

CHAPTER

7

CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

INTRODUCTION

The Conservation, Recreation, and Open Space Element focuses on the protection and enhancement of community resources to ensure a high quality living environment in Greenfield. Valuable resources in the City of Greenfield include agricultural resources, biological resources, historic and cultural resources, recreation and open space resources, and scenic resources.

Availability of parks and the opportunity for varied forms of recreation are key components in maintaining the quality of life within Greenfield. The Parks and Recreation portion of this Element provides the policy level foundation for providing these important facilities and programs within the community. A subsequent Parks and Recreation Master Plan, anticipated to be adopted by the City in 2005-2006, will provide detailed and specific standards for achieving the park and recreation vision established in this element.

A fundamental component of creating a desirable community is the availability of a variety of parks, recreational facilities, and open spaces. In Greenfield, recreational

opportunities range from traditional active sports such as organized softball and soccer to passive recreation such as nature observation and simply spending time outdoors. Between these two extremes falls a range of activities enjoyed by many residents including picnicking in parks, walking and bicycling, and playground activities.

The provision of a variety of recreational opportunities is a goal of the City of Greenfield. The City will pursue various strategies and funding sources to achieve this goal. Park and recreation funding may come from local, state, and federal grants; developer dedications; and user fees.

The Conservation, Recreation, and Open Space Element also includes goals to protect environmental resources, open space, and scenic resources. Specifically, resources addressed in this element include:

- ❑ Agricultural resources including quantity and quality of agricultural lands within the Planning Area.
- ❑ Park and recreational resources including future park spaces;
- ❑ Biological resources including significant habitat areas and special status plant and animal species;

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- ❑ Cultural resources including known and potential archaeological and paleontological resources;
- ❑ Historic resources that are nationally designated, recognized by the State of California, or locally significant;
- ❑ Open space resources including natural and improved open space areas that are functional; and
- ❑ Scenic resources of the community.

ORGANIZATION OF THE ELEMENT

The Conservation, Recreation, and Open Space Element is organized into three main sections:

- 1) Introduction - includes an overview of the element and its consistency with State law;
- 2) Goals, Policies, and Implementation Programs - addresses agricultural, parks and recreation, biological, cultural, historic, open space, and scenic resources;
- 3) Settings - describes existing conditions in each of the seven categories described above.

CONSISTENCY WITH STATE LAW

Conservation and Open Space Requirements

The Conservation, Recreation, and Open Space Element meets the state requirements for Open Space and Conservation Elements as defined in Sections 65301, 65302(d), 65302(e), and 65560 of the Government Code, respectively. The Open Space Element, according to these requirements, must contain goals and policies to manage open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element must address several open space categories including the preservation of natural

resources, managed production of resources, and open space maintained for public health and safety reasons. Open space for outdoor recreation is also addressed in this Element. The Conservation Element, according to State requirements, must contain goals and policies to protect and maintain natural resources such as soils, wildlife, and minerals, and prevent wasteful resource exploitation, degradation, and destruction.

In adopting the requirement that all jurisdictions must prepare an Open Space Element, the Legislature found that the preservation of open space land is necessary not only for the maintenance of the economy of the State but also for the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources. The legislature further found that discouraging premature and unnecessary conversion of open space land to urban uses is in the public interest because it discourages non-contiguous development patterns that tend to increase the costs of community services to community residents. Finally, the legislature found that the anticipated increase in the population of the State demands that cities, counties, and the State make plans at the earliest possible date for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules, and regulations.

Minimum Requirements for Parks and Recreation

The Quimby Act under Government Code §66477 provides for the establishment of local ordinances requiring the dedication of parkland, fees in lieu of, or a combination of both to be used only for the purpose of acquiring land for park purposes. The Act provides for the conditioning of new

development at the tentative map stage to dedicate unimproved parkland at the minimum standard of 3 acres per 1,000 residents to a maximum of 5 acres per 1,000 residents. The parkland and/or in lieu fees are to be used for the establishment or improvement of neighborhood parks, community parks, or recreational facilities which would serve the subdivision.

This Element proposes to maintain a standard of 3.9 acres per 1,000 residents of which 1.5 acres/1,000 would be provided for neighborhood parks, 2 acres/1,000 would be provided for community parks, and approximately 0.4 acre/1,000 would be provided for open space, greenbelt, and recreation areas and joint use facilities.

State law requires each city and county to prepare and implement an open-space plan that, in conjunction with state and regional plans, accomplishes “long-range preservation and conservation of open-space land within its jurisdiction.”

Specifically, the law provides for the preservation of open-space lands for a variety of uses including outdoor recreation. The intent of the law is to protect the public interest in open-space land and to recognize it as a limited and valuable resource that should be conserved. The law further requires that local open-space plans contain specific action programs to be implemented by the City.

The General Plan Guidelines provide that the Open Space Element assess areas of outstanding scenic beauty; historic and cultural resources; public and private parks; points of public access to lakes, rivers, and streams; scenic highway corridors; and recreational trails. Bicycle and pedestrian routes and facilities must also be assessed.

The Parks and Recreation portion of this Element addresses facilities that are typically subject to the Americans with Disabilities Act (ADA). Due to the public nature of park and recreation facilities, it is particularly critical that the City include accommodations that avoid barriers to access for persons with impaired mobility or other physical limitations.

INTERNAL CONSISTENCY

Each individual Element of the General Plan must be fully integrated and completely consistent in its content. Internal consistency applies equally to figures and diagrams as well as to text, including data, analysis, and policies. All adopted portions of the Element, whether required by state law or not, have equal weight. Any potential conflicts between the provisions of the Element must be resolved.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Open Space Element and Conservation Element must be consistent with the other General Plan elements and all elements have equal weight. While all of the elements are interdependent, they are also interrelated. Certain goals and policies of one element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Conservation, Recreation, and Open Space Element is most directly related to the Land Use and Circulation Elements.

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GOALS, POLICIES AND PROGRAMS

I. AGRICULTURE

Goal 7.1

Allow agriculture to continue as a viable use of land that reflects the community's origins while minimizing conflicts between agricultural and urban uses.

Policy 7.1.1

Promote the phased transition from agricultural operations to urban uses within the City's Planning Area.

Policy 7.1.2

Minimize conflicts and negative impacts resulting from development that occurs in close proximity to agricultural uses.

Policy 7.1.3

Encourage the promotion and marketing of locally grown agricultural products.

Policy 7.1.4

Incorporate parks, open space, and trails between urban and agricultural uses to provide buffering and transition between uses.

Program 7.1.A

Implement the use of land use buffers such as passive parks, open space, and trails, between adjacent residential and agricultural uses. Seek LAFCO approval, where applicable, for passive recreational uses in agricultural buffers.

Program 7.1.B

Revise the Zoning Ordinance and adopt standards to reflect current agricultural uses, potential artisan agricultural uses, and land use compatibility.

Program 7.1.C

New development shall provide adequate setbacks for non-agricultural structures adjacent to cultivated agriculture.

Program 7.1.D

Implement a Right to Farm Ordinance to protect the continuation of agricultural uses and related development within the Planning Area.

II. PARKS AND RECREATION

Goal 7.2

Develop and maintain a system of parks, recreational facilities, and open space to meet the existing and future recreational needs of the community.

Policy 7.2.1

Offer a wide range of indoor and outdoor recreational opportunities for all age groups in reasonable proximity to all residents, encouraging participation in a variety of activities,

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enhancing the community's quality of life. Opportunities should include, but are not limited to:

- A Greenfield Community Recreation Center that provides opportunities for community bonding and offer venues for diverse and special events.
- Fitness-related facilities for adults, such as ball fields, basketball courts, racquet sport facilities, and indoor fitness facilities.
- A community swimming pool for aquatic programs, youth team sports, adult fitness, and community recreation.

Policy 7.2.2

Develop and maintain a park system that provides the minimum of 3.9 acres of parkland per 1,000 residents.

Policy 7.2.3

Design community parks to have a minimum size of 10 acres with an ideal size of 20 acres.

Policy 7.2.4

Where reasonably feasible, locate a community park within one (1) mile of most residential areas. Community parks should be located on a major arterial or thoroughfare where impact to surrounding residential neighborhoods is minimized.

Policy 7.2.5

Where a community park abuts a neighborhood, design the park to provide neighborhood scale activities or trails adjacent to the residential area where possible.

Policy 7.2.6

Design and locate neighborhood parks based on a preferred size of 1 to 2 acres with a minimum size of 0.5 acres, incorporating lawn play areas of sufficient size to accommodate informal field sports, where possible.

Policy 7.2.7

Locate neighborhood parks no more than ¼ mile walking distance for most residents. Attempt to avoid major street crossing for most residents to access a neighborhood park.

Policy 7.2.8

Locate public parks in Greenfield to provide adequate community-wide facilities while emphasizing neighborhood recreation within walking distance of most residents.

Policy 7.2.9

Encourage developers to dedicate land as opposed to paying in-lieu park fees.

Policy 7.2.10

Maintain and improve existing parks and develop new neighborhood and community parks in new residential neighborhoods as growth occurs.

Policy 7.2.11

Provide additional park facilities in neighborhoods that are underserved.

Policy 7.2.12

Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint use).

Policy 7.2.13

Provide sufficient playfields within the City to accommodate practice and competitive demands for both organized and informal activity.

Policy 7.2.14

Develop and operate recreational facilities in the most efficient and economical method possible, providing multi-use facilities where feasible, and joint use facilities with schools wherever practical.

Policy 7.2.15

Encourage private agencies to support or provide facilities needed to satisfy unmet recreational needs.

Policy 7.2.16

Pursue a variety of financing mechanisms for the acquisition, development, and long-term operation and maintenance of the parks, trails, and recreation system.

Policy 7.2.17

All recreation facilities shall meet Americans with Disabilities Act standards where feasible.

Policy 7.2.18

All City playgrounds and school playgrounds shall conform to U.S. Consumer Product Safety Commission guidelines.

Policy 7.2.19

New development shall dedicate parkland and/or pay in lieu fees, as well as impact fees sufficient to meet the added demand for park facilities. Buffer zones and drainage areas that are also used for recreation uses shall not count towards a development's required park dedication, but can count toward open space requirements.

Policy 7.2.20

Subdivisions with 50 or more residential units shall be required to incorporate improved parkland with the subdivision.

Program 7.2.A

Apply the following guidelines to achieve a ratio of 3.9 acres of park per 1,000 residents projected to reside in Greenfield:

- i. Provide a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents.
- ii. Include portions of developer dedicated community accessible school sites as contributing to park obligations, if appropriate, and based on the location and availability to the community.
- iii. Include privately owned and maintained areas such as community accessible mini-parks, neighborhood greens or recreation centers as contributing to park obligations, if appropriate, based on location, purpose, nature of such areas, and the level of public access.
- iv. The developer shall dedicate and improve parks in residential developments, subject to City approval. All projects with 50 or more units shall include improved parkland within project boundaries.

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Program 7.2.B

Fees are paid in lieu of park site dedication and improvement will be used for land acquisition and improvements that directly serve the subdivision project area unless a finding is made that the area is already served by existing neighborhood facilities. Fees may then be used for acquisition and development of community-wide facilities.

Program 7.2.C

Establish minimum standards to be applied to the design and construction of new park projects in the City.

Program 7.2.D

Develop phasing guidelines for residential developments to ensure park and recreational facilities are installed by the time two thirds of the units are available for occupancy.

Program 7.2.E

When park dedication and improvements are to be made by the developer, enter into a development agreement to assume all maintenance costs for completed park projects for a period of not less than six months, or until a Landscape and Lighting Assessment District or similar mechanism is established, whichever occurs later and where appropriate.

Program 7.2.F

Acquire infill park sites in mixed-use areas of the downtown district, as appropriate.

Program 7.2.G

Identify potential pocket park areas and implement park infrastructure where feasible.

Program 7.2.H

Update the Landscaping and Lighting assessment annually and the Park Land Dedication In-Lieu fees and the Park Impact Fees not less that every five years to ensure that they remain consistent with the actual cost of acquiring, developing and maintaining recreational parkland.

Program 7.2.I

Establish a citizen advisory group for Parks and Recreation that would provide recommendations to the City Council Parks Subcommittee on park issues.

Program 7.2.J

Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for residents. This should include provisions for an interconnecting system of trails and pathways throughout the community.

Program 7.2.K

Coordinate planning and development efforts with local school districts and other community organizations. Participate with them in the construction, maintenance, and operation of joint use facilities whenever feasible.

Program 7.2.L

Review all plans for development of parks, whether prepared by private developers or other parties to ensure that park development is consistent with the goals and criteria of this Element and the Greenfield Parks Master Plan.

Program 7.2.M

Inspect all existing playgrounds as required by Title 24 of the CA State Code for public facilities, and Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards.

Program 7.2.N

Explore the feasibility of reclaimed water as a source of landscape irrigation within parks.

Program 7.2.O

Update all recreation facilities to meet ADA and CPSC requirements as soon as practical and where feasible.

Program 7.2.P

Devise and implement a maintenance and refurbishment to avoid deferred maintenance and maintain consistent quality of facilities as part of the Parks Master Plan.

III. TRAILS

Goal 7.3

Establish and maintain a comprehensive system of local and regional multi-purpose trails linking open space, parks and recreation facilities, transportation centers, and urban uses throughout Greenfield to provide better pedestrian and bicycle circulation.

Policy 7.3.1

Encourage the development of multi-purpose trails to provide transportation, exercise, and connection to nature and leisure opportunities for the community.

Policy 7.3.2

New development shall provide easements of not less than 20 feet in width to connect new neighborhoods to such amenities such as parks, neighborhoods, and commercial centers.

Policy 7.3.3

Whenever possible, new development shall separate the activities (i.e., pedestrian and bicycle) of multi-use trails, by providing easements on each side of major arterials, to provide safe resolution of potential conflicts between users and vehicles.

Policy 7.3.4

Adopt standards for trails that include appropriate width for different types of trails, disabled access requirements, drainage requirements, emergency access, signage, safety, and other appropriate requirements.

Program 7.3.A

Pursue funding to implement a trail system in Greenfield as outlined in the Parks Master Plan.

IV. PARKS AND RECREATION MASTER PLAN

Goal 7.4

Create a City of Greenfield Parks and Recreation Master Plan and develop park impact fees to identify and implement the recreational goals of the community.

Policy 7.4.1

Develop and implement a Parks and Recreation Master Plan and park impact fees to:

- Maintain and improve existing parks.
- Plan and design future parks.
- Finance construction of necessary parks and recreational facilities.
- Plan for other recreational n needs of the community.

Policy 7.4.2

Coordinate with the school districts, the County, and other recreation providers to plan and implement recreational opportunities in Greenfield.

Program 7.4.A

Provide a community forum for Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements, and financing of parkland and recreation needs as additional information becomes available. Involve community residents, including children and seniors, in the park planning process.

Program 7.4.B

Develop and adopt specific standards for park and recreation facilities within Greenfield.

Program 7.4.C

Update the Parks and Recreation Master Plan on a regular basis to ensure facilities are adequate and appropriate as Greenfield grows and as community needs change.

Program 7.4.D

Review and update the fee schedule for parks on a regular basis to help with funding capital improvements to parks and recreational facilities to meet City standards.

Program 7.4.E

Define areas where new parks should be sited to meet existing deficits. Incorporate the defined areas into the General Plan to provide a basis for reserving property for future recreation needs. Such measures are needed to meet the standards of both parkland distribution and acreage.

Program 7.4.F

Prepare a community/neighborhood park and recreation survey form to be periodically utilized in identifying local goals, attitudes, opinions, needs and other factors that might relate to the efficient and cost-effective provision of recreation facilities and programs.

Program 7.4.G

Determine the types of park facilities desired and land required and identify the spaces and facilities required to meet the community real-time recreation demand, which includes the minimum amount of park land needed to accommodate not only the specific facilities, but also the space needed for the un-programmed recreation activities.

Program 7.4.H

Maintain and update an inventory of parkland and facilities in Greenfield. This inventory should be reviewed biannually.

Program 7.4.I

Implement a park facilities impact fee and identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

V. BIOLOGICAL RESOURCES

Goal 7.5

Encourage preservation of important ecological and biological resources, including wildlife habitat.

Policy 7.5.1

Use land use planning to reduce the impact of development on important ecological and biological resources identified during application review and analysis.

Policy 7.5.2

Encourage preservation of portions of important wildlife habitats that would be disturbed by major development.

Policy 7.5.3

Develop open space uses in an ecologically sensitive manner.

Policy 7.5.4

Development in sensitive habitat areas should be avoided or mitigated to the maximum extent possible.

Program 7.5.A

Prior to development, areas with potential wildlife habitat shall be surveyed for special status plant and/or animal species. If any special status plant or animal species are found in areas proposed for development, the appropriate resource agencies shall be contacted and species-specific management strategies established to ensure the protection of the particular species.

Program 7.5.B

Participate with regional, state, and federal agencies and organizations to establish and preserve open space that provides habitat for local wildlife.

Program 7.5.C

At the discretion of the City, development proposals will be required to submit detailed biological resource assessments as part of the application or CEQA review process. Projects shall demonstrate compliance with the recommendations of those assessments.

Program 7.5.D

The City shall explore the feasibility of a citywide habitat mitigation fee as an alternative to site-specific mitigation requirements.

VI. CULTURAL RESOURCES

Goal 7.6

Encourage preservation of cultural resources within the Planning Area.

Policy 7.6.1

Preserve areas that have identifiable and important archaeological or pale ontological significance.

Program 7.6.A

Adopt the following conditions on all discretionary projects regarding the discovery of archaeological or pale ontological resources:

- i. The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontology artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.
- ii. All construction must stop and the authorities notified if any human remains are uncovered. The County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

VII. HISTORIC RESOURCES

Goal 7.7

Preserve and enhance historic structures and features within the community.

Policy 7.7.1

Promote the compatibility of new development located adjacent to existing structures of historic significance with the architecture and site development of the historic structure.

Policy 7.7.2

Respect the character of the building and it's setting during the remodeling and renovation of facades of historic buildings.

Policy 7.7.3

Encourage the use of the State Historic Building Code for historic buildings and other structures that contribute to the City's historic character.

Policy 7.7.4

Recognize the value of Greenfield's historic resources as an economic development tool.

Policy 7.7.5

Preserve the integrity of historic structures and the parcels on which they are located by properly implementing applicable design, building, and fire codes.

Policy 7.7.6

Work with property owners to preserve historic features within the community.

Policy 7.7.7

Encourage owners of eligible historic properties to apply for State and Federal registration of these sites and to participate in tax incentive programs for historic restoration.

Program 7.7.A

Identify funding mechanisms, including funding from the City to the extent possible, to support programs to preserve, restore, and enhance unique historic sites.

Program 7.7.B

For structures that potentially have historic significance, a study conducted by a professional historian shall be prepared to determine the actual significance of the structure and potential impacts of the proposed development.

VIII. OPEN SPACE RESOURCES

Goal 7.8

Preserve and enhance existing open space resources in and around Greenfield and balance open space and urban areas to meet the social, environmental and economic needs of the City now and in the future.

Policy 7.8.1

Encourage development to include open space.

Policy 7.8.2

Where feasible and desirable, major open space components shall be combined and linked to form a visual and physical system in the City.

Program 7.8.A

Adopt land use controls that prevent incompatible uses for parcels adjacent to existing open space resources.

Program 7.8.B

Pursue opportunities for additional open space land in the form of parkland dedication, public open space easements, leaseholds, land donations/dedications, and gift annuities.

Program 7.8.C

Participate with regional, state, and federal entities and agencies to establish open space areas that include wildlife habitat and provide passive recreational opportunities.

IX. SCENIC RESOURCES

Goal 7.9

Preserve scenic resources in Greenfield including views of the rural landscape, such as vineyards and fields, as well as views of the Gabilan Mountain Range to the east and the Santa Lucia Mountain Range and Arroyo Saco to the west.

Policy 7.9.1

Encourage preservation and enhancement of views of the Gabilan Mountains, and the Santa Lucia Mountains, and Arroyo Saco to the extent possible.

Policy 7.9.2

Design development and redevelopment in the City to take advantage of view opportunities and minimize visual impacts to the Gabilan and Santa Lucia Mountains.

Policy 7.9.3

Recognize vineyards and agricultural landscapes as important visual resources.

Program 7.9.A

Review development applications for discretionary actions to determine aesthetic impacts and visual compatibility with surrounding property.

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Program 7.9.B

Review development applications to ensure visual impacts are minimized in locations that connect to wine corridors.

SETTING

The Setting section of the Conservation, Recreation & Open Space Element describes existing conditions of the City’s valuable natural resources, including agricultural resources, park resources, biological resources, cultural and historic resources, open space resources, and scenic resources. This information provides the background for development of goals, policies, and implementation programs that reflect the community’s vision for the future of Greenfield.

Agricultural Resources

Greenfield has historically been an agricultural community with a wide variety of agricultural crops. Within Greenfield, current agricultural uses include various row crops and vineyards. The City recognizes the many inherent benefits of maintaining agricultural land uses in the community. Agriculture contributes to the rural character of the community, maintains land as primarily open space, and reduces further degradation of the natural environment.

Monterey County’s Agricultural History

Agriculture has been a predominant industry in Monterey County for decades. The market value of crops in the County increased 45% to approximately \$1.8 billion from 1992 to 1997, and was over \$2.8 billion in 2001. As livestock only accents for 2% of the market value, crop sales are the mainstay of the County economy. Table 1 below summarizes crop values in the County.

**Table 7-1
Crop Value in Monterey County**

Type	2001 Value (in millions)
Fruit and nuts	\$497.7
Vegetable crops	\$1,948.0
Field crops	\$12.9
Nursery crops	\$174.3
Seed crops	\$5.1
Apiary (bees)	\$0.09
Livestock, dairy, and poultry	\$39.0
TOTAL	\$2,677.1

Source: 21st Century Monterey County General Plan Public Review Draft, January 2004

According to the California Department of Conservation’s farmland Mapping and Monitoring Program, inventory of County agricultural lands (including both grazing and farming) decreased by only .5 percent from 1984 to 2000. However, the majority of agricultural land that was converted to urban uses was prime farmland. Of 40,734 farmland acres that were converted to urban or non-agricultural uses between 1984 and 2000, 8,853 acres (6%) were prime farmland. During the same time period, approximately 23,734 acres of grazing land were converted to farmland in efforts to offset prime farmland conversion, however, many of these soils are of lesser quality.

Agriculture and Soils in Greenfield

The City of Greenfield is on very flat land that gently slopes east. There are no significant hillsides or ridges.

Greenfield is comprised primarily of the following soil: AsA, AsB, and AsC (Arroyo Seco Gravelly Sandy Loam); CnA (Cropley Silty Clay); EaA (Elder Sandy Loam); EcA (Elder loam, Gravelly Substratum); and Xb. (Xerorthents, sandy). The location of these soils is shown in **Figure 7-1**; the erosion potential is shown in **Figure 7-2**. Important farmlands are shown in **Figure 7-3**.

AsA and AsB (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with slow runoff and slight erosion hazards. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

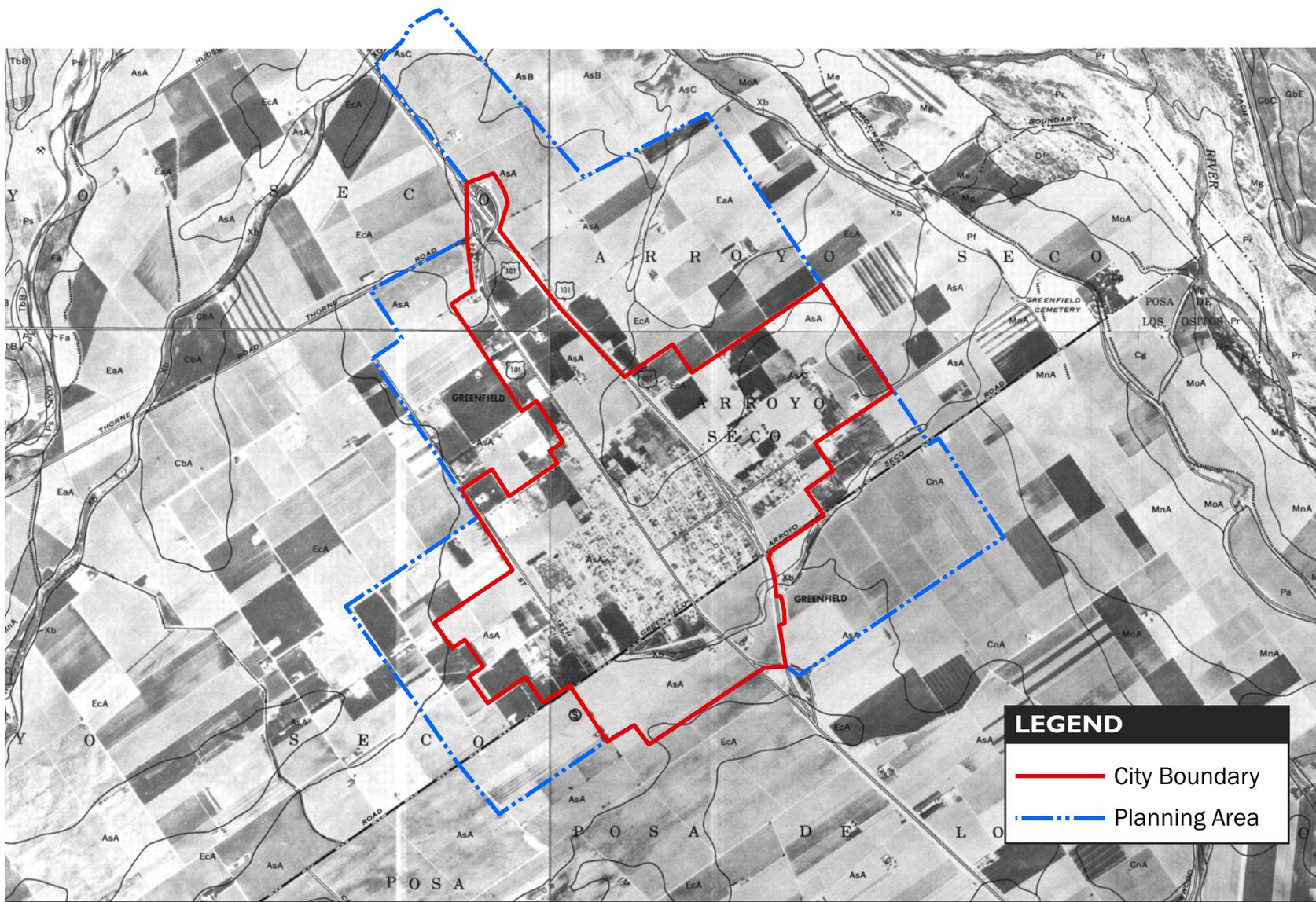
AsC (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with medium runoff and a moderate erosion hazard. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

CnA (Cropley Silty Clay) soils have a slow permeability, a slow runoff, and a minimal erosion hazard. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EaA (Elder Sandy Loam) soils are permeable at a moderate rate, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EcA (Elder Loam, Gravelly Substratum) soils are permeable at a moderate rate above the very rapidly permeable underlying material, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

Xb (Xerothents, Sandy) soils are permeable at a moderately rapid rate. The runoff and erosion hazards vary considerably over very short distances. The Land Capability Class is Class VII: Very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.



LEGEND

- City Boundary
- - - Planning Area



FIGURE 7-1
SOIL TYPES IN THE PLANNING AREA



FIGURE 7-2
RELATIVE SOIL EROSION HAZARDS

IMPORTANT FARMLAND.CDR (FROM FMMP.APR) 03/04/05



FIGURE 7-3
IMPORTANT FARMLAND

According to the Natural Resources Conservation Service and the California Department of Conservation Farming Mapping and Monitoring Program, all of these soils (except Xb) are considered prime farmland when irrigated in Monterey County. None of these soil types met the criteria for Farmland of Statewide importance.

The classification system used by the National Resources Conservation Service (formerly the Soil Conservation Service) classifies soils into eight categories that categorize the capability of the soil. These classes are designated by roman numerals I through VIII. Class I and II soils have few limitations, the widest range of use and the least amount of soil deterioration. Class III, and IV soils are those that are considered suitable for limited cultivation. Class V, VI, and VII soils are those soils that have been considered suitable for range woodlands, or habitat environments. Class VIII soils are those that have severe land use limitations and can only be used for habitat, water supply or aesthetic purposes.

According to the NRCS Land Use Capability Classifications, Prime agricultural lands are lands with prime soil classifications: Class I or II. The City of Greenfield’s underlying soils and surrounding acreage contains a wide range of soil types, with prime soils dominant to the east and north. Much of this acreage is currently under active cultivation of intensive row crops or grapes.

**Table 7-2
Agricultural Lands in the Planning Area**

	Acreage	Percentage of Area
City Limits	1,054	
Vineyards	0	0%
Row Crops	158	15%
Total	158	15%
New Planning Area	1,380	
Vineyards	135	10%
Row Crops	1,147	83%
Total	1,282	93%
Planning Area Total	1,440	59%

Source: Pacific Municipal Consultants, 2005

The City encourages the preservation of prime agricultural lands and lands with viable agricultural production.

Recent Conversion of Agricultural Land in Greenfield

The City processed four annexations in 2001 and 2002 that total approximately 200 agricultural acres. Of total acres, 169 will be zoned for residential uses, 20 will be zoned for commercial uses, and 10 acres for public uses. The majority of the annexation areas consisted of prime or important farmland, as recognized by the City during the environmental review process.

PARKS INTRODUCTION

In Fall 2003, the City of Greenfield began a preliminary assessment of the recreational needs of its residents. The City held public meetings and conducted a written survey in order to solicit citizen input on issues pertaining to Greenfield’s parks and recreational facilities. The public workshop data indicates that a major underlying concern of the community is the strong need for additional open space, park area, and recreation facilities in Greenfield. This concern points to the larger issue of the overall benefits of community and neighborhood parks in providing the social

infrastructure for community bonding, which is a crucial factor for Greenfield's long-term quality of life.

Public input reflects a general consensus that the existing recreation facilities and programs are insufficient, and that there is a clear need for more parks and recreation programs as well as improvements on current recreation facilities.

Results from surveys and meetings also indicate specific recreational wants and needs as identified by Greenfield residents. Those most commonly mentioned include: a desire for a multi-use learning, recreation and meeting center; a desire to build out proposed parks; and a desire to increase available recreation opportunities, particularly sports and exercise facilities and instructional recreation programs.

HISTORY OF PARKS PLANNING IN GREENFIELD

Comprehensive parks planning for Greenfield was initiated in 2000 when the City Council created a Parks and Recreation subcommittee consisting of two council members. The purpose of this subcommittee is to review all changes and upgrades to existing parks as well as evaluate new parks and make recommendations to the full Council.

The City does not currently have a Parks and Recreation Master Plan. This Element calls for the development of a Master Plan. The Master Plan will provide recommendations for day-to-day tasks, as well as standards for planning future parks and recreation facilities. During the preparation of this new Master Plan, the community should provide input, make recommendations, and help to establish park and recreation priorities. Once completed, this element should be updated accordingly to provide the detailed implementation programs needed to expand

local public recreational opportunities in conformance with the findings of the study.

PARKS AND RECREATIONAL OPPORTUNITIES

Existing City Park Facilities

Parks in the Greenfield area are mostly located in neighborhoods. **Figure 7-4 Existing and Proposed Parks** identifies potential park sites throughout the community and shows a quarter mile radius representing the 5-minute walking distance around the parks. Generally neighborhood park sites are developed by private developers in conjunction with housing developments and then maintained by an assessment district or the Department of Public Works.

There are two basic park types in Greenfield, neighborhood parks and community parks. Neighborhood parks generally abut residential areas and have amenities such as play areas, picnic areas, and open turf. Some of these parks have turf areas suitable for informal play, practices, and scrimmages, but not formal games. Community parks are designed to serve the needs of several neighborhoods up to the whole community. These parks are intended to host organized, formal recreation leagues and tournaments to meet adult recreation opportunities that would require larger fields and therefore larger sites.

The City-owned parks described below are developed and operational. The City is responsible for maintaining these parks. The locations of these and additional park sites are identified on **Figure 7-1 Existing and Proposed Parks**.

1. Baywood Park. Neighborhood park of approximately 0.74 acres located at Baywood Way and Dart Way. This park currently includes a basketball court, a sand volleyball court, sand box, play

structure, off-street parking facilities, and open space.

2. Maple Park. Neighborhood park located at the corner of Maple Street and 5th Street. This park is approximately 0.24 acres and includes a tot lot and a basketball court. This park is located at Maple Street and 5th Street.
3. Parkside Park. Neighborhood Park located at Parkside Street and Hicks Avenue is approximately 0.62 acres in size. Recreational facilities at this location include play structure and an outdoor basketball court.
4. Patriot Park. Currently the City's only Community Park located at 13th and Elm Streets and over 19 acres in size. Park amenities include a skate park, community/daycare center, play structure, sand box, open space, soccer fields, restrooms, baseball/softball fields, amphitheater, and off-street parking facilities.
5. Pinot Park. Neighborhood Park on 3rd Street of approximately 1.14 acres. Amenities include outdoor basketball facilities, volleyball facilities, a sand box, play structure, and open space.
6. Primavera Park. Neighborhood park consisting of a large sand box. The park is located at Primavera and 10th Street and is approximately 0.14 acres in size. A new play structure will be installed at this site in late 2004.
7. Tyler Park. Neighborhood Park located at Tyler Street and El Camino. Open space and play structure exist at this .038-acre location.

School Recreation Resources

Several school recreational facilities are available to the community for use after

school hours. The following facilities are the property of Greenfield Union School District or King City Joint Union High School District; the City does not have any jurisdiction or involvement with insurance, utilities, or maintenance operations associated with these resources.

1. Greenfield Elementary. This school site is located at El Camino and Walnut Avenue and consists of six basketball courts, one volleyball court, a sand area for playground equipment, and two softball fields.
2. Greenfield Primary. The site is located at 801 Walnut and contains a sand area for playground equipment, one basketball court, and an open grassy space.
3. Oaks Avenue Elementary. This site is located at 1239 Oak Avenue and contains a baseball diamond, a soccer field, two basketball courts, and a sand area for playground equipment.
4. Vista Verde Middle School. This site is located at 1199 Elm Street and contains five basketball courts, one baseball field, two soccer fields, and a track.
5. Greenfield High School. The High School has a lighted stadium field that is surrounded by a track. There are also baseball and softball fields. At this time, these resources are available only by obtaining permission from the High School as the campus is locked after hours.

Other Greenfield Parks

Hicks Park. Neighborhood Park of 0.33 acres, located adjacent to the Greenfield Library on the corner of Hicks and 9th Streets. This park currently includes a tree shaded grassy area, benches, and limited

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open space. The County of Monterey owns and maintains this park.

Maggini Memorial Park. Neighborhood Park approximately 0.82 acres and is

adjacent to the American Legion on El Camino Real. This park includes softball facilities, picnic tables, and open space. The Park is owned and maintained by the Greenfield Memorial District.

**Table 7-3
Greenfield Park Facilities Inventory**

Facility	Park Acreage
<i>Neighborhood Parks</i>	
Maggini Memorial	.82
Baywood	.74
Primavera	.14
Proposed School Park	3.49
Parkside	.62
Hicks	.33
Pinot	1.14
Maple	.24
Tyler	.38
Subtotal	7.9
<i>Community Parks</i>	
Patriot Park	19.11
Subtotal	19.11
<i>Open Space</i>	
Agricultural Buffers	10.65
Other sites	2.3
Subtotal	12.95
Total Park Acres (does not include regional parks)	39.96
Park acres required for city population (12,500)²	62.5
Existing Park acres per 1,000 people²	3.19
Park acres required at 2023 buildout (36,500)²	182.5

1. Regional Parks are not included in the City's required parkland calculations.
2. Figures based on city park standard of 5 total park acres/1,000 people (2 acres/1,000 for neighborhood parks, 3 acres/1,000 for community parks, and 1 acres/1,000 for open space).

County, Regional, and National Parks

Several regional and national parks are located near the Greenfield City limits. These serve as recreational areas for Greenfield residents, but also attract visitors to the Salinas Valley.

1. Oak Park. Oak Park is approximately 25 acres in size and is located on Oak Avenue approximately two miles east of

the city limits near Metz Road. This park is owned, operated, and maintained by the Greenfield Recreation District (a County Special District) and includes a community swimming pool, tennis, volleyball, and horseshoe facilities. The park also includes large open and canopied picnic areas, equipped with picnic tables and barbeque facilities. This

location also includes a play structure, open space, and restroom facilities.

2. San Lorenzo Park. San Lorenzo Park is a County Park located 12 miles south of Greenfield in King City. It is located along the Salinas River and includes picnic areas, a gazebo, playgrounds, horseshoe pits, volleyball courts, softball areas, and a walking trail along the banks of the river. Overnight facilities include over 90 campsites. San Lorenzo Park also has large group picnic areas and meeting facilities available for rent. A Tourist Information Center is located in the main Exhibit Barn and the Monterey County Agricultural and Rural Life Museum (MCARLM) is also located at this site.
3. Arroyo Seco Campground. Located approximately 20 miles west of Greenfield, Arroyo Seco is part of the Los Padres National Forest. Camping and day use facilities exist at this location allowing for picnicking, hiking, fishing, bike riding, camping, and relaxing near the Arroyo Seco River. Visitors may also access Ventana Wilderness hiking trails from this site, as well as Abbot Lakes, from this facility. Abbot Lakes allow for fishing and canoeing activities.
4. Pinnacles National Monument. Part of the Gabilan Mountain Range 25 miles northeast of Greenfield. Attractions include ancient volcano and rich wildlands. Trails and rock formations allow for hiking and climbing activities.

Minimum Open Space Requirements

The City of Greenfield plans to meet a park acreage standard of 3.9 acres of open space, which includes parks, greenbelt, and outdoor recreational facilities, per every

1,000 residents of the City. The Greenfield population is approximately 12,500, which implies a required park acreage of 62.5 acres. Currently, the total park and open space acreage in Greenfield (excluding regional parks that are outside the Planning Area) is 39.96 acres, far below the required area. **Table 17-1**, Greenfield Park Facilities Inventory, breaks down current park acreage by park location.

A look at the existing recreation and park facilities in the City of Greenfield clearly indicates the need for more parkland development. With the pattern of development and rate of population growth, it seems that the City should not only acquire neighborhood park sites, but also seek towards the acquisition of large-scale community park sites.

Existing recreation facilities suggest a strong need for more open, green spaces in Greenfield. It is also important to keep in mind the overall benefits of community and neighborhood parks relative to property values, quality of neighborhoods, and to the social infrastructure which is so crucial in any City's long-term planning and development.

Recreational resources have been in very short supply in the City of Greenfield. An inventory of existing recreation facilities indicates a strong need for more green spaces and physical recreation facilities in Greenfield. With historically limited financial resources, there is an immediate need for partnerships and benefits-based programs to help support recreation resources for the community.

Recreation resources in Greenfield are currently deficient. In light of current growth and development trends, the City needs to identify and develop more spaces and facilities to meet the community's changing needs.

**Table 7-4
Existing Park Facilities Matrix**

Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Baseball Regulation						X					
Baseball Little League						X					
Basketball Indoor											
Basketball Outdoor	X			X	X		X			X Middle School	
Bocce Ball											
Community Center						X				X Arroyo Seco	
Community Garden											
Dog Park											
Football Field										X High School	
Gymnasium											
Horseshoe Pits										X Oak Park	
Nature Center											
Outdoor Stage/ Band Stand						X					
Senior Center											
Skate Park						X					
Soccer (High School level)						X					
Soccer (Junior Level)						X					
Softball Youth			X			X					
Swimming Pool										X Oak Park	
Tennis court										X Oak Park	
Volleyball	X					X	X				
Youth Center											
Neighborhood Park Land	X	X	X	X	X		X	X	X	X	X
Community Park Land						X					

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Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Open Space	X	X	X			X	X		X	X	
Picnic Tables			X Benches							X	
BBQ's										X	
Sand Box	X					X	X	X		X	
Tot Lot	X			X	X	X	X	X	X	X	
Restrooms						X				X	

Source: City of Greenfield, 2004

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EXISTING AND PROPOSED PARKS.CDR (FROM LAND USE.APR) 03/04/05

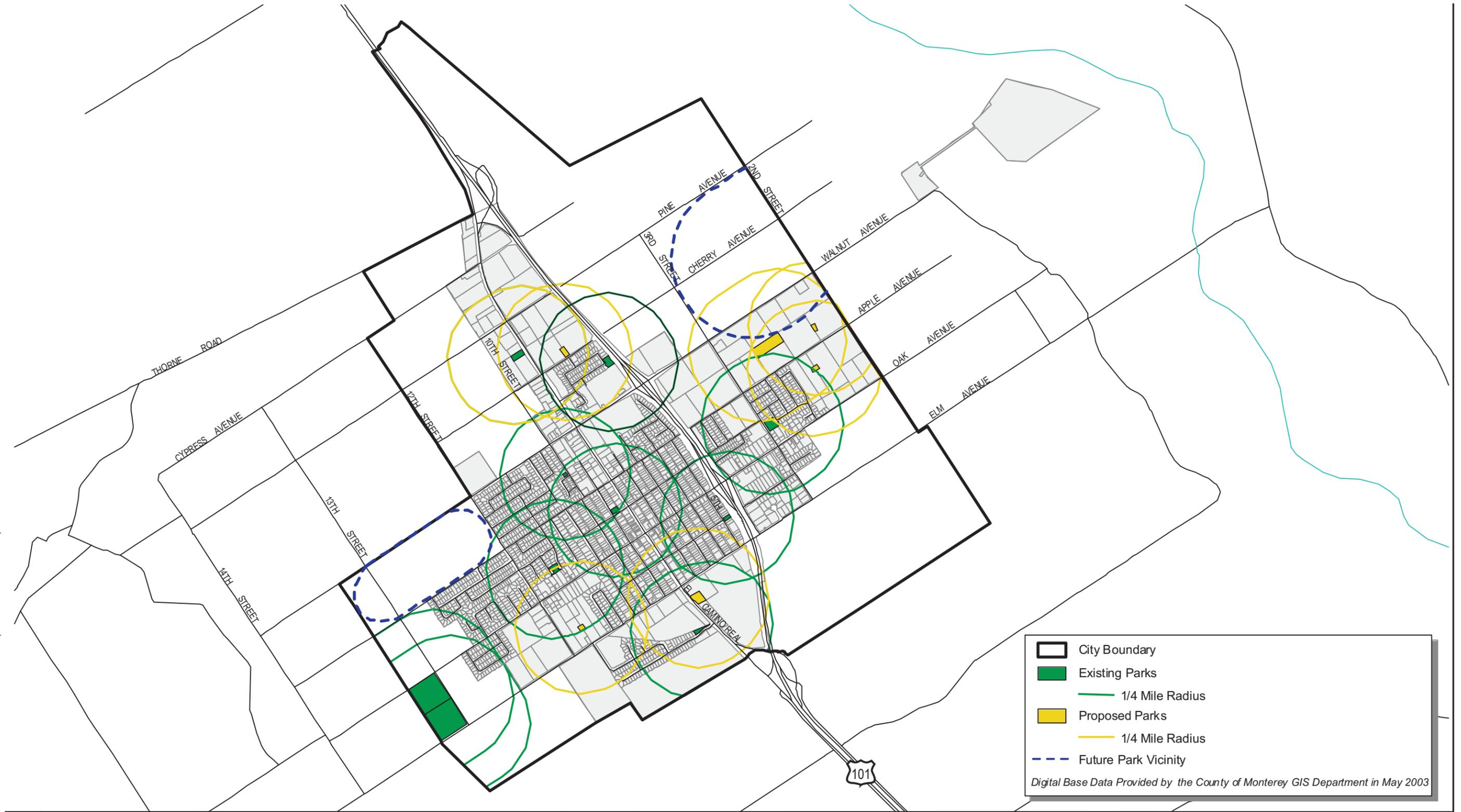


FIGURE 7-4
EXISTING AND PROPOSED PARKS

TRAILS

Trails and trail connections are a very important element to the parks and recreation infrastructure of Greenfield. People use trails for many reasons, but probably the most common are:

- ❑ Transportation (walking, jogging or biking as a substitute for the car).
- ❑ Exercise (walking jogging, riding or biking as forms of physical fitness).
- ❑ Connection to nature and adventure (pedestrian and non-motorized users linking to regional parks and preserves).
- ❑ Leisure (out for a stroll and leisurely bike ride).

Generally speaking, the development of a trail system in Greenfield must take into account a variety of users and reflect safe resolution of potential conflict between users and vehicles. In addition, trails need to be as “accessible” as possible, considering terrain and topography. “Accessible” trails and paths provide for all users extending benefit to older adults and children, families with strollers and people with disabilities.

The local trail system will provide interconnections within the local community and linkages to the regional trail system. The bicycle lanes will serve as a functional adjunct to the local traffic circulation system. **Figure 7-2 Existing and Proposed Trails** depicts a system of trails, generally providing for bicycle transportation, that extends through the City. The City will pursue construction of this system of trails in conjunction with local advocacy groups, neighboring communities, and regional and state entities.

Trails Guidelines

The following are general development guidelines for typical trail elements:

- ❑ New plans for residential and commercial development should provide access and feeder trail systems that are consistent with the intent of the trails plan.
- ❑ Careful consideration of some important design criteria is necessary in the general layout and design of a trail system.
- ❑ The functional and aesthetic qualities must be considered and balanced against the long-term fiscal impacts and transportation and recreation considerations.
- ❑ A trail system should provide a variety of experiences by emphasizing existing natural features and including areas of special interest.
- ❑ The design should take advantage of and preserve existing natural features such as scenic views, open spaces, tree covered areas, and existing plant material.
- ❑ The design should allow the trail system to flow with the contours and grade changes of the land in order to maintain harmony with the surroundings. It should also make logical connections to other facilities, for example: parks, trails, schools and libraries, and commercial areas, etc.

Pedestrian Trails

Short local feeder trails should connect a regional trail system with the community. Trail design should consider utilizing public rights of way, connections through cul-de-sacs, emergency vehicle accessibility, width, surfaces, drainage, fencing and security.

Bicycle Trails

A system of bicycle trails should be provided through the Greenfield Area, interconnecting schools, parks, commercial centers, and the planned trail system. The

local bicycle trails will probably need to be accommodated on the street system.

Bike lanes exist on some streets in the downtown area of the City. Currently, a contiguous bike lane exists on Oak Avenue, between San Antonio Drive to Second Street. This route extends over Route 101, linking areas of the community both east and west of the Highway.

Bike lane also exists on Walnut Avenue, from 12th Street to 10th Street, and again from El Camino Real to the Route 101 overpass. This trail does not extend over the Highway, but does connect with another bike lane on El Camino Real, which extends from Walnut Avenue to Apple Avenue.

Future trails within the City of Greenfield will interconnect existing trails and provide safer bicycle access to areas that currently lack trail infrastructure. The local trail system could additionally provide linkages to the regional system. The Greenfield Parks and Recreation Master Plan will include a study of the local trails system and incorporate results to determine future trail types and locations. **Figure 7-5** shows existing and proposed bikeways.

Bicycle Trail Classifications

Class I Bike Route (Bike Path, Bike Trail). A bike path is completely separated from vehicular traffic for the exclusive use of bicycles. It is separated from vehicular facilities by space, plant materials, or physical barriers such as guardrails or curbing. This class of bicycle trail is often located in parks, schools or areas of scenic interest.

Class II Bike Route (Bike Lane). A bike lane is a lane on the paved area of a road reserved for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and

the first motor vehicle lane. It is identified by “Bike Lane” or “Bike Route” guide signs and marked by special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share it with motor vehicles and pedestrians at crossings.

Class II Bike Routes are often preferred where pavement width is adequate to accommodate a separate lane, or where speeds of auto traffic are in excess of 30 M.P.H.

Some controversy exists over the need for striping bike-lanes on a street, as opposed to simply identifying a route along an existing street with adequate lane widths. Before a route is striped, careful consideration should be given to simply designating the street as a route with just directional and destination signs. The decision regarding whether or not to stripe the bike lane must be made in cooperation with the traffic engineers of the jurisdiction involved.

Class III Bike Route (Shared Route). A shared route is a street identified as a bicycle facility by “Bike Route” signing only. A white shoulder line may or may not be provided. There are no special lane markings, and bicycles share the roadway with motor vehicles.

The local system will consist of Class II and III bike routes incorporated into the local roadway system throughout the community. By providing bike lanes or extra wide streets with shoulders sufficient to meet the design standards, these trails can be provided without adding to the operations and maintenance cost burden of the City. In areas where the roadway is dangerous, 8-foot wide sidewalks are used for local routes (Class I).

See also the Circulation Element for information regarding alternative transportation modes.

Greenways, Trails and Bike Routes

Greenways should be linear open space that either connects Greenfield's recreation facilities or protects scenic or biotic resources. Wherever possible, the greenways should provide recreational opportunity and/or preserve habitat. Greenways should not be leftover pieces of land that have no connection to other components of Greenfield's trail and park system or habitat areas. Greenways should be dedicated along drainage corridors and as agricultural buffers.

REGIONAL AND STATE PARKS

Trail facilities also exist in surrounding regional and state parks, including San Lorenzo Park, Pinnacles National Monument, and Arroyo Seco Gorge.

A waling trail in the San Lorenzo park is located along the banks of the Salinas River. Arroyo Seco Campgrounds, part of the Los Padres National Forest recreational area, contain approximately 15.5 miles of pedestrian and horse trail. Additionally, these trails link to the Ventana Wilderness network of trails. Arroyo Seco is located approximately 17 miles west of Greenfield. The Pinnacles National Monument lies approximately 25 miles northeast of the City of Greenfield. This facility contains over 30 miles of pedestrian trail.

EXISTING AND PROPOSED BIKEWAYS.CDR (FROM LAND USE.APR) 03/04/05



Existing Bikeway	City Boundary
— Class 3	
Proposed Bikeway	
- - - Class 3	
• • • Class 2	
<small>Digital Base Data Provided by the County of Monterey GIS Department in May 2003</small>	



FIGURE 7-5
EXISTING AND PROPOSED BIKEWAYS

Biological Resources

Overview of Biological Resource Setting

The City's Planning Area supports plant and wildlife species throughout several habitat types. The potential for a particular habitat to support special-status species depends on numerous factors including microhabitat, human disturbance levels, and current site conditions. This section identifies the regulatory setting, habitat areas, and potential biological values for each habitat in the Planning Area.

Figure 7-6 provides a generalized map of biological sensitivity within the Greenfield Planning Area. The exhibit is not based upon detailed site-specific investigations and is intended to guide the City in determining the need for detailed biological analysis as development projects are proposed.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

Federal Endangered Species Act

The Federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to impacts to federally listed species, or habitat occupied by federally listed species. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits "taking" any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to United States jurisdiction.

California Endangered Species Act

The California Endangered Species Act (CESA) is a state program similar in scope and nature to the Federal ESA, but focused on plant and wildlife species identified as threatened and endangered within the State of California. The California Department of Fish and Game administers the CESA regulations.

U.S. Fish and Wildlife Service and California Department of Fish and Game Regulations

Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or activity in any lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species. Future development in Greenfield potentially affecting wildlife habitat will be subject to the regulations of both of these federal and state agencies.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedures and any subsequent analysis are described in the CEQA Statutes and Guidelines as amended annually.

Vegetation and Wildlife

The City of Greenfield is located within Monterey County, south of the City of Soledad and directly north King City. Vegetation within the Planning Area includes agricultural, ruderal fields, and

landscaped (developed) vegetation communities.

The Salinas Valley is an important wintering ground for several migratory species. Sharp-shinned hawks (*Accipiter striatus*), Ferruginous hawks (*Buteo regalis*), and Merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The mountain plover is a federally proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now rare in Monterey County. Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities of large trees or the attics of buildings and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields.

The climate of the site is typical of the Salinas Valley with moderate temperatures and morning fog generally clearing by afternoon breezes. During the winter months the daytime temperatures are in the 60s, dropping at night to the mid-30s. Summer temperatures range from the 70s to 90s, dipping at night into the 50s. The average rainfall is approximately 14 inches and is concentrated in the winter and early spring months.

Common plant and wildlife species occurring, or expected to occur, within the Planning Area are listed below.

Agricultural Land

Most of the undeveloped land in the City limits and Planning Area support agricultural fields. The majority of the agricultural fields appear to be routinely plowed or disked, supporting cultivated row crops or vineyards.

Reptiles typically found in agricultural lands of the Salinas River Valley include western fence lizards (*Sceloporus graciosus*) and gopher snake (*Pitouphis melanoleucus*).

A variety of birds and mammals utilize agricultural fields as foraging areas, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), American crow (*Corvus brachyrhynchos*), American pipit (*Anthus cervinus*), coyote (*Canis latrans*), and house mouse (*Mus musculus*).

Insectivorous species of birds and mammals, including Say's phoebe (*Sayornis saya*), western kingbird (*Tyrannus verticalis*), cliff swallow (*Petrochelidon pyrrhonota*), barn swallow (*Hirundo rustica*), and Mexican free-tailed bat (*Tadarida brasiliensis*), forage in the air column over agricultural areas. Several species nest within, or adjacent to, agricultural fields, including ring-necked pheasant (*Phasianus colchicus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida macroura*), savannah sparrow (*Passerculus sandwichensis*), red-winged blackbird (*Agelaius phoeniceus*), western meadowlark (*Sturnella magna*), Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and lesser goldfinches (*Carduelis psaltria*).

Ruderal Field

There also many ruderal (fallow) lands in the project area. Ruderal plant species occur wherever farming does not take place such as along the margins of row crops, or in areas that are otherwise not maintained. Among the species found are rescue grass (*Bromus catharticus*), cheeseweed (*Malva parviflora*), wild radish (*Raphanus sativa*), bindweed (*Convolvulus arvensis*), and doorweed (*Polygonum arenastrum*). The shrub and tree species observed on site include oleander (*Nerium oleander*), Peruvian peppertree (*Schinus molle*),

beefwood (*Casuarina equisetifolia*) and walnut trees (*Juglans spp.*) most of which are ornamental in origin. Trees are otherwise sparse in this agricultural setting.

Ruderal habitats attract many of the same species as agricultural fields as well as many common generalist species such as northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Denroica coronata*), white-crowned sparrow (*Zonotrichia leucophrys*), house finch (*Carpodacus mexicanus*), house sparrows (*Passer domesticus*), Virginia opossum (*Didelphis marsupialis*), raccoon (*Procyon lotor*), feral cat (*Felis cattus*), and Norway rat (*Rattus norvegicus*).

Landscaped/Developed

The developed regions of the Planning Area are planted with common landscape plant species such as oleander (*Nerium oleander*), Italian cypress (*Cupressus sempervirens*), and sweetgum (*Liquidambar styraciflua*).

The landscaped/developed areas constitute marginal habitat for common resident and migratory wildlife species. Species found in, or expected to occupy these areas include American crow, rock dove (*Columba livia*), mourning dove, California ground squirrel, and Brewer's blackbird (*Euphagus cyanocephalus*).

Special Status Species

According to the U.S. Fish and Wildlife Service species list for the City's representative USGS quadrangle, there are numerous special status plant and animal species known or having the potential to occur in the Planning Area. Those plant and animal species most likely to occur in the Planning Area are listed below.

Special Status Plants

Specific habitats identified in the CNDDB query include only valley and foothill

grasslands, which are CDFG designated habitats chosen for the similarity of their constituent species to those on the site, as well as the site's proximity to such habitat.

Of the special status species identified in the CNDDB query, only Congdon's tarplant (*Centromadia parryi ssp. congdonii*), could potentially occur on the Planning Area. Surveys should be conducted during the blooming period. None of the remaining species considered could potentially occur on the project site for the following reasons: the absence of suitable microhabitats (i.e., heavy clay, alkaline and/or serpentine soils, in particular) or associate species, such species have either been regarded as extirpated from Monterey County, the most recent occurrences are historic, or they are considered extinct. No sensitive habitats as defined by CDFG were identified in the CNDDB query.

Special-Status Wildlife

Of the eight special-status animal species identified in the CNDDB query, including vernal pool fairy shrimp (*Linderiella occidentalis*), California tiger salamander (*Ambystoma tigrinum californiense*), western spadefoot toad (*Scaphiopus hammondii*), California red-legged frog (*Rana aurora draytonii*), and western pond turtle (*Clemmys marmorata*). Generally, wetlands or vernal pools do not occur in the Planning Area, therefore these species are not expected to occur.

The prairie falcon (*Falco mexicanus*), San Joaquin pocket mouse (*Perognathus inornatus*) and San Joaquin kit fox (*Vulpes macrotis mutica*) were also identified in the CNDDB and may be in the Planning Area. Site specific survey should be conducted prior to development. Prairie Falcon and San Joaquin kit fox could potentially occur on the site as occasional foragers, however, no habitat is present on the site for the San Joaquin pocket mouse.

Several other special-status animal species could potentially occur on the Planning Area. Resident species that may nest and forage on the site include: the white-tailed kite (*Elanus leucurus*) and Cooper's hawk (*Accipiter cooperii*), which may forage over fields and nest in large shrubs and trees; golden eagles (*Aquila chrysaetos*) and prairie falcons may forage and perch on the site; burrowing owls (*Athene cunicularia*) could nest in burrows in agricultural and ruderal fields; loggerhead shrikes (*Lanius ludovicianus*) may nest in orchards near the project site; tri-colored blackbirds (*Agelaius tricolor*) may nest and forage in, and were observed on the adjacent property during the site survey. San Joaquin kit fox are known from the vicinity and, although habitat quality at this site is poor, it is possible that it could occur in the Planning Area.

The Salinas Valley is an important wintering ground for several migratory bird species. Sharp-shinned hawks (*Accipiter striatus*), ferruginous hawks (*Buteo regalis*), and merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The Mountain Plover is a Federally Proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now a rare vagrant in Monterey County.

Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities in large trees and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields. These species could potentially occur in undeveloped portions of the Planning Area. The nests of raptors as well as the nests of migratory bird species are protected under the MBTA. Active raptor nests are

also afforded additional protection in the CFG Code 3503.5.

Sensitive Habitats

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act.

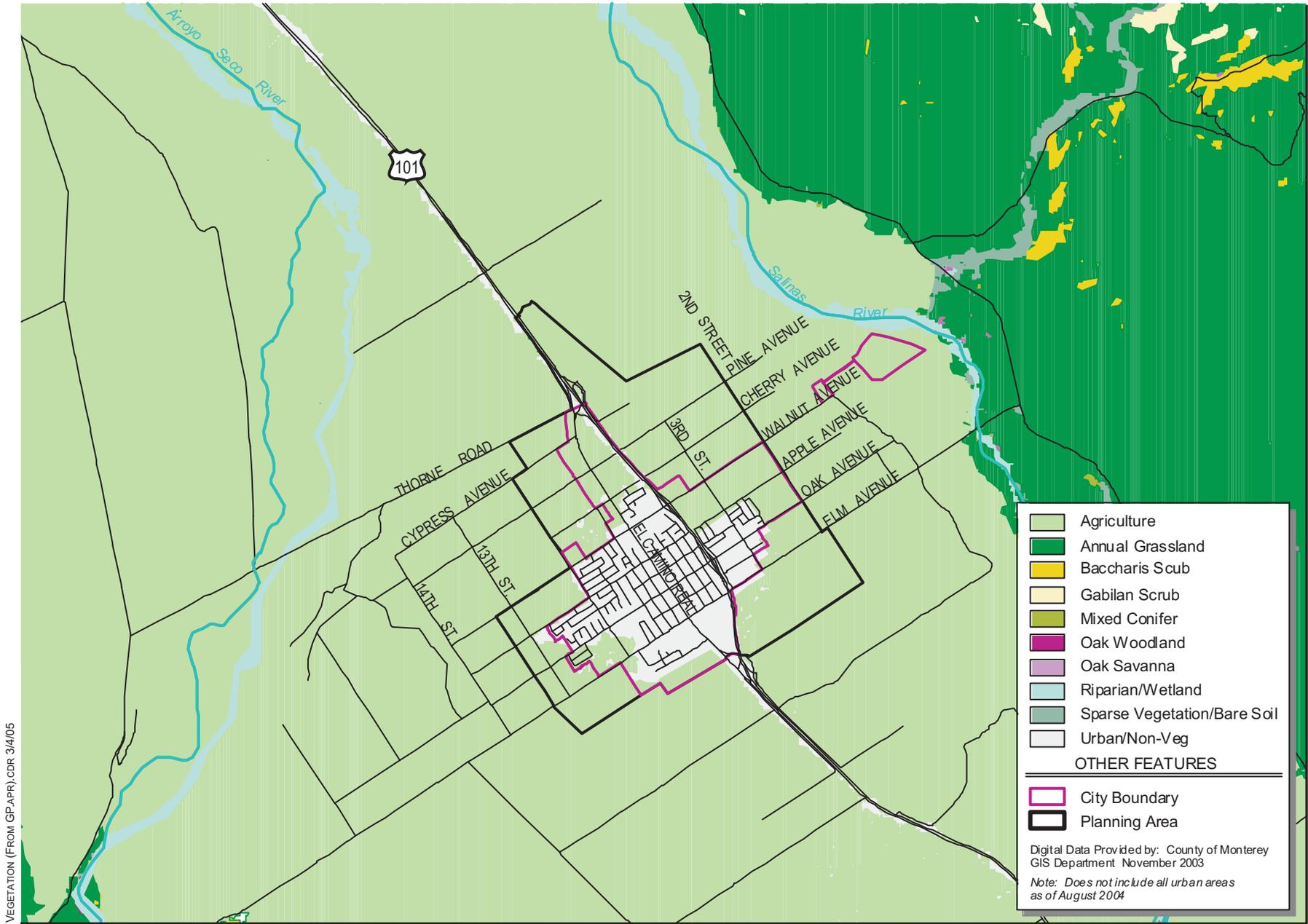


FIGURE 7-6
 VEGETATION AND HABITAT

CULTURAL RESOURCES

Overview of Cultural Resource Setting

There have been few archeological or paleontological finds in the region. However, given the rich history of the Planning Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction. The historic resource section of this element includes additional information regarding the history of the area.

Related Plans and Programs

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Cultural resources are considered an environmental impact under CEQA.

Prehistory

Archaeological work in the Central Coast region dates to the late 1940s. Research during this period is highlighted by the work of: Pilling (1948) who identified numerous sites in Monterey County; Broadbent (1951a, 1951b) who tested the Berwick Park site, CA-MNT-107; and in 1951 by Heizer and in 1952 by Beardsley at the Willow Creek site, CA-MNT-281 and -282 (cf., Pohorecky 1964, 1976). During the 1960s and 1970s research continued in the region, and also included inland surveys and excavations in areas such as the Pinnacles National Monument (cf., Olsen et al. 1966 and Fritz and Smith 1978). Most archaeological work in the region, however,

has been conducted along or near the coast, and there is scant archaeological research for the project area. Regardless, this work provides a general context for the area.

Recent archaeological work in the area generally involves the development of regional chronologies and models of culture change for Monterey Bay and its immediate environs. Significant contributions in this regard have been presented by: Breschini (1983); Breschini et al. (1983); Breschini and Haversat (1992); Cartier (1993); Dietz (1985); Dietz et al. (1988); Dietz and Jackson (1981); Hildebrandt and Mikkelsen (1993); Jones and Hylkema (1988); Jones (1993); Jones et al. (1992); Jones and Jones (1992); and Patch and Jones (1984). This work has resulted in the development of a series of seven cultural periods primarily for Monterey Bay, but also includes the Central Coast region in proximity to it (cf., Dietz et al. 1988; Jones and Hylkema 1988; Hylkema 1991; Hildebrandt and Mikkelsen 1993; and Jones 1993). These seven periods and their associated dates are: Paleoindian 10,000–8,000 B.C.; Millingstone 8,000–3,500 B.C.; Early 3,500–600 B.C.; Middle 600 B.C.–A.D. 1200; Late A.D. 1200–1769; and Historic. It is possible that archaeological resources related to any of these periods may occur in the project area; however, recent studies conducted for specific projects in Greenfield have yielded few significant resources.

Ethnography

At the time of Euroamerican contact (ca. 1769), Native Americans identified as Salinan occupied the area from Soledad in the north to near San Luis Obispo in the south and extending from the coast to the eastern edge of the Salinas River Valley (Hester 1978). Salinan peoples spoke a Hokan language, but there is scant information concerning their culture. The major sociopolitical unit of Salinan was the

village. Each village was an autonomous unit that was ruled by a chief (Hester 1978). The position of chief appears to have been patrilineal (i.e., passed from father to son).

Salinan technology primarily highlights exploitation of terrestrial resources, although both coastal and inland groups engaged in fishing (Hester 1978). Hunting weaponry and facilities included: sinew-backed and self-bows; wooden arrow shafts; projectile points and other flaked stone tools; and nets. Salinan utilitarian tools and facilities included: baskets, both coiled and twined, for food and water collection, food storage, and food preparation; bowl mortars; pestles; metates; stone bowls; and bone awls. Clothing included tule aprons, rabbitskin or otterskin cloaks, and basket hats.

Salinan generally experienced friendly relations with neighboring cultural groups such as the Yokuts to the east and Chumash to the south, but were hostile toward the Costanoans to the north. Interaction between Salinan, Yokuts, and Chumash involved trade and use of each other's territory to acquire resources. On the other hand, it appears that Salinan and Costanoans were in competition with each other regarding access to trade routes, and their interactions were generally unfriendly (Hester 1978).

Planning Area Cultural Resource Inventory

An archaeological investigation for the City of Greenfield General included a records search at the Northwest Information Center at Sonoma State University, Rohnert Park, a sacred lands search by the Native American Heritage Commission, and Native American consultation. The records search identified 17 previous archaeological surveys and one previously recorded site within project boundaries. The entire project area, however, is not surveyed. The sacred lands search did not identify any Native American

resources in the project area and consultation with Native American groups and/or individuals in the area did not identify any issues associated with the project.

HISTORIC RESOURCES

Overview of Historic Resource Setting

While some historic structures and land uses date back to the late 1800s, most of the City's historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. While there are no officially designated historic structures in Greenfield, there are numerous buildings, primarily in the old town area, eligible for such designation or listing. The City intends to evaluate such resources and establish preservation policies and practices for qualified historic resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Historic resources are recognized as environmental impacts under CEQA.

National Historic Preservation Act (NHPA)

Establishes laws for historic resources to preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice. The Historic Sites Act of 1935 established national policy to preserve historic sites, buildings, and objects of national, state and local significance.

National Register of Historic Places

The National Register of Historic Places is maintained by the National Park Service and the State Historic Preservation Offices. Structures and sites are eligible for listing on the National Register when they are a minimum of 50-years-old.

State Office of Historic Preservation

The State Office of Historic Preservation implements preservation laws regarding historic resources, and is responsible for the California Historic Resources Inventory (CHRI), which uses the National Criteria for listing resources significant at the national, state, and local level.

History and Settlement of Greenfield

Sebastian Vizcaino's landing at present day Monterey in 1602 is the earliest documented contact with Native Americans in the area. Following Vizcaino's landing, other Spanish ships may have stopped at Monterey, but contact was minimal until the initial overland exploration of the area by Gaspar de Portolá in 1769 (Hoover et al. 1990). Portolá's expedition followed the coast, while subsequent exploration of the region by Pedro Fages in 1770 and 1772, Fernando Javier de Rivera in 1774, and Juan Bautista de Anza in 1776 traveled on the east side of the Santa Cruz Mountains, along

a route which became known as El Camino Real (Beck and Haase 1974).

Gaspar de Portolá founded Monterey in 1769, and in 1770 Padre Junipero Serra founded Mission San Carlos de Borromeo, which was later relocated to Carmel (Jones et al 1996). Other missions, such as Mission Santa Cruz, founded in 1791, Mission San Juan Bautista, founded in 1797, Mission San Antonio de Padua, founded in 1771, Mission San Miguel, founded in 1797, and Mission Soledad, founded in 1791 are also located in the general area and had a dramatic effect on Native American populations. The Spanish attempted to convert the Native American population to Catholicism and incorporate them into the "mission system." The process of missionization disrupted traditional Salinan cultural practices, and they were generally slow to adapt to the mission system. The Spanish, however, were intent on implementing it, and by 1810 most Native Americans in the area were either incorporated or relocated into local missions. This factor, coupled with exposure to European diseases, virtually ended the traditional life of Native Americans in the area.

The Mexican period (ca. 1821-1848) in California is an outgrowth of the Mexican Revolution, and its accompanying social and political views affected the mission system. In 1833 the missions were secularized and their lands divided among the Californios as land grants called Ranchos. These ranchos facilitated the growth of a semi-aristocratic group that controlled the larger ranchos. Owners of ranchos used local populations, including Native Americans, essentially as forced labor to accomplish work on their large tracts of land. Consequently, Salinan, and other Native American groups across California, were forced into a marginalized existence as peons or vaqueros on the large ranchos. Ranchos in the general project

area include: San Vicente (Munrass); Ex-Mission Soledad; Mission Soledad; Los Coches; Arroyo Seco (Torre); Posa de los Ositos; and San Lorenzo (Soberanes)(Beck and Haase 1974).

The end of the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848 marked the beginning of the American period (ca. 1848-Present) in California history. The onset of this period, however, did nothing to change the economic condition of the Native American populations working on the ranchos. The latter half of the nineteenth century witnessed an ongoing and growing immigration of Anglo-Americans into the area, an influx also accompanied by regional cultural and economic changes. Indeed, Anglo-American culture expanded at the expense of Hispanic culture. Dispersed farmsteads slowly replaced the immense Mexican ranchos, and the farming of various crops slowly replaced cattle ranching as the primary economic activity in the region. Larger and larger tracts of land were opened for farming, and these agricultural developments demanded a large labor force, sparking a new wave of immigration into the region. These trends (i.e., expansion of agriculture and immigration of workers to work on farms) have continued into the 20th century, and generally characterize the development of the area to the present.

Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

Historic Resources

By far the largest number of historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. The largest concentration of potential historic resources from this period is in the downtown area. This area contains commercial, institutional, and residential buildings. It extends across the original town plat and along El Camino Real between Palm Avenue and Elm Street. There are also several farm buildings within the Planning Area.

Historic Preservation Issues

Greenfield's historic resources are generally in need of official recognition. Additionally, different groups of potentially significant old buildings raise different preservation issues; the downtown commercial strip suffers from the underutilization of some buildings and the scarcely interrupted flow of traffic along El Camino Real. Some of the houses in the nearby residential area need maintenance, while others are losing architectural details as they undergo renovation. Original windows, in particular, are vulnerable to inappropriate replacements. Consideration of old ranch buildings, of critical importance because of Greenfield's agricultural heritage, forms part of a larger question of continued suburban development.

Designated Historic Resources

At this time, neither the state nor the City have designated any historic resources in the Planning Area. The City will evaluate candidate buildings on a case-by-case basis.

Open Spaces Resources

Overview of Open Space Setting

Open space is an important community amenity. Greenfield's open space resources

include public and private open space and recreation facilities, lands, habitat areas, and agricultural lands. In addition to providing opportunities for recreation and leisure, open space and parkland enhance aesthetics and community character. This section describes the City's existing open space resources and strategy to maintain and enhance such resources. Refer to the Park and Recreation, Biological, and Scenic Resources Sections of this element for additional goals, policies, and programs affecting the City's open space resources.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Open space resources are considered an environmental impact under CEQA.

Park and Recreation Master Plan

The City will develop a Park and Recreation Master Plan identifying all existing and proposed park and recreation facilities within the City and surrounding areas. This document will serve as an implementation tool for the General Plan, consistent with the goals and policies of the Park and Recreation, Land Use, and Open Space and Conservation Elements.

Designated Open Space

Open space lands in the City of Greenfield are included in several General Plan land use designations as listed below. For more detailed information regarding these land use designations, refer to the Land Use Element and corresponding land use map.

- Agriculture. This land use designation is primarily intended for agricultural uses, but allows limited residential uses.
- Agriculture Reserve. This designation includes agriculture and low-density (rural) residential land use.
- Recreation and Open Space. This designation includes publicly owned city park facilities, as well as publicly or privately owned facilities.

Open Space and Conservation Plan Implementation Efforts

In order to preserve and enhance the City's open space resources, the City will develop and implement the Parks and Recreation Master Plan and expand recreation trails. The City will also support the joint-venture use of open space areas to reduce City maintenance costs, and participate/cooperate with other jurisdictions in the region to enhance regional open space resources.

Scenic Resources

Overview of Scenic Resource Setting

Scenic resources in Greenfield include agricultural and other open space lands, as well as the views of the Santa Lucia Mountains to the west and the Gabilan Mountain Range to the east. The City wants

to protect and preserve these valuable scenic resources. Vineyards and agricultural landscapes are also considered important visual resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Aesthetics (visual character) is recognized as an environmental impact under CEQA.

Individual Scenic Resource Topic Areas

The City's predominantly flat landscape is rich in scenic resources. Greenfield's scenic resources include open space land and view of the Santa Lucia Mountains and Gabilan Mountain Range.

The rural small town character is evident throughout the City, both in the downtown area along El Camino and in the agricultural areas to the surrounding the City. For scenic areas that are planned for some amount of development, the application review process shall consider the feasibility of preserving or protecting the scenic qualities of the site.

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