

KATE McKENNA, AICP
Executive Officer

MINUTES OF

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Adopted February 26, 2007

An audio recording of this meeting is available at the LAFCO office. Please contact us at (831) 754-5838 to arrange a time to listen or to obtain a copy.

Special Public Hearing

Monday, January 8, 2007, 4:00 p.m.

**Monterey Room
Monterey County Government Center
168 West Alisal, Second Floor
Salinas, California**

The special public hearing of the Local Agency Formation Commission (LAFCO) of Monterey County was called to order by Vice-Chair Rubio at 4:00 p.m. in the Monterey County Government Center, Monterey Room. Vice-Chair Rubio led the Pledge of Allegiance.

ROLL CALL

Members Present

Commissioner Rubio, Vice-Chair, *(City Member)*
Commissioner Calcagno, *(County Member)*
Commissioner Darington, Alternate *(Public Member)*
Commissioner DiMaggio *(Public Member)*
Commissioner Donohue, *(City Member)*
Commissioner Gourley, Alternate *(City Member)*
Commissioner McGowan *(Special District Member)*
Commissioner Shirrel, Alternate *(Special District Member)*
Commissioner Smith *(County Member)*

Members Absent

Commissioner Armenta, Alternate *(County Member)*
Chair Tom Perkins, *(Special District Member)*

Staff Present

Kate McKenna, AICP, Executive Officer
Thomas A. McCue, AICP, Senior Analyst
Elliot Mulberg, Senior Analyst
Efren Iglesia, LAFCO Counsel
Rachelle Jones, LAFCO Clerk

Commissioner Donohue was announced as the new LAFCO City Member replacing the position left vacant by Commissioner Caballero’s move to the Assembly.

Item 4: Public Hearing

Consider A Comprehensive Sphere of Influence Update Submitted by the City Of Greenfield. This Update Would Amend the City’s Sphere of Influence to Expand it by Approximately 1,139 Acres. The Existing City Contains 1,126 Acres and the Existing Sphere of Influence Outside The City Limits Is 271 Acres. The Comprehensive Sphere of Influence Update Would Expand The Area as far North as Thorne Avenue and the Proposed Yanks Air Museum, as Far South as Espinosa Road, as Far East As 2nd Street, and As Far West as 400 Feet West of 13th Street. (LAFCO File #06-10).

Executive Officer McKenna began the report by stating that LAFCO had recently received two letters on this item. One of these letters was one from the County that requested continuation of the City/County consultation process. The other was from the Greenfield City Attorney who contested LAFCO’s legal ability to impose most of the conditions of approval recommended by the Executive Officer. Because of these letters the Executive Officer recommended opening the hearing to public comment, and following these comments continuing the item to the February 26, 2007 LAFCO meeting.

Senior Analyst McCue provided staff report along with PowerPoint presentation.

Vice-Chair Rubio opened item to the floor for presentation by the City of Greenfield.

City of Greenfield provided presentation. Mayor John Huerta began presentation. Tad Stearn of Pacific Municipal Consultants provided PowerPoint presentation. April Wooden, John Bakker -Attorney representing the City, Frederick Venturan, and Michael Ranker – City Engineer all spoke during and as a part of the presentation provided by Mr. Stearn.

Vice-Chair Rubio opened item to the floor for public comment.

Public Comment

The following people, in alphabetical order, provided public comment on this item:

Name	Topic of Discussion
Geary Coats	In support of the City of Greenfield S.O.I. update
Debbie Hale, Executive Director, TAMC	Mitigation of Regional Traffic Impacts
Nancy Isakson, Attorney representing Franconi-Grieva property owners	Perspective of Property Owner
Aaron Johnson, Attorney	In support of the City of Greenfield S.O.I. update; distributed document showing that the owner of APN 109-081-003 had requested nonrenewal of his Williamson Act contract
Mark McClain, Interim Director of Resource Management, City of Greenfield	In support of the City of Greenfield S.O.I. update
Brett Melone	In support of Artisan-Ag policy
Kelly D-Morgantini	Encouraged LAFCO to add definitions to describe Artisan-Ag
Mike Novo, Monterey County Planning	Recommended adoption of Executive Officer’s recommendation with two changes; requested continuation of City/County consultation
Robert Ortiz, Mayor, City of Soledad,	In support of the City of Greenfield S.O.I. update
Gabriel Torres, Project Manager, CHISPA	In support of the City of Greenfield S.O.I. update
Adam Verdin	In support of the City of Greenfield S.O.I. update

Vice Chair Rubio closed item to the floor.

Commission Comment

Commission raised several questions to staff and the City relating to issues with this Comprehensive Sphere of Influence Update, including: Williamson Act Land, residential density, smart growth, traffic impacts, the status of the City’s Housing Element, the methodology used to project the City’s population, and the artisan-agriculture policy.

Commission discussed information that had been provided in the staff report on the Comprehensive Sphere of Influence Update for the City of Greenfield as well as the presentation provided by the City of Greenfield and public comment received on this item.

Commission Action

Upon Motion of Commissioner Calcagno, seconded by Commissioner Shirrel, Consider A Comprehensive Sphere of Influence Update Submitted by the City Of Greenfield. This Update Would Amend the City’s Sphere of Influence to Expand it by Approximately 1,139 Acres. The Existing City Contains 1,126 Acres and the Existing Sphere of Influence Outside The City Limits Is 271 Acres. The Comprehensive Sphere of Influence Update Would Expand The Area as far North as Thorne Avenue and the Proposed Yanks Air Museum, as Far South as Espinosa Road, as Far East As 2nd Street, and As Far West as 400 Feet West of 13th Street. (LAFCO File #06-10), was unanimously continued to the meeting to be held February 26, 2007 at a special time of 2:00 p.m., by the following vote:

- AYES: Commissioners Calcagno, Shirrel, DiMaggio, Donohue, McGowan, Rubio, and Smith
- NOES: None
- ABSTAIN: None

Item 5: Adjournment

On motion of Vice-Chair Rubio, there being no objection, the meeting was continued at 6:43 p.m. to the LAFCO meeting to be held, Monday, February 26, 2007 at 2:00 p.m. in the Board of Supervisors Chamber, 168 W. Alisal St., First Floor, Salinas, California.

Respectfully Submitted,

Rachelle Jones
LAFCO Clerk