

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

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Executive Officer

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DATE: August 22, 2016  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
SUBJECT: ANTICIPATED FUTURE AGENDA ITEMS AND PROGRESS REPORT ON  
SPECIAL STUDIES

SUMMARY OF RECOMMENDATION:

This report is for information only.

EXECUTIVE OFFICER'S REPORT:

Following are current work priorities and a partial list of items that the Commission may consider in coming months. Attachment 1 is a progress report on LAFCO's special studies.

Anticipated Agenda Items through December 2016

1. **City of Greenfield** – Potential commercial/industrial, residential and elementary school site annexation proposals at the South End area and the Apple Avenue area. *(CEQA clearance, Williamson Act exchange agreements, and other “pre-LAFCO application” actions are in progress. Annexation applications may be filed in second half of 2016.)*
2. **City of Soledad** – Municipal Service Review and Sphere of Influence Study *(initiated by LAFCO in August 2016. Information collection is in progress.)*
3. **Monterey Regional County Sanitation District** – Out-of-Agency service to support a farmworker housing project near Salinas. *(MRCSD may request administrative approval by LAFCO Executive Officer in coming months. Any administrative action taken will be reported as information to the Commission.)*
4. **City of Soledad** – Sphere of Influence Amendment for Miravale III. Sphere of Influence Amendment and Annexation of Miravale IIB Subdivision. Additional potential inclusions: Existing 10-unit residential development Near Gabilan Drive; Front Street freeway interchange safety improvements; 4.35-acre expansion area within the “Soledad Entry Commercial Annexation; “Metz Road Bypass; Los Coches Adobe vicinity; possibly others. *(A comprehensive City-County MOA was approved by the Soledad City Council in February 2016 and the Board of Supervisors in March 2016. LAFCO is currently initiating a Municipal Service Review/Sphere of Influence study. City applications for a Sphere of Influence Amendment and Annexations are anticipated in fall 2016 and beyond.)*

### Anticipated Agenda Items By June 2017

5. **City of Greenfield/Greenfield Fire Protection District** – An application to detach the City from the District is anticipated as an outcome of the City's fire service and fiscal studies in 2016
6. **King City** – Potential Sphere of Influence Amendment and Annexation of the existing College Ville farmworker housing complex located adjacent to existing city limits, and possibly one or more other nearby parcels. (*Applications have not yet been submitted.*)
7. **Marina Coast Water District** –
  - a) **Municipal Service Review** (*Initiated by LAFCO. Administrative draft was prepared by LAFCO staff and reviewed with District in 2013. In February 2014, MCWD formed an ad hoc committee to meet with Seaside County Sanitation District to resolve ongoing issues regarding establishment of an appropriate boundary between the two districts. A December 8, 2015 letter from SCSD to MCWD requested additional coordination on engineering studies. MSR and SOI adoption schedule is dependent on the districts.*)
  - b) **Sphere of Influence Amendment and Annexation** of portions of the former Fort Ord, and/or the “Cemex” site, to provide water and wastewater services (*May be initiated by the District. See MSR discussion above.*)
8. **Seaside County Sanitation District** –
  - a) **Municipal Service Review** (*Initiated by LAFCO. Administrative draft MSR was prepared by LAFCO staff and reviewed with District in 2013. MSR and SOI adoption schedule is dependent on the two districts. See related MCWD item above.*)
  - b) **Sphere of Influence Amendment and Annexation** of portions of the former Fort Ord to provide Wastewater Services. (*To be initiated by District. See MSR discussion and related MCWD item above.*)
9. **City of Seaside** – **Municipal Service Review** (*will be initiated by LAFCO at such a time as warranted by schedule for a potential Sphere of Influence Amendment*); **Sphere of Influence Amendment and Annexation** of the Proposed Monterey Downs Project, Horse Park and Central Coast Veterans Cemetery project (*to be initiated by the City. Sphere / annexation applications are not yet submitted – pending CEQA clearance, and other City/County actions.*)
10. **Municipal Service Review and Sphere of Influence Study** for Monterey Regional County Sanitation District. This dependent district related to the Monterey Regional Water Pollution Control Agency. (*The study will explore the possibility of Sphere of Influence and annexation applications to connect several wastewater opportunity areas to the regional wastewater treatment and recycling system operated by the MRWPCA. Opportunity areas informally identified include Toro, Spreckels and several other rural communities now served by private sewer companies.*)
11. **Salinas Valley Memorial Healthcare System** – **Municipal Service Review and Sphere of Influence Study** (*Initiated by LAFCO in September 2014; information collection in progress.*)
12. **County of Monterey** – Potential formation of a new community services district to serve development of Ferrini Ranch and other Highway 68 – area properties. (*Not yet initiated by County of Monterey, property owners, or other parties. County met with LAFCO staff in May 2016 to begin discussion.*)

13. **City of Salinas** – Proposed Economic Development Element of the City’s General Plan. Review and comment on the City’s environmental document (with LAFCO as responsible agency under CEQA) and other tasks related to potential future Sphere of Influence Amendments and Annexations to the City of Salinas. A Municipal Service Review update will likely be appropriate. *(LAFCO submitted a comment letter on the City’s Notice of Preparation of a draft, program-level EIR in December 2015. The EIR has not yet been circulated.)*
14. **Municipal Service Reviews and Sphere of Influence Studies** –
  - a) **Community Services Districts:** Pebble Beach, Santa Lucia
  - b) **Water Districts:** Monterey Peninsula Water Management District (Dependent) and Aromas Water District (San Benito LAFCO is the principal LAFCO)
  - c) **Wastewater Districts:** Boronda and Pajaro County Sanitation Districts
  - d) **Other Government Services:** Monterey Peninsula Airport District, Moss Landing Harbor District, North Salinas Valley Mosquito Abatement District, Resource Conservation District of Monterey County
15. **Fort Ord Reuse Authority** – Current State law requires dissolution of FORA in 2020. *(LAFCO staff met with FORA representatives in July 2016 to discuss the dissolution process, options and schedule.)*

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

Attachment I: Progress Report – LAFCO Special Studies

Prepared by: Darren McBain, Senior Analyst

Attachment 1  
STATUS OF SPECIAL STUDIES  
LISTED IN THE FY 2016/2017 WORK PROGRAM  
(Municipal Service Reviews and Sphere of Influence Studies)  
August 22, 2016

**Completed in December 2015:**

- Gonzales Cemetery District
- Soledad Cemetery District
- Greenfield Cemetery District
- King City Cemetery District
- San Lucas Cemetery District
- San Ardo Cemetery District
- Cholame Cemetery District
- Castroville Cemetery District
- Pajaro Valley Public Cemetery District
- Greenfield Memorial District
- Soledad Mission Recreation District
- Greenfield Public Recreation District
- San Ardo Water District
- San Lucas County Water District

**Completed in 2016, to date:**

- Spreckels Community Services District
- Spreckels Memorial District
- Carmel Area Wastewater District
- Monterey Peninsula Regional Park District
- Carmel Valley Recreation and Park District
- North County Recreation and Park District

**Currently in Progress (Timing is Dependent on other Agency Actions):**

- Marina Coast Water District – *Administrative draft under review*
- Seaside County Sanitation District – *Administrative draft under review*
- Salinas Valley Memorial Healthcare System – *Information collection in process*

**Initiated in August 2016, with Anticipated Completion by December 2016:**

- City of Soledad – *Information collection in process*

**Not Yet Initiated, but Anticipated by June 2017**

- Water and Wastewater Districts – Boronda, Pajaro and Monterey Regional County Sanitation Districts, and Monterey Peninsula Water Management District.
- City of Seaside
- City of Salinas
- County of Monterey, Highway 68 Corridor / Potential formation of a new community services district to serve future development of Ferrini Ranch and other Highway 68/area properties