

KATE McKENNA, AICP
Executive Officer

Dennis Donohue	<i>City Member (Chair)</i>	Vince DiMaggio	<i>Public Member</i>
Simon Salinas	<i>County Member (Vice Chair)</i>	Matt Gourley	<i>City Member, Alternate</i>
Fernando Armenta	<i>County Member, Alternate</i>	Tom Perkins	<i>Special District Member</i>
Louis R. Calcagno	<i>County Member</i>	Ralph Rubio	<i>City Member</i>
Don Champion, Ph.D.	<i>Special District Member</i>	Vacant	<i>Special District Member,</i>
Sherwood Darington	<i>Public Member, Alternate</i>		<i>Alternate</i>

AGENDA
LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Special Meeting

Tuesday, November 25, 2008, 4:00 p.m.

Board of Supervisors Chambers
Monterey County Government Center
168 W. Alisal St., First Floor
Salinas, California

This meeting will be broadcast live on Comcast Cable TV Channel 28 and webcast live at www.monterey.lafco.ca.gov. TV rebroadcasts are shown every Monday at 4:00 p.m. Agendas and reports are available on our website at least 72 hours before each meeting.

The Local Agency Formation Commission welcomes you to its meetings.
If you intend to submit documents at this meeting, please bring 15 copies for distribution.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

4. CLOSED SESSION

ACTION

- a. Pursuant to Government Code Section 54956.9 (b) – Significant Exposure to Litigation

The Commission will Confer with General Counsel Regarding One Matter Involving a Significant Exposure to Litigation.

Reconvene in open session at approximately 4:30 p.m. and report any actions taken.

4:30 P.M. (FOLLOWING CLOSED SESSION)

5. PUBLIC HEARING

Consideration of the Proposal to Incorporate the Town of Carmel Valley
(LAFCO File No. 03-10)

ACTION

- (1) Receive an oral report and presentations from the Executive Officer and Fiscal Consultant;
- (2) Open the public hearing;
- (3) Close the public hearing;
- (4) Allow for Commission discussion;
- (5) Adopt a Resolution [Attachment A]:
 - Determining that the proposed Incorporation is not a “project” within the meaning of the California Environmental Quality Act, and therefore, “does not trigger environmental review,” and further that even if the proposed Incorporation did constitute a project, “there is no substantial evidence in the whole record of any potential effect on the physical environment,” consistent with a Superior Court ruling in *Carmel Valley Forum, Inc. v. LAFCO of Monterey County*;
 - Making findings and determinations, and setting terms and conditions;
 - Approving the incorporation of the Town of Carmel Valley;
 - Determining a Sphere of Influence [Exhibit A of Resolution];
 - Setting the Town boundary [Exhibit B of Resolution] with the following adjustments to the proposed boundaries:
 - a. Remove the Coast Ranch (by Highway One) from the boundaries;
 - b. Remove the Salinas Rural Fire Protection District from the boundaries;
 - c. Remove the Santa Lucia Community Services District from the boundaries;
 - d. Include all of Garland Ranch Regional Park in the boundaries;
 - e. For parcels that would be split by the proposed boundary, remove 18 parcels with less than 50 percent of land area in the Carmel Valley Master Plan. Include 29 parcels with more than 50 percent of land area inside the boundary;
 - f. Where the boundary is along a road, include the entire road right-of-way within the boundary. This applies to two short segments: one along Carmel Valley Road and the other on Laureles Grade; and
 - g. Remove a 1.2 acre State Parks-owned parcel, APN 015-151-012, at the northeast corner of Highway 1 and Carmel Valley Road, due to its location within the Sphere of Influence of the City of Carmel-by-the-Sea.
 - Requesting that the Monterey County Board of Supervisors set an election to: a) ratify the incorporation and b) elect a Town Council pending the incorporation’s ratification; and
- (6) Direct the Executive Officer to prepare an impartial ballot analysis for Commission approval and submittal to the Monterey County Registrar of Voters.

6. ADJOURNMENT TO THE NEXT MEETING

ACTION

If this Hearing on the Proposal is Not Closed, or if the Commission Does Not Render a Decision on November 25, 2008, This Matter may be Continued to the Next Regular Meeting of LAFCO on Monday, December 1, 2008 at 4:00 p.m.

Alternative Formats: If requested, the agenda will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC 12132) and the federal rules and regulations adopted in implementation thereof.