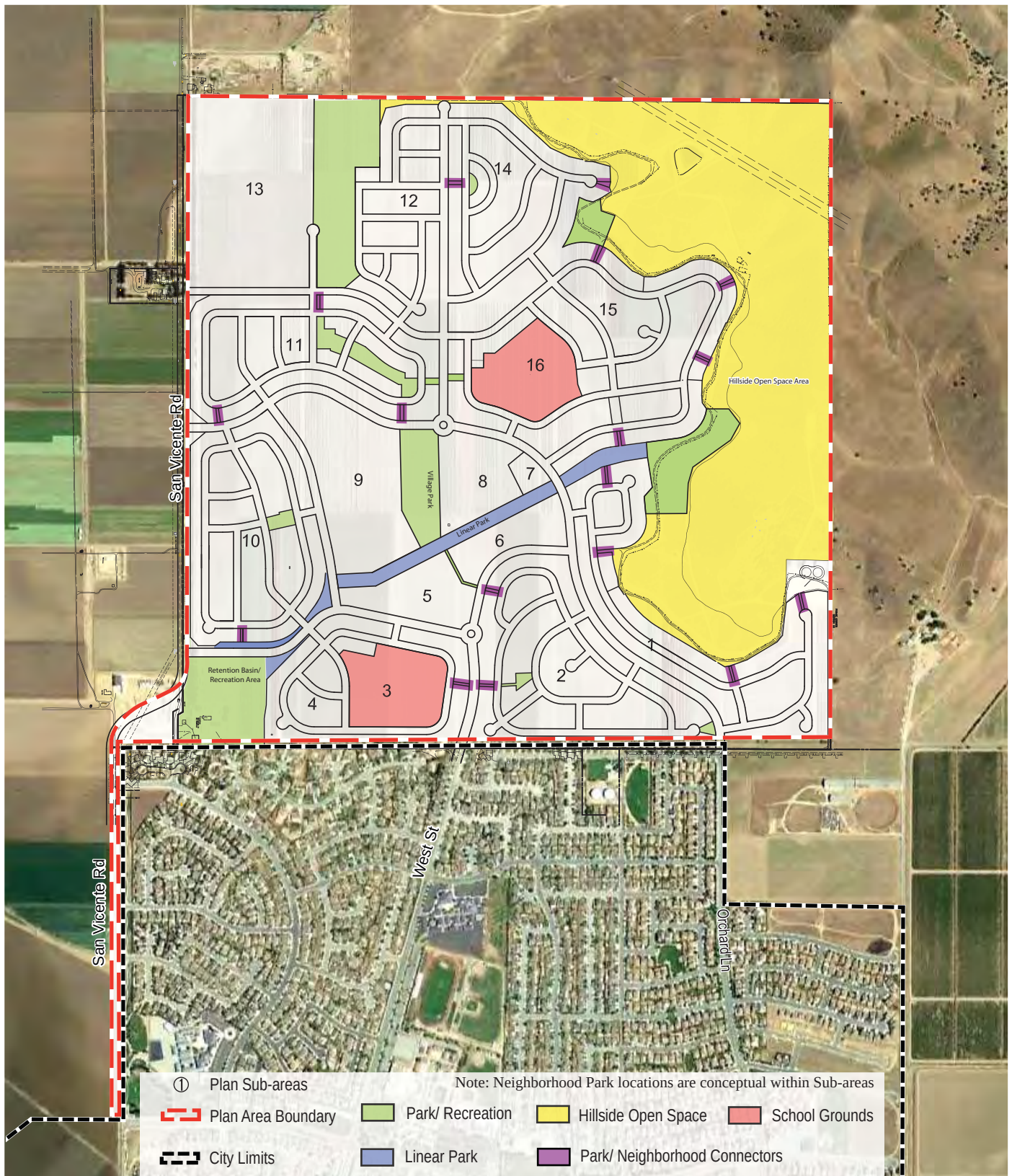
Hillside Picnic Park

The hillside picnic park will provide 7.2 acres suitable for informal or organized picnic gatherings. This park will be accessed through, with parking provided within, the east end of the linear park. Picnic tables, food preparation or serving tables, bar-be-ques, water spigots, and similar picnic facilities will be provided. The facilities will be terraced onto the hillside with large native trees planted to provide shade. Level terraced areas will be provided for informal recreational activities, horseshoes, etc. The hillside picnic park will be for daylight use only.

Linear Park

The 8.4-acre linear park crosses roughly east-west through the core of the plan area. This park connects the northern and southern residential neighborhoods, and runs adjacent to the medium





Source: Google Earth 2017

Figure 4-1

Parks and Open Space

Miramonte Specific Plan

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density residential areas, senior housing area, and the commercial area. The linear park includes a Class 1 bicycle/pedestrian trail as its main feature, and provides opportunities for activities such as Frisbee, a dog run, informal turf areas, a playground and picnic areas, and provides immediate recreational access to the residents of the senior housing area. At its eastern terminus the Class I trail provides entry to the hillside picnic park and the hillside open space, and there is an opportunity to provide handicapped access to a hillside open space viewing area. The linear park may include amenities such as benches and lighting. The linear park is 100 feet wide in most places, and also serves to accommodate surface storm water flows and provide storm water treatment. Bicycle and pedestrian access will be provided from four adjacent neighborhoods, collector street crossings, the village park, and the north-south trail. Parking will be provided at the northern street crossing to provide parking for the linear park, the hillside picnic park, and the hillside open space.

Neighborhood Parks

Within the plan sub-areas, residents of each neighborhood will have access to a park within or immediately adjacent to the neighborhood. A total of seven pocket/neighborhood parks are included, comprising about 6.9 acres. These parks may be pocket parks or expanded into large neighborhood/parks, and some are located to also serve as connector corridors. The focus of these parks will be on providing convenient playgrounds, sitting areas, and other gathering opportunities within walking distance for neighborhood residents.

Trails and Neighborhood Connection Corridors

Two paved trail systems have been designed within the plan area to encourage walking and bicycling. One runs through the linear park,



described above. The other runs through the northern neighborhoods, through the village park, and between the commercial and multifamily area. There are numerous connecting paths between neighborhoods, parks, and schools. In combination with sidewalks on local streets, these pathways provide an opportunity to reach most places within the plan area on foot or bicycle without walking or bicycling along collector streets. Trail amenities may include drinking fountains, par course stations, benches, trail lighting, and signage.

The park and neighborhood connector corridors provide local connections to trails that lead into the open space area, parks, and schools, and add about 1.3 acres to the parkland acreage within the plan area. Amenities such as concrete, asphalt, or decomposed granite walking paths and public parking within or adjacent to the park/open space area are required to be installed by developers. In addition, lighting for safety (four-foot high fixture maximum - lighting levels shall not reasonably interfere with adjacent residences), bollards, low growing shrubs and groundcover, and accent trees shall be installed by the developer(s).

Adjacent residential units are encouraged to provide open fencing abutting the landscaped pedestrian corridor to create a distinctive separation between private and public property,

while providing visibility into the corridor. Amenities that promote loitering, such as benches, are prohibited. The corridors will be at least 20-feet wide to give them a safe and open feeling. See Figure 3-4, Pathway Cross Section, for the design of these connections.

An unpaved trail is also provided and is described as part of the hillside open space.

Open Space Areas

Open space areas include the hillside area, landscape areas along collector streets, and unbuilt portions of the school sites. Public parking will be required in at least one location adjacent to the open space area, as well as at least two ingress/egress points for emergency vehicle use. Each of the major types of open space within the plan area is described below.

Hillside Open Space

Approximately 140.4 acres of open space are provided within the plan area, representing approximately one-quarter of the plan area. Open space lands encompass the natural hillsides primarily above the 400-foot elevation. The hillside open space area is intended to be preserved under a conservation easement, and could remain essentially in its natural state. However, other allowed uses within the conservation easement are passive recreation, a gathering area (e.g. clubhouse or community center), alternative energy, and public facilities. The existing unpaved ranch road will be retained and used as a pedestrian trail (part of the Golden Foothill Trail identified in the General Plan) and emergency access route. Connections to the trail from adjacent neighborhoods will be provided at nine locations as identified on [Figure 1-4, Miramonte Specific Plan Land Use Diagram](#).

The linear park provides the main entry into the open space area and a parking area to serve as a trailhead. Eight other access points are available in sub-areas 1, 14, and 15. Only small extensions and additions to the hiking trail system will be made beyond the existing ranch road. Native vegetation may be restored, if necessary, for erosion control or habitat establishment. Fuel reduction may take place to reduce fire risk, and is required within 100 feet of the residences and other structures. Small signs for educational and navigational purposes may be installed. Lighting on the hillside trail is prohibited.

Collector Street and Roundabouts Landscape

The collector streets, while not counted toward park land dedication requirements, have been designed to include landscaping on both sides, with additional landscaping where a fence or wall backs to the street. The roundabouts will also feature landscaping to provide significant focal



points within the plan area. In several locations, deeper landscape pockets are provided, such as at the plan area entries from San Vicente Road.

School Grounds

The school grounds at the elementary schools, while not counted toward park land dedication requirements; do provide additional open areas and the potential for additional recreational opportunities.

PUBLIC SERVICES AND FACILITIES

The provision of adequate public facilities and services to the plan area is a primary goal of the specific plan. The plan area is served by an extension of the City of Soledad's existing public facilities and public safety services consistent with the provisions of the General Plan. This section describes at a conceptual level how and where services shall be extended/ provided to serve the plan area.

Section 5.0 is organized into the following subsections:

- 5.1 Public Facility Goals and Policies
- 5.2 Public Facility Improvements
- 5.3 Public Services

5.1 Public Facility Goals and Policies

Public Services and Facilities Goals

- PSF – 1 Provide an efficient, self-sustaining system of public facilities that accommodates the needs of the residents and businesses within the plan area through buildout.
- PSF – 2 Provide adequate and reliable services and utilities to residents and business and ensure adequate maintenance of these utilities and services.

- PSF – 3 Development within the plan area will implement Low Impact Development design features in compliance with the Central Coast Regional Water Quality Control Board Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

Wastewater Policies

- PSF – A Minimize wastewater flows through water conservation efforts.
- PSF – B Design and construct the wastewater treatment collection system in accordance with applicable requirements of the Soledad Long-Term Wastewater Management Plan.
- PSF – C Wastewater lines shall be sized in anticipation of development in the remaining Mirrasou Specific Plan Area to the north.

Water Policies

- PSF – D Design and construct the specific plan water supply and distribution system to expand upon and integrate with the city's water distribution system to meet the needs of future plan area developments consistent

with the Soledad 2015 Urban Water Management Plan and 2005 Water Master Plan.

- PSF – E 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.
- PSF – F Water lines extending to the north boundary of the plan area shall be sized in anticipation of development in the remaining Mirrasou Specific Plan Area.

Storm Water Policies

- PSF – G Ensure provision and sizing of adequate storm water facilities to accommodate the plan area and provide for water retention sufficient to limit peak flows to predevelopment levels.
- PSF – H Design, fund, and construct a storm water collection and retention system, including an appropriately sized retention basin, that adequately retains peak storm flows onsite, avoids aggravating or causing storm water flow capacity problems offsite downstream from the plan area, ensures separation of storm water drainage from recycled water generated within the plan area, and is consistent with the city’s Storm Drain Master Plan, the city’s Storm Water Management Plan, and the City of Soledad Storm Water Ordinance No. 617.

- PSF – I Limit the development of impervious surfaces, to the extent practical in order to reduce post-project runoff volumes.
- PSF – J Require appropriate runoff control measures as part of development to minimize discharge of urban pollutants (such as oil and grease) into drainage areas, and design, fund, and construct a bio swale for the length of the linear park that connects to the retention basin in the plan area.
- PSF – K Construction and grading activities shall comply with Best Management Practices and Storm Water Pollution Prevention Plan policies per applicable controls, standards and Regional Water Quality Control Board.

Energy and Communication Policies

- PSF – L The city shall ensure that energy and communications services are provided, either through direct city provision, contract, or franchise.
- PSF – M Electrical and gas services shall be provided by Pacific Gas & Electric (PG&E) or other authorized service providers.
- PSF – N Telephone service shall be provided by AT&T or other authorized service providers.
- PSF – O Cable television shall be provided by Charter Communications or other authorized service providers.
- PSF – P No roof mounted or aerial antennas or receiver dishes shall be installed that are visible from beyond a parcel’s property lines.

- PSF – Q All utilities shall be installed underground.
- PSF – R Provide new communication technologies such as fiber optics, cell tower sites, and wireless service, which will provide future benefit to residents and businesses within the plan area.
- PSF – S New development should include the provision of an I-net system, linking all city facilities, as a part of public improvements.
- PSF – T Promote energy sources that will ensure reliability during high energy demands.
- PSF – U Promote the use of solar energy devices and encourage solar orientation of residential and business buildings to facilitate passive and active solar systems and reduce the use of fossil fuels.
- PSF – V Promote recycling of consumer and business waste to reduce landfill requirements and lengthen the service life of existing landfills.

School Policies

- PSF – W New elementary school facilities, or improvements to existing schools, shall be in place as needed to serve each phase of specific development prior to occupancy. Prior to approval of the first Final Map, an agreement shall 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 concurrent with adjacent development. The school sites shall be dedicated to the Soledad Unified School District within sixty (60) days of city approval and recordation of the first final map.

- PSF – X New school facilities shall be located and designed in accordance with Soledad Unified School District and/or State Department of Education siting and design criteria.
- PSF – Y 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, including schools, are available to serve additional housing and residents.
- PSF – Z New development shall provide stub-out utilities for schools so that new public improvements are not disturbed or removed during school construction.

Law Enforcement and Fire Protection/ Medical Services Policies

- PSF – AA Expand police and fire protection services and facilities as needed to adequately meet the needs of project residents. To serve build-out of the specific plan area, a 1.3 acre site has been centrally located and designated for development of a public safety facility.

- PSF – BB Provide adequate lighting, visual corridors, and/or vehicle access along streets and nature trails to the extent feasible.
- PSF – CC Select and maintain landscaping features and plant materials to minimize hiding spaces and other indefensible spaces.
- PSF – DD Landscape, design and/or protect walls, fences and other publicly accessible flat surfaces to minimize areas that attract graffiti.
- PSF – EE Design streets to City of Soledad Fire Department/Emergency Response standards, including fire hydrants, turn-outs, and cul-de-sac radii.
- PSF – FF New development shall provide fire flow, emergency access, and hydrants consistent with Fire Department Requirements.
- PSF – GG The plan area should include 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.
- PSF – HH Police and Fire Services will be maintained with funding from a Public Safety Benefit Assessment District or similar funding mechanism.

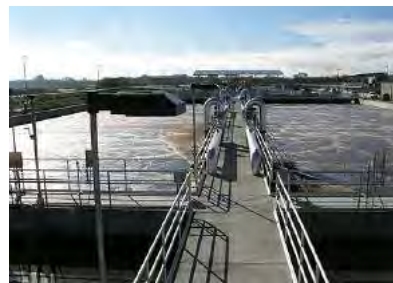
5.2 Public Facility Improvements

Wastewater Infrastructure

The plan area is not currently connected to the existing wastewater collection system. The city's existing collection system will be extended by the

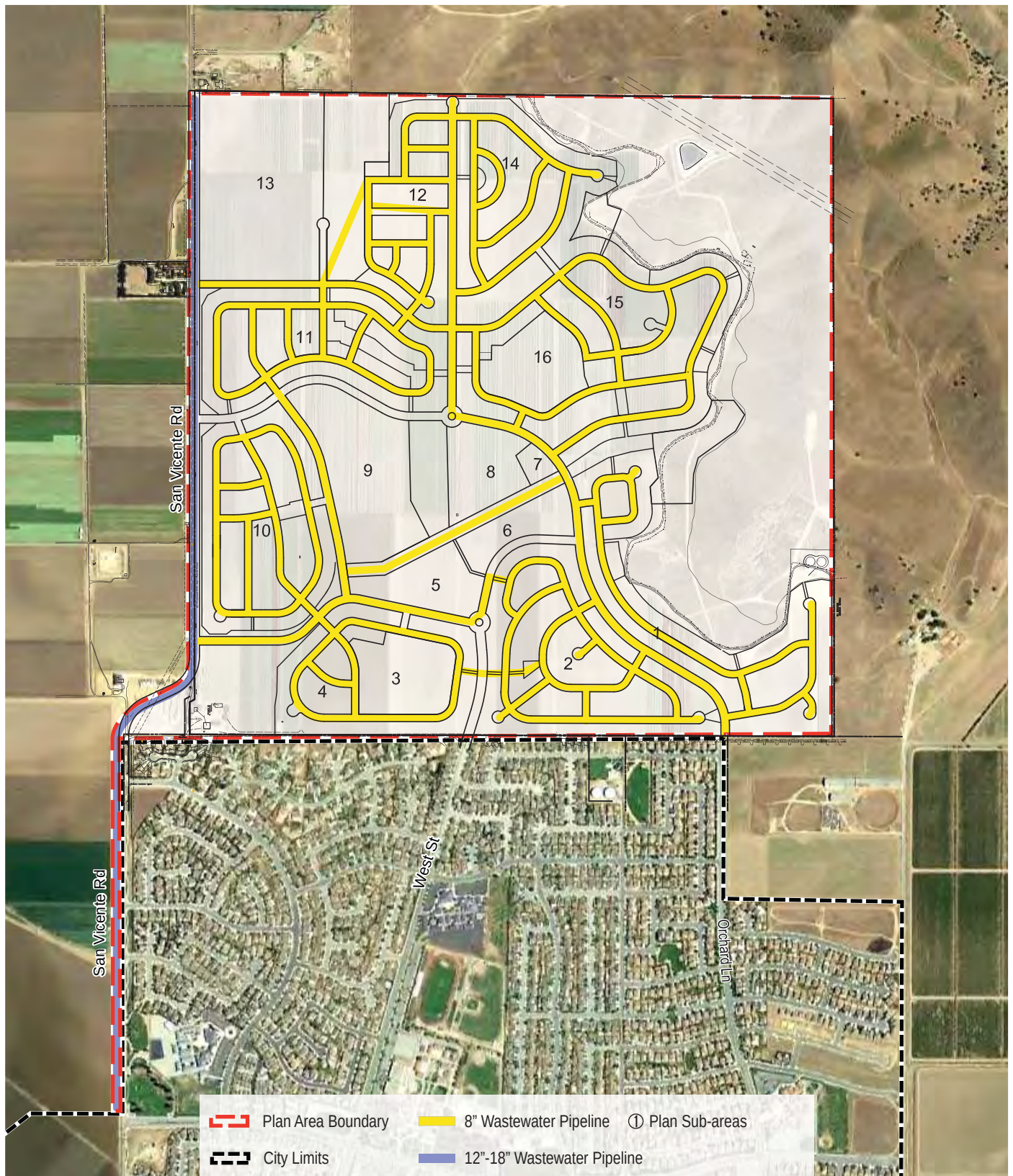
project applicant or subsequent developer in order to provide services to the plan area. The Miramonte Specific Plan Area

development will connect new wastewater infrastructure built in the plan area to the municipal sewer Water Reclamation Facility (WRF). Construction of an offsite 18-inch or greater sewer main from the southwest corner of the plan area south along San Vicente Road to Gabilan Drive will be required to transport wastewater from the plan area to the city's municipal reclamation facility. The on-site wastewater conveyance system is gravity-fed and will be collected and conveyed by a network of eight-inch or larger pipes throughout the site before discharging from the site through the new sewer main extension. The preliminary design of the wastewater system within the plan area is shown conceptually on [Figure 5-1 Conceptual Wastewater Plan](#).



The city's WRF has sufficient capacity to accommodate the addition of the plan area's waste-

water because the WRF upgrade was originally designed to accommodate developments outside of the current city limits. Since the upgrade, little or no development has occurred outside of the current city limits creating an abundance of capacity available for the plan area (AKEL Engineering 2016). Development within the plan area will generate wastewater flows of approximately 1.5 million gallons per day (mgd). When adding the city's current wastewater flow of 2.4 mgd to the projected flow from the plan



Source: Google Earth 2017

Figure 5-1

Conceptual Wastewater Plan

Miramonte Specific Plan

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area of 1.5 mgd, the total wastewater flow to the plant of 3.9 mgd is well under the total facility treatment capacity of 5.7 mgd. The City of Soledad *Plan for Providing Services, Miramonte Specific Plan* (EMC Planning Group 2017) (plan for services) was prepared as a separate stand-alone document, and provides further detail on the city's existing and planned wastewater infrastructure. The plan for services is incorporated herein by reference.

The project developers will design, finance, and construct backbone wastewater infrastructure, necessary for connection to the city's system, including an adequately-sized sanitary sewer main, and upgrades to existing wastewater pipe infrastructure if needed, from the site to the WRF in the first phase of development. Additionally, the developers will construct and finance the collector wastewater infrastructure in each sub-area by phase as the development proceeds. All infrastructure will be constructed by the developer(s) in accordance with city standards, unless an exception is made by the City Engineer, and would be in place prior to issuance of building permits for any structures. Where site conditions require deviation from city design standards to meet performance thresholds, the applicant shall provide engineered site-specific plans demonstrating that performance standards are met. These plans shall be provided for review and approval by the City Engineer prior to issuance of any grading permit. The applicant shall be responsible for the payment of required development impact fees for new facility construction and may participate in a reimbursement program per Municipal Code Chapter 14.06 for the new sewer main and upgrades to the existing sewer main on San Vicente Road. All sanitary sewer system improvements will be dedicated to the city. Ongoing facility maintenance costs will be financed by the formation of or annexation into

a Mello-Roos Community Facilities District or some other form of maintenance district.

Water Infrastructure

The development within the plan area will be required by the city to provide all of the water production, storage, and distribution to adequately serve the project demand. The water system design for the plan area shall be to develop potable water production from appropriate locations within the city, utilize and expand existing storage, as necessary, within the specific plan area, and connect back to the existing city distribution system. The applicant proposing development within the plan area shall drill new domestic water wells in locations approved by the city engineer, sufficient to meet the projected demand of the plan area at buildout. Treatment of water from the new domestic wells may be required. The existing agricultural wells on-site



will either be decommissioned or used only for non-potable water. Appropriate permitting and well tests observed by the Monterey County Environmental Health Department will be required. Adequate water storage shall be provided in a location from which water service to the plan area can be provided by gravity feed.

The *Soledad Water Master Plan* (City of Soledad 2005) (water master plan) assumed the project site will develop as a combination of medium density residential, public facility, and open space land use types. According to the *City of Soledad Water Supply Assessment for Miramonte*



Specific Plan (water supply assessment) prepared by prepared for the specific plan, the water

demand for the plan area will be 980 acre feet per year (afy). This amount is 99 afy greater than the water demand identified in the city's 2005 water master plan for a similarly-sized use using 2005 water demand coefficients, and 587 afy less than the approximately 1,568 afy water demand for the existing agricultural use of the site (AKEL Engineering Group 2017). In summary, the plan area will have less of a demand on groundwater resources than the current agricultural use of the site.

Based on the *City of Soledad 2015 Urban Water Management Plan* (AKEL Engineering Group 2016) there is a total reliable supply of 148,000 afy in the Forebay Subarea, which is sufficient to serve a projected 2035 demand of 143,250 afy. The development of the plan area will contribute to this demand and will be accommodated by the city's supply once planned infrastructure improvements are made to connect to the current municipal distribution system. The conceptual design of the new water delivery system is shown on [Figure 5-2, Conceptual Water Plan](#), and a more detailed explanation of the new water distribution system can be found in the plan for services (incorporated herein by reference). Therefore, the current water supply can accommodate the increase in demand generated by development within the plan area.

Storm Drain Infrastructure

The plan area includes the provision of storm drains, collection pipes, a drainage bio-swale within the linear park, a retention basin to

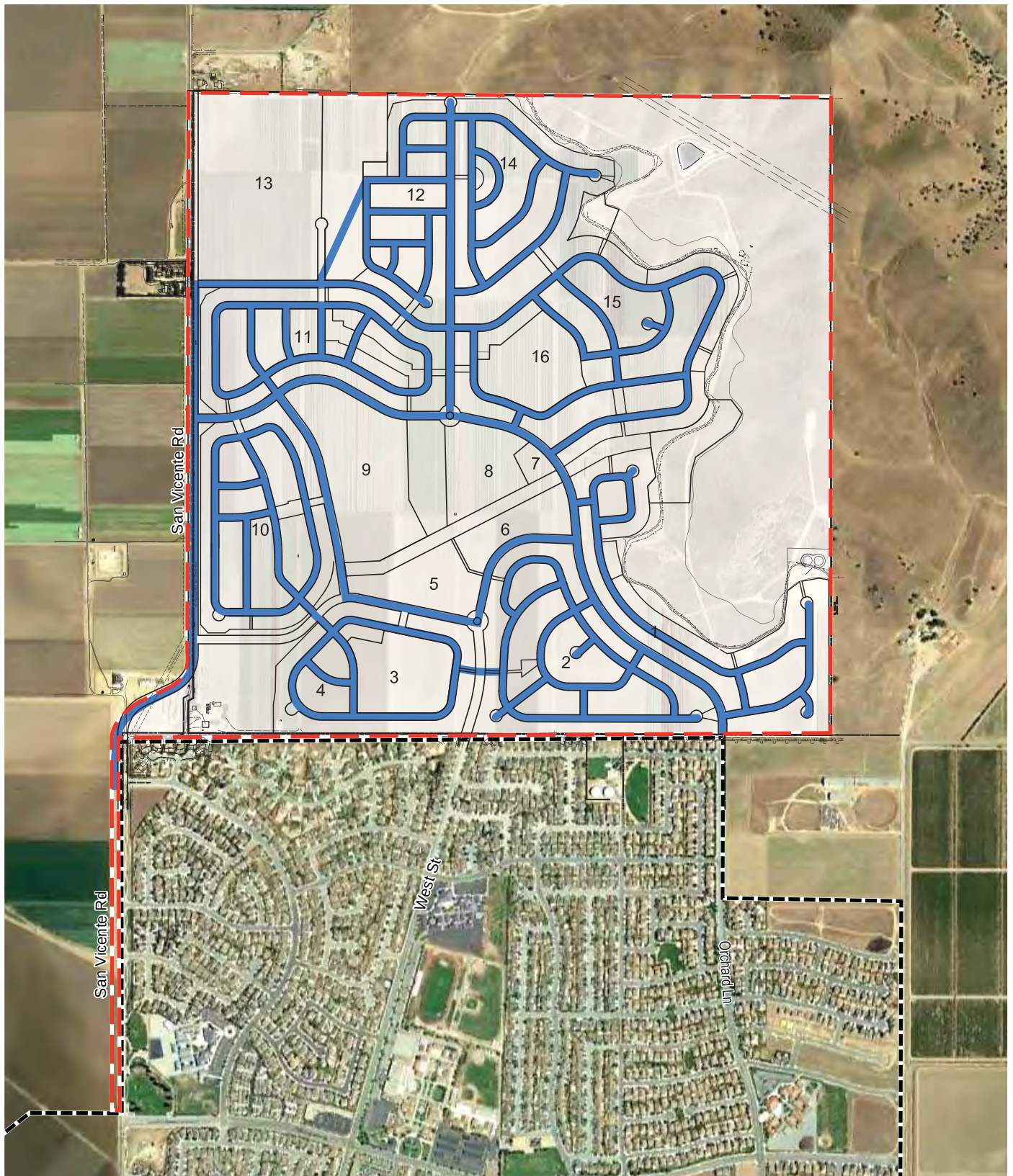
capture post-development runoff, and other improvements to capture, retain, and percolate storm water within the plan area consistent with the requirements of the Central Coast Regional Water Quality Control Board. Plan area storm water flows will be collected in an underground piping system and directed to a bio swale within the linear park and then to the retention basin located within the southwest corner of the



plan area. The basin, which will serve as a dual-use facility for recreational purposes, will be sized to accept

the increase in flow due to the development and release runoff to the existing downstream storm water facilities at a rate equal to or less than the historic flow prior to development. This will ensure that there is no adverse impact to the existing storm drain system downstream of the plan area. Additionally, the proposed linear park 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.

Erosion control measures including pre- and post-construction Best Management Practices will be implemented to protect the plan area from erosion and ensure that silt and sediment generated by the plan area are contained within the site and are not carried downstream. The conceptual design of the new storm drain delivery system is shown on [Figure 5-3, Conceptual Storm Water Plan](#) and a more detailed explanation of the new storm drain distribution system can be found in the plan for services (incorporated herein by reference). The project developer(s) will design, finance, and construct backbone storm water infrastructure necessary to retain all post-construction storm water runoff from the plan area in the first



0 1,200 feet

 Plan Area Boundary
 City Limits

 8" - 12" Water Pipeline
 ① Plan Sub-areas

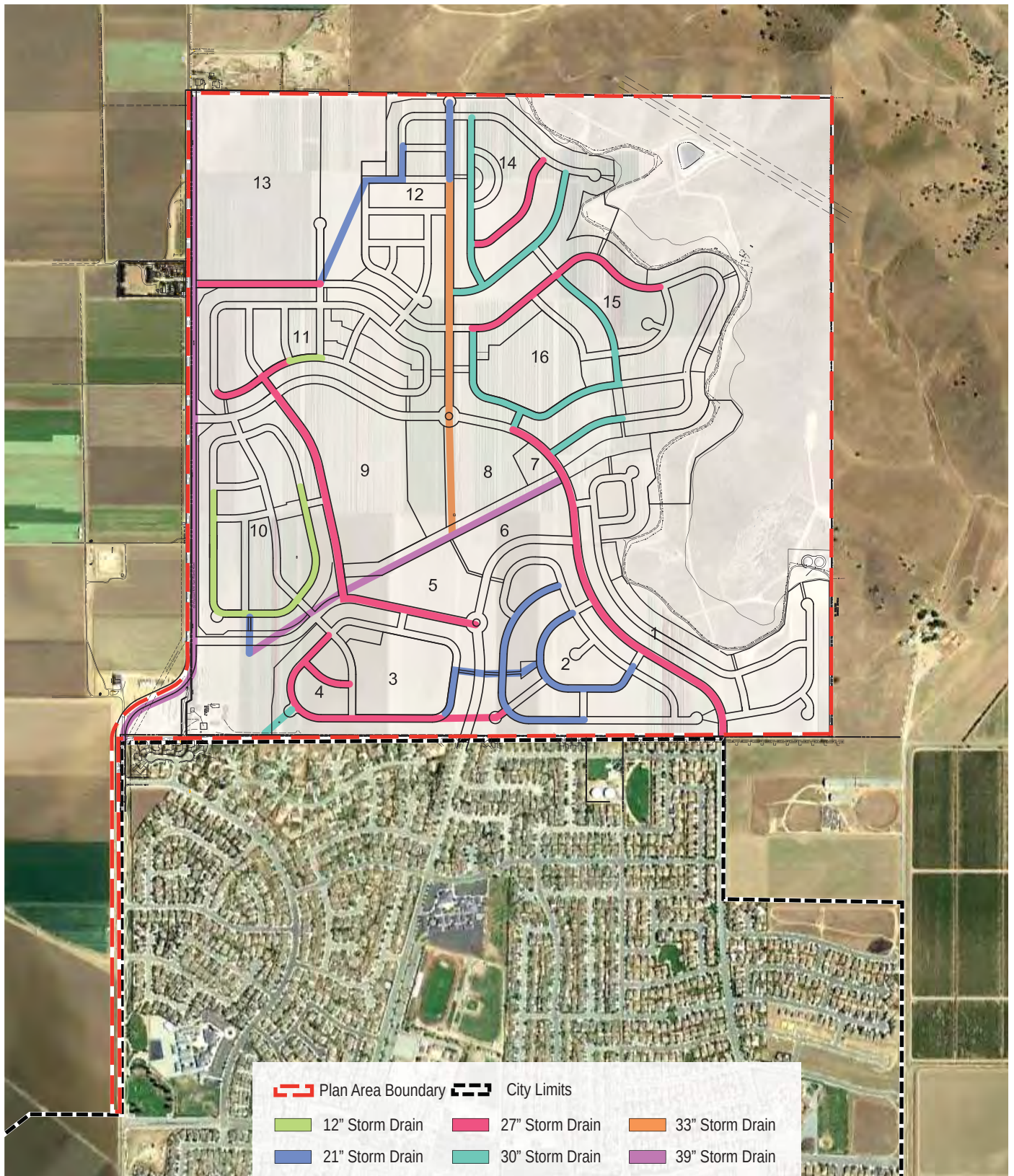
Source: Google Earth 2017

Figure 5-2

Conceptual Water Plan

Miramonte Specific Plan

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Source: Google Earth 2017

Figure 5-3

Conceptual Stormwater Plan

Miramonte Specific Plan

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phase of development and the storm drain infrastructure in each sub-area by phase as development proceeds.

All infrastructure will be constructed by the developer(s) in accordance with city standards and would be in place prior to issuance of building permits for any structures, including paved roadways or parking areas.

Storm Water Retention Ponds

The plan area will be completely self-supporting. Storm water from the entire developed area, as well as approximately 2,100 acres of upstream watershed, will be completely contained within the bio swale and percolation/retention pond. Flows in storms of greater intensity than approximately a 100-year return period may be discharged to the downstream city storm drainage facilities consistent with the *2015 Storm Drain Master Plan Update*.



Energy and Communications

All new public energy and communications lines and equipment (excepting solar panels) within the plan area shall be placed underground pursuant to the standards and requirements of the city and/or appropriate State or Federal regulatory agencies. Planning and design of the new underground infrastructure, including phasing of the improvements will be coordinated with the local agency for each utility. The requirements for undergrounding of existing utilities and/or relocation of existing utilities will also be coordinated with the local utility agencies. Construction of the improvements within the plan area will be funded by the developer. It is anticipated that the following companies will be providing services to the plan area.

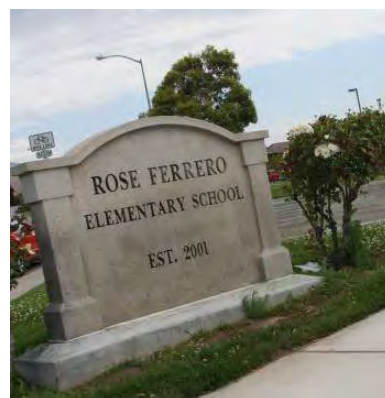
Natural gas lines and facilities	PG&E
Electricity	PG&E
Cable Television	Charter Communication
Telephone Land Line	AT&T

5.3 Public Services

Schools

The plan area is served by Soledad Unified School District (SUSD) for grades K-12. At buildout, the specific plan is projected to generate a total of 1,063 students for grades K-6, 317 students for grades 7-8, and 460 students for grades 9-12 (a total of 1,840 students). Student generation estimates, as shown in [Table 5-1, Student Generation](#) below are based on the specific plan land uses and the SUSD student generation estimates.

In response to requests from the Soledad Unified School District, the specific plan provides two



elementary school sites to serve the educational needs of plan area students. Each elementary school site is 11 acres. Refer to [Figure 1-4,](#)

[Miramonte Specific Plan Land Use Diagram](#), for proposed site locations.

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.

Table 5-1 Student Generation

Land Use Designation	Dwelling Units (DU)	K-6 Factor per DU	K-6 Students	7-8 Factor per DU	7-8 Students	9-12 HS Factor per DU	HS Students	Total Student Generation
Low Density Residential	1,318	0.47	620	0.14	185	0.203	268	1,073
Medium Density and High Density Residential and *	626	0.47	294	0.14	88	0.203	127	509
Low/Medium Density Residential Mix2	314	0.47	148	0.14	44	0.23	73	265
Total	2,258*		1,062		317		468	1,847

Source: City of Soledad General Plan EIR 2005

Notes: *

1. Amounts may vary due to rounding.

2. Residential mixes in Sub-area 13.

3. The proposed 134 Senior dwelling units are not included in the total dwelling unit count in this table.

Law Enforcement and Fire Protection/ Medical Services

The Soledad Police Department, the California Highway Patrol (CHP), and the Monterey County Sheriff's Department serve the plan area. The Sheriff's Department provides general law enforcement services and traffic related enforcement services are provided by the CHP. The Soledad Police Department, which currently holds 18 sworn officers and 4 non-sworn personnel (Damon Wasson, telephone interview, June 1, 2017), is located at 236 Main Street. Services include animal control, parking enforcement, vehicle abatement, traffic control and criminal



investigations. A new substation will be centrally located within the plan area 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 Soledad Fire Department will serve the entire plan area, but continue the current mutual aid agreements in place with the California Department of Forestry and Fire Protection (CAL FIRE) and the Mission Soledad Fire Protection District. Current response averages are 2.6 firefighters per alarm or an equivalent of 0.5 firefighters on duty per 1,000 residents. The Soledad Fire Department is located in the fire station at 525 Monterey Street. This station is approximately 1.3 miles from the West Street entrance to the southern portion of the plan area and 1.7 miles to the Orchard Street entrance. The approximate response time to the West Street entrance of the plan area is 5 ½ minutes and the response time to the Orchard Street

entrance is 6 ½ minutes. These times include dispatch, get-away and travel time.

A new police/fire sub-station site will be provided within the plan area, which will provide much shorter response times than from the existing police/fire sub-station. The police/fire sub-station site is central to the plan area, along the extension to Orchard Lane. This station location will also reduce the response time for future development west of in San Vicente Road and the remainder of the Mirrasou Specific Plan Area to the north.

Emergency Medical Services (EMS) are provided by the City of Soledad Fire Department. Fire personnel responding to a medical emergency operate within the guidelines set forth by the Monterey County Emergency Services Agency.

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/fire sub-station on the dedicated site within the plan area. Finally, all development impact fees applicable at the time of issuance of a building permit can be offset by capital improvements designed, funded, and constructed by the developer(s).

Solid Waste Collection

Soledad contracts all residential and commercial solid waste collections of trash, recycle, green-waste, etc. with Tri Cities Disposal and Recycling (TCDR) and all disposals with Salinas Valley Solid Waste Authority (SVSWA). All facilities constructed within city limits must have their collection method approved by TCDR prior to plan approval. All entities must fully comply with all state mandates



as administered by California Department of Resources Recycling and Recovery (CalRecycle), including upcoming requirements for commercial food-waste and organics recycling. Rates for both collection and disposal are pass-through as they are set by the TCDR Joint Powers Agency and the SVSWA Board of Directors. The city collects a Franchise Fee for both disposal and collections to administer both contracts including providing billing and payment collection services for both services (Donald Wilcox, email message, March 13, 2018).

Solid waste collection services within the plan area will be provided by TCDR and all disposal services will be provided by the SVSWA. The SVSWA will utilize the Johnson Canyon Landfill, Marina Landfill, and the Foothill Sanitary Landfill for disposal purposes. The City of Soledad, however, primarily uses the Johnson Canyon facility located approximately 12 miles northeast of the city.

According to the information recorded in 2012 by CalRecycle, the current population of Soledad produces an average of 1.9 pounds of solid waste per person per day (PPD) (CalRecycle 2017). The increase in population from development of the plan area will, according to the Plan For Services, generate about 20,805 pounds per day, or about 3,797 tons per year of solid waste from the plan area. When combining the maximum amount of 185,000 tons of solid waste received annually at the Johnson Canyon facility (Cesar Zuñiga, email message, July 19, 2017) with the 3,797 tons of solid waste projected to annually be generated by the plan area, the total solid waste the Johnson Canyon facility will receive annually at buildout is approximately 188,797 tons. With the current capacity of 13,871,250 tons, the Johnson Canyon Landfill will have

the availability to serve the disposal needs of the plan area. For more detail on the existing and future solid waste collection of the city and the plan area, see the plan for services (incorporated herein by reference).

The City of Soledad promotes reuse of solid waste by providing programs for source reduction, recycling, composting and environmentally safe transformation of wastes. Soledad provides residential curbside green waste and recycling service, as well as commercial recyclable pickup.

Libraries

The Monterey County Free Libraries network supports Soledad residents with a branch at 401 Gabilan Drive, approximately one-half mile south of the plan area. The funding is primarily from a share of the property tax collected within the county service area. The County also operates a books-by-mail program, tutoring, and a service called “Branchlet” within the current city limits (Monterey County Free Libraries 2017). The branchlet program involves mailboxes located in multiple locations where people can select a book for free and replace it with a book of their own (Jayanti Addleman, telephone interview, June 5, 2017). In Soledad, these branchlets are located at: CHISPA Market Street Townhomes (110 Market Street) and Monterey County Behavioral Health Clinic (359 Gabilan Drive). There are, however, other branchlets in the Salinas Valley. These branchlet locations in Monterey County can be found at <http://www.co.monterey.ca.us/library/branchlets.html>.

It may be appropriate to provide county library services 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. These options should be considered by the city as a part of a development agreement, improvement plans, and prior to approving final map(s), along with funding mechanisms to provide additional capital facilities, on-going operations, and maintenance. It may be appropriate to provide county library services 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. These options should be considered by the city as a part of a development agreement, improvement plans, and prior to approving final map(s), along with funding mechanisms to provide additional capital facilities, on-going operations, and maintenance.

Cemetery District

As noted in the plan for services, the City of Soledad Cemetery District was formed on June 14, 1937 and has a total area of 209.7 square miles, serving the southern portion of the Salinas Valley. The Cemetery District maintains one cemetery within the city, located at 1171 Metz Road, and is estimated to have a remaining 20 years of burial capacity left. With a 66.5 square mile Sphere of Influence, the Cemetery District contains one groundskeeper and two part-time maintenance workers. This district shares the contractual services of a general manager with the adjacent Gonzales Cemetery District. According to the 2015 Municipal Service Review, the Cemetery District has no plans for expansion of its Sphere of Influence or annexation of any section of its existing Sphere due to the lack of

financial incentive to expand and proximity of adjacent district boundaries (LAFCO 2015).

With the development of the plan area, there will be an increase in use of the only cemetery within the city's boundaries. However, this growth in population and use of the cemetery has been anticipated by the Cemetery District Board of Trustees. The Soledad Cemetery District is currently offering acceptable and effective service and is expected to sufficiently meet the future demands for the next 20 years (LAFCO 2015).

Future development of the plan area, consistent with the Miramonte Specific Plan and vesting tentative map, will increase the demand in use and operation of the city's cemetery. Future developer(s) of the plan area will be responsible for any fees required to support the Cemetery District to offset the additional demand from the buildout of the Miramonte Specific Plan Area. Additionally, the Cemetery District operations and maintenance costs, to support the buildout of the Miramonte Specific Plan Area, could be included in a CFD to support the long-term operations and maintenance of the District.

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IMPLEMENTATION

To realize the vision contained within this specific plan, implementation must be carefully addressed. This section addresses the components of a successful implementation plan, including existing conditions, procedural implementation of the plan, public facility improvements, phasing, and financing.

Section 6.0 is organized into the following subsections:

- 6.1 Existing Conditions
- 6.2 Procedural Implementation of Plan
- 6.3 Public Facility Improvements
- 6.4 Phasing
- 6.5 Financing

6.1 Existing Conditions

There is one residential unit located in the plan area, along with associated outbuildings. This existing development is located in the southwest corner of the plan area, where storm drainage facilities will be constructed, and will be removed early in the development phasing of the specific plan. The plan area also contains two existing agricultural wells owned by the property owner, two one million (each) domestic storage tanks owned by the city, a number of

easements and unpaved farm access roads. The existing easements in the plan area will need to be removed or relocated as a part of the final subdivision map(s) and map(s) recordation. The two existing wells will be required to be contained in separate well parcels or in a public easement for ownership, use as an irrigation supply, and for on-going maintenance when the final map is prepared, adopted, and recorded.

6.1.1 Realignment of San Vicente Road

San Vicente Road currently makes a pair of 90 degree turns as it approaches the plan area. This section of San Vicente Road will be widened and aligned to facilitate smooth traffic operations. The ultimate alignment may include wide radius curves to enable a smooth transition to the city's planned Gabilan Drive Extension to U.S. Highway 101, south of the plan area. The land on which the re-alignment will occur is not owned by the current plan area property owner.



This adjacent land will need to be obtained by the city through fee simple title, or an agreement made with the adjacent landowner to place an easement over the land prior to realignment.

6.1.2 Agriculture Interface

New residential units will abut the existing Urban Expansion and Agriculture zones. Within a small portion of the east side of the plan area and on portions of the north and west boundaries some agricultural operations may take place. It is the declared policy of the County of Monterey, the governing jurisdiction to these parcels, to conserve, enhance, and encourage agricultural operations within the county, and to minimize potential conflict between agricultural and non-agricultural land uses within the county.

The Monterey County Code Chapter 16.40 - Protection of Agricultural Activity states:

Where non-agricultural land uses, especially residential development, extend into agricultural lands or are located in the vicinity of agricultural lands, Agricultural Operations may be the subject of complaints. Such complaints may cause the curtailment of Agricultural Operations and discourage investments for the improvement of agricultural land to the detriment of the economic viability of the agricultural industry of the County. It is the purpose and intent of this Chapter (16.40) to prevent the loss to the County of its agricultural resources by limiting the circumstances under which Agricultural Operations may be considered a nuisance. This policy can best be implemented by educating residents about the laws protecting Agricultural

Operations and Farm Operations from conflicts with non-agricultural uses, and by notifying residential users of property adjacent to or near Agricultural Operations and Farm Operations of circumstances relative to agricultural activities which may be objectionable to owners and/or users of non-agricultural properties. These potentially objectionable circumstances may include, but are not limited to, the noises, odors, dust, chemicals, smoke, and extended hours of operation that may accompany Agricultural Operations.

The plan area developer(s) shall disclose potential agricultural activities that may occur on the north, west, and eastern edges of the plan area, as well as in the open space designated lands, to future owners in keeping with the intention of the Monterey County code. An open space buffer, including a trail, will be constructed along the northern boundary of the plan area and San Vicente Road in combination with a landscape buffer area will provide a 100-foot wide buffer along the western boundary of the specific plan edge to separate residences from agriculture uses.

It is anticipated that current agricultural operations within the plan area will continue in portions of the plan area that have not yet been developed. Buffers may be necessary, on an interim basis, to protect remaining farmland within the plan area. The linear park will provide a buffer in the early phases of development. In later phases, an undeveloped strip of land, a collector street, or other open space area will need to be identified by the developer(s) and the city to provide a buffer adequate to separate residential and agricultural uses.

6.2 Procedural Implementation of Plan

This specific plan identifies the following procedural implementation measures for development of the plan area to occur:

- The City Council must amend the General Plan concurrently with the adoption of the specific plan and certification of the Addendum to the previously certified Environmental Impact Report (EIR) to incorporate the land use designations and provisions of the specific plan.
- The City Council must approve sphere of influence and annexation requests and pre-zone the territory requested for annexation. Any related detachments will be requested concurrently.
- The City Council must adopt the water supply assessment, plan for services and fiscal analysis, and forward them to LAFCO of Monterey County along with the sphere of influence and annexation request.
- The City Council must adopt the vesting tentative map, subject to:
- Changes proposed in and consistent with the specific plan;
- Mitigations in the certified EIR, and the EIR Addendum;
- Conditions of approval; and
- Subject to LAFCO action on the requested sphere of influence change and reorganization.
- The city must file and obtain approval for a Sphere of Influence Amendment and subsequent annexations from LAFCO of Monterey County.
- Upon completion of annexation, the city must amend the Zoning Ordinance to rezone the property within the plan area consistent with Figure 2-2, Miramonte Specific Plan Zoning Map contained herein.
- The master developer/individual developer(s) shall prepare a final map(s), and improvement plans that reflect the development of the plan area pursuant to and consist with this specific plan. Figure 1-4, Miramonte Specific Plan Land Use Diagram, will dictate the approved land use and circulation pattern, and ultimate development of the plan area must be built to substantially conform and be consistent with the design and zoning standards described in this specific plan. Individual projects shall be developed consistent with the land use designations and circulation plans shown in the specific plan's land use and circulation chapters and with the policies and implementation measures contained within this specific plan.
- Requests to amend the specific plan, such as modifications to land use types, location, or zoning standards identified herein, are subject to review and approval of the city and must be in substantial conformance with the city's goals and the goals of the specific plan.

6.3 Public Facility Improvements

Section 5 of the Miramonte Specific Plan, along with the plan for services which is incorporated herein by reference, describes the “backbone” public facilities needed to accommodate the development of the plan area. The developer will install public improvements based on the timing and location of the proposed development or as identified in a city approved phasing plan. The following is a brief description of public

facilities and infrastructure projects identified as being required with the full build-out of the Miramonte Specific Plan.

6.3.1 Infrastructure

Water Supply

Water service will be provided to the plan area by the City of Soledad and water delivery lines will be installed within the plan area street rights-of-way by the developer(s) and will connect with the existing water lines that serve the city. The distribution system will consist of storage tanks, underground water mains in all streets, ranging from a 12- inch loop reaching the commercial and medium density residential areas, to eight-inch short extensions beyond fire hydrants. The existing water system will require upgrades to the existing distribution system and construction of new facilities within and outside the plan area which will be funded by the developer(s). Such upgrades will include, but not be limited to, additional well(s), an additional 1.0 mg water storage tank and new pump(s) at the east side of the plan area. New pump(s) are necessary to service all development above elevation 340 with city water. Purple pipe will be installed within the plan area to accommodate connection to the City's reclaimed water facility when it becomes available. Actual infrastructure needs can be determined and designed into improvement plans prior to acceptance of Final Map(s). It is anticipated that a master water infrastructure plan will be required for the Miramonte Plan Area demonstrating conformance with city standard construction and operation of water system infrastructure.

Fire hydrants will be provided at not-to-exceed 500-foot spacing, and shall provide pressures exceeding 20 psi residual. Each hydrant will

contain three-outlets (one pumper connection and two hose connections) to fully comply with city standards. All new water mains will be subject to an individual study to confirm required fire flow rates and pressures prior to start of any residential construction within a development phase.

Sanitary Sewer

The City of Soledad is responsible for treatment and disposal of wastewater for the plan area. The sanitary sewer collection system is also operated and maintained by the city. All new sewer mains will be eight-inch or larger, as specified in City of Soledad standards, and will be designed as a part of improvement plans prior to acceptance of Final Map(s). Sanitary sewer lines will be located within the proposed street rights-of-way and connect to the existing sanitary sewer lines that serve the city. The existing sanitary sewer collection system will require upgrades outside the plan area to accommodate development, and which will be funded by the developer(s). All sanitary collection system improvements will be designed, funded, and installed, per city standards, by the developer(s) at the time of each phase of development. It is anticipated that a master wastewater collection infrastructure plan will be required for the Miramonte Plan Area demonstrating necessary improvements and conformance with city standards for connection to the existing municipal sanitary sewer system infrastructure.

Storm Water Drainage

The Miramonte Plan Area storm drainage system will be designed to be completely self-supporting, with the implementation of a new storm drainage system. Storm water flows generated by the development will be collected in an underground

pipings system, bio-swales, and a retention basin. Storm water runoff will be directed to a large percolation/retention pond located adjacent to the existing San Vicente Road and in the extreme southwest corner of the plan area. The purpose of the bio-swales and retention basin is to capture all post development runoff on-site and percolate the runoff water into the groundwater basin. The only proposed connection to current city public storm drains is a relief line at the San Vicente Road retention basin, designed not to function unless retained pond water has risen to near overflow levels. The retention pond will be designed with capacity for a 100-year storm event. Flows in storms of greater intensity than a 100-year return period may be discharged to the city system at San Vicente Road.

Both upstream runoff from outside the plan area and increased plan area runoff caused by development will be intercepted, percolated, and stored, so the ultimate runoff downstream of the plan area will be substantially reduced from its pre-project natural volumes. The developer(s) will design, fund, and construct all storm water drainage improvements within the plan area. Any storm water drainage improvements designed, funded, and constructed outside the plan area or if upstream runoff from outside the plan area and 100 percent of all storm water runoff from the plan area is captured on-site to a 100-year storm capacity, this may off-set normal city development impact fees for drainage.

It is anticipated that a master drainage plan will be required for the Miramonte Plan Area demonstrating conformance with city and Regional Water Quality Control Board requirements prior construction of the storm drainage system infrastructure.

Energy and Communications

All new public utilities and equipment within the plan area will be placed underground and will be designed, funded, and constructed by the developer(s) and reflected on improvement plans at the time of each development phase. All existing overhead utilities shall be converted to underground, with the exception of the existing high voltage steel tower structures and wires. It is anticipated that the following utility services will be provided for the project: 1) natural gas lines and facilities – PG&E; 2) electricity – PG&E; 3) cable television and fiber optic cable or other communications wiring – Charter Communications; 4) telephone – AT&T; and cell towers.

6.3.2 Parks and Open Space

By design, the Miramonte Specific Plan provides for a significant amount of public parkland and open space in the form of neighborhood pocket parks, a linear park, two community parks (one in the center of the development that connects the school sites to the core of the plan area, and one adjacent to San Vicente Road which will be a dual park and storm retention basin), additional parkland connected to the two school sites, park connectors (e.g. sidewalks, pathways, trails, etc.), landscaped buffers, and designated walking trails. All parkland design, funding, and improvements will be the responsibility of the developer(s) as will the landscaping, irrigation, and all structures and hardscape improvements within these areas. Parkland dedication and improvements may off-set city parkland impact fees, as long as the amount of parkland dedication and improvements meets or exceeds the city standard for parkland dedication. Park maintenance will be funded through a Benefits Assessment

District, Community Facilities District, or some other funding district mechanism and will be the responsibility of the city.

6.3.3 Circulation

The circulation system within the plan area consists of several primary collector roads and numerous in tract neighborhood streets. The design, funding, and construction of the circulation system will be the primary responsibility of the developer(s) on a phase by phase or sub-area tract by tract basis. Street maintenance will be the responsibility of the city. Maintenance of common landscape, specialty hardscape and street trees will be funded by a Benefits Assessment District or some other District funding mechanism.

6.3.4 Public Safety Services

Fire Protection

An ancillary fire station site (along with a police sub-station) is designated within the plan area, located approximately 1.6 miles north of the present fire facilities in downtown Soledad. Once constructed and operational, this ancillary fire station should reduce response time for emergency fire department and/or ambulance response by three to four minutes.

Law Enforcement

A site for a City of Soledad police sub-station (along with an ancillary fire station) is designated within this plan, located approximately 1.6 miles (or three minutes normal driving time) north of the present police facilities on Main Street in downtown Soledad. This location is at the approximate center of the Miramonte Specific Plan and should greatly reduce emergency response time.

The land for the ancillary fire station and police sub-station will be dedicated by the developer(s) and the fire and police sub-station construction is a city responsibility.

6.3.5 Public Schools

Miramonte Specific Plan designates sites for two 11-acre elementary schools, and an additional two acres of the Residential Study Area (Sub-area 13), which will be made available to the Soledad Unified School District. The two elementary school sites are located adjacent to collector streets and centrally located within the plan area. The applicant and/or developer(s) will provide an offer to dedicate the designated school sites and the two acres within the Residential Study Area. 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.

6.4 Phasing

Development phasing that responds to market conditions, ensures adequate infrastructure and services, and serves the needs of the community, is critical for orderly development to occur. The specific plan addresses the full range of public facilities including streets, utilities, and parks. Backbone public facilities required for the development of the planning area are described in the Plan for Services (incorporated herein by reference) and within Section 5 of this document.

Annexation requests to LAFCO may be phased to ensure preservation and ongoing use of adjacent farmland to the extent feasible, and adequate provision of urban services within the annexed area. Land proposed for annexation shall include the entirety of adjacent streets and shall be contiguous to the existing city limits.

Phasing Parameters

The city's intention is for the development to progress from the south, along the current city urbanized edge, to the north. The first phases of development are expected to occur adjacent to the existing city limit and along San Vicente Road in sub-areas 1, 2, 4, and 10.

The need for adequate infrastructure and services will drive the development phasing more so than the location of development within the plan area. The need for these facilities and the cost of improvement implementation will greatly affect the extent, location, and timing of new development. As a result, the development of non-contiguous property may be permitted if the appropriate public facilities are installed. The following parameters shall guide phasing:

- Initial development will occur south of the linear park and be contiguous to existing development within the current city limits. The storm drainage infrastructure retention basin and lower portions of the linear park bio-swale will be developed within this initial phase and access to this initial phase may be obtained via Orchard Lane and West Street.
- Subsequent phased development shall be driven by the market and the availability of infrastructure/services; however, development of one of the sub-areas (sub-areas 10, 11, 15, or 16) in the northern portion of the plan area will require one additional street connection to San Vicente Road; development within two or more of these sub-areas will require two additional connections to San Vicente Road.
- Any housing development adjacent to, or within 600 feet of, San Vicente Road shall require at least one access to San Vicente Road.
- The San Vicente Road re-alignment shall be completed with the initial phase of development, which shall include a connection to San Vicente Road.
- The city's parks to population ratio of five acres per 1,000 people shall be maintained within the plan area at all times, during the phasing process of buildout.
- An overall ratio of 15 percent high density (20 units per acre or greater), senior, or deed restricted affordable housing units shall be maintained within the plan area. Developments that do not include high density, senior, or deed restricted affordable housing shall contribute a fair share payment to a fund for development of such housing.
- The applicant and/or developer(s) will provide an offer to dedicate the designated school sites. School sites shall be dedicated to the Soledad Unified School District concurrent with adjacent development within sixty (60) days of city approval and recordation of the first Final Map.
- The Residential Study Area may be constructed at any time that adequate services can be provided to the site.
- To the extent feasible, large and contiguous tracts of farmland shall be kept intact while development occurs elsewhere in the plan area.

The city may set other phasing parameters beyond those included herein, as a part of conditions on the vesting tentative map, Final Map approval, or as part of a separate development agreement. In all cases those parameters must be either consistent with or in substantial conformance with the intent of the parameters set herein.

6.5 Financing

All public infrastructure, roadways, and parkland will be designed, funded, and constructed by the developer(s) in a phased manner and in accordance with the phasing parameters contained herein. By the time that the final map is recorded, funding mechanisms will need to be in place to enable city police protection, fire protection, public works maintenance, engineering services, community center programs, and city Administration/overhead functions (including City Council, City Manager, City Attorney, City Clerk, Finance and City Treasurer). At this time the fiscal analysis on the Miramonte Specific Plan anticipates that the project will not generate sufficient General Fund revenue to cover projected costs. The exact extent of the fiscal gap is dependent on the on the city's share of the standard one percent property tax which will ultimately be determined by negotiations between the city and the county as part of the annexation/reorganization process.

Based on an assumed 4.7 percent share of the one (1) percent property tax, plus additional property tax in lieu of vehicle license fees, the project at buildout will produce sufficient revenue to support General Fund services. However, the City of Soledad funds a number of maintenance functions for streets, storm drains, and parks through special assessment district, as described below. While the project does not

adversely affect General Fund service, it would need to participate in a special assessment district in order to complete funding for all required services.

6.5.1 Community Facilities District

The Mello-Roos Community Facilities Act of 1982 authorized cities to establish a Community Facilities District (CFD) which aids in the financing of public services and facilities through a special tax. In order to secure long term funding dedicated to the provision of public facilities such as police protection, fire protection, public works maintenance, engineering services, community center programs, and city administration/overhead functions needed by all new development within the area, the Miramonte Specific Plan Area will be included in a CFD. The purpose of the CFD is to help fund public facilities not included in an existing city wide fee program, but that are essential to the plan area's development. The CFD will be in addition to the other city adopted development fees. A special tax will be levied annually to cover the city's fees for these public facilities. The City of Soledad can pay for these improvements through tax revenue, or with the bond financing secured by the tax.

6.5.2 Development Fees

Under the California Constitution, cities have the right to exact fees from developers in exchange for their receiving the privilege to develop. Development fees are a one-time charge. If the fees recovered are insufficient to cover the costs, the city must consider alternative methods of raising the additional funds. Development fees are paid incrementally as development occurs. Also, development fees cannot be used to fund existing capital deficiencies in the area or on-going maintenance.

For improvements that cannot be easily constructed on a small scale or incremental basis, it would be necessary to finance improvements through city-backed bonds (Mello-Roos). However, these bonds would have to be backed by the general fund, since there is no guarantee as to when or how much of these fees would be recovered. Specific development impact fees may be negotiated between the city and developer(s) as a part of a future Development Agreement.

6.5.3 Benefits Assessment District

Assessment districts are usually formed to pay for infrastructure projects, where there is a clear benefit to properties within the district and where there is a clear public purpose. The owners contribute based only on benefits they receive directly, not for all of the project's benefits. Special assessment districts may also be formed and be charged against future residential and commercial users to pay for operations and maintenance of privately owned improvements.

A Benefit Assessment District or some other similar funding mechanism may be formed as an implementation item of the Miramonte Specific Plan. The costs for maintaining the project's on-site infrastructure will be funded by this district and thus not result in a net impact to the city's General Fund. Consistent with the city's requirements for new development projects, it is assumed that the assessments would cover the following costs:

- Street light electricity and maintenance
- Storm drain maintenance
- Parks and other public landscape (e.g. street medians, etc.)
- Maintenance of the on-site pond
- Street maintenance

The city will float bonds to pay for such improvements; the debt is paid by assessing those property owners who will be served by the improvements. An individual property owner's portion of the debt is based on the owner's proportional benefit. Any method that reasonably measures these benefits can be used to spread the debt among property owners.

6.5.4 Private Financing

The proposed project may also include privately held open space to be used for agricultural grazing, alternative energy, and infrastructure support facilities for the rest of the plan area. This open space area may also contain public access easements for walking, hiking, and education. This portion of the specific plan Area will be privately maintained and will, therefore, not result in any cost impacts to the city. Maintenance of the public access easements and any infrastructure within the open space area may be included in the Community Facilities District for long-term maintenance.

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Miramonte Specific Plan Goals and Policies

A

APPENDIX

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MIRAMONTE SPECIFIC PLAN GOALS AND POLICIES

Land Use Goals and Policies

Land Use Goals

- LU – 1 Include the plan area within the city’s sphere of influence and city limits prior to the city accepting development plans (i.e. improvement plans, final maps, site plans, etc.).
- LU – 2 Protect open space and agricultural areas by encouraging more dense development, reducing the geographic extent of the Mirrasou Specific Plan Area, and reducing the residential development potential of the Northwest Expansion Area.
- LU – 3 Provide a range of land uses and facilities that meet the needs of plan area residents, that are economically beneficial to the city, and can be developed into an integrated and cohesive residential and recreation-oriented community centered around parks, trails, schools, and shopping and embracing and connecting to the hillside open spaces to the east.
- LU – 4 Create new, attractive residential neighborhoods that are in proximity to parks, open spaces, schools, and neighborhood commercial, and provide a variety of housing types and densities within low, medium, and high density neighborhoods to serve a range of housing needs and income levels, including low income levels, of the broader Soledad community and region.
- LU – 5 Provide adequate open space, parks and recreational facilities that are centrally located and linked throughout the plan area, to meet the needs of the plan area residents and the community.
- LU – 6 Include land uses that serve the local population and provide employment opportunities for residents of the plan area and immediate surrounding communities. And locate shopping, employment centers, recreation, and parks within walking distance from the homes that use these specific plan components.
- LU – 7 Provide 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.
- LU – 8 Provide 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.
- LU – 9 Protect the scenic vistas of the hills above Soledad through careful siting and design standards that minimize grading and visibility of new hillside development, and keep development, unless otherwise specified herein, below the 400-foot elevation contour.

Land Use Policies

- LU – A Utilize the development potential of the Mirrasou Specific Plan Area and reduce the development potential of the Northwest Expansion Area by 525 units.
- LU – B Apply to LAFCO for inclusion in the city’s sphere of influence and annex land in anticipation of development.
- LU – C Incorporate affordable housing within the plan area, including housing for senior citizens, workforce, and low and very low income households. Consistent with the Inclusionary Ordinance, provide at least six percent of units for very low income households, six percent for low income households, and eight percent for moderate income households. At least 30 percent of medium density housing units should be available as rentals. The affordable housing units shall be constructed concurrently with the market rate housing units.
- LU – D Commercial buildings should be placed at or near the front setback and oriented toward the street to define and enliven the street. Commercial buildings and multifamily residential buildings should be oriented towards streets and where possible should not back onto parks, trails, plazas, or other public spaces. The “front” facade and building entrances and windows should wrap around all public elevations of the buildings. Where buildings do back onto public spaces, care must be taken to present a finished architectural design, and utilities, loading areas, trash receptacles, service doors, and similar must be integrated or screened in these areas.
- LU – E Garages and parking lots should be de-emphasized and moved back from the street and/or out of direct view.
- LU – F Prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should all be coordinated to maximize energy conservation. Passive solar heating and cooling shall be demonstrated in construction drawings and the Title 24 energy calculations, and shall achieve at least 50 percent of the heating load within each sub-area.
- LU – G Landscaping should be installed between the street and the sidewalk buffering the sidewalk from traffic and providing a pedestrian scale to walkways and a landscaped parkway along the street edge. Breaks should be provided to allow pedestrian access from on-street parking spaces. Ample street trees should be provided.
- LU – H Major and minor gateways should be designed to provide a consistent feel of arrival. Use of water, stone, and living landscape materials, along with signs and public art will provide for dynamic gateways within the plan area. Each residential neighborhood should be distinct, with neighborhood gateways that are unique to the neighborhood, but consistent with the overall specific plan character.
- LU – I Residential buildings should provide an attractive architecture that emphasizes welcoming facades on all street- and public-facing elevations. Architecture and landscape should combine for a unified character within each sub-area.

- LU – J Concurrent with recordation of a final subdivision map, developers shall provide compensation for conversion of Prime Farmland or Farmland of Statewide Importance to urban uses using one of four methods, at the discretion of the city:
- 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 reservation 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 preservation of agricultural land within areas targeted by the city.

Circulation Goals and Policies

Circulation Goals

- C – 1 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.
- C – 2 Provide a comprehensive bicycle and pedestrian network separate from street rights-of-way to facilitate quick and convenient non-motorized access.
- C – 3 Provide seamless connections to adjacent areas, but encourage most automobile and all truck traffic to use San Vicente Road, rather than Orchard Lane or West Street.

Circulation Policies

- C – A The General Plan circulation concept should be adapted to the plan area in recognition of development limitations related to the 400-foot elevation contour and future traffic demands in the northwest quadrant of the city.
- C – B All streets and circulation routes shall be consistent with [Figure 3-1, Miramonte Specific Plan Circulation Diagram](#).
- C – C San Vicente Road shall be connected to the plan area by large-radius curves to provide a smooth transition from the plan area south to the existing improved section of San Vicente Road, and the extension of Gabilan Drive called for in the General Plan.

- C – D Street widths shall be consistent with street section minimums indicated in [Figures 3-2, Street Classifications Cross Sections](#).
- C – E All street improvements shall be financed and installed by the developer. The developer may be credited by the city’s Traffic Impact Fee program.
- C – F All streets shown on the circulation diagram shall be public and dedicated to the City of Soledad, and shall be constructed with curbs, gutters, landscape parkways, and sidewalks meeting City of Soledad Standard Plan specifications.
- C – G City shall assume responsibility for the maintenance and repair of all street facilities with funding from a Benefits Assessment District, Community Facilities District, or other appropriate funding mechanism.
- C – H Funding for maintenance of lighting, street improvements, special paving surfaces, sewer, storm drain, common area landscape, open space, and hardscape shall be provided through a Public Facilities Maintenance District, Community Facilities District, or a similar funding mechanism.
- C – I All private streets and driveways within the plan area, such as within commercial and medium density residential areas, shall be maintained and paid for by the property owners for those developed areas.
- C – J All streets shall include a sidewalk at least four feet in width on each side of the street.
- C – K Sidewalks adjacent to schools, commercial areas, and village residential areas (external road frontages only) shall be a minimum of eight feet wide, and may replace planting strip and landscaping included in the street sections with interspersed landscaping block.
- C – L Sheltered bus stops including bus turn-outs, meeting Monterey-Salinas Transit (MST) specifications, shall be provided at appropriate locations within the plan area. The developer will develop these bus stops for use by the on-call service or future fixed route service.
- C – M Bike lanes and paths shall be designed and maintained to improve bicycling safety and convenience, achieve integration with the street network, and encourage people to use bicycles to commute to work or school.
- C – N New development shall provide bike lanes and paths, secure bicycle storage, and parking facilities.
- C – O Bicycle parking should be provided in locations near building entrances or outdoor use areas with good public visibility.
- C – P A minimum of two ingress/ egress streets will be provided for each neighborhood (sub-area). Access should be aligned with intersecting streets where possible.

- C – Q West Street south of the Plan Area is encouraged to be retrofitted to provide buffered bicycle lanes, as an extension of the Plan Area cross section, to the extent feasible, to reduce traffic speeds and provide an attractive bicycle and pedestrian corridor linking the plan area with Soledad High School, Main Street Middle School, and downtown.
- C – R The northern-most 1,800 feet of the northern collector street may be relocated adjacent to the Residential Study Area, or, if no significant traffic-generating development is anticipated in the area immediately north of the Plan Area, eliminated from the Specific Plan Map. In either case Sub-areas 12 and 14 shall be redesigned with local streets, and an additional or expanded neighborhood park(s) included, approximately equal in size to the overall right-of-way reduction.

Parks, Recreation, and Open Space Goals and Policies

Parks, Recreation and Open Space Goals

- P – 1 Ensure that the provision of adequate park, open space, and recreational facilities meets the varied needs of the plan area residents.
- P – 2 Protect the visual and natural resource values of the hillside open space lands.
- P – 3 Utilize park lands to link neighborhoods.

Parks, Recreation and Open Space Policies

- P – A Provide a variety of semi-active and passive recreational features that meet the needs of residents' abilities and interests.
- P – B Provide enough parkland during each phase of development to meet the needs of project residents in that phase or neighborhood being constructed. The developer shall be responsible for construction of park improvements including landscaping, turf, paths, parking areas, sports facilities, playgrounds, restrooms, benches, trash receptacles, drinking fountains, and special community facilities such as a community center building. Park maintenance shall be funded thorough a Community Facilities District or other similar funding source.
- P – C Parkland minimum requirements shall be determined at five acres per 1,000 residents.
- P – D Design and landscape parks for easy maintenance, water efficiency, wind protection, and shade. Utilize native plants when suitable selections are available.
- P – E Interconnect parks, open space, schools, commercial areas, and the neighborhoods with sidewalks and/or trails.
- P – F Include multi-functional spaces and facilities in the parks.
- P – G Parks, open spaces, and recreation facilities should be designed to eliminate or avoid hidden and difficult-access areas where security problems would be likely to occur.

- P – H Each of the neighborhood parks will include a small children’s play area (tot-lot).
- P – I Children’s play areas and other appropriate park areas should have adequate shade, seating, and wind protection provided through landscaping and/or constructed elements, and if located near collector streets, a three- to four-foot tall fence to separate the play area from the street.
- P – J The storm water basin will be a dual-purpose area with sport and recreation fields.
- P – K Parks should be located and designed to minimize noise and activity conflicts with residential areas.
- P – L A 100-foot-wide low growing and low fuel vegetated buffer should be provided between residential lots and the larger hillside open space area. This 100-foot buffer will be located within the open space area, and will be maintained to keep fuel load low. Maintenance will be funded through a Community Facilities District or other similar funding source.
- P – M Landscaping in the open space area, if needed to supplement existing vegetation, should utilize native plant materials that are both fire resistant and non-invasive.
- P – N All dedicated park and open space acreage (excepting neighborhood pocket parks and connecting pathways) shall include the design, financing, and construction of public parking within the park space, at the time the park is constructed, to eliminate the use of neighborhood streets as parking locations for residents and visitors who choose to visit the park and/or open space areas. Parking for the hillside picnic park and hillside open space shall be provided within the linear park.
- P – O At least two of the playgrounds within the plan area shall be of universal design to accommodate the needs of children with special physical or mental needs.

Public Services and Facilities Goals and Policies

Public Services and Facilities Goals

- PSF – 1 Provide an efficient, self-sustaining system of public facilities that accommodates the needs of the residents and businesses within the plan area through buildout.
- PSF – 2 Provide adequate and reliable services and utilities to residents and business and ensure adequate maintenance of these utilities and services.
- PSF – 3 Development within the plan area will implement Low Impact Development design features in compliance with the Central Coast Regional Water Quality Control Board Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

Public Services and Facilities Policies

Wastewater Policies

- PSF – A Minimize wastewater flows through water conservation efforts.
- PSF – B Design and construct the wastewater treatment collection system in accordance with applicable requirements of the Soledad Long-Term Wastewater Management Plan.
- PSF – C Wastewater lines shall be sized in anticipation of development in the remaining Mirrasou Specific Plan Area to the north.

Water Policies

- PSF – D Design and construct the specific plan water supply and distribution system to expand upon and integrate with the city's water distribution system to meet the needs of future plan area developments consistent with the Soledad 2015 Urban Water Management Plan and 2005 Water Master Plan.
- PSF – E 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.
- PSF – F Water lines extending to the north boundary of the plan area shall be sized in anticipation of development in the remaining Mirrasou Specific Plan Area.

Storm Water Policies

- PSF – G Ensure provision and sizing of adequate storm water facilities to accommodate the plan area and provide for water retention sufficient to limit peak flows to predevelopment levels.
- PSF – H Design, fund, and construct a storm water collection and retention system, including an appropriately sized retention basin, that adequately retains peak storm flows onsite, avoids aggravating or causing storm water flow capacity problems offsite downstream from the plan area, ensures separation of storm water drainage from recycled water generated within the plan area, and is consistent with the city's Storm Drain Master Plan, the city's Storm Water Management Plan, and the City of Soledad Storm Water Ordinance No. 617.
- PSF – I Limit the development of impervious surfaces, to the extent practical in order to reduce post-project runoff volumes.
- PSF – J Require appropriate runoff control measures as part of development to minimize discharge of urban pollutants (such as oil and grease) into drainage areas, and design, fund, and construct a bio swale for the length of the linear park that connects to the retention basin in the plan area.
- PSF – K Construction and grading activities shall comply with Best Management Practices and Storm Water Pollution Prevention Plan policies per applicable controls, standards and Regional Water Quality Control Board.

Energy and Communication Policies

- PSF – L The city shall ensure that energy and communications services are provided, either through direct city provision, contract, or franc.
- PSF – M Electrical and gas services shall be provided by Pacific Gas & Electric (PG&E) or other authorized service providers.
- PSF – N Telephone service shall be provided by AT&T or other authorized service providers.
- PSF – O Cable television shall be provided by Charter Communications or other authorized service providers.
- PSF – P No roof mounted or aerial antennas or receiver dishes shall be installed that are visible from beyond a parcel's property li.
- PSF – Q All utilities shall be installed underground.
- PSF – R Provide new communication technologies such as fiber optics, cell tower sites, and wireless service, which will provide future benefit to residents and businesses within the plan area.
- PSF – S New development should include the provision of an I-net system, linking all city facilities, as a part of public improvements.
- PSF – T Promote energy sources that will ensure reliability during high energy demands.
- PSF – U Promote the use of solar energy devices and encourage solar orientation of residential and business buildings to facilitate passive and active solar systems and reduce the use of fossil fuels.
- PSF – V Promote recycling of consumer and business waste to reduce landfill requirements and lengthen the service life of existing landfills.

School Policies

- PSF – W New elementary school facilities, or improvements to existing schools, shall be in place as needed to serve each phase of specific development prior to occupancy. Prior to approval of the first Final Map, an agreement shall 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 concurrent with adjacent development. The school sites shall be dedicated to the Soledad Unified School District within sixty (60) days of city approval and recordation of the first final map.
- PSF – X New school facilities shall be located and designed in accordance with Soledad Unified School District and/or State Department of Education sitting and design criteria.

- PSF – Y 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, including schools, are available to serve additional housing and residents.
- PSF – Z New development shall provide stub-out utilities for schools so that new public improvements are not disturbed or removed during school construction.

Law Enforcement and Fire Protection/Medical Services Policies

- PSF – AA Expand police and fire protection services and facilities as needed to adequately meet the needs of project residents. To serve build-out of the specific plan area, a 1.3 acre site has been centrally located and designated for development of a public safety facility.
- PSF – BB Provide adequate lighting, visual corridors, and/or vehicle access along streets and nature trails to the extent feasible.
- PSF – CC Select and maintain landscaping features and plant materials to minimize hiding spaces and other indefensible sp.
- PSF – DD Landscape, design and/or protect walls, fences and other publicly accessible flat surfaces to minimize areas that attract graffiti.
- PSF – EE Design streets to City of Soledad Fire Department/Emergency Response standards, including fire hydrants, turn-outs, and cul-de-sac radii.
- PSF – FF New development shall provide fire flow, emergency access, and hydrants consistent with Fire Department Requirements.
- PSF – GG The plan area should include 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.
- PSF – HH Police and Fire Services will be maintained with funding from a Public Safety Benefit Assessment District or similar funding mechanism.

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Memorandum of Understanding

B

APPENDIX

**MEMORANDUM OF AGREEMENT BETWEEN
THE CITY OF SOLEDAD AND THE COUNTY OF MONTEREY REGARDING
WORKING COOPERATIVELY ON COMMON PLANNING, GROWTH AND
DEVELOPMENT ISSUES IN ORDER TO BE AS EFFECTIVE AS POSSIBLE IN THE
IMPLEMENTATION OF THEIR RESPECTIVE GENERAL PLANS**

This Memorandum of Agreement, hereinafter referred to as ("Agreement"), is entered into on this 15 day of March 2016 (the "Effective Date") by and between the City of Soledad, a Municipal Corporation hereinafter referred to as ("City"), and County of Monterey, a political subdivision of the State of California, hereinafter referred to as ("County"), and together hereinafter referred to as the "Parties".

RECITALS

WHEREAS, the Parties declare that it is in their mutual interest to work cooperatively on issues of planning, growth, and development in order to provide more certainty regarding the future direction, extent, and conditions of urban development, to reduce unnecessary conflicts and to reduce costs for future development including affordable housing, to provide for the long term protection of valuable agricultural lands, and to be as effective as possible in the implementation of their respective General Plans; and

WHEREAS, as an expression of the intent to work cooperatively on common issues pertaining to planning, growth and development, the Parties have prepared this Memorandum of Agreement ("Agreement"), which serves to fulfill the requirements of California Government Code Section 56425(b), as an Agreement by and between the Parties regarding the expansion of the boundaries of the City's Sphere of Influence (SOI), and the establishment of planning principles by both Parties to promote logical and orderly development for purposes of the City's application to the Monterey County Local Agency Formation Commission (LAFCO) to update its Sphere of Influence; and

WHEREAS, the Parties recognize, pursuant to California Government Code Section 56425(c) that this Agreement itself does not commit the Parties to any particular form or pattern of development, but rather, if LAFCO's final determination is consistent with this Agreement, then the Agreement would need to be considered for approval by both the City and County after noticed public hearing. Once the Agreement has been adopted by the Parties and their respective general plans reflect the Agreement, then any development approved by the County within the adopted sphere shall be consistent with the terms of the Agreement; and

WHEREAS, this Agreement is not subject to environmental review under the California Environmental Quality Act (CEQA) because 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 the California Environmental Quality Act (CEQA), the need to hold public hearings and/or otherwise seek public input before reaching binding decisions, and the need to obtain approvals from other agencies such as the Local Agency Formation Commission of Monterey County (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; and

WHEREAS, the Parties recognize and understand that individually each has its own growth plans, priorities and approaches; however, it is of mutual benefit to enter into this Agreement to acknowledge their cooperation in a variety of key policy areas.

NOW THEREFORE BE IT RESOLVED, that the Parties find that establishment of this Agreement is an effective and beneficial means of reaching basic agreement regarding future planning, growth and development issues in and around the City of Soledad.

BE IT FURTHER RESOLVED that the Parties declare and agree as follows:

Section 1. Logical & Orderly Development.

1.1 The City has adopted the 2005 Soledad General Plan, which establishes a long range development plan for the City that identifies the “ultimate” City area that will enable the City to plan for efficient provision of public facilities and the delivery of services, provide clarity for property owners about the direction of future development and its extent, and direct development away from the best agricultural land.

1.2 The County recognizes that the City’s long-range plan, as interpreted by the policy commitments found in this document, serves the mutual goal of conserving agricultural lands, by limiting urban development and its impacts on agricultural operations to a defined area. The City General Plan provides certainty for farmers and ranchers outside of the growth area that they can invest in and continue farming on a secure basis, without future pressure to convert their lands for urban development.

1.3 The 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 – L-9. The 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.

Section 2. Direction of Future Development.

2.1 The City agrees as follows:

a) To limit future long-term development within the area shown on Exhibit ‘A’ and designated as “Urban Growth Boundary” (the “UGB”). The purpose of the UGB is to bound and enclose the land intended for development within the 2005 Soledad General Plan.

b) To manage development of land within the UGB utilizing the best available “sustainable” practices. The intent of the City is supported by 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...

c) To encourage proposals for infill development on vacant or underutilized sites within the existing City limits east of Highway 101 whenever possible, to avoid urban sprawl and postpone the conversion of agricultural land to urban uses.

d) To require Specific Plans to include residential densities that ensure a compact urban form that helps protect agricultural land from premature conversion.

e) 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’ and identified as “Permanent Agricultural Edge”. A “Temporary Agricultural Edge” is hereby established east of Bryant Canyon Road, as specifically shown on Exhibit ‘A’. The Temporary Agricultural Edge may be eliminated through an amendment to this Agreement.

f) To utilize agricultural buffers within the UGB to address the compatibility between the development of urban land uses and existing or planned agricultural uses. The City’s General Plan requires development within or adjacent to designated 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 unencumbered use of

their property for its designated use without experiencing significant deleterious effect from neighboring use.

g) To actively participate with the County, LAFCO and other cities within the Salinas Valley to develop a Valley-wide Agricultural Land Mitigation Program to address the loss of agricultural land due to development and conversion to urban uses.

h) 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.

2.2 The County agrees as follows:

a) 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.

b) 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 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 (See Figure II-1, Soledad General Plan), 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.

c) To promote long-term conservation of commercial agriculture outside of the Soledad General Plan UGB (Exhibit 'A') 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 the County's General Plan Policy LU – 2.17.

d) To not support the inclusion of land into a Williamson Act contract within the City's UGB.

Section 3. Specific Planning Actions.

3.1 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 below. Each of those specific planning actions is described below.

a) Dole/Camphora Services. The Parties agree that, prior to any future connections of city infrastructure to unincorporated areas northwest of the current city limits, the Parties will discuss entering into an agreement setting appropriate fees for such service.

b) Adobe Site at Arroyo Seco Interchange (Los Coches Adobe site). The Parties agree to cooperatively identify methods to allow the City to fully utilize the site of the Adobe property at the northwest corner of the Arroyo Seco Road interchange with Highway 101 if the historic structure is able to be reused for a future use and for uses that serve the visiting public, such as a campground, inn, visitor center, use that supports the agricultural industry as an informational or educational use, or supports the winery corridor as outlined in the County General Plan. If the historic adobe cannot be retained, negotiations shall occur between the Parties prior to demolition, and shall include a review by the County's Historic Resources Review Board prior to issuance of any demolition permit. The intent of the discussions and review are to attempt to identify methods that may save the historic structure. The County supports the connection of the City and the Adobe through annexation of appropriate land, including the enlargement of the Adobe property site in order to facilitate the establishment of the public visitor serving uses set forth above.

c) The Parties agree to discuss the potential for future inclusion of the Heavy Industrial area, in the unincorporated area southeast of the Soledad Correctional Facilities, in the Sphere of Influence in the future. The area shall be considered for future annexation to the City of Soledad, if growth of the City occurs to the west into the Northwest Expansion Specific Plan area.

d) Agricultural Processing Facilities. If an agricultural processing facility is proposed for construction in the unincorporated area on a parcel adjacent to the City limits or SOI, the Parties shall discuss annexation of the site to the City as part of the discretionary permit actions. The intent of this Agreement is to have the site become part of the incorporated City.

e) The inclusion of the industrial area along McCoy Road in the City Planning Area Boundary and Sphere of Influence shall be discussed between the Parties as part of any future comprehensive update to the City General Plan.

f) 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.

g) 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 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.

h) 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.

The language of 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.

Section 4. Development Phasing & Annexations.

4.1 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.

4.2 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.

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.

Section 5. Agricultural Land Compatibility.

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.

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 – The City shall discourage “leapfrog” development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.

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.

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 Agriculture by the Monterey County General Plan.

Policy C/OS-4 – The City shall support the agricultural economy by encouraging the location of agricultural support industries in the City...

Policy C/OS-5 – The City shall require a right-to-farm condition to all future

subdivision maps adjacent to farmlands.

Policy C/OS-6 – The City shall require development within or adjacent to agricultural areas to minimize conflicts with adjacent agricultural uses.

Policy L-1 – Preserve agriculture on large lots outside the City's sphere of influence ...

Policy L-2 – Further annexations to the City may occur when...a substantial portion of the development capacity within the existing city limites has been developed...

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.

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.

Section 6. Agricultural Land Conservation Program.

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.

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.

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):

6.3.1 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 and 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:

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 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 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 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 subdivisions maps or prior to the issuance of a grading permit. The City may consider receiving mitigation fees for individual projects in annual installment payments 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.

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.

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 represents the best interest of the City, and that 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 the California Environmental Quality Act to provide actual mitigation and to report on utilized mitigation funds.

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 3rd District County Supervisor. This section applies until the County and City have an Agricultural Land Conservation Program agreed to by both parties.

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, non-profits, industry/business, government and schools;
- b) Increased agricultural educational programs in the Soledad Unified School District;
- c) Purchase of permanent agricultural buffers to alleviate potential physical conflicts between existing or planned agricultural uses (either within or outside the UGB) and urban land uses planned within the UGB;
- d) Economic programs developed to expand markets for local agricultural products;
- e) Programs promoting careers in agriculture;

f) Contributions to non-profit associations dedicated to agricultural education, promotion or preservation.

g) Funds for the acquisition of agricultural easements outside the City UGB.

6.3.7 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.

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.

Section 7. Traffic Mitigation Fees.

7.1 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. 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.

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.

Section 8. Tax Sharing.

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"

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.

Section 9. Environmental Review, Public Hearing & Local Decision-making.

9.1 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 the California Environmental Quality Act (CEQA), the need to hold public hearings and/or otherwise seek public input before reaching binding decisions, and the need to obtain approvals from other agencies such as the Local Agency Formation Commission of Monterey County (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.

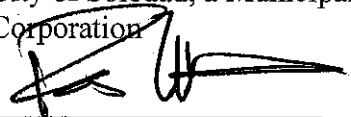
Section 10. Amendment.

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.

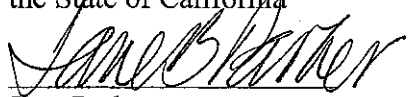
[Signatures on a separate page]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first written above, and shall take effect following adoption and the placing of signatures by all Parties.

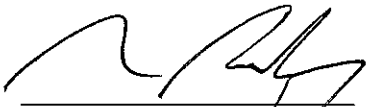
City of Soledad, a Municipal Corporation


Fred Ledesma
The Honorable Mayor

County of Monterey, a political Subdivision of the State of California

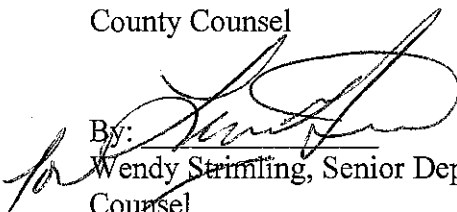

Jane Parker
Chair, Monterey County Board of Supervisors

APPROVED AS TO FORM:

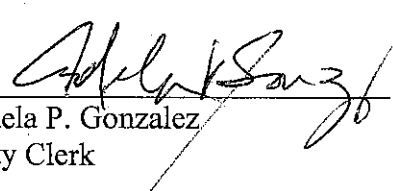

Michael Rodriguez
City Attorney

APPROVED AS TO FORM:

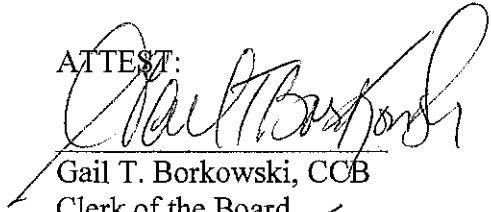
Charles McKee
County Counsel

By: 
Wendy Strimling, Senior Deputy County Counsel

ATTEST:


Adela P. Gonzalez
City Clerk

ATTEST:


Gail T. Borkowski, CCB
Clerk of the Board

By: _____
Deputy

