

ATTACHMENT D

RESOLUTION NO. 00-03 RESOLUTION OF THE MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND AMENDING THE SPHERE OF INFLUENCE FOR THE CITY OF GREENFIELD

RESOLVED by the Local Agency Formation Commission of the County of Monterey, State of California, that

WHEREAS, Government Code Section 56425 provides that a Local Agency Formation Commission, in order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities shall develop and determine the Sphere of Influence of each local governmental agency within the County; and

WHEREAS, Government Code Section 56425 provides that the Local Agency Formation Commission shall periodically review and update Spheres of Influence; and

WHEREAS, the Monterey County Local Agency Formation Commission adopted Resolution No. 82-17 determining the Sphere of Influence for the City of Greenfield on June 22, 1982; and

WHEREAS, the Executive Officer set February 28, 2000 as the hearing date on the sphere reconsideration and gave the required notice of hearing; and

WHEREAS, the Commission held a public hearing on reconsideration of the Sphere of Influence for the City of Greenfield on February 28, 2000, and received public testimony and the Executive Officer's report at said hearing; and

WHEREAS, this Commission has reviewed and considered the Final Environmental Impact Report certified by the County of Monterey on November 4, 1997 for the Yanks Air Museum and Visitor Serving Project; and

WHEREAS, the Commission has considered the factors pertinent to the reconsideration of the Sphere of Influence for the City of Greenfield in accordance with Section 56425 of the Government Code and made its findings for said city's Sphere of Influence amendment.

NOW, THEREFORE, it is HEREBY ORDERED and DETERMINED as follows:

Section 1. The Local Agency Formation Commission, in accordance with Government Code Section 56425, has considered the following factors and made the following findings in determining to adopt the Sphere of Influence amendment for the City of Greenfield:

- a. The present and planned land uses in the area, including agriculture and open space land.

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The proposed sphere of influence area is currently approved for commercial development. The County of Monterey approved a permit to allow an air museum and related visitor-serving facilities, and conditions of the permit require that sewer and water services be provided by the City of Greenfield. The County's general plan was amended to allow the project. The City intends to amend its general plan subsequent to the sphere amendment to include the site in its planning area. Section 56133 of the Cortese-Knox Act requires that LAFCO approve any extension of city services beyond its boundaries provided that the area is within the city's sphere of influence. Since the territory to be served is not within the sphere, an amendment is necessary to facilitate the extension of services and development of the project.

The proposed sphere of influence area has been used for agricultural production. Construction of the approved project will result in the conversion of 111.29 acres of agricultural land to commercial uses. On January 25, 1997 the site was removed from a Williamson Act contract, leaving a remaining 306 acres east of the site in agricultural production and in Williamson Act contract. To compensate for the removal of the 111 acres from Williamson Act contract, the property owner has entered into a new 414 acre Williamson Act contract in the Soledad area. A soils report by Professional Soils Scientist John H. Rogers indicates that the soils on the site are Class III as defined by the Soil Conservation Service and have Storie Indices of 50 and 63, and concludes that the soils are not prime agricultural soils. The LAFCO definition of prime agricultural soils also includes those soils which are Class III and have a Storie Index of between 80 and 100.

- b. The present and future need for public facilities and services in the area.

The proposed sphere of influence area is currently approved for commercial development. The County of Monterey approved a permit to allow an air museum and related visitor-serving facilities, and conditions of the permit require that sewer and water services be provided by the City of Greenfield. The approved project is expected to generate a sewage flow of 62,000 gallons per day, and a demand for approximately 135,000 gallons of water per day in addition to on-site water storage for fire protection.

- c. The present capacity of public facilities and adequacy of services which the agency currently provides or is authorized to provide.

The extension of sewer and water service to the proposed sphere area from the City of Greenfield has been required as a condition of approval of the Yank's Air Museum project. The City has adequate sewage treatment capacity to serve the approved project, and the projected flows of the system include the estimated 62,000 gallons per day that the project will generate. The City's water system, consisting of two wells and a 1.0 million gallon storage tank, with a third well and an additional 500,000 gallon water tank planned to be constructed, is adequate to supply the project

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site. The approved project will require about 65,000 gallons of water for domestic use and 70,000 gallons for landscape irrigation. An additional on-site storage tank with a capacity of approximately 250,000 gallons will be needed for fire protection. There will be an agreement with the payment of connection fees between the City and the developer.

- d. The existence of any social or economic communities of interest in the area, if the Commission determines they are relevant to the agency.

The proposed sphere expansion area will include commercial and visitor serving development, in accordance with the approved development permit by the County of Monterey. This will result in a significant economic impact to the area, providing additional employment and economic opportunities for the residents of the City of Greenfield.

Section 2. This Commission considered the impacts presented in the Final Environmental Impact Report which indicates that all significant impacts related to the sphere amendment and future service delivery could be reduced to less than significant with the implementation of the proposed mitigation measures, with the exception of the potential adverse impacts on the loss of agricultural land.

Section 3. The Commission finds that the potential adverse impact of the loss of agricultural land is a significant impact that cannot be reduced to less than significant levels with mitigation and are, therefore, subject of a Statement of Overriding Considerations. The Commission finds that the benefits of the sphere amendment outweigh the loss of agricultural land. The Commission adopts the following findings to support the Statement of Overriding Considerations:

- a. Conversion of the site from agricultural land to urban uses will have the beneficial effect of providing employment and economic opportunities to the City of Greenfield. Upon completion of the project, between 306 and 383 jobs are expected to be created.

Evidence: The Yank's Air Museum and Visitor-Serving Project Environmental Impact Report, certified November 4, 1997 by the County of Monterey.

- b. The proposed sphere of influence area has been used for agricultural production. Construction of the approved project will result in the conversion of 111.29 acres of agricultural land to commercial uses. On January 25, 1997 the site was removed from a Williamson Act contract, leaving a remaining 306 acres east of the site in agricultural production and in Williamson Act contract. To compensate for the removal of the 111 acres from Williamson Act contract, the property owner has entered into a new 414 acre Williamson Act contract in the Soledad area. A soils report by Professional Soils Scientist John H. Rogers indicates that the soils on the site are Class III as defined by the Soil Conservation Service and have Storie Indices of 50 and 63, and concludes that the soils are not prime agricultural soils. The

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LAFCO definition of prime agricultural soils also includes those soils which are Class III and have a Storie Index of between 80 and 100.

Evidence: The Yank's Air Museum and Visitor-Serving Project Environmental Impact Report, certified November 4, 1997 by the County of Monterey, September 10, 1997 report by John H. Rogers, Professional Soils Scientist, and LAFCO's Sphere of Influence Policies and Criteria adopted January 1, 1989.

- c. The sphere amendment is consistent with the Monterey County General Plan and its policies supporting commercial establishments and cooperative planning with cities and with the intent of the City of Greenfield to amend its plans and ultimately annex the site, as indicated in their Resolution 99-25.

Evidence: Monterey County Resolution 97-445 adopted November 4, 1997 and City of Greenfield Resolution 99-25 adopted October 19, 1999.

- d. The sphere of influence amendment approved by this Commission excludes that portion of the property on the north and east sides to be included in an agricultural buffer easement area required by the County of Monterey as part of their Resolution No. 97-445.

Evidence: Monterey County Resolution 97-445 adopted November 4, 1997.

Section 4. In accordance with Government Code Section 56425, this Commission hereby adopts a Sphere of Influence amendment for the City of Greenfield, as shown on the attached map.

UPON MOTION of Commissioner Gerbrandt, seconded by Commissioner Calcagno, the foregoing resolution is adopted this 28th day of February, 2000, by the following vote:

AYES: Commissioners Calcagno, Gerbrandt, White and Johnsen
NOES: None.
ABSENT: None.
ABSTAIN: Commissioner Ingram.

ATTEST: I certify that the within instrument is a true and complete copy of the original resolution of said Commission on file within this office. Witness my hand this 31th day of March, 2000

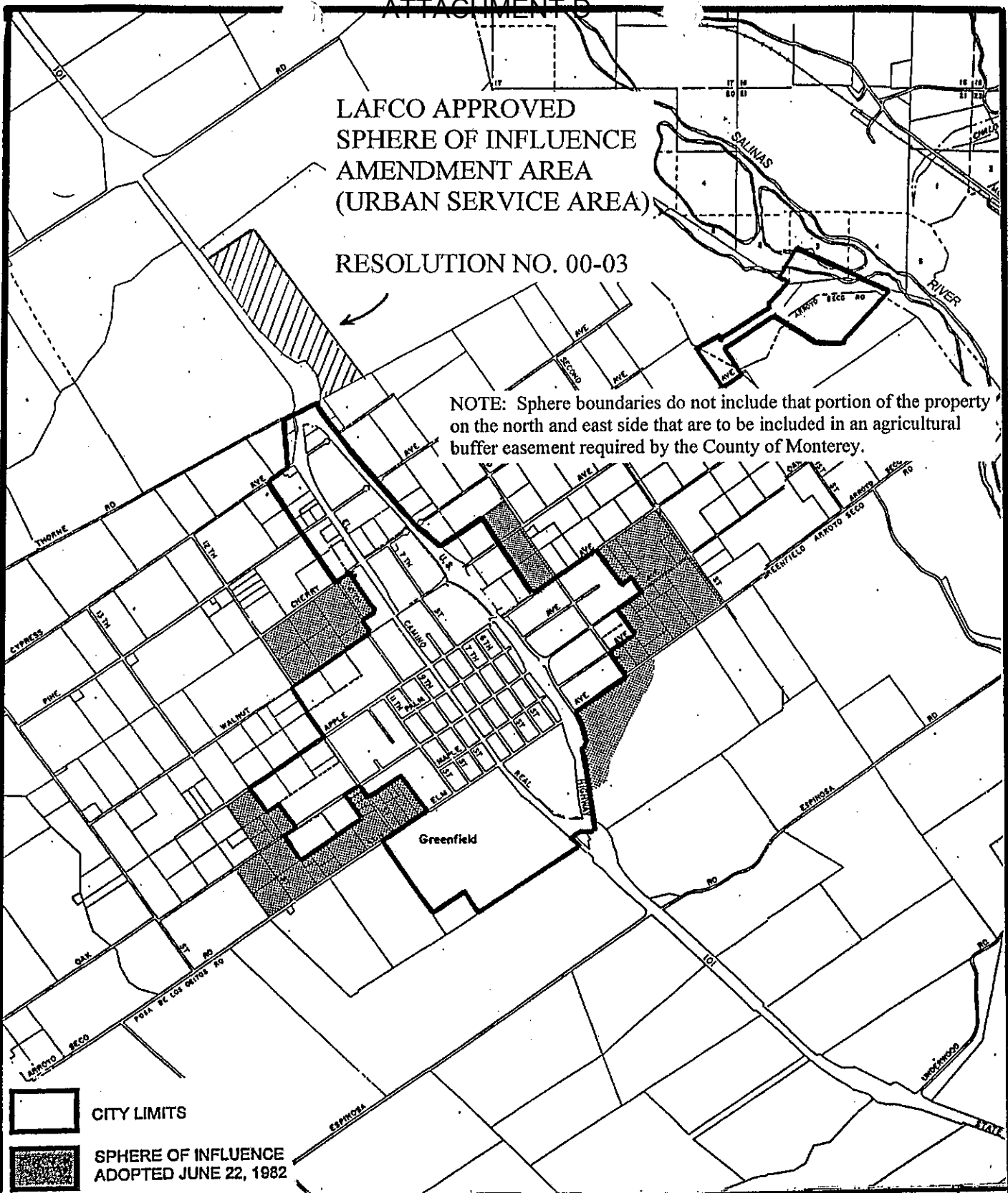
Sally Reed
Monterey County Administrative Officer
and Ex-Officio LAFCO Executive Officer



By: Nicholas E. Chiulos
Nicholas E. Chiulos, Deputy

LAFCO APPROVED
SPHERE OF INFLUENCE
AMENDMENT AREA
(URBAN SERVICE AREA)

RESOLUTION NO. 00-03

NOTE: Sphere boundaries do not include that portion of the property on the north and east side that are to be included in an agricultural buffer easement required by the County of Monterey.



-  CITY LIMITS
-  SPHERE OF INFLUENCE ADOPTED JUNE 22, 1982

CITIES

GREENFIELD

