

*Before the Board of Supervisors in and for the  
County of Monterey, State of California*

**RESOLUTION NO. 22-105**

- Resolution of the Monterey County Board of Supervisors to: )
- a. Approve a Pre-Annexation Agreement with the City of Salinas to acknowledge foreseeable annexations, reaffirm coordination of land use entitlement and CEQA compliance as agreed to in the Greater Salinas Area MOU2019 Addendum, and to analyze the property tax and revenue sharing formulas between the City and the County; and )
- b. Authorize the County Housing and Community Development Director, or designee, to execute the Pre-Annexation Agreement with the City of Salinas and future amendments or extensions to the Pre-Annexation agreement where the amendment(s) or extension(s) do not significantly alter the scope of work or affect the County’s obligation. )

**WHEREAS**, on September 11, 2020, the project applicant submitted a development application (PLN180441) to the County of Monterey Housing and Community Development Department to develop a commercial project on approximately 17.5 acres of commercially designated lands (APN 113-091-017) under the County of Monterey’s General Plan;

**WHEREAS**, Owner has requested a Will Serve Letter from the City to construct a new sewer line to connect to and receive service from its wastewater collection and disposal system. Owner and City staff have negotiated a final draft Sewer Agreement that states the terms and conditions by which the City will grant a Will Serve Letter for connection to and service from the City’s Disposal System for the Sala Road Project, which is required for the County to deem the project application complete;

**WHEREAS**, the City has requested a Pre-Annexation Agreement with the County to acknowledge the foreseeable annexations, reaffirm coordination of land use entitlement and California Environmental Quality Act (“CEQA”) compliance as agreed to in the Greater Salinas Area Memorandum of Understanding 2019 Addendum, and to analyze the property tax and revenue sharing formulas between the City and the County;

**WHEREAS**, Government Code section 56425 requires a City-County consultation prior to submittal of an application to LAFCO. Agreement between the Parties should address LAFCO’s mandate to preserve agricultural land, discourage urban sprawl, and encourage the orderly growth in government agencies, and should include a discussion of policies on regional

transportation impacts and efficient development patterns. LAFCO further requires a property tax transfer agreement, approved by both the City Council and the County Board of Supervisors, to determine an application for Sphere of Influence/Annexation to be complete;

**WHEREAS**, the Parties wish to acknowledge the foreseeable annexations, reaffirm coordination of land use entitlement and CEQA compliance as agreed to in the GSA-MOU 2019 Addendum, and to analyze the property tax and revenue sharing formulas between the City and the County;

**WHEREAS**, approval of this resolution will allow the Director of Housing and Community Development, or designee, to execute the Pre-Annexation agreement on behalf of the County; and

**WHEREAS**, the action to execute the Pre-Annexation Agreement is not a “project” pursuant to CEQA either under Public Resources Code section 21065 or the “common sense” exception, or, alternatively, is exempt from CEQA as a planning or feasibility or planning action pursuant to CEQA Guidelines section 15262.

**NOW, THEREFORE, BE IT RESOLVED, THAT** the Board of Supervisors of the County of Monterey hereby resolves to:

a. Approve a Pre-Annexation Agreement with the City of Salinas to acknowledge foreseeable annexations, reaffirm coordination of land use entitlement and CEQA compliance as agreed to in the Greater Salinas Area MOU2019 Addendum, and to analyze the property tax and revenue sharing formulas between the City and the County; and

b. Authorize the County Housing and Community Development Director, or designee, to execute the Pre-Annexation Agreement with the City of Salinas and future amendments or extensions to the Pre-Annexation agreement where the amendment(s) or extension(s) do not significantly alter the scope of work or affect the County’s obligation.

**PASSED AND ADOPTED** on this 22<sup>nd</sup> day of March 2022, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Askew and Adams

NOES: None

ABSENT: None

(Government Code 54953)

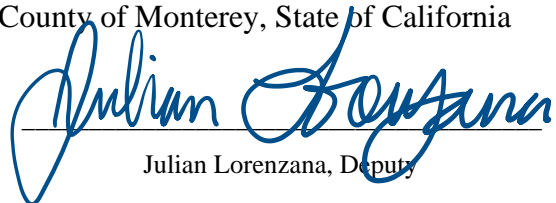
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting March 22, 2022.

Dated: March 24, 2022

File ID: RES 22-074

Agenda Item No.: 46

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California



Julian Lorenzana, Deputy