

# LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

**2023**

**Commissioners**

**Chair**

Matt Gourley  
*Public Member*

**Vice Chair**

Kimbley Craig  
*City Member*

Mary Adams  
*County Member, Alternate*

Wendy Root Askew  
*County Member*

Mike Bikle  
**(Swear in - 9.25.2023)**  
*Public Member, Alternate*

Glenn Church  
*County Member*

David Kong  
*Special District Member, Alternate*

Mary Ann Leffel  
*Special District Member*

Ian Oglesby  
*City Member*

Warren Poiras  
*Special District Member*

Anna Velazquez  
*City Member, Alternate*

**Counsel**

Reed Gallogly  
**General Counsel**

**Executive Officer**

Kate McKenna, AICP

**132 W. Gabilan Street, #102  
Salinas, CA 93901**

P. O. Box 1369  
Salinas, CA 93902

Voice: 831-754-5838

[www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov)

## AGENDA LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Regular LAFCO Meeting  
Monday, September 25, 2023  
3:00 P.M.

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

This meeting will be conducted in person at the Monterey County Government Center, Salinas. The Public may attend the meeting, participate by Zoom app, or view the meeting on LAFCO's YouTube channel.

## Instructions for Remote Public Participation

1. **To Participate in the Meeting:** Use the Zoom app on your smart phone, laptop, tablet or desktop and click on this link: <https://montereycty.zoom.us/j/91560894570>  
  
The meeting ID is: [915 6089 4570](https://montereycty.zoom.us/j/91560894570). There is no password. To make a public comment, please “Raise your Hand.”
2. **To View this Meeting:** Please click on the following link to the LAFCO of Monterey County YouTube site: <https://www.youtube.com/channel/UCIF6pPx2hn3Ek94Wg0UI7QA>.  
  
Then click on the Live Stream of the scheduled meeting.
3. **To Participate by Phone:** Please call: +1 669 900 6833  
Enter the meeting ID: [915 6089 4570](https://montereycty.zoom.us/j/91560894570) when prompted. There is no participant code – just enter the meeting id and the pound sign # after the recording prompts you. To make a public comment by phone, please push \*9 on your phone keypad.
4. **To Make Public Comments Via Email:** Written comments can be emailed to the Clerk to the Commission at: [malukis@monterey.lafco.ca.gov](mailto:malukis@monterey.lafco.ca.gov). Please include the following Subject Line: “Public Comment – Agenda Item # \_\_”. Written comments must be received by noon on day of the meeting. All submitted comments will be provided to the Commission for consideration, compiled as part of the record, and may be read into the record.

PLEASE NOTE: If all Committee Members are present in person, public participation by Zoom is for convenience only and is not required by law. If the Zoom feed is lost for any reason, the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the Chairperson.

**AGENDA**  
**REGULAR COMMISSION MEETING**  
**Monday, September 25, 2023**

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**General Public Comments**

*Anyone may address the Commission briefly about items not already on the Agenda.*

**Special Business**

1. [Administer the Oath of Office for Alternate Public Member Commissioner Mike Bikle for the remainder of a four-year term that expires on Monday, May 4, 2026.](#)  
**Recommended Actions:** LAFCO Chair Gourley will administer the Oath of Office followed by a group photograph of the Commission.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

**Public Comments on Closed Session Item**

**The Commission Recesses for Closed Session Agenda Item**

*Closed Session may be held at the conclusion of the Commission's Regular Agenda, or at any other time during the course of the meeting, before or after the scheduled time, announced by the Chairperson of the Commission. The public may comment on Closed Session items prior to the Board's recess to Closed Session.*

**Closed Session**

2. [Pursuant to Government Code Section 54956.9 \(d\)\(1\), the Commission will confer with legal counsel regarding existing litigation: Monterey Peninsula Water Management District v. Local Agency Formation Commission of Monterey County; Commissioners of the Local Agency Formation Commission of Monterey County; and DOES 1 through 20, \(Monterey County Superior Court Case No. 22CV000925\).](#)  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

**Reconvene on Public Agenda Items**

**Roll Call**

**Read Out from Closed Session by LAFCO General Counsel**

*Read out by General Counsel will only occur if there is reportable action (s).*

## Consent Agenda

All items on the Consent Agenda will be approved in one motion and there will be no discussion on individual items, unless a Commissioner or member of the public requests a specific item to be pulled from the Consent Agenda for separate discussion.

3. [Approve Draft Minutes from the August 26, 2023 Regular LAFCO Commission Meeting.](#)  
Recommended Action: Approve minutes.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
4. [Approve Draft Notes from the September 18, 2023 LAFCO Budget & Finance Committee Meeting.](#)  
Recommended Action: Approve notes.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
5. [Accept the August 2023 Draft Balance Sheet and Income Statement.](#)  
Recommended Action: Accept statements for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
6. [Approve and Authorize the Payoff of Unfunded Pension Liabilities.](#)  
Recommended Actions (By Budget & Finance Committee): Adopt a Resolution to authorize the lump sum payoff of LAFCO's unfunded pension liabilities, as follows:
  - a. Pay-off the Classic Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the amount of \$139, 857.48 from equity in the Unreserved Fund Balance, and
  - b. Pay-off the PEPRA Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the amount of \$12,641.43 from equity in the Unreserved Fund Balance.
7. [Accept Report on Anticipated Agenda Items and Progress Report on LAFCO Special Studies.](#)  
Recommended Action: Accept report for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
8. [Accept Report on Activities of the California Association of Local Agency Formation Commissions.](#)  
Recommended Action: Accept report for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

## Old Business

9. [City of Soledad – Miramonte Annexation Condition Compliance Status Report and Consideration of a Time Extension.](#)  
Recommended Actions: Receive a report from the Executive Officer, receive public comments, provide input to staff on the City's proposed agricultural mitigation actions, and approve a one-year time extension (to December 19, 2023) of the Commission's approval of the Miramonte annexation.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

## Public Hearing

10. [Consider City of Gonzales – “Gloria Road Ag Cooler” Annexation Proposal of Approximately 49 Acres East of U.S. Highway 101 and North of Gloria Road for future agricultural-industrial development \(LAFCO File #23-01\) and Adopt Resolution.](#)  
Recommended Actions:
  - 1.) Receive a report from the Executive Officer;
  - 2.) Open the public hearing and receive public comments;
  - 3.) Provide for questions or follow-up discussion by the Commission



- 4.) Close the public hearing; and
- 5.) Move to adopt a resolution (Attachment 1) to:
  - a. Consider the mitigated negative declaration that the City prepared, pursuant to CEQA, to address the proposal's potential environmental effects;
  - b. Approve the City's proposed annexation and related special district detachments; and
  - c. Waive Conducting Authority ("protest") proceedings for this proposal, as authorized by State law.

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

### **Executive Officer's Communications**

*The Executive Officer may make brief announcements about LAFCO activities, for information only.*

#### II. Communications

- a) [In Memoriam: Louis R. Calcagno](#).
- b) [California Chapter, American Planning Association Conference: Presentation](#)
- c) [Correspondence to the City of Salinas: Notice of Preparation – Environmental Impact Report for the General Plan Update and Climate Action Plan.](#)
- d) [Agricultural Preservation Policy Update](#)
- e) [San Benito LAFCO Update.](#)
- f) [Soledad Community Health Care District: 75th Anniversary.](#)

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

### **Commissioner Comments**

*Individual Commissioners may comment briefly on matters within the jurisdiction of LAFCO. No discussion or action is appropriate, other than referral to staff or setting a matter as a future agenda item.*

### **Adjournment to the Next Meeting**

The next regular LAFCO Meeting is scheduled for **Monday, October 23, 2023 at 3:00 p.m. at the Monterey County Government Center.**

*The Political Reform Act requires that a participant in a LAFCO of Monterey County proceeding who has a financial interest in a change of organization or reorganization proposal and who has made a campaign contribution of more than \$250 to any commissioner in the past year must disclose the contribution. If you are affected, please notify the Commission's staff before the meeting.*

*Pursuant to Government Code Section 54957.5, public records that relate to open session agenda items that are distributed to a majority of the Commission less than seventy-two (72) hours prior to the meeting will be made available to the public on the LAFCO of Monterey County website at [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov).*

***AMERICANS WITH DISABILITIES ACT (ADA):*** All regular and special meeting agendas and associated reports are available at [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov). Any person with a disability under the ADA may receive a copy of the agenda or associated reports upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, to participate in a public meeting. Requests for copies of meeting documents and accommodations must be made with LAFCO of Monterey County staff at (831) 754-5838 at least three business days prior to the respective meeting.

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Kate McKenna, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369 132 W. Gabilan Street, Suite 102  
Salinas, CA 93902 Salinas, CA 93901  
Telephone (831) 754-5838 [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov)

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
SUBJECT: Oath of Office – Public Member (Alternate) Commissioner  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378

**SUMMARY OF RECOMMENDATION:**

It is recommended that Chair Gourley administer the Oath of Office to Commissioner Mike Bikle, followed by a group photograph of the Commission.

**EXECUTIVE OFFICER'S REPORT:**

On August 28, the Commission appointed Mike Bikle to serve as Public Member (Alternate) representative for the remainder of a four-year term that expires on Monday, May 4, 2026.

Article 20, Section 3 of the California Constitution and Government Code Section 1360 requires the taking of an oath upon entering office or being re-appointed to office.

Chair Gourley has requested that a group photograph be taken to commemorate this occasion.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

# LAFCO *of Monterey County*

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LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

## **Oath of Office**

**Commissioner Mike Bikle**

Do you, Mike Bikle, solemnly swear that you will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that you will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that you take this obligation freely, without any mental reservation or purpose of evasion; and that you will well and faithfully discharge the duties upon which you are about to enter?

# LAFCO *of Monterey County*

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LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

## CLOSED SESSION

1. Pursuant to Government Code Section 54956.9(d)(1), the Commission will confer with legal counsel regarding existing litigation: *Monterey Peninsula Water Management District v. Local Agency Formation Commission of Monterey County; Commissioners of the Local Agency Formation Commission of Monterey County; and DOES 1 through 20*, (Monterey County Superior Court Case No. 22CV000925).

**2023**

**Commissioners**

**Chair**

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*Public Member*

**Vice Chair**

Kimbley Craig  
*City Member*

Mary Adams

*County Member, Alternate*

Wendy Root Askew

*County Member*

Glenn Church

*County Member*

David Kong

*Special District Member, Alternate*

Mary Ann Leffel

*Special District Member*

Ian Oglesby

*City Member*

Warren Poitras

*Special District Member*

**VACANT**

*Public Member, Alternate*

Anna Velazquez

*City Member, Alternate*

**Counsel**

Reed Gallogly

*General Counsel*

**Executive Officer**

Kate McKenna, AICP

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*Regular Meeting DRAFT MINUTES*  
**LOCAL AGENCY FORMATION COMMISSION  
OF MONTEREY COUNTY**

*Scheduled for Adoption September 25, 2023*

Monday, August 28, 2023  
Monterey Room – Second Floor  
Monterey County Government Center  
168 West Alisal Street  
Salinas, California

*All Commissioners and public participated in the meeting on Monday, August 28, 2023 in person or by Zoom video conference.*

**Call to Order**

The Local Agency Formation Commission was called to order by Chair Gourley at 3:05 p.m.

**Roll Call**

Commissioner Adams  
Commissioner Root Askew  
Commissioner Church  
Commissioner Kong  
Commissioner Leffel  
Commissioner Oglesby  
Commissioner Velazquez  
Vice Chair Craig  
Chair Gourley

**Members Absent (Excused Absence)**

Commissioner Poitras

**Staff Present**

Kate McKenna, AICP, Executive Officer  
Darren McBain, Principal Analyst  
Jonathan Brinkmann, Senior Analyst  
Safarina Maluki, Clerk to the Commission/Office Administrator

**Also Present**

Reed Gallogly, General Counsel

## Pledge of Allegiance

All Commissioners participated in the Pledge of Allegiance.

## General Public Comments

*Anyone may address the Commission briefly about items not already on the Agenda.*

There were no public comments.

## Special Business

1. Resolution of Appreciation for Commissioner Steve Snodgrass for Distinguished Service as a Public Member Commissioner.

Recommended Actions: Receive presentation by Chair Gourley and adopt a Resolution. (CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Chair Gourley presented the Ceremonial Resolution and thanked Commissioner Snodgrass for his years of service and dedication to the community.

Commissioner Snodgrass (Zoom) made brief comments to the Commission.

There were expressions of thanks from Commissioners Craig, Church, Oglesby and Velazquez.

There were no comments from the public.

### Commissioner Action

Upon motion from Commissioner Craig, seconded by Commissioner Leffel, the Commission adopted Ceremonial Resolution #23-05 for Outgoing Commissioner Steve Snodgrass.

### Motion Carried

AYES: Commissioners: Root Askew, Church, Kong (voting in the absence of Commissioner Poitras), Leffel, Oglesby, Vice Chair Craig, Chair Gourley

NOES: Commissioners: None

ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)

ABSENT: Commissioners: Poitras

ABSTAIN: Commissioners: None

## Consent Agenda

*All items on the Consent Agenda will be approved in one motion and there will be no discussion on individual items, unless a Commissioner or member of the public requests a specific item to be pulled from the Consent Agenda for separate discussion.*

2. Approve Draft Minutes from the June 26, 2023 Regular LAFCO Commission Meeting.  
Recommended Action: Approve minutes.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378)
3. Accept the June 30, 2023 Draft Balance Sheet and Income Statement.  
Recommended Action: Accept statements for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378)

4. Accept the July 31, 2023 Draft Balance Sheet and Income Statement.  
Recommended Action: Accept statements for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378)
5. Accept Report on Anticipated Agenda Items and Progress Report on LAFCO Special Studies.  
Recommended Action: Accept report for information only..  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
6. Accept Report on Activities of the California Association of Local Agency Formation Commissions.  
Recommended Action: Accept report for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Commissioner Leffel pulled consent agenda item #5 to ask about staff report item #3 – FORA Dissolution. Senior Analyst Brinkmann provided an update.

Commissioner Action:

Upon motion by Commissioner Leffel, seconded by Commissioner Root Askew, the Commission approved Consent Agenda Items #2 – #6.

Motion Carried:

- AYES: Commissioners: Root Askew, Church, Kong (voting in the absence of Commissioner Poitras), Leffel, Oglesby, Vice Chair Craig, Chair Gourley
- NOES: Commissioners: None
- ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)
- ABSENT: Commissioners: Poitras
- ABSTAIN: Commissioners: None

Continued Business

7. Continued from the June 26, 2023 Regular Commission Meeting – Review of LAFCO’s Policies and Practices for Agricultural Preservation and Mitigation.  
Recommended Actions: Receive a report from the Executive Officer, receive public comments and continue this agenda item to the December 4, 2023 regular meeting, or provide other direction.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).
  - 1.) Receive the Executive Officer’s Report;
  - 2.) Receive public comments;
  - 3.) Continue this agenda item to the December 4, 2023 Regular Meeting; or
  - 4.) Provide other direction.
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive McKenna and Principal Analyst McBain presented the report.

There were public comments from:  
Mike LeBarre, Mayor (King City)  
Paul Wood, City Manager (City of Greenfield)  
Megan Hunter, City Manager (City of Soledad)  
Paul Moncrief, Attorney

Lisa Brinton, Director of Community Development (City of Salinas)  
Taven Kinison Brown, Director of Community Development (City of Gonzales)  
Chris Steinbruner  
Melanie Beretti (Zoom), County of Monterey

There was Commission discussion with comments from Commissioners Craig, Oglesby, Root Askew and Leffel.

Commissioner Leffel made the motion that the Commission begin the process of reviewing and updating LAFCO's Ag Preservation Policy and make a decision on the policy by October. The motion was seconded by Commissioner Craig.

There were further comments from Commissioner Velazquez, Chair Gourley, Commissioners Craig, Root Askew and Oglesby.

Chair Gourley confirmed with Executive Officer McKenna that staff has sufficient direction to bring forward an agenda item by the Regular LAFCO Commission meeting in October, so that the Commission can have an in-depth discussion in a workshop format, about key elements of policies and practices, discuss potential changes and give further direction to staff.

Commissioner Root Askew put forward a substitute motion that the Commission continue the discussion on Dec 4<sup>th</sup> with the information about Monterey County LAFCO policies as well as an update about the City/County conversation specifically with information about the timing, exceptions, mitigation reports, cost of purchasing ag mitigation land and have all the information available for a workshop. The motion was seconded by Commissioner Church.

Commissioner Leffel restated the first motion that at the Regular LAFCO Meeting on Monday, October 23, the Commission begin the process of looking at the Ag Preservation Policy and start the discussion/workshop to decide which pieces of the policy the Commission wants to adopt, change, leave alone and refresh it and make it consistent with the needs of our community today.

Commissioner Root Askew restated the substitute motion that the Commission do the same thing as the first motion but we place it on the agenda for December 4 so that we have the benefit of additional information and hopefully some consensus from the Salinas Valley Cities that informs us as we engage in that conversation.

There were additional comments from Commissioners Oglesby, Adams and Chair Gourley.

Executive Officer McKenna clarified that the Commission would only be discussing the Ag Preservation Policy.

Commissioner Velazquez suggested that the Commission should also be looking at the MOUs and best practices from other counties for consideration.

Chair Gourley called for a vote on the substitute motion as motioned by Commissioner Root Askew and seconded by Commissioner Church.



Motion Failed:

AYES: Commissioners: Root Askew, Church  
NOES: Commissioners: Leffel, Oglesby, Vice Chair Craig, Chair Gourley  
ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)  
ABSENT: Commissioners: Poitras  
ABSTAIN: Commissioners: Kong (voting in the absence of Commissioner Poitras)

Chair Gourley called for a vote on the first motion as motioned by Commissioner Leffel and seconded by Commissioner Craig .

Motion Passes:

AYES: Commissioners: Root Askew, Church, Kong (voting in the absence of Commissioner Poitras), Leffel, Oglesby, Vice Chair Craig, Chair Gourley  
NOES: Commissioners: None  
ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)  
ABSENT: Commissioners: Poitras  
ABSTAIN: Commissioners: None

### Old Business

8. City of Soledad – Miramonte Annexation Condition Compliance Status Report.  
Recommended Actions: Receive a report from the Executive Officer, receive public comments, and provide input on the City’s proposed agricultural mitigation actions.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Principal Analyst McBain presented the report.

There were public comments from:  
Megan Hunter, City Manager (City of Soledad)  
Laith Agha, Project Manager  
Paul Moncrief, Attorney

Principal Analyst McBain and Executive Officer McKenna responded to questions and comments from Commissioners Leffel, Oglesby and Church.

### New Business

9. Consider the Alternate Public Member Appointment to LAFCO.  
Recommended Actions:  
(1) Receive the Executive Officer’s Report;  
(2) Invite Alternate Public Member Applicants to make introductory statements;  
(3) Invite public comments; and Consider and appoint one Alternate Public Member Commissioner to represent the general public on LAFCO for the remainder of a four-year term that expires on May 4, 2026,  
(4) Consider and appoint one Alternate Public Member Commissioner to represent the general public on LAFCO for the remainder of a four-year term that expires on May 4, 2026, or continue consideration of appointment to the next regular LAFCO meeting on September 25, 2023.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Senior Analyst Brinkmann presented the report.

Chair Gourley invited the candidates to make introductory statements.

The following candidates addressed the Commission:

Gary D. Hoffmann (In Person)  
Robert Roach (Zoom)  
Ronald J. Roland (Zoom)  
Michael P. Bikle (Zoom)

There were no comments from the public.

Chair Gourley shared that he has worked with candidate Roach and Bickel.

Commissioner Oglesby made the motion to nominate candidate Roland. Motion was seconded by Commissioner Root Askew.

Commissioner Church made the motion to nominate candidate Roach. There was no second for the motion.

Commissioner Leffel made the motion to nominate candidate Bikle. Motion was seconded by Commissioner Kong.

Commissioner Actions:

Motion #1: for Ronald Roland

AYES: Commissioners: Root Askew, Oglesby  
NOES: Commissioners: Leffel, Vice Chair Craig, Kong (voting in the absence of  
Commissioner Poitras)  
ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)  
ABSENT: Commissioners: Poitras  
ABSTAIN: Commissioners: Church, Chair Gourley

Motion failed.

Motion #2: for Michael Bikle

AYES: Commissioners: Root Askew, Church, Kong (voting in the absence of  
Commissioner Poitras), Leffel, Vice Chair Craig, Oglesby  
NOES: Commissioners: None  
ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)  
ABSENT: Commissioners: Poitras  
ABSTAIN: Commissioners: Chair Gourley

Motion passed.

10. Consider the LAFCO Mid-Year Work Program Review and Proposed Amendment.

Recommended Actions:

- (1) Receive the Executive Officer's Report;
- (2) Receive public comments; and
- (3) Consider and adopt a Resolution (Attachment 1) approving an amendment to the previously adopted Fiscal Year 2023-2024 work program.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna presented the report.

There were public comments from:

Ida Chan, CEO – Soledad Community Health Care District  
Megan Hunter, City Manager (City of Soledad)

Commissioner Velazquez thanked the Commission and Staff.

Commissioner Action:

Upon motion by Commissioner Leffel, seconded by Commissioner Church, the Commission adopted a resolution approving an amendment to the previously adopted Fiscal Year 2023-2024 work program.

Motion Carried:

AYES: Commissioners: Root Askew, Church, Kong (voting in the absence of Commissioner Poitras), Leffel, Oglesby, Vice Chair Craig, Chair Gourley  
NOES: Commissioners: None  
ALTERNATES: Commissioners: Adams, Velazquez (Non-Voting)  
ABSENT: Commissioners: Poitras  
ABSTAIN: Commissioners: None

Executive Officer's Communications

*The Executive Officer may make brief announcements about LAFCO activities, for information only.*

II. Communications

- a) In Memoriam: Thomas Perkins.
- b) California Chapter, American Planning Association: Speaker Panel.
- c) Correspondence to the City of Salinas: Ferrasci Business Center Specific Plan.
- d) Presentation to the Soledad City Council: Soledad Cemetery District.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna provided the report to the Commission.

There were no public comments.

### Commissioner Comments

Individual Commissioners may comment briefly on matters within the jurisdiction of LAFCO. No discussion or action is appropriate, other than referral to staff or setting a matter as a future agenda item.

There were no Commissioner comments.

### Adjournment to the Next Meeting

Chair Gourley adjourned the meeting at 5:32 p.m.

The next Regular LAFCO Meeting scheduled for Monday, September 25, 2023 at 3:00 p.m. at the Monterey County Government Center (168 W. Alisal Street).

The Political Reform Act requires that a participant in a LAFCO of Monterey County proceeding who has a financial interest in a change of organization or reorganization proposal and who has made a campaign contribution of more than \$250 to any commissioner in the past year must disclose the contribution. If you are affected, please notify the Commission's staff before the hearing.

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***DRAFT*** MEETING NOTES  
BUDGET AND FINANCE COMMITTEE MEETING  
132 W. Gabilan Street, Suite #102  
Salinas, California  
***Scheduled for Approval on September 25, 2023***

Monday, September 18, 2023  
2:00 p.m.

*The Commissioners participated in the meeting on Monday, September, 2023 in- person.*

**Call to Order**

The Budget and Finance Committee of the Local Agency Formation Commission of Monterey County was called to order by Chair Leffel at 2:02 pm.

**Roll Call**

**Members Present**

Commissioner Glenn Church  
Commissioner Mary Ann Leffel, Chair

**Members Absent (Excused Absence)**

Commissioner Ian Oglesby

**Staff and Contractors Present**

Kate McKenna, AICP, Executive Officer  
Mike Briley, CPA, CGMA, Managing Principal, CliftonLarsonAllen, LLP  
Jonathan Brinkmann, Senior Analyst  
Safarina Maluki, Clerk to the Commission/Office Administrator

**Public Comments**

There were no public comments for items not on the Agenda.

**New Business**

1. Consider Draft Year-End Financial Statements for Fiscal Year Ending June 30, 2023.  
Recommended Action: Discuss draft report for information only.  
(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Mr. Briley presented the report.

The Committee discussed the report.

There were no comments from the public.

**Committee Action:**

Chair Leffel requested that the draft year-end financial statements be emailed to the Budget & Finance Committee members once the draft report is completed.

2. Consider Draft Balance Sheet as of August 31, 2023 and Draft Income Statement through August 31, 2023.

Recommended Action: Discuss draft report for information only.

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Mike Briley, CPA, Managing Principal, presented the report.

The Committee discussed the report.

There were no public comments.

**Committee Action:**

Chair Leffel requested that the Clerk to the Commission to reach out to the Independent Special Districts and Cities and advise them of their outstanding cost allocations. Second notices will be sent out the first week of October 2023.

3. Consider Actuarial Report on Government Accounting and Financial Reporting for Post Employment Benefits Other than Pension (OPEB) Liability, as required by Statement 75 of Government Accounting Standards Board (GASB 75), for the Fiscal Year Ending June 30, 2023.

Recommended Action: Discuss report for information only.

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Mike Briley, CPA, Managing Principal, presented the report.

The Committee discussed the report and made an information request.

There were no comments from the public.

**Committee Action:**

This item was for information only.

4. Consider CalPERS Retirement Plan Actuarial Valuation Reports for Fiscal Year Ending June 30, 2023, dated July 2023.

Recommended Action: Discuss reports and recommend that the full Commission authorize the pay-off of unfunded pension liabilities at its next regular LAFCO meeting, as follows:

- a. Pay-off the Classic Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the approximate amount of \$139,857.48, from equity in the Unreserved Fund Balance; and
- b. Pay-off the PEPRA Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the approximate amount of \$12,641.43, from equity in the Unreserved Fund Balance.

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

Executive Officer McKenna and Mike Briley, CGA, Managing Principal, presented the report.

The Committee reviewed, asked questions and discussed the report.

There were no comments from the public.

**Committee Actions:**

The Committee recommended that the full Commission authorize the pay-off of unfunded pension liabilities at the Regular LAFCO meeting on Monday, September 25, 2023.

The Committee requested that staff provide additional actuarial clarification on future unfunded pension liability and provide an update at the Budget & Finance Committee meeting on November 8.

5. **Consider Litigation Reserve Fund Update**

**Recommended Action:** Discuss report for information only.

(CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378).

This is a continued discussion item from the B&F Committee meeting of May 8. Executive Officer McKenna presented the report.

The Committee discussed the report.

There were no comments from the public.

**Committee Action:**

The Committee will review the litigation reserve fund at the November 8 Budget & Finance Committee meeting.

Mike Briley was excused and left the meeting at 3:18 pm.

6. **Consider Accounting Services.**

**Recommended Action:** Receive report and discuss options for provision of accounting and related Services.

Executive Officer McKenna presented the report.

The Committee discussed the report and provided direction to staff to continue to research options.

There were no public comments.

**Committee Action:**

The Committee will receive an update on this topic at the Budget & Finance Committee meeting in February/March 2024.

**Executive Officer Announcements**

*The Executive Officer may provide oral or written announcements about current LAFCO activities, for information only.*

None.

**Adjournment**

Commissioner Leffel adjourned the meeting at 4:05 p.m. The next Budget and Finance Committee Meeting is scheduled for **Wednesday, November 8, 2023** at 2:00 PM at the LAFCO Office (132 W. Gabilan Street, Suite #102, Salinas, CA).

*The Political Reform Act requires that a participant in a LAFCO of Monterey County proceeding who has a financial interest in a change of organization or reorganization proposal and who has made a campaign contribution of more than \$250 to any commissioner in the past year must disclose the contribution. If you are affected, please notify the Commission's staff before the meeting.*

Pursuant to Government Code Section 54957.5, public records that relate to open session agenda items that are distributed to a majority of the Commission less than seventy-two (72) hours prior to the meeting will be made available to the public on the LAFCO of Monterey County website at [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov).

***AMERICANS WITH DISABILITIES ACT (ADA)***: All regular and special meeting agendas and associated reports are available at [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov). Any person with a disability under the ADA may receive a copy of the agenda or associated reports upon request. Any person with a disability covered under the ADA may also request a disability-related modification or accommodation, including auxiliary aids or services, to participate in a public meeting. Requests for copies of meeting documents and accommodations shall be made with LAFCO of Monterey County staff at (831) 754-5838 at least three business days prior to the respective meeting.



LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369 132 W. Gabilan Street, Suite 102  
Salinas, CA 93902 Salinas, CA 93901  
Telephone (831) 754-5838 [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov)

DATE: September 25, 2023

TO: Chair and Members of the Formation Commission

FROM: Kate McKenna, AICP, Executive Officer

SUBJECT: August 2023 Draft Balance Sheet and Draft Income Statement

CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378

**SUMMARY OF RECOMMENDATION:**

These reports are for information only.

**EXECUTIVE OFFICER'S REPORT:**

This matter was reviewed by the Budget & Finance Committee on September 18, 2023 and discussed with Mr. Mike Briley, CPA, CGMA, Managing Principal, CliftonLarsonAllen, LLP.

Attached are the draft Balance Sheet and draft Income Statement for August 2023. These reports were prepared by CliftonLarsonAllen, LLP. Income and expenses are normal for this period, with a focus on collecting accounts receivable that are due by September 30.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

**Attachments:**

5.1 Draft Balance Sheet as of August 31, 2023, prepared on September 12, 2023, CliftonLarsonAllen, LLP  
5.2 Draft Profit & Loss Statement for July 2023 through August 31, 2023, prepared on September 12, 2023, CliftonLarsonAllen, LLP

09/12/23

## LAFCO of Monterey County

## Balance Sheet

As of August 31, 2023

Accrual Basis

|  | Aug 31, 23          |
|--|---------------------|
| <b>ASSETS</b>                          |                     |
| <b>Current Assets</b>                  |                     |
| <b>Checking/Savings</b>                |                     |
| 1100 · Petty Cash                      | 300.00              |
| 1007 · Wells Fargo Checking            | 102,256.66          |
| 1010 · Cash Co. Treasury               |                     |
| 1012 · Designated Cash Litigation Resv | 130,119.18          |
| 1013 · Designated Cash - Accrued Leave | 83,761.10           |
| 1014 · Designated Cash-Post Retirement | 75,064.00           |
| 1015 · Designated Cash-Contingency     | 269,914.00          |
| 1020 · Restricted Cash-FORA Litigation | 346,147.46          |
| 1010 · Cash Co. Treasury - Other       | 1,107,510.67        |
| <b>Total 1010 · Cash Co. Treasury</b>  | <b>2,012,516.41</b> |
| <b>Total Checking/Savings</b>          | <b>2,115,073.07</b> |
| <b>Accounts Receivable</b>             |                     |
| 1236 · A/R Fiscal Year Ending 6/2024   | 320,253.77          |
| <b>Total Accounts Receivable</b>       | <b>320,253.77</b>   |
| <b>Other Current Assets</b>            |                     |
| 1400 · Prepaid Insurance               | 10,468.60           |
| 1405 · Prepaid Expenses                | 12,398.67           |
| <b>Total Other Current Assets</b>      | <b>22,867.27</b>    |
| <b>Total Current Assets</b>            | <b>2,458,214.11</b> |
| <b>Fixed Assets</b>                    |                     |
| 1500 · Equipment                       | 2,185.00            |
| 1525 · Computer Equipment              | 15,099.37           |
| 1530 · Office Furniture                | 40,517.62           |
| 1550 · Accumulated Depreciation        | -53,985.69          |
| <b>Total Fixed Assets</b>              | <b>3,816.30</b>     |
| <b>Other Assets</b>                    |                     |
| 1800 · Deferred Outflows-PERS Contrib. | 59,328.29           |
| 1805 · Deferred Outflows-Actuarial     | 243,400.87          |
| 1810 · Deferred Outflows-OPEB Contrib  | 1,800.00            |
| 1815 · Deferred Outflow-OPEB Actuarial | 5,754.00            |
| <b>Total Other Assets</b>              | <b>310,283.16</b>   |
| <b>TOTAL ASSETS</b>                    | <b>2,772,313.57</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                     |
| <b>Liabilities</b>                     |                     |
| <b>Current Liabilities</b>             |                     |
| <b>Accounts Payable</b>                |                     |
| 2000 · Accounts Payable                | 15,790.15           |
| <b>Total Accounts Payable</b>          | <b>15,790.15</b>    |
| <b>Other Current Liabilities</b>       |                     |
| 2220 · Accrued Leave                   | 83,761.10           |
| 2410 · Post Retirement (GASB 75)       | 75,064.00           |
| 2200 · Payroll Liabilities             | 168.00              |
| 2210 · Direct Deposit Liabilities      | -14,120.98          |
| 2380 · Dissolution of FORA Legal Liab. | 346,147.46          |
| 2381 · Dissolution of FORA Admin Liab. | 54,348.50           |
| <b>Total Other Current Liabilities</b> | <b>545,368.08</b>   |
| <b>Total Current Liabilities</b>       | <b>561,158.23</b>   |
| <b>Long Term Liabilities</b>           |                     |
| 2400 · Net Pension Liability/(Asset)   | 57,558.59           |
| 2500 · Deferred Inflow-GAB68 Actuarial | 40,784.66           |
| 2505 · Deferred Inflows-OPEB Actuarial | 56,930.00           |
| <b>Total Long Term Liabilities</b>     | <b>155,273.25</b>   |
| <b>Total Liabilities</b>               | <b>716,431.48</b>   |
| <b>Equity</b>                          |                     |
| 3700 · Invested in Capital Assets      | 3,816.30            |
| 3710 · Encumbered Funds                | 70,749.02           |
| 3800 · Reserve for Litigation          | 130,119.18          |
| 3810 · Reserve for Contingency         | 269,914.00          |
| 3850 · Unreserved Fund                 | 1,049,760.86        |
| 3900 · Retained Earnings               | -402,739.22         |
| Net Income                             | 934,261.95          |
| <b>Total Equity</b>                    | <b>2,055,882.09</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>2,772,313.57</b> |

09/12/23

**LAFCO of Monterey County  
Profit & Loss**

Accrual Basis

July through August 2023

|  | Jul - Aug 23 |
|--|--------------|
| <b>Ordinary Income/Expense</b>                   |              |
| <b>Income</b>                                    |              |
| 4000 - Fees                                      |              |
| 4005 - Project                                   | 12,336.54    |
| <b>Total 4000 - Fees</b>                         | 12,336.54    |
| 4205 - County Contributions                      | 363,784.00   |
| 4210 - City Contributions                        | 363,783.99   |
| 4220 - District Contributions                    | 363,785.00   |
| 4300 - Interest                                  | 22.53        |
| <b>Total Income</b>                              | 1,103,712.06 |
| <b>Expense</b>                                   |              |
| 7300 - Depreciation                              | 635.00       |
| 6000 - Employee Salaries                         |              |
| 6002 - Regular Earnings                          | 86,303.19    |
| 6004 - FORA Admin Earnings                       | 58.57        |
| <b>Total 6000 - Employee Salaries</b>            | 86,361.76    |
| 6100 - Employee Benefits                         |              |
| 6013 - Post Retirement Healthcare                | 302.00       |
| 6010 - Accrued Leave                             | 3,341.78     |
| 6007 - Management Expense Allowance              |              |
| 6011 - Management Car Allowance                  | 800.00       |
| 6007 - Management Expense Allowance - Other      | 100.00       |
| <b>Total 6007 - Management Expense Allowance</b> | 900.00       |
| 6102 - Worker's Compensation Insurance           | 398.12       |
| 6101 - Payroll Expenses                          | 1,315.30     |
| 6103 - Employee Memberships                      | 374.00       |
| 6104 - Deferred Comp Plan Contribution           | 5,354.43     |
| 6105 - PERS Retirement                           | 9,873.38     |
| 6110 - PERS Health                               |              |
| 6111 - Med ER Non-Ele                            | 1,208.00     |
| 6112 - Med ER Pre Tax                            | 16,731.38    |
| 6110 - PERS Health - Other                       | 66.86        |
| <b>Total 6110 - PERS Health</b>                  | 18,008.34    |
| 6130 - Insurance                                 |              |
| 6139 - STD                                       | 184.12       |
| 6131 - LIFE                                      | 250.40       |
| 6132 - ADD                                       | 16.42        |
| 6133 - Dental                                    | 1,535.80     |
| 6134 - Vision                                    | 247.60       |
| 6135 - LTD                                       | 796.18       |
| <b>Total 6130 - Insurance</b>                    | 3,030.52     |
| 7294 - Accrued Leave Reserve                     | 0.00         |
| 6100 - Employee Benefits - Other                 | 700.00       |
| <b>Total 6100 - Employee Benefits</b>            | 43,597.87    |
| 7000 - Postage and Shipping                      | 238.73       |
| 7010 - Books and Periodical                      | 238.00       |
| 7030 - Copy Machine                              | 957.63       |
| 7100 - Computer Software                         | 219.98       |
| 7110 - Property and Gen Liability Ins            | 1,396.54     |
| 7150 - Training, Conferences & Wrkshps           | 675.00       |
| 7170 - Rental of Buildings                       | 5,370.00     |
| 7200 - Telephone Communications                  | 821.10       |
| 7242 - Outside Prof Svc-Accounting               | 10,500.00    |
| 7242 A - Gen Admin Svcs & HR Assistance          | 800.00       |
| 7248 - Outside Prof Svc-Annual Audit             | 1,500.00     |
| 7245 - General Legal Services                    | 1,385.00     |
| 7250 - Miscellaneous Office Expense              | 73.94        |
| 7260 - Legal Notices                             | 1,189.00     |
| 7280 - LAFCO Memberships                         | 8,124.00     |
| 7290 - Litigation Reserve                        | 5,366.56     |
| <b>Total Expense</b>                             | 169,450.11   |
| <b>Net Ordinary Income</b>                       | 934,261.95   |
| <b>Net Income</b>                                | 934,261.95   |

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

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P.O. Box 1369 132 W. Gabilan Street, Suite 102  
Salinas, CA 93902 Salinas, CA 93901  
Telephone (831) 754-5838 www.monterey.lafco.ca.gov

KATE McKENNA, AICP  
Executive Officer

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
SUBJECT: **Payoff of Unfunded Pension Liabilities**  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378.

**SUMMARY OF RECOMMENDATION:**

The Budget and Finance Committee recommends that the Commission adopt a Resolution (Attachment 1) to authorize the lump sum payoff of LAFCO's unfunded pension liabilities, as follows:

- a. Pay-off the Classic Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the amount of \$139,857.48 from equity in the Unreserved Fund Balance, and
- b. Pay-off the PEPRA Miscellaneous Plan unfunded pension liability balance by October 16, 2023 in the amount of \$12,641.43 from equity in the Unreserved Fund Balance.

**EXECUTIVE OFFICER'S REPORT:**

This matter was reviewed by the Budget and Finance Committee on September 18, 2023 and discussed with Mr. Mike Briley, CPA, CGMA, Managing Principal, CliftonLarsonAllen, LLP.

The recommended action will pay off current unfunded accrued pension liabilities for two LAFCO retirement plans (Classic and PEPRA). The proposed lump sum payments total \$152,498.91 and are based on a proposed pay-off date of October 16, 2023. This recommendation is based on information in two annual valuation reports provided by CalPERS in July 2023, and supplemental CalPERS information provided on September 18. The Committee discussed current pay-off options and long term pension liabilities, and LAFCO's practice to pay-off current liabilities on an annual basis. In addition to the recommended action, the Committee provided direction to research additional information about long term pension liabilities.

**Fiscal Impact**

LAFCO's practice is to pay off any current unfunded accrued pension liabilities on an annual basis. Equity is available in the Unreserved Fund Balance for this purpose. The remaining fund balance will still be in a healthy condition. The recommended action will save LAFCO and its contributing agencies interest costs, as compared to a 30-year amortization option.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kate McKenna". The signature is written in a cursive style with a large initial "K" and "M".

Kate McKenna, AICP,  
Executive Officer

Attachment:

1. Draft Resolution 23-XX Pension Liability Payoff in Fiscal Year 2023-2024

Links to the two CalPERS reports and supplemental information are available at:  
<https://www.co.monterey.ca.us/government/government-links/lafco/current-agenda-and-meeting-packet>).

THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

RESOLUTION NO. 23-XX

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION

PENSION LIABILITY PAYOFF IN FISCAL YEAR 2023-2024

WHEREAS, these proceedings are taken in conformance with the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 et seq. of the Government Code; and

WHEREAS, the Local Agency Formation Commission of Monterey County adopted the Fiscal Year 2023-2024 budget on April 24, 2023, and

WHEREAS, the Budget & Finance Committee of the Local Agency Formation Commission of Monterey County met on September 18, 2023 to consider CalPERS pension actuarial valuation reports measured as of June 30, 2022 and dated July 2023, and recommended the lump sum payoff of LAFCO's share of the unfunded accrued pension liabilities consistent with LAFCO's pay-as-we-go practices; and

WHEREAS, CalPERS provided supplemental information based on an assumed payment by October 16, 2023, and equity funds are available in the Unreserved Fund Balance for this purpose;

NOW, THEREFORE, the Local Agency Formation Commission of Monterey County does HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. The Commission authorizes the Executive Officer to pay-off LAFCO's share of the CalPERS unfunded accrued pension liability by October 16, 2023 in the amount of \$139,857.48 for Classic Miscellaneous Plan Members, and a payment in the amount of \$12,641.43 for PEPRA Miscellaneous Plan Members, from equity funds in the Unreserved Fund Balance.

UPON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing resolution is adopted this 25th day of September 2023 by the following vote:

|          |                |
|----------|----------------|
| AYES:    | Commissioners: |
| NOES:    | Commissioners: |
| ABSENT:  | Commissioners: |
| ABSTAIN: | Commissioners: |

By: \_\_\_\_\_  
Matt Gourley, Chair  
Local Agency Formation Commission of Monterey County

Local Agency Formation Commission of Monterey County

ATTEST: I certify that the within instrument is a true and complete record of said Commission's actions.

Witness my hand this 25<sup>th</sup> day of September 2023.

By: \_\_\_\_\_  
Kate McKenna, AICP, Executive Officer

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369 132 W. Gabilan Street, Suite 102  
Salinas, CA 93902 Salinas, CA 93901  
Telephone (831) 754-5838 [www.monterey.lafco.ca.gov](http://www.monterey.lafco.ca.gov)

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
PREPARED BY: Jonathan Brinkmann, Senior Analyst  
SUBJECT: Anticipated Future Agenda Items and Progress Report on Special Studies  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378.

SUMMARY OF RECOMMENDATION:

Accept report 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 or years. It is organized by applications on file, potential applications under discussion, and LAFCO-initiated studies.

**Part I: Items Currently on File and In Progress**

1. **City of Soledad:** A 647-acre Miramonte sphere of influence (SOI) amendment and annexation were conditionally approved in December 2022. The application is in condition compliance status. Progress is being made to address the outstanding condition relating to mitigation for loss of farmlands. LAFCO staff will update the Commission on August 28.
2. **Fort Ord Reuse Authority Dissolution:** The Fort Ord Reuse Authority (FORA) ceased operations after June 2020. LAFCO had statutory authority to oversee the FORA dissolution and holds administrative and legal funds for that purpose. A final audit has been completed by the County of Monterey and FORA-related litigation was settled in June 2023. The County's remaining administrative tasks include: 1) management/administration of former employees' deferred compensation and health reimbursement accounts; 2) payment of FORA's outstanding invoices; and 3) distribution of remaining FORA funds (held by the County) to former FORA member agencies. We anticipate that County of Monterey staff will provide a status report on these final administrative tasks to the Board of Supervisors in the next few months. After these tasks are completed, LAFCO will adopt a final dissolution resolution and return its FORA-related funds to land use jurisdictions.
3. **Mission Soledad Rural Fire Protection District:** Sphere amendment and annexation of Paraiso Springs Resort (portion). Application status is incomplete.

The County approved the Paraiso Springs project in November 2019, and a portion of the site needs to be annexed to the local fire district pursuant to a County condition of approval. LAFCO received the District's application in 2022 and determined that the application is incomplete. Since that time, the District and developer have signed an agreement to financially mitigate the project's impacts on fire and

emergency medical services. Staff continues to coordinate with the District to resolve other items in the completeness letter. The project appears to be inactive at this time.

## Part 2: Potential Agenda Items under Discussion

### 1. City of Gonzales (pre-application):

- a) Vista Lucia and Puente del Monte projects: Annexation of some or all of an approximately 1,350-acre area placed in the City's sphere in 2014, plus potentially an adjacent 50-acre parcel. The City of Gonzales is currently completing an administrative draft Specific Plan and EIR for the Vista Lucia project (Fanoe-owned lands of approximately 770 acres). The City similarly is working on a specific plan and an EIR for the Puente del Monte project (Jackson and Rianda-owned lands comprising approximately 547 acres).

In total, the two projects together would represent a large expansion of the City, approximately doubling the existing City size. The scope of such an expansion raises issues relevant to LAFCO's review. In June 2021, the Commission held a study session on the City's future annexations. LAFCO staff provided a comment letter on the City's Notice of Preparation of an EIR for the Vista Lucia project in October 2021. LAFCO will comment on the project's draft EIR when it becomes available. The City anticipates submitting a LAFCO annexation application for the Vista Lucia project in 2024.

- b) D'Arrigo Brother farmworker housing: The property owners are proposing a 137-unit farmworker housing project designed to accommodate up to 1,096 agricultural employees. The site on Fanoe Rd north of Johnson Canyon Road is adjacent to the city limits and within the city's designated sphere of influence. Provision of city water and sewer services will require the Commission's approval of either an annexation to the city or an out-of-agency service extension. Staff participated in an initial meeting of City and County staff on September 19.

### 2. Monterey Peninsula Airport District: Detachment from the City of parcels owned by the Monterey Peninsula Airport District. Status is pre-application.

Most Airport District-owned parcels are in the unincorporated County. Several outlying parcels along Highway 68 are in the City of Monterey. The District is interested in detaching these parcels from the City to eliminate a split in underlying city-county jurisdictions as the airport develops new facilities according to its master plan. LAFCO staff are participating in coordination meetings with Airport, City, and County representatives.

### 3. City of Soledad: Hacienda Apartments farmworker housing: Out-of-agency service extension to provide City wastewater services to an existing apartment complex. Status is pre-application.

The City of Soledad is working with the property owners, County of Monterey, Central Coast Water Board, and Rural Community Assistance Corporation (RCAC) to extend City wastewater services to the existing 24-unit farmworker housing apartment complex known as Hacienda Apartments, located approximately three miles northwest of Soledad. The apartment complex is currently served by a failing septic system. The preferred solution is to connect Hacienda Apartments to the existing City wastewater collection system used by the adjacent Camphora Apartments. In 2012, LAFCO approved the City of Soledad's out-of-agency service extension application to provide wastewater collection and treatment services to Camphora Apartments due to a public health and safety issue. The City plans to submit a similar out-of-agency service extension application to LAFCO for Hacienda Apartments once the necessary documents are prepared. LAFCO staff participated in a coordination meeting with the City and other agencies in May 2023.



4. **Castroville Community Services District:** Potential sphere of influence amendment/out-of-agency service extension seeking to connect to the District’s wastewater collection system. The site is located at 174 Struve Rd., west of Hwy 1 (existing development, Ortega Berry Farms), adjacent to the District’s existing boundaries. Current status is pre-application. Preliminary coordination among the CSD, the County, and property owner representative is underway.

The District intends to request a LAFCO sphere of influence amendment and out-of-agency service extension of an area adjacent to existing District Boundaries along Struve Road to provide wastewater collection services to an existing building, replacing an existing septic system. The District would include this site in a future LAFCO annexation application.

5. **Marina Coast Water District:** Potential annexation of MCWD’s Armstrong Ranch property (north of the Marina Municipal Airport) and sphere of influence amendment/annexation of other sites adjacent to the District’s boundaries.

The District acquired approximately 231 acres of Armstrong Ranch land, situated north of the City of Marina and south of the Monterey One Water, in 2010. The Armstrong Ranch property is within the District’s existing sphere of influence. The District seeks to annex this property into the District boundaries since the District intends to use the site to build future water augmentation infrastructure.

6. **City of Salinas:** Target Area “K” (proposed Ferrasci Business Center project) sphere amendment and annexation of approximately 140 acres at the northeast corner of Harrison Road and Russell Road. Status is pre-application.

The site, just north of Salinas and designated as Target Area K in the City’s recently approved Economic Development General Plan Element, is planned for business park, retail, and mixed-use (commercial and residential) development. In 2019, the County and City approved a site-specific amendment of the Greater Salinas Area Memorandum of Understanding to facilitate the City’s annexation and development of this site. Informal pre-application discussions have been underway with County staff, City staff and property owners since January 2020, most recently in May 2023. On May 10, 2023, LAFCO received a Notice of Preparation of a Draft EIR for the proposed Ferrasci Business Center Specific Plan from the City of Salinas. On June 6, 2023, LAFCO staff provided comments on the City’s Notice of Preparation of a Draft Environmental Impact Report as a CEQA Responsible Agency.

7. **City of Marina:**

- a. **Former Fort Ord Landfill and Landfill Border Parcels** – Annexation of an approximately 341-acre former Army landfill and landfill border parcels area (south of Imjin Parkway, north of Intergarrison Road, east of 8<sup>th</sup> Street, and west of Abrams Drive), and detachment of this area from Monterey County Regional Fire District. Current status is pre-application. In 2020, Monterey County and City of Marina entered into an agreement to convey its landfill border parcels (approximately 177 acres) to the City of Marina and designate the City of Marina as recipient of the former landfill parcels (approximately 164 acres) from the U.S. Army. The City of Marina and County of Monterey also agreed to seek prompt annexation of these properties to the City of Marina. The area is currently uninhabited and includes a five-acre commercial area known as the Ord Market. The area is within the City of Marina’s existing sphere of influence.
- b. **East Campus Housing Areas** – Annexation of California State University Monterey Bay (CSUMB) East Campus housing areas (Schoonover and Frederick Park neighborhoods between Reservation Road and Imjin Road), and detachment of this area from Monterey County Regional Fire District. Current status is pre-application. Both housing areas are in Marina’s sphere of influence and have a combined population of about 3,000.

Among other considerations, LAFCO's review will include each proposal's potential effect on fire and emergency medical service delivery models and related revenues to the affected agencies. Initial discussions with the parties occurred in 2019. There is currently no specific schedule for the City to submit an application or applications.

8. **City of Greenfield** – Annexation proposal with two separately owned parcels (vacant Thorp parcel and an existing elementary school site) on Apple Avenue west of the existing city limits. The original application is incomplete, and a revised project is in pre-application status.

In 2017, the City submitted an annexation application for a proposed residential project on the Thorp parcel, but that application remains incomplete. The City is now pursuing development of a community center – rather than housing – on the Thorp parcel. Staff met with the City in 2023 to discuss annexation of the proposed community center parcel and existing school parcel.

9. **Technical Assistance to Local Agencies:** LAFCO serves as an informal facilitator and information clearinghouse for small cities and special districts challenged by financial, governance and service delivery issues. Past staff efforts have focused on special districts in Greenfield, Spreckels, Soledad and North Monterey County. In 2019, LAFCO staff prepared a discussion paper focused on Greenfield special districts. We met in 2022 with the Greenfield Memorial District to provide Board training in roles and responsibilities. We met in March 2023 with the Soledad Cemetery District to provide similar Board training. We are now following up our informal assistance with formal LAFCO studies focused on Greenfield-area and Soledad-area local agencies that are experiencing various challenges, of which, in some instances, include, accountability, transparency and/or governance challenges (see below).
10. **Salinas Valley Health** – Potential annexation in North Monterey County to align with boundaries of the newly formed Pajaro Valley Health Care District.

### Part 3: Other LAFCO-Initiated Studies

In 2022, LAFCO completed a Municipal Service Review/Sphere of Influence study for the City of Soledad.

Currently, staff is preparing a Municipal Service Review/Sphere of Influence study for five Greenfield-area agencies, with a focus on the Greenfield Memorial District, Greenfield Cemetery District, and Greenfield Public Recreation District. These three districts are experiencing financial management and other compliance challenges with accountability and transparency requirements.

A Municipal Service Review/Sphere of Influence study for the City of Gonzales will be prepared to coincide with that City's anticipated Vista Lucia annexation application (see page 2 of this report). The timing will depend upon when we receive the application with information needed for the study.

The Commission approved a work program amendment on August 28. The amendment added a LAFCO study of Soledad-area special districts to the work program and rescheduled a routine study of the seven Monterey Peninsula cities to later in the fiscal year.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

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LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369  
Salinas, CA 93902  
Telephone (831) 754-5838

132 W. Gabilan Street, Suite 102  
Salinas, CA 93901  
www.monterey.lafco.ca.gov

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
PREPARED BY: Jonathan Brinkmann, Senior Analyst  
SUBJECT: Report on Activities of the California Association of Local Agency Formation Commissions (CALAFCO)  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378.

**SUMMARY OF RECOMMENDATION:**

Accept this report for information only.

**EXECUTIVE OFFICER'S REPORT:**

**Conference Host Planning Activities**

As a member of the California Association of Local Agency Formation Commissions (CALAFCO), LAFCO of Monterey County is hosting the 2023 CALAFCO Annual Conference on October 18-20 in Monterey. We have been successful in securing Jeannette Tuitele-Lewis, President/CEO of the Big Sur Land Trust, as the Keynote Speaker for the conference. Clerk to the Commission/Office Administrator Safarina Maluki will be in touch with each Commissioner in coming days to confirm attendance details.

**Legislative Committee Update**

The CALAFCO Legislative Committee met on August 25 and will meet again in November. Commissioner Root Askew serves on this Committee and is supported by LAFCO staff.

CALAFCO opposes a bill on the Governor's desk for signature. AB 399 would add an additional procedural vote for a district to detach from a county water authority and would potentially circumvent an ongoing LAFCO process in San Diego County.

The Committee created a subcommittee to propose improvements to CALAFCO's policy regarding committee quorum.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

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## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369  
Salinas, CA 93902  
Telephone (831) 754-5838

132 W. Gabilan Street, Suite 102  
Salinas, CA 93901  
www.monterey.lafco.ca.gov

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
PREPARED BY: Darren McBain, Principal Analyst  
SUBJECT: **City of Soledad – Miramonte Annexation Condition Compliance Status Report  
and Consideration of a Time Extension**  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378

### SUMMARY OF RECOMMENDATIONS:

Receive a report from the Executive Officer, receive public comments, provide input to staff on the City's proposed agricultural mitigation actions, and approve a one-year time extension (to December 19, 2024) of the Commission's approval of the Miramonte annexation.

### EXECUTIVE OFFICER'S REPORT:

This report provides an update on the status of condition compliance for this conditionally approved annexation. The report also includes a City request for a one-year extension of time (Attachment 1) to satisfy the Commission's conditions of approval and complete the annexation.

#### Background

In December 2022, the Commission approved the City of Soledad's proposed 654-acre Miramonte sphere of influence amendment and annexation. The Commission's approval of the annexation component included a special condition requiring agricultural mitigation. The Commission determined that review and approval of agricultural mitigation actions shall be completed to the satisfaction of the Executive Officer. The full wording of the condition of approval is provided as Attachment 2.

The City is working diligently to address this condition of approval so the annexation can be finalized and recorded, and development can proceed. In May 2023, Megan Hunter became Soledad's new city manager. Also in May, the City submitted to LAFCO staff an agricultural mitigation proposal that was largely the same as was proposed during the 2022 public hearings for the proposal, and was not approved by the Commission at that time.

The City's May 2023 mitigation proposal offered conservation easements at a 1-to-1 ratio – i.e., one acre of mitigation per acre of farmland being developed. The main conservation easement receiver site was a 370-acre site next to the Soledad Correctional Facilities. An additional 90 acres of mitigation was proposed near Gonzales. Please see the map provided as Attachment 3. Note: The proposal did not specify an exact location for the proposed 90 acres within the overall several hundred-acre set of parcels identified southeast of Gonzales.

Importantly, the May proposal stated that putting the conservation easements in place would occur during the City's permitting processes, after LAFCO's final recordation of the annexation. This proposed timing did not comply with the Commission's condition of approval requiring agricultural mitigation to be completed and put into effect before the annexation can be recorded. In May and June, staff met and

coordinated with Ms. Hunter, and with the Ag Land Trust as a potential recipient and holder of conservation easements.

At the August 28 regular meeting, Ms. Hunter presented an overview of the City's proposed agricultural mitigation. The City's August proposal stated that the property owner had now acknowledged that agricultural mitigation must be completed before recordation of the annexation, i.e., the matter of timing was no longer in dispute. Other aspects of the City's proposed mitigation (acreage, mitigation ratio, locations, etc.) remained unchanged from May to August. At the August meeting, Ms. Hunter also discussed the City's efforts to identify other potential conservation easement receiver sites in the more immediate Soledad area. Staff requested the Commission's input on the agricultural mitigation strategy that the City and the property owners had identified to date. Commissioners' comments and questions were generally not averse to the City's overall mitigation strategy as outlined at the August meeting.

#### Condition Compliance Update Since August 28

The City has substantially changed its proposed agricultural mitigation. On September 15, the City submitted a memo to LAFCO outlining the new mitigation proposal (Attachment 4). The new proposal involves the same general locations as before, but the acreage mix has essentially been reversed. The majority of the mitigation acreage (335.4 acres – about 73% of the total proposed mitigation) is now proposed in the Gonzales area, about two miles east of the 101 freeway and touching the far corner of Gonzales's designated sphere of influence. A map of the revised proposal is provided as part of Attachment 3.

Staff is currently reviewing the revised proposal. As with the August 28 meeting, the Executive Officer requests the Commission's input on whether the City's agricultural mitigation proposal is consistent with the spirit and intention of the Commission's condition of approval in Attachment 2.

#### Request for Time Extension

As part of its September 15 memo, the City of Soledad is requesting a one-year time extension for completion of this annexation.

The statutory one-year standard limitation for completion of an annexation will lapse on December 19, 2023 unless agricultural mitigation is fully executed – and the annexation's certificate of completion is recorded – before that date. State LAFCO law (the Cortese-Knox-Hertzberg Act, section 57001) provides that:

- “If a certificate of completion for a change of organization or reorganization has not been filed within one year after the commission approves a proposal for that proceeding, the proceeding shall be deemed terminated unless prior to the expiration of that year the commission authorizes an extension of time for that completion. The extension may be for any period deemed reasonable to the commission for completion of necessary prerequisite actions by any party.”

The City and landowner representatives are in active negotiations with third parties to satisfy the Commission's condition of approval. Though possible, this work is unlikely to be complete by late December. LAFCO staff recommends that the Commission authorize the Executive Officer to approve (Attachment 1) the City's requested one-year time extension – to **December 19, 2024** – for finalizing and recording a Certificate of Completion for this approved annexation.

#### Next Steps

Staff will continue to work with the City and property owners to achieve compliance with the condition of approval. We will continue to keep the Commission informed of progress toward finalizing this significant annexation.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

#### Attachments

1. One-year time extension – to **December 19, 2024** – for completion of the annexation
2. Commission’s December 19, 2022 condition of approval
3. Maps – City’s proposed agricultural mitigation (August 2023 and revised September 2023 versions)
4. Updated information received from the City of Soledad (September 15, 2023 memorandum and attachments)

# ATTACHMENT 9.1

Miramonte – Time Extension for  
Completion of Proceedings





## ATTACHMENT 9.2

Condition of Approval – City of Soledad  
Miramonte Annexation

## Miramonte annexation to the City of Soledad

### Commission's December 19, 2022 condition of approval

Section 8. The proposal is approved subject to the following terms and conditions. The Certificate of Completion for the annexation shall not be issued until all terms and conditions are met.

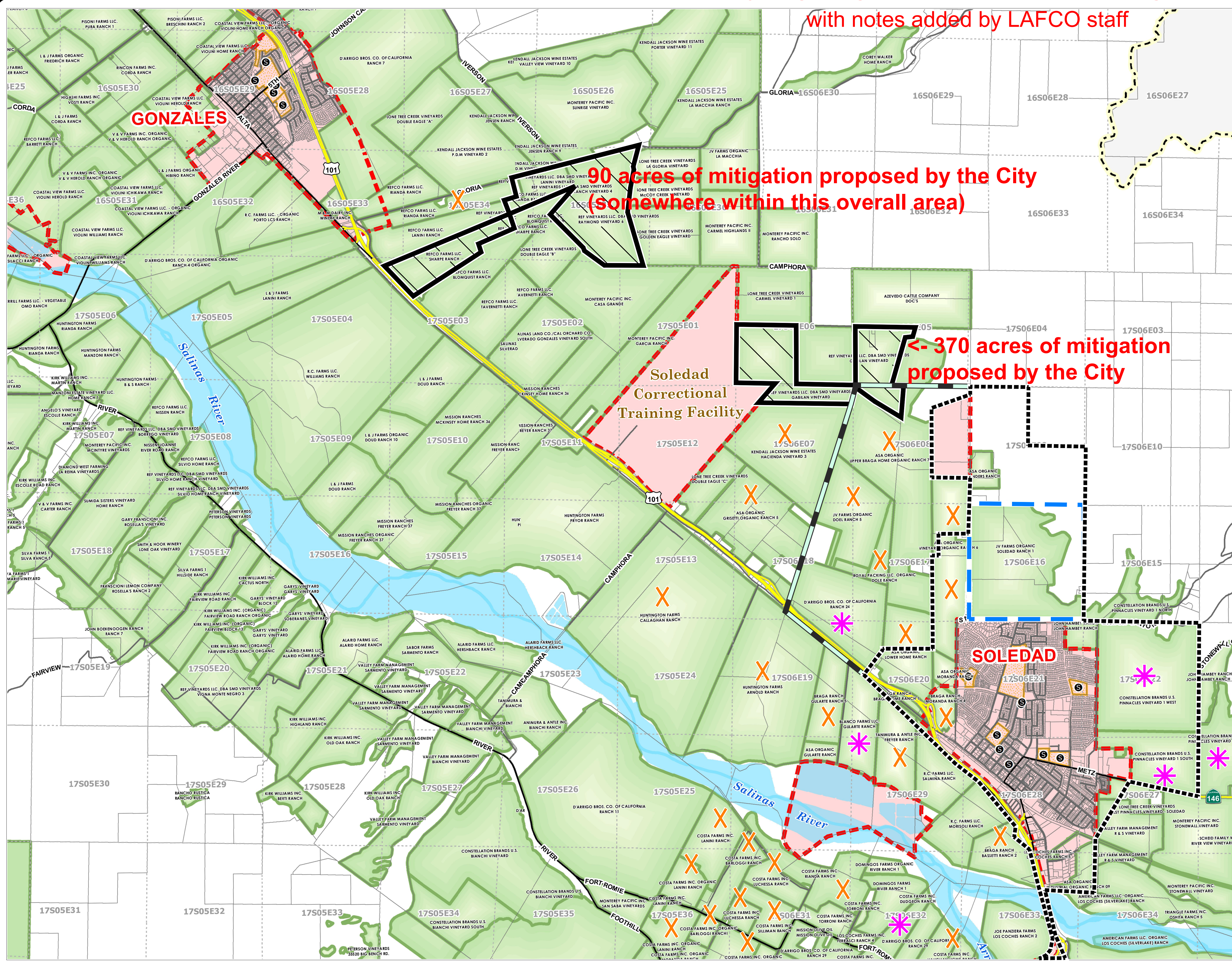
- a. Acceptance of maps and/or property descriptions, as needed, by the State Board of Equalization;
- b. Payment of all fees incurred in the processing of the application consistent with the LAFCO fee schedule, including the fee required by the State Board of Equalization;
- c. The City shall agree, as a condition of the approval of this application to defend and indemnify at its sole expense any action brought against LAFCO (Commission and its staff), with respect to the approval of this application. The City will reimburse LAFCO for any and all attorneys' fees and court costs. LAFCO may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve the City of its obligations under this condition. The obligation on the part of the City to indemnify LAFCO is effective upon the adoption of this resolution and does not require any further action. Accepting the benefit of this resolution shall evidence the City's agreement to this term; and
- d. Agricultural Mitigation: In consultation with, and to the satisfaction of the LAFCO Executive Officer, the applicant and property owner shall identify and propose agricultural conservation easements in the vicinity of the 2016 City-County Memorandum of Agreement's designated Permanent Agricultural Edge or Urban Growth Boundary to the east, south, or west of city limits if suitable easement receiver sites are available, and/or pay in-lieu fees to a qualified land conservation entity to fund future acquisition of conservation easements. The required conservation easements and/or in-lieu fee payment amounts shall apply to lands within the affected territory that are designated as Prime Farmland or Farmland of Statewide Significance on the State of California Department of Conservation's 2018 important farmlands map. The proposed conservation easements and/or in-lieu fee payments, as well as the proposal's related western agricultural buffer easement, shall be executed to the satisfaction of the Executive Officer prior to recordation of the Certificate of Completion.

# ATTACHMENT 9.3

## Maps









with notes added by LAFCO staff

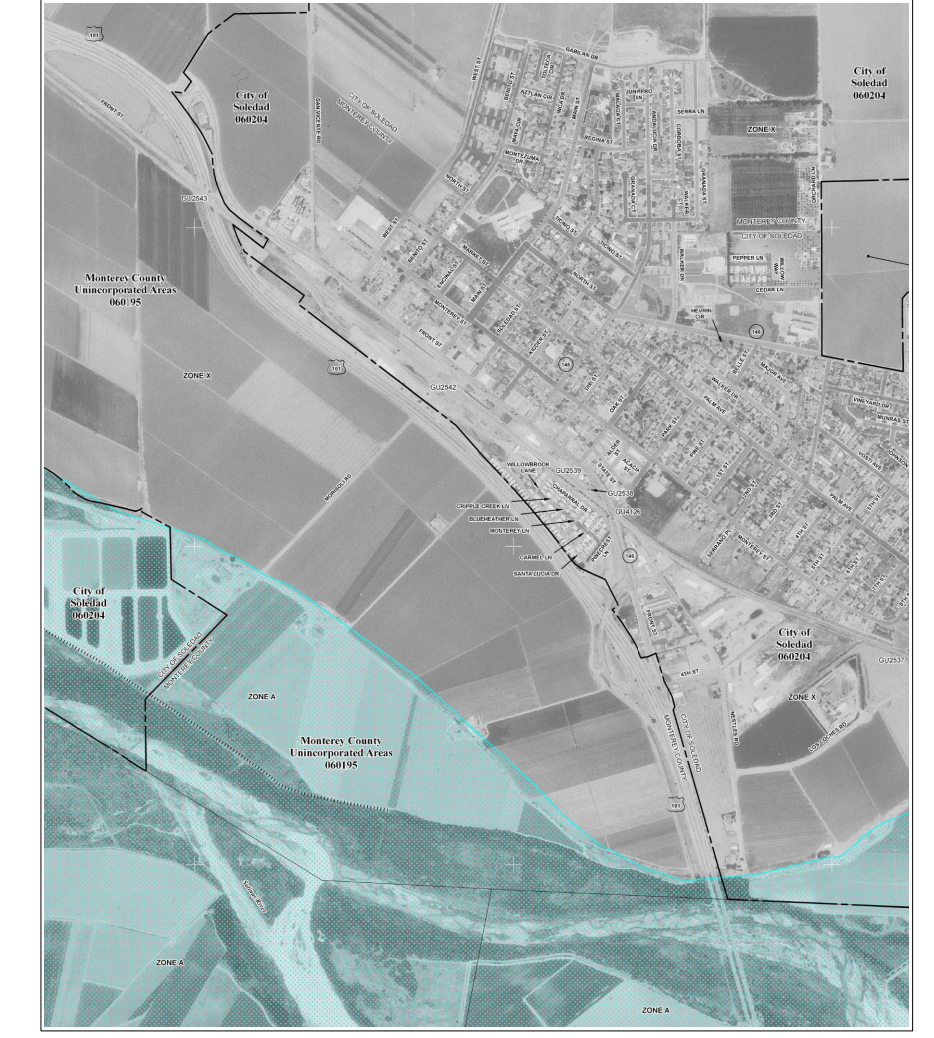


90 acres of mitigation proposed by the City (somewhere within this overall area)

<- 370 acres of mitigation proposed by the City

LEGEND AND NOTES

-  MIRAMONTE PROJECT
-  PROPOSED AG MITIGATION PROPERTY
-  PERMANENT AGRICULTURE EDGE
-  CITY OF SOLEDAD URBAN GROWTH BOUNDARY
-  CONTACTED, LAND NOT AVAILABLE
-  LAND UNDERSTOOD NOT TO BE AVAILABLE



2009 FEMA FLOOD MAP

WORKING PRINT



**MIRAMONTE**  
**AGRICULTURE**  
**MITIGATION**  
**EXHIBIT**  
 SOLEDAD  
 MONTEREY COUNTY  
 CALIFORNIA

  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 8055 CAMINO ARROYO GILROY, CA 95020  
 PHONE: (408) 848-0300 FAX: (408) 848-0302



257-021-029  
335.4 AC

417-151-023  
124.7 AC

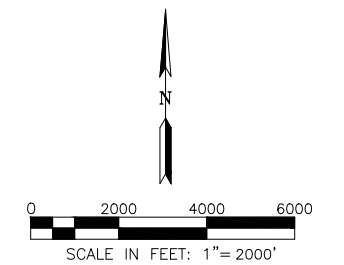
Soledad  
Correctional  
Training Facility

SOLEDAD

LEGEND AND NOTES  
MIRAMONTE PROJECT  
CITY OF SOLEDAD  
URBAN GROWTH BOUNDARY



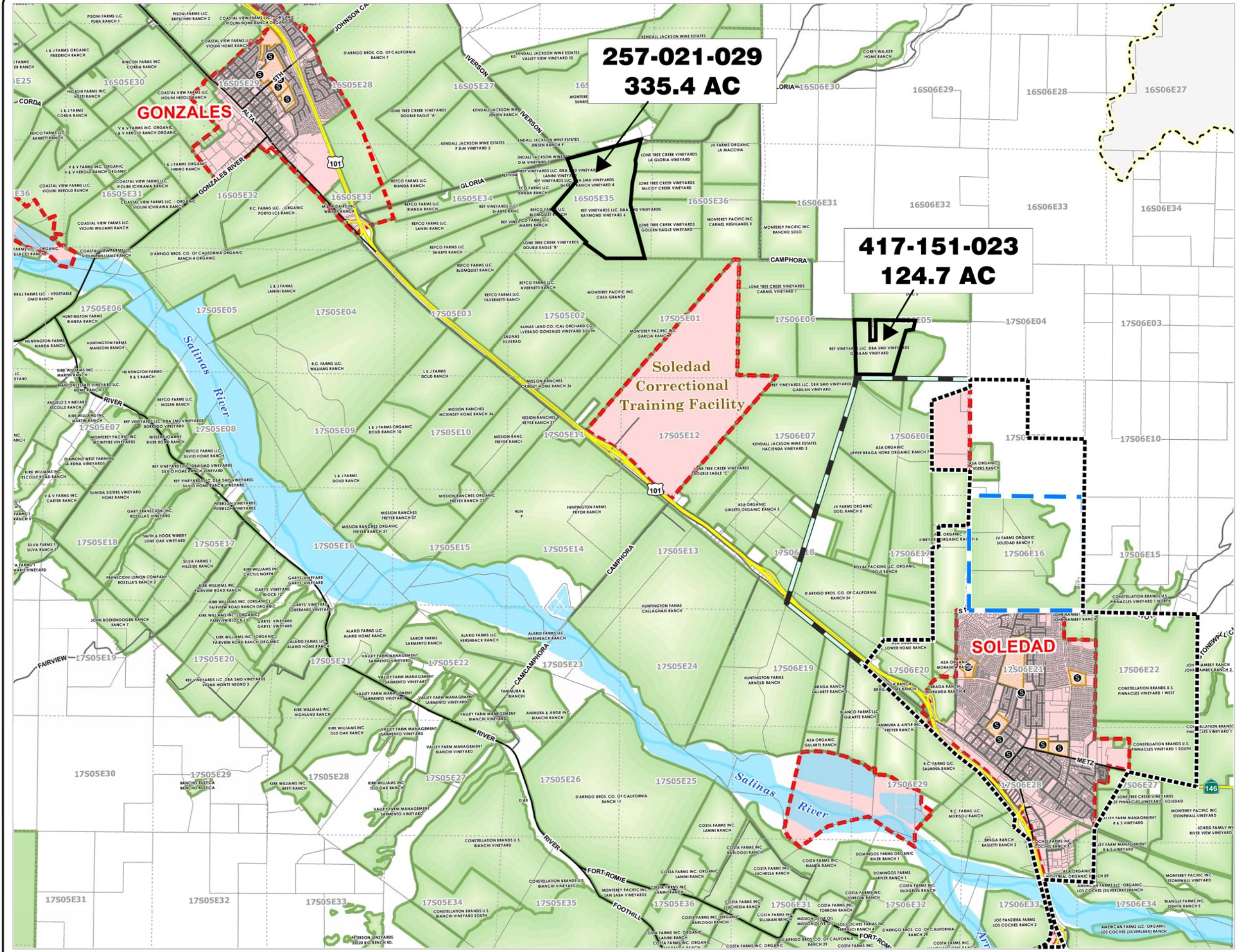
2009 FEMA FLOOD MAP



MIRAMONTE  
AGRICULTURE  
MITIGATION  
PARCEL LOCATION MAP

SOLEDAD  
MONTEREY COUNTY  
CALIFORNIA

**RJA**  
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PHONE: (408) 848-0300 FAX: (408) 848-0302  
2023-09-15 152015





# ATTACHMENT 9.4

September 15

Information from City of Soledad



## MEMORANDUM

**TO:** Monterey County LAFCO Commission

**FROM:** Megan Hunter, City Manager *Megan Hunter*

**DATE:** September 15, 2023

**RE:** Miramonte Annexation And Agricultural Mitigation

Thank you for the opportunity to formally present the proposed agricultural mitigation for consideration to the Local Agency Formation Commission of Monterey County (LAFCO) as part of the annexation for a project known as Miramonte. This letter is in follow up to the update the City provided to LAFCO on our progress toward satisfying the agricultural mitigation condition on August 28, 2023.

As you may recall, the Miramonte property encompasses 462 acres of prime farmland and farmland of statewide importance, which is the area subject to the agricultural mitigation requirement. The Miramonte Development Team is proposing to donate two acres within Miramonte to a Future Farmers of America site (at the request of Soledad Unified School District) and place the remaining 460 acres under agricultural conservation easement. These 460 acres are comprised of two ranches owned by Ray Francioni, a 124.7-acre parcel at Gabilan Mountain Ranch, and a 335.4-acre parcel between Gonzales and Soledad as shown on the attached map. Together, these parcels equal 460.1 acres and are considered prime farmland.

Although not confirmed, there has been some question whether Ag Land Trust will accept the properties proposed for conservation easement. It is the preference of the Developer to work with the local trust in placing these properties into a conservation easement and plans to work with Staff and the Board of Ag Land Trust to accomplish this. However, if the Ag Land Trust is not interested in participating, the Developer also has reached out to the California Farmland Trust, which has expressed willingness to partner.

The City has continued to work with LAFCO staff on this effort and appreciate the guidance and responsiveness of both the Executive Officer, Kate McKenna and Principal Analyst, Darren McBain. Since LAFCO's August meeting, Soledad city staff forwarded the remaining updated well tests to LAFCO staff (attached) on August 29, 2023. Mr. McBain followed up quickly asking for clarification on the portion of the property for the agricultural easement.

Ultimately, the Developer is proposing that the parcels outlined in the attached map are placed under conservation easement because together they comprise the exact acreage needed for the 460-acre agricultural mitigation requirement. Because these parcels have already been established, it is anticipated that the process to place them under conservation easement will be straightforward and more streamlined. The Developers could explore other ranch acreage for conservation easement, but it would require more time to create legal boundaries and would add to delays to advancing the project. With the housing crisis in full swing in Monterey County, facilitating housing production quickly is critical to serving our residents and the workforce.

It is understood that the conservation easements need to be recorded prior to the recording of the Certificate of Completion for annexation. Because the conservation easement process will take time - from 6 months to 1 year, the City is requesting a 1-year extension to complete the annexation. The City is committed to supporting the Developer in recording the conservation easements as quickly as possible.

I appreciate your consideration and want to reiterate how grateful we are to the LAFCO staff and Commissioners in guiding the City through this process. Please note that I am not including the attachments that were provided for the August 28<sup>th</sup> meeting but let me if I should send them again. If you have any questions or concerns, feel free to contact me at (831) 223-5014 or (831) 529-6948 (mobile).

**Attachments:**

Attachment 1: Proposed Conservation Easement Map

Attachment 2: Well Tests

2a: Sharpen Ranch Well 1

2b: Sharpen Ranch Well 2

2c: Gabilan Diesel Pump

2d: Callahan New Well







# Advanced Pumping Efficiency Program



Dear PG&E Pumping Customer:

Thank you for participating in the Advanced Pumping Efficiency Program (APEP). APEP is funded through PG&E's energy efficiency programs to support energy efficient pumping. APEP offers subsidized pump efficiency tests, education, and technical assistance. Please look at the last page of this report as it shows how you can participate in all facets of the program.

The APEP provides subsidies to pump test companies so that they can provide their services at reduced costs to PG&E customers with eligible pumps. It is important to note that the subsidy may not cover the total cost of the test and you may be charged an additional fee by the test company.

**Once you have received your pump test results, please sign the Record of Pump Efficiency Test at the bottom of this page so that the subsidy can be released to the pump tester.**

The test report you have just received includes important information concerning your pump's performance. It includes an estimate of the energy and utility bill savings you could achieve by improving your pump's performance through a retrofit or replacement. Your pump tester or pump service company can supply you with an APEP program pamphlet explaining more about the test and what it tells you. They should also be able to help you determine if a pump retrofit would be economical for you at this time.

The APEP offers free educational seminars on pumping efficiency throughout the state. Check the calendar of events on the website listed above that shows when and where our educational seminars are being held.

Sincerely,

Kaomine Vang, Program Manager

*California consumers are not obligated to purchase any full fee service or other service not funded by this program. The Advanced Pumping Efficiency Program is funded by California utility ratepayers under the auspices of the California Public Utilities Commission.*

*Los consumidores en California no estan obligados a comprar servicios completos o adicionales que no esten cubiertos bajo este programa. Este programa esta financiado por los usuarios de servicios públicos en California bajo la jurisdiccion de la Comisión de Servicios Públicos de California.*

---

## Record of Pump Efficiency Test

*It is the sole responsibility of the pump test company to have this form completed and then submit it to the APEP Program in order to receive the pump test subsidy.*

**Pump Tester - Please fill out this section of the form**

**Company: Craig Evans Pump Testing Service**

I certify that I performed test # 4306409 on 8/21/2023 on the pump serviced by meter: PG&E 1009542860

Pump Name: Sharpen Ranch Well 1 Tester: Craig Evans Signed: \_\_\_\_\_

---

**Pump Owner/Operator - Please fill out this section of the form**

*I certify that this pump efficiency test was not for the purposes of a real estate transaction or to fulfill requirements of any government or quasi-government agency. I further certify that I have legal authority over the operation of this pump.*

*I was given a record of the pump test containing all measured data and the calculated Overall Pumping Efficiency and kiloWatt-hours (or therms) required to pump an acre-foot of water. I am aware that the test information and a picture of the test section will be sent to APEP and PG&E. I am also aware that APEP is providing a subsidy to the pump tester for eligible pumps.*

Name (print): Ray Francioni

Title: \_\_\_\_\_

Business: Refco Farms

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: 8314559375

---

**CONFIDENTIAL AND PROPRIETARY INFORMATION PUMPING COST  
ANALYSIS FROM: Craig Evans Pump Testing Service**

RAY FRANCONI  
REFCO FARMS  
86 MONTEREY SALINAS HIGHWAY  
SALINAS, CA 93908

Test Date: 8/21/2023  
Pump: SHARPEN RANCH WELL 1  
Nameplate HP: 150.0  
Our Pump Test Number: 4306409

This is a water well used for Irrigation - Agriculture and assumed to be operated 100 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 8/21/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>   | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|---|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>   | <b>58 %</b>                    | <b>69 %</b>                             |   |
| 2. Nameplate Horsepower:  | 150.0 hp                       | 150.0 hp                                |   |
| 3. Motor Efficiency:  | 92 %                           | 92 %                                    |   |
| 4. Actual Motor Input Horsepower:   | 186.07 hp                      | 162.2 hp                                |   |
| 5. Motor loaded at:   | 114 %                          | 99 %                                    |   |
| 6. Flow rate (gpm):   | 1,378 gpm                      | 1,415 gpm                               |   |
| 7. Pumping Level (ft):  | 174 ft                         | 174.51 ft                               |   |
| 8. Discharge Pressure (psi):  | 60 psi                         | 60 psi                                  |   |
| 9. Total Dynamic Head (feet):   | 312.60 ft                      | 313.11 ft                               | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:  | 25.37 af/yr*                   | 25.37 af/yr*                            | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:   | \$0.280 /kWh*                  | \$0.280 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|   |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:   | 13,881 kWh/yr                  | 11,780 kWh/yr                           | 2,101 kWh/yr                                    |
| 13. Hours of Operation/yr:  | 100 hr/yr*                     | 97 hr/yr                                | 3 hr/yr   |
| 14. Kilowatt-hours per acre-foot:   | 547 kWh/af                     | 464 kWh/af                              | 83 kWh/af                                       |
| 15. Average Cost Per acre-foot:   | \$153.19 /af                   | \$130.00 /af                            | \$23.19/af = 15.14%                             |
| <p><b>- Estimated savings = \$23.19/af = 15.14% of energy costs</b><br/> <b>- If pumping 25.37 af/year this equals about \$588 annual savings</b></p> |                                |   |   |

**Analysis  
Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans



# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.5 02/10/202

### Customer and Facility Data

|                       |                                     |                     |                       |                 |                  |
|-----------------------|-------------------------------------|---------------------|-----------------------|-----------------|------------------|
| <b>Pump/Location:</b> | Sharpen Ranch Well 1/Tavenntti Road | <b>HP:</b>          | 150                   | <b>Utility:</b> | PG&E             |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.4183               | <b>Lat</b> 36.48504 | <b>Pump Make:</b>     | American        |                  |
| <b>Motor Make:</b>    | General Electric                    | <b>Type</b> Well    | <b>Meter Number:</b>  | 1009542860      |                  |
| <b>Customer Addr:</b> | Refco Farms                         |                     | <b>Serial Number:</b> | NONE            |                  |
|                       | 86 Monterey Salinas Highway         |                     | <b>Voltage:</b>       | 460             | <b>Amps:</b> 173 |
|                       | Salinas, CA 93908                   |                     | <b>Our Test #:</b>    |                 |                  |
| <b>Contact:</b>       | Ray Francioni                       |                     |                       |                 |                  |
| <b>Phone:</b>         | (831) 455-9375                      | <b>Fax:</b>         |                       | <b>Cell:</b>    | (831) 261-7574   |

### Test Results

**Test Date:** 8/21/2023 **Tester:** Craig Evans

**Run Number ('E' = used for cost anal):** E-1

- 1. Pumping Water Level (ft): 174.00
- 2. Standing Water Level (ft): 155
- 3. Draw Down (ft): 19
- 4. Recovered Water Level (ft): 155
- 5. Discharge Pressure at Gauge (psi): 60.00
- 6. Total Lift (ft): 313
- 7. Flow Velocity (ft/sec): 4.9
- 8. Measured Flow Rate (gpm): 1,378
- 9. Customer Flow Rate (gpm): 1,398
- 10. Specific Capacity (gpm/ft draw): 72.5
- 11. Acre Feet per 24 Hr: 6.1
- Million Gallons per 24 Hr: 1.984
- 12. Cubic Feet per Second (cfs): 3.1
- 13. Horsepower Input to Motor: 186.07
- 14. Percent of Rated Motor Load (%): 114
- 15. Kilowatt Input to Motor: 138.81
- 16. Kilowatt Hours per acre-foot: 547
- 17. Cost to Pump an acre-foot: \$153.19
- 18. Energy Cost (\$/hour) \$38.87
- 19. Base Cost per Kwh: \$0.280
- 20. Nameplate rpm: 1,770
- 21. rpm at Gearhead: 0
- 22. Overall Pumping Efficiency (%): 58

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

*Some decimal accuracy on this report has been requested by testers in the field.*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Overall efficiency of this plant is considered to be good assuming this run represents plant's normal operating condition.

Oil on the surface of the water in the well may have affected the accuracy of the water level measurements.

This pump had a propeller type flow meter.

This pump has an adequate test section.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foot valve, etc.

Estimated savings of 83 kWh/AF and \$588.27 annual energy costs from a retrofit

Current OPE of 58% and estimated potential OPE of 69%

## ***How to Participate in the Advanced Pumping Efficiency Program:***



### ***EDUCATIONAL SEMINARS***

Seminars are free-of-charge. Our seminar schedule is on the Events Calendar on our web site ([www.pumpefficiency.org](http://www.pumpefficiency.org)) or you can call the main office. Also, all of our educational materials are on the web site and can be downloaded free-of-charge. We are always looking for partners for our seminars and if your organization has an event that we might be able to help with, please give us a call - 1 800 845-6038.

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We are always available to help you interpret a pump test report, fill out an incentive application, discuss other PG&E energy efficiency programs, or answer general questions regarding design and management of pumping systems. Please note that we cannot supply site-specific engineering services.

### ***SUBSIDIZED PUMP EFFICIENCY TESTS***

If you are reading this then you already know how to obtain a subsidized test from APEP. Please tell your friends and neighbors about our Program. The pump efficiency test is the first step in maintaining an efficient pumping plant. Please note that subsidies depend on available funding and are on a first-come, first-served basis.

PG&E and other utilities and agencies have many energy efficiency programs available. Call your account representative, go to the PG&E web site at [www.pge.com](http://www.pge.com), or go to [www.californiaenergyefficiency.com](http://www.californiaenergyefficiency.com) for more information.

Again, we appreciate your participation in the Program.

# Advanced Pumping Efficiency Program



Dear PG&E Pumping Customer:

Thank you for participating in the Advanced Pumping Efficiency Program (APEP). APEP is funded through PG&E's energy efficiency programs to support energy efficient pumping. APEP offers subsidized pump efficiency tests, education, and technical assistance. Please look at the last page of this report as it shows how you can participate in all facets of the program.

The APEP provides subsidies to pump test companies so that they can provide their services at reduced costs to PG&E customers with eligible pumps. It is important to note that the subsidy may not cover the total cost of the test and you may be charged an additional fee by the test company.

**Once you have received your pump test results, please sign the Record of Pump Efficiency Test at the bottom of this page so that the subsidy can be released to the pump tester.**

The test report you have just received includes important information concerning your pump's performance. It includes an estimate of the energy and utility bill savings you could achieve by improving your pump's performance through a retrofit or replacement. Your pump tester or pump service company can supply you with an APEP program pamphlet explaining more about the test and what it tells you. They should also be able to help you determine if a pump retrofit would be economical for you at this time.

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Sincerely,

Kaomine Vang, Program Manager

*California consumers are not obligated to purchase any full fee service or other service not funded by this program. The Advanced Pumping Efficiency Program is funded by California utility ratepayers under the auspices of the California Public Utilities Commission.*

*Los consumidores en California no estan obligados a comprar servicios completos o adicionales que no esten cubiertos bajo este programa. Este programa esta financiado por los usuarios de servicios públicos en California bajo la jurisdiccion de la Comisión de Servicios Públicos de California.*

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## Record of Pump Efficiency Test

*It is the sole responsibility of the pump test company to have this form completed and then submit it to the APEP Program in order to receive the pump test subsidy.*

**Pump Tester - Please fill out this section of the form**

**Company: Craig Evans Pump Testing Service**

I certify that I performed test # 4306410 on 8/21/2023 on the pump serviced by meter: PG&E 1010760409

Pump Name: Sharpen Ranch Well 2 Tester: Craig Evans Signed: \_\_\_\_\_

---

**Pump Owner/Operator - Please fill out this section of the form**

*I certify that this pump efficiency test was not for the purposes of a real estate transaction or to fulfill requirements of any government or quasi-government agency. I further certify that I have legal authority over the operation of this pump.*

*I was given a record of the pump test containing all measured data and the calculated Overall Pumping Efficiency and kiloWatt-hours (or therms) required to pump an acre-foot of water. I am aware that the test information and a picture of the test section will be sent to APEP and PG&E. I am also aware that APEP is providing a subsidy to the pump tester for eligible pumps.*

Name (print): Ray Francioni

Title: \_\_\_\_\_

Business: Refco Farms

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: 8314559375

\_\_\_\_\_

**CONFIDENTIAL AND PROPRIETARY INFORMATION PUMPING COST  
ANALYSIS FROM: Craig Evans Pump Testing Service**

RAY FRANCONI  
REFCO FARMS  
86 MONTEREY SALINAS HIGHWAY  
SALINAS, CA 93908

Test Date: 8/21/2023  
Pump: SHARPEN RANCH WELL 2  
Nameplate HP: 200.0  
Our Pump Test Number: 4306410

This is a water well used for Irrigation - Agriculture and assumed to be operated 100 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 8/21/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>   | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|---|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>   | <b>52 %</b>                    | <b>69 %</b>                             |   |
| 2. Nameplate Horsepower:  | 200.0 hp                       | 200.0 hp                                |   |
| 3. Motor Efficiency:  | 96 %                           | 96 %                                    |   |
| 4. Actual Motor Input Horsepower:   | 139.41 hp                      | 199.4 hp                                |   |
| 5. Motor loaded at:   | 67 %                           | 96 %                                    |   |
| 6. Flow rate (gpm):   | 760 gpm                        | 1,396 gpm                               |   |
| 7. Pumping Level (ft):  | 164 ft                         | 173.20 ft                               |   |
| 8. Discharge Pressure (psi):  | 94 psi                         | 94 psi                                  |   |
| 9. Total Dynamic Head (feet):   | 381.14 ft                      | 390.34 ft                               | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:  | 13.99 af/yr*                   | 13.99 af/yr*                            | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:   | \$0.280 /kWh*                  | \$0.280 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|   |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:   | 10,400 kWh/yr                  | 8,099 kWh/yr                            | 2,301 kWh/yr                                    |
| 13. Hours of Operation/yr:  | 100 hr/yr*                     | 54 hr/yr                                | 46 hr/yr  |
| 14. Kilowatt-hours per acre-foot:   | 743 kWh/af                     | 579 kWh/af                              | 164 kWh/af                                      |
| 15. Average Cost Per acre-foot:   | \$208.10 /af                   | \$162.07 /af                            | \$46.03/af = 22.12%                             |
| <p><b>- Estimated savings = \$46.03/af = 22.12% of energy costs</b><br/> <b>- If pumping 13.99 af/year this equals about \$644 annual savings</b></p> |                                |   |   |

**Analysis  
Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans



# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.5 02/10/202

### Customer and Facility Data

|                       |                                     |                     |                       |                 |                  |
|-----------------------|-------------------------------------|---------------------|-----------------------|-----------------|------------------|
| <b>Pump/Location:</b> | Sharpen Ranch Well 2/Tavenntti Road | <b>HP:</b>          | 200                   | <b>Utility:</b> | PG&E             |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.421                | <b>Lat</b> 36.48743 | <b>Pump Make:</b>     | American        |                  |
| <b>Motor Make:</b>    | General Electric                    | <b>Type</b> Well    | <b>Meter Number:</b>  | 1010760409      |                  |
| <b>Customer Addr:</b> | Refco Farms                         |                     | <b>Serial Number:</b> | NONE            |                  |
|                       | 86 Monterey Salinas Highway         |                     | <b>Voltage:</b>       | 460             | <b>Amps:</b> 230 |
|                       | Salinas, CA 93908                   |                     | <b>Our Test #:</b>    |                 |                  |
| <b>Contact:</b>       | Ray Francioni                       |                     |                       |                 |                  |
| <b>Phone:</b>         | (831) 455-9375                      | <b>Fax:</b>         |                       | <b>Cell:</b>    | (831) 261-7574   |

### Test Results

**Test Date:** 8/21/2023 **Tester:** Craig Evans

**Run Number ('E' = used for cost anal):** E-1

- 1. Pumping Water Level (ft): 164.00
- 2. Standing Water Level (ft): 153
- 3. Draw Down (ft): 11
- 4. Recovered Water Level (ft): 153
- 5. Discharge Pressure at Gauge (psi): 94.00
- 6. Total Lift (ft): 381
- 7. Flow Velocity (ft/sec): 2.7
- 8. Measured Flow Rate (gpm): 760
- 9. Customer Flow Rate (gpm): 767
- 10. Specific Capacity (gpm/ft draw): 69.1
- 11. Acre Feet per 24 Hr: 3.4
- Million Gallons per 24 Hr: 1.094
- 12. Cubic Feet per Second (cfs): 1.7
- 13. Horsepower Input to Motor: 139.41
- 14. Percent of Rated Motor Load (%): 67
- 15. Kilowatt Input to Motor: 104.00
- 16. Kilowatt Hours per acre-foot: 743
- 17. Cost to Pump an acre-foot: \$208.10
- 18. Energy Cost (\$/hour) \$29.12
- 19. Base Cost per Kwh: \$0.280
- 20. Nameplate rpm: 1,770
- 21. rpm at Gearhead: 1,602
- 22. Overall Pumping Efficiency (%): 52

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

*Some decimal accuracy on this report has been requested by testers in the field.*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Overall efficiency of this plant is considered to be fair assuming this run represents plant's normal operating condition.

This pump has an adequate test section.

This pump had a propeller type flow meter.

Pump operates on a VFD drive

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foo

Estimated savings of 165 kWh/AF and \$644.18 annual energy costs from a retrofit

Current OPE of 52% and estimated potential OPE of 69%



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Sincerely,

Kaomine Vang, Program Manager

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---

## Record of Pump Efficiency Test

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**Pump Tester - Please fill out this section of the form**

**Company: Craig Evans Pump Testing Service**

I certify that I performed test # 4306304 on 5/11/2023 on the pump serviced by meter: Other 0

Pump Name: Gabilan Pump Diesel Tester: Craig Evans Signed: \_\_\_\_\_

---

**Pump Owner/Operator - Please fill out this section of the form**

*I certify that this pump efficiency test was not for the purposes of a real estate transaction or to fulfill requirements of any government or quasi-government agency. I further certify that I have legal authority over the operation of this pump.*

*I was given a record of the pump test containing all measured data and the calculated Overall Pumping Efficiency and kiloWatt-hours (or therms) required to pump an acre-foot of water. I am aware that the test information and a picture of the test section will be sent to APEP and PG&E. I am also aware that APEP is providing a subsidy to the pump tester for eligible pumps.*

Name (print): Taryn Barsotti

Title: \_\_\_\_\_

Business: SMD Vineyards

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: 8314551096

\_\_\_\_\_

**CONFIDENTIAL AND PROPRIETARY INFORMATION PUMPING COST  
ANALYSIS FROM: Craig Evans Pump Testing Service**

TARYN BARSOTTI  
SMD VINEYARDS  
86 MONTEREY SALINAS HIGHWAY  
SALINAS, CA 93908

Test Date: 5/11/2023  
Pump: GABILAN PUMP DIESEL  
Nameplate HP: 350.0  
Our Pump Test Number: 4306304

This is a water well used for Irrigation - Agriculture and assumed to be operated 1000 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 5/11/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>   | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|---|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>   | <b>45 %</b>                    | <b>70 %</b>                             |   |
| 2. Nameplate Horsepower:  | 350.0 hp                       | 250.0 hp                                | <i>Note Change!</i>                             |
| 3. Motor Efficiency:  | 93 %                           | 95 %                                    | <i>Note Change!</i>                             |
| 4. Actual Motor Input Horsepower:   | 293.57 hp                      | 249.0 hp                                |   |
| 5. Motor loaded at:   | 78 %                           | 92 %                                    |   |
| 6. Flow rate (gpm):   | 1,155 gpm                      | 1,494 gpm                               |   |
| 7. Pumping Level (ft):  | 302 ft                         | 310.80 ft                               |   |
| 8. Discharge Pressure (psi):  | 64 psi                         | 64 psi                                  |   |
| 9. Total Dynamic Head (feet):   | 449.84 ft                      | 458.64 ft                               | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:  | 212.66 af/yr*                  | 212.66 af/yr*                           | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:   | \$0.250 /kWh*                  | \$0.250 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|   |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:   | 219,000 kWh/yr                 | 143,587 kWh/yr                          | 75,413 kWh/yr                                   |
| 13. Hours of Operation/yr:  | 1,000 hr/yr*                   | 773 hr/yr                               | 227 hr/yr                                       |
| 14. Kilowatt-hours per acre-foot:   | 1,030 kWh/af                   | 675 kWh/af                              | 355 kWh/af                                      |
| 15. Average Cost Per acre-foot:   | \$257.45 /af                   | \$168.80 /af                            | \$88.65/af = 34.43%                             |
| <p><b>- Estimated savings = \$88.65/af = 34.43% of energy costs</b><br/> <b>- If pumping 212.66 af/year this equals about \$18,853 annual savings</b></p> |                                |   |   |

**Analysis**

**Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans



# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.5 02/10/202

### Customer and Facility Data

|                       |   |                       |          |                      |                     |
|-----------------------|---|-----------------------|----------|----------------------|---------------------|
| <b>Pump/Location:</b> | Gabilan Pump Diesel/Campora Gloria Road | <b>HP:</b>            | 350      | <b>Utility:</b>      | Other               |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.368                    | <b>Lat</b>            | 36.47831 | <b>Pump Make:</b>    | Ingersoll - Dresser |
| <b>Motor Make:</b>    | Cummings                                | <b>Type</b>           | Well     | <b>Meter Number:</b> | 0                   |
| <b>Customer Addr:</b> | SMD Vineyards                           | <b>Serial Number:</b> | NONE     | <b>Voltage:</b>      | <b>Amps:</b> 0      |
|                       | 86 Monterey Salinas Highway             | <b>Our Test #:</b>    |          |                      |                     |
|                       | Salinas, CA 93908                       |                       |          |                      |                     |
| <b>Contact:</b>       | Taryn Barsotti                          |                       |          |                      |                     |
| <b>Phone:</b>         | (831) 455-1096                          | <b>Fax:</b>           |          | <b>Cell:</b>         | (831) 595-0073      |

### Test Results

**Test Date:** 5/11/2023 **Tester:** Craig Evans

|   |          |
|---|----------|
| <b>Run Number ('E' = used for cost anal):</b> | E-1      |
| <b>1. Pumping Water Level (ft):</b>           | 302.00   |
| <b>2. Standing Water Level (ft):</b>          | 272      |
| <b>3. Draw Down (ft):</b>                     | 30       |
| <b>4. Recovered Water Level (ft):</b>         | 272      |
| <b>5. Discharge Pressure at Gauge (psi):</b>  | 64.00    |
| <b>6. Total Lift (ft):</b>                    | 450      |
| <b>7. Flow Velocity (ft/sec):</b>             | 4.1      |
| <b>8. Measured Flow Rate (gpm):</b>           | 1,155    |
| <b>9. Customer Flow Rate (gpm):</b>           | 1,166    |
| <b>10. Specific Capacity (gpm/ft draw):</b>   | 38.5     |
| <b>11. Acre Feet per 24 Hr:</b>               | 5.1      |
| <b>Million Gallons per 24 Hr:</b>             | 1.663    |
| <b>12. Cubic Feet per Second (cfs):</b>       | 2.6      |
| <b>13. Horsepower Input to Motor:</b>         | 293.57   |
| <b>14. Percent of Rated Motor Load (%):</b>   | 78       |
| <b>15. Kilowatt Input to Motor:</b>           | 219.00   |
| <b>16. Kilowatt Hours per acre-foot:</b>      | 1,030    |
| <b>17. Cost to Pump an acre-foot:</b>         | \$257.45 |
| <b>18. Energy Cost (\$/hour)</b>              | \$54.75  |
| <b>19. Base Cost per Kwh:</b>                 | \$0.250  |
| <b>20. Nameplate rpm:</b>                     | 1,800    |
| <b>21. rpm at Gearhead:</b>                   | 1,512    |
| <b>22. Overall Pumping Efficiency (%):</b>    | 45       |

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

*Some decimal accuracy on this report has been requested by testers in the field.*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Overall efficiency of this plant is considered to be fair assuming this run represents plant's normal operating condition.

Standing water level based on 5 minutes recovery, well could still be recovering.

This pump had a propeller type flow meter.

This pump has an adequate test section.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foo

Estimated savings of 355 kWh/AF and \$18,853.13 annual energy costs from a retrofit

Current OPE of 45% and estimated potential OPE of 70%

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Again, we appreciate your participation in the Program.

**CONFIDENTIAL AND PROPRIETARY INFORMATION**  
**PUMPING COST ANALYSIS FROM: Craig Evans Pump Testing Service**

RAY FRANCONI  
 REFCO FARMS  
 86 MONTEREY SALINAS HIGHWAY  
 SALINAS, CA 93908

Test Date: 7/24/2023  
 Pump: CALLAHAN NEW WELL  
 Nameplate HP: 100.0  
 Our Pump Test Number: 4306338

This is a water well used for Irrigation - Agriculture and assumed to be operated 100 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 7/24/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>  | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|--|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>  | <b>71 %</b>                    | <b>67 %</b>                             |   |
| 2. Nameplate Horsepower:   | 100.0 hp                       | 100.0 hp                                |   |
| 3. Motor Efficiency:   | 91 %                           | 91 %                                    |   |
| 4. Actual Motor Input Horsepower:  | 114.0 hp                       | 117.5 hp                                |   |
| 5. Motor loaded at:  | 104 %                          | 107 %                                   |   |
| 6. Flow rate (gpm):  | 1,395 gpm                      | 1,365 gpm                               |   |
| 7. Pumping Level (ft):   | 128 ft                         | 127 ft                                  |   |
| 8. Discharge Pressure (psi):   | 44 psi                         | 44 psi                                  |   |
| 9. Total Dynamic Head (feet):  | 230 ft                         | 228 ft                                  | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:   | 25.68 af/yr*                   | 25.68 af/yr*                            | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:  | \$0.250 /kWh*                  | \$0.250 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|  |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:  | 8,508 kWh/yr                   | 8,957 kWh/yr                            | -449 kWh/yr                                     |
| 13. Hours of Operation/yr:   | 100 hr/yr*                     | 102 hr/yr                               | -2 hr/yr  |
| 14. KiloWatt-hours per acre-foot:  | 331 kWh/af                     | 349 kWh/af                              | -17 kWh/af                                      |
| 15. Average Cost Per acre-foot:  | \$82.81 /af                    | \$87.19 /af                             | (\$4.37)/af = -5.28%                            |
| <p><b>- Estimated savings = (\$4.37)/af = -5.28% of energy costs</b><br/> <b>- If pumping 25.68 af/year this equals about (\$112) annual savings</b></p> |                                |   |   |

**Analysis**  
**Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans



# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.4 2/4/2014

### Customer and Facility Data

|                       |                                   |                     |                       |                 |                  |
|-----------------------|-----------------------------------|---------------------|-----------------------|-----------------|------------------|
| <b>Pump/Location:</b> | Callahan New Well/Tavernetti Road | <b>HP:</b>          | 100                   | <b>Utility:</b> | PG&E             |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.4045             | <b>Lat</b> 36.47561 | <b>Pump Make:</b>     | No Name Plate   |                  |
| <b>Motor Make:</b>    | General Electric                  | <b>Type</b> Well    | <b>Meter Number:</b>  | 10006925820     |                  |
| <b>Customer Addr:</b> | Refco Farms                       |                     | <b>Serial Number:</b> | NONE            |                  |
|                       | 86 Monterey Salinas Highway       |                     | <b>Voltage:</b>       | 460             | <b>Amps:</b> 117 |
|                       | Salinas, CA 93908                 |                     | <b>Our Test #:</b>    |                 |                  |
| <b>Contact:</b>       | Ray Francioni                     |                     |                       |                 |                  |
| <b>Phone:</b>         | (831) 455-9375                    | <b>Fax:</b>         |                       | <b>Cell:</b>    | (831) 261-7574   |

### Test Results

**Test Date:** 7/24/2023 **Tester:** Craig Evans

**Run Number ('E' = used for cost anal):** E-1

- 1. Pumping Water Level (ft): 128
- 2. Standing Water Level (ft): 69
- 3. Draw Down (ft): 59
- 4. Recovered Water Level (ft): 69
- 5. Discharge Pressure at Gauge (psi): 44
- 6. Total Lift (ft): 230
- 7. Flow Velocity (ft/sec): 4.9
- 8. Measured Flow Rate (gpm): 1,395
- 9. Customer Flow Rate (gpm): 1,397
- 10. Specific Capacity (gpm/ft draw): 23.6
- 11. Acre Feet per 24 Hr: 6.2
- Million Gallons per 24 Hr: 2.009
- 12. Cubic Feet per Second (cfs): 3.1
- 13. Horsepower Input to Motor: 114
- 14. Percent of Rated Motor Load (%): 104
- 15. Kilowatt Input to Motor: 85
- 16. KiloWatt-hours per acre-foot: 331
- 17. Cost to Pump an acre-foot: \$82.81
- 18. Energy Cost (\$/hour) \$21.27
- 19. Base Cost per Kwh: \$0.250
- 20. Nameplate rpm: 1,770
- 21. rpm at Gearhead: 0
- 22. Overall Pumping Efficiency (%): 71

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.  
Overall efficiency of this plant is considered to be very good assuming this run represents plant's normal operating condition.

Pump started for test, pumping water level could still be drawing down.

This pump had a propeller type flow meter.

This pump has an adequate test section.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foot

Current OPE is close to optimum - no savings estimated for a retrofit

**CONFIDENTIAL AND PROPRIETARY INFORMATION**  
**PUMPING COST ANALYSIS FROM: Craig Evans Pump Testing Service**

RAY FRANCONI  
 REFCO FARMS  
 86 MONTEREY SALINAS HIGHWAY  
 SALINAS, CA 93908

Test Date: 7/24/2023  
 Pump: REICHIS WELL  
 Nameplate HP: 150.0  
 Our Pump Test Number: 4306340

This is a water well used for Irrigation - Agriculture and assumed to be operated 1000 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 7/24/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>  | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|--|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>  | <b>66 %</b>                    | <b>69 %</b>                             |   |
| 2. Nameplate Horsepower:   | 150.0 hp                       | 150.0 hp                                |   |
| 3. Motor Efficiency:   | 92 %                           | 92 %                                    |   |
| 4. Actual Motor Input Horsepower:  | 122.5 hp                       | 155.0 hp                                |   |
| 5. Motor loaded at:  | 75 %                           | 95 %                                    |   |
| 6. Flow rate (gpm):  | 755 gpm                        | 934 gpm                                 |   |
| 7. Pumping Level (ft):   | 168 ft                         | 195 ft                                  |   |
| 8. Discharge Pressure (psi):   | 112 psi                        | 112 psi                                 |   |
| 9. Total Dynamic Head (feet):  | 427 ft                         | 454 ft                                  | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:   | 139.01 af/yr*                  | 139.01 af/yr*                           | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:  | \$0.280 /kWh*                  | \$0.280 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|  |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:  | 91,400 kWh/yr                  | 93,482 kWh/yr                           | -2,082 kWh/yr                                   |
| 13. Hours of Operation/yr:   | 1,000 hr/yr*                   | 808 hr/yr                               | 192 hr/yr                                       |
| 14. KiloWatt-hours per acre-foot:  | 657 kWh/af                     | 672 kWh/af                              | -15 kWh/af                                      |
| 15. Average Cost Per acre-foot:  | \$184.10 /af                   | \$188.29 /af                            | (\$4.19)/af = -2.28%                            |
| <b>- Estimated savings = (\$4.19)/af = -2.28% of energy costs</b><br><b>- If pumping 139.01 af/year this equals about (\$583) annual savings</b> |                                |   |   |

**Analysis** Well operates on a VFD which was set to 60 hertz or 1775 RPM.  
**Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans





# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.4 2/4/2014

### Customer and Facility Data

|                       |                               |                       |                      |                 |                |
|-----------------------|-------------------------------|-----------------------|----------------------|-----------------|----------------|
| <b>Pump/Location:</b> | Reichis Well/983 Panoche road | <b>HP:</b>            | 150                  | <b>Utility:</b> | PG&E           |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.2605         | <b>Lat</b> 36.72353   | <b>Pump Make:</b>    | Johnston        |                |
| <b>Motor Make:</b>    | U.S.                          | <b>Type</b> Well      | <b>Meter Number:</b> | 1010415512      |                |
| <b>Customer Addr:</b> | Refco Farms                   | <b>Serial Number:</b> | NONE                 |                 |                |
|                       | 86 Monterey Salinas Highway   | <b>Voltage:</b>       | 460                  | <b>Amps:</b>    | 171            |
|                       | Salinas, CA 93908             | <b>Our Test #:</b>    |                      |                 |                |
| <b>Contact:</b>       | Ray Francioni                 |                       |                      |                 |                |
| <b>Phone:</b>         | (831) 455-9375                | <b>Fax:</b>           |                      | <b>Cell:</b>    | (831) 261-7574 |

### Test Results

**Test Date:** 7/24/2023 **Tester:** Craig Evans

**Run Number ('E' = used for cost anal):** E-1

- 1. Pumping Water Level (ft): 168
- 2. Standing Water Level (ft): 55
- 3. Draw Down (ft): 113
- 4. Recovered Water Level (ft): 55
- 5. Discharge Pressure at Gauge (psi): 112
- 6. Total Lift (ft): 427
- 7. Flow Velocity (ft/sec): 2.7
- 8. Measured Flow Rate (gpm): 755
- 9. Customer Flow Rate (gpm): 753
- 10. Specific Capacity (gpm/ft draw): 6.7
- 11. Acre Feet per 24 Hr: 3.3
- Million Gallons per 24 Hr: 1.087
- 12. Cubic Feet per Second (cfs): 1.7
- 13. Horsepower Input to Motor: 123
- 14. Percent of Rated Motor Load (%): 75
- 15. Kilowatt Input to Motor: 91
- 16. KiloWatt-hours per acre-foot: 657
- 17. Cost to Pump an acre-foot: \$184.10
- 18. Energy Cost (\$/hour) \$25.59
- 19. Base Cost per Kwh: \$0.280
- 20. Nameplate rpm: 1,775
- 21. rpm at Gearhead: 1,775
- 22. Overall Pumping Efficiency (%): 66

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Overall efficiency of this plant is considered to be good assuming this run represents plant's normal operating condition.

This pump has an adequate test section.

This pump had a propeller type flow meter.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foo

All water was pump to the upper portion of the vineyard on the hill.

Estimated savings of -15 kWh/AF and (\$583.04) annual energy costs from a retrofit

Current OPE of 66% and estimated potential OPE of 69%

**CONFIDENTIAL AND PROPRIETARY INFORMATION**  
**PUMPING COST ANALYSIS FROM: Craig Evans Pump Testing Service**

RAY FRANCONI  
 REFCO FARMS  
 86 MONTEREY SALINAS HIGHWAY  
 SALINAS, CA 93908

Test Date: 7/26/2023  
 Pump: RAYMOND WELL  
 Nameplate HP: 250.0  
 Our Pump Test Number: 4306339

This is a water well used for Irrigation - Agriculture and assumed to be operated 1 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 7/26/2023 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

| <i>NOTE: * denotes a value that was Assumed or Provided by Customer</i>  | <b>Measured Pump Condition</b> | <b>Assumed Condition After Retrofit</b> | <b>Notes</b>                                    |
|--|--------------------------------|---|---|
| <b>1. Overall pumping efficiency:</b>  | <b>57 %</b>                    | <b>70 %</b>                             |   |
| 2. Nameplate Horsepower:   | 250.0 hp                       | 250.0 hp                                |   |
| 3. Motor Efficiency:   | 95 %                           | 95 %                                    |   |
| 4. Actual Motor Input Horsepower:  | 231.8 hp                       | 250.0 hp                                |   |
| 5. Motor loaded at:  | 88 %                           | 95 %                                    |   |
| 6. Flow rate (gpm):  | 860 gpm                        | 1,091 gpm                               |   |
| 7. Pumping Level (ft):   | 390 ft                         | 409 ft                                  |   |
| 8. Discharge Pressure (psi):   | 96 psi                         | 96 psi                                  |   |
| 9. Total Dynamic Head (feet):  | 613 ft                         | 631 ft                                  | <i>Rounded TDH = line 7. + (2.31 x line 8.)</i> |
| 10. Acre-feet Pumped/yr:   | 0.16 af/yr*                    | 0.16 af/yr*                             | <i>Same af/yr AFTER</i>                         |
| 11. Average Cost per kWh:  | \$0.290 /kWh*                  | \$0.290 /kWh*                           | <i>Same \$/kWh AFTER</i>                        |
|  |                                |   | <b>Estimated Savings from Retrofit</b>          |
| 12. Estimated Total kWh per Year:  | 173 kWh/yr                     | 147 kWh/yr                              | 26 kWh/yr                                       |
| 13. Hours of Operation/yr:   | 1 hr/yr*                       | 1 hr/yr                                 | 0 hr/yr   |
| 14. KiloWatt-hours per acre-foot:  | 1,092 kWh/af                   | 929 kWh/af                              | 163 kWh/af                                      |
| 15. Average Cost Per acre-foot:  | \$316.66 /af                   | \$269.32 /af                            | \$47.34/af = 14.95%                             |
| <p><b>- Estimated savings = \$47.34/af = 14.95% of energy costs</b><br/> <b>- If pumping 0.16 af/year this equals about \$7 annual savings</b></p> |                                |   |   |

**Analysis**  
**Remarks:**

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Craig Evans at 8319150167.

Regards,

Craig Evans



# Craig Evans Pump Testing Service

(831) 915-0167

## Pump Test Report

v.5.4 2/4/2014

### Customer and Facility Data

|                       |                             |                       |                      |                 |      |
|-----------------------|-----------------------------|-----------------------|----------------------|-----------------|------|
| <b>Pump/Location:</b> | Raymond Well/Gloria Road    | <b>HP:</b>            | 250                  | <b>Utility:</b> | PG&E |
| <b>GPS Coord.:</b>    | <b>Long</b> -121.3968       | <b>Lat</b> 36.49549   | <b>Pump Make:</b>    | Layne & Bowler  |      |
| <b>Motor Make:</b>    | U.S.                        | <b>Type</b> Well      | <b>Meter Number:</b> | 1010789906      |      |
| <b>Customer Addr:</b> | Refco Farms                 | <b>Serial Number:</b> | NONE                 |                 |      |
|                       | 86 Monterey Salinas Highway | <b>Voltage:</b>       | 460                  | <b>Amps:</b>    | 292  |
|                       | Salinas, CA 93908           | <b>Our Test #:</b>    |                      |                 |      |
| <b>Contact:</b>       | Ray Francioni               |                       |                      |                 |      |
| <b>Phone:</b>         | (831) 455-9375              | <b>Fax:</b>           |                      |                 |      |
|                       |                             | <b>Cell:</b>          | (831) 261-7574       |                 |      |

### Test Results

**Test Date:** 7/26/2023 **Tester:** Craig Evans

**Run Number ('E' = used for cost anal):** E-1

- 1. Pumping Water Level (ft): 390
- 2. Standing Water Level (ft): 319
- 3. Draw Down (ft): 71
- 4. Recovered Water Level (ft): 319
- 5. Discharge Pressure at Gauge (psi): 96
- 6. Total Lift (ft): 613
- 7. Flow Velocity (ft/sec): 3.0
- 8. Measured Flow Rate (gpm): 860
- 9. Customer Flow Rate (gpm): 857
- 10. Specific Capacity (gpm/ft draw): 12.1
- 11. Acre Feet per 24 Hr: 3.8
- Million Gallons per 24 Hr: 1.239
- 12. Cubic Feet per Second (cfs): 1.9
- 13. Horsepower Input to Motor: 232
- 14. Percent of Rated Motor Load (%): 88
- 15. Kilowatt Input to Motor: 173
- 16. KiloWatt-hours per acre-foot: 1,092
- 17. Cost to Pump an acre-foot: \$316.66
- 18. Energy Cost (\$/hour) \$50.14
- 19. Base Cost per Kwh: \$0.290
- 20. Nameplate rpm: 1,760
- 21. rpm at Gearhead: 0
- 22. Overall Pumping Efficiency (%): 57

*If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.*

*Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).*

### Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Overall efficiency of this plant is considered to be fair assuming this run represents plant's normal operating condition.

This pump has an adequate test section.

This pump had a digital flow meter.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foot

All water pumped to upper vineyard.

Estimated savings of 163 kWh/AF and \$7.50 annual energy costs from a retrofit

Current OPE of 57% and estimated potential OPE of 70%

# ***How to Participate in the Advanced Pumping Efficiency Program:***



## ***EDUCATIONAL SEMINARS***

Seminars are free-of-charge. Our seminar schedule is on the Events Calendar on our web site ([www.pumpefficiency.org](http://www.pumpefficiency.org)) or you can call the main office. Also, all of our educational materials are on the web site and can be downloaded free-of-charge. We are always looking for partners for our seminars and if your organization has an event that we might be able to help with, please give us a call - 1 800 845-6038.

## ***TECHNICAL ASSISTANCE***

We are always available to help you interpret a pump test report, fill out an incentive application, discuss other PG&E energy efficiency programs, or answer general questions regarding design and management of pumping systems. Please note that we cannot supply site-specific engineering services.

## ***SUBSIDIZED PUMP EFFICIENCY TESTS***

If you are reading this then you already know how to obtain a subsidized test from APEP. Please tell your friends and neighbors about our Program. The pump efficiency test is the first step in maintaining an efficient pumping plant. Please note that subsidies depend on available funding and are on a first-come, first-served basis.

## ***CASH INCENTIVES FOR PUMP RETROFITS***

If you are thinking of retrofitting a pumping plant to improve efficiency we may be able to provide a cash incentive (again depending on available funding). The actual incentive depends on your annual energy use and the maximum incentive allowed is 50% of the total project cost. Some important eligibility factors include:

- we need a copy of pump tests performed both before and after the project. They cannot be more than 3 years apart. An application must be complete and approved within 2 years after the post-project test. These tests do not have to have been done by APEP testers but we must feel they are accurate.
- the ONLY eligible project is a retrofit or replacement of either or both of the pump bowl or impeller.
- we can accept an incentive application for a project after the fact (i.e., the project has already been completed before you fill out the application). Again though, the application has to be complete and approved within 2 years after the post-project pump test.

Ineligible projects include:

- replacement of the motor only.
- installation of a variable frequency drive (although check with your PG&E rep for other applicable energy efficiency programs).
- a simple pump impeller adjustment.
- construction, rehabilitation, or finishing of a water well (although check with your PG&E rep for other applicable energy efficiency programs).
- retrofits intended to change the operational purpose of the pump (e.g., changing a well pump from low pressure flood irrigation to high pressure drip irrigation).
- multi-pump projects, unless the system is a booster pump in series with a water well.
- projects intended to reduce the total dynamic head in the system (e.g., remove a throttling valve.)

The APEP Policies and Procedures manual that contains all eligibility factors and incentive application forms for either electric or natural gas-powered pumping plants are on the web site. Please call one of the APEP offices to discuss any project you think might be eligible for the program incentives.

PG&E and other utilities and agencies have many energy efficiency programs available. Call your account representative, go to the PG&E web site at [www.pge.com](http://www.pge.com), or go to [www.californiaenergyefficiency.com](http://www.californiaenergyefficiency.com) for more information.

Again, we appreciate your participation in the Program.

# LAFCO *of Monterey County*

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369 132 W. Gabilan Street, Suite 102  
Salinas, CA 93902 Salinas, CA 93901  
Telephone (831) 754-5838 www.monterey.lafco.ca.gov

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
PREPARED BY: Jonathan Brinkmann, Senior Analyst and Darren McBain, Principal Analyst  
SUBJECT: Consider City of Gonzales – “Gloria Road Agricultural Cooler Project” annexation proposal of approximately 49 acres east of U.S. Highway 101 and north of Gloria Road for future agricultural-industrial development (LAFCO File #23-01)  
CEQA: Mitigated Negative Declaration

### SUMMARY OF RECOMMENDATIONS:

It is recommended that the Commission:

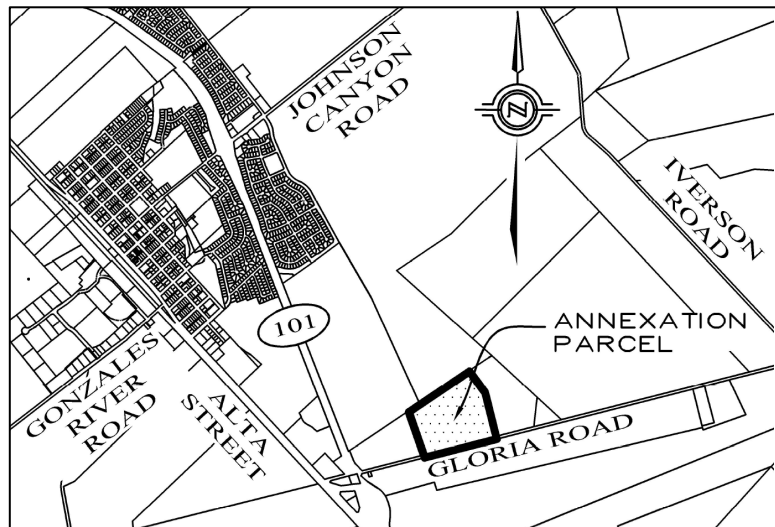
1. Receive a report from the Executive Officer;
2. Open the public hearing and receive public comments;
3. Provide for questions or follow-up discussion by the Commission;
4. Close the public hearing; and
5. Move to adopt a draft resolution (Attachment 1) to:
  - a. Consider the mitigated negative declaration that the City prepared, pursuant to CEQA, to address the proposal’s potential environmental effects;
  - b. Approve the City’s proposed annexation and related special district detachments; and
  - c. Waive Conducting Authority (“protest”) proceedings for this proposal, as authorized by State law.

### EXECUTIVE OFFICER’S REPORT:

#### Overview and Recommended Action

The Gloria Road Agricultural Cooler project proposes annexation of approximately 49 acres (APN 223-032-019) to the City of Gonzales for future agricultural-industrial development.

Standard related actions include detachment from the Gonzales Rural Fire Protection District and the Resource Conservation District of Monterey County.



The project site is located east of U.S. Highway 101 and north of Gloria Road. The site is currently used for agricultural row crop production. The City has rezoned the site for future industrial development. The Executive Officer recommends approval of the annexation and related special district detachments.

### Background and Proposal Description

The City submitted this annexation proposal to LAFCO on May 23, 2023. LAFCO previously approved a major City proposal for a sphere of influence amendment of 2,038 acres in 2014, which included this 49-acre proposal area; please see Attachment 2.



If approved, annexation to the City will enable development of a planned 315,000-square-foot agricultural processing facility. The planned facility will receive agricultural crops from nearby fields, where they will be cooled, processed and then shipped to customers. The application states that the project is being proposed in Gonzales because the site is centrally located to the fields where raw agricultural crops are grown. The project has no residential component.

The proposal includes a mitigation plan for the loss of Prime Farmland and Farmland of Statewide Importance, discussed further below.

### Public Agency Referrals, Agency Comments, and Public Notice

Per standard procedures, LAFCO staff referred the City’s application to affected local agencies for review and comment. Staff has received feedback from the County of Monterey. The Analysis of the Proposal section, below, addresses comments received by LAFCO.

Staff published a public hearing notice in the Monterey County Weekly, mailed notices to property owners and registered voters within 300 feet of the annexation area, and provided notifications to affected local public agencies. The mailed notices included notification that, as allowed by State law, LAFCO intends to waive subsequent Conducting Authority (“protest”) proceedings, unless written opposition is received prior to the public hearing for this proposal. Staff also posted notices on the LAFCO website, at the County Government Center, and at the LAFCO office. Based on these measures, LAFCO has met all requirements and procedures for public agency referrals and public noticing.

### Analysis of the Proposal

The following is a summary of the proposal’s relationship to key annexation-related subjects.

**Agricultural preservation and mitigation:** Mitigation for conversion of farmland to development is an important element of the 2014 City-County MOA, LAFCO’s locally adopted policies and practices, and LAFCO’s basic legislative mission of balancing orderly development and preservation of agricultural land. The proposal site is currently in row crop production. Around half of the acreage is currently

designated as Prime Farmland, with the remaining land designated as Farmland of State Importance.

The property owner has agreed to dedicate a permanent conservation easement to a land trust (the Ag Land Trust) of similar acreage and similar quality (44.8 acres of Prime Farmland and Farmland of State Importance, 1:1 mitigation ratio) south of Gloria Road and the City-County MOA's identified Permanent Agricultural Edge. The Ag Land Trust provided LAFCO with an August 16 resolution agreeing in principle, subject to review and agreement to the final easement language, to accept the landowner's proposed conservation easement (Attachment 3). LAFCO staff concurs that the City's proposed ag mitigation plan would appropriately mitigate proposed impacts to ag lands.

Agricultural buffers are a type of setback that provides physical separation between existing agricultural operations and new development, particularly residential development or recreational spaces. Buffers reduce risk of exposure to airborne drift of potentially hazardous agricultural inputs such as pesticides, herbicides, and fertilizers. They also help maintain the long-term viability of ag uses by reducing potential impacts on nearby existing agricultural land uses. The ag-industrial land uses that are planned for this annexation site are compatible with farming operations and typically do not require agricultural buffers. However, the Gloria Road right-of-way and site design elements such as landscaping, stormwater facilities, and parking lots will serve to buffer the facility from surrounding farming operations, including the permanent agricultural lands to the south.

**Efficient urban development patterns:** The Commission's Policy D.XIII states that LAFCO shall consider whether the city has identified goals, policies, and objectives that will provide planned, orderly, efficient urban development patterns. The City's proposal identifies that the anticipated project would generate 436 jobs, which is significant in addressing an existing jobs/housing imbalance in the region. Furthermore, the City's proposal emphasizes the vital importance of the proposed ag cooler facility in supporting the ag industry by improving infrastructure to sustain long-term farming operations. The City's LAFCO application recognizes the potential for concern of the proposed industrial uses adjacent to potential future residential areas to the north and/or east, stating that mitigation measures and conditions for noise attenuation, circulation of trucks, fencing, and setbacks and buffers have been incorporated to ensure that the agricultural cooler project will be compatible with future residential development nearby.

**County of Monterey comments and City responses:** The County submitted comments to LAFCO on June 14, 2023. The County's comments generally pertain to the proposal's compatibility with nearby land uses, minimizing impacts on productive agricultural lands, and mitigating for the loss of agricultural lands. The County's comment letter, and the City's responses explaining how the proposal will address the County's concerns, are provided as Attachment 4. In August, LAFCO provided to County staff a copy of the City's responses.

### **California Environmental Quality Act (CEQA) Compliance**

For CEQA purposes, the City of Gonzales is acting as the lead agency for this proposal and LAFCO is a responsible agency with discretionary approval power over the proposed annexation and detachments. In May 2023, the City approved a mitigated negative declaration, determining that the project will have no significant effects on the physical environment. As a CEQA responsible agency, LAFCO is required, when approving a boundary change, to consider the findings made by the lead agency. The City's CEQA documents referenced above are provided as Attachment 5.

### **Reconsideration**

After the Commission has adopted a resolution making determinations, any person or affected agency may file a written request with the LAFCO Executive Officer requesting amendments to, or reconsideration of, the resolution. The person or agency shall file the written request within 30 days of the adoption of the resolution. Pursuant to State law (the CKH Act, section 56895), "The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration."



## Waiver of Protest Proceedings

If the Commission approves the reorganization, then a subsequent protest hearing is typically required following consideration of any reconsideration requests as outlined above. However, the Commission may waive the protest proceedings, pursuant to Government Code Section 56663, if all the following (a-c) have occurred. In this instance, the required provisions have been met, and the Commission may therefore waive protest proceedings as indicated in the attached resolution.

- a) The mailed notice has been given to landowners and registered voters within the affected territory;
- b) The mailed notice discloses to the registered voters and landowners that unless written opposition to the proposal is received before the conclusion of the commission proceedings on the proposal, the commission intends to waive protest proceedings. The notice shall disclose that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory; and
- c) Written opposition to the proposal from landowners or registered voters within the affected territory is not received before the conclusion of the commission proceedings on the proposal

## Conclusion

As reflected in the draft resolution, LAFCO staff's analysis of the proposed reorganization finds it to be in the public interest and consistent with the requirements of State LAFCO law and locally adopted LAFCO policies. It is also consistent with fundamental LAFCO objectives of encouraging the orderly development of local government agencies and efficiently providing local government services. Staff therefore recommends approval of the proposal.

## Alternative Actions

In lieu of the recommended actions, the Commission may act to adopt a modified version of the proposal. Substantial changes to the draft resolution would require a continuation of the agenda item, with direction to the Executive Officer to prepare a new draft resolution based on the Commission's findings.

Respectfully Submitted,



Kate McKenna, AICP,  
Executive Officer

## Attachments:

1. Draft resolution, with map and geographic description exhibit
2. LAFCO's City of Gonzales map, showing 2014-approved sphere of influence
3. Agricultural Mitigation Plan exhibit
4. Comments from County of Monterey, with City responses
5. California Environmental Quality Act (CEQA) clearance documents, by City of Gonzales



# ATTACHMENT 10.1

## Gonzales – Draft Resolution

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

## RESOLUTION NO. 23 – xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION APPROVING THE CITY OF GONZALES “GLORIA ROAD AGRICULTURAL COOLER PROJECT” ANNEXATION, AND RELATED DETACHMENTS FROM THE GONZALES RURAL FIRE PROTECTION DISTRICT AND THE RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY (LAFCO FILE 23-01), AND WAIVING CONDUCTING AUTHORITY (PROTEST) PROCEEDINGS**

WHEREAS, an application for proposed actions consisting of annexation of approximately 49 acres of land to the City of Gonzales and detachment from the Gonzales Rural Fire Protection District and the Resource Conservation District of Monterey County (the “Proposal”) was heretofore filed and accepted for filing by the Executive Officer of this Local Agency Formation Commission; and

WHEREAS, in 2014, the City and the County approved an agreement entitled “Memorandum of Agreement Between the City of Gonzales and the County of Monterey regarding Working Cooperatively on Common Planning, Growth and Development Issues in order to be as Effective as Possible in the Implementation of their Respective General Plans” (the MOA); and

WHEREAS, the area of the proposed reorganization is within the City’s existing designated Sphere of Influence as finalized after adoption of the MOA; and

WHEREAS, the Executive Officer, pursuant to Government Code section 56658, set September 25, 2023 as the hearing date on this proposal and provided public notice as required by law; and

WHEREAS, the Executive Officer, pursuant to Government Code section 56665, has reviewed this proposal and prepared a report, including recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, this Commission, on September 25, 2023 heard from interested parties and considered the proposal and the report of the Executive Officer, and considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code section 56668; and

WHEREAS, the City of Gonzales, as the Lead Agency, has approved environmental clearance pursuant to the California Environmental Quality Act (CEQA) for this proposal by use of a Gloria Road Agricultural Cooler mitigated negative declaration for development of the proposal site with industrial land uses; and

WHEREAS, the City of Gonzales and the Monterey County Board of Supervisors approved a property tax transfer agreement for this proposal on August 7, 2023 and July 25, 2023, respectively;

NOW, THEREFORE, the Local Agency Formation Commission of Monterey County does **HEREBY RESOLVE, DETERMINE, AND ORDER** as follows:

Section 1. The forgoing recitals are true and correct.

Section 2. The Commission has considered the mitigated negative declaration that the City prepared in 2023 for development of this site.

Section 3. The Commission has considered the factors set forth for changes of organization in the Cortese-Knox-Hertzberg Act, Government Code § 56668 and found the proposal to be consistent with these factors as outlined below:

- a) Population and population density; land area and land use; per capita assessed valuation;

topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years: *The proposed 49-acre annexation to the City would extend agricultural-industrial development patterns to the proposal area. Current on-site land use is row crop farming. Additional long-term city growth is anticipated to occur in the city's designated sphere of influence immediately to the north and east of the proposal area, subject to LAFCO approval of future annexations.*

- b) *The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.: Build-out of industrial uses on the site, as planned, will benefit from a full range of City services. The City has prepared a service plan to facilitate the proposed annexation. The City has adequate staffing, infrastructure, and other resources to serve the proposal area.*
- c) *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county: The proposal will promote efficient service provision by contributing to city-centered growth, development, and job creation.*
- d) *The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. [Note: Government Code Section 56377 pertains to directing development away from open-space and agricultural land, unless this would be detrimental to the promotion of the planned, orderly, efficient development of an area]: The proposal will facilitate development that improves infrastructure supportive of the adjacent agricultural patterns, while improving the City's jobs/housing balance. The site is designated as Prime Farmland and Farmland of Statewide Importance. It is currently used for row crop agricultural production. However, conversion of this site from agriculture to development has been studied and planned-for in the context of the 2014 City-County MOA, and will be offset through provision of a 44.8-acre conservation easement, dedicated to a qualified land trust, to protect agricultural land of similar acreage and quality along the City-County MOA's designated permanent agricultural edge.*
- e) *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands: Please see response "d," above. The site is designated as Prime Farmland and as Farmland of Statewide Importance, in roughly equal measures. Annexation of this site has long been planned in accordance with the negotiations and compromises intrinsic to the 2014 City-County MOA, including the goal of preserving agricultural production on superior farmlands to the north, west, and south of the City..*
- f) *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries: The proposal's boundaries are definite and certain.*
- g) *A regional transportation plan adopted pursuant to Section 65080: The 2023 Gloria Road Agricultural Cooler CEQA document (mitigated negative declaration) for development on this site identified less than significant impacts to transportation and circulation. The applicant will be required to construct improvements to Gloria Road that represent the project contribution to needed cumulative improvements. In addition, the applicant will also be required to pay traffic impact fees to fund the project contribution to demand for cumulative transportation improvements needed.*
- h) *The proposal's consistency with city or county general and specific plans. The proposal is consistent with the city's General Plan land use designations and applicable policies.*
- i) *The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed:*

*The proposal is consistent with adopted Spheres of Influence for local agencies. LAFCO staff has notified the two special districts from which the subject territory will detach when the site annexes to the city.*

- j) The comments of any affected local agency or other public agency: Recommendations and comments received from the County of Monterey have been shared with the City and Commission for consideration. Recommendations included additional analysis of potential conflicts between residential and industrial land uses adjacent to the proposal area in the future, coordination with County public works on future roadway improvements, and providing physical solid barrier, such as a fence or wall, between the proposed processing plant and adjacent agricultural lands.*
- k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change: The City already serves the area surrounding the proposal site and appears to be financially stable with expenses generally in line with revenues, and with a growing tax base.*
- l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5: The City of Gonzales is the municipal water provider within city limits. As such, the City is required to periodically prepare Urban Water Management Plans for submittal to the State Water Resources Board. The City's CEQA documentation for the proposal states that "sufficient groundwater physically exists in the Salinas Valley Groundwater Basin to meet the needs of the proposed project, City and other planned developments."*
- m) The extent to which the proposal will affect a City or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments: The proposed project does not include housing, so it would not be a source of direct population growth. The proposal will be a source of new employment opportunities.*
- n) Any information or comments from the landowner or owners, voters, or residents of the affected territory: LAFCO staff conducted outreach, including mailed notice to property owners and registered voters within 300 feet of the proposal site, and has received no inquiries or correspondence.*
- o) Any information relating to existing land use designations: The City of Gonzales' 2010 General, updated in 2018, had a previous land use designation of neighborhood residential for the proposal site. However, on June 5, 2023, the City amended its general plan to change the site's General Plan land use designation to Manufacturing/Industrial and rezoned the site to Industrial use.*
- p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services: The proposal would have no identified effect on issues related to environmental justice.*
- q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal. The proposed annexation would have no identified effect on issues related to hazards.*

Section 4. The proposal is consistent with the Commission's adopted Policies and Procedures. Of most relevance, the proposal is consistent with policies relating to

- Preservation of Open-Space and Agricultural Lands (Section E): The proposal adequately discusses how it balances the state interest in the preservation of open space and prime agricultural lands against the need for orderly development.

- Efficient Urban development Patterns (Section D.XIII): The anticipated ag-industrial land uses are expected to generate more than 400 jobs and will support the agricultural industry's long-term sustainability.

Section 5. The Commission has considered, as a part of its deliberations, all oral presentations and written communications received prior to the close of the public meeting.

Section 6. The proposal is approved subject to the following terms and conditions. The Certificate of Completion for the reorganization (annexation and detachments) shall not be issued until all terms and conditions are met.

- a. Acceptance of maps and/or property descriptions, as needed, by the State Board of Equalization;
- b. Payment of all fees incurred in the processing of the application consistent with the LAFCO fee schedule, including the fee required by the State Board of Equalization.
- c. Dedication of a permanent agricultural conservation easement of at least 44.8 acres, by the City of Gonzales to a qualified third-party farmland conservation entity, on off-site agricultural land of equal or better quality, in the general location indicated in the application for this proposal to the satisfaction of the LAFCO Executive Officer; and

Section 7. The applicant shall agree, as a condition of the approval of this application to defend at its sole expense any action brought against LAFCO, the Commission and its staff, because of the approval of this application. The applicant will reimburse LAFCO for any court costs and attorneys' fees which may be required by a court to pay as a result of such action. LAFCO may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. The obligation on the part of the applicant to indemnify LAFCO is effective upon the adoption of this resolution and does not require any further action.

Section 8. If a Certificate of Completion for a change of organization or reorganization has not been filed within one year after the Commission approves a proposal for that proceeding, the proceeding shall be deemed abandoned unless prior to the expiration of that year the Commission authorizes an extension of time for that completion. The extension may be for any period deemed reasonable to the Commission for completion of necessary prerequisite actions by any party. If a proceeding has not been completed because of the order or decree of a court of competent jurisdiction temporarily enjoining or restraining the proceedings, this shall not be deemed a failure of completion and the one-year period shall be tolled for the time that order or decree is in effect. [Government Code section 57001]

Section 9. The proposed annexation to the City of Gonzales, and detachments from the Gonzales Rural Fire Protection District and the Resource Conservation District of Monterey County are hereby approved as described in Exhibit "A," attached hereto and made a part hereof. The reorganization is assigned the following distinctive short form designation: **"Gloria Road Agricultural Cooler Project Reorganization."**

Section 10. The annexation area will be taxed for existing bonded indebtedness of the City.

Section 11. Protest proceedings for this proposal are hereby waived, in accordance with Government Code Sections 57000 et seq.

Section 12. The effective date for the annexation and detachments shall be the filing of the Certificate of Completion.

Section 13. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Section 56882 of the Government Code.

UPON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the forgoing resolution is adopted this 25<sup>th</sup> day of September 2023 by the following vote:

|          |                |
|----------|----------------|
| AYES:    | Commissioners: |
| NOES:    | Commissioners: |
| ABSENT:  | Commissioners: |
| ABSTAIN: | Commissioners: |

By: \_\_\_\_\_  
Matt Gourley, Chair  
Local Agency Formation Commission of Monterey County

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 25th day of September, 2023.

By: \_\_\_\_\_  
Kate McKenna, AICP,  
Executive Officer

DRAFT

# ATTACHMENT 10.1A

Resolution Exhibit – Legal and Plat

## **EXHIBIT “A”**

### **Lands East of Highway 101 for Annexation to the City of Gonzales Annexation No. \_\_\_\_\_ May, 2023**

A portion of Rancho Rincon De La Puente Del Monte, Monterey County State of California being a portion of Parcel 2 of lands conveyed to The Rianda Family Partnership by Francis H. Rianda and Lillian Rianda recorded on December 22, 1922 in Reel 2888 of Official Records of Monterey County at Page 806 and further described in said deed as being a part of the certain 369.738 acre tract conveyed by Anita G. Chunn and A.S. Chunn to George B. Hansen and Harold C. Hansen by Deed recorded April 30, 1930 in Book 240 of Official Records of Monterey County at Page 187 Monterey County Records, along with a portion of Lot 7 of Rancho San Vicente, Monterey County, State of California, particularly described as follows:

**BEGINNING** at a point along the line common with the northwesterly line of said lands of Rianda and the southeasterly line of land described in Quitclaim Deed from Pacific Union Ventures, Inc., A California Corporation to D'Arrigo Bros. Co. of California, A California Corporation recorded on July 13, 2005 in Document No. 2005070820, Official Records of Monterey County, said line also being the southeasterly line of the land shown on a record of survey filed July 18<sup>th</sup>, 2006 in Volume 28 of Surveys at Page 138 of Official Records of Monterey County, said point being the southerly terminus of course noted as South 18°48'54" East, 2740.51 feet on the easterly line of land described in LAFCO Exhibit recorded June 30<sup>th</sup> 2006 as Document no. 2006055362, Official Records of Monterey County said course also shown as South 18°51'16" East 2739.87 feet along the common line between Parcel “A” and Parcel “B” on said record of survey; thence

#### **COURSE 1**

North 55°59'15" East, 1568.83 feet along said common line; thence

#### **COURSE 2**

South 35°59'43" East, 564.36 feet; thence

#### **COURSE 3**

South 14°20'43" East, 968 feet more or less to the northwesterly line of Gloria Road (a county road – 60.00 feet wide) being common with the southeasterly line of said lands of Rianda; thence

#### **COURSE 4**

South 14°19'54" East, 60.00 feet to the southeasterly line of Gloria Road being common with the northeasterly line of Parcel 1 of lands conveyed to The Rianda Family Partnership by Francis H. Rianda and Lillian Rianda recorded December 22, 1992 on Reel 2888 at Page 806 Monterey County Official Records; thence



**COURSE 5**

South 75°40'06" West, 1598.85 feet along said common line to a point being the southerly terminus of a course noted as South 14°19'54" East, 60 feet on the easterly line of said LAFCO exhibit; thence leaving said line across said Parcel 1

**COURSE 6**

North 14°19'54" West, 60.00 feet along the easterly line of land described in said LAFCO Exhibit to the northerly line of Gloria Road being common with the southeasterly line of said Parcel 2; thence

**COURSE 7**

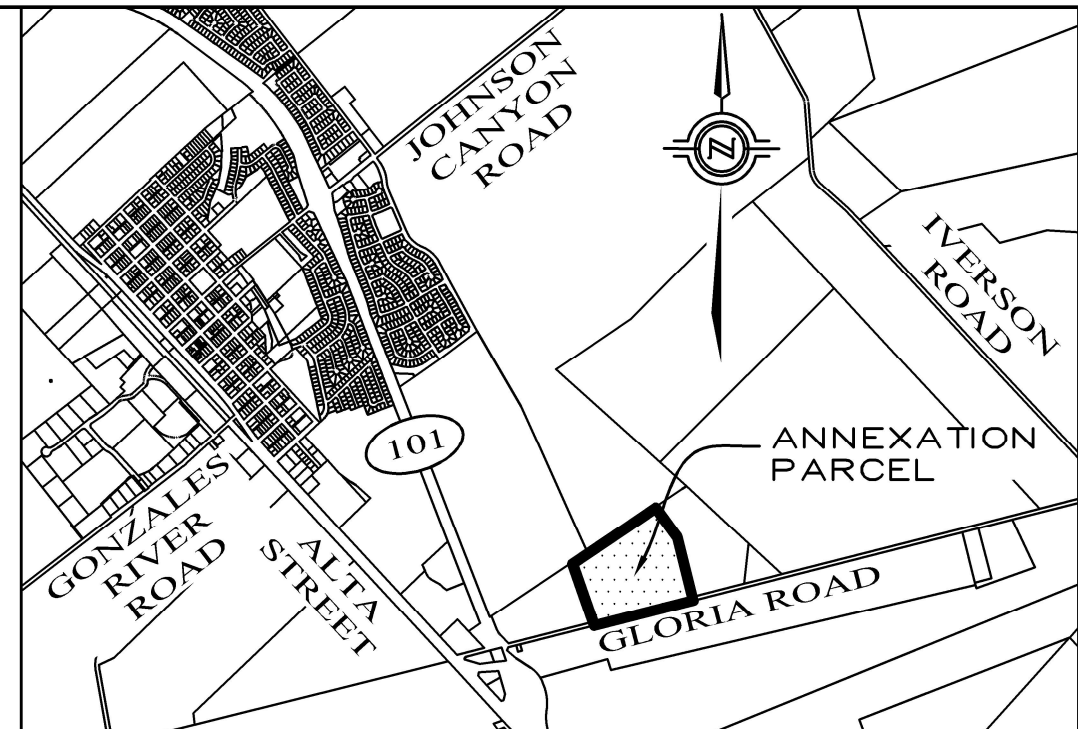
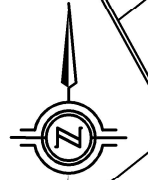
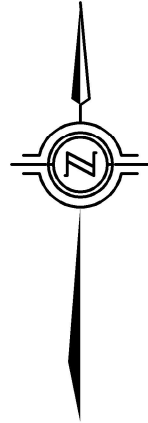
North 19°30'10" West, 968 feet more or less to the **POINT OF BEGINNING**;

CONTAINING 48.79 acres, more or less.

END OF DESCRIPTION

Prepared on May 12, 2023 by  
**L&S Engineering and Surveying**



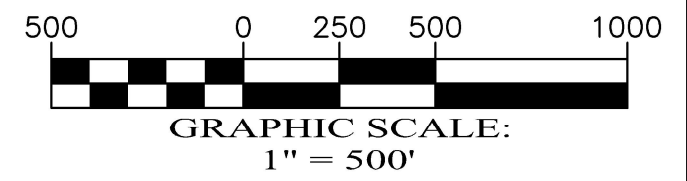
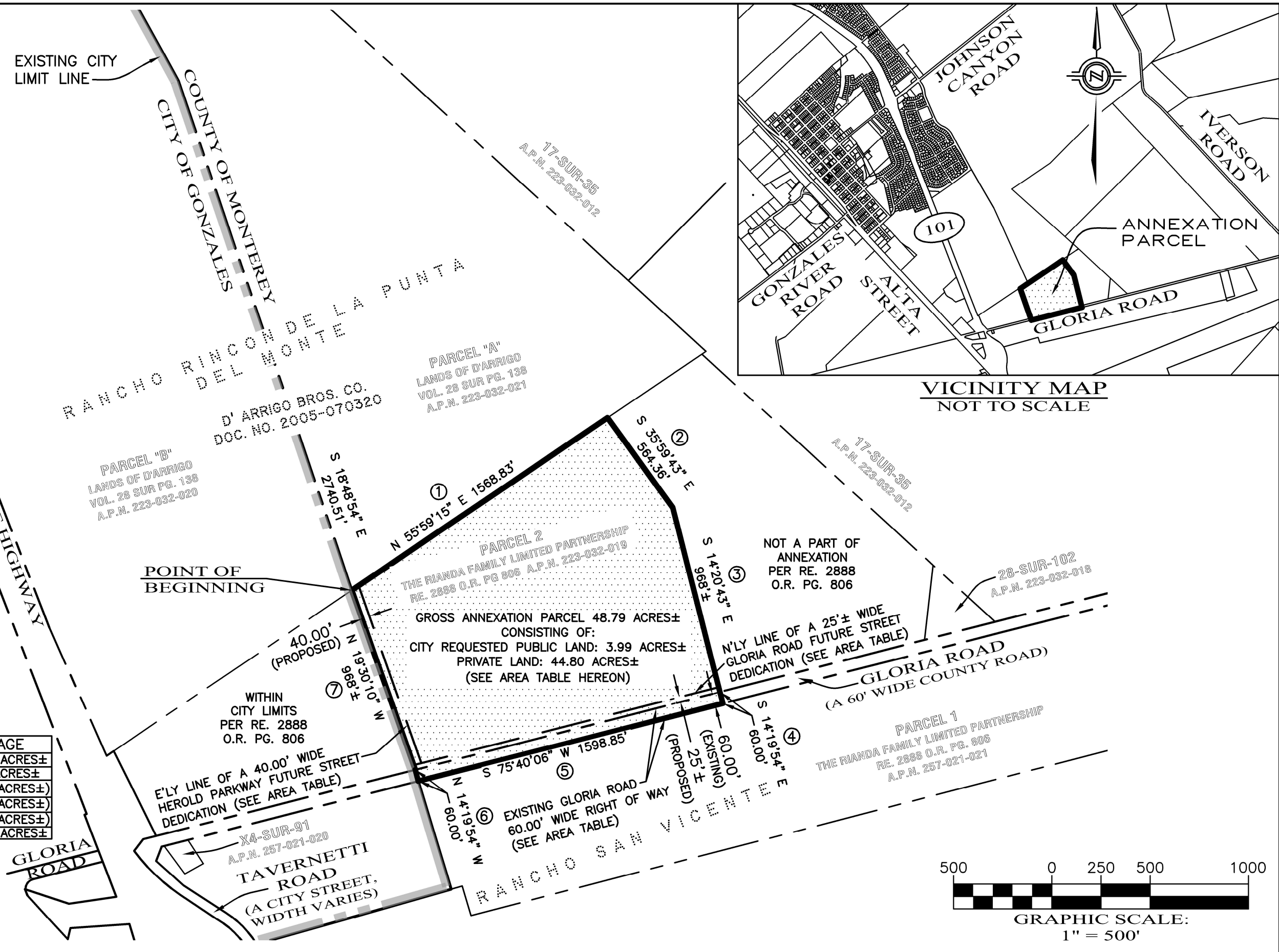


VICINITY MAP  
NOT TO SCALE

- NOTES:**  
DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- LEGEND:**
- EXISTING CITY LIMIT LINE
  - ANNEXATION LINE
  - EXISTING LOT LINE
  - EXISTING RIGHT OF WAY
  - FUTURE STREET DEDICATION
  - ANNEXATION PARCEL

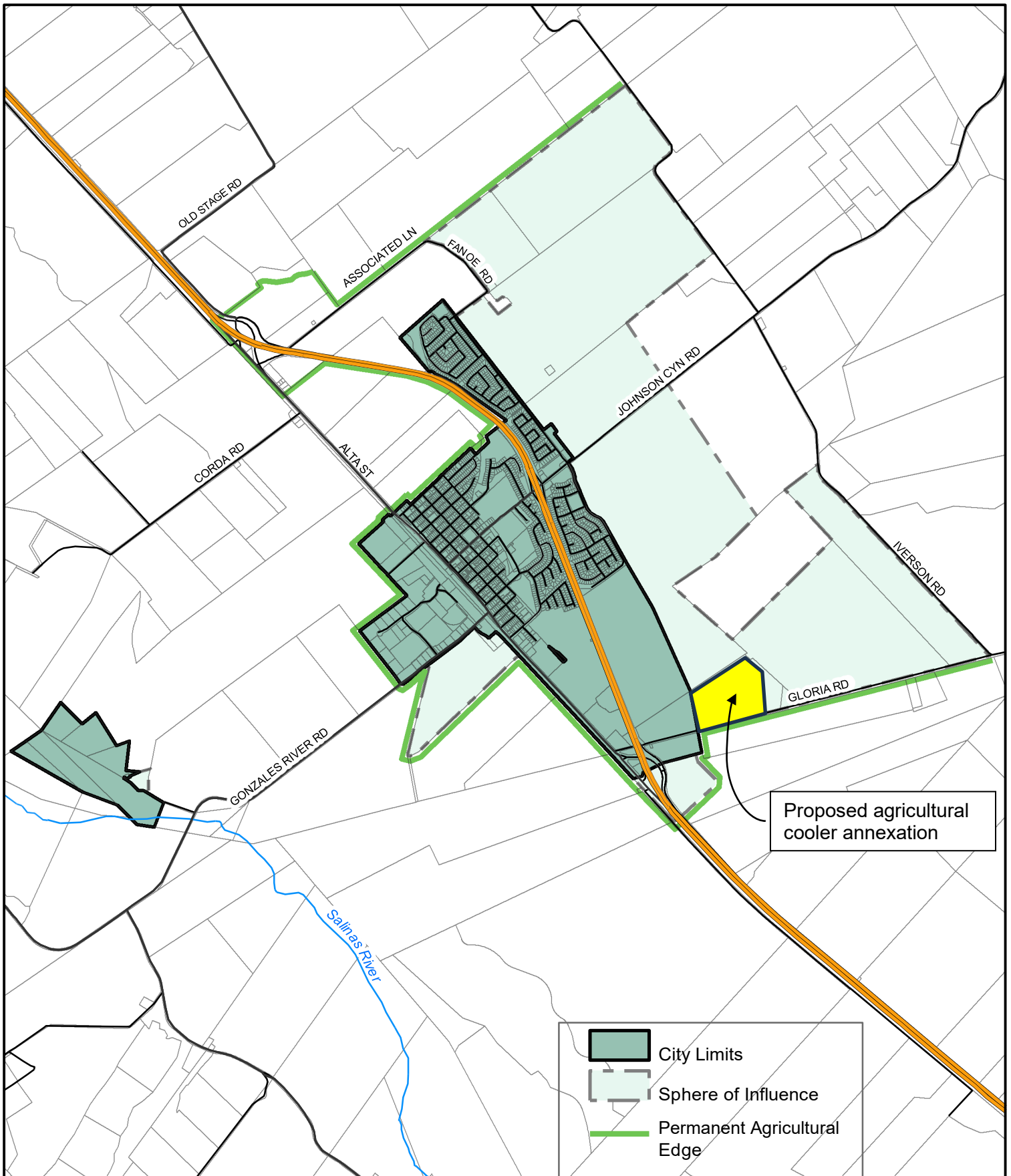
**AREA TABLE:**

| AREA                                      | ACREAGE       |
|---|---------------|
| GROSS ANNEXATION PARCEL                   | 48.79 ACRES±  |
| TOTAL CITY REQUESTED PUBLIC LAND          | 3.99 ACRES±   |
| (EXISTING GLORIA ROAD RIGHT OF WAY)       | (2.20 ACRES±) |
| (GLORIA ROAD FUTURE STREET DEDICATION)    | (0.92 ACRES±) |
| (HEROLD PARKWAY FUTURE STREET DEDICATION) | (0.87 ACRES±) |
| PRIVATE LAND                              | 44.80 ACRES±  |






# ATTACHMENT 10.2

## LAFCO Map – City of Gonzales

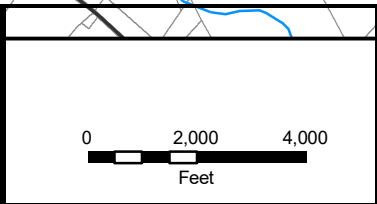


Proposed agricultural cooler annexation

|  |                             |
|--|-----------------------------|
|  | City Limits                 |
|  | Sphere of Influence         |
|  | Permanent Agricultural Edge |

LAFCO of Monterey County  
 LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369                      132 W. Gabilan St., Suite 102  
 Salinas, CA 93902                Salinas, CA 93901  
 Telephone (831) 754-5838        FAX (831) 754-5831



**GONZALES**

Map Prepared: 7/14/23

# ATTACHMENT 10.3

## Ag Mitigation

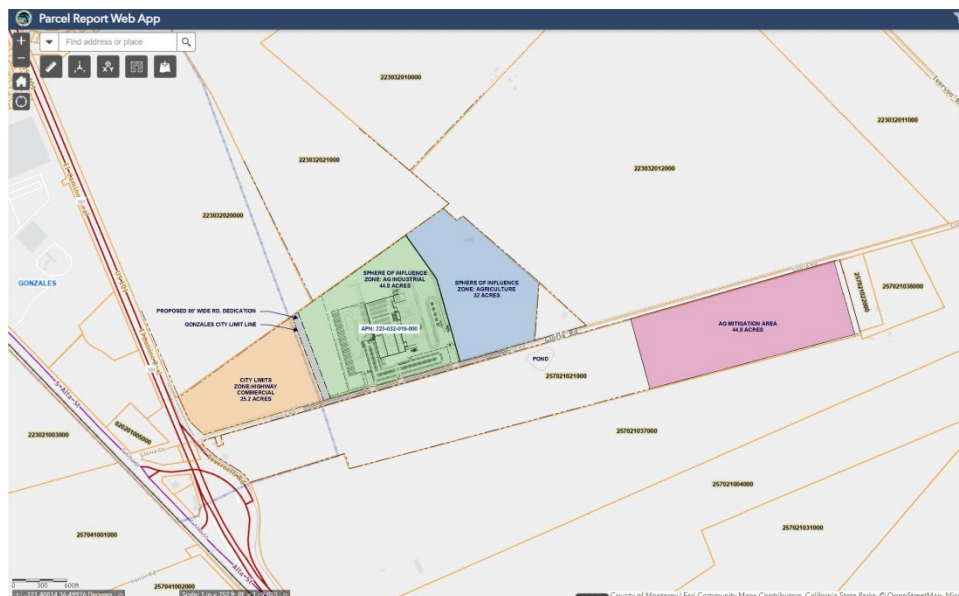


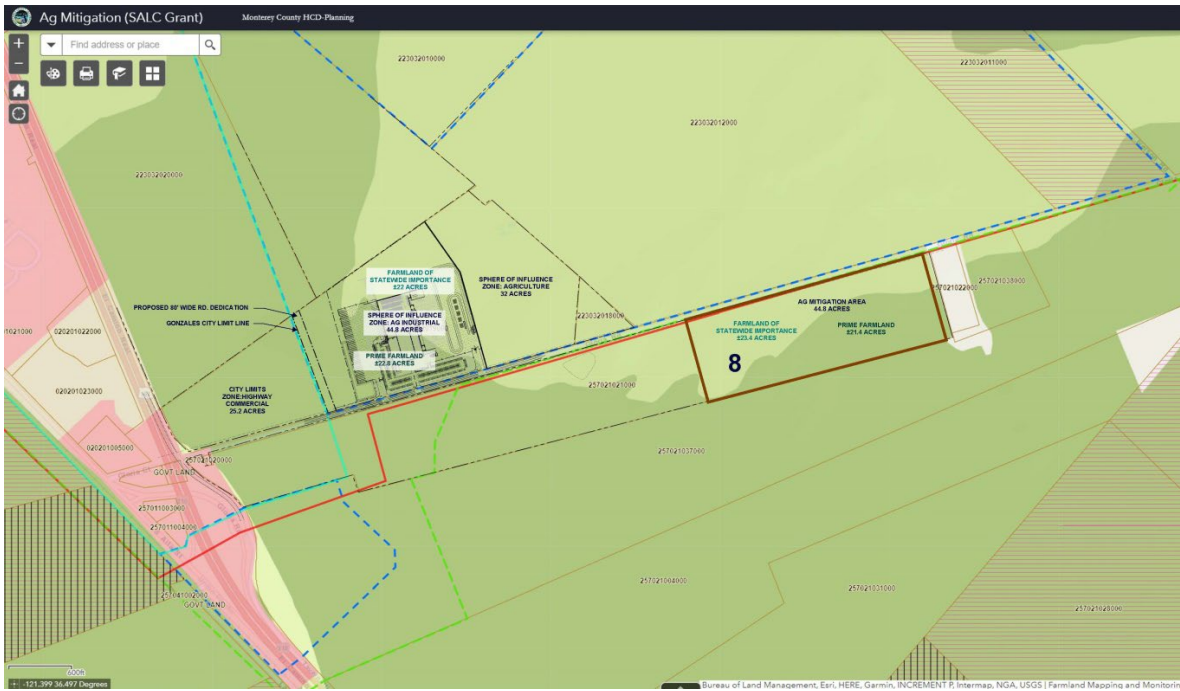
## MEMORANDUM

**TO:** City of Gonzales  
**FROM:** Christine G. Kemp  
**DATE:** April 20, 2023  
**SUBJECT:** Gonzales/Gloria Road Agricultural Cooler Project (Rianda) Ag Mitigation

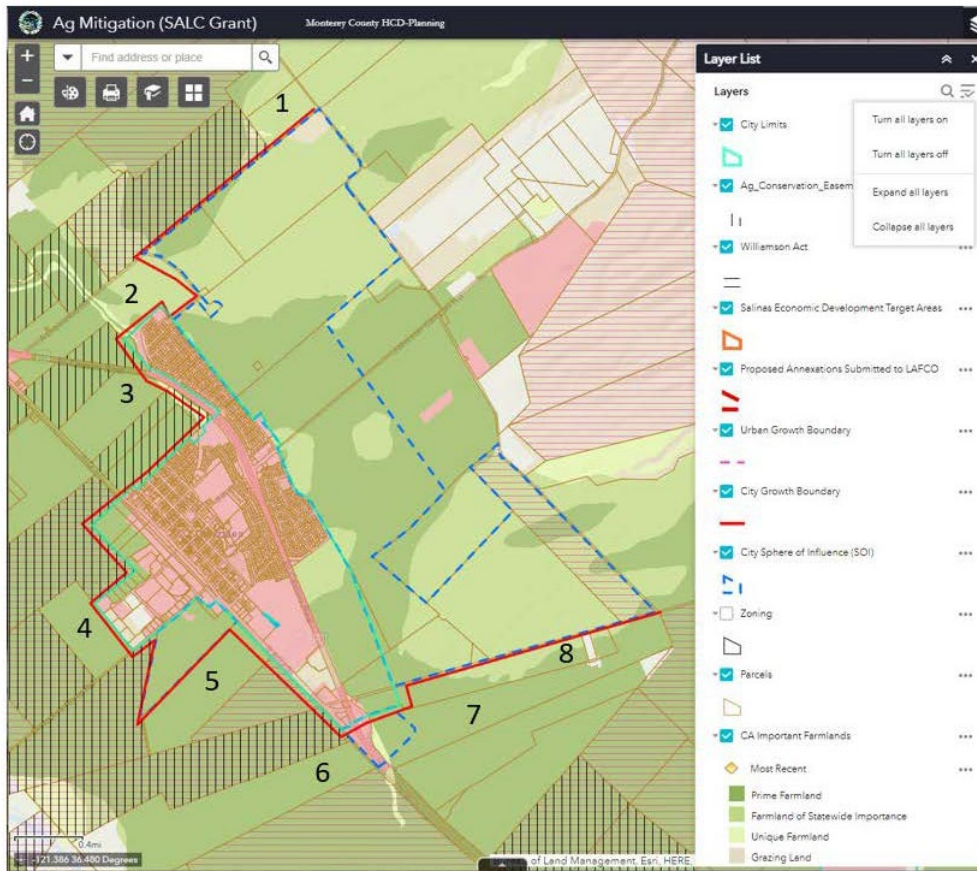
### Gonzales/Gloria Road Agricultural Cooler Project Agricultural Mitigation

To implement Agricultural Mitigation Measure **AG-1** of the Mitigated Negative Declaration (MND) for the Gonzales/Gloria Road Agricultural Cooler Project, and to satisfy Condition 9 of the City's Conditional Use Permit 2023-02, the property owner, the Rianda Family Partnership, has agreed to provide an Agricultural Conservation Easement on 44.8 acres of agricultural property they own adjacent to the 44.8 Project Site, south of Gloria Road, within the City and County's identified priority "Permanent Agricultural Edge" area around the City of Gonzales.





Map from Ag Mitigation Ordinance – referenced as (Permanent) Agricultural Edge  
 (Drawn from the Gonzales 2010 General Plan Page II-47)



This area is defined in the City's General Plan and the 2014 Memorandum of Agreement (MOA) entered in to between the City of Gonzales and the County of Monterey as part of the LAFCO process to expand the City's LAFCO Sphere of Influence (SOI), as an area of high priority in which to establish Agricultural Conservation Easements to protect growth from occurring south of Gloria Road. (MOA section 2.1(a) and (e); section 3.1(a); section 6.3.7).

The MOA also proposes a 1:1 mitigation for the loss of agricultural land (MOA section 6.3.1).

The Rianda Family's agreement to provide an Agricultural Conservation Easement, providing a 1:1 mitigation of land within the City and County's highest priority Permanent Agricultural Edge area south of Gloria Road, is consistent with, and implements, the Agricultural Conservation polices of the City's General Plan and the City/County MOA.



Ag Land Trust  
P.O. Box 1731, Salinas, CA 93902

**RESOLUTION No. 2023-5**  
**Rianda Ranch**

WHEREAS, The Rianda Family Limited Partnership owns a 125-acre ranch, assessor's parcel number 257-021-021 (portion), located along Gloria Road, city of Gonzales, in Monterey County; and

WHEREAS, in conjunction with nearby agriculture supporting development, the Owners have expressed an interest in conveying an agricultural conservation easement (ACE) encumbering approximately 44.8 acers of the ranch to the Ag Land Trust; and

WHEREAS, the Ag Land Trust knows that this property is located south of the city of Gonzales along Gloria Road, and is in the city's target area for agricultural conservation, limiting the city's potential growth; and

WHEREAS, the Board of Directors of the Ag Land Trust agrees in principle with the intent to preserve and protect the agricultural and open space values of the property by the recording of an ACE and further agree it is in its best interest to acquire the ACE on the property; and

WHEREAS, the Ag Land Trust confirms that no conflict of interest or appearance of conflict of interest exists for any member of the Ag Land Trust's Board of Directors as it relates to the project; and

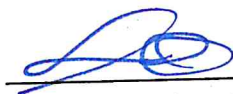
WHEREAS, the Board of Directors of the Ag Land Trust has the capacity to monitor and enforce the ACE;

THEREFORE, BE IT RESOLVED, that the Ag Land Trust shall approve and accept, and hereby approves and accepts and ratifies the transactions which will be represented by the documents necessary for the transaction.

BE IT FURTHER RESOLVED, that the Chief Executive Officer of the Ag Land Trust is hereby authorized and empowered to sign and deliver whatever documents and deeds that are required to consummate the proposed transactions from time to time according to their terms and conditions and otherwise to proceed on behalf of the Ag Land Trust to complete the proposed transaction.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING Resolution was duly adopted by a majority of the Board of Directors of the Ag Land Trust on Aug 16, 2023



\_\_\_\_\_  
Laurence London, Secretary

## EXHIBIT "A"

### Agricultural Conservation Easement Area August, 2023

A portion of Lot 7 of Rancho San Vicente, Monterey County, State of California being a portion of Parcel 1 of lands conveyed to The Rianda Family Partnership by Francis H. Rianda and Lillian Rianda recorded on December 22, 1922 in Reel 2888 of Official Records of Monterey County at Page 806 and further described in said deed as being a part of the certain 369.738 acre tract conveyed by Anita G. Chunn and A.S. Chunn to George B. Hansen and Harold C. Hansen by Deed recorded April 30, 1930 in Book 240 of Official Records of Monterey County at Page 187 Monterey County Records, particularly described as follows:

**BEGINNING** at a 4" x 4" post marked "5 ac" lying along the southerly line of Gloria Road (a county road – 60.00 feet wide) said line being the northerly line of said lands of Rianda said post being common with the northeasterly corner of said lands of Rianda and the northwesterly corner of the land described therein Affidavit recorded May 09, 2023 as Document no. 2023013914 of Official Records of Monterey County; thence leaving said Gloria Road and running along the easterly line of said lands of Rianda said line being common with the westerly line of said Affidavit along with the westerly line of the 11.31 acre parcel shown as Parcel "B" thereon a record of survey filed February 7, 1996 in Volume 20 of Surveys at Page 8 of Official Records of Monterey County

#### **COURSE 1**

South 15°47'00" West, 874.5 feet to a 4" x 4" post marked "5 ac" said post being common with the southeasterly corner of said lands of Rianda along with the corner of a 236 acres more or less parcel shown as Parcel "A" thereon said record of survey; thence along the common line between the said lands of Rianda and said Parcel "A"

#### **COURSE 2**

South 75°27'00" West, 2297.21 feet; thence leaving said common line

#### **COURSE 3**

North 15°47'00" West, 824.98 feet across said land of Rianda to the southerly line of said Gloria Road being common with the northerly line of said lands of Rianda; thence along said common line

#### **COURSE 4**

North 74°13'00" East, 2296.68 feet to the **Point of Beginning (P.O.B.)**.

CONTAINING 44.8 acres, more or less.





#### **References:**

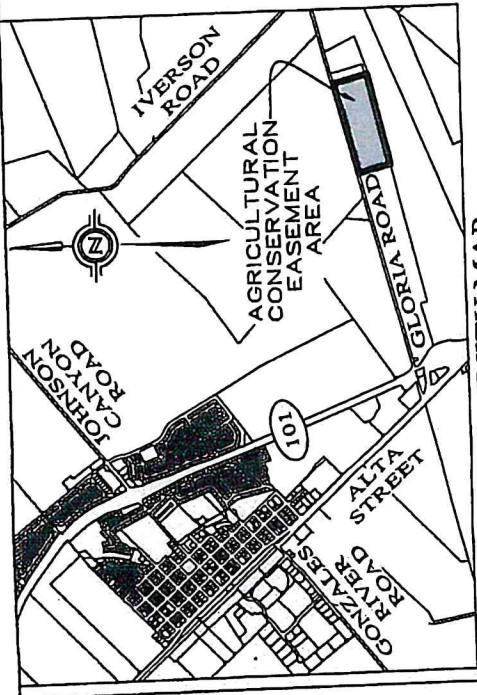
- 1) Exhibit "B" attached hereto and made a part hereof



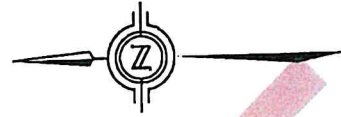
NOTES:  
DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

LEGEND:

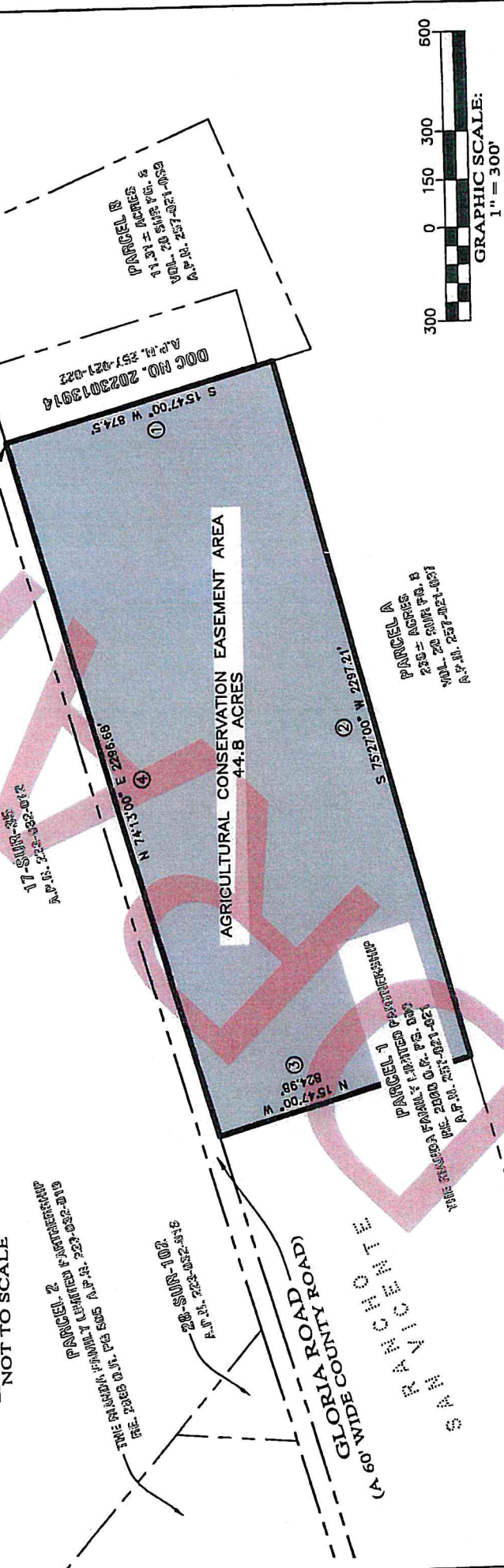
-  AGRICULTURAL CONSERVATION EASEMENT LINE
-  EXISTING LOT LINE
-  EXISTING RIGHT OF WAY
-  AGRICULTURAL CONSERVATION EASEMENT AREA




VICINITY MAP  
NOT TO SCALE



RANCHITE RIDE  
 DEMONSTRATION  
 POINT OF BEGINNING



|                           |  |   |                   |  |
|---------------------------|--|---|-------------------|--|
| SHEET 1<br>OF<br>1 SHEETS | EXHIBIT "B"<br>PLAT TO ACCOMPANY LEGAL DESCRIPTION | FOR<br>AGRICULTURAL CONSERVATION<br>EASEMENT AREA | DRAWN BY: BA      |  |
|                           |  |   | DATE: 08/14/23    |  |
|                           |  |   | JOB NUMBER: 22-30 |  |

# ATTACHMENT 10.4

## Gloria Road – County Comments and City Responses

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING | PLANNING | BUILDING | ENGINEERING | ENVIRONMENTAL SERVICES

1441 Schilling Place South, 2nd Floor

Salinas, California 93901-4527

(831)755-5025

[www.co.monterey.ca.us](http://www.co.monterey.ca.us)

June 14<sup>th</sup>, 2023

To: Darren McBain

Local Agency Formation Commission (LAFCO) of Monterey County

132 W. Gabilan Street, Suite 102

Salinas, CA 93901

**Subject: Request for comments regarding the proposed reorganization and annexation of 49 acres to the City of Gonzales for the future development of an agricultural cooler facility on Gloria Road (LAFCO 23-01)**

Dear Darren McBain,

The County of Monterey appreciates the opportunity to comment on the proposed reorganization and annexation of 49 acres to develop an agricultural cooler facility on Gloria Road.

The County of Monterey has reviewed the proposed reorganization and annexation proposal and has included the below as comments and concerns.

Comments from HCD-Planning, HCD Engineering Services and Public Works Facilities and Parks (PWFP), and the County of Monterey Agricultural Commissioner's Office are included in this correspondence.

HCD – Planning comments and recommendations are as follows:

- As the industrial process water component and aerated storage pond are in the unincorporated County and may require County approval, the County recommends that the applicant and the City coordinate with the Central Coast Regional Water Quality Control Board, which would require a General Permit (per Attachment 5.2 of the Annexation Proposal). The industrial process water component and aerated storage pond may require County approval and/or a grading permit. The County concurs that all off-site infrastructure associated with the project, including the industrial process water component and aerated storage pond, should be built prior to occupancy of the first phase of the cooler project.
- The County reviewed the application for consistency with the Memorandum of Agreement between the City of Gonzales and the County of Monterey regarding Cooperation on Planning, Growth and Development Issues (MOA) adopted on April 2014. The terms of the MOA shall govern the application.
- While the County recognizes that the City's approved Agricultural Resources Mitigation Regulations (Chapter 12.150) and the County's draft Mitigation Requirements for Development on Farmland Regulations exempt agricultural support uses and "Agricultural Processing Plant"

(as defined in Monterey County Code Chapter 21.06.020) from required mitigation, the County encourages mitigation to address the loss of Prime Farmland and Farmland of Statewide Importance.

- a. The County recommends, pursuant to Sections 6.3.2 and 6.3.1.a, of the MOA, that the applicant dedicate the proposed Agricultural Conservation Easement to an agricultural land trust or other qualifying entity. The County would recommend that the City provide LAFCO and the County with proof that the easement has been recorded prior to the approval of the annexation.
  - b. The proposed easement site (Attachment 8) is a mixture of Prime Farmland and Farmland of Statewide Importance, similar to the proposed site of development. The County agrees that the proposed mitigation land will support the development of the Permeant Agricultural Edge, as identified in the MOA, along the southern boundary of Gloria Road. (MOA Sections 2.1.a, 2.1.e, 3.1.a, and 6.3.7).
- It is understood that the remainder of the parcel will remain in agricultural production and will not be annexed as a part of this proposal. The County recommends that the City include an analysis of potential conflicts between the proposed cooler facility and the existing proposed land use from the City's 2010 General Plan, which designates the surrounding area as Neighborhood Residential and Highway Commercial.
  - Alternatives: Further, the County recommends that the City provide the County and LAFCO with an analysis that shows that the proposed cooler is sited and designed to minimize the loss of productive agricultural land and minimize the impact on the surrounding land uses pursuant to Monterey County's 2010 General Plan Chapter 6 Agricultural Element Policy AG-2.4.

HCD – Engineering Services and Public Works Facilities and Parks comments and recommendations are as follows:

- The applicant shall be responsible to improve any roadways within County jurisdiction, as necessary, to support the new imposed traffic loads. A detailed scope of work should be submitted to HCD/PWF&P for review and comment. The applicant shall be responsible for mitigating impacts to County nearby roads and intersections.
- The applicant shall be responsible to secure right of way, environmental clearances and encroachment permits necessary for the construction of any roadway and/or road transitions/tapers within the County of Monterey along Gloria Road. An Encroachment permit will be required prior commencing road construction activities within County jurisdiction. Additionally, the applicant shall be responsible to improve any damaged to roadways within County jurisdiction caused by both construction activities and use of heavy construction equipment to original condition or better.
- The applicant shall be responsible for payment of Countywide fair-share traffic impact fees as mitigation for cumulative traffic impacts to County roads and intersections as required by the Circulation Element of the 2010 General Plan.

County of Monterey Agricultural Commissioner's Office comments and recommendations are as follows:

- **Buffer/Good neighbor relations:** As a matter of best management practice to reduce potential conflicts with adjacent agricultural lands, it is highly recommended the project provide a physical solid barrier, such as a fence or wall, higher than 6 ft, between the proposed processing plant and the adjacent agricultural lands. In addition, this office recommends that the applicant engage in conversation with the adjacent growers (owners and lessees) to inform each other of their operations to develop mutual understanding of operational activities and reduce any incompatible activity schedules.
- **Mitigating for loss of agricultural lands:** This office encourages the development of agricultural mitigations with the project for the loss of Important Farmland pursuant to 2010 Monterey County General Plan Policy No. AG-1.12, a policy under the Agricultural Element. The Agricultural Element's goal is to promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural land. Agricultural Element Policy No. AG-1.12 (County Agricultural Mitigation Program), requires "for such land to be annexed to incorporated areas, the County shall work in consultation with the cities to mitigate the loss of that acreage." In the subject application, the applicant has submitted a proposal to mitigate the loss of 44.8 acres of farmland by offering to dedicate 44.8 acres (1:1 ratio) of similar type of farmland for permanent agricultural uses on land south of Gloria Rd, Gonzales. This office is supportive of mitigation for loss of agricultural lands. The County of Monterey Housing and Community Development is currently in process of developing a County-wide Agricultural Conservation Mitigation Program and working with the Salinas Valley cities in the development of criterion, policy options, etc. The County's Agricultural Commissioner recommends that this project is consistent with the proposed County's Agricultural Mitigation Program. Consistency between the City's and the County's agricultural mitigations would allow for similar mitigation standards and the balancing of other public goals, using the same measures.

Thank you for considering comments and recommendations from the County of Monterey in regard to the proposed reorganization and annexation. Please feel free to contact me with any questions at 831.784.5730 or [pricet1@co.monterey.ca.us](mailto:pricet1@co.monterey.ca.us).

Sincerely,

Taylor Price, Associate Planner  
Housing and Community Development

cc: County of Monterey Clearinghouse File REF230009  
Craig Spencer, HCD Chief of Planning  
Nadia Garcia, Agricultural Resources and Policy Manager  
Armando Fernandez, PE, Senior Civil Engineer  
Melanie Beretti, AICP, Principal Planner

## **“Gloria Rd. Agricultural Cooler Project” Annexation, LAFCO file #23-01**

**City’s response to the County’s June 14, 2023 comment letter** (City’s response was provided by email from Brent Slama on Aug. 9, 2023)

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**Response:** There are four items identified by Monterey County that LAFCO staff has requested a City response.

### **a. Analysis of potential conflicts between the proposed cooler and the surrounding Neighborhood Commercial and Highway Commercial areas**

The proposal was reviewed in context of General Plan Land Use Action 8-3.1 which requires that industrial projects “reduce adverse environmental impacts, particularly noise, air and water pollution, odor, soil and groundwater contamination, traffic and visual blight to the degree practical.”

The Mitigated Negative Declaration considered the impacts of the industrial use with surrounding potential Highway Commercial uses to the west and Neighborhood Residential to the north and east. This included issues such as truck traffic, noise, air quality and aesthetics. As indicated in the MND, “noise generated by the proposed use will be primarily the operation of trucks, but this noise level is acceptable in this location as conditioned and with mitigation. The noise generated by the cooler project could have a significant future impact to residentially designated lands to the east, while lands to the north would be impacted by loading activities at night which would exceed established noise standards. Mitigation measures have been added that require noise attenuation on both the north and east sides of the property to address these issues and give the applicant choices to modify or screen noise-generating equipment, build noise attenuation walls at the property line upon future residential development, or modify hours of operation at the facility.”

It is also anticipated that the primary method to reduce the impacts of future residential proposals will be to site plan future projects to ensure that housing is further set back from the cooler facility and that adequate buffers exist to minimize any potential negative impacts.

### **b. Analysis of the site design to ensure that the project will minimize the loss of productive agricultural land and minimize the impact on the surrounding land uses**

The project proposal is sited in a manner that preserves the maximum possible amount of farmland based on the operational needs of the facility, future buildout, and the unique shape of the property. Based on the ultimate buildout of the second phase of expansion, the facility is located as far west as possible given size constraints in the rear of the property given that the parcel has less depth as the building moves to the west. In order to ensure turning capability for trucks and to provide appropriate setbacks, it was



determined that the current layout would minimize the annexation area necessary to the greatest extent possible and ensure that over 33 acres will be preserved in agricultural zoning in the unincorporated County. Any further movement of the facility to the west would require a reduction in size of the proposed facility.

**c. Consideration of a physical solid barrier, such as a fence or wall, higher than 6 feet, between the cooler and adjacent agricultural lands.**

Conditions of approval of the Use Permit (Conditions #61, #64, and #65), require the inclusion of fencing along the project boundaries in all areas adjacent to existing agricultural operations. It is assumed that the height of these fences will be at a minimum of six feet in height. This may also include sound walls of 8.5 feet in height where necessary to address noise mitigations as identified in the CEQA document. Pursuant to the conditions of approval, the details of proposed fencing shall be submitted for approval by the Director of Community Development.

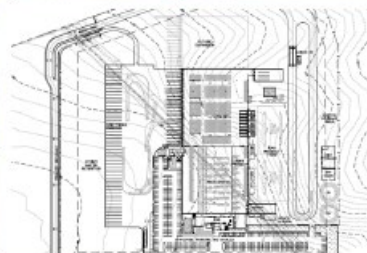
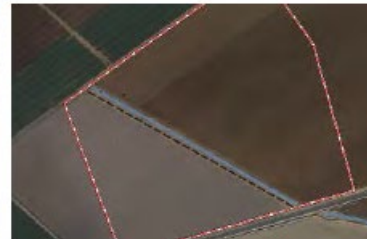
**d. Project consistency with the County Agricultural Mitigation Program**

The City is committed to agricultural mitigation through the City / County Memorandum of Agreement adopted in 2014. Earlier this year, in the absence of official County standards, the City adopted its own Agricultural Mitigation Ordinance. The project proponent has submitted a defined proposal to mitigate the loss of agricultural land, despite the project being exempt from local ordinance and potentially a future County ordinance as an agricultural support facility. As the project is ahead of final adoption of the County Agricultural Mitigation Program and in order to not cause any unnecessary delays while the Salinas Valley cities, Monterey County, and LAFCO discuss various policy proposals related to agricultural mitigation, the City requests that LAFCO approve the annexation with the ag mitigation measures as submitted that have been recommended by both LAFCO and County staff.

# ATTACHMENT 10.5

## CEQA Document

Mitigated Negative Declaration (by City of Gonzales, March 2023) – click to view/download  
Or visit [www.co.monterey.ca.us/government/government-links/lafco/current-agenda-and-meeting-packet](http://www.co.monterey.ca.us/government/government-links/lafco/current-agenda-and-meeting-packet)



LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

LOCAL AGENCY FORMATION COMMISSION  
P.O. Box 1369  
Salinas, CA 93902  
Telephone (831) 754-5838  
132 W. Gabilan Street, Suite 102  
Salinas, CA 93901  
www.monterey.lafco.ca.gov

KATE McKENNA, AICP  
Executive Officer

DATE: September 25, 2023  
TO: Chair and Members of the Formation Commission  
FROM: Kate McKenna, AICP, Executive Officer  
SUBJECT: Executive Officer Communications  
CEQA: Not a Project under California Environmental Quality Act Guidelines Section 15378.

**SUMMARY OF RECOMMENDATION:**

Receive report for information only.

**EXECUTIVE OFFICER'S REPORT:**

We are reporting on six items for the Commission's information.

**In Memoriam: Louis R. Calcagno**

It was with sadness that we acknowledge the passing of Louis Calcagno, a respected dairyman and former Monterey County Supervisor and LAFCO Commissioner. Commissioner Calcagno served with distinction on the Local Agency Formation Commission for fifteen years, including three terms as Chair. He was the recipient of the 2011 Outstanding Commissioner Award from the California Association of Local Agency Formation Commissions.

Commissioner Calcagno enjoyed an exceptional career as a public leader. In addition to his tenure on the Board of Supervisors and LAFCO, he served on the Monterey County Planning Commission, the California Coastal Commission, Monterey Bay Unified Air Pollution Control District, the Transportation Agency for Monterey County, and the Fort Ord Reuse Authority.

Under his leadership, LAFCO of Monterey County achieved independent status from the County of Monterey in 2005; adopted model open space and agricultural preservation policies; approved Sphere of Influence Memoranda of Agreements with cities in the Salinas Valley; and advocated for the protection of open space and agricultural lands.

**California Chapter, American Planning Association Conference: Presentation**

I am pleased to report on a successful joint presentation at the 2023 annual conference of the California Chapter of the American Planning Association on September 16. Over 100 professional city, county and regional planners attended our case study of tools and collaborative approaches to protect agriculture, sustain groundwater, and build housing in the Salinas Valley. My colleagues on the panel were Lisa Brinton (Director, City of Salinas Community Development Department), Sarah Hardgrave (Deputy General Manager, Salinas Valley Basin Groundwater Sustainability Agency), and moderator and speaker Melanie Beretti (Acting Chief of Planning, County of Monterey). The presentation was a testament to collaboration between our four agencies, rooted in shared objectives of sustainable urban growth and protecting our key agricultural industry.

## Correspondence to the City of Salinas: Response to Notice of Preparation of Draft Environmental Impact Report for General Plan Update and Climate Action Plan

Enclosed is September 2023 correspondence to the City of Salinas in response to a Notice of Preparation of a Draft Environmental Impact Report for the Visión Salinas 2040 General Plan Update and Climate Action Plan. The Notice of Preparation is also attached for reference. The General Plan update identifies four potential future amendments to Salinas's sphere of influence. As is staff's practice, we are providing this letter to keep you informed about an important proposal that will include future City expansions and needs for coordination with LAFCO.

### Agricultural Preservation Policy Update

Consistent with the Commission's direction on August 28, LAFCO will hold a public workshop on October 23 to begin the process of reviewing and updating LAFCO's Preservation of Open-Space and Agricultural Lands policy and practices.

On September 25, Salinas Valley mayors and City staff, along with LAFCO and County staff representatives, will hold a second meeting to explore development of a clear and consistent approach to implement agricultural mitigation.

The County's draft ordinance for agricultural policies related to development in the unincorporated area is still in progress, with participation by City and LAFCO staff, ag industry representatives, developers, and members of the public.

LAFCO staff will report on these parallel efforts at the October 23 LAFCO meeting.

### San Benito LAFCO Update

Last April, LAFCO entered into a professional services agreement to provide part-time Interim Executive Officer services to San Benito LAFCO through September 30. Those services have been successfully provided by our Principal Analyst, Darren McBain. He has reflected on administrative and other accomplishments in the attached memo to San Benito LAFCO, dated September 14. The experience has been challenging and rewarding from a professional point of view. Darren's strong performance in the interim role is an asset to succession planning for LAFCO of Monterey County.

### Soledad Community Health Care District: 75<sup>th</sup> Anniversary

On September 9, Mayor/Commissioner Anna Velazquez and I attended a celebration hosted by CEO Ida Chan and her governing Board of Directors, including former LAFCO Commissioner Graig Stephens. The event was a celebration of the history, accomplishments and future of this vital community asset. As authorized by the Commission last month, LAFCO staff will conduct a study this fiscal year to assess how LAFCO can assist the district in meeting the health care needs of a growing community.

Respectfully Submitted,



Kate McKenna, AICP  
Executive Officer

### Attachments:

1. September 15 comment letter to the City of Salinas regarding a Notice of Preparation (NOP) of an Environmental Impact Report for the Visión Salinas 2040 General Plan Update and Climate Action Plan (*the NOP is also attached for Commissioners' reference*)
2. Memo to San Benito LAFCO

# LAFCO *of Monterey County*

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## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

September 15, 2023, via email

Jonathan Moore, Senior Planner  
City of Salinas  
65 West Alisal Street, Second Floor  
Salinas, CA 93901

**Subject: Notice of Preparation of a Draft Program Environmental Impact Report (EIR) for the proposed Visión Salinas 2040 General Plan and Climate Action Plan**

Dear Mr. Moore,

Thank you for this opportunity to comment on the Notice of Preparation (NOP) of a draft EIR for the Visión Salinas 2040 General Plan and Climate Action Plan. LAFCO appreciates the City's early outreach and consultation.

The NOP identifies four potential future amendments to the City of Salinas's sphere of influence. LAFCO, as a California Environmental Quality Act (CEQA) responsible agency for this project, will have regulatory authority for future sphere of influence amendments and boundary changes. It is in this role that LAFCO will be commenting on the projects' draft EIR, when available.

As additional background, LAFCO previously reviewed and commented on the City's:

- Economic Development Element (EDE) draft program EIR in October 2017, which encompassed the current NOP's four identified future sphere of influence amendment sites, among other potential future development sites, and
- Ferrasci Business Center Specific Plan draft program EIR in June 2023, which analyzed development of Target Area K, which had also been analyzed in the 2017 EDE EIR.

### Potential impacts to agricultural resources

Development of the Visión Salinas 2040 project's four identified sphere of influence amendments would include conversion of several hundred acres of designated Prime Farmland to urban uses. The City's NOP did not include agricultural resources in the list of Potential Areas of Environmental Effect. LAFCO requests that the draft EIR identify the project's impacts on agricultural resources and the proposed mitigation measures for those impacts.

State LAFCO law provides that "Among the purposes of a [LAFCO] are discouraging urban sprawl [and] preserving open-space and prime agricultural lands." Accordingly, LAFCO of Monterey County has adopted local policies that address preservation of agricultural lands. LAFCO's consistent practice in recent years, in implementing the adopted policy, has been to require that a city annexation application include a specific agricultural mitigation proposal, at the time of submitting the annexation application to LAFCO, to offset the project's impacts to agricultural lands. Such a proposal would most commonly consist of working with a land trust to place permanent conservation easements on other agricultural lands in the vicinity. Please know that the Commission is actively reviewing LAFCO's current policy and practices regarding agricultural preservation and mitigation.

In summary, we strongly encourage the City to consult with the County of Monterey, as the other party to the Greater Salinas Area Memorandum of Understanding, to develop a project-specific agricultural

mitigation strategy, as well as a plan for addressing the projects' needs for ag buffers, prior to completing the draft EIR.

### Other matters relevant to LAFCO's statutory mandates and policy conformance

**City-County consultation:** The NOP identifies four potential future amendments to the City of Salinas's sphere of influence. State law requires City-County consultation – preferably resulting in a written agreement – prior to LAFCO approval of a city sphere of influence amendment (Government Code 56425). The current City-County written agreement is the 2006 Greater Salinas Memorandum of Understanding, as amended in 2019. Some components of the Visión Salinas 2040 General Plan appear to be inconsistent with the 2006 MOU; particularly the MOU's guidance for the city to grow to the north and east. We recommend that the City and County begin a consultation process to address this apparent inconsistency and to consider comprehensively updating the existing MOU.

**Public services:** LAFCO has a statutory role in serving to ensure that new development can feasibly provide the necessary public services.<sup>1</sup> Major investments in infrastructure improvements and expansions will likely be necessary to implement the proposed project to be evaluated in the draft EIR. We suggest that the City include a robust discussion of anticipated facility impacts and needs in the draft EIR Public Services sections, accompanied by supporting financial analysis in the annexation application, to provide support for LAFCO staff's evaluation of the proposal and recommendations to our Commission.

**Water demand:** LAFCO has a statutory and policy interest in minimizing overdraft in the Salinas Valley groundwater basin. This proposal's compatibility with the plans prepared by the Salinas Valley Basin Groundwater Sustainability Agency pursuant to the Sustainable Groundwater Management Act will be an important consideration for future discussions prior to the Commission's consideration of this proposal.

**LAFCO locally adopted policy conformance:** We request that the draft EIR include an analysis of the proposal's conformance to the full set of LAFCO's adopted policies, to the extent such analysis is possible with the information currently available about anticipated future development of the specific plan area. LAFCO's adopted policies and procedures are available on LAFCO's website: [www.co.monterey.ca.us/government/government-links/lafco](http://www.co.monterey.ca.us/government/government-links/lafco) (“Application Materials” tab).

Thank you for your attention to the matters identified in this letter. Please continue to keep us informed throughout your process. We look forward to continuing to work with the City on future sphere of influence and annexation proposals. As always, please feel free to contact me or Darren McBain of my staff if you have any questions, or for further discussions.

Sincerely,



Kate McKenna, AICP  
Executive Officer

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<sup>1</sup> Among other considerations, state law specifies that LAFCO must consider “the ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.” (Government Code section 56668).



## Notice of Preparation

### Visión Salinas 2040 General Plan and Climate Action Plan Environmental Impact Report

**Date:** September 1, 2023

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations and Individuals

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for Visión Salinas 2040 General Plan and Climate Action Plan

Notice is hereby given that the City of Salinas (City) will prepare an EIR for the proposed Visión Salinas 2040 General Plan and Climate Action Plan (proposed project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The City, acting as the Lead Agency, will prepare an EIR to address the potential environmental impacts associated with the project at a programmatic level, consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the environmental impacts associated with the broad policies of the proposed Visión Salinas 2040 General Plan and the likely type and amount of development allowed within the General Plan horizon of 2040, as well as the potential impacts associated with the proposed Climate Action Plan. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below, and additional information on the proposed project is available at <https://www.visionsalinas.org/>

Pursuant to CEQA Guidelines Section 15082, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations and individuals. With respect to the views of Responsible and Trustee Agencies<sup>1</sup> as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the proposed project. Responsible agencies may need to use the EIR prepared by the City when considering permitting or other approvals for potential future development projects.

Due to the time limits mandated by State law, your response must be received no later than the close of the 30-day Notice of Preparation (NOP) review period on Monday, October 2, 2023. If you submit comments on the scope of the EIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the EIR, but would like to be added to the City's mailing list, you can submit your contact information, including email address with a request to be added to the mailing list.

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<sup>1</sup> "Responsible Agencies" include all public agencies other than the Lead Agency that have discretionary approval power over the project. "Trustee Agencies" are State agencies having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include the California Department of Fish and Wildlife, the State Lands Commission, the State Department of Parks and Recreation, and the University of California.



## Lead Agency Contact:

Jonathan Moore, Senior Planner  
Community Development Department, City of Salinas  
[jonathanm@ci.salinas.ca.us](mailto:jonathanm@ci.salinas.ca.us)

## Written Comments:

Please submit written comments by 5:00 p.m. on Monday, October 2, 2023

- Email: [jonathanm@ci.salinas.ca.us](mailto:jonathanm@ci.salinas.ca.us) (subject line: "Visión Salinas EIR")
- Regular Mail: Community Development Department, City of Salinas, 65 West Alisal Street, Suite 201, Salinas CA 93901.  
Attn: Jonathan Moore

## Public Scoping Meeting:

The City will hold public workshops and meetings throughout the planning process, as well as meetings of the General Plan Steering Committee, Planning Commission, and City Council, to inform the public and interested agencies about the proposed project and solicit feedback on the contents of the proposed Visión Salinas 2040 General Plan and Climate Action Plan.

The City will hold a scoping meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held as part of the Visión Salinas 2040 General Plan Steering Committee meeting on Wednesday, September 27, 2023, at 6:00 pm. The meeting will be held in the Community Room at 312 E Alisal Street, Salinas CA, 93901.

## Project Location:

The City of Salinas is located approximately 105 miles south of San Francisco in Monterey County. The City of Salinas is located at the beginning of the Salinas Valley, and is bounded by Prunedale to the north, the Gabilan mountain range to the east, the Santa Lucia mountain range to the south, and Monterey Bay to the west. U.S. Highway 101 (Highway 101), State Route (SR) 183, and SR 68 run through the city. Highway 101 is the north-south route connecting the Salinas Valley and Monterey County to the south to San Francisco Bay Area to the north. SR 183 runs in an east-west direction, connecting Castroville and Highway 1 to the Salinas Valley. SR 68 runs in a south-north direction and connects the areas of Monterey and Carmel to Salinas. The City is surrounded by unincorporated rural and agricultural land. Nearby cities/communities include the city of Watsonville located to the north, the community of Speckles located to the south, and the city of Marina located to the west. Within Salinas there is the Salinas Municipal Airport; the next closest airport is Marina Municipal Airport, located approximately 9 miles to the west. Figure 1, *Local and Regional Vicinity Map*, shows the regional setting of the city of Salinas and the existing and proposed sphere of influence, which will be evaluated in the EIR.

## Project Description:

### General Plan Update

The City of Salinas is preparing a comprehensive update to its existing General Plan. The update is expected to be completed in 2024 and will guide the City's development and conservation through 2040. To guide the General Plan update, three different themes were recognized as pillars that would work together to achieve Salinas's vision. The three pillars: Built Environment, Environmental and Sustainability, and Socioeconomic Systems.

State law requires that the General Plan contains eight elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, Conservation, and Environmental Justice. The content of these elements is outlined in State law. The proposed Visión Salinas 2040 General Plan will include all State-required elements and optional elements including Arts, Culture and Youth. The proposed General Plan will group these elements under the three different pillars that were previously identified, as shown below in Table 1, *Pillars and Elements of the General Plan*. General Plan Housing Elements are required to be updated every eight years to fulfill the Regional Housing Needs Allocation and comply with State law. To meet the State deadline, Salinas' Housing Element is being updated through a separate process.

**Table 1 Pillars and Elements of the General Plan**

| Pillars  | Built Environment  | Environment and Sustainability   | Socioeconomic Systems   |
|----------|--|--|---|
| Elements | <ul style="list-style-type: none"> <li>• <b>Land Use and Infrastructure</b></li> <li>• Community Design</li> <li>• <b>Housing *</b></li> <li>• <b>Circulation</b></li> <li>• <b>Noise</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Conservation &amp; Open Space</b></li> <li>• Environmental Safety</li> </ul> | <ul style="list-style-type: none"> <li>• Health and Environmental Justice</li> <li>• Economic Development</li> <li>• <b>Public Safety</b></li> <li>• Arts, Culture and Youth</li> </ul> |

Notes: bold = State-mandated element; \* The Housing Element is being updated through a separate process.

The overall purpose of the proposed Visión Salinas 2040 General Plan is to create a policy framework that articulates a vision for the long-term physical form and development of Salinas, while preserving and enhancing the quality of life for Salinas residents. The key components of the proposed project will include broad community goals for the future of Salinas and specific policies and implementing actions that will help meet the goals. The proposed Visión Salinas 2040 General Plan will add new and expanded policy topics to address the current requirements of State law, modernize the City's policy framework, and address land use mapping issues and inconsistencies.

As part of the proposed Visión Salinas 2040 General Plan, the City is considering future amendments to its sphere of influence to include the following four Economic Opportunity Area (EOA) Target Areas identified in the City's current Economic Development Element (EDE):

- EOA B Target Area, located to the southeast of the city, south of Abbott Street
- EOA K Target Area, located to the northwest of the city, east of Highway 101
- EOA L2 Target Area, located to the west of the city, to the north of Boronda and to the west of Highway 101
- EOA N Target Area, located to the south of the city, east of SR 68 to the south of East Blanco Road

As part of the planning process for the proposed Visión Salinas 2040 General Plan, the City has prepared a land use map using place types intended to replace the City's current General Plan land use map. Draft place types are mapped in Figure 2, *Draft Place Types*.

### Climate Action Plan

The City of Salinas is also preparing a Climate Action Plan to reduce greenhouse gas (GHG) emissions in ways that invest in equity while supporting adaptation to climate change impacts and other community priorities. The Climate Action Plan identifies Salinas' current and projected future levels of GHG, assesses how these emission levels compare to State and local GHG reduction targets, identifies strategies to reduce GHG emissions, and demonstrates quantitatively how these strategies allow the City to meet or exceed its reduction targets. The Climate Action Plan also includes information to assist the City and its community partners in implementing the GHG reduction strategies.

### **Potential Areas of Environmental Effect:**

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate potential cumulative impacts of the project in conjunction with other related past, present, and reasonably foreseeable projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Aesthetics</li> <li>• Air Quality</li> <li>• Biological Resources</li> <li>• Cultural Resources</li> <li>• Energy</li> <li>• Forestry Resources</li> <li>• Geology and Soils</li> <li>• Greenhouse Gas Emissions</li> <li>• Hazards and Hazardous Materials</li> <li>• Hydrology and Water Quality</li> </ul> | <ul style="list-style-type: none"> <li>• Land Use and Planning</li> <li>• Noise</li> <li>• Parks and Recreation</li> <li>• Population and Housing</li> <li>• Public Services</li> <li>• Transportation</li> <li>• Tribal Cultural Resources</li> <li>• Utilities and Service Systems</li> <li>• Wildfire</li> <li>• Cumulative Effects</li> <li>• Growth-Inducing Effects</li> </ul> |
|--|--|

The City has determined that the proposed project would have no impact on the following environmental topics, due to existing conditions of the city and surrounding area. These issues will therefore not be analyzed in the EIR.

- **Zoning for forest land.** Based on Salinas zoning map, there are no lands within the EIR Study Area containing land that can support forestland, timberland, or Timberland Production Zone.<sup>2</sup> Consequently, there would be no impacts with regard to zoning for forestry resources and this issue will not be discussed in the EIR.
- **Minerals resources.** The California Department of Conservation, Geological Survey classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974.<sup>3</sup> These MRZs identify whether known or inferred significant mineral resources are present in areas. The study area does not contain areas for mineral resources where there is adequate information indicating significant mineral deposits or the high likelihood of significant mineral deposits present.<sup>4, 5</sup> Therefore, there would be no impact with regard to the loss of a valuable mineral resource and this issue will not be discussed in the EIR.

When the Draft EIR is completed, it will be available for review at the following location: <https://www.visionsalinas.org/>

The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

### Figures:

Local and Regional Vicinity Map  
Draft Place Types



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Jonathan Moore, Community Development Department,  
Senior Planner

08/29/2023

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Date

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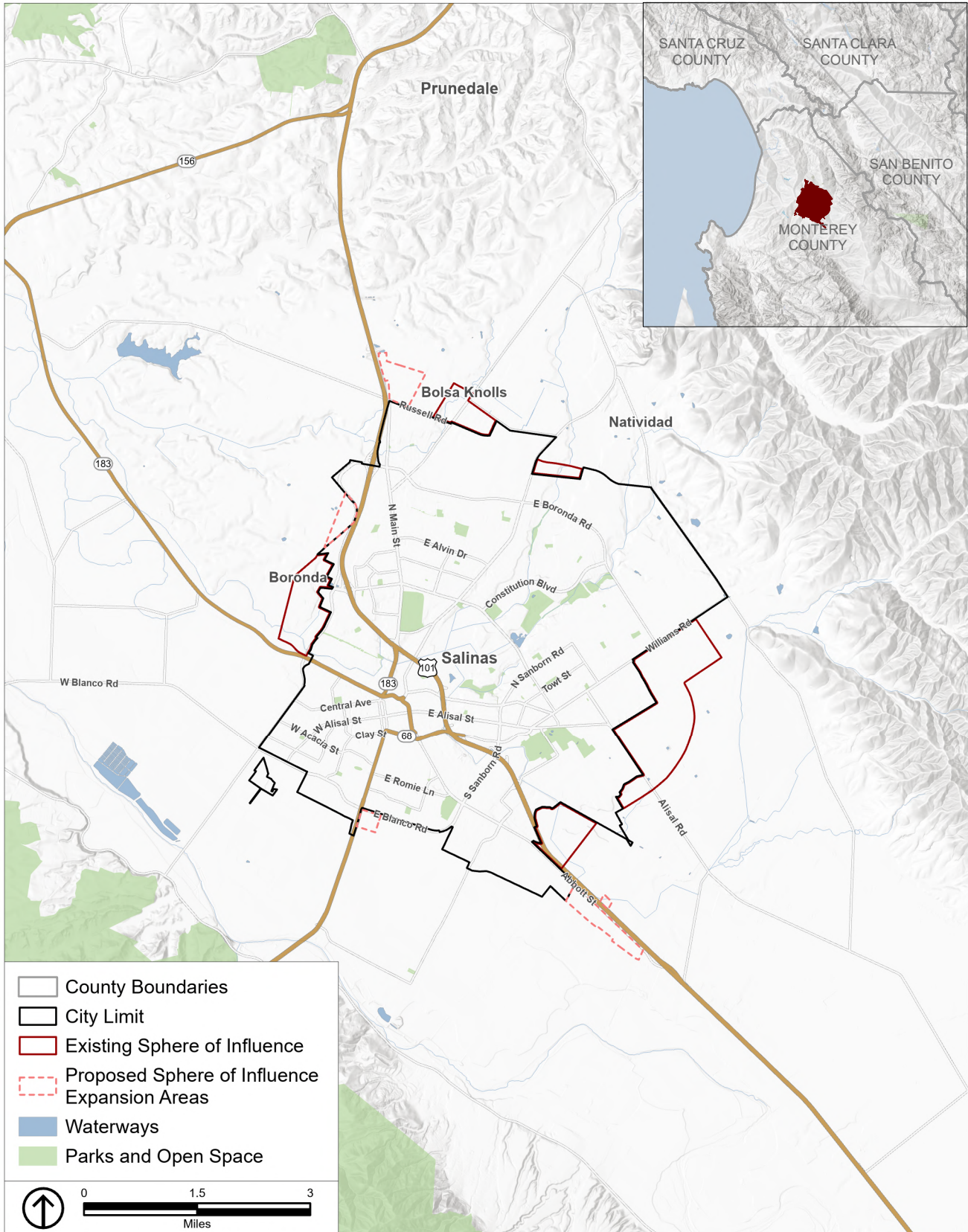
<sup>2</sup> City of Salinas, Official Zoning Map City of Salinas, <https://www.cityofsalinas.org/files/sharedassets/city/community-development/documents/salinaszoningmap.pdf>, accessed August 7, 2023.

<sup>3</sup> Public Resources Code, Division 2, Geology, Mines and Mining, Chapter 9, Surface Mining and Reclamation Act of 1975, Article 4, State Policy for the Reclamation of Mined Lands, Section 2762(a)(1).

<sup>4</sup> California Department of Conservation, 2016, Mines Online, <https://maps.conservation.ca.gov/mol/Index.html>, accessed August 7, 2023.

<sup>5</sup> Monterey County, 2004, Monterey County General Plan Update EIR, Exhibit 4.5.1 Mineral Resources. <https://www.co.monterey.ca.us/home/showpublisheddocument/43876/636386647688400000>, accessed August 7, 2023.

NOTICE OF PREPARATION

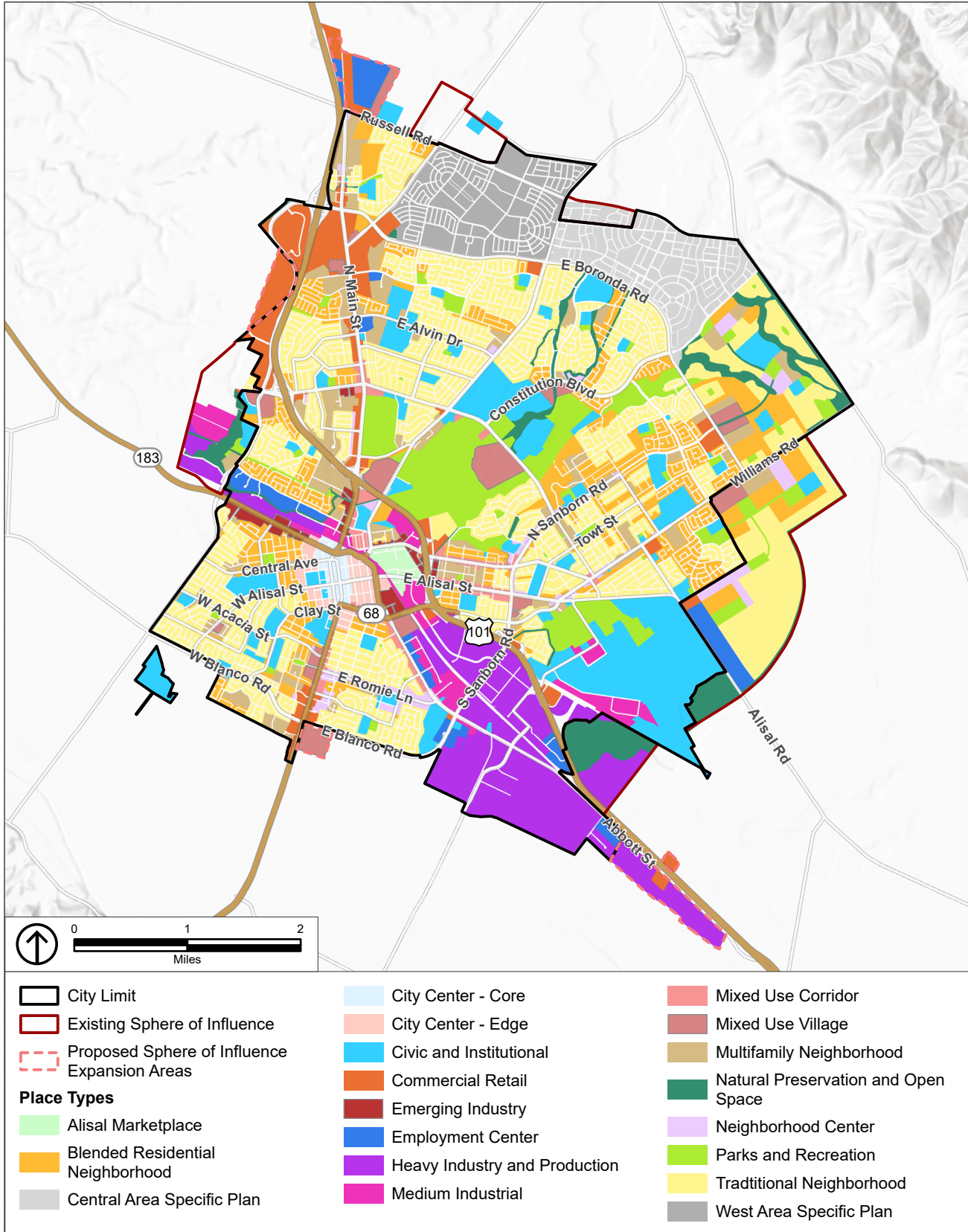


Source: City of Salinas, 2023; PlaceWorks, 2023.

Figure 1  
Local and Regional Vicinity Map



NOTICE OF PREPARATION



Source: City of Salinas, 2023; PlaceWorks, 2023.

**Figure 2**  
**Draft Place Types**

**San Benito County Local Agency Formation Commission**

2301 Technology Parkway – Hollister, CA 95023

*LAFCO is dedicated to the organization and delivery of effective government services to the residents of San Benito County.*

## Memorandum

**To:** Chair Curro and members of the Commission

**From:** Darren McBain, outgoing interim executive officer *DM*

**Date:** September 14, 2023

**Re:** **Thanking you for the opportunity to serve San Benito LAFCO**

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It has been an honor and a pleasure to serve this Commission as part-time interim executive officer on behalf of Monterey County LAFCO since April of this year. As you know, our contract for services will expire on September 30.

While my tenure with San Benito has been brief, working together we have achieved significant progress in carrying out LAFCO's work. Over the course of four monthly meetings, highlights have included:

**Annual budget:** Developed a draft budget and obtained unanimous approval of a final annual budget that more than doubled the prior funding level for staff/consultant services to carry out the Commission's goals and priorities

**Legal counsel retention:** Reached out to law firms with specialized LAFCO expertise, developed an interview process for the Commission, and assisted in finalizing a contract for general counsel services

**Supplemental staffing:** Recruited and onboarded a LAFCO consultant with an initial priority focus on preparing a municipal service review to address critical regional wastewater treatment needs (San Benito LAFCO's first MSR since 2014)

**Executive officer recruitment:** Reached out to potential sources of highly qualified candidates and worked with a committee to bring applications forward for the Commission's review – thereby providing for a timely transition to a successor E.O. without incurring the added expense of using a recruiting firm

**Financial reserves:** Established a LAFCO financial reserve account where none had previously existed, and worked with a committee to write a policy governing the use of the new financial reserves

**Annexations:** Carried out initial application review and local agency outreach and coordination processes for three city annexations (60 acres total) filed in April-May 2023; worked with contract staff to take over application review and processing

**Commission meetings:** Assisted in bringing in a nonprofit media services provider to greatly improve the quality of broadcasting, recording, and public participation capabilities

**CALAFCO statewide organization:** Worked with commissioners to develop and submit a commissioner achievement award nomination and organized commissioners' attendance at the annual conference

In summary, thank you for this opportunity to assist the Commission in carrying out its work serving the residents of San Benito County. I believe the Commission is well prepared to move forward into the future, and I wish you all great success. I look forward to staying in touch and to seeing many of you next month at the annual CALAFCO conference in Monterey.