

City of Greenfield

599 El Camino Real
City Council Meeting Agenda
Tuesday – April 8, 2014
6:00 P.M.

City Council Agenda April 8, 2014

Mayor John Huerta, Jr.

Mayor Pro-Tem, Randy Hurley

Councilmembers

Annie G. Moreno

Raul Rodriguez

Lance Walker

Your courtesy is requested to help our meeting run smoothly.

Please follow the following rules of conduct for public participation in City Council meetings:

- Refraining from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.

Please turn off cell phones and pagers.

City Council Agenda

April 8, 2014

A. CALL TO ORDER

B. ROLL CALL – CITY COUNCIL

Mayor Huerta, Mayor Pro-tem Hurley, Councilmembers Moreno, Rodriguez and Walker

C. INVOCATION BY PASTOR RAMIRO LUGO

D. PLEDGE OF ALLEGIANCE

E. AGENDA REVIEW

F. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

This portion of the Agenda allows an individual the opportunity to address the Council on any items not on closed session, consent calendar, public hearings, and city council business. Under state regulation, **no action can be taken on non-agenda items, including issues raised under this agenda item.** Members of the public should be aware of this when addressing the Council regarding items not specifically referenced on the Agenda. **PLEASE NOTE:** For record keeping purposes and in the event that staff may need to contact you, we request that all speakers step up to the lectern and use the microphone, stating your name and address, which is strictly voluntary. This will then be public information. A three-minute time limit may be imposed on all speakers other than staff members.

G. MAYOR'S PRESENTATIONS, PROCLAMATIONS, COMMUNICATIONS, RESOLUTIONS

G-1. ADOPTION of a Resolution of the City Council of the City of Greenfield Proclaiming the City of Greenfield as "A Purple Heart City" Honoring the Service and Sacrifice of our Nation's Men and Women in Uniform Wounded or Killed by the Enemy While Servicing to Protect the Freedom Enjoyed by All Americans – **Resolution #2014-13**
-Page 4

G-2. ADOPTION of a Resolution of the City Council of the City of Greenfield Supporting California Safe Digging Month - **Resolution #2014-14**
-Page 5

H. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and may be approved by one action of the City Council, unless a request for removal for discussion or explanation is received prior to the time Council votes on the motion to adopt.

H-1. APPROVE Warrants #294366 through #294479 and Bank Draft #DFT000026 through #DFT0000270 in the amount of \$392,537.14
-Page 7

City Council Agenda April 8, 2014

I. CITY COUNCIL – BUSINESS

I-1. ADOPTION of a Resolution of the City Council of the City of Greenfield, California, Making an Election Pursuant to Health and Safety Code Section 33607.5(B), to Receive Tax Increment Payments from the Greenfield Redevelopment Project Area –**Page 11**

- a. Staff Report
- b. Public Comment
- c. City Council Comments / Review / Action
Staff Recommended Action – Adopt Resolution #2014-15

I-2. ADOPTION of a Resolution of the City Council of the City of Greenfield Supporting the Commencement of Annexation Proceedings for the South End Project Area -**Page 14**

- a. Staff Report
- b. Public Comment
- c. City Council Comments / Review / Action
Staff Recommended Action – Adopt Resolution #2014-16

I-3. INFORMATION UPDATE – Code Enforcement Activities -**Page 32**

- a. Staff Report and Presentation
- b. Public Comment
- c. City Council Comments / Review / Action
Staff Recommended Action – No Action Required

J. BRIEF REPORTS ON CONFERENCES, SEMINARS, AND MEETINGS ATTENDED BY MAYOR AND CITY COUNCIL

- a. League of California Cities Monterey Bay Division
- b. Association of Monterey Bay Area Governments
- c. Transportation Agency for Monterey County
 - c-1. TAC Report
- d. Salinas Valley Solid Waste Authority
- e. Mayor Selection Committee
- f. Monterey Salinas Transit
- g. Budget and Finance Committee
- h. Code Enforcement Board
- i. Planning Commission

K. COMMENTS FROM CITY COUNCIL

L. CITY MANAGER REPORT

M. ADJOURNMENT

This agenda is dually posted outside City Hall and on the City of Greenfield web site www.ci.greenfield.ca.us

RESOLUTION NO. 2014-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD
PROCLAIMING THE CITY OF GREENFIELD AS "A PURPLE HEART CITY"
HONORING THE SERVICE AND SACRIFICE OF OUR NATION'S MEN AND WOMEN
IN UNIFORM WOUNDED OR KILLED BY THE ENEMY WHILE SERVING TO
PROTECT THE FREEDOM ENJOYED BY ALL AMERICANS

WHEREAS, the people of the City of Greenfield have great admiration and the utmost gratitude for all the men and women who have selflessly served their country and this community in the Armed Forces; and

WHEREAS, veterans have paid the high price of freedom by leaving their families and communities and placing themselves in harm's way for the good of all; and

WHEREAS, the contributions and sacrifices of the men and women from the City of Greenfield who served in the Armed Forces have been vital in maintaining the freedom and way of life enjoyed by our citizens; and

WHEREAS, many men and women in uniform have given their lives while serving in the Armed Forces; and

WHEREAS, many citizens of our community have earned the Purple Heart Medal as a result of being wounded while engaged in combat with enemy forces, construed as a singularly meritorious act essential service; and

WHEREAS, April 8, 2014 has officially been designated as the day in the City of Greenfield to remember and recognize veterans who are recipients of the Purple Heart Medal.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Greenfield hereby proclaims the City of Greenfield as a "Purple Heart City" honoring the service and sacrifice of our nation's men and women in uniform wounded or killed by the enemy while serving to protect the freedom enjoyed by all Americans.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regularly scheduled meeting held on the 8th day of April 2014 by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

Mayor of the City of Greenfield

Attest:

City Clerk of the City of Greenfield

RESOLUTION NO. 2014-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD
SUPPORTING CALIFORNIA SAFE DIGGING MONTH**

WHEREAS, Excavators, homeowners, and professional contractors can save time and money while making California’s communities a safer place to live and work by dialing 811 in advance of all digging projects; and

WHEREAS, The 811 “Call Before You Dig” program is a vital public education and awareness program dealing with the safety of subsurface excavation, and education is the key to promoting safe digging practices; and

WHEREAS, The five steps to a safe excavation are: survey and mark, call before you dig, wait the required time, respect the marks, and dig with care; and

WHEREAS, Utility lines are often buried only a few inches underground, making them easy to strike and cause damage and harm even during shallow excavation projects; and

WHEREAS, More than 170,000 underground utility lines are struck each year in the United States and approximately 33 percent of all digging damages in the United States result from not calling 811 before digging; and

WHEREAS, Undesired consequences, such as service interruption, outages, damage to public and private infrastructure and property, damage to the environment, personal injury, and death, are risked by failing to call 811 before digging or safely marking utility lines; and

WHEREAS, Calling 811 to be connected to a “One Call Center” before digging, respecting the color-coded lines that demarcate underground utilities, and digging with care around the marked lines will help keep Californians safe and prevent damages and destruction; and

WHEREAS, As California’s economy recovers from the recent recession and the state’s economic recovery stimulates new construction, new construction requires supporting infrastructure, and California’s underground utility infrastructure is jeopardized by unintentional damage caused by those who fail to call before digging; and

WHEREAS, Underground Service Alert of Northern California and Nevada, in cooperation with California’s public and private utilities, provide an effective damage prevention service that protects California’s citizens, communities, public services, environment, and underground facilities at no cost to the caller; and

WHEREAS, The free notification service provided by Underground Service Alert of Northern California and Nevada has dramatically reduced the number of accidents causing property damage, personal injury, and interruption of vital services;

WHEREAS, California public agencies should enforce California Government Code 4216 regarding safe excavation practices, permitting and civil penalties;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Greenfield proclaims April 2014 as California Safe Digging Month and encourages all excavators, homeowners, and professional contractors to call 811 in advance of all digging projects.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regularly scheduled meeting held on the 8th of April, 2014 by the following vote:

AYES, and all in favor, thereof, Councilmembers:

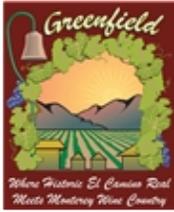
NOES, Councilmembers

ABSENT, Councilmembers:

Mayor of the City of Greenfield

Attest:

City Clerk of the City of Greenfield



Greenfield, CA

Check Report

By Check Number

Date Range: 03/21/2014 - 04/04/2014

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
01256	ISABEL LANDEROS	03/27/2014	Regular	0.00	-16.00	293963
01006	A-L-L MAGNETICS, INC.	03/27/2014	Regular	0.00	-108.89	294079
00425	DAPPER TIRE CO.	03/28/2014	Regular	0.00	-391.44	294332
03109	ADAM SIGNZ	03/21/2014	Regular	0.00	2,900.21	294366
03109	ADAM SIGNZ	03/21/2014	Regular	0.00	-2,900.21	294366
03108	ADELE FRESE	03/21/2014	Regular	0.00	7,016.00	294367
00133	ADP, INC.	03/21/2014	Regular	0.00	271.40	294368
00243	AIRGAS NCN	03/21/2014	Regular	0.00	146.97	294369
00180	ALL SAFE INTEGRATED SYSTEMS	03/21/2014	Regular	0.00	600.00	294370
00156	AMERICAN SUPPLY COMPANY	03/21/2014	Regular	0.00	255.03	294371
00215	ANTHEM - BLUE CROSS	03/21/2014	Regular	0.00	36,786.00	294372
00603	ARTURO FELIX	03/21/2014	Regular	0.00	137.11	294373
00130	AT&T	03/21/2014	Regular	0.00	1,741.84	294374
03733	BAY CITY ELECTRIC WORKS	03/21/2014	Regular	0.00	247.97	294375
00201	BEN-E-LECT	03/21/2014	Regular	0.00	50.00	294376
00329	CARROT-TOP INDUSTRIES	03/21/2014	Regular	0.00	806.74	294377
00305	CHEVRON, U.S.A.	03/21/2014	Regular	0.00	351.07	294378
00752	CITY OF GREENFIELD	03/21/2014	Regular	0.00	3,015.39	294379
03736	CLAUDIA LAPINEG	03/21/2014	Regular	0.00	636.01	294381
03732	COASTAL TRUCKING INSTITUTE	03/21/2014	Regular	0.00	2,300.00	294382
03052	COBRA GUARD, INC.	03/21/2014	Regular	0.00	43.45	294383
00487	DIRECT TV	03/21/2014	Regular	0.00	69.89	294384
00720	GRAINGER	03/21/2014	Regular	0.00	1,362.10	294385
00700	GREENFIELD AUTO PARTS	03/21/2014	Regular	0.00	50.86	294386
00767	GREENFIELD TOWING	03/21/2014	Regular	0.00	150.00	294387
00721	GREENFIELD TRUE VALUE	03/21/2014	Regular	0.00	281.18	294388
00845	HINDERLITER DE LLAMAS & ASSOC	03/21/2014	Regular	0.00	468.30	294389
00820	HOME DEPOT CREDIT SERVICES	03/21/2014	Regular	0.00	432.39	294390
00943	INDEPENDENT STATIONERS	03/21/2014	Regular	0.00	722.66	294391
00931	IZZY'S AUTO REPAIR	03/21/2014	Regular	0.00	84.00	294392
01028	J.R. INTERPRETING SERVICES	03/21/2014	Regular	0.00	340.00	294393
01646	JEREMY PURA ELECTRICAL	03/21/2014	Regular	0.00	1,085.00	294394
03734	KING CITY BORJON AUTO CENTER	03/21/2014	Regular	0.00	85.53	294395
01103	KING CITY VETERINARY HOSPITAL	03/21/2014	Regular	0.00	158.50	294396
01231	LAW ENFORCEMENT	03/21/2014	Regular	0.00	750.00	294397
01236	LEAGUE OF CA CITIES	03/21/2014	Regular	0.00	1,300.00	294398
01300	MISSION LINEN SUPPLY	03/21/2014	Regular	0.00	132.58	294399
13015	MNS ENGINEERS, INC.	03/21/2014	Regular	0.00	23,608.33	294400
01348	MO CO INFORMATION TECHNOLOGY	03/21/2014	Regular	0.00	7,197.06	294401
01336	MONTEREY BAY ENGINEER, INC.	03/21/2014	Regular	0.00	4,222.50	294402
01344	MONTEREY COUNTY HEALTH	03/21/2014	Regular	0.00	4,070.00	294403
01304	MONTEREY COUNTY PETROLEUM	03/21/2014	Regular	0.00	3,171.21	294404
01365	MOSS, LEVY & HARTZHEIM	03/21/2014	Regular	0.00	2,750.00	294405
01506	OFFICE DEPOT	03/21/2014	Regular	0.00	1,203.80	294406
01601	PACIFIC GAS & ELECTRIC	03/21/2014	Regular	0.00	16,927.63	294407
01629	PARTS & SERVICE CENTER	03/21/2014	Regular	0.00	60.82	294408
01619	PITNEY BOWES PURCHASE POWER	03/21/2014	Regular	0.00	296.70	294409
01677	PRAXAIR DISTRIBUTION, INC.	03/21/2014	Regular	0.00	86.86	294410
01837	R G FABRICATION	03/21/2014	Regular	0.00	396.43	294411
03740	RICHARD WORD	03/21/2014	Regular	0.00	553.94	294412
02367	ROBIN WARBEY CONSULTING	03/21/2014	Regular	0.00	5,100.00	294413
01978	SAFETY-KLEEN CORP.	03/21/2014	Regular	0.00	237.54	294414
19046	SALINAS UNION HIGH SCHOOL DIST	03/21/2014	Regular	0.00	100.00	294415
01919	SALINAS VALLEY FORD	03/21/2014	Regular	0.00	1,182.50	294416

Check Report

Date Range: 03/21/2014 - 04/04/2014

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03115	SALINAS VALLEY FORD TRUCK CENTER	03/21/2014	Regular	0.00	78.85	294417
01999	SALINAS VALLEY SOLID	03/21/2014	Regular	0.00	35,093.87	294418
03101	SILVIA CAMACHO	03/21/2014	Regular	0.00	158.64	294419
01933	SMITH & ENRIGHT LANDSCAPING	03/21/2014	Regular	0.00	13,980.00	294420
01995	SOCIAL VOCATIONAL SERVICES	03/21/2014	Regular	0.00	390.00	294421
01960	SOUTH COUNTY NEWSPAPER	03/21/2014	Regular	0.00	348.75	294422
01998	STANDARD INSURANCE COM	03/21/2014	Regular	0.00	736.60	294423
00386	STATE OF CA DEPT. OF JUSTICE	03/21/2014	Regular	0.00	388.00	294424
01981	SUN BADGE CO.	03/21/2014	Regular	0.00	186.40	294425
02037	TRI-CITIES DISPOSAL	03/21/2014	Regular	0.00	71,351.92	294426
00634	TYLER TECHNOLOGIES	03/21/2014	Regular	0.00	3,375.00	294427
02118	UNION BANK	03/21/2014	Regular	0.00	2,338.00	294428
01510	UNIVERSITY ENTERPRISES	03/21/2014	Regular	0.00	9.64	294429
02208	VALLEY SAW & GARDEN EQUIPMENT	03/21/2014	Regular	0.00	130.00	294430
02234	VALLEY TROPHIES & DETECTORS	03/21/2014	Regular	0.00	129.60	294431
02210	VERIZON WIRELESS	03/21/2014	Regular	0.00	141.85	294432
03109	ADAM SIGNZ	03/21/2014	Regular	0.00	1,450.00	294433
03115	SALINAS VALLEY FORD TRUCK CENTER	03/26/2014	Regular	0.00	24,949.34	294434
02372	WALLACE GROUP	03/26/2014	Regular	0.00	3,445.30	294435
00734	GOODYEAR TIRE & RUBBER CO.	03/28/2014	Regular	0.00	391.44	294436
03108	ADELE FRESE	04/04/2014	Regular	0.00	150.00	294437
01318	ARMANDO MENDOZA	04/04/2014	Regular	0.00	80.00	294438
01014	ASAP SIGNS & PRINTING	04/04/2014	Regular	0.00	267.71	294439
00130	AT&T	04/04/2014	Regular	0.00	1,026.49	294440
00119	AT&T	04/04/2014	Regular	0.00	66.97	294441
00134	AT&T MOBILITY	04/04/2014	Regular	0.00	199.12	294442
00175	AUTO VILLA	04/04/2014	Regular	0.00	280.80	294443
00204	BEN-E-LECT	04/04/2014	Regular	0.00	944.00	294444
00293	BORJON AUTO CENTER	04/04/2014	Regular	0.00	159.36	294445
00292	BREEN AUTOMATION SYSTEMS INC.	04/04/2014	Regular	0.00	60.42	294446
00302	C & N TRACTORS	04/04/2014	Regular	0.00	116.63	294447
00320	CAL-WEST	04/04/2014	Regular	0.00	4,387.64	294448
00444	DAN'S TIRE & AUTO SERV	04/04/2014	Regular	0.00	89.95	294449
00648	FOOTHILL LOCK & SAFE AND	04/04/2014	Regular	0.00	112.88	294450
00713	G P O A	04/04/2014	Regular	0.00	255.78	294451
00734	GOODYEAR TIRE & RUBBER CO.	04/04/2014	Regular	0.00	356.04	294452
00725	GREEN RUBBER-KENNEDY AG	04/04/2014	Regular	0.00	134.28	294453
00700	GREENFIELD AUTO PARTS	04/04/2014	Regular	0.00	331.04	294454
00795	GREENFIELD POLICE SUPERVISORS	04/04/2014	Regular	0.00	106.12	294455
03745	HOLIDAY INN EXPRESS & SUITES ONTARIO MILLS	04/04/2014	Regular	0.00	332.85	294456
00943	INDEPENDENT STATIONERS	04/04/2014	Regular	0.00	141.91	294457
00931	IZZY'S AUTO REPAIR	04/04/2014	Regular	0.00	28.00	294458
01236	LEAGUE OF CA CITIES	04/04/2014	Regular	0.00	150.00	294459
13023	MARLIN LEASING	04/04/2014	Regular	0.00	948.51	294460
01506	OFFICE DEPOT	04/04/2014	Regular	0.00	740.67	294461
01601	PACIFIC GAS & ELECTRIC	04/04/2014	Regular	0.00	10,101.00	294462
01631	PACIFIC TRUCK PARTS, INC.	04/04/2014	Regular	0.00	400.00	294463
01629	PARTS & SERVICE CENTER	04/04/2014	Regular	0.00	193.65	294464
01630	PINNACLE HEALTHCARE	04/04/2014	Regular	0.00	130.00	294465
01619	PITNEY BOWES PURCHASE POWER	04/04/2014	Regular	0.00	84.48	294466
02367	ROBIN WARBEY CONSULTING	04/04/2014	Regular	0.00	2,344.55	294467
01919	SALINAS VALLEY FORD	04/04/2014	Regular	0.00	171.10	294468
01999	SALINAS VALLEY SOLID	04/04/2014	Regular	0.00	7,683.76	294469
19020	SAN BENITO SUPPLY	04/04/2014	Regular	0.00	331.33	294470
03741	SARGENT WELCH	04/04/2014	Regular	0.00	154.07	294471
01911	SEIU 521	04/04/2014	Regular	0.00	362.20	294472
01933	SMITH & ENRIGHT LANDSCAPING	04/04/2014	Regular	0.00	14,347.54	294473
02028	TAMC	04/04/2014	Regular	0.00	5,890.00	294474
02071	TELCO AUTOMATION, INC.	04/04/2014	Regular	0.00	1,864.29	294475
03744	UC REGANT	04/04/2014	Regular	0.00	425.00	294476
02210	VERIZON WIRELESS	04/04/2014	Regular	0.00	542.36	294477

Check Report

Date Range: 03/21/2014 - 04/04/2014

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02233	VISION INTERNET PROVIDERS, INC	04/04/2014	Regular	0.00	729.30	294478
02361	WILLDAN FINANCIAL SERVICES	04/04/2014	Regular	0.00	1,705.00	294479
01916	STATE STREET BANK & TRUST CO.	03/28/2014	Bank Draft	0.00	300.00	DFT0000226
01916	STATE STREET BANK & TRUST CO.	03/28/2014	Bank Draft	0.00	300.00	DFT0000227
01916	STATE STREET BANK & TRUST CO.	03/28/2014	Bank Draft	0.00	888.00	DFT0000228
01916	STATE STREET BANK & TRUST CO.	03/28/2014	Bank Draft	0.00	50.00	DFT0000229
01916	STATE STREET BANK & TRUST CO.	03/28/2014	Bank Draft	0.00	550.00	DFT0000230
00431	DEPT OF CHILD SUPPORT SERVICES	03/28/2014	Bank Draft	0.00	1,363.84	DFT0000231
00384	STATE OF CALIFORNIA EDD	03/28/2014	Bank Draft	0.00	1,117.89	DFT0000232
03103	Internal Revenue Service	03/28/2014	Bank Draft	0.00	3,241.86	DFT0000233
03103	Internal Revenue Service	03/28/2014	Bank Draft	0.00	13,861.90	DFT0000234
00384	STATE OF CALIFORNIA EDD	03/28/2014	Bank Draft	0.00	4,142.30	DFT0000235
03103	Internal Revenue Service	03/28/2014	Bank Draft	0.00	13,619.27	DFT0000236
02302	WELLS FARGO BANK	04/02/2014	Bank Draft	0.00	925.68	DFT0000248
02302	WELLS FARGO BANK	04/02/2014	Bank Draft	0.00	239.61	DFT0000249
02302	WELLS FARGO BANK	04/04/2014	Bank Draft	0.00	1,409.83	DFT0000270

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	232	113	0.00	353,943.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-3,416.54
Bank Drafts	14	14	0.00	42,010.18
EFT's	0	0	0.00	0.00
	246	131	0.00	392,537.14

Fund Summary

Fund	Name	Period	Amount
999	CASH CONTROL	3/2014	331,035.22
999	CASH CONTROL	4/2014	61,501.92
			<hr/>
			392,537.14



City Council Memorandum

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

MEMORANDUM: March 28, 2014

AGENDA DATE: April 8, 2014

TO: Mayor and City Council

FROM: Jeri Corgill
Accounting Operations Manager

TITLE: **ELECTION TO RECEIVE CITY SHARE OF TIER 1 PROPERTY TAX INCREMENT**

BACKGROUND

Both the original Greenfield Redevelopment Project Area and its amendment area were adopted after legislative changes to redevelopment law that were effective on January 1, 1994. As a result of that legislation, the former Redevelopment Agency was required to make tax sharing payments to all taxing entities, pursuant to a formula established in Section 33607.5 of the Health and Safety Code. These payments consist of three tiers; all tiers of payment, once begun, run concurrent with the others. The first tier began as soon as the project area and amendment area each began to be allocated tax increment revenue. The second tier begins in the 11th year after the former project area begins to receive tax increment revenue, and the third tier begins in the 31st year after the former project area begins to receive tax increment revenue.

The City of Greenfield is considered to be a taxing entity, and it is therefore entitled to receive its proportionate share of the Tier 1 payment amount. (However, by law, the City is not allowed to receive a share of the Tier 2 and Tier 3 payment amounts.) Prior to dissolution, if the City did not elect to receive its share of the Tier 1 payments, the City's portion of those payments were paid to the former redevelopment agency. At that time, it was common for many cities to choose not to make the election to receive their payments, and to allow that money to remain with the former redevelopment agency, in order to provide more revenue for redevelopment uses. Since the dissolution of redevelopment, however, there is no such incentive.

The County will not pay the City its share of these Tier 1 amounts unless the City formally makes the election specified in Section 33607.5. The City may at any time elect to receive its share of the Tier 1 payments by adoption of a resolution.

FINANCIAL IMPACT

In Greenfield's case, total Tier 1 payments for the current fiscal year will be \$453,000. If Council adopts the resolution to elect to receive the City's share, that amount would be just under 10% of total Tier 1 payments, or approximately \$45,000. As tax increment increases, this amount will also increase proportionately.

POTENTIAL MOTION

I MOVE TO APPROVE/DENY ADOPTION OF RESOLUTION #2014-15, A RESOLUTION MAKING AN ELECTION PURSUANT TO HEALTH AND SAFETY CODE SECTION 33067.5 (B), TO RECEIVE TAX INCREMENT PAYMENTS FROM THE GREENFIELD REDEVELOPMENT PROJECT AREA.

**CITY OF GREENFIELD
RESOLUTION NO. 2014-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD,
CALIFORNIA, MAKING AN ELECTION PURSUANT TO HEALTH AND
SAFETY CODE SECTION 33607.5 (B), TO RECEIVE TAX INCREMENT
PAYMENTS FROM THE GREENFIELD REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council (“Council”) of the City of Greenfield (“City”) adopted Ordinance No. 414, declaring a need for a redevelopment agency;

WHEREAS, the Council adopted Ordinance No. 420, approving and adopting the redevelopment plan for the Greenfield Redevelopment Project;

WHEREAS, the State of California, as part of the 2011 Budget Act, passed legislation dissolving redevelopment agencies;

WHEREAS, the allocation of taxes to the former Agency are pursuant to Health and Safety Code Section 33670, subject to the former Agency’s obligations to pass through 25% of such taxes to certain affected taxing entities; and

WHEREAS, under Health and Safety Code Section 33607.5, the former Agency is required to pay its portion to the City of the amounts passed through to affected taxing entities, if the City elects to receive such tax increments.

NOW, THEREFORE, BE IT RESOLVED, based upon the foregoing, the City Council hereby elects, pursuant to Health and Safety Code Section 33607.5, to receive its share of the 25% tax increment pass-through in each year in which the former Redevelopment Agency of the City of Greenfield receives tax increment, commencing with Fiscal Year 2013-2014, and continuing each year thereafter.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 8th day of April 2014, by the following vote:

AYES, and in favor thereof, Councilmembers:

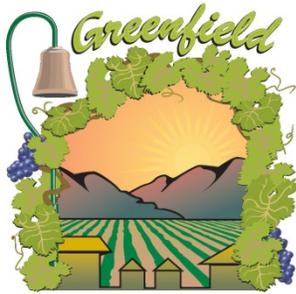
NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk



City Council Memorandum
599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

MEMORANDUM: April 4, 2014

AGENDA DATE: April 8, 2014

FROM: Michael A. Steinmann
Sustainability Resources Director

TOPIC: **SUPPORT FOR COMMENCEMENT OF ANNEXATION
PROCEEDINGS FOR SOUTH END PROJECT AREA**

BACKGROUND

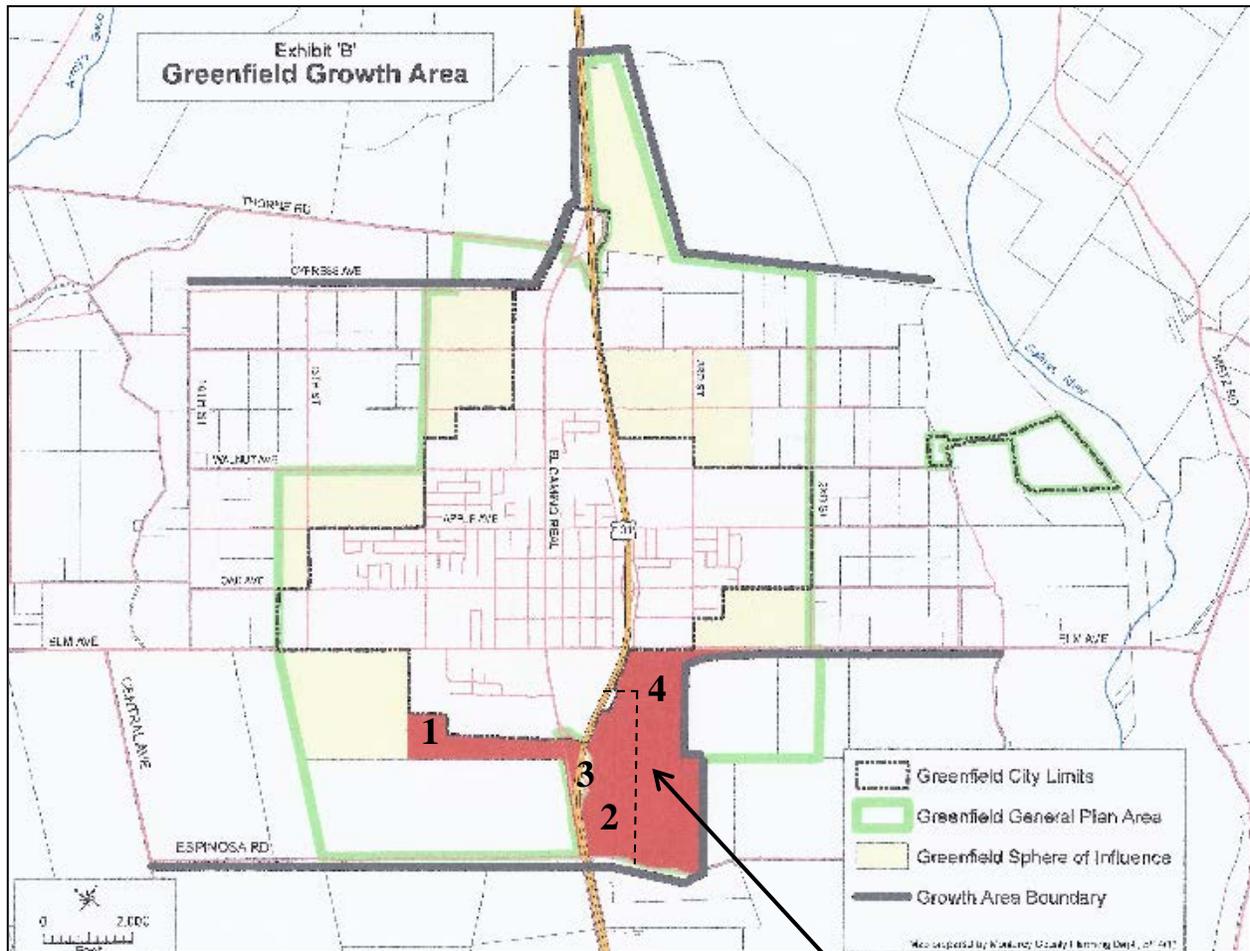
In 2005 the City of Greenfield adopted the *General Plan 2005-2025* to provide a fundamental blueprint for Greenfield's growth and development through the year 2025. The General Plan establishes the overall vision of the type of community Greenfield should become and the type of community its residents desire. The vision is to "retain aspects of [Greenfield's] rural community character...while providing greater opportunities for industrial and commercial development and new jobs for the community" (General Plan, p. 2-7). The General Plan set the southern boundary of the long term planning area along a line that ran along the southern property line of the high school and extended both westerly and easterly from that location.

After adoption of the General Plan, the City approved a South End Sphere of Influence project and certified its accompanying Environmental Impact Report and on August 18, 2006, filed a resolution of application to update the Sphere of Influence of the City of Greenfield with the Monterey County Local Agency Formation Commission (LAFCO). That application prompted a series of complex activities and negotiations among the City, LAFCO, and Monterey County regarding allowable growth areas, agricultural buffers, and mitigation measures for conversion of agricultural land. Advancement of the South End project was put on hold pending the outcome of those activities and negotiations.

In 2013, the extensive and protracted negotiations culminated in the Greenfield City Council, the Monterey County Board of Supervisors, and the Local Agency Formation Commission of Monterey County adopting the *Greater Greenfield Area Memorandum of Agreement*. That agreement made a number of land use modifications to the City's General Plan and resulted in a definitive agreement whereby future annexation to support economic development could

proceed. The below image identifies the ultimate Greenfield growth area that is authorized in the 2013 Memorandum of Agreement.

With approval of the Memorandum of Agreement, efforts by the landowners within the South End project area re-commenced to annex that area into the City of Greenfield. The South End project area is highlighted in red on the following map.



South End Annexation Area

The General Plan designates the area west of U.S. Highway 101 (location "1") as Low Density Residential, the frontage area along the east side of U.S. Highway 101 (location "2") as Highway Commercial, the area within the intersection of El Camino Real, U.S. Highway 101, and the associated on/off ramps (location "3") as Public Quasi Public, and the remainder (location "4") as Heavy Industrial.

The South End project area is comprised of four parcels under the ownership of three separate entities: Scheid Vineyards, the Franscioni family (TMV Lands), and the L.A. Hearne company.

At this time the landowners are proceeding with the assistance of Coats Consulting to develop a formal application to LAFCO for annexation of this area into the City of Greenfield. Technically, the City will be the lead agency for this application, with the landowners assuming responsibility for preparing the requirement application, supporting documentation, and bearing the cost of those activities.

The annexation process can be broken-down into three distinct steps. It is hoped that the annexation process could be completed in approximately nine months. The basic steps and components of each are summarized as follows.

Step 1 – Pre-Application

1. Review with LAFCO of relevant issues, policies, laws, processes, agency coordination
2. City-County consultation including review of 2013 Memorandum of Agreement
3. Property tax transfer agreement between the City and County
4. City preparation of application package that includes:
 - a. Initiating resolution from City Council
 - b. Completed LAFCO application, map, and legal description
 - c. Adopted City ordinance pre-zoning the site
 - d. CEQA clearance

Step 2 – Application Hearing

1. Application review and comment by LAFCO and affected agencies
2. LAFCO public hearing

Step 3 – Post-Hearing

1. 30-day reconsideration period
2. “Pre-clearance review under the Voting Rights Act (by U.S. Department of Justice)
3. Satisfaction of any conditions imposed by LAFCO

At this time the landowners of the South End project area have requested the City of Greenfield express its support for the proposed annexation to enable the involved landowners to proceed with preparing a formal annexation proposal for submittal to LAFCO. A copy of that request is included as Attachment A to this memorandum. That document describes in further detail each of the parcels included in the South End project area, identifies the owner of each, identifies proposed land use and development characteristics of each parcel, describes a two-phase development approach, sets forth the project objectives as required under CEQA, and identifies the required actions, entitlements, and approvals that will be necessary for the annexation of the South End project area into the City of Greenfield.

The preliminary information included in Attachment A indicates the proposed land use patterns and potential development projects are consistent with the land use designations of the General Plan and those put forth in the . The proposed annexation is consistent with the vision and goals of the General Plan. This is the type of development that was first put forth in the 2006 South

End Sphere of Influence project proposal that was approved by the City Council. This annexation and development proposal was the type of development envisioned in the 2013 Memorandum of Agreement adopted by the City of Greenfield, Monterey County, and LAFCO.

As the annexation process moves forward, there will be a number of key decisions that must be evaluated and approved by both the Planning Commission and the City Council. Additionally, agreements between and among the City, Monterey County, LAFCO, and the South End project landowners will be required. As those agreements evolve, additional reviews and approvals, and other processing steps may be required in addition to those initially anticipated. The overall annexation process will be fluid and most likely subject to a number of twists and turns.

To support this annexation request, the City will be required to take a number of actions. At this time, it is anticipated the following actions, at a minimum, will be required:

1. Development of property tax transfer agreement with Monterey County
2. Sphere of Influence agreement with Monterey County
3. Adoption of a resolution initiating the annexation process
4. Adoption of a pre-zoning ordinance for the project area
5. Approval of residential subdivision and parcel maps
6. Public hearings on annexation, pre-zoning, development agreements, subdivision and parcel maps, and design review
7. Planning Commission review and approval of pre-zoning, subdivision and parcel maps, development agreements, annexation, sphere of influence change, and design review
8. City Council review and approval of initiating resolution, property tax transfer agreement, sphere of influence agreement, pre-zoning ordinance, subdivision maps, development agreements, and annexation agreement

BUDGET AND FINANCIAL IMPACT

The South End project area annexation proceedings will not require any direct funding from the City. Any direct costs will be the responsibility of the landowners proposing annexation of the South End project area. There will be, however, indirect costs to the City in the form of staff time expended on the various activities, analyses, document review and preparation, legal review and consultation, and other staff support services.

REVIEWED AND RECOMMENDED

As indicated earlier, in 2013 the City Council, Monterey County, and LAFCO have devoted extensive resources and time finalizing changes in the City's sphere of influence. As discussed at that time, and now before the City Council, is the next phase in this effort to expand the economic base of the City and create new economic opportunities in the form of new industry, businesses, and jobs. The annexation and *development* of the South End project area provides the City with unique opportunities that were not effectively *capitalized* on in other *proposed or potential* development along U.S. Highway 101. The preliminary annexation proposal being put forth for the South End project area is generally the same as the concept approved by the City Council in 2006 and affirmed in 2013. The first step in initiating that process is for the City

Council to adopt the attached resolution supporting the annexation request. With that support, the landowners of the South End project area will proceed with preparing a formal annexation application. When completed by the landowners, that application will be brought to the City Council for its approval and for Council adoption of an initiating resolution that will begin the formal annexation process with LAFCO.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION 2014-16 SUPPORTING THE PREPARATION OF A FORMAL ANNEXATION APPLICATION TO COMMENCE ANNEXATION PROCEEDINGS FOR THE AREA KNOWN AS THE SOUTH END PROJECT AREA AND AUTHORIZING THE CITY MANAGER TO TAKE APPROPRIATE ACTION ON BEHALF OF THE CITY OF GREENFIELD IN SUPPORT OF THOSE ANNEXATION ACTIVITIES.

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION NO. 2014-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD IN
SUPPORT OF INITIATING PROCEEDINGS FOR ANNEXATION OF THE AREA
KNOWN AS THE SOUTH END PROJECT AREA**

WHEREAS, the City of Greenfield desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the proposed South End Annexation; and

WHEREAS, the specific changes of organization requested consist of an annexation to the City of Greenfield; and

WHEREAS, the City of Greenfield, the County of Monterey, and the Local Agency Formation Commission of Monterey County have adopted the *Greater Greenfield Area Memorandum of Agreement* setting forth a number of land use modifications to the City's general plan and establishing the limits of the City of Greenfield sphere of influence; and

WHEREAS, the proposed South End Annexation is consistent with the *Greater Greenfield Area Memorandum of Agreement* and the sphere of influence of the City of Greenfield; and

WHEREAS, the landowners of the affected area have requested the City of Greenfield support their efforts to have the South End project area annexed into the City of Greenfield; and

WHEREAS, the annexation of the South End project area and the development of that area in the manner presently envisioned will result in a number of very significant benefits to the City of Greenfield, including the following:

1. The proposed annexation and highway commercial development will contribute to the enhancement of the southern gateway entrance into the City of Greenfield by providing a transition between the surrounding fields and vineyards and the City.
2. The proposed annexation will establish an industrial based job market in the southern portion of the City.
3. The proposed single-family residential neighborhood will create a buffer between the existing schools in the southern portion of the City from agricultural uses, and develop market-rate "move up" housing to encourage families to stay in Greenfield.
4. The development of new highway commercial and heavy industrial businesses and industries will improve the jobs/housing balance and create more jobs in a greater variety of employment opportunities for local residents.

5. The proposed highway commercial and heavy industrial development will generate significant additional revenues to the City that will enable the City to expand and develop new programs and services that it is not currently able to provide that will promote the public health, safety, welfare, and create a more vibrant and livable community.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield has considered the proposed South End annexation and supports the efforts of the involved landowners to prepare a formal annexation application in the manner provided for by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code; and

IT IS HEREBY FURTHER RESOLVED, that the City Manager is authorized to take appropriate action on behalf of the City of Greenfield in support of those annexation activities.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the 8th day of April, 2014, by the following vote:

AYES, and all in favor, thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

April 5, 2014

Ms. Susan Stanton
City Manager
City of Greenfield
45 El Camino Real
Greenfield, CA 93927

Subject: Annexation Request for the "South End" Annexation"

Good Afternoon Ms. Stanton;

As the representative for Scheid Vineyards and TMV Lands (Franscioni), I respectfully request the City of Greenfield authorize the initiation of the annexation of the properties shown on the attached exhibit, and more commonly known as the "South End Annexation". The properties which will be involved in the annexation are:

- Scheid: 221-011-068, 221-011-070 & 221-011-071
- TMV Lands (Franscioni): 221-011-017
- L.A. Hearne: 221-011-018
- N H 3 Service Co.: 221-011-041
- Cuervo: 221-011-045

We had previously submitted signature for the annexation, minus N H 3 Services Co. & Cuervo, who were being included at the request of the City. Please let me know if we will need to have new signatures.

Please let me know if there is any further information you will need to process our request. We will be happy to assist in any way.

Respectfully Submitted;

Geary Coats

Geary Coats
Coats Consulting

cc: Mr. Scott Scheid
Mr. Kurt Gollnick
Ms. Kathy Franscioni

SOUTH END ANNEXATION

APN 221-011-017 – “Franscioni Parcel”. This 171-acre parcel is currently part of the City’s SOI boundaries. The underlying land uses would be changed from Agriculture (Monterey County) to Highway Commercial and Heavy Industrial. The eastern portion of this parcel also contains an agriculture easement of approximately 50 acres. This agricultural easement is the result of a Williamson Act exchange agreement that is being prepared as part of this project. This 50-acre area would remain in agriculture. As such, 121 acres are considered “developable” for planning and descriptive purposes.

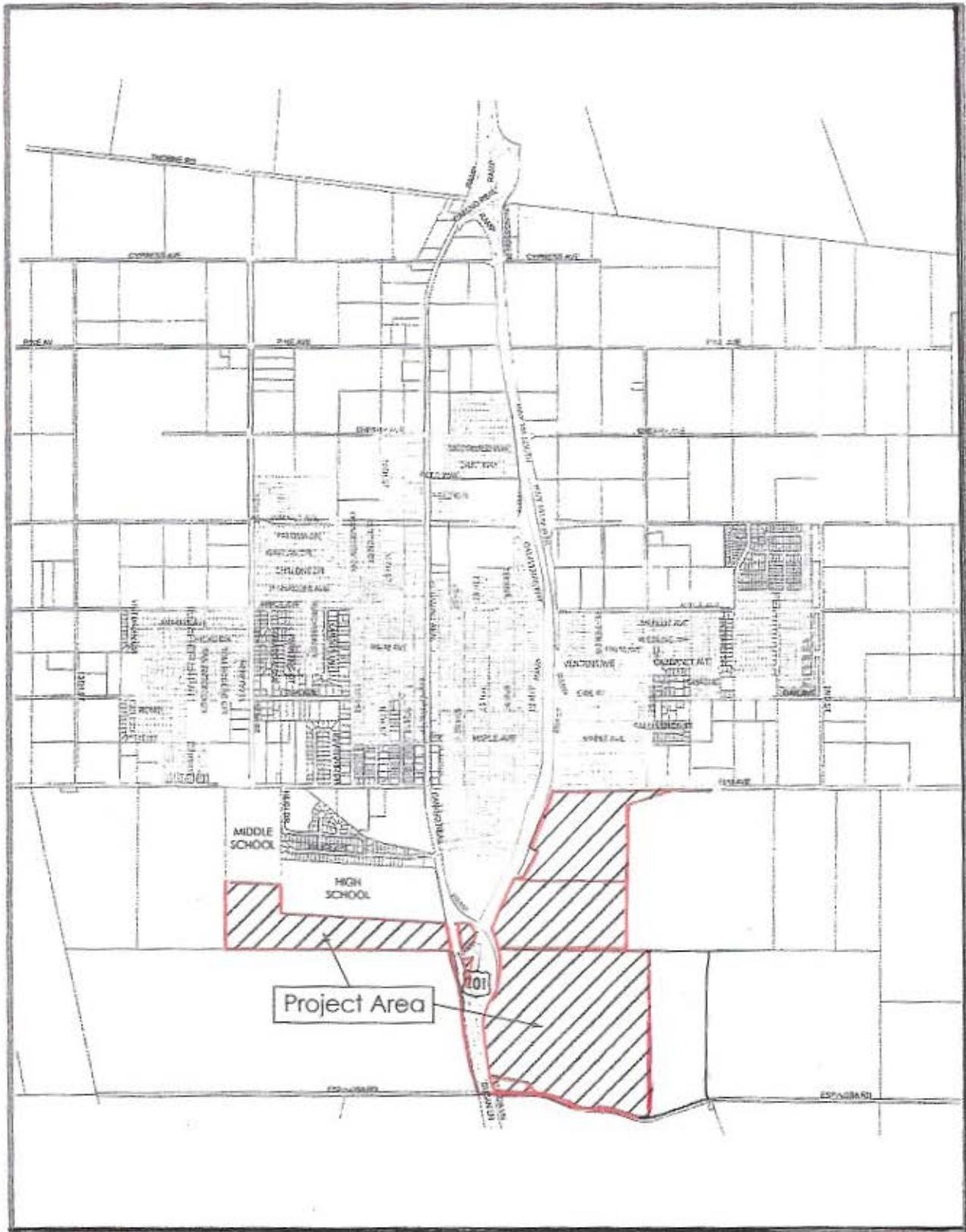
APN 221-001-071 – “Scheid East” Parcel. This 46-acre parcel north of Franscioni is currently within the City’s General Plan boundaries, and is designated as Highway Commercial / Heavy Industrial.

APN 221-001-018 – “L.A. Hearne” Parcel. This three-acre parcel at Highway 101 and Espinosa Road is currently used for agricultural equipment storage. This parcel has been included in the project boundaries primarily to create a more uniform Annexation boundary and to allow better planning opportunities at the intersection of primary roadways.

APN 221-001-068 – “Scheid West” Parcel. This 47-acre “L” shaped parcel west of the highway requires a General Plan amendment to bring the property from Agriculture (County) to Low Density Residential (City).

All parcels are be part of the City of Greenfield’s approved Sphere of Influence. The applicants are requesting annexation of the four parcels into the City of Greenfield.

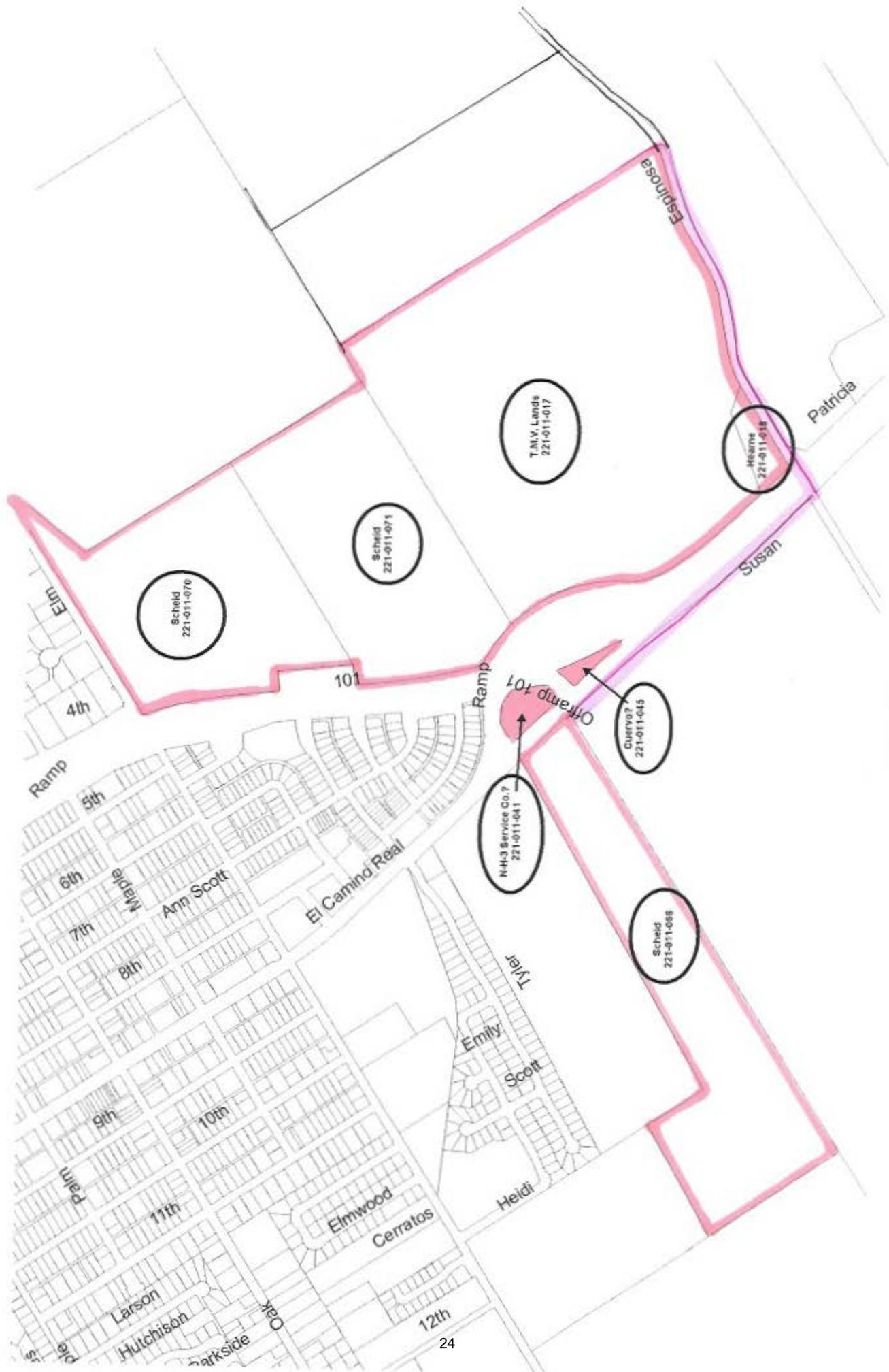
Parcels are illustrated in following Figure.



NOT TO SCALE

SOUTH END ANNEXATION PROJECT VICINITY

SOUTH END ANNEXATION



CURRENT OWNERSHIP AND PARCELIZATION

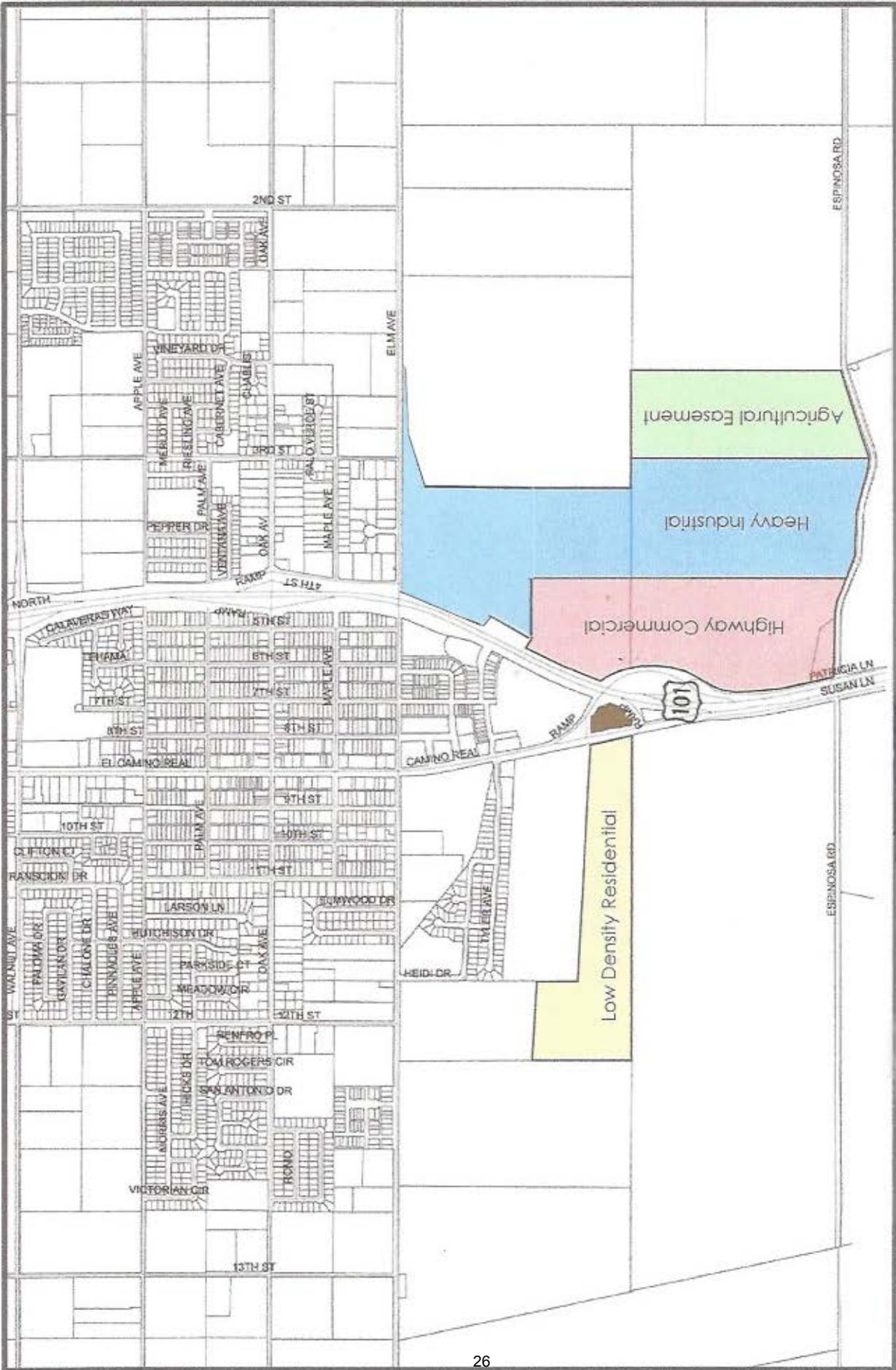
The South End project site is comprised of four parcels under the ownership of three separate entities. The property owners include Scheid Vineyards, the Francioni family (TMV Lands) and the L.A. Hearne Company. TMV Lands has real interest in 171 acres (APN 221-011-017) located north of Espinosa Road on the east side of Highway 101. Scheid Vineyards has real interest in 93 acres (APN 221-011-071, and 221-011-068) located east and west of the highway. LA Hearne Company owns APN 221-011-018 which consists of approximately three acres, located at the southwest corner of US Highway 101 and Espinosa Road. Table 2-1 summarizes the ownership, size, current uses, and proposed future use of each parcel.

**TABLE 2-1
CURRENT AND FUTURE USES BY PARCEL OWNERSHIP**

APN	Owner	Size (acres)	Current Use	Proposed Future Use
221-011-017	Ray Francioni (TMV Lands)	171	Farming/ Agriculture	Highway Commercial, Heavy Industrial and Agricultural Easement
221-011-071	Scheid Vineyards	46	Farming/ Agriculture	Highway Commercial and Heavy Industrial
221-011-068	Scheid Vineyards	47	Farming/ Agriculture	Low Density Residential
221-011-018	L.A. Hearne Company	3	Agriculture Equipment Storage	Highway Commercial

PLANNING REQUIREMENTS FOR EACH PARCEL

The South End project involves a series of land use actions and boundary changes that ultimately complies to the City of Greenfield's General Plan and approved Sphere of Influence boundaries. The project as described, represents the "whole of the action". However, because the four parcels comprising the project involve slightly different land use actions specific to each parcel, the disposition of each is further described in more detail.



PROPOSED LAND USES

SOUTH END ANNEXATION



NOT TO SCALE

PROJECT LAND USE AND DEVELOPMENT CHARACTERISTICS

The project site consists of approximately 267 acres of land south of the City of Greenfield incorporated limits. The application requests multiple entitlements pre-zoning of property, annexation, and a vesting tentative map. Specific development applications for specific uses and site planning on the east side of Hwy 101 may require additional environmental review by the City of Greenfield.

A summary of proposed land uses and acreage are shown in Table 2-2 below:

**TABLE 2-2
LAND USE SUMMARY AND DEVELOPMENT POTENTIAL**

Parcel	Total Acreage	Proposed Land Use	Development Potential
221-001-017 Franscioni	171	Highway Commercial (61 acres), including: -Truck Stop (25 acres) - Hotel/Motel (50 rooms) - Storage Facility (10 acres)	664,922 sf
		Heavy industrial (60 acres)	784,083 sf
		Agricultural Easement (50 acres)	None
221-001-068 Scheid West	47	Low Density Residential (47 acres)	129 du (maximum)
221-011-071 Scheid East	46	Highway Commercial (23 acres)	250,471 sf
		Heavy Industrial (23 acres)	300,565 sf
221-011-018 LA Hearne Company	3	Highway Commercial (3 acres)	32,670 sf
Totals	267	267	915,393 sf - Highway Commercial 1,084,648 sf - Heavy Industrial 129 du - Low Density Residential

Notes and Assumptions:

1. Development Potential is based on site coverage (25% for Highway Commercial; 30% for Heavy Industrial).
2. Specific Uses (truck stop, motel, storage facility) are conceptual at this time. Exact uses and locations are estimated for analysis purposes only.
3. The current request is for 129 single-family residential lots.

Proposed Land Uses

Highway Commercial Development

If approved and implemented, highway commercial use would be developed along the eastside of Highway 101 on approximately 87 acres. The highway commercial portion of the project would be developed on the western portion of the Francioni, Scheid East and L.A. Hearne parcels. At this time the applicants are considering a range of uses, including a travel center that would accommodate truck parking, restaurants and other visitor serving uses consistent with the City's Highway Commercial designation. No specific development plans have been proposed, the location of specific uses are not known, and the three-acre L.A. Hearne parcel will probably remain as an equipment storage facility in the near term. However, this EIR assumes buildout of all parcels at maximum allowable site coverage in order to provide a through and conservative analysis. Site coverage for highway commercial uses is assumed at 25 percent.

Heavy Industrial Development

The heavy industrial uses would be developed on the eastern portion of the Scheid East and Francioni parcels. Typical uses anticipated for development within the City's Heavy Industrial designation include processing of agricultural products, major wineries, agricultural support facilities, manufacturing, and similar. For analysis purposes, the EIR (and traffic study) assume site coverage of 30 percent.

Low Density Residential Development

Low Density Residential uses are proposed on the Scheid West parcel on the west side of Highway 101, along the southern boundary of Greenfield High School and Vista Verde School. This designation would allow single-family residential units at up to seven units per acre. Assuming full buildout of the 47-acre parcel at maximum density, the project could yield up to 329 dwelling units. A current vesting tentative map for 129 single-family homes is on file with the City of Greenfield.

Traffic and Circulation Improvements

Primary access to the project area would be from Highway 101. East of the highway access to the project site would be made available via Espinosa Road. The proposed circulation system for the project would include the extension of Third Street through the project area to Espinosa Road (consistent with the Circulation Element), and it is assumed that Espinosa Road would be improved along the southern boundary of the project area. West of the highway access to the project site would be via El Camino Real / Patricia Lane. Intersection improvements at the south end of the City would also be required, and internal streets for all development areas would also be provided. Parking for employees and customers of the commercial and industrial facilities would be required onsite. All circulation plans for the proposed project would be defined as part of subsequent development proposals, and will be subject to review and approval by the City of Greenfield.

Public Services and Infrastructure

Public Service and utilities, including water, wastewater services, gas, electricity, police and fire protection, etc., would be extended from the City to the project site as part of the proposed project.

Gateway Overlay

Commercial and visitor serving areas that are located at the northern and southern entrances to the community serve as "gateways" to Greenfield. These areas should be aesthetically attractive since they provide an influential visual statement regarding the character of the community. Such areas should be designed to provide visual amenities that are not required for uses designed to serve more local needs. The purpose of the gateway overlay is to require the provision of attractive signage, additional landscaping, and greater attention to building design. The gateway overlay is intended to accomplish these purposes.

PROJECT PHASING

The proposed project has been analyzed for potential development in two primary phases. The purpose of the phasing concept is to determine the thresholds for key traffic and infrastructure improvements, rather than to establish a development sequence. The project applicants have also indicated that future development phasing may be broken down further based upon market demand and uses proposed. The phasing concept does not preclude or constrain the timing of the development of any of the subject parcels.

PHASE I "INTERIM" DEVELOPMENT

Phase I of the proposed project involves the development of up to a maximum of 129 single family residential units on the western side of the project and would also include the development of the entire Highway Commercial area on the east side of the project. Although the uses for the highway commercial portion of Phase I have not been confirmed, the project applicant has conceptually proposed travel-oriented uses including a truck stop and multiple pads suited for commercial/freeway oriented service providers (fast food, restaurant, service station and hotel/motel). Phase I also assumes development of approximately 10 acres of "mini storage," or general industrial warehouse storage.

PHASE II - "BUILDOUT"

Phase II involves the balance (approximately 83 acres) of the heavy industrial land uses on the east side of Highway 101. At this time the project applicants have not determined what type of industrial uses would be included within Phase II. For analysis purposes, the EIR assumes maximum site coverage of heavy industrial use.

It is assumed that the proposed project site area would be fully developed within approximately 10-20 years. As stated previously, the purpose of the phasing was to identify the need for key infrastructure improvements, and does not necessarily dictate the development sequence of the parcels.

PROJECT OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the project shall be discussed. The following description of the project objectives is based on information provided by the project applicant and the City of Greenfield.

The principal objectives of the South End annexation and development project are as follows:

1. Annexation and pre-zoning of approximately 267 acres, and extension of necessary services in accordance with LAFCO policy;
2. To establish the land use, environmental and processing framework for the planned development of residential uses, highway commercial uses and heavy industrial uses;
3. Contribute to the enhancement of the southern gateway entrance into the City of Greenfield. Enhance the character of the southern portion of the City by providing a transition between the surrounding fields and vineyards and the City.
4. Establish an industrial based job market in the southern portion of the City, an identified desire of the City.
5. To create a single-family residential neighborhood that would buffer the existing schools in the southern portion of the City from agricultural uses.
6. Create a well-designed, functional revenue generating highway commercial travel center. The travel center would accommodate truck parking, restaurants, and highway commercial type of uses.

REQUESTED ACTIONS, ENTITLEMENTS AND REQUIRED APPROVALS

This EIR provides the environmental information, analysis and primary CEQA documentation necessary for the City and LAFCO to adequately consider the environmental effects of the project.

The City of Greenfield, as lead agency, will consider the project at the local level. The primary approvals sought at the local level include the SOI Amendment, zone change, annexation into the City. LAFCO, with approval authority for the SOI amendment and annexation, is a responsible agency and would take action after the City on those items.

Future approvals within the project area, following annexation and pre-zoning, may require additional site planning and related permits, additional CEQA compliance, and other processing steps as necessary. Those steps may include, but are not limited to, the following:

- Pre-zone Change;

-
- Residential Subdivision Maps;
 - Parcel Maps;
 - Site Development Plans;
 - Circulation Plans;
 - All Final Improvement Plans;
 - Utility Plans;
 - Construction Phasing and Duration;
 - Architectural and Site Plan Review;
 - Landscaping and Lighting Plans;
 - Development Agreements;
 - Caltrans approvals and permits for encroachment and improvements relative to Highway 101;
 - Grading and Building Permits; and/or
 - Other related subsequent actions to further project implementation.



City Council Memorandum

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

MEMORANDUM: April 4, 2014

AGENDA DATE: April 8, 2014

FROM: Michael A. Steinmann
Sustainability Resources Director

TOPIC: **CODE ENFORCEMENT ACTIVITIES – STATUS UPDATE**

BACKGROUND

The City of Greenfield's FY 2014-2015 budget included a new position for a Code Enforcement Officer. David Carrera was hired for that position and began work in early December. It has now been four months since the City's code enforcement program has been operating on a full-time basis and with a full-time and dedicated code enforcement officer.

Since the code enforcement program has been reactivated on a full-time basis, it is appropriate to update the City Council on the activities that have taken place over the past four months, review with the Council code enforcement procedures, inform the council of the progress that has been made over the past four months and current enforcement activities, and receive feedback from the Council on code enforcement priorities and areas of greatest need. A similar presentation was made to the Code Enforcement Board last week. Since all Board members were not able to attend, another presentation to the full Board will be made at a later date.

The City's new code enforcement program has been very active since it began in earnest only four months ago. In most instances, property owners have been cooperative in correcting the violations the Code Enforcement officer discussed with them. Although no cases have yet been brought to the Code Enforcement Board for their involvement and action, there are a number of active cases in which it is anticipated that official Code Enforcement Board involvement will be required in the very near future. As the City's code enforcement program continues to mature, it is anticipated that official Code Enforcement Board action and hearings on cases will become a regular occurrence.

David Carrera, the City's Code Enforcement Officer, has prepared a PowerPoint presentation to outline for the Council the process and procedures involved in code enforcement activities, to summarize code enforcement activities over the past four months, and to present a series of

photographs that highlight numerous before and after conditions encountered by Mr. Carrera in his code enforcement activities.

REQUIRED ACTION

This agenda item and presentation is for informational purposes only. No formal action by the City Council is required. However, feedback and input from the Council on code enforcement activities, goals, and priorities is welcome. Through active participation of the Council, we can together strengthen the City's code enforcement program and have a significant impact on the appearance, quality of life, and health and safety of our community. Effective code enforcement is a community program and one that requires the full support of the City Council.