



RESOURCE MANAGEMENT SERVICES – Planning Division

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Seaside, CA 93955

Telephone (831) 899-6725
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September 4, 2012

Mr. Carl Holm, Deputy Director
County of Monterey Resource Management Agency
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

Re: Termination of the Memorandum of Understanding for the Processing of Environmental Review and Economic Review for Land Use Entitlements and Regulatory Approvals Required for the Proposed Monterey Downs and Horse Park Project, entered into by the City of Seaside and the County of Monterey in November 2011

Dear Carl:

Thank you for discussing the above-referenced MOU with me and Lisa Brinton over the past couple of months. Based upon our conversations, it is my understanding that the MOU may no longer be applicable for the following reasons:

1. On February 1, 2012, all redevelopment agencies in California were dissolved by an act of the State of California. Therefore, the economic review regarding the tax sharing issues required by the MOU, is no longer necessary.
2. On June 5, 2012, the Monterey Downs and Horse Park applicant submitted formal applications to process the entire project within the jurisdiction of the City of Seaside.

Therefore, pursuant to the termination conditions in the MOU, the City of Seaside is considering terminating the MOU. I would appreciate your thoughts regarding this issue. I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Teri Wissler Adam".

Teri Wissler Adam
Contract Planner for the City of Seaside

Cc: Lisa Brinton, City of Seaside Community & Economic Development Services Manager

MONTEREY COUNTY

Resource Management Agency

Benny J. Young, P.E.
Director

168 West Alisal Street, 2nd Floor
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September 11, 2012

City of Seaside
440 Harcourt Avenue
Seaside, CA 93955
Attn: Ms Teri Wissler Adam, Contract Planner

SUBJECT: Monterey Downs MOU

Dear Teri:

I am in receipt of your letter dated September 4, 2012 wherein you inquire as to my thoughts for terminating the Memorandum of Understanding for the Processing of Environmental Review and Economic Review for Land Use Entitlements and Regulatory Approvals Required for the Proposed Monterey Downs and Horse Park Project, entered into by the City of Seaside and the County of Monterey in November 2011.

Actions envisioned under this MOU were based on part of the project being located within the unincorporated County and the existence of Redevelopment. As noted in your letter, conditions have changed from the time the existing MOU was prepared. Since the application is for the City to consider annexation (pre-zoning) and development plans within the City of Seaside, the MOU is no longer relevant in my opinion.

If the City of Seaside approves the proposed project, Monterey County requests consultation relative to the annexation.

Sincerely,

Carl P. Holm, AICP
Deputy Director
Monterey County Resource Management Agency



OFFICE OF THE MAYOR

440 Harcourt Avenue
Seaside, CA 93955

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September 25, 2012

Monterey County Board of Supervisors
c/o Chair Dave Potter
PO Box 1728
Salinas CA 93902

Re: Termination Notice

Memorandum of Understanding for the Processing of Environmental Review and Economic Review for Land Use Entitlements and Regulatory Approvals Required for the Proposed Monterey Downs and Horse Park Projects

Dear Chair Potter:

The City of Seaside and the County of Monterey entered into a Memorandum of Understanding (MOU) in November 2011 for processing both environmental review and economic review for the land use entitlements and regulatory approvals required for the proposed Monterey Downs and Horse Park project. The environmental review is required by CEQA and the economic review was necessary to form the basis of terms and conditions for tax revenue sharing between the Redevelopment Agency of the City of Seaside and the County of Monterey Redevelopment Agency. On February 1, 2012, all redevelopment agencies in California were dissolved by an act of the State of California. Therefore, the economic review regarding the tax sharing issues, required by the MOU, is no longer necessary.

The City of Seaside has received the following applications from the Applicant for the proposed Monterey Downs and Horse Park and Central Coast Veterans' Cemetery project:

1. Specific Plan (SPL-12-01) for the entire project area;
2. Planning Area Boundary Amendment (PAA-12-01) and Sphere-of-Influence Amendment (SOI-12-01) to amend the City's planning area boundary and sphere-of-influence to include the entire proposed project;
3. General Plan Amendment (GPA-12-01) and Zoning Amendment (ZA-12-02);
4. Rezoning (PZ-12-01) and Annexation (ANX-1201) for that portion of the project site that is currently outside of the City limits; and
5. Tentative Subdivision Map (TM-12-01).

As both the City and the County redevelopment agencies were dissolved, and the applicant is proposing all development occur within the city limits of Seaside, in accordance with Section 18 of the MOU, the Seaside City Council voted on September 20, 2012 to terminate the MOU. Therefore, please accept this letter as official notice to terminate the MOU.

Please feel free to contact Lisa Brinton, Redevelopment Project Manager at (831) 899-6883 if you have any questions regarding this termination notice.

Sincerely,

A blue ink signature of Felix H. Bachofner, written in a cursive style.

Felix H. Bachofner
Mayor

cc: Seaside Council Members
John Dunn, Interim City Manager