

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY


LOCAL AGENCY FORMATION COMMISSION
P.O. Box 1369 132 W. Gabilan Street, Suite 102
Salinas, CA 93902 Salinas, CA 93901
Telephone (831) 754-5838 www.monterey.lafco.ca.gov

Kate McKenna, AICP
Executive Officer

MEMORANDUM

DATE: December 2, 2022

TO: Chair and Members of the Formation Commission

FROM: Kate McKenna, AICP, Executive Officer 

SUBJECT: Supplemental memorandum #3 transmitting additional correspondence received regarding December 5, 2022 LAFCO Meeting Agenda Item No. 14 – City of Soledad Miramonte proposal (LAFCO File #20-01)

This memo transmits correspondence received on Wednesday, November 30. If we receive further correspondence, staff will continue to forward it.

From: susan schiavone

To: McBain, Darren J. x5302

Cc: Michael DeLapa

Subject: Comments on Miramonte Specific Plan Annexation

Date: Wednesday, November 30, 2022 8:39:13 PM

Dear Local Agency Formation Commission (LAFCO) of Monterey County,

I support LandWatch in urging you to oppose Soledad's annexation of the Miramonte Specific Plan area, as currently proposed. The Plan's failure to provide sufficient, integrated, and concurrent affordable housing is inconsistent with the Soledad General Plan, its Housing Element, and state policies.

Few Soledad families can afford the \$600,000+ single family homes that make up the majority of the project. More problematically, these are the only kinds of units that will be produced in the first four phases of the project, which will build 636 low-density single family units. Surely you can devote part of this project to smaller homes on smaller lots, which would suffice for a family and also build some higher density duplexes or condos. Affordability is a key aspect of the housing needs for our county and this project should address this.

Please request Soledad and the Miramonte Specific Plan developer to revise its application to address the issues Soledad residents and LandWatch have raised. Thank you.

Sincerely,

Susan Schiavone, Seaside