

City of Greenfield

599 El Camino Real
Greenfield, CA 93927

City Council Meeting Agenda December 8, 2015 6:00 P.M.

Mayor John Huerta, Jr.

Mayor Pro-Tem, Raul Rodriguez

Councilmembers

Lance Walker

Avelina Torres

Leah Santibanez

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.

A. CALL TO ORDER

B. ROLL CALL – CITY COUNCIL

Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmembers Walker, Torres and Santibanez

C. INVOCATION BY PASTOR RAMIRO LUGO

D. PLEDGE OF ALLEGIANCE

**City Council Meeting Agenda
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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. 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.

G-1. APPROVE City of Greenfield Warrants #297749 through #297869 and Bank Drafts #1489 through #1530 in the amount of \$512,566.04 – **Page 1**

G-2. APPROVE Minutes of the November 10, 2015 City Council Meeting – **Page 21**

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

H-1. CERTIFICATES OF ACHIEVEMENT to the Greenfield High School Boys & Girls Cross Country Teams

I. SUCCESSOR AGENCY BUSINESS

I-1. ADOPT A Resolution of the Board of the Successor Agency to the Former Redevelopment Agency of the City of Greenfield Approving a Preliminary Official Statement and Authorizing the Execution of a Bond Purchase – **Page 27**

- a.** Staff Report
- b.** Public Comments
- c.** Successor Agency - Comments / Review / Action

Staff Recommended Action – Approval of Resolution
SA #2015-04

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J. PUBLIC HEARINGS

- J-1. PUBLIC HEARING**- Second Reading and Adoption of an Ordinance of the City Council of the City of Greenfield Adding Chapter 15.28 to the City of Greenfield Municipal Code Establishing an Expedited Permitting Procedure for Small Residential Rooftop Solar Systems – **Page 33**
- a. Staff Report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. City Council Comments / Review
- Staff Recommended Action – Adoption of Ordinance #511**
- J-2. ADOPT**- A Resolution of the City Council of the City of Greenfield Canvassing and Declaring the Result of the Municipal Election Held in the City of Greenfield on November 3, 2015 – **Page 39**
- a. Staff Report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. City Council Comments / Review
- Staff Recommended Action – Approval of Resolution #2015-74**
- J-3. PUBLIC HEARING**- Introduction and First Reading an Ordinance of the City Council of the City of Greenfield Extending the 1% Transaction and Use Tax (Measure V) for General Purposes to Continue to be Administered by the State Board of Equalization – **Page 45**
- a. Staff Report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. City Council Comments / Review
- Staff Recommended Action – Introduce and Read by Title Only**
- J-4. PUBLIC HEARING**- Introduction and First Reading an Ordinance of the City Council of the City of Greenfield Imposing a Transaction and Use Tax (Measure W) to be Administered by the State Board of Equalization – **Page 49**
- a. Staff Report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. City Council Comments / Review
- Staff Recommended Action – Introduce and Read by Title Only**

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- J-5. PUBLIC HEARING- ADOPT**- A Resolution of the City Council of the City of Greenfield Adopting an Amendment to the City of Greenfield General Plan to Designate Certain Real Property Along the Northside of Walnut avenue Immediately to the West of the Existing Highway-Commercial Land Use Designation from Professional Office to Highway-Commercial and **Introduction and First Reading** an Ordinance of the City Council of the City of Greenfield Amending the Greenfield Municipal Code, Section 17.24.010, Land Use Map, to Redesignate Certain Real Property Along the Northside of Walnut Avenue Immediately to the West of the Existing Highway-Commercial Land Use District from Professional Office to Highway-Commercial with Regional Commercial Center Overlay – **Page 57**
- a. Staff Report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. City Council Comments / Review
- Staff Recommended Action** – Approval of Resolution #2015-75 / Introduce and Read by Title Only
- K. CITY COUNCIL BUSINESS**
- K-1. INTRODUCTION AND FIRST READING** an Ordinance of the City Council of the City of Greenfield Adding Chapter 5.28 to the City of Greenfield Municipal Code Establishing a Medical Marijuana Regulatory Permit Process – **Page 71**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action** – Introduce and Read by Title Only
- K-2. CONSIDERATION** of Planning Commission Re-Appointment of Diane Brueggeman – **Page 107**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action** – Appointment to Planning Commission
- K-3. WORKSHOP** – General Plan Housing Element – **Page 109**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action** – Receive Public Comment

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- K-4. ADOPT**- A Resolution of the City Council of the City of Greenfield, California, Consenting to the Inclusion of Properties Within the City's Jurisdiction in the California HERO Program to Finance Distributed Generation Renewable Energy Sources, Energy and Water Efficiency Improvements and Electric Vehicle Charging Infrastructure and Approving the Amendment to a Certain Joint Powers Agreement Related Thereto – **Page 222**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review
- Staff Recommended Action – Approval of Resolution #2015-76**

- K-5. ADOPT** A Resolution of the City Council of the City of Greenfield Establishing the Time and Place for Regular City Council Meetings as 6:00 p.m. on the Second and Fourth Tuesday of Each Month 8 – **Page 234**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2015-77**

L. ADJOURN TO CLOSED SESSION

L-1. CONFERENCE WITH LEGAL COUNSEL – Update on potential litigation, and scheduling of termination period

L-2. CONFERENCE WITH LABOR NEGOTIATORS

Agency Designated Representative: City Manager

Employee Organization: Service Employees International Union, Local 521

**L-3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY MANAGER**

M. RECONVENE TO OPEN SESSION

N. CITY COUNCIL BUSINESS – CONTINUED

- N-1. ADOPT** A Resolution of the City Council of the City of Greenfield Approving the Amended Memorandum of Understanding Dated July 1, 2015 Between the City of Greenfield and the Service Employees' International Union – Local 521, CTW/CLC for the Period of July 1, 2015 – June 30, 2018 – **Page 236**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2015-78**

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- N-2. APPROVE** Report from the City Manager Evaluation Sub-Committee
 - a. Report
 - b. Public Comments
 - c. City Council Comments / Review / Action**Recommended Action – Approve Report**

O. 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
- j. Recreation and Special Events Committee
- k. Parks Committee

P. COMMENTS FROM CITY COUNCIL

Q. CITY MANAGER REPORT

R. ADJOURNMENT

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



Greenfield, CA

Check Report

By Check Number

Date Range: 11/06/2015 - 12/03/2015

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
04042	ENGRACIO BALLENTI	11/12/2015	Regular	0.00	24.00	297749
03938	ACCONTEMPS	11/17/2015	Regular	0.00	801.54	297750
00180	ALL SAFE INTEGRATED SYSTEMS	11/17/2015	Regular	0.00	558.00	297751
00117	ALLIANT INSURANCE SERVICES	11/17/2015	Regular	0.00	229.00	297752
00130	AT&T	11/17/2015	Regular	0.00	475.28	297753
00291	BACKFLOW DISTRIBUTORS, INC.	11/17/2015	Regular	0.00	731.41	297754
00201	BEN-E-LECT	11/17/2015	Regular	0.00	50.00	297755
04039	BORJON AUTO CENTER - PASO ROBLES	11/17/2015	Regular	0.00	73.55	297756
00329	CARROT-TOP INDUSTRIES	11/17/2015	Regular	0.00	1,006.15	297757
03903	CENTRAL COAST SIGN FACTORY	11/17/2015	Regular	0.00	710.59	297758
00305	CHEVRON, U.S.A.	11/17/2015	Regular	0.00	151.06	297759
03016	CITY NATIONAL BANK	11/17/2015	Regular	0.00	16,802.09	297760
00752	CITY OF GREENFIELD	11/17/2015	Regular	0.00	12,263.62	297761
	Void	11/17/2015	Regular	0.00	0.00	297762
03052	COBRA GUARD, INC.	11/17/2015	Regular	0.00	41.95	297763
03950	CSC of King City	11/17/2015	Regular	0.00	10.61	297764
00348	CSG CONSULTANTS, INC.	11/17/2015	Regular	0.00	95.00	297765
00487	DIRECT TV	11/17/2015	Regular	0.00	45.14	297766
03985	EDGES ELECTRICAL GROUP	11/17/2015	Regular	0.00	41.09	297767
00554	EMC PLANNING GROUP, INC.	11/17/2015	Regular	0.00	22,484.71	297768
00651	FASTENAL COMPANY	11/17/2015	Regular	0.00	8.46	297769
00610	FEDERAL EXPRESS	11/17/2015	Regular	0.00	36.92	297770
00321	FRANCISCO CEJA	11/17/2015	Regular	0.00	150.00	297771
00734	GOODYEAR TIRE & RUBBER CO.	11/17/2015	Regular	0.00	143.45	297772
00725	GREEN RUBBER-KENNEDY AG	11/17/2015	Regular	0.00	444.10	297773
03843	GREENFIELD MEMORIAL DISTRICT	11/17/2015	Regular	0.00	350.00	297774
00721	GREENFIELD TRUE VALUE	11/17/2015	Regular	0.00	453.87	297775
03998	GREGORY ALLEN	11/17/2015	Regular	0.00	5,180.00	297776
00809	HDL COREN & CONE	11/17/2015	Regular	0.00	1,800.00	297777
00820	HOME DEPOT CREDIT SERVICES	11/17/2015	Regular	0.00	489.20	297778
00803	HYDRO TURF, INC.	11/17/2015	Regular	0.00	284.84	297779
01454	INTERWEST CONSULTING GROUP, INC.	11/17/2015	Regular	0.00	1,762.50	297780
00931	IZZY'S AUTO REPAIR	11/17/2015	Regular	0.00	91.00	297781
04040	JESUS SALAS	11/17/2015	Regular	0.00	406.94	297782
01231	LAW ENFORCEMENT PSYCHOLOGICAL SERVICES, I	11/17/2015	Regular	0.00	1,125.00	297783
03746	MICHAEL K. NUNLEY & ASSOCIATES	11/17/2015	Regular	0.00	130.00	297784
01850	MICHAEL RICE	11/17/2015	Regular	0.00	200.00	297785
13015	MNS ENGINEERS, INC.	11/17/2015	Regular	0.00	26,650.00	297786
01315	MO CO DISTRICT ATTORNEY	11/17/2015	Regular	0.00	1,019.04	297787
13004	MONTEREY BAY ANALYTICAL SERVIC	11/17/2015	Regular	0.00	8,980.00	297788
01348	MONTEREY COUNTY INFORMATION TECHNOLOG	11/17/2015	Regular	0.00	545.75	297789
01344	MONTEREY COUNTY HEALTH	11/17/2015	Regular	0.00	2,000.00	297790
04041	NONA MEDINA	11/17/2015	Regular	0.00	150.00	297791
01506	OFFICE DEPOT	11/17/2015	Regular	0.00	1,224.30	297792
01532	O'REILLY AUTO PARTS	11/17/2015	Regular	0.00	37.13	297793
01601	PACIFIC GAS & ELECTRIC	11/17/2015	Regular	0.00	6,829.34	297794
01629	PARTS & SERVICE CENTER	11/17/2015	Regular	0.00	129.72	297795
03988	PET SPECIALISTS OF MONTEREY	11/17/2015	Regular	0.00	70.00	297796
01630	PINNACLE HEALTHCARE	11/17/2015	Regular	0.00	462.00	297797
03958	PMC	11/17/2015	Regular	0.00	4,062.50	297798
01677	PRAXAIR DISTRIBUTION, INC.	11/17/2015	Regular	0.00	88.29	297799
04006	RANEY PLANNING AND MANAGEMENT, INC.	11/17/2015	Regular	0.00	7,664.20	297800
01908	SALINAS VALLEY PRO SQUAD	11/17/2015	Regular	0.00	1,173.27	297801
01999	SALINAS VALLEY SOLID WASTE AUTHORITY	11/17/2015	Regular	0.00	48,678.95	297802

Check Report

Date Range: 11/06/2015 - 12/03/2015

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01933	SMITH & ENRIGHT LANDSCAPING	11/17/2015	Regular	0.00	14,279.53	297803
04036	SSA LANDSCAPING ARCHITECTS, INC.	11/17/2015	Regular	0.00	6,463.00	297804
01998	STANDARD INSURANCE COM	11/17/2015	Regular	0.00	1,004.95	297805
03920	STERICYCLE, INC.	11/17/2015	Regular	0.00	282.49	297806
01944	SWRCB	11/17/2015	Regular	0.00	5,955.64	297807
03919	TELEPACIFIC COMMUNICATIONS	11/17/2015	Regular	0.00	942.70	297808
02051	TESCO CONTROLS, INC.	11/17/2015	Regular	0.00	464.25	297809
03895	TONY ACOSTA	11/17/2015	Regular	0.00	135.00	297810
02037	TRI-CITIES DISPOSAL	11/17/2015	Regular	0.00	76,615.98	297811
00634	TYLER TECHNOLOGIES	11/17/2015	Regular	0.00	868.80	297812
02201	VEGETABLE GROWERS SUPPLY	11/17/2015	Regular	0.00	41.62	297813
02338	WESTAMERICA BANK	11/17/2015	Regular	0.00	100,431.00	297814
00713	G P O A	11/19/2015	Regular	0.00	600.00	297815
00795	GREENFIELD POLICE SUPERVISORS	11/19/2015	Regular	0.00	150.00	297816
01911	SEIU 521	11/19/2015	Regular	0.00	310.68	297817
00614	STATE OF CALIFORNIA FRANSCHISE TAX BOARD	11/19/2015	Regular	0.00	202.39	297818
04045	GREGORY SMITH	11/25/2015	Regular	0.00	150.00	297863
04046	JOSEPH DYELS	11/25/2015	Regular	0.00	150.00	297864
01944	SWRCB	11/25/2015	Regular	0.00	7,263.00	297865
01340	MONTEREY COUNTY TAX COLLECTOR	11/30/2015	Regular	0.00	29,938.20	297866
	Void	11/30/2015	Regular	0.00	0.00	297867
	Void	11/30/2015	Regular	0.00	0.00	297868
	Void	11/30/2015	Regular	0.00	0.00	297869
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	120.34	DFT0001489
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	400.00	DFT0001490
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	500.00	DFT0001491
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	800.00	DFT0001492
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	150.00	DFT0001493
01916	STATE STREET BANK & TRUST CO.	11/06/2015	Bank Draft	0.00	425.00	DFT0001494
00431	DEPT OF CHILD SUPPORT SERVICES	11/06/2015	Bank Draft	0.00	1,377.68	DFT0001495
00384	STATE OF CALIFORNIA EDD	11/06/2015	Bank Draft	0.00	860.64	DFT0001496
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	3,108.80	DFT0001497
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	12,612.46	DFT0001498
00384	STATE OF CALIFORNIA EDD	11/06/2015	Bank Draft	0.00	4,106.55	DFT0001499
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	12,799.58	DFT0001500
00384	STATE OF CALIFORNIA EDD	11/06/2015	Bank Draft	0.00	129.84	DFT0001501
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	418.36	DFT0001502
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	1,788.88	DFT0001503
00384	STATE OF CALIFORNIA EDD	11/06/2015	Bank Draft	0.00	1,192.51	DFT0001504
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	3,253.48	DFT0001505
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	362.50	DFT0001506
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	1,550.00	DFT0001507
00384	STATE OF CALIFORNIA EDD	11/06/2015	Bank Draft	0.00	995.43	DFT0001508
03103	Internal Revenue Service	11/06/2015	Bank Draft	0.00	2,617.73	DFT0001509
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	120.34	DFT0001512
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	400.00	DFT0001513
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	300.00	DFT0001514
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	550.00	DFT0001515
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	100.00	DFT0001516
01916	STATE STREET BANK & TRUST CO.	11/20/2015	Bank Draft	0.00	425.00	DFT0001517
00431	DEPT OF CHILD SUPPORT SERVICES	11/20/2015	Bank Draft	0.00	1,377.68	DFT0001518
00384	STATE OF CALIFORNIA EDD	11/20/2015	Bank Draft	0.00	794.36	DFT0001519
03103	Internal Revenue Service	11/20/2015	Bank Draft	0.00	2,926.54	DFT0001520
03103	Internal Revenue Service	11/20/2015	Bank Draft	0.00	11,399.36	DFT0001521
00384	STATE OF CALIFORNIA EDD	11/20/2015	Bank Draft	0.00	3,565.64	DFT0001522
03103	Internal Revenue Service	11/20/2015	Bank Draft	0.00	11,444.73	DFT0001523
00107	AMERICAN FAMILY LIFE	11/19/2015	Bank Draft	0.00	860.06	DFT0001524
00384	STATE OF CALIFORNIA EDD	11/24/2015	Bank Draft	0.00	101.74	DFT0001526
03103	Internal Revenue Service	11/24/2015	Bank Draft	0.00	372.86	DFT0001527
03103	Internal Revenue Service	11/24/2015	Bank Draft	0.00	1,594.34	DFT0001528
00384	STATE OF CALIFORNIA EDD	11/24/2015	Bank Draft	0.00	148.59	DFT0001529

Check Report

Date Range: 11/06/2015 - 12/03/2015

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03103	Internal Revenue Service	11/24/2015	Bank Draft	0.00	850.23	DFT0001530

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	137	73	0.00	425,664.79
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	39	39	0.00	86,901.25
EFT's	0	0	0.00	0.00
	176	116	0.00	512,566.04

Fund Summary

Fund	Name	Period	Amount
999	CASH CONTROL	11/2015	512,566.04
			<u>512,566.04</u>



Greenfield, CA

Expense Approval Report

By Fund

Payment Dates 11/6/2015 - 12/3/2015

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Fund: 100 - GENERAL FUND					
OFFICE DEPOT	297792	11/17/2015	OFFICE SUPPLIES	100-111-61400.000	90.15
TONY ACOSTA	297810	11/17/2015	TRANSLATION SERVICE - COUNC..	100-101-63100.000	135.00
PINNACLE HEALTHCARE	297797	11/17/2015	4136891-7/RESPIRATORY PHY - I...	100-310-63900.000	25.00
PINNACLE HEALTHCARE	297797	11/17/2015	4136971-7/RESPIRATORY PHY A...	100-310-63900.000	25.00
PINNACLE HEALTHCARE	297797	11/17/2015	4136921-7/RESPIRATORY PHY H...	100-310-63900.000	25.00
GOODYEAR TIRE & RUBBER CO.	297772	11/17/2015	2303 - TIRES	100-110-66200.000	143.45
PINNACLE HEALTHCARE	297797	11/17/2015	4136751-7/RESPIRATORY PHY L...	100-310-63900.000	70.00
OFFICE DEPOT	297792	11/17/2015	DUAL MONITOR FLEX ARM	100-190-65300.000	373.65
CSG CONSULTANTS, INC.	297765	11/17/2015	FIRE MARSHAL SERVICES	100-601-63600.000	95.00
TELEPACIFIC COMMUNICATIONS	297808	11/17/2015	INTERNET SERVICE	100-125-64900.000	942.70
AT&T	297753	11/17/2015	DOJ/LIVESCAN CIRCUIT	100-215-64500.000	475.28
STANDARD INSURANCE COM	297805	11/17/2015	NOVEMBER 2015	100-22340	1,004.95
PARTS & SERVICE CENTER	297795	11/17/2015	7326 - OIL FILTERS	100-215-66200.000	5.14
PARTS & SERVICE CENTER	297795	11/17/2015	GAS CAN	100-311-66200.000	20.19
ALLIANT INSURANCE SERVICES	297752	11/17/2015	FIRST QUARTERLY ENDORSEME...	100-115-62100.000	229.00
GREENFIELD TRUE VALUE	297775	11/17/2015	SHOP MOUSE TRAPS	100-111-65900.000	5.16
DIRECT TV	297766	11/17/2015	COMMERCIAL BASIC MONTHLY...	100-201-64900.000	30.09
DIRECT TV	297766	11/17/2015	COMMERCIAL BASIC MONTHLY...	100-215-64900.000	15.05
MNS ENGINEERS, INC.	297786	11/17/2015	Lot Line Adjustment Map Review	100-601-63600.000	1,017.50
MNS ENGINEERS, INC.	297786	11/17/2015	MAGNOLIA SENIOR APARTMEN...	100-601-63600.000	350.00
MNS ENGINEERS, INC.	297786	11/17/2015	TERRACINA OAKS	100-24672	287.50
OFFICE DEPOT	297792	11/17/2015	MANILA FOLDERS	100-110-61400.000	34.21
GREENFIELD TRUE VALUE	297775	11/17/2015	CABLETIE, GLOVES, PET BOWL, ...	100-230-65400.000	151.60
PACIFIC GAS & ELECTRIC	297794	11/17/2015	PINOT PARK	100-550-64100.000	9.54
SALINAS VALLEY SOLID WASTE ...	297802	11/17/2015	1ST QUARTER 07/01/15-9/30/15	100-191-64400.000	4,035.66
BORJON AUTO CENTER - PASO ...	297756	11/17/2015	7902 - ARMREST	100-311-66200.000	73.55
OFFICE DEPOT	297792	11/17/2015	FOLDERS & ORGANIZERS	100-110-61400.000	60.12
OFFICE DEPOT	297792	11/17/2015	FOLDERS & ORGANIZERS	100-310-61400.000	92.10
GREENFIELD TRUE VALUE	297775	11/17/2015	EXTENSION CORDS	100-311-65700.000	32.90
OFFICE DEPOT	297792	11/17/2015	OFFICE SUPPLIES	100-201-61400.000	92.07
OFFICE DEPOT	297792	11/17/2015	OFFICE SUPPLIES	100-215-61400.000	190.39
FASTENAL COMPANY	297769	11/17/2015	UTILITY KNIVES	100-311-65700.000	8.46
PET SPECIALISTS OF MONTEREY	297796	11/17/2015	PET SERVICES	100-230-63400.000	70.00
GREENFIELD TRUE VALUE	297775	11/17/2015	IRRIGATION REPAIRS	100-550-65700.000	17.56
GREENFIELD TRUE VALUE	297775	11/17/2015	JANITORIAL SUPPLIES	100-111-65600.000	7.59
HDL COREN & CONE	297777	11/17/2015	OCTOBER - DECEMBER 2015 PR...	100-190-63300.000	1,800.00
GREENFIELD TRUE VALUE	297775	11/17/2015	P. PARK RESTROOM HOSE BIB	100-550-65900.000	19.42
IZZY'S AUTO REPAIR	297781	11/17/2015	7319-SMOG	100-215-66200.000	28.00
PARTS & SERVICE CENTER	297795	11/17/2015	7319 - VEHICLE MAINT.	100-215-66200.000	87.25
O'REILLY AUTO PARTS	297793	11/17/2015	ANTI-FREEZE	100-311-66200.000	16.28
BACKFLOW DISTRIBUTORS, INC.	297754	11/17/2015	BACKFLOW FOR CIVIC CENTER ...	100-111-65900.000	731.41
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-110-52510.000	11.12
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-170-52510.000	5.56
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-190-52510.000	5.56
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-215-52510.000	5.56
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-310-52510.000	11.12
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	100-601-52510.000	5.56
HYDRO TURF, INC.	297779	11/17/2015	TYLER PARK-VALVE	100-550-65700.000	77.50
PARTS & SERVICE CENTER	297795	11/17/2015	CAR WASH	100-311-66200.000	7.59
ALL SAFE INTEGRATED SYSTEMS	297751	11/17/2015	ANNUAL FIRE INSPECTION - DAY...	100-590-63900.000	120.00
FEDERAL EXPRESS	297770	11/17/2015	SHIPPING TO VIVVO RMA - ROB...	100-125-61100.000	36.92
CITY OF GREENFIELD	297761	11/17/2015	597 EL CAMINO REAL LS	100-111-64300.000	22.46
CITY OF GREENFIELD	297761	11/17/2015	899 CHERRY AVENUE - CVC BKFL	100-111-64300.000	22.59

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CITY OF GREENFIELD	297761	11/17/2015	599 EL CAMINO REAL	100-111-64300.000	49.61
CITY OF GREENFIELD	297761	11/17/2015	801 APRICOT STREET PARK	100-550-64300.000	147.21
CITY OF GREENFIELD	297761	11/17/2015	303 EL CAMINO REAL MUSEUM...	100-550-64300.000	255.06
CITY OF GREENFIELD	297761	11/17/2015	455 TENTH ST PRIMAVERA PARK	100-550-64300.000	3.84
CITY OF GREENFIELD	297761	11/17/2015	890 TYLER AVE-CITY PARK	100-550-64300.000	981.04
CITY OF GREENFIELD	297761	11/17/2015	100 FIFTH STREET PARK	100-550-64300.000	98.85
CITY OF GREENFIELD	297761	11/17/2015	540 BAYWOOD DR-CITY PARK	100-550-64300.000	246.42
CITY OF GREENFIELD	297761	11/17/2015	221 PINOT AVE - CITY PARK	100-550-64300.000	1,345.10
CITY OF GREENFIELD	297761	11/17/2015	920 WALNUT AVE - CORP YARD	100-550-64400.000	112.75
CITY OF GREENFIELD	297761	11/17/2015	215 EL CAMINO REAL N	100-551-64300.000	15.96
CITY OF GREENFIELD	297761	11/17/2015	1351 OAK AVE/COMMUNITY C...	100-551-64300.000	24.64
CITY OF GREENFIELD	297761	11/17/2015	1351 OAK AVE FIRE PROTECTION	100-551-64300.000	22.59
CITY OF GREENFIELD	297761	11/17/2015	213 EL CAMINO REAL N	100-551-64300.211	14.04
CITY OF GREENFIELD	297761	11/17/2015	215 EL CAMINO REAL N	100-551-64400.000	36.07
CITY OF GREENFIELD	297761	11/17/2015	1351 OAK AVE/COMMUNITY C...	100-551-64400.000	193.89
CITY OF GREENFIELD	297761	11/17/2015	131 THIRTEENTH ST DAY CARE	100-590-64300.000	29.09
TRI-CITIES DISPOSAL	297811	11/17/2015	OCTOBER 2015	100-191-64400.000	76,615.98
PINNACLE HEALTHCARE	297797	11/17/2015	4114971-7/RESPIRATORYPHY L...	100-310-63900.000	25.00
PMC	297798	11/17/2015	GREENFIELD SOUTH & ANNEXA...	100-24605	195.00
PMC	297798	11/17/2015	Initial Study (Admin Draft & Dra...	100-24604	3,207.50
COBRA GUARD, INC.	297763	11/17/2015	NOVEMBER 2015	100-22320	41.95
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	100-550-95411.000	4,200.52
STERICYCLE, INC.	297806	11/17/2015	STERI-SAFE COMPLIANCE SOLUT..	100-215-63400.000	282.49
ALL SAFE INTEGRATED SYSTEMS	297751	11/17/2015	FIRE MONITORING - COMMUNI...	100-551-63900.000	120.00
ALL SAFE INTEGRATED SYSTEMS	297751	11/17/2015	QUARTERLY FIRE MONITORING ...	100-590-63900.000	120.00
ALL SAFE INTEGRATED SYSTEMS	297751	11/17/2015	BURGLARY MONITORING - CITY...	100-110-63900.000	126.00
MICHAEL RICE	297785	11/17/2015	PER DIEM - EVIDENCE & PROPE...	100-215-67200.000	200.00
ENGRACIO BALLENTI	297749	11/12/2015	PER DIEM - INTERVIEW & INTE...	100-215-67200.000	24.00
GREENFIELD MEMORIAL DISTRI...	297774	11/17/2015	MEMORIAL HALL FEE - 2015 CH...	100-110-65100.000	350.00
WESTAMERICA BANK	297814	11/17/2015	#526-20874 LEASE	100-111-95406.000	100,431.00
AMERICAN FAMILY LIFE	DFT0001524	11/19/2015	SUPPLEMENTAL BENEFITS - OCT...	100-22440	860.06
GREENFIELD TRUE VALUE	297775	11/17/2015	MOUSE TRAPS	100-111-65900.000	10.86
SALINAS VALLEY SOLID WASTE ...	297802	11/17/2015	OCTOBER 2015	100-191-64400.000	44,643.29
GREGORY SMITH	297863	11/25/2015	PER DIEM - STREET SEMINARS S...	100-215-67200.000	150.00
JOSEPH DYELS	297864	11/25/2015	PER DIEM - STREET SEMINARS S...	100-215-67200.000	150.00
SEIU 521	297817	11/19/2015	Union Dues	100-22420	116.98
STATE STREET BANK & TRUST C...	DFT0001512	11/20/2015	Deferred Compensation Loan P...	100-22435	120.34
STATE STREET BANK & TRUST C...	DFT0001513	11/20/2015	Defer Comp-GPOA	100-22430	300.00
STATE STREET BANK & TRUST C...	DFT0001514	11/20/2015	Defer Comp-GPSA	100-22430	300.00
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	100-22430	391.50
STATE STREET BANK & TRUST C...	DFT0001516	11/20/2015	Defer Comp-Mid Management	100-22430	50.00
STATE STREET BANK & TRUST C...	DFT0001517	11/20/2015	Defer Comp-Misc Employees	100-22430	86.51
G P O A	297815	11/19/2015	GPOA DUES	100-22410	250.00
GREENFIELD POLICE SUPERVIS...	297816	11/19/2015	GPSA DUES	100-22415	150.00
STATE OF CALIFORNIA FRANSCH...	297818	11/19/2015	Misc Withholding	100-22490	40.48
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	100-22225	375.53
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	100-22215	1,553.10
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	100-22215	5,628.60
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	100-22220	2,116.52
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	100-22210	6,617.18
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	100-22225	75.35
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	100-22215	287.80
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	100-22215	1,230.66
STATE OF CALIFORNIA EDD	DFT0001529	11/24/2015	State Withholding	100-22220	137.87
Internal Revenue Service	DFT0001530	11/24/2015	Federal Tax Withholding	100-22210	765.00
CHEVRON, U.S.A.	297759	11/17/2015	GASOLINE - PD	100-215-66100.000	151.06
STATE STREET BANK & TRUST C...	DFT0001489	11/06/2015	Deferred Compensation Loan P...	100-22435	120.34
STATE STREET BANK & TRUST C...	DFT0001490	11/06/2015	Defer Comp-GPOA	100-22430	250.00
STATE STREET BANK & TRUST C...	DFT0001491	11/06/2015	Defer Comp-GPSA	100-22430	500.00
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	100-22430	568.05

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STATE STREET BANK & TRUST C...	DFT0001493	11/06/2015	Defer Comp-Mid Management	100-22430	50.00
STATE STREET BANK & TRUST C...	DFT0001494	11/06/2015	Defer Comp-Misc Employees	100-22430	86.48
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	100-22225	428.22
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	100-22215	1,691.62
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	100-22215	6,654.68
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	100-22220	2,531.59
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	100-22210	7,601.53
STATE OF CALIFORNIA EDD	DFT0001501	11/06/2015	SDI	100-22225	129.84
Internal Revenue Service	DFT0001502	11/06/2015	Medicare	100-22215	418.36
Internal Revenue Service	DFT0001503	11/06/2015	Social Security	100-22215	1,788.88
STATE OF CALIFORNIA EDD	DFT0001504	11/06/2015	State Withholding	100-22220	1,192.51
Internal Revenue Service	DFT0001505	11/06/2015	Federal Tax Withholding	100-22210	3,253.48
Internal Revenue Service	DFT0001506	11/06/2015	Medicare	100-22215	362.50
Internal Revenue Service	DFT0001507	11/06/2015	Social Security	100-22215	1,550.00
STATE OF CALIFORNIA EDD	DFT0001508	11/06/2015	State Withholding	100-22220	995.43
Internal Revenue Service	DFT0001509	11/06/2015	Federal Tax Withholding	100-22210	2,617.73
PINNACLE HEALTHCARE	297797	11/17/2015	3792851-7 / I. LANDEROS PT OV...	100-190-63900.000	222.00
PMC	297798	11/17/2015	GREENFIELD SOUTH & ANNEZAT..	100-24605	465.00
MNS ENGINEERS, INC.	297786	11/17/2015	PRE SITE INSPECTION	100-601-63600.000	100.00
INTERWEST CONSULTING GRO...	297780	11/17/2015	Civil Plan Review	100-24672	1,087.50
EMC PLANNING GROUP, INC.	297768	11/17/2015	Reimbursables	100-601-63600.000	111.85
EMC PLANNING GROUP, INC.	297768	11/17/2015	Base Service	100-601-63600.000	9,272.44
CENTRAL COAST SIGN FACTORY	297758	11/17/2015	CONFERENCE ROOM GRAPHIC	100-201-61400.000	710.59
MNS ENGINEERS, INC.	297786	11/17/2015	Small Permits	100-601-63600.000	7,875.00
MNS ENGINEERS, INC.	297786	11/17/2015	Plan Review	100-601-63600.000	3,062.50
MNS ENGINEERS, INC.	297786	11/17/2015	BLAIR SUBDIVISION	100-24646	345.00
EMC PLANNING GROUP, INC.	297768	11/17/2015	Base Service	100-601-63600.000	4,762.17
EMC PLANNING GROUP, INC.	297768	11/17/2015	Reimbursables	100-601-63600.000	1.19
OFFICE DEPOT	297792	11/17/2015	OFFICE SUPPLIES	100-111-61400.000	58.46
CARROT-TOP INDUSTRIES	297757	11/17/2015	POLYESTER U.S FLAGS & NYLON...	100-111-65900.000	605.07
CARROT-TOP INDUSTRIES	297757	11/17/2015	POLYESTER U.S FLAGS & NYLON...	100-550-65900.000	200.54
FRANCISCO CEJA	297771	11/17/2015	PER DIEM - SHERMAN BLOCK S...	100-215-67200.000	150.00
MNS ENGINEERS, INC.	297786	11/17/2015	Plan Review	100-601-63600.000	2,500.00
MNS ENGINEERS, INC.	297786	11/17/2015	Small Permits	100-601-63600.000	6,687.50
MNS ENGINEERS, INC.	297786	11/17/2015	BLAIR SUBDIVISION	100-24646	200.00
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	1283 GREENLEAF LOOP 024-311..	100-110-68700.000	263.90
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	CVC CENTER 024-012-019-000	100-111-68700.000	283.02
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	CVC CENTER 024-012-020-000	100-111-68700.000	283.02
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	CVC CENTER 024-012-021-000	100-111-68700.000	282.78
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	PATRIOT PARK 109-291-008-000	100-550-68700.000	1,357.48
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	801 APRICOT 024-341-052-000	100-550-68700.000	264.10
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	PATRIOT PARK 109-291-010-000	100-550-68700.000	296.52
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	455 10TH STREET 024-223-024-...	100-550-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	221 PINOT 024-211-026-000	100-550-68700.000	281.96
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	890 TYLER 024-281-038-000	100-550-68700.000	264.26
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	328 PARKSIDE 024-244-068-000	100-550-68700.000	275.18
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	303 ECR 024-034-006-000	100-550-68700.000	375.58
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	APPLE/THIRD ST 109-114-007-0...	100-550-68700.000	11.50
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	920 WALNUT 109-181-017-000	100-550-68700.000	66.38
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	540 BAYWOOD 024-015-031-000	100-550-68700.000	380.76
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	DAYCARE/COMP CENTER 109-2...	100-551-68700.000	681.61
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	213 S EL CAMINO REAL 024-033...	100-551-68700.211	373.74
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	215 S EL CAMINO REAL 024-033...	100-551-68700.211	373.74
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	215 EL CAMINO REAL 024-033-...	100-551-68700.211	373.74
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	DAYCARE/COMP CENTER 109-2...	100-590-68700.000	681.61
OFFICE DEPOT	297792	11/17/2015	PAPER & WATER	100-111-61400.000	148.14
OFFICE DEPOT	297792	11/17/2015	PEPER & TONER	100-111-61400.000	8.17
OFFICE DEPOT	297792	11/17/2015	PEPER & TONER	100-190-61400.000	76.84
MONTEREY COUNTY HEALTH	297790	11/17/2015	SART EXAMINATIONS AND RETA..	100-215-63400.000	2,000.00
MONTEREY COUNTY INFORMA...	297789	11/17/2015	MOBILE DATA COMMUNICATI...	100-215-64500.000	545.75

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EMC PLANNING GROUP, INC.	297768	11/17/2015	Reimbursables	100-601-63600.000	24.74
EMC PLANNING GROUP, INC.	297768	11/17/2015	Base Service	100-601-63600.000	8,312.32
INTERWEST CONSULTING GRO...	297780	11/17/2015	Chipsa Lot 19 Plan Check	100-601-63600.000	675.00
SALINAS VALLEY PRO SQUAD	297801	11/17/2015	SAFETY BOOTS	100-310-65200.000	1,173.27
PMC	297798	11/17/2015	GREENFIELD SOUTH & ANNEXA...	100-24605	195.00
Fund 100 - GENERAL FUND Total:					361,130.89

Fund: 200 - SUPPLEMENTAL LAW ENFORCEMENT

MO CO DISTRICT ATTORNEY	297787	11/17/2015	BLOOD AND ALCOHOL COSTS	200-205-63400.321	612.54
MO CO DISTRICT ATTORNEY	297787	11/17/2015	BLOOD AND ALCOHOL COSTS	200-205-63400.321	406.50
Fund 200 - SUPPLEMENTAL LAW ENFORCEMENT Total:					1,019.04

Fund: 201 - POLICE - OTHER GRANTS

G P O A	297815	11/19/2015	GPOA DUES	201-22410	100.00
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	201-22225	50.10
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	201-22215	161.42
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	201-22215	690.24
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	201-22220	261.91
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	201-22210	780.87
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	201-22225	54.23
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	201-22215	174.72
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	201-22215	747.12
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	201-22220	210.14
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	201-22210	501.04
Fund 201 - POLICE - OTHER GRANTS Total:					3,731.79

Fund: 213 - PARKS

MNS ENGINEERS, INC.	297786	11/17/2015	COMMUNITY PARK	213-905-87513.000	1,100.00
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	213-22430	25.00
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	213-22225	3.48
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	213-22215	11.20
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	213-22215	47.92
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	213-22220	21.89
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	213-22210	61.96
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	213-22430	4.38
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	213-22225	0.43
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	213-22215	1.40
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	213-22215	6.00
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	213-22220	2.74
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	213-22210	7.74
Fund 213 - PARKS Total:					1,294.14

Fund: 215 - CDBG Fund

STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	215-22430	18.13
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	215-22225	0.43
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	215-22215	25.26
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	215-22215	6.00
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	215-22220	65.15
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	215-22210	170.82
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	215-22430	67.19
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	215-22225	3.70
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	215-22215	35.76
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	215-22215	50.92
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	215-22220	85.66
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	215-22210	228.91
Fund 215 - CDBG Fund Total:					757.93

Fund: 220 - Measure X Supplemental Sales & Use Tax Fund

LAW ENFORCEMENT PSYCHOL...	297783	11/17/2015	PSYCHOLOGICAL SERVICES	220-215-68100.000	1,125.00
GREGORY ALLEN	297776	11/17/2015	1ST PYMNT NOVEMBER PROF. ...	220-215-63400.000	5,180.00
STATE STREET BANK & TRUST C...	DFT0001513	11/20/2015	Defer Comp-GPOA	220-22430	100.00
DEPT OF CHILD SUPPORT SERVI...	DFT0001518	11/20/2015	Misc Withholding	220-22450	1,377.68
G P O A	297815	11/19/2015	GPOA DUES	220-22410	250.00
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	220-22225	138.65

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	220-22215	446.76
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	220-22215	1,910.34
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	220-22220	691.79
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	220-22210	1,740.47
STATE STREET BANK & TRUST C...	DFT0001490	11/06/2015	Defer Comp-GPOA	220-22430	150.00
DEPT OF CHILD SUPPORT SERVI...	DFT0001495	11/06/2015	Misc Withholding	220-22450	1,377.68
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	220-22225	150.90
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	220-22215	486.22
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	220-22215	2,079.04
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	220-22220	852.82
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	220-22210	2,395.92
Fund 220 - Measure X Supplemental Sales & Use Tax Fund Total:					20,453.27

Fund: 222 - PARK IMPACT FUND

MNS ENGINEERS, INC.	297786	11/17/2015	PARK ENHANCEMENT	222-905-87515.000	680.00
Fund 222 - PARK IMPACT FUND Total:					680.00

Fund: 230 - GAS TAX FUND

MNS ENGINEERS, INC.	297786	11/17/2015	CITY ENGINEERING SERVICES	230-320-63700.000	2,325.00
PACIFIC GAS & ELECTRIC	297794	11/17/2015	STREET LIGHTING	230-320-64100.000	6,203.70
GREENFIELD TRUE VALUE	297775	11/17/2015	EXTENSION CORDS	230-320-65700.000	54.30
HYDRO TURF, INC.	297779	11/17/2015	CUSTOMER SAND BAGS	230-320-65100.000	207.34
PARTS & SERVICE CENTER	297795	11/17/2015	7924 - WIPER BLADES	230-320-66200.000	9.55
VEGETABLE GROWERS SUPPLY	297813	11/17/2015	TRASH PICKER	230-320-65700.000	28.22
VEGETABLE GROWERS SUPPLY	297813	11/17/2015	GLOVES	230-320-65200.000	13.40
CITY OF GREENFIELD	297761	11/17/2015	1245 APPLE AVE-PERC POND	230-320-64300.000	0.07
CITY OF GREENFIELD	297761	11/17/2015	786 APRICOT STREET	230-320-64300.000	1.91
CITY OF GREENFIELD	297761	11/17/2015	263 PALO VERDE ST - PERC PO...	230-320-64300.000	0.06
CITY OF GREENFIELD	297761	11/17/2015	920 WALNUT AVE - CORP YARD	230-320-64400.000	112.74
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	230-320-95411.000	4,200.52
SWRCB	297865	11/25/2015	WALNUT AVENUE WIDENING	230-320-65800.000	476.00
SWRCB	297865	11/25/2015	STORM WATER COLLECTION PE...	230-320-65800.000	2,088.00
SEIU 521	297817	11/19/2015	Union Dues	230-22420	49.38
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	230-22430	25.96
STATE STREET BANK & TRUST C...	DFT0001517	11/20/2015	Defer Comp-Misc Employees	230-22430	167.50
STATE OF CALIFORNIA FRANSCH...	297818	11/19/2015	Misc Withholding	230-22490	36.43
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	230-22225	52.01
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	230-22215	167.58
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	230-22215	716.42
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	230-22220	96.56
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	230-22210	464.42
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	230-22225	5.59
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	230-22215	18.02
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	230-22215	77.08
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	230-22430	36.09
STATE STREET BANK & TRUST C...	DFT0001494	11/06/2015	Defer Comp-Misc Employees	230-22430	167.52
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	230-22225	51.90
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	230-22215	167.20
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	230-22215	715.00
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	230-22220	98.45
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	230-22210	462.74
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	MORRIS PERC POND 024-291-0...	230-320-68700.000	264.02
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	406 CALACERAS 024-181-033-0...	230-320-68700.000	264.16
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	1086 HARVEST 024-331-040-000	230-320-68700.000	276.60
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	322 HUTCHISON 024-244-069-0...	230-320-68700.000	264.44
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	339 PALM AVE 024-154-046-000	230-320-68700.000	277.94
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	7TH ST EXTENSION 024-021-022...	230-320-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	891 TYLER 024-281-039-000	230-320-68700.000	264.86
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	210 RENFRO 024-161-021-000	230-320-68700.000	263.90
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	45 ELMWOOD DRIVE 024-191-0...	230-320-68700.000	264.26
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	338 PEPPER DRIVE 024-153-003...	230-320-68700.000	264.08
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	409 PRIMAVERA 024-223-045-0...	230-320-68700.000	263.98

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	498 CLIFTON 024-223-011-000	230-320-68700.000	264.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ELM/3RD PERC POND 109-521-...	230-320-68700.000	280.48
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	202 SAN ANTONIO-FRONT 109-...	230-320-68700.000	265.32
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	LARSON LANE ALLEY 024-241-0...	230-320-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	263 PALO VERDE 024-062-041-...	230-320-68700.000	264.08
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ELM/12TH ST RIGHT AWAY 109...	230-320-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	216 VINEYARD 024-215-009-000	230-320-68700.000	264.92
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	EMPTY LOT NORTH OF MAGNOL...	230-320-68700.000	267.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	490 FRANSCIONI 024-236-012-...	230-320-68700.000	264.44
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	NW CORNER ELM/12TH 109-21...	230-320-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	202 SAN ANTONIO BACK 024-1...	230-320-68700.000	263.92
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	EMPTY LOT CHERRY/10TH 109-...	230-320-68700.000	273.16
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	786 APRICOT 024-341-053-000	230-320-68700.000	264.10
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	1201 HICKS 024-252-025-000	230-320-68700.000	264.08
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	920 WALNUT 109-181-017-000	230-320-68700.000	66.38
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	781 CHERRY 024-015-030-000	230-320-68700.000	377.66
Fund 230 - GAS TAX FUND Total:					26,401.40

Fund: 263 - LLM #1 - LEXINGTON

SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	MARIPOSA PLACE SUBDIVISION	263-360-63700.000	620.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	LEXINGTON SQUARE	263-360-63700.000	1,500.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	MARIPOSA VALVE REPLACEME...	263-360-63700.000	334.53
PACIFIC GAS & ELECTRIC	297794	11/17/2015	STREET LIGHTING	263-360-64100.000	616.10
CITY OF GREENFIELD	297761	11/17/2015	0000 GIANOLINI PARKWAY	263-360-64300.000	143.10
CITY OF GREENFIELD	297761	11/17/2015	324 WILSON CIRCLE	263-360-64300.000	1.59
CITY OF GREENFIELD	297761	11/17/2015	326 WILSON CIRCLE	263-360-64300.000	352.25
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	263-22430	1.44
STATE OF CALIFORNIA FRANSCH...	297818	11/19/2015	Misc Withholding	263-22490	2.02
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	263-22225	0.97
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	263-22215	3.14
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	263-22215	13.48
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	263-22220	1.72
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	263-22210	6.56
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	263-22225	0.23
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	263-22215	0.74
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	263-22215	3.12
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	263-22430	2.00
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	263-22225	0.97
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	263-22215	3.16
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	263-22215	13.46
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	263-22220	1.71
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	263-22210	6.55
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	326 WILSON CIRCLE 024-153-0...	263-360-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	54 DON VICENTE 024-191-046-...	263-360-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	326 WILSON 024-153-075-000	263-360-68700.000	263.98
Fund 263 - LLM #1 - LEXINGTON Total:					4,420.78

Fund: 264 - LLM #2 - TERRA VERDE, ETC

SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	TRADITIONS SUBDIVISION	264-360-63700.000	2,800.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	ST CHARLES SUBDIVISION	264-360-63700.000	2,275.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	BAROLO PARK	264-360-63700.000	175.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	TERRA VERDE SUBDIVISION	264-360-63700.000	1,500.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	ST CHRISTOPHER PARK	264-360-63700.000	975.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	LA VINA SUBDIVISION	264-360-63700.000	3,100.00
SMITH & ENRIGHT LANDSCAPI...	297803	11/17/2015	ST CHARLES GAZEBO	264-360-63700.000	1,000.00
MNS ENGINEERS, INC.	297786	11/17/2015	PARK ENHANCEMENT	264-360-72704.000	120.00
EDGES ELECTRICAL GROUP	297767	11/17/2015	FLAG POLE LIGHT	264-360-65700.000	41.09
CITY OF GREENFIELD	297761	11/17/2015	632 VAZQUEZ AVENUE	264-360-64300.000	40.92
CITY OF GREENFIELD	297761	11/17/2015	246 BORZINI CIRCLE	264-360-64300.000	873.64
CITY OF GREENFIELD	297761	11/17/2015	300 LAS MANZANITAS	264-360-64300.000	16.80
CITY OF GREENFIELD	297761	11/17/2015	355 THORP AVENUE-TREE LINE	264-360-64300.000	11.87
CITY OF GREENFIELD	297761	11/17/2015	98 S EL CAMINO REAL/PARK	264-360-64300.000	1,808.91

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
CITY OF GREENFIELD	297761	11/17/2015	18 S EL CAMINO REAL - MEDIAN	264-360-64300.000	37.48
CITY OF GREENFIELD	297761	11/17/2015	385 THORP AVENUE	264-360-64300.000	93.87
CITY OF GREENFIELD	297761	11/17/2015	207 TUSCANY AVENUE PARK	264-360-64300.000	2,207.99
CITY OF GREENFIELD	297761	11/17/2015	200 RAVA PARKWAY PARK	264-360-64300.000	1,877.00
CITY OF GREENFIELD	297761	11/17/2015	317 MORENO STREET	264-360-64300.000	42.84
CITY OF GREENFIELD	297761	11/17/2015	20 WALKER LANE ISLAND	264-360-64300.000	49.00
CITY OF GREENFIELD	297761	11/17/2015	634 ST CHRISTOPHER LANE	264-360-64300.000	617.85
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	264-22430	1.44
STATE OF CALIFORNIA FRANSCH...	297818	11/19/2015	Misc Withholding	264-22490	2.02
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	264-22225	1.81
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	264-22215	5.88
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	264-22215	25.08
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	264-22220	2.14
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	264-22210	9.05
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	264-22225	0.53
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	264-22215	1.70
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	264-22215	7.30
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	264-22430	2.00
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	264-22225	1.81
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	264-22215	5.88
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	264-22215	25.08
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	264-22220	2.13
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	264-22210	9.05
CARROT-TOP INDUSTRIES	297757	11/17/2015	POLYESTER U.S FLAGS & NYLON...	264-360-65100.000	200.54
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	246 BORZINI 024-381-097-000	264-360-68700.000	87.52
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ELM/WALKER ALLEYS/PARK 024...	264-360-68700.000	131.99
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ST CHARLES 024-391-085-000	264-360-68700.000	80.15
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	98 S. ECR 024-391-079-000	264-360-68700.000	286.58
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	207 TUSCANY 024-371-105-000	264-360-68700.000	283.36
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	VAZQUEZ/MORENO ALLEY 024-...	264-360-68700.000	264.04
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	200 RAVA 024-351-083-000	264-360-68700.000	268.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ST. MATTHEW ALLEY 024-401-0...	264-360-68700.000	264.42
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	MORENO/ST MATTHEW ALLEY ...	264-360-68700.000	264.12
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	TRADITIONS PERC POND 024-3...	264-360-68700.000	139.49
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	647 ST CHRISTOPHER LANE 024...	264-360-68700.000	140.18
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	WALKER/ELM ALLEY 024-391-1...	264-360-68700.000	263.98
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	200 RAVA 024-391-083-000	264-360-68700.000	138.86
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ST. CHRISTOPHER/VAZQUEZ AL...	264-360-68700.000	278.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	TYLER/TENEYUQUE ALLEY 024-...	264-360-68700.000	264.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	HUERTA/TYLER ALLEY 024-391-...	264-360-68700.000	132.05
Fund 264 - LLM #2 - TERRA VERDE, ETC Total:					23,254.62

Fund: 265 - SMD #1

SEIU 521	297817	11/19/2015	Union Dues	265-22420	2.85
STATE STREET BANK & TRUST C...	DFT0001517	11/20/2015	Defer Comp-Misc Employees	265-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	265-22225	2.37
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	265-22215	7.64
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	265-22215	32.70
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	265-22220	4.30
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	265-22210	20.71
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	265-22225	0.23
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	265-22215	0.74
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	265-22215	3.12
STATE STREET BANK & TRUST C...	DFT0001494	11/06/2015	Defer Comp-Misc Employees	265-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	265-22225	2.28
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	265-22215	7.32
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	265-22215	31.34
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	265-22220	4.04
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	265-22210	19.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	NINO PERC POND 024-381-099-...	265-360-68700.000	87.52
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ELM/WALKER ALLEYS/PARK 024...	265-360-68700.000	131.99

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	647 ST CHRISTOPHER LANE 024...	265-360-68700.000	140.18
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	200 RAVA 024-391-083-000	265-360-68700.000	138.86
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	HUERTA/TYLER ALLEY 024-391-...	265-360-68700.000	132.05
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	ST CHARLES 024-391-085-000	265-360-68700.000	187.03
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	TRADITIONS PERC POND 024-3...	265-360-68700.000	139.49
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	NINO/VINEYARD PERC POND 0...	265-360-68700.000	87.52
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	TRADITIONS PERC POND 024-3...	265-360-68700.000	268.06
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	349 LAS MANZANITAS 024-153-...	265-360-68700.000	264.02
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	2ND ST PERC POND 024-371-10...	265-360-68700.000	304.66
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	TRADITIONS PERC POND 024-3...	265-360-68700.000	268.06
Fund 265 - SMD #1 Total:					2,309.14

Fund: 266 - SMD #2

SEIU 521	297817	11/19/2015	Union Dues	266-22420	2.83
STATE STREET BANK & TRUST C...	DFT0001517	11/20/2015	Defer Comp-Misc Employees	266-22430	10.49
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	266-22225	2.35
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	266-22215	7.60
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	266-22215	32.70
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	266-22220	4.22
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	266-22210	20.71
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	266-22225	0.22
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	266-22215	0.72
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	266-22215	3.12
STATE STREET BANK & TRUST C...	DFT0001494	11/06/2015	Defer Comp-Misc Employees	266-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	266-22225	2.27
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	266-22215	7.32
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	266-22215	31.32
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	266-22220	4.02
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	266-22210	19.03
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	SPARK PERC POND 109-223-111...	266-360-68700.000	263.94
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	1276 SPARK-PERC POND 109-2...	266-360-68700.000	299.88
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	79 DON VICENTE 024-191-047-...	266-360-68700.000	264.12
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	MARIPOSA PERC POND 024-153...	266-360-68700.000	263.98
Fund 266 - SMD #2 Total:					1,251.34

Fund: 291 - HOME GRANT

RANEY PLANNING AND MANAG...	297800	11/17/2015	Base Services	291-610-63900.000	2,575.00
RANEY PLANNING AND MANAG...	297800	11/17/2015	Base Services	291-610-63900.000	4,795.00
RANEY PLANNING AND MANAG...	297800	11/17/2015	Reimbursables	291-610-63900.000	294.20
Fund 291 - HOME GRANT Total:					7,664.20

Fund: 297 - GREENFIELD SCIENCE WORKSHOP

HOME DEPOT CREDIT SERVICES	297778	11/17/2015	RETURNED LUMBER	297-597-65500.292	-14.94
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	RETURNED HARDWARE CLOTH	297-597-65500.292	-54.34
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	RETURNED PLOURETHANE FOR ...	297-597-65500.292	-8.49
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	LUMBER FOR PLANTING BEDS	297-597-65500.292	251.38
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	LUMBER FOR PLANTING BEDS	297-597-65500.292	10.00
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	LUMBER FOR PLANTING BEDS	297-597-65500.292	73.21
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	LUMBER FOR PLANTING BEDS	297-597-65500.292	35.32
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	LUMBER FOR PLANTING BEDS	297-597-65500.292	109.78
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	POLYURETHANE FOR JUMPING ...	297-597-65500.292	16.98
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	PVC FOR JUMPING RING EXHIBIT	297-597-65500.292	15.96
HOME DEPOT CREDIT SERVICES	297778	11/17/2015	HARDWARE CLOTH FOR PLANT...	297-597-65500.292	54.34
GREENFIELD TRUE VALUE	297775	11/17/2015	WATER FAUCET	297-597-65500.292	13.23
CITY OF GREENFIELD	297761	11/17/2015	45 EL CAMINO REAL	297-597-64300.292	19.76
CITY OF GREENFIELD	297761	11/17/2015	45 EL CAMINO REAL	297-597-64400.292	58.62
PINNACLE HEALTHCARE	297797	11/17/2015	4118081-7 / PHYSICAL DMV J. S...	297-597-63900.000	70.00
ALL SAFE INTEGRATED SYSTEMS	297751	11/17/2015	QUATERLY ALARM MONITORIN...	297-597-63900.000	72.00
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	297-22225	37.29
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	297-22215	120.12
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	297-22215	513.62
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	297-22220	63.80

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	297-22210	394.03
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	297-22225	30.62
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	297-22215	98.64
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	297-22215	421.76
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	297-22220	54.01
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	297-22210	313.58
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	45 ECR 024-103-001-000	297-597-68700.292	372.74

Fund 297 - GREENFIELD SCIENCE WORKSHOP Total: 3,143.02

Fund: 406 - Municipal Finance Corporation Debt Service - City

WESTAMERICA BANK	297814	11/17/2015	#526-20874 LEASE	406-49510.000	-100,431.00
WESTAMERICA BANK	297814	11/17/2015	#526-20874 LEASE	406-709-91310.000	41,245.02
WESTAMERICA BANK	297814	11/17/2015	#526-20874 LEASE	406-709-91410.000	59,185.98

Fund 406 - Municipal Finance Corporation Debt Service - City Total: 0.00

Fund: 411 - Municipal Finance Corporation Debt Service - 50% P

CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-49510.000	-4,200.52
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-49530.000	-4,200.52
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-49553.000	-4,200.52
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-49554.000	-4,200.52
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-709-91310.000	455.33
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	411-709-91410.000	16,346.76

Fund 411 - Municipal Finance Corporation Debt Service - 50% P Total: 0.01

Fund: 503 - SEWER FUND

GREEN RUBBER-KENNEDY AG	297773	11/17/2015	7708 - HOSE	503-330-66200.000	21.27
TESCO CONTROLS, INC.	297809	11/17/2015	TYLER LS - TROUBLESHOOT	503-333-63800.000	464.25
ACCOMTEMP	297750	11/17/2015	TEMP SERVICE - G. ALBOR	503-191-63900.000	400.77
PRAXAIR DISTRIBUTION, INC.	297799	11/17/2015	WELDING GAS	503-330-65700.000	44.14
CSC of King City	297764	11/17/2015	SWR MACHINE HOSE	503-333-66400.000	10.61
MONTEREY BAY ANALYTICAL SE...	297788	11/17/2015	SEPT INVOICE 19153	503-335-63800.000	2,840.14
GREENFIELD TRUE VALUE	297775	11/17/2015	BREAKER/CLAMP	503-335-65700.000	39.65
GREENFIELD TRUE VALUE	297775	11/17/2015	EXTENSION CORDS	503-335-65700.000	59.74
GREENFIELD TRUE VALUE	297775	11/17/2015	CLOROX - SPILL CLEANUP	503-333-65600.000	12.93
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	503-191-52510.000	2.76
CITY OF GREENFIELD	297761	11/17/2015	920 WALNUT AVE - CORP YARD	503-330-64300.000	23.86
CITY OF GREENFIELD	297761	11/17/2015	920 WALNUT AVE - CORP YARD	503-330-64400.000	112.74
TYLER TECHNOLOGIES	297812	11/17/2015	INCODE CONTENT/OUTPUT DIR...	503-191-63300.000	396.90
TYLER TECHNOLOGIES	297812	11/17/2015	UTILITY ONLINE COMPONENT ...	503-191-63300.000	37.50
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	503-330-95411.000	4,200.52
SWRCB	297865	11/25/2015	WWTP DISCHARGE PERMIT	503-335-65800.000	4,699.00
SEIU 521	297817	11/19/2015	Union Dues	503-22420	100.51
STATE STREET BANK & TRUST C...	DFT0001515	11/20/2015	Defer Comp-Management	503-22430	43.26
STATE STREET BANK & TRUST C...	DFT0001516	11/20/2015	Defer Comp-Mid Management	503-22430	33.02
STATE STREET BANK & TRUST C...	DFT0001517	11/20/2015	Defer Comp-Misc Employees	503-22430	120.53
STATE OF CALIFORNIA FRANSCH...	297818	11/19/2015	Misc Withholding	503-22490	60.72
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	503-22225	86.71
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	503-22215	279.34
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	503-22215	1,194.08
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	503-22220	155.05
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	503-22210	761.94
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	503-22225	14.94
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	503-22215	48.14
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	503-22215	205.84
STATE OF CALIFORNIA EDD	DFT0001529	11/24/2015	State Withholding	503-22220	9.65
Internal Revenue Service	DFT0001530	11/24/2015	Federal Tax Withholding	503-22210	76.71
GREENFIELD TRUE VALUE	297775	11/17/2015	WRENCH/COUPLINGS	503-335-65700.000	28.93
STATE STREET BANK & TRUST C...	DFT0001492	11/06/2015	Defer Comp-Management	503-22430	60.14
STATE STREET BANK & TRUST C...	DFT0001493	11/06/2015	Defer Comp-Mid Management	503-22430	66.04
STATE STREET BANK & TRUST C...	DFT0001494	11/06/2015	Defer Comp-Misc Employees	503-22430	120.51
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	503-22225	90.84
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	503-22215	292.64

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	503-22215	1,251.14
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	503-22220	179.17
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	503-22210	840.60
MONTEREY BAY ANALYTICAL SE... 297788		11/17/2015	2015 JUNE WATER AND SEWER ...	503-335-63800.000	405.05
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	920 WALNUT 109-181-017-000	503-330-68700.000	66.38
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	40901 WALNUT - PLANT 109-03...	503-330-68700.000	4,243.72
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	40901 WALNUT - PONDS 109-0...	503-330-68700.000	1,438.28
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	REED LS 024-013-020-000	503-333-68700.000	263.98
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	VINEYARD LS 024-204-004-000	503-333-68700.000	263.98
				Fund 503 - SEWER FUND Total:	26,168.62
Fund: 504 - WATER FUND					
MONTEREY BAY ANALYTICAL SE... 297788		11/17/2015	AUGUST INVOICE #19017	504-345-63800.000	840.00
O'REILLY AUTO PARTS	297793	11/17/2015	3737 - REFRIGERANT	504-340-66200.000	20.85
SWRCB	297807	11/17/2015	LARGE WATER SYSTEMS	504-340-65800.000	5,955.64
GREEN RUBBER-KENNEDY AG	297773	11/17/2015	SAFETY CHEMICAL MASK	504-340-65200.000	377.91
ACCOUNTEMP	297750	11/17/2015	TEMP SERVICE - G. ALBOR	504-191-63900.000	400.77
PRAXAIR DISTRIBUTION, INC.	297799	11/17/2015	WELDING GAS	504-345-65700.000	44.15
MICHAEL K. NUNLEY & ASSOCIA... 297784		11/17/2015	BOOSTER PUMP PRESSURE TEST	504-345-63800.000	130.00
MONTEREY BAY ANALYTICAL SE... 297788		11/17/2015	SEPT INVOICE 19153	504-345-63800.000	1,129.86
GREEN RUBBER-KENNEDY AG	297773	11/17/2015	MARKING PAINT	504-345-65700.000	10.36
SSA LANDSCAPING ARCHITECTS,... 297804		11/17/2015	GREENFIELD TURF REPLACEME...	504-340-65100.254	6,463.00
GREEN RUBBER-KENNEDY AG	297773	11/17/2015	FITTING/PITCHER	504-345-65700.000	34.56
IZZY'S AUTO REPAIR	297781	11/17/2015	7916-SMOG	504-340-66200.000	63.00
BEN-E-LECT	297755	11/17/2015	NOVEMBER 2015	504-191-52510.000	2.76
CITY OF GREENFIELD	297761	11/17/2015	920 WALNUT AVE - CORP YARD	504-340-64400.000	137.54
TYLER TECHNOLOGIES	297812	11/17/2015	INCODE CONTENT/OUTPUT DIR...	504-191-63300.000	396.90
TYLER TECHNOLOGIES	297812	11/17/2015	UTILITY ONLINE COMPONENT ...	504-191-63300.000	37.50
CITY NATIONAL BANK	297760	11/17/2015	#11-004 LEASE	504-340-95411.000	4,200.52
SEIU 521	297817	11/19/2015	Union Dues	504-22420	38.13
STATE STREET BANK & TRUST C... DFT0001515		11/20/2015	Defer Comp-Management	504-22430	43.27
STATE STREET BANK & TRUST C... DFT0001516		11/20/2015	Defer Comp-Mid Management	504-22430	16.98
STATE STREET BANK & TRUST C... DFT0001517		11/20/2015	Defer Comp-Misc Employees	504-22430	29.47
STATE OF CALIFORNIA FRAN SCH.. 297818		11/19/2015	Misc Withholding	504-22490	60.72
STATE OF CALIFORNIA EDD	DFT0001519	11/20/2015	SDI	504-22225	42.66
Internal Revenue Service	DFT0001520	11/20/2015	Medicare	504-22215	137.50
Internal Revenue Service	DFT0001521	11/20/2015	Social Security	504-22215	588.18
STATE OF CALIFORNIA EDD	DFT0001522	11/20/2015	State Withholding	504-22220	80.59
Internal Revenue Service	DFT0001523	11/20/2015	Federal Tax Withholding	504-22210	396.01
STATE OF CALIFORNIA EDD	DFT0001526	11/24/2015	SDI	504-22225	4.65
Internal Revenue Service	DFT0001527	11/24/2015	Medicare	504-22215	15.00
Internal Revenue Service	DFT0001528	11/24/2015	Social Security	504-22215	64.10
STATE OF CALIFORNIA EDD	DFT0001529	11/24/2015	State Withholding	504-22220	1.07
Internal Revenue Service	DFT0001530	11/24/2015	Federal Tax Withholding	504-22210	8.52
STATE STREET BANK & TRUST C... DFT0001492		11/06/2015	Defer Comp-Management	504-22430	60.15
STATE STREET BANK & TRUST C... DFT0001493		11/06/2015	Defer Comp-Mid Management	504-22430	33.96
STATE STREET BANK & TRUST C... DFT0001494		11/06/2015	Defer Comp-Misc Employees	504-22430	29.49
STATE OF CALIFORNIA EDD	DFT0001496	11/06/2015	SDI	504-22225	42.47
Internal Revenue Service	DFT0001497	11/06/2015	Medicare	504-22215	136.92
Internal Revenue Service	DFT0001498	11/06/2015	Social Security	504-22215	585.60
STATE OF CALIFORNIA EDD	DFT0001499	11/06/2015	State Withholding	504-22220	80.07
Internal Revenue Service	DFT0001500	11/06/2015	Federal Tax Withholding	504-22210	393.83
MONTEREY BAY ANALYTICAL SE... 297788		11/17/2015	MAYS INVOICE 18346	504-345-63800.000	1,640.00
MONTEREY BAY ANALYTICAL SE... 297788		11/17/2015	2015 JUNE WATER AND SEWER ...	504-345-63800.000	2,124.95
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	WELL #7 109-181-016-000	504-340-68700.000	322.72
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	920 WALNUT 109-181-017-000	504-340-68700.000	66.38
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	TOWER TANK 024-122-013-000	504-340-68700.000	264.02
MONTEREY COUNTY TAX COLLE... 297866		11/30/2015	WELLS 1 & 6 109-271-008-000	504-340-68700.000	385.92

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
MONTEREY COUNTY TAX COLLE...	297866	11/30/2015	WELLS 1 & 6 109-271-014-000	504-340-68700.000	390.26
				Fund 504 - WATER FUND Total:	28,328.91
				Grand Total:	512,009.10

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	361,130.89
200 - SUPPLEMENTAL LAW ENFORCEMENT	1,019.04
201 - POLICE - OTHER GRANTS	3,731.79
213 - PARKS	1,294.14
215 - CDBG Fund	757.93
220 - Measure X Supplemental Sales & Use Tax Fund	20,453.27
222 - PARK IMPACT FUND	680.00
230 - GAS TAX FUND	26,401.40
263 - LLM #1 - LEXINGTON	4,420.78
264 - LLM #2 - TERRA VERDE, ETC	23,254.62
265 - SMD #1	2,309.14
266 - SMD #2	1,251.34
291 - HOME GRANT	7,664.20
297 - GREENFIELD SCIENCE WORKSHOP	3,143.02
406 - Municipal Finance Corporation Debt Service - City	0.00
411 - Municipal Finance Corporation Debt Service - 50% P	0.01
503 - SEWER FUND	26,168.62
504 - WATER FUND	28,328.91
Grand Total:	512,009.10

Account Summary

Account Number	Account Name	Payment Amount
100-101-63100.000	Administration Services	135.00
100-110-52510.000	Health Insurance	11.12
100-110-61400.000	Office Supplies	94.33
100-110-63900.000	General Services	126.00
100-110-65100.000	General Operating Suppli...	350.00
100-110-66200.000	Vehicle Maintenance	143.45
100-110-68700.000	Property Taxes	263.90
100-111-61400.000	Office Supplies	304.92
100-111-64300.000	Water Utility	94.66
100-111-65600.000	Janitorial Supplies	7.59
100-111-65900.000	Building Maintenance Su...	1,352.50
100-111-68700.000	Property Taxes	848.82
100-111-95406.000	Transfer to City Hall Debt ...	100,431.00
100-115-62100.000	Insurance	229.00
100-125-61100.000	Postage	36.92
100-125-64900.000	Other Utilities	942.70
100-170-52510.000	Health Insurance	5.56
100-190-52510.000	Health Insurance	5.56
100-190-61400.000	Office Supplies	76.84
100-190-63300.000	Financial Services	1,800.00
100-190-63900.000	General Services	222.00
100-190-65300.000	Computer Supplies	373.65
100-191-64400.000	Waste Disposal	125,294.93
100-201-61400.000	Office Supplies	802.66
100-201-64900.000	Other Utilities	30.09
100-215-52510.000	Health Insurance	5.56
100-215-61400.000	Office Supplies	190.39
100-215-63400.000	Police Services	2,282.49
100-215-64500.000	Phone Charges	1,021.03
100-215-64900.000	Other Utilities	15.05
100-215-66100.000	Gasoline & Oil	151.06
100-215-66200.000	Vehicle Maintenance	120.39
100-215-67200.000	Other Training	674.00
100-22210	Federal Withholding Tax ...	20,854.92
100-22215	FICA Payable	21,166.20

Account Summary

Account Number	Account Name	Payment Amount
100-22220	State Withholding Tax Pa...	6,973.92
100-22225	S.D.I. Payable	1,008.94
100-22320	Medical Benefits Payable	41.95
100-22340	Long-Term Disability Paya...	1,004.95
100-22410	G.P.O.A. Union Dues Paya...	250.00
100-22415	G.P.S.A. Union Dues Payab..	150.00
100-22420	S.E.I.U. Union Dues Payab...	116.98
100-22430	Deferred Comp Payable	2,582.54
100-22435	PERS Loan Payable	240.68
100-22440	AFLAC Insurance Payable	860.06
100-22490	Miscellaneous Withholding	40.48
100-230-63400.000	Animal Control Services	70.00
100-230-65400.000	Police Supplies	151.60
100-24604	EIR Deposit - Tunzi Project	3,207.50
100-24605	EIR Deposit - Scheid Viney...	855.00
100-24646	Sub Dep - Blair Townhom...	545.00
100-24672	Subdivision Deposit - Terr...	1,375.00
100-310-52510.000	Health Insurance	11.12
100-310-61400.000	Office Supplies	92.10
100-310-63900.000	General Services	170.00
100-310-65200.000	Uniforms/Personnel Equi...	1,173.27
100-311-65700.000	Public Works Supplies	41.36
100-311-66200.000	Vehicle Maintenance	117.61
100-550-64100.000	Electricity	9.54
100-550-64300.000	Water Utility	3,077.52
100-550-64400.000	Waste Disposal	112.75
100-550-65700.000	Public Works Supplies	95.06
100-550-65900.000	Building Maintenance Su...	219.96
100-550-68700.000	Property Taxes	3,837.70
100-550-95411.000	Transfer to PW Equipment..	4,200.52
100-551-63900.000	General Services	120.00
100-551-64300.000	Water Utility	63.19
100-551-64300.211	Water Utility	14.04
100-551-64400.000	Waste Disposal	229.96
100-551-68700.000	Property Taxes	681.61
100-551-68700.211	Property Taxes	1,121.22
100-590-63900.000	General Services	240.00
100-590-64300.000	Water Utility	29.09
100-590-68700.000	Property Taxes	681.61
100-601-52510.000	Health Insurance	5.56
100-601-63600.000	Community Development...	44,847.21
200-205-63400.321	Police Services	1,019.04
201-22210	Federal Withholding Tax ...	1,281.91
201-22215	FICA Payable	1,773.50
201-22220	State Withholding Tax Pa...	472.05
201-22225	S.D.I. Payable	104.33
201-22410	G.P.O.A. Union Dues Paya...	100.00
213-22210	Federal Withholding Tax ...	69.70
213-22215	FICA Payable	66.52
213-22220	State Withholding Tax Pa...	24.63
213-22225	S.D.I. Payable	3.91
213-22430	Deferred Comp Payable	29.38
213-905-87513.000	Prop 84 Greenfield Comm...	1,100.00
215-22210	Federal Withholding Tax ...	399.73
215-22215	FICA Payable	117.94
215-22220	State Withholding Tax Pa...	150.81
215-22225	S.D.I. Payable	4.13
215-22430	Deferred Comp Payable	85.32

Account Summary

Account Number	Account Name	Payment Amount
220-215-63400.000	Police Services	5,180.00
220-215-68100.000	Recruitment	1,125.00
220-22210	Federal Withholding Tax ...	4,136.39
220-22215	FICA Payable	4,922.36
220-22220	State Withholding Tax Pa...	1,544.61
220-22225	S.D.I. Payable	289.55
220-22410	G.P.O.A. Union Dues Paya...	250.00
220-22430	Deferred Comp Payable	250.00
220-22450	Wage Garnishments Paya...	2,755.36
222-905-87515.000	Playground Enhancement...	680.00
230-22210	Federal Withholding Tax ...	927.16
230-22215	FICA Payable	1,861.30
230-22220	State Withholding Tax Pa...	195.01
230-22225	S.D.I. Payable	109.50
230-22420	S.E.I.U. Union Dues Payab...	49.38
230-22430	Deferred Comp Payable	397.07
230-22490	Miscellaneous Withholding	36.43
230-320-63700.000	Public Works Services	2,325.00
230-320-64100.000	Electricity	6,203.70
230-320-64300.000	Water Utility	2.04
230-320-64400.000	Waste Disposal	112.74
230-320-65100.000	General Operating Suppli...	207.34
230-320-65200.000	Uniforms / Personnel Equ...	13.40
230-320-65700.000	Public Works Supplies	82.52
230-320-65800.000	Permits & Inspections	2,564.00
230-320-66200.000	Vehicle Maintenance	9.55
230-320-68700.000	Property Taxes	7,104.74
230-320-95411.000	Transfer to PW Equipment..	4,200.52
263-22210	Federal Withholding Tax ...	13.11
263-22215	FICA Payable	37.10
263-22220	State Withholding Tax Pa...	3.43
263-22225	S.D.I. Payable	2.17
263-22430	Deferred Comp Payable	3.44
263-22490	Miscellaneous Withholding	2.02
263-360-63700.000	Public Works Services	2,454.53
263-360-64100.000	Electricity	616.10
263-360-64300.000	Water Utility	496.94
263-360-68700.000	Property Taxes	791.94
264-22210	Federal Withholding Tax ...	18.10
264-22215	FICA Payable	70.92
264-22220	State Withholding Tax Pa...	4.27
264-22225	S.D.I. Payable	4.15
264-22430	Deferred Comp Payable	3.44
264-22490	Miscellaneous Withholding	2.02
264-360-63700.000	Public Works Services	11,825.00
264-360-64300.000	Water Utility	7,678.17
264-360-65100.000	General Operating Suppli...	200.54
264-360-65700.000	Public Works Supplies	41.09
264-360-68700.000	Property Taxes	3,286.92
264-360-72704.000	LLMD #2 Projects	120.00
265-22210	Federal Withholding Tax ...	39.77
265-22215	FICA Payable	82.86
265-22220	State Withholding Tax Pa...	8.34
265-22225	S.D.I. Payable	4.88
265-22420	S.E.I.U. Union Dues Payab...	2.85
265-22430	Deferred Comp Payable	21.00
265-360-68700.000	Property Taxes	2,149.44
266-22210	Federal Withholding Tax ...	39.74

Account Summary

Account Number	Account Name	Payment Amount
266-22215	FICA Payable	82.78
266-22220	State Withholding Tax Pa...	8.24
266-22225	S.D.I. Payable	4.84
266-22420	S.E.I.U. Union Dues Payab...	2.83
266-22430	Deferred Comp Payable	20.99
266-360-68700.000	Property Taxes	1,091.92
291-610-63900.000	General Services	7,664.20
297-22210	Federal Withholding Tax ...	707.61
297-22215	FICA Payable	1,154.14
297-22220	State Withholding Tax Pa...	117.81
297-22225	S.D.I. Payable	67.91
297-597-63900.000	General Services	142.00
297-597-64300.292	Water Utility	19.76
297-597-64400.292	Waste Disposal	58.62
297-597-65500.292	Recreation Supplies	502.43
297-597-68700.292	Property Taxes	372.74
406-49510.000	Transfer from General Fu...	-100,431.00
406-709-91310.000	Interest	41,245.02
406-709-91410.000	Capital Lease Payments	59,185.98
411-49510.000	Transfer from General Fu...	-4,200.52
411-49530.000	Transfer from Gas Tax Fu...	-4,200.52
411-49553.000	Transfer from Sewer Fund	-4,200.52
411-49554.000	Transfer from Water Fund	-4,200.52
411-709-91310.000	Interest	455.33
411-709-91410.000	Capital Lease Payments	16,346.76
503-191-52510.000	Health Insurance	2.76
503-191-63300.000	Utility Billing Financial Ser...	434.40
503-191-63900.000	General Services	400.77
503-22210	Federal Withholding Tax ...	1,679.25
503-22215	FICA Payable	3,271.18
503-22220	State Withholding Tax Pa...	343.87
503-22225	S.D.I. Payable	192.49
503-22420	S.E.I.U. Union Dues Payab...	100.51
503-22430	Deferred Comp Payable	443.50
503-22490	Miscellaneous Withholding	60.72
503-330-64300.000	Water Utility	23.86
503-330-64400.000	Waste Disposal	112.74
503-330-65700.000	Public Works Supplies	44.14
503-330-66200.000	Vehicle Maintenance	21.27
503-330-68700.000	Property Taxes	5,748.38
503-330-95411.000	Transfer to PW Equipment..	4,200.52
503-333-63800.000	Sewer Collection Services	464.25
503-333-65600.000	Janitorial Supplies	12.93
503-333-66400.000	Sewer Operations Equipm...	10.61
503-333-68700.000	Property Taxes	527.96
503-335-63800.000	Sewer Treatment Services	3,245.19
503-335-65700.000	Public Works Supplies	128.32
503-335-65800.000	Permits & Inspections	4,699.00
504-191-52510.000	Health Insurance	2.76
504-191-63300.000	Utility Billing Financial Ser...	434.40
504-191-63900.000	General Services	400.77
504-22210	Federal Withholding Tax ...	798.36
504-22215	FICA Payable	1,527.30
504-22220	State Withholding Tax Pa...	161.73
504-22225	S.D.I. Payable	89.78
504-22420	S.E.I.U. Union Dues Payab...	38.13
504-22430	Deferred Comp Payable	213.32
504-22490	Miscellaneous Withholding	60.72

Account Summary

Account Number	Account Name	Payment Amount
504-340-64400.000	Waste Disposal	137.54
504-340-65100.254	Water Conservation Suppl...	6,463.00
504-340-65200.000	Uniforms / Personnel Equ...	377.91
504-340-65800.000	Permits & Inspections	5,955.64
504-340-66200.000	Vehicle Maintenance	83.85
504-340-68700.000	Property Taxes	1,429.30
504-340-95411.000	Transfer to PW Equipment..	4,200.52
504-345-63800.000	Water Production Services	5,864.81
504-345-65700.000	Water Production Supplies	89.07
	Grand Total:	512,009.10

Project Account Summary

Project Account Key	Payment Amount
None	512,009.10
Grand Total:	512,009.10

CITY COUNCIL MINUTES

CITY COUNCIL MEETING OF NOVEMBER 10, 2015

CALL TO ORDER

Mayor Huerta called the meeting to order at 6:04 p.m.

ROLL CALL

PRESENT: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmembers Walker, Torres and Santibañez

ABSENT: None

STAFF: City Manager Stanton, Community Services Director Steinmann, Chief Fresé, Police Commander Allen, Administrative Services Director Corgill, City Clerk Rathbun

GUESTS: Ruby Naranga, Elisabeth Russell, Beatriz Diaz, Luis Garcia, Angelica Ramirez, Miguel Ramirez, Allison Steinmann, Andres Cruz Garcia, Brent Slama, Jenny Mitchell, Assemblyman Luis Alejo

MOMENT OF SILENT PRAYER

There was a moment of silent prayer.

AGENDA REVIEW

No changes were made.

PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

Allison Steinmann, chair of the V & W committee, thanked everyone for their efforts and monetary donations.

Beatriz Diaz commented on the sign ordinance and asked that the Council review it.

Andres Cruz Garcia reminded everyone the Council regarding the appreciation dinner they wanted to provide the City Council. City Council concurred to have the dinner in the City Council chambers about an hour before a scheduled meeting.

CONSENT CALENDAR

A MOTION by Councilmember Walker, seconded by Councilmember Torres to approve the consent items including the City of Greenfield Warrants #297620 through #297748 and Bank Drafts #1463 through #1510 in the amount of \$448,385.36 and approve Minutes of the October 13, 2015 City Council Meeting and October 27, 2015 Special City Council Meeting. All in favor. Motion carried.

MAYOR'S PRESENTATIONS, PROCLAMATIONS, COMMUNICATIONS, RESOLUTIONS

PRESENTATION TO GREENFIELD LITTLE LEAGUE PRESIDENT BRENT SLAMA

City Council thanked Brent Slama and the entire Greenfield Little League Board for their dedication and support to the children of Greenfield in the Little League program.

Mayor Huerta presented Brent Slama with a plaque for his dedication and hard work.

Brent Slama thanked the City Council for their support; specifically to the Mayor and Mayor Pro-tem for attending games both local and out of town.

PRESENTATION BY JENNY MITCHELL REGARDING TRI-CITIES ANNUAL PERFORMANCE REVIEW

Jenny Mitchell, Salinas Valley Solid Waste Authority, gave a power point presentation regarding the annual performance regarding garbage, yard waste and recycling, SB1016/AB 939 compliance as well as any complaints that were received in 2014.

LEGISLATIVE UPDATE BY ASSEMBLYMAN LUIS ALEJO

Assemblyman Luis Alejo gave a power point presentation regarding the legislative update for the 2015 year.

CONTINUED - PUBLIC HEARING

PUBLIC HEARING- CONSIDERATION OF GREENFIELD – FIELD OF GREENS ENERGY PROGRAM RESOLUTION #2015-66

Staff report was given by City Manager Stanton.

Mayor Huerta opened the continued public hearing at 7:09 p.m.

Elisabeth Russell, Manager of the AMBAG Energy Watch Program, stated that she commended the City for participating in this program and analysis and stated she supported it.

Mayor Huerta closed the public hearing at 7:11 p.m.

Mayor Pro-tem Rodriguez asked what other local cities had done this type of program. City Manager Stanton stated that Gonzales had done it and Salinas and King City were in the process of it. She stated that she had checked with other cities and they all have had good success.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to adopt **Resolution #2015-66, "A Resolution Approving Certain Energy Conservation Measures Authorizing the Execution of Agreements, Signatories and Making Other Determinations in Connection Therewith"**. All in favor. Motion carried.

CITY COUNCIL BUSINESS

ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD TO OBTAIN FINANCING FOR THE ACQUISITION AND INSTALLATION OF ENERGY-SAVING EQUIPMENT FROM PNC EQUIPMENT FINANCE, LLC RESOLUTION #2015-67

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Santibañez, seconded by Councilmember Walker to adopt **Resolution #2015-67, “A Resolution of the City Council of the City of Greenfield to Obtain Financing for the Acquisition and Installation of Energy-Saving Equipment from PNC Equipment Finance, LLC”**. All in favor. Motion carried.

ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF CERTAIN LEASE FINANCING DOCUMENTS IN CONNECTION WITH PREPAYMENT OF AN OUTSTANDING 2006 LEASE AGREEMENT WITH WESTAMERICA BANK AND AUTHORIZING AND DIRECTING CERTAIN ACTIONS WITH RESPECT THERETO RESOLUTION #2015-68

Staff report was given by Administrative Services Director Corgill.

A MOTION by Councilmember Torres, seconded by Mayor Pro-tem Rodriguez to adopt **Resolution #2015-68, “A Resolution of the City Council of the City of Greenfield Approving the Form and Authorizing the Execution of Certain Lease Financing Documents in Connection with Prepayment of an Outstanding 2006 Lease Agreement with WestAmerica Bank and Authorizing and Directing Certain Actions with Respect Thereto”**. All in favor. Motion carried.

CONSIDERATION OF A WORK FORCE BOARD LEASE

Staff report was given by City Manager Stanton.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to approve the lease with the Monterey County Workforce Development Board. All in favor. Motion carried.

FIRST READING AND INTRODUCTION OF AN ORDINANCE ADDING CHAPTER 15.28 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCEDURE FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Staff report was given by Community Services Director Steinmann.

A MOTION by Councilmember Walker, seconded by Councilmember Santibañez to read by title only, first reading, of an Ordinance of the City Council of the City of Greenfield Adding Chapter 15.28 to the City of Greenfield Municipal Code Establishing an Expedited Permitting Procedure for Small Residential Rooftop Solar Systems. All in favor. Motion carried.

CONSIDERATION OF AN AGREEMENT WITH BURTON & ASSOCIATES TO CONDUCT A WATER AND WASTEWATER REVENUE SUFFICIENCY ANALYSIS IN ACCORDANCE WITH THE DESIGNATED PROJECT WORK PLAN

Staff report was given by Community Services Director Steinmann.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Walker to approve Engaging Burton & Associates to Conduct a Water and Wastewater Revenue Sufficiency Analysis in Accordance with the Designated Project Work Plan for a Fixed Fee of \$54,465. All in favor. Motion carried.

**ADOPTION A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE STATE BOARD OF EQUALIZATION FOR IMPLEMENTATION OF THE LOCAL PREPAID MOBILE TELEPHONY SERVICES COLLECTION ACT
RESOLUTION #2015-69**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AUTHORIZING THE EXAMINATION OF PREPAID MOBILE TELEPHONY SERVICES SURCHARGE AND LOCAL CHARGE RECORDS
RESOLUTION #2015-70**

Staff report was given by Administrative Services Director Corgill.

A MOTION by Councilmember Santibañez, seconded by Mayor Pro-tem Rodriguez to adopt **Resolution #2015-69, “A Resolution of the City Council of the City of Greenfield Authorizing the City Manager to Execute an Agreement with the State Board of Equalization for Implementation of the Local Prepaid Mobile Telephony Services Collection Act”**. All in favor. Motion carried.

A MOTION by Councilmembers Santibañez, seconded by Mayor Pro-tem Rodriguez to adopt **Resolution #2015-70, “A Resolution of the City Council of the City of Greenfield Authorizing the Examination of Prepaid Mobile Telephony Services Surcharge and Local Charge Records”**. All in favor. Motion carried.

**ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE MEMORANDUM OF UNDERSTANDING DATED JULY 1, 2015 BETWEEN THE CITY OF GREENFIELD AND THE SERVICE EMPLOYEES’ INTERNATIONAL UNION – LOCAL 521, CTW/CLC FOR THE PERIOD OF JULY 1, 2015 – JUNE 30, 2018
RESOLUTION #2015-71**

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Walker, seconded by Councilmember Torres to adopt **Resolution #2015-71, “A Resolution of the City Council of the City of Greenfield Approving the Memorandum of Understanding Dated July 1, 2015 Between the City of Greenfield and the Service Employees’ International Union – Local 521, CTW/CLC for the Period of July 1, 2015 – June 30, 2018”**. All in favor. Motion carried.

**ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE MEMORANDUM OF UNDERSTANDING DATED OCTOBER 15, 2015 BETWEEN THE CITY OF GREENFIELD AND THE GREENFIELD POLICE OFFICERS' ASSOCIATION FOR THE PERIOD OF JULY 1, 2015 – JUNE 30, 2017
RESOLUTION #2015-72**

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Walker, seconded by Councilmember Torres to adopt **Resolution #2015-72, "A Resolution of the City Council of the City of Greenfield Approving the Memorandum of Understanding Dated October 15, 2015 Between the City of Greenfield and the Greenfield Police Officers' Association for the Period of July 1, 2015 – June 30, 2017"**. All in favor. Motion carried.

**ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE MEMORANDUM OF UNDERSTANDING DATED OCTOBER 30, 2015 BETWEEN THE CITY OF GREENFIELD AND THE GREENFIELD POLICE SUPERVISORS' ASSOCIATION FOR THE PERIOD OF JULY 1, 2015 – JUNE 30, 2017
RESOLUTION #2015-73**

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Torres, seconded by Councilmember Santibañez to adopt **Resolution #2015-73, "A Resolution of the City Council of the City of Greenfield Approving the Memorandum of Understanding Dated October 30, 2015 Between the City of Greenfield and the Greenfield Police Supervisors' Association for the Period of July 1, 2015 – June 30, 2017"**. All in favor. Motion carried.

ADJOURN TO CLOSED SESSION

Meeting adjourned to closed session at 7:53 p.m.

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY MANAGER**

RECONVENE TO OPEN SESSION

Meeting reconvened to open session at 10:04 p.m.

City Attorney Sullivan reported that a report was given on potential litigation and the City Manager's performance evaluation was held and there was no reportable action taken place in closed session.

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

Mayor Pro-tem Rodriguez stated that he would be attending the next TAMC meeting and had a meeting with Debbie Hale, Executive Director of TAMC.

COMMENTS FROM CITY COUNCIL

Councilmember Torres stated that tomorrow was Veterans' Day and wanted everyone to make sure to honor all veterans.

Mayor Pro-tem Rodriguez stated that he would like to start a program recognizing people doing outstanding accomplishments within Greenfield , maybe a plaque or keys to the city. He stated that he was very happy that both Measure V & W passed and it was a weight off the shoulders of the City. He also stated that there was a very low voter turns-out and would like to do something to increase the turn-out.

Councilmember Santibañez stated that she received an invitation to the City's Christmas potluck and stated that she was never able to attend because she had to work during the day. She suggested that maybe a more formal dinner would be more appropriate. There was further discussion regarding the event.

CITY MANAGER REPORT

No comments were received.

ADJOURNMENT

Mayor adjourned the City Council meeting at 10:18 p.m.

Mayor of the City of Greenfield

City Clerk of the City of Greenfield



Successor Agency Board Memorandum

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

DATE: December 2, 2015

AGENDA DATE: December 8, 2015

PREPARED BY: Jeri L. Corgill, City of Greenfield Director of Administrative Services

TITLE: **RESOLUTION APPROVING A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT**

BACKGROUND AND ANALYSIS

Due to the dissolution of redevelopment agencies, the Successor Agency to the former Redevelopment Agency of the City of Greenfield (the "Agency") now has responsibility for repayment of the 2002 Tax Allocation Bonds (the "2002 Bonds") and the 2006 Tax Allocation Bonds (the "2006 Bonds"). Per AB 1484, the Agency may refund existing bonds, with approval of the Oversight Board and the State Department of Finance, for the purpose of generating a debt service savings.

On October 13, 2015, the Successor Agency adopted Resolution No. SA 2015-03 and on October 14, 2015 the Oversight Board adopted Resolution No. OB 2015-04. Both resolutions authorized the issuance of Tax Allocation Refunding Bonds, Series 2016 (the "2016 Bonds") by the Successor Agency.

The Successor Agency has, with the assistance of bond counsel/disclosure counsel and its financial advisor, caused to be prepared a form of the Preliminary Official Statement describing the 2016 Bonds and containing material information relating to the redevelopment project area and tax increment revenues, the preliminary form of which is being submitted to the Successor Agency for approval for distribution by Brandis Tallman LLC (the "Underwriter") to persons and institutions interested in purchasing the 2016 Bonds.

The final interest rates and terms of the 2016 Bonds will not be determined until the 2016 Bonds are priced and sold by the Underwriter, which is expected to occur by the third week of January 2016, after a bond rating has been obtained from Standard & Poor's Corp. Upon completion of the bond sale and determination of the final interest rate structure, the remaining blanks in the Official Statement and Bond Purchase Agreement will be filled in with such final information.

The form of the Preliminary Official Statement and Bond Purchase Agreement are on file with the City Clerk.

FINANCIAL AND BUDGET IMPACT

The repayment of principal and interest on the 2016 Bonds will be payable solely from Tax Revenues, which are property tax increment revenues from the redevelopment project area deposited into the Agency’s Redevelopment Property Tax Trust Fund (“RPTTF”), and available after satisfying certain administrative costs of the County and pass through obligations to affected taxing entities. The total estimated debt service savings by issuing the 2016 Bonds is approximately \$2,286,000, and the net present value savings is approximately \$1,425,800.

The 2016 Bonds will not be a debt of the City’s General Fund or of the State, or any of its political subdivisions (except the Agency).

RECOMMENDATION

The Administrative Service Director and City Manager recommend the Successor Agency Board approve the forms of the Preliminary Official Statement and the Bond Purchase Agreement, and related actions.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION SA 2015-04, A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE FORM AND AUTHORIZING DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT IN CONNECTION WITH THE OFFERING AND SALE OF TAX ALLOCATION BONDS TO REFINANCE REDEVELOPMENT ACTIVITIES WITHIN AND FOR THE BENEFIT OF THE GREENFIELD REDEVELOPMENT PROJECT OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD AND APPROVING RELATED DOCUMENTS AND ACTIONS

ATTACHMENTS

Resolution SA 2015-04

RESOLUTION NO. SA 2015-04

A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE FORM AND AUTHORIZING DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT IN CONNECTION WITH THE OFFERING AND SALE OF TAX ALLOCATION BONDS TO REFINANCE REDEVELOPMENT ACTIVITIES WITHIN AND FOR THE BENEFIT OF THE GREENFIELD REDEVELOPMENT PROJECT OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD AND APPROVING RELATED DOCUMENTS AND ACTIONS

WHEREAS, pursuant to section 34172(a) of the California Health and Safety Code (unless otherwise noted, all section references hereinafter being to such Code), the Redevelopment Agency of the City of Greenfield (the “Former Agency”) has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to section 34173, and the Successor Agency to the Former Redevelopment Agency of the City of Greenfield (the “Successor Agency”) has become the successor entity to the Former Agency; and

WHEREAS, a redevelopment plan for the Former Agency’s Greenfield Redevelopment Project in the City of Greenfield (the “City”) has been adopted in compliance with all requirements of the Code (the “Redevelopment Project”); and

WHEREAS, prior to the dissolution of the Former Agency, the Former Agency incurred the following obligations for the purpose of financing and refinancing redevelopment activities which remain outstanding:

(a) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Refunding Bonds, Series 2002A (the “2002A Bonds”), to refinance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$675,000 principal amount remains outstanding,

(b) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Escrow Bonds, Series 2002B (the “2002B Bonds”), to finance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$650,000 principal amount remains outstanding, and

(c) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Bonds, Series 2006 (the “2006 Bonds” and, with the 2002A Bonds and the 2002B Bonds, the “Former Agency Obligations”), to finance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$20,190,000 principal amount remains outstanding; and

WHEREAS, section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the “Refunding Law”) for the purpose of achieving debt service savings within the parameters set forth in section 34177.5(a)(1) (the “Savings Parameters”); and

WHEREAS, to determine compliance with the Savings Parameters for purposes of the issuance by the Successor Agency of its tax allocation refunding bonds (the “Refunding Bonds”), the Successor Agency has caused its financial advisor, Urban Futures, Incorporated (the “Financial Advisor”), to prepare an analysis of the potential savings that will accrue to the Successor Agency and to applicable taxing entities as a result of the use of the proceeds of the Refunding Bonds to repay or refund all or a portion of the Former Agency Obligations (the “Debt Service Savings Analysis”); and

WHEREAS, the Debt Service Savings Analysis has demonstrated that a refunding of all Former Agency Obligations will satisfy the Savings Parameters; and

WHEREAS, the Successor Agency has determined to issue its Successor Agency to the Former Redevelopment Agency of the City of Greenfield Tax Allocation Refunding Bonds, Series 2016, to refund the Former Agency Obligations (the “Bonds”), pursuant to an indenture of trust, by and between the Successor Agency and MUFG Union Bank, N.A., as trustee; and

WHEREAS, the Successor Agency adopted its Resolution No. SA 2015-03 on October 13, 2015, authorizing issuance of the Bonds and approving the form and authorizing execution of the various documents prepared in connection therewith; and

WHEREAS, the Oversight Board to the Successor Agency adopted its Resolution No. OB 2015-04 on October 14, 2015, approving the issuance of the Bonds by the Successor Agency; and

WHEREAS, bond purchase agreement and an preliminary official statement to be used in connection with the offering and sale of the Bonds has been prepared and it is appropriate at this time for the Successor Agency to approve the forms thereof and the distribution of such preliminary official statement to prospective purchasers of the Bonds.

NOW, THEREFORE, based upon the foregoing, the Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield does resolve as follows:

SECTION 1. Approval of Bond Purchase Agreement. The Successor Agency hereby authorizes the sale of the Bonds to Brandis Tallman LLC (the “Underwriter”), so long as the Underwriter’s discount, excluding original issue discount which does not constitute compensation to the Underwriter, does not exceed 1.25%. The Successor Agency hereby approves the bond purchase agreement, by and between the Underwriter and the Successor Agency, in the form on file with the Successor Agency Secretary (the “Bond Purchase Agreement”), together with such additions thereto and changes therein as the Chair, the Vice Chair, the Secretary or the Executive Director (the “Authorized Officers”) shall deem necessary,

desirable or appropriate, and the execution thereof by an Authorized Officer shall be conclusive evidence of the approval of any such additions and changes. The Authorized Officers are hereby authorized and directed to execute, and the Secretary is hereby authorized and directed to attest to, the final form of the Bond Purchase Agreement for and in the name and on behalf of the Successor Agency.

SECTION 2. Approval of Preliminary Official Statement. The Successor Agency hereby approves and deems final within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 except for permitted omissions, a preliminary official statement describing the Bonds in the form on file with the Secretary (the "Preliminary Official Statement"). Distribution of the Preliminary Official Statement by the Underwriter to prospective purchasers of the Bonds is hereby approved. The Authorized Officers are hereby authorized to execute the final form of an official statement, including as it may be modified by such additions thereto and changes therein as a Authorized Officer shall deem necessary, desirable or appropriate (the "Final Official Statement"), and the execution of the Final Official Statement by an Authorized Officer shall be conclusive evidence of the approval of any such additions and changes. The Successor Agency hereby authorizes the distribution of the Final Official Statement by the Underwriter. The Final Official Statement shall be executed in the name and on behalf of the Successor Agency by an Authorized Officer.

SECTION 3. Official Actions. The Chair, the Vice Chair, the Executive Director, the Secretary, and any and all other officers of the Successor Agency, are hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to do any and all things and take any and all actions, including execution and delivery of any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and sale of the Bonds. Whenever in this resolution any officer of the Successor Agency is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person Authorized by such officer to act on his or her behalf in the case such officer shall be absent or unavailable.

SECTION 4. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

SECTION 5. Certification. The Secretary shall certify to the passage and adoption hereof.

PASSED AND ADOPTED by the Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield at a regular meeting duly held on the 8th of December, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Chair of the Successor Agency Board

Attest:

Secretary of the Board



City Council Memorandum

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

DATE: November 25, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **ORDINANCE ADDING CHAPTER 15.28 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCEDURE FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS**

BACKGROUND AND ANALYSIS

The California Government Code, section 65850.5, provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. This section further provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance, consistent with the goals and intent of subdivision (a) of section 65850.5 of the Government Code, that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems consistent with the intent and requirements of the Government Code. The City of Greenfield has not yet adopted such a conforming ordinance.

California Government Code § 36934 states that municipal ordinances shall not be passed within five days of their introduction, nor at other than a regular meeting or at an adjourned regular meeting of the local legislative body. The proposed ordinance was first introduced at the City Council's regular meeting on November 10, 2015. The action now before the City Council is for holding of the required public hearing and adoption of the proposed ordinance.

The proposed ordinance includes the following key provisions:

1. A building permit is required for all solar energy system installations.
2. Application for a solar building permit can be made electronically.

3. It is the responsibility of the applicant to verify the adequacy of the building's structural and electrical systems to support the rooftop solar system.
4. The City will develop a checklist of all requirements with which small rooftop solar energy systems must comply to be eligible for expedited review (*see* Attachment 1). The City's building official will be responsible for developing and adopting such a checklist.
5. Upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirements of the checklist, the building official will approve the application and issue a building permit.
6. A building permit will not be issued, however, if the building official determines that the proposed rooftop solar energy system will have a specific, adverse impact upon the public health and safety.
7. The decision of the building official to deny a building permit for public health and safety reasons may be appealed by the applicant to the planning commission.
8. For a small residential rooftop solar energy system eligible for expedited review, only one inspection by the building official will be required. A separate inspection by the fire marshal may be required.

RECOMMENDATION

Adopting the proposed small residential rooftop solar system permitting ordinance is required by section 65850.5 of the California Government Code. To ensure compliance with the requirements of the California Government Code, it is recommended the City Council adopt the proposed ordinance. The proposed ordinance is consistent with the intent and requirements of the Government Code and does not impose requirements, regulations, processes, or procedures not expressly allowed or authorized. It is recommended the City Council adopt the proposed solar system permitting ordinance.

BUDGET AND FINANCIAL IMPACT

Adoption of the proposed ordinance will have no impact on the City's general fund. Adopting this ordinance will have no impact on either City expenditures or revenues.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY AND ADOPT ORDINANCE #513, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADDING CHAPTER 15.28 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCEDURE FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS.

ORDINANCE NO. 513

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADDING CHAPTER 15.28 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCEDURE FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

WHEREAS, Subsection (a) of Section 65850.5 of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems; and

WHEREAS, Subdivision (g)(1) of Section 65850.5 of the California Government Code provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance, consistent with the goals and intent of subdivision (a) of Section 65850.5, that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems; and

WHEREAS, Subdivision (g)(1) of Section 65850.5 of the California Government Code provides that in developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENFIELD DOES ORDAIN AS FOLLOWS:

SECTION 1. Ordinance: Chapter 15.28 is added to the Greenfield Municipal Code to read as follows:

Chapter 15.28 Small Residential Rooftop Solar Energy System Review Process

Sections:

- 15.28.010 Purpose and Intent
- 15.28.020 Definitions
- 15.28.030 Solar Energy System Permit

15.28.010 Purpose and Intent

A. The California Legislature has declared that implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems is a matter of statewide concern. It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy

systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install solar energy systems. It is the intent of the Legislature that local agencies comply not only with the language of Section 65850.5 of the California Government Code, but also encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.

B. It is the intent of the Legislature that local agencies shall administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install a solar energy system shall be limited to the local agency's building official's review of whether it meets all health and safety requirements of local, state, and federal law. The Legislature has further declared that requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety.

15.28.020 Definitions

A. The following words and phrases as used in this section are defined as follows:

1. "Electronic submittal" means the utilization of one or more of the following:
 - a. E-mail,
 - b. The internet, or
 - c. Facsimile.
2. "Small residential rooftop solar energy system" means all of the following:
 - a. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal;
 - b. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time;
 - c. A solar energy system that is installed on a single or duplex family dwelling; and
 - d. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

3. “Solar energy system” has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

15.28.030 Solar Energy System Permit

A. A building permit is required for all solar energy system installations.

B. Section 65850.5 of the California Government Code provides that in developing an expedited solar energy system permitting process, the city shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The building official shall develop and adopt such checklist.

C. The checklist shall be published on the city’s internet website. The applicant for a small rooftop solar energy system may submit the permit application and associated documentation to the city’s building division by personal, mailed, or electronic submittal together with any required permit processing and inspection fees. In the case of electronic submittal, the electronic signature of the applicant on all forms, applications, and other documentation may be used in lieu of a wet signature.

D. Prior to submitting an application for a building permit, the applicant shall:

1. At the applicant’s cost, verify to the applicant’s reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and

2. At the applicant’s cost, verify to the applicant’s reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system’s current use, to carry all new photovoltaic electrical loads.

E. An application that satisfies the information requirements in the checklist, as determined by the building official, shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

F. Subject to paragraph G immediately following, upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirements of the checklist, the building official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider’s electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

G. The building official shall not approve the application and shall not issue a building permit if the building official makes a finding, based on substantial evidence, that the solar energy system will have a specific, adverse impact upon the public health and safety. The decision of the building official to deny a building permit pursuant to this paragraph may be appealed by the applicant to the planning commission in accordance with the provisions of section 17.14.060 of this code.

H. For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the building official and fire chief, except that a separate fire inspection may be performed if the city and the local fire authority do not have an agreement in place authorizing the building official to conduct a fire safety inspection on behalf of the fire authority. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however, the subsequent inspection need not conform to the requirements of this paragraph.

SECTION 2. SEVERABILITY: If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Greenfield declares that it would have passed this ordinance and each section, subsection, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, paragraphs, sentences, clauses, or phrases be declared invalid.

SECTION 3. EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days from and after its passage and adoption by the City Council of the City of Greenfield.

INTRODUCTION AND FIRST READING at a regular meeting of the City Council of the City of Greenfield held on the 10th day of November, 2015.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regular meeting of the City Council held on the ____ day of _____, 2015, 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



City Council Memorandum

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

MEMORANDUM: December 4, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

FROM: Ann Rathbun, CMC, City Clerk

TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD CANVASSING AND DECLARING THE RESULT OF THE GENERAL ELECTION HELD IN THE CITY OF GREENFIELD ON NOVEMBER 3, 2015**

BACKGROUND:

On November 13, 2015, Claudio Valenzuela, Registrar of Voters for the Monterey County Elections Department, certified the November 3, 2015 Election. 24.40% of the registered voters cast their vote. Attached is the Statement of Votes Cases as well as the Resolution of the City Council of the City of Greenfield Canvassing and Declaring the Result of the General Election held in the City of Greenfield on November 3, 2015.

BUDGET AND FINANCIAL IMPACT:

The FY 2016 Annual Operating Budget includes \$20,000 for the election expense in the City Clerk budget. The amount of the election will be invoiced within the next few months.

REVIEWED AND RECOMMENDED:

City Manager and City Clerk recommend approval of the resolution.

POTENTIAL MOTION:

I MOVE TO ADOPT RESOLUTION #2015-74, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD CANVASSING AND DECLARING THE RESULT OF THE GENERAL ELECTION HELD IN THE CITY OF GREENFIELD ON NOVEMBER 3, 2015

RESOLUTION #2015-74

A RESOLUTION CANVASSING AND DECLARING THE RESULT OF THE MUNICIPAL ELECTION HELD IN THE CITY OF GREENFIELD ON NOVEMBER 3, 2015

WHEREAS, on Tuesday, the 3rd day of November, 2015 a municipal election was held in the City of Greenfield in accordance with law, and the votes thereat were received and canvassed, and the results thereof were ascertained, determined and declared in all respects as required by law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenfield as follows:

1. That the total number of votes cast at said election was as follows:

Registered Voters	4,139
Total Votes Cast	1,010
Turnout Percentage	24.40%

2. **Measure V – City of Greenfield :**

Greenfield Continuation of Essential City Services Funding Measure. To preserve the health, safety and welfare of Greenfield, and maintain/protect general City services, including 9-1-1 emergency response; building protection; neighborhood police patrols; gang/sex offender enforcement; animal control; street maintenance/pothole repair; park maintenance; and other essential services, shall the City of Greenfield continue a voter approved 1 cent transaction and use tax, subject to annual audits and public review.

YES	681 (69.70%)
NO	296 (30.30%)

3. **Measure W – City of Greenfield:**

Greenfield 2015 City Services Transactions and Use Tax Measure. To enhance the health, safety and welfare of Greenfield, and provide greater general City services, such as strengthened public safety; increased youth recreation programs; re-establishment of code enforcement services; and other essential services, shall the City of Greenfield enact a voter approved 0.75 cent transaction and use tax, subject to annual audits and public review?

YES	588 (60.56%)
NO	383 (39.44%)

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 8th day of December, 2015, by following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

Mayor of the City of Greenfield

City Clerk of the City of Greenfield

CITY OF GREENFIELD															
	Registration	Ballots Cast	Turnout (%)		MEASURE V - CITY OF GREENFIELD YES	NO		MEASURE W - CITY OF GREENFIELD YES	NO						
3057 3057	1075	56	5.21		45	9		36	18						
3057 - VBM	1075	193	17.95		131	58		106	83						
3058 3058	1550	98	6.32		55	40		48	46						
3058 - VBM	1550	282	18.19		181	91		156	112						
3059 3059	1514	100	6.61		82	17		76	21						
3059 - VBM	1514	281	18.56		187	81		166	103						
Precinct Totals	4139	254	6.14		182	66		160	85						
VBM Totals	4139	756	18.27		499	230		428	298						
Grand Totals	4139	1010	24.40		681	296		588	383						
CALIFORNIA	4139	1010	24.40		681	296		588	383						
20th CONGRESS	4139	1010	24.40		681	296		588	383						
12th SENATORIAL DISTRICT	4139	1010	24.40		681	296		588	383						
30th ASSEMBLY DISTRICT	4139	1010	24.40		681	296		588	383						
2ND DIST, BOARD OF EQUALIZ	4139	1010	24.40		681	296		588	383						
3RD SUPERVISORIAL DISTRICT	4139	1010	24.40		681	296		588	383						
CITY OF GREENFIELD	4139	1010	24.40		681	296		588	383						

CERTIFICATE OF REGISTRAR OF VOTERS

In the Matter of the CANVASS OF THE VOTE CAST)
at the **City of Greenfield Election**)
held on November 3, 2015)

I, **Claudio Valenzuela**, Registrar of Voters of the County of Monterey, State of California hereby certify;

THAT an election was held within the boundaries of the City of Greenfield on November 3, 2015 for the purpose of submitting **Measure V** to the qualified electors and; I caused to have processed and recorded the votes from the canvass of all ballots cast at said election within the boundaries of the City of Greenfield.

I HEREBY FURTHER CERTIFY that the record of votes cast at said election is set forth in Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth at length.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this Friday, November 13, 2015 and file this date with City of Greenfield.



A handwritten signature in blue ink, appearing to read "C. Valenzuela", with a horizontal line underneath.

Claudio Valenzuela
Registrar of Voters

CERTIFICATE OF REGISTRAR OF VOTERS

In the Matter of the CANVASS OF THE VOTE CAST)
at the **City of Greenfield Election**)
held on November 3, 2015)

I, **Claudio Valenzuela**, Registrar of Voters of the County of Monterey, State of California hereby certify;

THAT an election was held within the boundaries of the City of Greenfield on November 3, 2015 for the purpose of submitting **Measure W** to the qualified electors and; I caused to have processed and recorded the votes from the canvass of all ballots cast at said election within the boundaries of the City of Greenfield.

I HEREBY FURTHER CERTIFY that the record of votes cast at said election is set forth in Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth at length.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this Friday, November 13, 2015 and file this date with City of Greenfield.



Claudio Valenzuela
Registrar of Voters



City Council Memorandum

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

DATE: December 3, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Jeri Corgill, Director of Administrative Services

TITLE: **ORDINANCE NO. 511, AMENDING CHAPTER 3.26 OF THE CITY OF GREENFIELD MUNICIPAL CODE TO REMOVE THE TERMINATION DATE OF THE 1% TRANSACTIONS AND USE TAX**

BACKGROUND AND ANALYSIS

On November 3, 2015, Greenfield registered voters were asked to consider and approve Measure V, an indefinite extension of the 1% transactions and use tax, which was originally approved in 2012 as Measure X. Measure V received a simple majority of “yes” votes, as required for a general tax. In order to enact Measure V, the municipal code must be amended.

California Government Code § 36934 states that municipal ordinances shall not be passed within five days of their introduction, nor at other than a regular meeting or at an adjourned regular meeting of the local legislative body. The action now before the City Council is for introduction of the proposed ordinance and holding of the required public hearing. Final action on adoption of the proposed ordinance will be at the next regularly scheduled City Council meeting.

The proposed ordinance includes the following key provisions:

1. The definition of “Termination Date” is amended to mean that the authority to levy the 1% transactions and use tax will not expire.
2. The ordinance must have approval of the voters.

RECOMMENDATION

Adopting the proposed Ordinance No. 511 is required in order to continue to levy and collect the 1% transactions and use tax without interruption. Staff recommend the City Council adopt the proposed ordinance. The proposed ordinance is consistent with the intent and requirements of the Government Code and does not impose requirements, regulations, processes, or procedures not expressly allowed or authorized. A duly noticed public hearing on the proposed ordinance will be held at the next regular City Council meeting. At the conclusion of that public hearing, the proposed ordinance will be given a second reading and the City Council will be requested to adopt the ordinance at that meeting.

BUDGET AND FINANCIAL IMPACT

Adoption of the proposed ordinance will allow the continuation of “Measure X” revenues to be received. It is estimated that the revenues generated will be approximately \$1,200,000 per year.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY AND INTRODUCE ORDINANCE NUMBER 511 OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AMENDING CHAPTER 3.26 OF THE CITY OF GREENFIELD MUNICIPAL CODE TO REMOVE THE TERMINATION DATE OF THE 1% TRANSACTIONS AND USE TAX.

ORDINANCE NO. 511
AN ORDINANCE OF THE CITY OF GREENFIELD
EXTENDING THE 1% TRANSACTIONS AND USE TAX FOR GENERAL PURPOSES
TO CONTINUE TO BE ADMINISTERED BY THE STATE BOARD OF
EQUALIZATION

WHEREAS, pursuant to California Revenue and Taxation Code Sections 7285.9, the City of Greenfield (the "City") has the authority to levy a Transactions and Use Tax for general purposes;

WHEREAS, a majority of the voters of the City approved a one percent (1.0%) Transactions and Use Tax at an election held on June 5, 2012;

WHEREAS, the City's Transactions and Use Tax Ordinance is found in Chapter 3.26 of Title 3 of the City's Municipal Code;

WHEREAS, Section 3.26.150 of Chapter 3.26 sets forth a "Termination Date" of the fifth anniversary of the operative date, at which time Chapter 3.26 will be repealed unless an amendment is approved by the voters of the City at an election called for that purpose; and

WHEREAS, an amendment of the City's Transactions and Use Tax will be submitted to the voters to extend the "Termination Date" of Chapter 3.26 indefinitely.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENFIELD DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendment. The definition of "Termination Date" in Section 3.26.150 of Chapter 3.26 of the City's Municipal Code is hereby amended to read as follows:

3.26.150 Definitions

(a) "Termination Date," as approved by the voters of the City of Greenfield, is amended to mean the authority to levy the tax imposed by this ordinance shall not expire.

Section 2. Approval by the Voters. This Ordinance shall be submitted to the voters at an election to be held on November 3, 2015. Upon approval by a majority of the voters of the City voting on this Ordinance, the Transactions and Use Tax set forth in Chapter 3.26 of the City's Municipal Code shall be re-authorized and extended.

INTRODUCED at a regular meeting of the City Council of the City of Greenfield, held on the 8th day of December, 2015.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regular meeting of the City Council held on the _____ day of _____, 20____, by the following vote:

AYES:

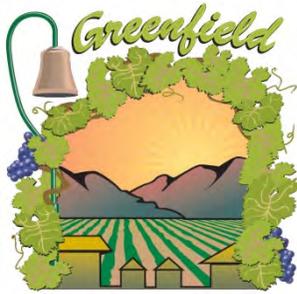
NOES:

ABSENT:

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

DATE: December 3, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Jeri Corgill, Director of Administrative Services

TITLE: **ORDINANCE NO. 512, ADDING CHAPTER 3.27 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING A CITY SERVICES TRANSACTIONS AND USE TAX**

BACKGROUND AND ANALYSIS

On November 3, 2015, Greenfield registered voters were asked to consider and approve Measure W, an additional Transactions and Use Tax of 0.75% (“2015 City Services Transactions and Use Tax”) for a period of five (5) years. Measure W received a simple majority of “yes” votes, as required for a general tax. In order to enact Measure W, a new chapter must be added to the municipal code.

California Government Code § 36934 states that municipal ordinances shall not be passed within five days of their introduction, nor at other than a regular meeting or at an adjourned regular meeting of the local legislative body. The action now before the City Council is for introduction of the proposed ordinance and holding of the required public hearing. Final action on adoption of the proposed ordinance will be at the next regularly scheduled City Council meeting.

The proposed ordinance includes the following key provisions:

1. The ordinance will be known as the 2015 City Services Transactions and Use Tax Ordinance.
2. The operative date is the first day of the of the first calendar quarter commencing more than 110 days after the adoption of the ordinance, which would be April 1, 2016.
3. The purpose of the ordinance is to: a) impose a retail transactions and use tax; and b) to adopt a retail transactions and use tax ordinance that conforms with State law and can be administered and collected by the State Board of Equalization.

4. The City will contract with the State Board of Equalization to administer the ordinance.
5. A tax rate of 0.75% of the gross receipts of a retailer in the City of Greenfield is imposed.
6. The tax is imposed on gross receipts of all retail sales consummated at the retailer's place of business or delivered to an out-of-state destination, including delivery charges that are subject to sales and use tax.
7. An excise tax is also imposed on the storage, use or other consumption, within the City, of tangible personal property purchased from any retailer, at the rate of 0.75%.
8. The transactions tax on gross receipts includes the following exclusions: a) sales other than fuel to aircraft operators; b) sales shipped outside the City to a consignee; c) sales for a price fixed prior to the operative date of the ordinance; d) leases fixed prior to the operative date of the ordinance; e) storage, use or other consumption subject to any state-administered transactions and use tax ordinance.
9. The authority to levy and collect the tax imposed by this ordinance will expire on the 5th anniversary of the operative date, unless extended by the voters of Greenfield.

RECOMMENDATION

Adopting the proposed 2015 City Services Transactions and Use Tax Ordinance is required in order to levy and collect the 0.75% transactions and use tax approved by the voters under Measure W. Staff recommend the City Council adopt the proposed ordinance. The proposed ordinance is consistent with the intent and requirements of the Government Code and does not impose requirements, regulations, processes, or procedures not expressly allowed or authorized. A duly noticed public hearing on the proposed ordinance will be held at the next regular City Council meeting. At the conclusion of that public hearing, the proposed ordinance will be given a second reading and the City Council will be requested to adopt the ordinance at that meeting.

BUDGET AND FINANCIAL IMPACT

Adoption of the proposed ordinance will supplement revenues being received in the City's General Fund, beginning in June 2016. It is estimated that the revenues generated by this 2015 City Services Transactions and Use Tax will be approximately \$900,000 per year.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY AND INTRODUCE ORDINANCE NUMBER 512 OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADDING CHAPTER 3.27 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING A CITY SERVICES TRANSACTIONS AND USE TAX.

ORDINANCE NO. 512

**AN ORDINANCE OF THE CITY OF GREENFIELD
IMPOSING A TRANSACTIONS AND USE TAX TO BE
ADMINISTERED BY THE STATE BOARD OF EQUALIZATION**

Section 1. TITLE. This ordinance shall be known as the 2015 City Services Transactions and Use Tax Ordinance. The city of Greenfield hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

Section 2. OPERATIVE DATE. "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of this ordinance, the date of such adoption being as set forth below.

Section 3. PURPOSE. This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

Section 4. CONTRACT WITH STATE. Prior to the operative date, the City shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless

so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

Section 5. TRANSACTIONS TAX RATE. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of 0.75% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

Section 6. PLACE OF SALE. For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

Section 7. USE TAX RATE. An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of 0.75% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 8. ADOPTION OF PROVISIONS OF STATE LAW. Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

Section 9. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Board of Equalization, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

Section 10. PERMIT NOT REQUIRED. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

Section 11. EXEMPTIONS AND EXCLUSIONS.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code,

and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

Section 12. AMENDMENTS. All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

Section 13. ENJOINING COLLECTION FORBIDDEN. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

Section 14. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 15. EFFECTIVE DATE. This ordinance relates to the levying and collecting of the City transactions and use taxes and shall take effect immediately.

Section 16. TERMINATION DATE. The authority to levy the tax imposed by this ordinance shall expire on the fifth anniversary of the operative date, unless extended by the voters.

INTRODUCED at a regular meeting of the City Council of the City of Greenfield, held on the 8th day of December, 2015.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regular meeting of the City Council held on the _____ day of _____, 20____, by the following vote:

AYES:

NOES:

ABSENT:

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

DATE: November 25, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **HEARING ON AMENDMENTS TO GENERAL PLAN AND ZONING CODE TO REDESIGNATE CERTAIN REAL PROPERTY ON WALNUT AVENUE FROM PROFESSIONAL OFFICE TO HIGHWAY COMMERCIAL**

AUTHORITY AND PROCEDURES

The City of Greenfield Zoning Code establishes the City Council as the designated Approving Authority for General Plan and Zoning Code amendments and that the Planning Director and Planning Commission provide recommendations to the City Council on any proposed General Plan or Zoning Code amendment. After public hearing by the Planning Commission and receipt of recommendations from the Planning Director and Planning Commission, the City Council then “approves, conditionally approves, or denies” the General Plan or Zoning Code amendments. General Plan and Zoning Code amendments shall be granted only when the City Council finds the proposed amendment (1) “is consistent with the General Plan goals, policies, and implementation programs” and (2) “will have no adverse effects on the public’s health, safety, or welfare. For General Plan amendments, a further finding is required that (3) if proposed by a private property owner that “there is a substantial benefit to the City to be derived from the amendment.” (Sections 17.16.130 and 17.16.140) The City’s General Plan can be amended by resolution. The Zoning Code, however, can be amended only by ordinance.

Section 65860 of the State of California Government Code requires that a city’s zoning ordinances be consistent with the city’s general plan. Section 65862 of the Government Code provides that when an amendment to a general plan necessitates an amendment to the zoning code to bring the zoning code into consistency with the general plan, public hearings on both actions may be held at the same time. The stated intent of this section that local agencies concurrently process applications for general plan amendments and related zoning code changes that are required to permit development so as to expedite processing of such applications.

Government Code Section 36934 specifies that an ordinance shall not be passed within five (5) days of its introduction. Therefore, if the City Council approves the proposed amendments to the Zoning Code, a second reading of the proposed ordinance amendments will be required for their passage and enactment.

CURRENT ACTION

The action now before the City Council is consideration of amendments to the City of Greenfield General Plan and Zoning Code to redesignate certain real property along the north side of Walnut Avenue immediately adjacent to the existing Highway-Commercial land use designation and zoning district (where the Santa Lucia Shopping Center is located) from Professional Office to Highway-Commercial with Regional Commercial Overlay. This property is currently vacant and undeveloped. It is the site for a proposed Taco Bell restaurant and AutoZone retail store. A free-standing restaurant is currently allowed in the Professional Office district but a retail store is allowed only as an accessory use to the primary professional office use. Without General Plan and Zoning Code amendments, the proposed AutoZone retail store would not be allowed. The Planning Commission held public hearing on this issue on December 1, 2015, and adopted resolutions recommending the City Council adopt the proposed amendments to the General Plan and Zoning Code. Copies of those resolutions are attached to this memorandum.

The proposed amendments to the Zoning Code are required to ensure its consistency with the General Plan. Pursuant to Section 65862 of the Government Code, public hearing on the proposed Zoning Code amendments is being held at the same time as the public hearing on the proposed General Plan amendment.

The action now before the City Council is twofold: (1) consideration of a resolution amending the City's General Plan and (2) introduction and first reading of an ordinance amending the zoning map of section 17.24.010 of the City's Zoning Code.

BACKGROUND AND ANALYSIS

When the General Plan was adopted in 2005, it provided an overall vision of the type of community Greenfield should become as it continues to develop over the ensuing 20 years. That vision acknowledges the strong agricultural roots of the community and its historical "small town" feel and ambiance. At the same time, the General Plan envisions future development that provides "a greater number and diversity of common urban amenities currently underprovided to City residents" that will "create a more vibrant community." The General Plan directs that it should "encourage the redevelopment of substandard and underutilized existing facilities and sites..." with the downtown area remaining the heart of the community.

The General Plan states that "the provision of commercial land use designations is critical for the long-term economic success of Greenfield. Thoughtful placement of commercial uses will allow convenient access by the community and will ensure compatibility with adjacent uses. Establishing an appropriate balance between commercial and other uses in the community is important." The General Plan goes on to state that the "City encourages further commercial development, including neighborhood commercial centers, regional shopping opportunities,

highway commercial businesses, and visitor-serving uses, while protecting the economic stability of local businesses.”

The General Plan establishes a roadmap to guide Greenfield’s growth and development through the year 2025. Inherent in any General Plan is the acknowledgement that over time conditions change and development within a city may occur in ways not completely envisioned by its General Plan. That is why developing cities typically update their General Plans well before the attainment of the long term planning horizon.

As the implementation mechanism for the vision of the General Plan, the Zoning Code also needs to acknowledge that conditions change and the Zoning Code may require modification to accommodate those changed conditions. Neither the General Plan nor the Zoning Code, nor their accompanying land use maps, should be considered static documents, but, rather, living documents that can and should be amended as circumstances dictate. However, the Zoning Code should not, and cannot, be used as a means to change the vision or overall development guidelines established by the General Plan. Only the General Plan can establish or alter that vision.

General Plan

The City’s General Plan defines four categories of land uses: residential, commercial, industrial, and public and open-space lands. The Land Use Diagram within the General Plan “by itself does not govern future development in Greenfield, but must be used in conjunction with plan goals and policies.”

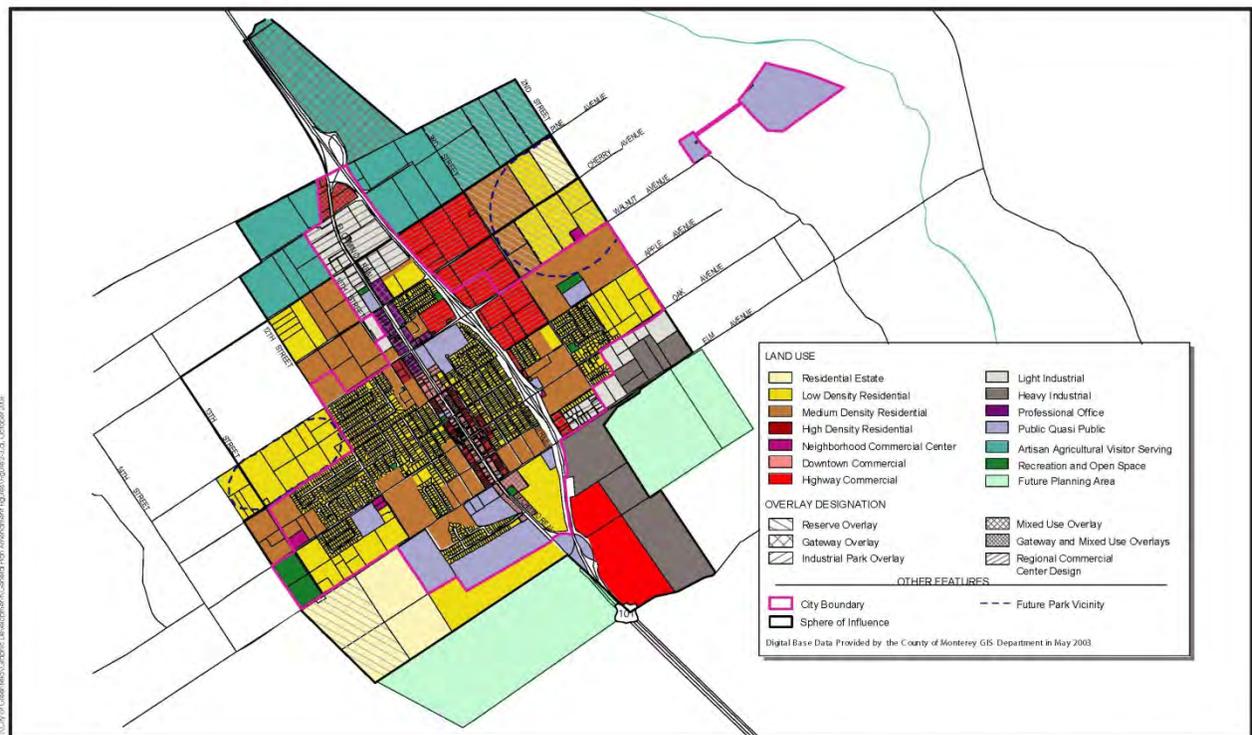


FIGURE 2-3
AMENDED LAND USE DIAGRAM (REFLECTING CITY-SPONSORED GPA AND SOUTHEAST SOI PROJECT)



Commercial uses delineated in the General Plan include Neighborhood Commercial, Downtown Commercial, Highway Commercial, Regional Commercial, Artisan Agriculture and Visitor Serving, and Professional Office. Within the Professional Office use, retail and commercial uses are allowed when such uses are complementary to and secondary uses in office complexes. The development of retail and commercial uses within the Professional Office designation are not prohibited under the General Plan. Rather, the General Plan sets forth certain conditions under which such uses can be developed.

Goal 2.1 of the Goals, Policies and Programs of the General Plan Land Use Element is to “ensure that redevelopment and new development is designed, sited, and constructed in a manner that creates a balanced and desirable city, maintains and enhances the character and best qualities of the community, and ensures that Greenfield remains economically viable. Policy 2.1.9 “encourage[s] infill and intensification of land uses through the reuse or redevelopment of vacant or underutilized industrial, commercial and residential sites where infrastructure supports such development.”

Goal 2.3 is to “support the retention and expansion of existing commercial centers and establishments, and encourage new, high-quality commercial development in the City to meet growing needs.” Policy 2.3.1 “encourage[s] businesses that support and contribute to an economically vibrant and diverse Greenfield community.” Program 2.3.A then requires the City to “periodically review the commercial land use designations within the General Plan Land use Diagram to ensure that there is an adequate mix of parcel sizes, zoning, and infrastructure to accommodate new commercial development.”

Zoning Code

The Zoning Code allows auto and vehicle parts sales in the Retail Business (C-R) and Highway Commercial (C-H) districts. Business and professional offices are also allowed. In the Professional Office (P-O) district, retail and commercial uses are allowed only as an accessory use to the primary use. In the Retail Business (C-R) district, business and professional offices are an allowed use, as they are in the Highway Commercial (C-H) district with a Regional Commercial Overlay (RCO). Thus, neither the City’s General Plan nor its Zoning Code prohibit the development of either professional offices or auto and vehicle parts retail sales in the City’s commercial and business office districts, but there are limits or restrictions imposed on that development under certain circumstances.

General Plan EIR

The Environmental Impact Report developed pursuant to CEQA guidelines analyzed the impact the 2008 General Plan, by introducing new and expanded urban land uses, would have on the existing area consisting primarily of low-density, rural, and agricultural land uses. The General Plan incorporated significant areas of high density, medium density, and mixed-use development intended to discourage low-density sprawl. The General Plan also included land use buffers between new urban uses and agricultural operations. The General Plan boundaries represented a planned response to housing and population growth in the area in a manner that reflected natural constraints and presented logical planning boundaries with a compact development pattern. In

establishing broad land use categories and the Land Use Diagram, both the General Plan and its accompanying EIR acknowledged the potential for development of retail/commercial uses within the Professional Office land use area. Any environmental effects resulting from the planned growth and development were considered less than significant. The EIR did not require any land use mitigation measures.

Proposed Development

AutoZone has submitted an application to the City to develop an AutoZone retail auto parts store on one of two vacant and undeveloped parcels along the north side of Walnut Avenue between El Camino Real and the Santa Lucia Shopping Center. These vacant parcels, APNs: 024-011-010, 024-011-025, and 024-011-026, are within the General Plan's Professional Office land use designation. The Zoning Map reflects this same designation. The Santa Lucia Shopping Center, immediately to the east, is in the Highway Commercial (C-R) district. Proposed development for the vacant and undeveloped parcels along Walnut Avenue is for a Taco Bell restaurant and an AutoZone auto parts retail store. Development of a Taco Bell restaurant is allowed within the Professional Office (P-O) district, but a free-standing auto parts retail establishment not part of a larger office development project is not allowed. In the immediately adjacent Highway Commercial (C-H) district, such a free-standing auto parts store is an allowed use.

At the present time there are a limited number of vacant sites in the Retail Business (C-R) district in the downtown area along El Camino Real suitable for development of an AutoZone auto parts store. Significant undeveloped land along El Camino Real north of Walnut Avenue exists on which professional offices can be developed. Even with development of a new South County Court facility, significant land will remain available for professional office development. Available and suitably zoned land for professional office development is not in short supply. There will be a surplus of such available land for the foreseeable future. For commercial retail development adjacent to the downtown business core and the existing Santa Lucia Shopping Center, there are limited opportunities for new retail development.

The currently vacant and undeveloped parcels along Walnut Avenue are immediately adjacent to the Highway Commercial (C-H) district where the Santa Lucia Shopping Center is located. Extension of this land use designation along Walnut Avenue to the west would be consistent with the adjacent land uses. Changing the designation of these parcels from Professional Office (P-O) to Highway Commercial (C-H) will not result in any change to the type of development that could occur; rather, only the conditions under which that development can occur will be changed. The type of retail/commercial development proposed is substantially consistent with prior development assumptions as analyzed in the previously certified EIR

The proposed general plan and zoning designation change is supportive of the General Plan Goals, Policies and Programs to encourage infill and intensification of land uses through the development of vacant sites, to support the expansion of existing commercial centers, to encourage new commercial development to meet the City's needs, to encourage businesses that contribute to an economically vibrant and diverse community, and to ensure that Greenfield remains economically viable. This general plan and zoning designation change is also supportive of the General Plan directive to periodically review commercial land use designations

to ensure there is an adequate mix of parcel sizes and zoning to accommodate new commercial development.

CEQA

The proposed amendments to the General Plan land use diagram and the Zoning Code map will change the land use designation of the specified parcels from Professional Office (P-O) to Highway Commercial (C-H) with Regional Commercial Overlay. This new designation is the same as that for the Santa Lucia Shopping Center immediately to the east along Walnut Avenue. The change in land use designation will not result in a change to the type of development currently allowed. The only change will be to the conditions under which that development may occur. Since this general plan and zoning district designation change does not alter the type of allowed uses or facilities within either the Professional Office (P-O) or Highway Commercial (C-H) designations, this is not the type of “project” that has the potential to cause a significant effect on the environment or to result in either a direct or indirect physical change in the environment. The proposed retail/commercial development is substantially consistent with the development assumptions analyzed in the previously certified EIR. Further review of the proposed General Plan and Zoning Code amendments under CEQA is not, therefore, required (Sections 15060(c) and 15061(b)(3) CEQA guidelines, California Code of Regulations, Title 14, Chapter 3).

RECOMMENDATION

The vision of the General Plan is of a city that encourages the development of a greater number and diversity of common urban amenities, fosters and promotes the creation of a more vibrant community, encourages the redevelopment of substandard and underutilized existing facilities and sites, and provides flexibility in both the reuse of existing structures and the construction of infill projects. The development of a retail store on a vacant and undeveloped site along Walnut Avenue supports and promotes the implementation of this vision. A retail auto parts store at this location will provide a greater number and diversity of common urban amenities available within the City, by increasing the number and type of services available locally; it will certainly contribute to making Greenfield a more vibrant community; it will definitely redevelop a currently vacant and underutilized site; and it will promote flexibility in the development of infill projects. A retail store at this location will support the vitality of the adjoining Santa Lucia Shopping Center, create a magnet to attract Highway 101 travelers into Greenfield, and provide an impetus to further development along the Walnut/El Camino Real corridor.

Retail development at this location is fully supportive of and consistent with the vision of the General Plan. It is “consistent with the General Plan goals, policies, and implementation programs” and will result in a “substantial benefit to the City.” To the extent retail establishments are currently allowed in the Professional Office area as a secondary use in office complexes, the development of a retail store in that same land use area will have “no adverse effects on the public’s health, safety, or welfare.” Any such impacts are identical whether the retail development is part of a larger office complex or a free-standing facility.

The Yanks Air Museum and Walnut Avenue Specific Plan projects each propose the development of significant amounts of highway commercial and retail space. If not done correctly, the development of those spaces could compete with existing and future businesses along the El Camino Real corridor and that portion of Walnut Avenue between U.S. Highway 101 and El Camino Real. To support the long-term economic vitality of the downtown business and retail corridor and the existing Santa Lucia Shopping Center, the City should adopt policies that encourage development, promote a variety of uses, and enable the provision of services and activities that will draw people to Greenfield. To the extent that a proposed development brings more people towards the central business corridor and adjacent to the Santa Lucia Shopping Center, there is the very real potential that other existing business will benefit, and profit, from this increased exposure and public traffic. Adopting or adhering to policies that unnecessarily limit or restrict the type of development that can occur in or adjacent to the downtown business corridor and existing highway-commercial areas will not further the vision of the General Plan for a vibrant and sustainable community. Especially in today's economic climate, expanding the types of businesses allowed along Walnut Avenue adjacent to the Santa Lucia Shopping Center and U.S. Highway 101 is a more appropriate course of action.

There are no compelling reasons why the currently vacant and undeveloped parcels along Walnut Avenue immediately adjacent to the Santa Lucia Shopping Center should not be redesignated Highway-Commercial to allow additional retail development. The Planning Commission held previous public hearing on this matter and recommends the City Council amend the Land Use Diagram, Figure 2-3 of the General Plan, and the City Zoning Map to change the land use designation of that portion of the north side of Walnut Avenue immediately west of the current highway-commercial land use area and east of the professional office designation along El Camino Real from Professional Office to Highway-Commercial. This area consists of three parcels, APN: 024-011-010, 024-011-025, and 024-011-026.

The City Council has held a concurrent public hearing to (1) adopt a resolution to amend the City of Greenfield General Plan to change the land use designation of that portion of the north side of Walnut Avenue immediately west of the current highway-commercial land use area and east of the professional office designation along El Camino Real from Professional Office to Highway-Commercial and (2) adopt an ordinance amending the zoning map of the City of Greenfield Zoning Code to ensure consistency between the General Plan and the Zoning Code. It is recommended the City Council:

1. Adopt the attached resolution amending the City of Greenfield General Plan; and
2. Introduce the attached ordinance amending the City of Greenfield Zoning Code for consistency between the General Plan and the Zoning Code.

BUDGET AND FINANCIAL IMPACT

Adoption of the proposed General Plan and Zoning Code amendments has no direct budget or financial impact on the City. The proposed General Plan and Zoning Code amendments will encourage further development of currently vacant and undeveloped land which will bring additional revenue to the City in the form of, for example, increased property taxes through

increased property values, increased sales taxes, additional development fees, and additional water and sewer usage and the corresponding fees/charges. New development will also result in the creation of more local jobs, which in turn will result in increased expenditures in the local economy and increased sales tax revenues to the City.

PROPOSED MOTIONS

- 1. I MOVE TO ADOPT RESOLUTION 2015-75, A RESOLUTION ADOPTING AN AMENDMENT TO THE CITY OF GREENFIELD GENERAL PLAN TO REDISIGNATE CERTAIN REAL PROPERTY ALONG THE NORTH SIDE OF WALNUT AVENUE IMMEDIATELY TO THE WEST OF THE EXISTING HIGHWAY-COMMERCIAL LAND USE DESIGNATION AND ZONING DISTRICT FROM PROFESSIONAL OFFICE TO HIGHWAY-COMMERCIAL WITH REGIONAL COMMERCIAL OVERLAY.**

- 2. I MOVE TO READ BY TITLE ONLY, FIRST READING, AND INTRODUCE AN ORDINANCE AMENDING THE ZONING MAP INCORPORATED INTO SECTION 17.24.010 OF THE CITY OF GREENFIELD MUNICIPAL CODE TO ENSURE CONSISTENCY WITH THE CITY OF GREENFIELD GENERAL PLAN BY REDISIGNATING CERTAIN REAL PROPERTY ALONG THE NORTH SIDE OF WALNUT AVENUE IMMEDIATELY TO THE WEST OF THE EXISTING HIGHWAY-COMMERCIAL LAND USE DESIGNATION AND ZONING DISTRICT FROM PROFESSIONAL OFFICE TO HIGHWAY-COMMERCIAL WITH REGIONAL COMMERCIAL OVERLAY.**

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION No. 2015-75**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD ADOPTING AN AMENDMENT TO THE CITY OF
GREENFIELD GENERAL PLAN TO REDESIGNATE CERTAIN REAL
PROPERTY ALONG THE NORTH SIDE OF WALNUT AVENUE
IMMEDIATELY TO THE WEST OF THE EXISTING HIGHWAY-
COMMERCIAL LAND USE DESIGNATION FROM PROFESSIONAL
OFFICE TO HIGHWAY-COMMERCIAL**

WHEREAS, the City of Greenfield General Plan allows retail and commercial uses in the Professional Office land use designation only as secondary uses in office complexes; and

WHEREAS, the General Plan is intended to encourage the development of a greater number and diversity of common urban amenities currently underprovided to City residents, thereby creating a more vibrant community; and

WHEREAS, the General Plan directs that it should encourage the redevelopment of substandard and underutilized existing facilities and sites, and provide flexibility in both the reuse of existing structures and the construction of infill projects, with the downtown area remaining the heart of the community; and

WHEREAS, the proposed General Plan amendment does not alter the type of allowed uses or facilities within the existing Professional Office designation area, but merely changes the conditions under which that development can occur; and

WHEREAS, the City of Greenfield Zoning Code establishes the City Council as the designated Approving Authority for General Plan amendments and that the Planning Director and Planning Commission provide recommendations to the City Council on any proposed General Plan amendment; and

WHEREAS, the Planning Commission must make a recommendation to the City Council of the City of Greenfield regarding the proposed General Plan amendment prior to the City Council taking action on such General Plan amendment; and

WHEREAS, the City Council must make a final determination to approve, conditionally approve, or deny the General Plan amendment request after being provided with a recommendation from the Planning Director and the Planning Commission; and

WHEREAS, the proposed General Plan amendment was heard, reviewed, and discussed by the Planning Commission at a duly noticed public hearing; and

WHEREAS, the City of Greenfield Planning Director and the Planning Commission have recommended an amendment to the City of Greenfield General Plan to redesignate certain

real property along the north side of Walnut Avenue immediately to the west of the existing Highway-Commercial land use designation from Professional Office to Highway-Commercial;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield has considered all written and verbal evidence regarding this proposed General Plan amendment at a public hearing and has made the following findings regarding the proposed General Plan amendment:

1. FINDING: That the proposed General Plan amendment is consistent with the General Plan goals, policies, and implementation programs.
 - A. The proposed retail development is infill development that will intensify land uses through the redevelopment of vacant and underutilized commercial sites.
 - B. The change in land use designation from Professional Office to Highway-Commercial will support the expansion of the adjacent commercial center.
 - C. The proposed retail development will be a high-quality commercial development that will provide economic diversification, additional retail opportunities, and support and contribute to an economically vibrant and diverse Greenfield community.
 - D. The proposed General Plan amendment will not change the type of retail development currently allowed, but only the conditions under which that development may occur.
2. FINDING: That the proposed General Plan amendment will have no adverse effect on the public's health, safety, or welfare.
 - A. The proposed General Plan amendment will not result in a change to the type of retail development that could occur on the involved parcels.
 - B. The redesignation of the involved parcels from Professional Office to Highway-Commercial does not introduce a type of development not previously allowed.
3. FINDING: That substantial benefit to the City will be derived from the proposed General Plan amendment.
 - A. The proposed General Plan amendment will result in the development of a retail store that without this amendment could not occur on the involved parcels.
 - B. The development of a new retail business will result in additional jobs for the residents of Greenfield, the generation of additional sales tax revenue, and the increase in property values.

- C. The proposed General Plan amendment will result in the redevelopment of a currently vacant and underutilized commercial site.
- D. Retail development on the involved parcels will provide additional retail opportunities to the residents of Greenfield and support and contribute to an economically vibrant and diverse community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENFIELD DOES HEREBY ADOPT AN AMENDMENT TO THE CITY OF GREENFIELD GENERAL PLAN AS FOLLOWS:

That the Land Use Diagram, Figure 2-3, of the General Plan be amended and revised to change the land use designation of the three existing vacant and undeveloped parcels on the north side of Walnut Avenue immediately between the highway commercial land use area immediately to the east and the professional office land use area immediately adjacent to El Camino Real to the west from Professional Office to Highway Commercial. The involved parcels are APNs: 024-011-010, 024-011-025, and 024-011-026.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the ___ day of December, 2015, by the following vote:

AYES, and all in favor, therefore, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

**CITY OF GREENFIELD CITY COUNCIL
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD AMENDING THE GREENFIELD MUNICIPAL CODE,
SECTION 17.24.010, LAND USE MAP, TO REDESIGNATE CERTAIN
REAL PROPERTY ALONG THE NORTH SIDE OF WALNUT AVENUE
IMMEDIATELY TO THE WEST OF THE EXISTING HIGHWAY-
COMMERCIAL LAND USE DISTRICT FROM PROFESSIONAL
OFFICE TO HIGHWAY-COMMERCIAL WITH REGIONAL
COMMERCIAL CENTER OVERLAY**

WHEREAS, Section 65860 of the State of California Government Code requires that city zoning ordinances be consistent with the city's general plan; and

WHEREAS, the City of Greenfield City Council has by Resolution 2015-__ amended the City of Greenfield General Plan to redesignate certain real property along the north side of Walnut Avenue immediately adjacent to the existing Highway-Commercial land use designation and zoning district from Professional Office to Highway-Commercial with Regional Commercial Overlay; and

WHEREAS, the Zoning Code is the mechanism by which the General Plan is implemented; and

WHEREAS, amending the Zoning Map of the Zoning Code is necessary to maintain consistency between the General Plan and the Zoning Code; and

WHEREAS, the City of Greenfield Zoning Code establishes the City Council as the designated Approving Authority for Zoning Code amendments and that the Planning Director and Planning Commission provide recommendations to the City Council on any proposed Zoning Code amendment; and

WHEREAS, the Planning Commission must make a recommendation to the City Council of the City of Greenfield regarding the proposed Zoning Code amendment prior to the City Council taking action on such Zoning Code amendment;

WHEREAS, the City Council must make a final determination to approve, conditionally approve, or deny the Zoning Code amendment request after being provided with a recommendation from the Planning Director and the Planning Commission; and

WHEREAS, the proposed Zoning Code amendment was heard, reviewed, and discussed by the Planning Commission at a duly noticed public hearing; and

WHEREAS, the City of Greenfield Planning Director and the Planning Commission have recommended an amendment to the City of Greenfield Zoning Code to maintain consistency between the General Plan and the Zoning Code;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield has considered all written and verbal evidence regarding this proposed Zoning Code amendment General Plan amendment at a public hearing and has made the following findings regarding the proposed Zoning Code amendment:

1. FINDING: That the proposed Zoning Code amendment is consistent with the General Plan goals, policies, and implementation programs.
 - A. The City of Greenfield Planning Commission has by Resolution 2015-08 recommended that the City of Greenfield General Plan be amended to redesignate certain real property along the north side of Walnut Avenue immediately adjacent to the existing Highway-Commercial land use designation and zoning district from Professional Office to Highway-Commercial with Regional Commercial Overlay, and section 65860 of the State of California Government Code requires that a city's zoning ordinances be consistent with the city's general plan.
 - B. The proposed retail development is infill development that will intensify land uses through the redevelopment of vacant and underutilized commercial sites.
 - C. The change in land use designation from Professional Office to Highway-Commercial will support the expansion of the adjacent commercial center.
 - D. The proposed retail development will be a high-quality commercial development that will provide economic diversification, additional retail opportunities, and support and contribute to an economically vibrant and diverse Greenfield community.
 - E. The proposed Zoning Code amendment will not change the type of retail development currently allowed, but only the conditions under which that development may occur.
2. FINDING: That the proposed Zoning Code amendment will have no adverse effect on the public's health, safety, or welfare.
 - A. The proposed Zoning Code amendment will not result in a change to the type of retail development that could occur on the involved parcels.
 - B. The redesignation of the involved parcels from Professional Office to Highway-Commercial does not introduce a type of development not previously allowed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENFIELD DOES ORDAIN AS FOLLOWS:

Section 1. That the Zoning Map of section 17.24.010 of the City of Greenfield Zoning Code be amended and revised to change the land use designation of the three existing vacant and undeveloped parcels on the north side of Walnut Avenue immediately between the

highway commercial district immediately to the east and the professional office district immediately adjacent to El Camino Real to the west from Professional Office (P-O) to Highway Commercial (C-H). The involved parcels are APNs: 024-011-010, 024-011-025, and 024-011-026.

Section 2. Effective Date: This Ordinance shall take effect thirty (30) days from and after its passage and adoption by the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Greenfield held on the 8th day of December, 2015.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the ____ day of _____ 2016, 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



City Council Memorandum

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

MEMORANDUM: November 30, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **INTRODUCTION OF ORDINANCE REGULATING
MEDICAL MARIJUANA DISPENSARY, CULTIVATION,
AND MANUFACTURING FACILITIES**

BACKGROUND

Since early 2015 the City has received numerous inquiries on the current status of the medical marijuana law and whether dispensaries, cultivation, and/or manufacturing facilities were allowed within the city of Greenfield. The City Council held a public workshop on March 17, 2015, to discuss this new emerging industry, to understand the current legal status of medical marijuana at both the state and federal levels, to discuss the community implications of allowing medical marijuana dispensaries and cultivation facilities to open in Greenfield, and to better understand the potential benefits for local control and regulation of this new emerging industry. A draft ordinance was presented to the City Council at its April 14, 2015, regular meeting at which time there was considerable public discussion of this topic and many members of the public addressed the City Council. After receiving public comments and Council discussion, the City Council decided to take no action on a potential medical marijuana ordinance and continued further discussion to a later date.

Since these previous Council discussions, the California legislature passed three bills that once fully implemented will establish a comprehensive statewide medical marijuana regulatory structure. These bills – AB 243, AB 266, and SB 643 – known as the Medical Marijuana Regulation and Safety Act, received significant support from local government, law enforcement, labor unions, and portions of the marijuana industry. They become effective January 1, 2016. One of the provisions of AB 243 requires local jurisdictions to have in place by March 1, 2016, land use regulations or ordinances regulating or prohibiting medical marijuana cultivation. If such land use regulation or ordinances are not in place by that date, the State will

become the sole licensing authority for medical marijuana cultivation. Local jurisdictions would still have authority to adopt an ordinance banning cultivation, but it would otherwise have no authority or ability to adopt medical marijuana cultivation regulations to protect the unique interests or circumstances of the local community. All regulatory authority would be abdicated to the State. At a result of this new statewide legislation, deciding to take no action (regarding whether dispensaries, cultivation, and/or manufacturing facilities will be allowed within the city of Greenfield) is not practical or in the best interest of the community.

To aid in the understanding of the current state of the law regarding medical marijuana and its use, possession, cultivation, manufacture, sale, and dispensing, the following timeline may be helpful.

Medical Marijuana Timeline

- 1970 Federal Controlled Substances Act: Established a federal regulatory system designed to combat recreational drug abuse by making it a federal criminal offense to manufacture, distribute, dispense, or possess any controlled substance – which includes marijuana.

- 1996 Proposition 215, Compassionate Use Act: Initiative approved by California voters (a) “to ensure that seriously ill Californians have the *right to obtain and use marijuana for medical purposes* where that medical use is deemed appropriate and has been recommended by a physician who has determined that the person’s health would benefit from the use of marijuana in the treatment of cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which marijuana provides relief” and (b) “to ensure that patients and their primary caregivers who obtain and use marijuana for medical purposes upon the recommendation of a physician are not subject to criminal prosecution or sanction.”

- 2003 Medical Marijuana Program: California legislation establishing a State-authorized medical marijuana identification card (MMIC), along with a registry database to verify the validity of a qualified patient or primary caregiver’s MMIC as authorization to possess, grow, transport, and/or use medical marijuana within California.

- 2008 State Department of Justice, Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use: Neither Proposition 215 nor Medical Marijuana Program conflicted with Federal Controlled Substances Act.

- 2009 U.S. Department of Justice Memorandum (Ogden Memo): In exercising investigative and prosecutorial discretion in enforcement of federal Controlled Substances Act, federal resources should not focus on individuals whose actions are in compliance with state laws providing for the medical use of marijuana.

- 2011 U.S. Department of Justice Memorandum (Cole Memo I): Reaffirmed Ogden Memo directive that it was not an efficient use of federal resources to focus enforcement efforts on individuals with cancer or other serious illnesses who use marijuana as part of a recommended treatment regime consistent with applicable state law or their caregivers.
- 2013 U.S. Department of Justice Memorandum (Cole Memo II): Reaffirmed previous Ogden and Cole Memos and U.S. Department of Justice position that *federal resources should not focus on investigation or prosecution of marijuana related activities in states that have implemented strong and effective regulatory and systems to control the cultivation, distribution, sale, and possession of marijuana* in compliance with those laws and regulations and that those laws and regulations are less likely to threaten federal priorities or pose threats to public safety, public health, and other law enforcement interests.
- 2014 Rohrabacher-Farr Medical Marijuana Amendment to FY 2015 appropriations bill: *Prohibits the federal government from prosecuting medical marijuana patients or distributors who are in compliance with the laws of their states* by prohibiting use of U.S. Department of Justice funds to “prevent [medical marijuana states] from implementing their own State laws that authorize the use, distribution, possession, or cultivation of medical marijuana.”
- 2015 U.S. District Court for Northern District of California: Ruled the Rohrabacher-Farr Medical Marijuana Amendment prevents the federal government from prosecuting the Marin Alliance for Medical Marijuana and its founder for violation of the federal Controlled Substances Act.
- 2015 Medical Marijuana Regulation and Safety Act: Established comprehensive medical marijuana regulatory structure, with support from local government, law enforcement, labor unions, and portions of the marijuana industry:
- AB 243: Establishes comprehensive regulatory structure for medical marijuana industry.*
- Places the Department of Food and Agriculture in charge of licensing and regulation of indoor and outdoor cultivation sites.
 - Mandates the Department of Pesticide Regulation develop standards for pesticides in marijuana cultivation, and maximum tolerances for pesticides and other foreign object residue.
 - Mandates the Department of Public Health develop standards for production and labelling of edible medical marijuana products.
 - Specifies various types of cultivation licenses.
 - Local jurisdictions must have land use regulations or ordinances regulating or prohibiting cultivation of marijuana in place by March 1, 2016, or the State becomes the sole licensing authority for medical marijuana cultivation.

AB 266: Establishes medical marijuana facility licensing, testing, and transportation regulatory structure.

- Establishes statewide regulatory and licensing scheme, headed by the Bureau of Medical Marijuana Regulation within the Department of Consumer Affairs.
- Provides for dual state and local licensing.
- Local jurisdictions that wish to prevent delivery services from operating within their borders must enact an ordinance affirmatively banning this activity.
- Establishes separate license categories: Dispensary, Distributor, and Transport.
- Limits license holder to a single license in up to two separate license categories.
- Requires uniform health and safety standards, testing standards, and security requirements at dispensaries and during transport of the product.
- Requires certification of independent testing labs; specifies minimum testing requirements; testing lab cannot be dispensary, distributor, or transporter.
- Phases out the existing model of marijuana cooperatives and collectives.

SB 643: Establishes physician recommendation and disciplinary standards, track and trace standards, and disqualifying felonies for state licensure.

- Establishes standards for a physician recommending medical marijuana.
- Directs the California Medical Board prioritize investigation of excessive recommendations by physicians and provide for physician discipline.
- Prohibits physicians from having a financial interest in a marijuana business.
- Physician recommending medical marijuana without a prior examination constitutes unprofessional conduct.
- Imposes restrictions on advertising for physician recommendations.
- Requires establishment of a track and trace program.
- Itemizes disqualifying felonies for state licensure.
- Affirms local power to levy fees and taxes.

Current State of Marijuana Law

At the present time it remains a federal offense to manufacture, distribute, dispense, or possess marijuana, whether for medical or recreational purposes. In spite of this prohibition, the U.S. Department of Justice has issued a series of memos to federal prosecutors stating that “federal resources should not focus on investigation or prosecution of marijuana related activities in states that have implemented strong and effective regulatory systems to control the cultivation, distribution, sale, and possession of marijuana.” In 2014 the U.S. Congress went further. The Rohrabacher-Farr Medical Marijuana Amendment to an FY 2015 appropriations bill prohibits the federal government from prosecuting medical marijuana patients or distributors who are in compliance with the laws of their states.

In 1996 the people of the state of California passed an initiative, Proposition 215 – Compassionate Use Act – stating that “seriously ill Californians have the right to obtain and use marijuana for medical purposes.” The Compassionate Use Act established the earliest medical marijuana regulatory structure in California. In 2003 the California legislature enacted the Medical Marijuana Program that established a state-authorized medical marijuana identification card system. In 2008 the State Department of Justice issued additional guidelines for the regulation of the medical marijuana industry. There was no further regulatory action at the state level until 2015.

In September 2015, the California legislature passed the three bills known as the Medical Marijuana Regulation and Safety Act. This Act establishes a new and significantly more comprehensive medical marijuana regulatory structure that encompasses all points along the distribution chain including cultivation, manufacturing, dispensing, testing, and transportation. Significant controls are put in place to more highly regulate the process by which physicians can issue medical marijuana recommendations to patients, and to provide for disciplinary action against physicians who abuse this process. Regulations for the use of pesticides and environmental protections are put in place. The Act requires the establishment of uniform health and safety standards, testing standards, packaging and labeling standards, and the creation of a statewide track and trace program for each medical marijuana product throughout the distribution chain. The Act will also replace the current model of marijuana cooperatives and collectives with a state licensing system that establishes separate licensing categories for dispensaries, distributors, cultivators, manufacturers, and transporters, and places limits on the type and number of different licenses a single licenser holder can have.

When the Medical Marijuana Regulation and Safety Act is fully implemented, the medical marijuana industry in California will operate under a significantly different and much more comprehensive regulatory structure than it has in the past. This new regulatory structure will further protect the right of Californians to obtain and use marijuana for medical purposes while continuing to protect the public health, safety, and welfare. Within this state regulatory system, local jurisdictions continue to have *the right and authority* to develop their own permitting and regulatory systems provided those local regulations do not establish any standards or controls that are less than those required under the Act. In the absence of a local ordinance regulating medical marijuana dispensaries, cultivators, or manufacturers, to the extent such uses and facilities are permissible under local land use ordinances, their licensing and regulation would be subject only to the requirements and controls established by the state.

The requirement for a local ordinance regulating medical marijuana cultivation is especially acute. The Medical Marijuana Regulation and Safety Act states that “if a city...does not have land use regulations or ordinances regulating or prohibiting the cultivation of marijuana,...or chooses not to administer a conditional permit program pursuant to this section, then commencing March 1, 2016, the [state] shall be the sole licensing authority for medical marijuana cultivation applicants in that city...” For the City to have the right to regulate the medical marijuana cultivation industry, it must have an enabling ordinance in place by March 1, 2016. Otherwise, all regulatory authority, other than the right to prohibit commercial cultivation within its borders, would be abdicated to the state. For dispensary and manufacturing regulations, however, there is no such deadline.

To meet the state deadline, the City Council must take action to introduce an appropriate ordinance no later than at its first meeting in January with a second reading and adoption of a final ordinance by January 29, 2016. However, if an ordinance is not introduced at the City Council's December 8, 2015, meeting, it is possible there would not be sufficient time to revise the initial ordinance and have a final ordinance adopted by the end of January.

Role of City Council

In California, the right of the people to obtain and use marijuana for medical purposes is unaffected by whether medical marijuana can be cultivated, manufactured, or dispensed from within the community in which the people reside. **A local community cannot adopt an ordinance prohibiting, and thereby criminalizing, the possession and use of marijuana for medical purposes.** Such action was prohibited by the Compassionate Use Act enacted by the people of California in 1996. What a community can do, however, is adopt ordinances that prohibit people from exercising that right through purchasing medical marijuana *from a dispensary located in the community* in which they reside, and to prohibit the cultivation and manufacture of medical marijuana products that would be distributed to medical patients or their caregivers from those same dispensaries. Although a local community cannot prohibit the exercise of this right by its residents, it can make it more difficult and inconvenient for its residents to exercise that right.

The true question that must be addressed by the City Council is not whether it has a legal right to prohibit medical marijuana facilities from operating within its borders. Rather, the question is whether doing so is the right thing to do; whether doing so will protect and promote the public health, safety, and welfare; whether doing so is in the best interests of the community; and whether the City Council should take affirmative action that will make it more difficult and inconvenient for the residents of Greenfield to exercise their right to obtain and use marijuana for medical purposes, and in some circumstances may preclude residents from even exercising that right.

The City Council is the city's legislative body. Its primary responsibility is for policymaking, which includes identifying the needs of local residents, formulating programs to meet the changing requirements of the community, protecting the welfare of the city and its residents, and providing community leadership. Councilmembers may seek community input and dialogue on important issues facing the city and consider the opinions of the public during its deliberations. It is then the responsibility of each individual councilmember to exercise his or her own independent judgment on what is in the best interests of the community. It is through the exercise of independent judgment that the council is able to provide community leadership.

BUDGET AND FINANCIAL IMPACT

The cost of administering the regulatory permit system for medical marijuana dispensary, cultivation, and manufacturing facilities will be a recoverable cost through the application and permitting process. The fees will be established to ensure all City costs are recovered. There will be no net cost to the City's general fund in implementing and administering the regulatory permit process.

In addition to the cost recovery application and permit issuance process, the City will receive general sales tax revenue from all dispensary sales. Sales tax revenue will not apply to cultivation and manufacturing facilities. However, through the proposed development agreement process, the City will be able to negotiate with each dispensary, cultivation, and manufacturing operator the payment of annual operating fees, per square foot charges, and other revenue opportunities. The City also has the ability to impose an excise or similar tax on all marijuana sales or distributions. Doing this, however, will require going through the Proposition 218 public notice, hearing, and ballot process.

Through sales taxes and the development agreement process, the City has the opportunity to receive significant general fund revenues. The amount of such revenue cannot realistically be estimated as it is dependent on the amount of actual sales from a dispensary and the development agreement negotiations. Such revenues could, however, be significant.

RECOMMENDATION

Adoption of an ordinance requires at a minimum two separate City Council actions – first its initial introduction and at a subsequent City Council meeting its adoption. This process allows the City Council to request changes or amendments be made to the proposed ordinance between its introduction and its passage.

It is the recommendation of the City Manager, the Community Services Director, and the City Attorney that the attached ordinance regulating medical marijuana dispensary, cultivation, and manufacturing facilities be approved for the following reasons.

1. The Compassionate Care Act of 1996 was enacted by the people of the state of California to “ensure that seriously ill Californians have the right to obtain and use marijuana for medical purposes.”
2. The Medical Marijuana Regulation and Safety Act of 2015 establishes a comprehensive licensing and regulatory system for medical marijuana dispensary, cultivation, and manufacturing facilities designed to protect the public health, safety, and welfare, and to protect the right of patients to obtain and use marijuana for medical purposes.
3. The operation of medical marijuana dispensary, cultivation, and manufacturing facilities is legal under California state law.
4. Federal law prohibits the prosecution of medical marijuana patients or distributors who are in compliance with the laws of their states.
5. Allowing medical marijuana dispensaries in Greenfield will ensure qualified patients and their caregivers have safe and convenient access to medical marijuana to which the people of the state of California have declared they have a right to obtain and use.
6. Significant local revenue can be generated from sales taxes and regulatory permit and inspection fees.

7. Revenues can be used to fund and support local youth prevention and education, mental health, and community-based development programs.
8. Local jobs will be created.
9. New local jobs will be well-paying jobs with benefits.
10. Medical marijuana facilities are not detrimental to the public health, safety, or welfare.
11. The City Council should not adopt or support policies that inhibit the exercise of the right of residents of Greenfield to obtain and use marijuana for medical purposes.
12. There is a statutory deadline to enact local cultivation regulations by March 1, 2016.

If the City Council desires to make changes or amendments to the ordinance, that can be done prior to the next scheduled City Council meeting. A public hearing and second reading of the proposed ordinance will then be conducted at the January 12, 2016, City Council meeting. At that time, if the City Council desires further changes or amendments be made, there is still sufficient time before the City Council's second meeting in January to make the requested changes and have an ordinance adopted by the end of January, thereby being able to comply with the state mandated deadline of March 1, 2016

The Medical Marijuana Regulation and Safety Act of 2015 requires local jurisdictions have in place by March 1, 2016, land use regulations or ordinances regulating or prohibiting marijuana cultivation or the state becomes the sole licensing authority for cultivation facilities. (See Attachment A regarding what other jurisdictions are doing to regulate the use of marijuana.) Without regulations in place, after March 1, 2016, the City will have authority to only allow or prohibit medical marijuana cultivation within its borders. Beyond that, the City will have no opportunity or ability to regulate the operation or licensing of such facilities. So the City must act now with an appropriate regulatory ordinance or all future licensing and regulatory authority would be abdicated to the state.

For dispensary and manufacturing facilities, the Medical Marijuana Regulation and Safety Act does not impose a similar deadline. But in addressing cultivation, the City should also make a final decision on the direction it wishes to take regarding whether to allow or not allow medical marijuana dispensary and manufacturing facilities. It is now time for the City Council to exercise its leadership and establish policy guidelines on whether the City will allow medical marijuana dispensary, cultivation, and manufacturing facilities within its borders. This issue has been discussed at various times by the City Council since early 2015. It is now time to conclude those discussions and take final, definitive action, one way or the other.

The proposed ordinance puts in place a comprehensive permit issuance and regulatory structure that will protect the interests of the City and ensure qualified patients and their caregivers have safe and convenient access to medical marijuana to which the people of the state of California have declared they have a right to obtain and use. The proposed ordinance has been carefully crafted to ensure the proposed regulatory system is in compliance with applicable state and

federal law, regulations, and guidelines. This ordinance will ensure medical marijuana dispensary, cultivation, and manufacturing facilities operate within the confines of state law, provide a safe and secure environment for the employees of each facility and for the general public, and do not operate in a manner that would be detrimental to the public health, safety, or welfare.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY AND INTRODUCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADDING CHAPTER 5.28 TO THE CITY OF GREENFIELD MUNICIPAL CODE ESTABLISHING A MEDICAL MARIJUANA REGULATORY PERMIT PROCESS.

Attachment A

Other Jurisdictional Regulations

In recent years there has been an explosion of marijuana legislation throughout the country and throughout California. At the federal level, Congress has passed legislation prohibiting the Justice Department from enforcing federal drug prohibitions as related to the use, distribution, possession, or cultivation of medical marijuana in those states with a comprehensive medical marijuana regulatory system. Twenty-three states have legalized the use of marijuana for medicinal purposes. Four states and the District of Columbia have legalized marijuana for all uses, both medicinal and recreational. Cities and counties throughout California have enacted medical marijuana enabling legislation. Locally, dispensaries currently operate in Oakland, San Francisco, San Jose, Santa Cruz, and Del Rey Oaks. Salinas is considering regulations to allow medical marijuana dispensaries and cultivation and manufacturing facilities. Monterey County is doing the same. The City of Gonzales is considering an ordinance allowing cultivation. Other cities and counties throughout the state are doing the same.

California cities and counties are following the lead of the public in enacting the Compassionate Care Act in 1996. They are also enacting local regulations in an effort to capture the significant tax revenue generated from the sales of medical marijuana, keep sales tax dollars in the local community, create local jobs, reduce spending on law enforcement related to enforcing the “war on drugs,” and regulate and promote safety in facilities used for the cultivation, manufacture, and dispensing of medical marijuana. These local regulations ensure that qualified patients and their caregivers are afforded safe and convenient access to medical marijuana, while at the same time providing a mechanism to ensure that such uses do not conflict with local general plans, are not inconsistent with surrounding uses, are not detrimental to the public health, safety and welfare, and operate in accordance with state and federal guidelines.

Colorado Experience

- Marijuana possession arrests dropped 84% = millions of dollars saved in criminal prosecutions
- Denver – 2.2% decrease in violent crime, 9.5% decrease in burglaries, 8.9% decrease in property crimes
- No change in rate of under-age, youth marijuana use
- 3% drop in traffic fatalities
- \$40.9 million in tax revenue (not including licenses and fees)
- 16,000 licensed workers in marijuana industry
- \$17 per hour average hourly rate, plus benefits, for typical marijuana industry worker
- Dispensaries contribute 10 times the tax revenue of either a restaurant or retail store
- \$8 million allocated for youth prevention and education, mental health, and community-based development programs including mentoring and drug prevention programs, health workers in schools, and school retention programs

Medical Benefits

Because medical marijuana is classified as a schedule-1 drug under the Federal Controlled Substances Act, there has been limited scientific research into the medical benefits of marijuana. There is, however, considerable anecdotal evidence identifying the benefits of medical marijuana in treating nausea and vomiting from chemotherapy, sleep disturbances, eating disorders, depression, psychosis, Post-Traumatic Stress Disorder (PTSD), glaucoma, Tourette syndrome, autism, Alzheimer's, neuropathic pain and weight loss in HIV/AIDS patients, stiffness and muscle spasms in multiple sclerosis patients, and chronic pain. As medical research continues, it is likely that additional medical uses will be identified and the active ingredients that are most successful in treating various medical conditions identified and isolated. This will enable medical marijuana cultivators and manufacturers to develop additional marijuana strains to more effectively treat appropriate medical conditions. Irrespective of the extent of scientific research, the medical benefits of marijuana are well accepted within the medical community.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADDING CHAPTER 5.28 "MEDICAL MARIJUANA FACILITIES REGULATORY PERMIT" TO TITLE 5 "BUSINESS LICENSES AND REGULATIONS" OF THE GREENFIELD MUNICIPAL CODE

WHEREAS, on November 5, 1996, California voters passed Proposition 215, the Compassionate Use Act, which decriminalized the cultivation and use of marijuana by seriously ill individuals upon a physician's recommendation; and

WHEREAS, Proposition 215, which was codified as section 11362.5 of the California Health and Safety Code was enacted to "ensure that seriously ill Californians have the right to obtain and use marijuana for medical purposes where that medical use is deemed appropriate and has been recommended by a physician who has determined that the person's health would benefit from the use of marijuana," and to "ensure that patients and their primary caregivers who obtain and use marijuana for medical purposes upon the recommendation of a physician are not subject to criminal prosecution or sanction"; and

WHEREAS, on January 1, 2004, Senate Bill 420, the Medical Marijuana Program Act, became law and was codified in sections 11362.7 to 11362.83 of the California Health and Safety Code; and

WHEREAS, the Medical Marijuana Program Act, among other things, requires the California Department of Public Health to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system; and

WHEREAS, the Federal Controlled Substances Act, which was adopted in 1970, established a federal regulatory system designed to combat recreational drug abuse by making it a federal criminal offense to manufacture, distribute, dispense, or possess any controlled substance which includes marijuana; and

WHEREAS, the Department of Justice of the State of California in the August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use ("2008 Attorney General Guidelines") has opined that neither Proposition 215 nor the Medical Marijuana Program Act conflict with Federal Controlled Substances Act since "California did not 'legalize' medical marijuana, but instead exercised the state's reserved powers to not punish certain marijuana offenses under state law when a physician has recommended its use to treat a serious medical condition"; and

WHEREAS, the federal government has issued guidelines for states and local governments that have enacted laws authorizing marijuana-related conduct, requiring

them to "implement strong and effective regulatory and enforcement systems that will address the threat those state laws could pose to public safety, public health, and other law enforcement interests," and recognizes that where such strong and effective regulatory and enforcement systems are in place, conduct in compliance with those regulatory and enforcement systems is less likely to threaten federal priorities and thus less likely to require federal enforcement intervention; and

WHEREAS, in *City of Riverside v. Inland Empire Patients Health & Wellness Ctr., Inc.* (2013) 56 Cal.4th 729, the California Supreme Court ruled unanimously that the Compassionate Use Act and the Medical Marijuana Program Act do not preempt local ordinances that completely and permanently ban medical marijuana facilities, but recognized that the local police power, which derives from California Constitution Art XI, Section 7, "includes broad authority to determine, for purposes of public health, safety, and welfare, the appropriate uses of land within a local jurisdiction's borders"; and

WHEREAS, on January 1, 2016, Assembly Bill 243, Assembly Bill 266, and Senate Bill 643, collectively the Medical Marijuana Regulation and Safety Act, became law and are codified in appropriate sections of the California Business and Professions Code, Government Code, Health and Safety Code, Revenue and Taxation Code, Fish and Game Code, and Water Code; and

WHEREAS, the Medical Marijuana Regulation and Safety Act establishes a comprehensive medical marijuana regulatory structure, including, but not limited to, establishing a State licensing regulatory scheme for medical marijuana dispensary, distributor, transport, and manufacturing facilities; establishing uniform health and safety standards, testing standards, and security requirements at medical marijuana dispensaries and during transport of the product; establishing physician medical marijuana recommendation and professional conduct standards; establishing a track and trace program for medical marijuana from cultivation, to testing, and to dispensaries; and establishing pesticide and environmental protection standards; and

WHEREAS, the Medical Marijuana Regulation and Safety Act will phase out the current regulatory model of marijuana cooperatives and collectives, replacing it with a comprehensive state licensing and local licensing or permitting system; and

WHEREAS, if medical marijuana medical marijuana dispensary, cultivation, and manufacturing facilities were permitted to be established or if existing business were permitted to distribute, sell or cultivate medical marijuana, or manufacture edible medical marijuana products without appropriate regulation, such uses might place the City in jeopardy of being noncompliant with guidelines issued by the State Attorney General and the U.S. Department of Justice, and applicable State law; and

WHEREAS, such unregulated uses might be established in areas that would conflict with the requirements of the General Plan, be inconsistent with surrounding uses, or be detrimental to the public health, safety and welfare; and

WHEREAS, the City Council desires to enact strong and effective regulations pertaining to medical marijuana dispensary, cultivation, and manufacturing facilities to ensure that qualified patients and their primary caregivers are afforded safe and convenient access to medical marijuana as is their right under the Compassionate Use Act, while at the same time ensuring that such uses do not conflict with the General Plan, are not inconsistent with surrounding uses, and are not detrimental to the public health, safety and welfare, and the operation of such facilities is in compliance with applicable State law and as such does not threaten federal drug enforcement priorities and, therefore, are not likely to require federal enforcement intervention.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENFIELD DOES ORDAIN AS FOLLOWS:

Section 1. EVIDENCE

The City Council has considered all of the evidence submitted into the administrative record, which includes, but is not limited to, public comments, both written and oral, received and/or submitted at, or prior to the City Council's consideration of this ordinance.

Section 2. ADDING CHAPTER 5.28 "MEDICAL MARIJUANA FACILITIES REGULATORY PERMIT" TO TITLE 5 "BUSINESS TAXES, LICENSES AND REGULATIONS" OF THE GREENFIELD MUNICIPAL CODE

Title 5 "Business Taxes, Licenses and Regulations" of the Greenfield Municipal Code shall be amended as follows:

**Chapter 5.28
MEDICAL MARIJUANA FACILITIES
REGULATORY PERMIT**

Sections:

- 5.28.010 Purpose and Intent
- 5.28.020 Medical Marijuana Facilities
- 5.28.030 Definitions
- 5.28.040 Regulatory Permit Required
- 5.28.050 Background Check
- 5.28.060 Grounds for Denial
- 5.28.070 Fees and Charges
- 5.28.080 Development Agreement
- 5.28.090 Cessation of Operations
- 5.28.100 Change in Location; Updated Registration Form
- 5.28.110 Renewal or Revocation of Regulatory Permit
- 5.28.120 Limitations on City's Liability
- 5.28.130 Additional Terms and Conditions

- 5.28.140 Signage
- 5.28.150 Cultivation, Dispensary, and Manufacturing Locations
- 5.28.160 Dispensing of Medical Marijuana
- 5.28.170 Delivery of Medical Marijuana
- 5.28.180 Packaging of Medical Marijuana
- 5.28.190 Medical Marijuana Facility Operations
- 5.28.200 Public Health and Safety
- 5.28.210 Records
- 5.28.220 Audit
- 5.28.230 Community Relations
- 5.28.240 Compliance
- 5.28.250 Inspection and Enforcement
- 5.28.260 Appeals
- 5.28.270 Violations

5.28.010 Purpose and Intent.

- A. If medical marijuana dispensary, cultivation, and manufacturing facilities were permitted to be established or if existing business were permitted to distribute, sell or cultivate medical marijuana, or manufacture edible medical marijuana products without appropriate regulation, such uses might be established in areas that would conflict with the requirements of the General Plan, be inconsistent with surrounding uses, or be detrimental to the public health, safety and welfare, or the operation of such facilities may be in conflict with applicable State law and regulations. The City Council desires to enact reasonable regulations pertaining to medical marijuana dispensary, cultivation, and manufacturing facilities to ensure that qualified patients and their primary caregivers are afforded safe and convenient access to medical marijuana, while at the same time ensuring that such uses do not conflict with the General Plan, are not inconsistent with surrounding uses, and are not detrimental to the public health, safety and welfare, and the operation of such facilities is in compliance with applicable State law and regulations.
- B. Medical marijuana facilities shall be permitted, upon application and approval of a regulatory permit in accordance with the criteria and procedures set forth in this Code.
- C. The criteria, procedures, standards, requirements, regulations, and provisions set forth in this Code shall be interpreted and applied consistent with all applicable state laws and regulations. To the extent any criteria, procedure, standard, requirement, regulation, or provision of this Code conflicts with or contradicts any applicable state law or regulation, or establishes a criteria, procedure, standard, requirement, or regulation that does not meet the minimum standards of any applicable state law or regulation, the requirements of the applicable state law or regulation shall take precedence.

5.28.020 Medical Marijuana Facilities.

A. Medical marijuana facilities permitted under this chapter include medical marijuana dispensaries, medical marijuana cultivation facilities, and medical marijuana manufacturing facilities that are owned and operated by bona fide non-profit organizations such as a cooperative or a collective, subject to the provisions of the Compassionate Use Act of 1996 (California Health and Safety Code Section 11362.5), the Medical Marijuana Program Act (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use issued in August, 2008, and any other state laws pertaining to dispensing or cultivating medical marijuana or manufacturing edible medical marijuana products. Upon implementation of the licensing and regulatory scheme established by the Medical Marijuana Regulation and Safety Act, and the phasing out of the existing statewide model of marijuana cooperatives and collectives as provided for thereunder, medical marijuana facilities permitted under this chapter shall be as authorized by that Act and regulations issued by the state thereunder.

B. A medical marijuana dispensary is a facility authorized under this chapter where medical marijuana, medical marijuana products, or devices for the use of medical marijuana or medical marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical marijuana and medical marijuana products as part of a retail sale.

C. A medical marijuana cultivation facility includes any facility where medical marijuana is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities.

D. A medical marijuana manufacturing facility is a facility that produces, prepares, propagates, or compounds manufactured medical marijuana, as described in paragraph E, or medical marijuana products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages medical marijuana or medical marijuana products or labels or relabels its container.

E. Manufactured medical marijuana means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.

5.28.030 Definitions.

Words and phrases not specifically defined in this Code shall have the meaning ascribed to them as defined in the following sources:

A. The Compassionate Use Act of 1996 (California Health and Safety Code Section 11362.5);

B. The Medical Marijuana Program Act (California Health and Safety Code Sections 11362.7 through 11362.83); and

C. The California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use issued in August, 2008; and

D. The Medical Marijuana Regulation and Safety Act of 2015 (enacted by Assembly Bill 243, Assembly Bill 266, and Senate Bill 643).

5.28.040 Regulatory Permit Required.

A. Prior to initiating operations and as a continuing requisite to operating a medical marijuana facility, the persons or legal representative of the persons wishing to operate a medical marijuana facility shall first obtain a regulatory permit from the city manager or designee under the terms and conditions set forth in this chapter.

B. Each regulatory permit shall expire one year from its date of issuance. Renewal of regulatory permits shall be as provided for in section 5.28.100 of this chapter.

C. Regulatory permits are not transferrable and any attempt to assign or transfer such permits shall render the permit null and void.

D. The number of each type of medical marijuana facility permitted in the city may be limited or restricted by resolution of the city council.

E. Applications for the required regulatory permit may be submitted during those applications periods as may be designated from time to time by the city manager or designee. Each application submitted and deemed complete by the city during the application period will be evaluated for priority for processing based on certain criteria set forth in a Priority Point System approved by the city manager or designee. All applications so evaluated and scored will be ranked from the most to the least points. Applications for any available regulatory permit will be processed based on this ranking. Once all available regulatory permits have been issued, the remaining applicants will be placed on a wait list, ranked from the most to the least points.

F. The legal representative shall file an application for a regulatory permit with the city manager or designee upon forms provided by the city and shall pay an "application fee" and a "processing fee" as required by this chapter and as established by resolution adopted by the city council as amended from time to time. A separate application shall be made for each type of medical marijuana facility, i.e., dispensary, cultivation, or manufacturing facility, for each license classification specified in sections 19300.7 and 19332(g) of the California Business and Professions Code; and for each location at which a medical marijuana facility will operate. An application for a regulatory permit for each type of medical marijuana facility shall include, but shall not be limited to, the following information:

1. The legal name, and any other names, under which the facility will operate.
2. The address of the location and the on-site telephone number, if known, of the medical marijuana facility.
3. The following information for each owner (defined as any person having an economic interest in the medical marijuana facility and/or real property holding company upon which the medical marijuana business is operating), officer, director, and manager of the medical marijuana facility:
 - a. Complete legal name and any alias(es), address, and telephone number;
 - b. Date and place of birth;
 - c. Copy of a valid California government issued photo identification card or license;
 - d. If required, copy of the owner's and manager's medical marijuana identification card or copy of the attending physician's recommendation for each owner and manager;
 - e. Applicant's seller's permit number or indication that the applicant is currently applying for a seller's permit.
 - f. A list of all criminal convictions, other than infractions for traffic violations, the jurisdiction of the conviction(s) and, the circumstances thereof;
 - g. One set of fingerprints in a form acceptable to the chief of police;
 - h. A detailed explanation of the owner's or manager's involvement with any other medical marijuana facility, including, but not limited to, the name and address of the medical marijuana facility; the capacity in which the owner or manager is or was involved with the medical marijuana facility; whether the medical marijuana facility is or was the subject of any criminal investigation or prosecution, civil investigation, administrative action or civil lawsuit; whether the owner or manager or the medical marijuana facility with which the owner or manager is or was associated has ever been denied, or is in the process of being denied registration, a permit, a license or any other authorization required to operate a medical marijuana facility in any other city, county or state; and whether the owner or manager or the medical marijuana facility with which the owner or manager is or was associated has ever had a registration, license, permit or any other authorization required to operate a medical marijuana facility

in any other city, county or state, suspended or revoked, and the reasons therefore; and

i. A detailed explanation of the owner's or manager's involvement with any other retail business in the City of Greenfield, including, but not limited to, the name and address of such business; the type of business; the capacity in which the owner or manager is or was involved with the business; whether the business is or was the subject of any criminal investigation or prosecution, civil investigation, administrative action or civil lawsuit; whether an owner or manager of the business with which the owner or manager is or was associated has ever been denied, or is in the process of being denied registration, a permit, a license or any other authorization required to operate a business requiring licensing through the State of California in any other city, county or state; and whether an owner or manager of the business with which the owner or manager is or was associated has ever had a registration, license, permit or any other authorization required to operate a business that requires a license in the State of California, or any other city, county or state, suspended or revoked, and the reasons therefore.

4. An operations plan which shall be in conformance with the requirements of this chapter and shall include, at a minimum:

a. A list of the names, addresses, telephone numbers, and responsibilities of each owner and manager of the facility.

b. The hours and days of operation for the facility.

c. For medical marijuana dispensary applications only, whether delivery service of medical marijuana to any location outside the medical marijuana facility will be provided and the extent of such service.

d. A site plan and floor plan of the facility denoting the layout of all areas of the medical marijuana facility, including, as applicable, storage, cultivation, reception/waiting, dispensing, manufacturing, and all ancillary support spaces, and the relationship of the facility to adjacent properties and land uses.

e. A security plan, including lighting, alarms, fencing, and video cameras, to ensure the safety of persons, and to protect the premises from theft, vandalism, and fire. The security plan shall address both interior and exterior areas of the facility and its premises.

f. The medical marijuana cultivation and manufacturing procedures to be utilized at the facility, including, as applicable, a description of how chemicals and fertilizers will be stored, handled, and used; extraction and

infusion methods; the transportation process; inventory procedures; track and trace program and procedures; quality control procedures; and testing procedures.

g. Procedures for identifying, managing, and disposing of contaminated, adulterated, deteriorated or excess medical marijuana product.

h. Procedures for inventory control to prevent diversion of medical marijuana to nonmedical use, employee screening, storage of medical marijuana, personnel policies, and recordkeeping procedures.

i. An odor management plan detailing steps that will be taken to ensure that the odor of medical marijuana will not emanate beyond the exterior walls of the facility, including as necessary the installation and use of air purification systems and/or air scrubbers.

j. Policies and procedures for adopting, monitoring, implementing, and enforcing all requirements of this chapter.

5. The name and address of the owner and lessor of the premises and a copy of the lease or other such proof of the legal right to occupy and use the premises and a statement from the owner or agent of the owner of the real property where the facility will be located demonstrating the landowner has acknowledged and consented to permit dispensary, cultivation, distribution, or manufacturing activities to be conducted on the property by the applicant.

6. The name and account number of all savings accounts, checking accounts, investment accounts and trusts associated with the operation of the facility.

7. If the application is for a dispensary or cultivation facility, provide evidence that the proposed location is located beyond at least a 600-foot radius from a school.

8. Authorization for the city manager or designee to seek verification of the information contained within the application, including, but not limited to, a criminal history investigation by the chief of police with the California Department of Justice and any other law enforcement agencies.

9. Until such time as the licensing regulations promulgated under the Medical Marijuana Regulation and Safety Act are implemented and become operative, evidence that the organization operating the medical marijuana facility is organized as a bona fide non-profit cooperative, affiliation, association, or collective of persons comprised exclusively and entirely of qualified patients and the primary caregivers of those patients in strict accordance with the

Compassionate Use Act of 1996, the Medical Marijuana Program Act and the 2008 Attorney General Guidelines.

10. Evidence that a minimum of 75 percent of the owners, officers, directors, and managers of the applicant organization are residents of the State of California and have been for at least three years immediately preceding the date of the application.

11. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is complete, true and accurate.

12. Any such additional and further information as is deemed necessary by the city manager or designee to administer this section or to show that the medical marijuana facility and its ownership and operation is in compliance with the provisions of this chapter.

5.28.050 Background Check.

All applicants for a regulatory permit for a medical marijuana facility, including any owner or manager responsible for the day-to-day operations and activities of the medical marijuana facility, and every employee or individual member of the medical marijuana facility who participates in the dispensing, cultivation, processing, manufacturing, or transporting of medical marijuana or who participates in the daily operations of the medical marijuana facility shall be required to submit to a Fingerprint-Based Criminal History Records Check conducted by the city police department.

5.28.060 Grounds for Denial.

A. The city manager or designee may reject an application upon making any of the following findings:

1. The applicant made one or more false or misleading statements or omissions on the registration application or during the application process;

2. The medical marijuana facility's related cooperative or collective, if applicable, is not properly organized in strict compliance pursuant to the Compassionate Use Act of 1996, the Medical Marijuana Program Act, the 2008 Attorney General Guidelines and any other applicable law, rules and regulations;

3. If applicable, the applicant is not a primary caregiver or qualified patient or the legal representative of the medical marijuana facility;

4. The applicant fails to meet the requirements of this chapter or any regulation adopted pursuant to this chapter;

5. The medical marijuana facility or its location is in violation of any building, zoning, health, safety, or other provision of this code, or of any state or local law which substantially affects the public health, welfare, safety, or morals, or the facility or its location is not permitted in the proposed area, or the issuing or continuation of a regulatory permit would be contrary to the public health, welfare, safety, or morals;

6. The applicant, or any of its officers, directors, owners, managers, or employees is under 21 years of age;

7. The applicant, or any of its officers, directors, or owners, or any person who is managing or is otherwise responsible for the activities of the medical marijuana facility, or any employee who participates in the dispensing, cultivation, processing, manufacturing, delivery, or transporting of medical marijuana or who participates in the daily operations of the medical marijuana facility, has been convicted of a violent felony, a felony or misdemeanor involving fraud, deceit, embezzlement, or moral turpitude, or the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, with the exception of medical cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996;

8. The applicant, or any of its officers, directors, owners, or managers, is a licensed physician making patient recommendations for medical marijuana;

9. The applicant, or any of its officers, directors, owners, or managers has been sanctioned by the city, the state of California, or any county for unregistered medical marijuana activities or has had a registration revoked under this chapter in the previous three years.

10. The applicant did not pay to the city the required application and processing fees as set forth in section 5.28.070 of this chapter.

B. The city manager or designee may place reasonable conditions upon registration if grounds exist for denial of the registration and those grounds may be removed by the imposition of those conditions.

5.28.070 Fees and Charges.

Prior to operating in the city, the operator of each medical marijuana facility shall timely and fully pay all fees associated with the registration of that facility. The fees shall be as set forth in the schedule of fees and charges established by resolution of the city council, including, but not limited to the following:

A. "Application fee" for accepting a registration application; due and payable in full at the time a registration application is submitted;

B. "Processing fee" for the cost to the city of processing a registration application and reviewing, investigating and scoring each application in accordance with the Priority Point System to determine eligibility for issuance of a regulatory permit; due and payable in full at the time a registration application is submitted;

C. "Annual operating fee" for the cost to the city of operating a medical marijuana regulatory program; due and payable in full at the time the city issues a regulatory permit;

D. "Amended registration fee" for the cost to the city of reviewing amendments or changes to the registration form previously filed on behalf of the medical marijuana facility; due and payable in full at the time amendments or changes to a registration form are submitted to the city;

E. "Regulatory permit renewal fee" for the cost to the city of processing an application to renew a regulatory permit; due and payable in full at the time application is made to renew a regulatory permit; and

F. Any fees for inspection or investigation that are not included within the other fees associated with registration; due and payable in full upon request of the city.

5.28.080 Development Agreement.

Prior to operating in the city and as a condition of issuance of a regulatory permit, the operator of each medical marijuana facility shall enter into a development agreement with the city setting forth the terms and conditions under which the medical marijuana facility will operate that are in addition to the requirements of this chapter, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety, and welfare.

5.28.090 Cessation of Operations.

In the event a medical marijuana facility that receives a regulatory permit ceases to operate for any reason, the city manager or designee shall consider the next qualified applicant on the waiting list and, at the discretion of the city manager, provide an opportunity for new applicants to be considered for a permit.

5.28.100 Change in Location; Updated Registration Form.

A. Any time the dispensing, cultivation, or manufacturing location specified in the regulatory permit is changed, the applicant shall re-register with the city manager. The process and the fees for re-registration shall be the same as the process and fees set forth for registration in sections 5.28.040 and 5.28.070 of this chapter.

B. Within fifteen calendar days of any other change in the information provided in the registration form or any change in status of compliance with the provisions of this chapter, including any change in the medical marijuana facility's ownership or management members, the applicant shall file an updated registration form with the city manager for review along with a registration amendment fee, as set forth in section 5.28.070 of this chapter.

5.28.110 Renewal or Revocation of Regulatory Permit.

A. No regulatory permit issued under this chapter may be renewed unless:

1. A new registration form has been filed with the city manager as set forth in section 5.28.040 of this chapter a minimum of sixty (60) days prior to the expiration date of the regulatory permit;
2. The annual renewal registration fee, as set forth in section 5.28.070 of this chapter, has been paid to the city; and
3. The medical marijuana facility and its owners and managers all meet the requirements of this chapter for registration.

B. The city manager or designee may elect not to renew a regulatory permit issued under this chapter if:

1. The medical marijuana facility and its owners and managers have not complied at all times with all the requirements for registration as set forth in this chapter;
2. Any of the conditions or circumstances of sections 5.28.060.A or 5.28.230.D, singularly or in combination, of this chapter have occurred; or
3. The city manager or designee is aware of any other facts or circumstances which indicate that renewal of the regulatory permit will be detrimental to the health, safety, or welfare of the residents of the city.

C. The city manager or designee may revoke a regulatory permit issued under this chapter, upon such notice as deemed appropriate by the city manager or designee, if:

1. The medical marijuana facility and its owners and managers have not complied at all times with all the requirements for registration as set forth in this chapter;
2. Any of the conditions or circumstances of sections 5.28.060.A or 5.28.230.D, singularly or in combination, of this chapter have occurred; or

3. The city manager or designee is aware of any other facts or circumstances which indicate that continued operation of the medical marijuana facility will be detrimental to the health, safety, or welfare of the residents of the city.

5.28.120 Limitations on City’s Liability.

A. To the fullest extent permitted by law, the city shall not assume any liability whatsoever, with respect to approving any regulatory permit pursuant to this chapter or the operation of any medical marijuana facility approved pursuant to this chapter.

B. As a condition of approval of a regulatory permit as provided in this chapter, the applicant or its legal representative shall:

1. Execute an agreement indemnifying the city from any claims, damages, injuries, or liabilities of any kind associated with the registration or operation of the medical marijuana facility or the prosecution of the medical marijuana facility or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;

2. Maintain insurance in the amounts and of the types that are acceptable to the city manager or designee;

3. Name the city as an additionally insured on all city required insurance policies;

4. Agree to defend, at its sole expense, any action against the city, its agents, officers, and employees related to the approval of a regulatory permit; and

5. Agree to reimburse the city for any court costs and attorney fees that the city may be required to pay as a result of any legal challenge related to the city’s approval of a regulatory permit. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

5.28.130 Additional Terms and Conditions.

Based on the information set forth in the application, the city manager or designee may impose reasonable terms and conditions on the proposed operations of the medical marijuana facility in addition to those specified in this chapter.

5.28.140 Signage.

Notwithstanding section 17.62.070 of this code, exterior signage for the facility shall be limited to one exterior building sign not to exceed fifteen square feet in area, and door

and/or window signage not to exceed ten square feet in area; such signs shall not be directly illuminated. Signage shall otherwise be reviewed and approved by the city in accordance with chapter 17.62 of this code.

5.28.150 Cultivation,Dispensary, and Manufacturing Locations.

A. A medical marijuana dispensary facility may be located in any Retail Business (C-R), Professional Office (P-O), or Light Industrial (I-L) zoning district.

B. A medical marijuana cultivation facility that is not also a dispensary facility, may be located in any Light Industrial (I-L), Heavy Industrial (I-H), or Agricultural Research and Development Overlay (RDO) zoning district.

C. A medical marijuana manufacturing facility may be located in any Light Industrial (I-L), Heavy Industrial (I-H), or Agricultural Research and Development Overlay (RDO) zoning district.

D. A permitted medical marijuana facility shall operate at a single location only. At the discretion of the city manager or designee, multiple buildings on the same or adjacent site may be considered a single medical marijuana facility operating at a single location. .

E. No medical marijuana dispensary or cultivation facility shall be located within 600 feet of a school.

F. All medical marijuana cultivation shall be conducted only in the interior of enclosed structures, facilities and buildings, and all cultivation operations including all marijuana plants at any stage of growth shall not be visible from the exterior of any structure, facility or building containing the cultivation of medical marijuana.

5.28.160 Dispensing of Medical Marijuana.

A. Medical marijuana shall be sold, transferred, dispensed, or otherwise distributed to qualified patients and primary caregivers only from a medical marijuana dispensary. No sales, transfers, dispensing, or distribution of any kind to the public shall be from a cultivation or manufacturing facility.

B. Medical marijuana dispensaries shall sell, transfer, dispense, or otherwise distribute medical marijuana only to qualified patients and primary caregivers.

C. Medical marijuana sales, transfers, dispensing, or distribution to qualified patients and primary caregivers shall only occur inside the premises of the medical marijuana dispensary facility. The foregoing notwithstanding, delivery services may be provided by the medical marijuana dispensary as provided for in section 5.28.170 of this chapter.

D. No medical marijuana sale, transfer, dispensing, or distribution of any kind shall be made to a person under the age of twenty-one, and no such person shall be allowed in any medical marijuana facility or at its location.

E. Until such time as state licenses are required pursuant to section 19320 of the California Business and Professions Code, no medical marijuana shall be provided to any persons other than the individual cooperative or collective members of the medical marijuana dispensary of which the qualified patient or primary caregiver is a member.

F. No medical marijuana provided to a primary caregiver may be provided by the primary caregiver to any person other than the primary caregiver's qualified patient for whose care the primary caregiver is responsible.

G. No medical marijuana shall be provided to any qualified patient or primary caregiver more than once per day.

H. Until such time as state licenses are required pursuant to section 19320 of the California Business and Professions Code, no cooperative or collective shall allow more medical marijuana or plants per member, other than the amounts permitted pursuant to state law, to be stored, provided, or cultivated at the collective's premises and/or location.

5.28.170 Delivery of Medical Marijuana.

A. A medical marijuana dispensary may operate a delivery service subject to the requirements of section 19340 of the California Business and Professions Code. Delivery, as defined therein, means the commercial transfer of medical marijuana or medical marijuana products from a dispensary to a qualified patient or primary caregiver.

B. Medical marijuana deliveries to qualified patients or primary caregivers shall only be made by and from a medical marijuana dispensary.

C. Medical marijuana deliveries to qualified patients or primary caregivers shall only be during the normal operating hours of the medical marijuana dispensary during which it is open to qualified patients and primary caregivers.

D. A list of the names and cellular telephone contact numbers for all employees of a medical marijuana dispensary delivering medical marijuana or medical marijuana products shall be provided to the city police department. Such list shall at all times be kept current and up to date.

5.28.180 Packaging of Medical Marijuana.

A. Prior to delivery or sale at a medical marijuana dispensary, medical marijuana products shall be packaged and labeled as required by section 19347 of the California

Business and Professions Code and applicable requirements and regulations issued by the state pursuant thereto. In addition to those packaging and labeling requirements, all medical marijuana products shall be packaged in an opaque childproof container which shall contain a label or be accompanied by a leaflet or insert that states:

1. The complete legal name of the qualified patient who will be using the medical marijuana;
2. If the person obtaining the medical marijuana is a primary caregiver obtaining medical marijuana on behalf of a qualified patient, the complete legal name of the primary caregiver and the name of the qualified patient for whom he or she serves as a primary caregiver;
3. The name, address and telephone number of the medical marijuana dispensary facility;
4. The amount of medical marijuana in the container;
5. The name, address, and telephone number of the attending physician recommending the use of medical marijuana for the qualified patient; and
6. The date the medical marijuana was provided to the qualifying patient or primary caregiver.

B. If edible medical marijuana products are present on site or offered for distribution or sale at a medical marijuana dispensary facility, the medical marijuana dispensary facility shall first secure any approval from the County of Monterey Health Department required for handling food products.

C. Edible products distributed or sold by any medical marijuana facility shall not be produced, manufactured, stored, or packaged in private homes.

D. All edible medical marijuana products shall be individually wrapped at the original point of preparation.

5.28.190 Medical Marijuana Facility Operations.

A. No cooperative or collective operating a medical marijuana facility shall operate for profit, except as otherwise allowed by state law. Cash and in-kind contributions, reimbursements, and reasonable compensation provided by members towards the association's actual expenses for the growth, cultivation, and provision of medical marijuana shall be allowed; provided that they are in strict compliance with state law. All such cash and in-kind amounts and items shall be fully documented in accordance with section 5.28.210 of this chapter.

B. Medical marijuana dispensary facilities may only be open to qualified patients and primary caregivers between the hours of 9:00 a.m. and 9:00 p.m. and may operate as many as seven days per week. Medical marijuana cultivation, manufacturing, and dispensary facilities shall not otherwise be open to the public.

C. The sale, dispensing, or consumption of alcoholic beverages on or about the medical marijuana facility or in the parking area for the facility is prohibited.

D. Medical marijuana may not be inhaled, smoked, eaten, ingested, vaped, or otherwise used or consumed on the premises or in the parking areas of the premises.

E. The loitering by persons outside the facility, either on the premises or within one hundred feet of the premises, is prohibited.

F. Qualified patients and primary caregivers purchasing or otherwise receiving medical marijuana from a medical marijuana dispensary shall sign an agreement with the facility that states that the person purchasing or otherwise receiving medical marijuana shall not sell, transfer, or otherwise distribute medical marijuana to any person other than a qualified patient or primary caregiver and shall not use medical marijuana for other than medicinal purposes.

G. The medical marijuana dispensary shall not sell, transfer, or otherwise distribute medical marijuana to any person violating any provision of this chapter.

H. A copy of the regulatory permit issued by the city and any licenses or certifications issued by the state of California, and any conditions thereof, shall be posted on the premises in a prominent place, readily viewable by any member of the general public.

I. Consistent with the "Memorandum for all United States Attorneys," issued by the U. S. Department of Justice, from James M. Cole, Deputy Attorney General (known as the "Cole Memo"), the medical marijuana facility shall take all necessary and reasonable steps to prevent:

1. The distribution of marijuana to minors;
2. Revenue from the sale or distribution of marijuana from going to criminal enterprises, gangs and cartels;
3. The diversion of marijuana from California to any other state;
4. State-authorized marijuana activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;
5. Violence and the use of firearms in the cultivation, manufacture, and distribution of marijuana;

6. Drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use;
7. Growing of marijuana on public lands and the attendant public safety and environmental dangers posed by marijuana production on public lands; and
8. Preventing marijuana possession or use on federal property.

Any violation of this provision shall result in the immediate suspension of any permit authorized under this chapter, and pending investigation and a hearing, shall result in revocation of the permit at the election of the city manager or designee.

5.28.200 Public Health and Safety.

A. Each medical marijuana facility shall operate in a manner such that the cultivation, manufacture, dispensing, delivery, or transporting of medical marijuana or medical marijuana products does not adversely affect the health or safety of nearby properties through creation of mold, mildew, dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts.

B. The cultivation, manufacture, dispensing, delivery, and transporting of medical marijuana or medical marijuana products shall not create hazards due to the use or storage of materials, processes, products, chemicals, fertilizers, or wastes.

C. The interior and exterior of the medical marijuana facility, including driveways, sidewalks, parking strips, fire access roads and streets on or adjacent to the premises shall be kept in a clean and safe condition.

D. Exterior lighting on the premises and location shall ensure the safety of the public and the members and employees of the facility while not disturbing surrounding residential or commercial areas.

5.28.210 Records.

A. Medical marijuana facilities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all medical marijuana products throughout the distribution chain until purchase by or distribution to a qualified patient or primary caregiver. The inventory control and reporting system shall comply with the track and trace program required by section 19335 of the California Business and Professions Code and regulations issued pursuant thereto.

B. Medical marijuana facilities shall have an electronic point of sale system that produces historical transactional data for review by the city manager or designee for compliance and auditing purposes.

C. Each medical marijuana facility shall maintain at the premises all records and documents required by this chapter and all the information and records listed below and as otherwise required by applicable state law or regulation:

1. The name, address, and telephone number(s) of the owner, landlord and/or lessee of the location;
2. The following information concerning each qualified patient or primary caregiver to whom medical marijuana is dispensed through a permitted medical marijuana dispensary:
 - a. Name, address, telephone number, and a confidential member number unique to that individual which is used solely for the log identified in subsection C.9. below;
 - b. A copy of a valid government issued photo identification card or license; and
 - c. A copy of the qualified patient's identification card or the attending physician's recommendation for the patient.
3. The name, address, and telephone number of each primary caregiver to whom medical marijuana is dispensed through a permitted medical marijuana dispensary, along with a copy of the written documentation provided by each qualified patient designating the caregiver as his or her primary caregiver;
4. The name, business address, and telephone number of each attending physician who provided a physician's recommendation to any qualified patient to whom medical marijuana is dispensed through a permitted medical marijuana dispensary;
5. The records of all qualified patients with a valid identification card and primary caregivers with a valid identification card may be maintained by the medical marijuana dispensary using only the identification card number issued by the state pursuant to California Health and Safety Code Section 11362.7 et seq., in lieu of the information required by sections 5.28.210.C.2.a. through c., C.3, and C.4 of this chapter.;
6. Information identifying the names of patients, their medical conditions, or the names of their primary caregivers received and contained in records kept by the medical marijuana facility or received by the city through its audit, inspection, and compliance enforcement activities authorized pursuant to this chapter, are confidential and shall not be disclosed pursuant to the California Public Records Act except as necessary for authorized employees of the city to perform official duties pursuant to this chapter or as otherwise required by law.

7. Up-to-date information for all savings accounts, checking accounts, investment accounts and trusts associated with the operation of the medical marijuana facility;
8. Complete and up-to-date records regarding the amount of medical marijuana cultivated, produced, manufactured, harvested, stored, or packaged at each medical marijuana facility;
9. Until such time as state regulations are implemented under the track and trace program required by section 19335 of the California Business and Professions Code, complete and up-to-date records regarding medical marijuana transfers throughout the distribution chain from cultivation, to manufacturing, to its dispensing location, including the date and time of the transfer; the name and address of the cultivation and manufacturing facility and the name and address of the supplier if different from the cultivation or manufacturing facility; the amount, form, type, batch and lot number of marijuana transferred; the time of departure from the cultivation or manufacturing facility; the time of arrival at the dispensing location; the names of the employees transporting the product; and the name of the employee who received the product at the dispensing location;
10. Complete and up-to-date records documenting each transfer of medical marijuana from the medical marijuana dispensing location to qualified patients and primary caregivers including the amount provided, the form or product category in which the medical marijuana was provided, the date and time provided, the name of the employee making the transfer, the qualified patient or primary caregiver number to whom it was provided, and the amount of any related donation or other monetary transaction;
11. All receipts of the medical marijuana facility, including but not limited to all contributions and all expenditures incurred by the medical marijuana facility for the cultivation, manufacture, dispensing, transportation, and delivery of medical marijuana;
12. A copy of the annual audit reports required pursuant to section 5.28.2020 of this chapter;
13. Proof of completed registration with the city manager in conformance with this chapter;
14. Records demonstrating compliance with state and federal rules and regulations regarding reporting and taxation of income received; and
15. All medical marijuana facilities shall perform an inventory on the first business day of each month and shall record the total quantity of each form of marijuana on the premises.

D. All records required by this section shall be maintained by the medical marijuana facility for a period of seven years and shall be made available to the city manager and any city official charged with enforcing the provisions of this code upon request.

5.28.220 Audit.

No later than February 15 of every year, each medical marijuana facility shall file with the city manager an audit of its financial operations for the previous calendar year, completed and certified by an independent certified public accountant in accordance with generally accepted auditing and accounting principles. The audit shall include but not be limited to a discussion, analysis, and verification of each of the records required to be maintained pursuant to this chapter. The information contained in the audit shall be made available to the city manager in standard electronic format as designated by the city manager.

5.28.230 Community Relations.

A. Each medical marijuana facility shall provide the city manager or designee with the name, telephone number, and email address of an on-site community relations or staff person or other representative to whom the city can provide notice if there are operating problems associated with the medical marijuana facility or refer members of the public who may have any concerns or complaints regarding the operation of the medical marijuana facility. Each medical marijuana facility shall also provide the above information to all businesses and residences located within 100 feet of the medical marijuana facility.

B. During the first year of operation of a medical marijuana facility authorized under this chapter, the owner, manager, and community relations representative from each such medical marijuana facility shall attend a monthly meeting with the city manager and/or designee to discuss costs, benefits and other community issues arising as a result of implementation of the medical marijuana regulatory permit program authorized by this chapter. After the first year of operation, the owner, manager, and community relations representative from each such medical marijuana facility shall meet with the city manager and/or designee when and as requested by the city manager or designee.

5.28.240 Compliance.

A. All medical marijuana facilities shall pay any applicable sales, use, business or other tax, and all license, registration, or other fees pursuant to federal, state, and local law.

B. All medical marijuana facilities shall fully comply with all the provisions of the Compassionate Use Act of 1996, the Medical Marijuana Program Act, the 2008 Attorney General Guidelines, the Medical Marijuana Regulatory and Safety Act, any subsequently enacted state law or regulatory, licensing, or certification requirement, all

applicable provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval of the regulatory permit.

C. Nothing in this chapter shall be construed as authorizing any actions which violate state or local law with regard to the cultivation, transportation, manufacture, provision, sale, transfer, or disposition of medical marijuana.

5.28.250 Inspections and Enforcement.

A. The city manager, police chief, or their designees shall have the right to enter all medical marijuana facilities from time to time unannounced during the facility's hours of operation for the purpose of making reasonable inspections to observe and enforce compliance with this chapter, to inspect and copy records required to be maintained under this chapter, or to inspect, view, and copy recordings made by security cameras, all without requirement for a search warrant, subpoena, or court order.

B. Nothing in this chapter requires the disclosure of any private medical record or confidential information contained in such medical record.

C. Operation of a medical marijuana facility in non-compliance with any conditions of approval or the provisions of this chapter shall constitute a violation of the Municipal Code and shall be enforced pursuant to the provisions of this code.

D. The city manager or designee may summarily suspend or revoke a medical marijuana regulatory permit, or disqualify an applicant from the registration process, or elect not to renew a regulatory permit if any of the following, singularly or in combination, occur:

1. The city manager or designee determines that the medical marijuana facility has failed to comply with any requirement of this chapter or any condition of approval or a circumstance or situation has been created that would have permitted the city manager or designee to deny the regulatory permit under section 5.28.060 of this chapter or elect not to renew or revoke the regulatory permit under section 5.28.100 of this chapter;
 2. The medical marijuana facility has conducted itself or is being conducted in a manner that creates or results in a public nuisance;
 3. The medical marijuana facility ceased operations for more than 90 calendar days, including during change of ownership proceedings;
 4. Ownership is changed without the new owners applying for and securing a regulatory permit under this chapter;
 5. The medical marijuana facility relocates to a different location or premises;
- and

6. The medical marijuana facility fails to allow inspection and/or copying of the security recordings, the activity logs and records required under this chapter, or the premise by authorized city officials.

5.28.260 Appeals.

Any decision regarding or pertaining to the regulatory permit process set forth in this chapter, or any action taken by the city manager or designee pursuant hereto, may be appealed to the city council. Such appeal shall be taken by filing with the city clerk, within ten (10) days after notice of the action or decision complained of has been issued, a written statement setting forth the grounds for the appeal. The city clerk shall transmit the written statement to the city council and at its next regular meeting the council shall set a time and place for a hearing on the appeal. Notice of the time and place of such hearing shall be mailed to the appellant. The decision of the city council on such appeal shall be final and binding on all parties concerned.

5.28.270 Violations.

A. Any violation of any of the provisions of this chapter is unlawful and a public nuisance.

B. Any violation of any of the provisions of this chapter shall constitute a misdemeanor violation and upon conviction thereof any violation shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00), or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

C. In lieu of issuing a misdemeanor citation, the city may issue an administrative citation, and/or assess an administrative fine of up to one thousand dollars (\$1,000.00) for each violation of this ordinance.

D. A separate offense occurs for each day any violation of this chapter is continued and/or maintained.

F. The remedies provided herein are not to be construed as exclusive remedies, and in the event of violation, the city may pursue any proceedings or remedies otherwise provided by law.

Section 3. SEVERABILITY

The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 4. EXECUTION AND CERTIFICATION

The City Clerk is directed to do all things necessary to cause the execution of this ordinance immediately upon its adoption and shall thereafter certify to the passage of this ordinance and cause the same to be published and posted according to law.

Section 5. EFFECTIVE DATE

Pursuant to California Government Code section 36937, this ordinance shall take effect thirty (30) days after its final passage and adoption by the City Council.

INTRODUCED at a regular meeting of the City Council of the City of Greenfield held on the ___ day of _____, 2015.

ADOPTED as an ordinance of the City Council of the City of Greenfield at a regular meeting of the City Council held on the ___ day of _____, 2016, by the following vote:

AYES, and in favor thereof, Council Members:

NOES, Council Members:

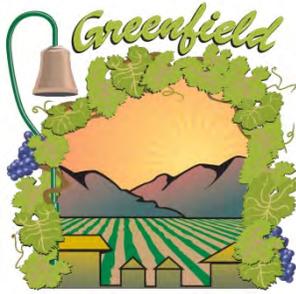
ABSENT, Council Members:

ABSTAIN, Council Members:

ATTEST:

John P. Huerta, Jr., Mayor
City of Greenfield

Ann F. Rathbun, City Clerk
City of Greenfield



City Council Memorandum

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

MEMORANDUM: December 3, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and Councilmembers

FROM: Mic Steinmann, Community Services Director

TITLE: **PLANNING COMMISSION APPOINTMENT**

BACKGROUND

Greenfield Municipal Code Chapter 2.20, Planning Agency, sets forth the organization of the City's planning agency that consists of a Planning Commission and a Planning Department. The Planning Commission consists of seven (7) members appointed by the Mayor with the advice and consent of the City Council. Member terms are for three (3) years, with no limit on the number of terms that a planning commissioner may serve. Upon completion of each three year term, a planning commissioner may submit a written request to the City Council requesting consideration for appointment to an additional term. On December 31, 2015, the three year term of current Commission member Diane Brueggeman expires. Commissioner Brueggeman has submitted a letter to the City requesting her reappointment to a new three (3) year term. The Mayor has indicated his intent to appoint Ms. Brueggeman to anew three (3) year terms subject to the advice and consent of the City Council.

RECOMMENDATION

Commissioner Brueggeman has proved to be dedicated and outstanding member on the Planning Commission during her existing tenure. The appointment to this Commission is very much a "working assignment" which requires a high level of commitment that Commissioner Brueggeman has met. It is recommended that the City Council consent to the Mayor's appointment of Dianne Brueggeman to a new three year term on the Planning Commission commencing January 1, 2016.

POTENTIAL MOTION

I MOVE THAT THE COUNCIL CONSENT TO THE MAYOR'S APPOINTMENT OF DIANNE BRUEGGEMAN TO THE CITY OF GREENFIELD PLANNING COMMISSION FOR A THREE (3) YEAR TERM COMMENCING JANUARY 1, 2016.

December 1, 2105

RECEIVED
12-1-15

The Honorable John Huerta, Mayor
Greenfield Civic Center
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Dear Mr. Huerta,

I have been notified that my appointment as a Commissioner for the City of Greenfield's Planning Commission is up for renewal. If it is possible, I would like to continue in my position as Commissioner for the Planning Commission and continue to serve our city to the best of my ability.

Thank you for your consideration of my request,



Diane Brueggeman
267 Palo Verde Street
Greenfield, CA 93927



City Council Memorandum

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

MEMORANDUM: December 3, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and Councilmembers

FROM: Mic Steinmann, Community Services Director

TITLE: **GENERAL PLAN HOUSING ELEMENT WORKSHOP**

BACKGROUND

The Housing Element is one of seven required elements of the City's General Plan. The City's General Plan was adopted in 2005. The previous housing element was adopted by the City Council in 2012.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs within the community and to provide goals, policies, and implementation programs for the preservation, improvement, and development of housing. The framework of the Goals and Policies section of the Housing Element will guide the community's decision making for the following eight years.

Each city in California must have a housing element in its General Plan (Government Code, Section 65000 et. seq.) The housing element must cover a 10-year time period and be revised every eight years, based on the timeframes for the Regional Transportation Plan/Sustainable Communities Strategy. The current housing element update is a revision of the City's 2005-2010 housing element. The State Office of Housing and Community Development (HCD) must review revisions to housing elements in accordance with state housing element law.

Government Code section 65583 states that the Housing Element must consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." Specifically, the Housing Element must include the following:

- Analysis of population and employment trends and projections of existing and projected housing needs for all income levels, including the locality's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding, and housing condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment or reuse, and an analysis of the relationship of zoning and public facilities and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of actual and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvement fees and other exactions required of developers, and local permit processing.
- Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the homeless, disabled, elderly, large families, female heads of households, and agricultural workers.
- Analysis of energy conservation opportunities with respect to residential development.
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

This Housing Element identifies and analyzes all items above. This Housing Element also identifies existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

The City's overarching goal in updating the Housing Element is to create a document that constructively addresses the vision, the goals, and the concerns of the entire community. In order to achieve this goal, the City has included in this document realistic and achievable goals, policies that the City is committed to using consistently, implementation programs and measures that are designed to achieve the community's goals, and a realistic timeline for completion.

Unlike other elements of the General Plan, the Housing Element is updated on a more frequent schedule as dictated by the State Department of Housing and Community Development (HCD), which also establishes requirements for the content of the Housing Element. HCD also sets forth

regional housing needs allocations for each region. For the Monterey Bay region, the Association of Monterey Bay Area Governments (AMBAG) issues housing projections and targets to the cities and counties. Projected housing needs are the total additional housing units required to house a jurisdiction’s projected population by 2023 that are affordable to each income level, in standard condition, and not overcrowded. For Greenfield, for the 2014-2023 planning period the total housing allocation is for 363 units, with specific targets for various levels of housing affordability:

Very Low Income	87
Low Income	57
Moderate Income	66
Above Moderate Income.....	<u>153</u>
Total Housing Allocation.....	363

The Housing Element provides a policy framework and specific implementing programs intended to guide the City towards achieving its housing target over the planning period. Tonight’s workshop is intended to provide the Council and the public an opportunity to provide comment on the City’s housing policy. The City Council needs to adopt the Housing Element by April 2016 to meet HCD timelines. To meet this deadline, adhering to the following schedule and sequencing is required:

City Council Workshop	December 8
HCD Review	December 18 – February 19
Planning Commission Public Hearing	January 11
City Council Public Hearing, Adoption.....	March 8
HCD Final Submittal, Certification Review	March 24

ACTION BY CITY COUNCIL

The purpose of this public workshop is to provide an opportunity for the public and the City Council to discuss and provide further input on the City’s housing policy prior to submittal of a draft Housing Element to HCD for its review. The public will have two additional opportunities to provide comment on the Housing Element during the scheduled public hearings before the Planning Commission on January 11 and the City Council on March 8. No other specific action by the City Council is required at this time.

C H A P T E R

6

HOUSING ELEMENT

CITY OF GREENFIELD

HOUSING ELEMENT: 2014-2023

Current City Council Members:

Mayor John Huerta, Jr.
Mayor Pro-Tem Raul Rodriguez
Councilmember Leah Santibanez
Councilmember Avelina Torres
Councilmember Lance Walker

Note: *As the Housing Element is updated more frequently than other components of the General Plan, it is formatted as a “stand alone” document with its own table of contents and other minor differences in its organization.*

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1. INTRODUCTION

The purpose of the housing element is to identify and analyze existing and projected housing needs and to provide goals, policies, and implementation programs for the preservation, improvement, and development of housing. The framework of the Goals and Policies will guide the community's decision making for the following eight years.

Greenfield was incorporated as a general law city in 1947. The population as of the 2013 U.S. Census was 16,494 persons with 3,632 housing units. Greenfield is located in the southern portion of Monterey County, approximately seven miles south of Soledad and approximately twelve miles north of King City. The Gabilan Mountain Range borders the valley on the east, with the Santa Lucia Mountain Range to the west. Primary access is provided via U. S. Highway 101. Its central location in the Salinas Valley on Highway 101 places it within a major transportation hub of the state. The dominant market influence is provided by the nearby agricultural industries and local service establishments. In recent years, housing demand has begun to diversify geographically with commuters traveling from areas as far away as Monterey and the San Jose area for affordable housing.

As an element of the City of Greenfield General Plan, the goals, policies, and implementation programs included will apply only to the incorporated area of the City of Greenfield and that area within the City's Sphere of Influence and Planning Area. This updated Housing Element covers the ten-year planning period from January 1, 2014 to December 31, 2023.

Organization of the Housing Element

The Greenfield Housing element includes the following four sections plus appendices with additional background and demographic data, which satisfy the requirements of State law and provide the foundation for the development of goals, policies, implementation measures, and quantified objectives for the planning period:

- **1. Introduction.** This section includes an overview, discussion of consistency of the element with state law, the public participation process, and consistency with the General Plan.
- **2. Goals, Policies, and Implementation Programs.** This section sets forth housing goals and outlines City goals, objectives, policies, and programs intended to address housing problems, the party responsible for implementation, and the program funding sources.
- **3. Background/Setting.** This section describes the City's housing and demographic characteristics and conditions.
- **4. Evaluation of Previous Housing Element.** This section evaluates the City's progress in achieving the goals and implementing the programs included in the 2010 Housing Element.

An appendix presents information on the housing needs assessment (population and household characteristics, employment and economic trends, and housing stock data); projected housing needs (estimates of new construction needs through 2023); site inventory/analysis (land suitable for residential development, including vacant sites and sites having the potential for redevelopment); and housing resources (ability to provide adequate residential opportunities and services for all segments of the population).

Consistency with State Law

Each city in California must have a Housing Element in its General Plan (Government Code, Section 65000 et. seq.) The housing element must cover a 10-year time period and be revised every eight years, based on the timeframes for the Regional Transportation Plan/Sustainable Communities Strategy. This element is a revision of the City’s 2005-2010 housing element. The State Office of Housing and Community Development (HCD) must review revisions to housing elements in accordance with state housing element law.

Government Code, Section 65583 states that the Housing Element must consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.” Specifically, the Housing Element must include the following:

- Analysis of population and employment trends and projections of existing and projected housing needs for all income levels, including the locality’s share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding, and housing condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment or reuse, and an analysis of the relationship of zoning and public facilities and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of actual and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvement fees and other exactions required of developers, and local permit processing.
- Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the homeless, disabled, elderly, large families, female heads of households, and agricultural workers.
- Analysis of energy conservation opportunities with respect to residential development.
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

This Housing Element identifies and analyzes all items above. This housing element also identifies existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

Public Participation

State law requires that during the preparation or amendment of the General Plan, the planning agency provide opportunities for the involvement of citizens, public agencies, public utility companies, and civic, educational, and other community groups through hearing and any other means the County or City deems appropriate (Government Code Section 65351). In accordance with State law, during the

development of the 2014-2023 Housing Element, the City encouraged the participation of all economic segments of the community; especially lower income and special needs households.

In accordance with State law requirements, the City held a publicly noticed workshop before the Greenfield City Council on December 8, 2015. The workshop was announced through the City Council agenda notice and by inclusion of an announcement inserted in utility bills to ensure notice was received by each residence in the City and to encourage broad and comprehensive citizen involvement in the refinement of the updated Housing Element.

The workshop information was presented in simple but accurate terms. Ample opportunity was given for questions and comments from attendees. The City Council chambers in which the workshop was presented was easily accessible for persons with disabilities. Following presentation of the Housing Element update, [redacted] members of the public participated in the Housing Element workshop.

The City's overarching goal in updating the Housing Element was to create a document that constructively addresses the vision, the goals, and the concerns of the entire community. In order to achieve this goal, the City has included in this document realistic and achievable goals, policies that the City is committed to using consistently, implementation programs and measures that are designed to achieve the community's goals, and a realistic timeline for completion.

Consistency with other General Plan Elements

The Housing Element is one of seven General Plan elements required under State Planning law. The City's General Plan was adopted in 2005. The previous housing element was adopted by the City Council in 2012.

The elements of the General Plan must be fully integrated and must relate to each other without conflict. Internal consistency applies to figures, diagrams, and General Plan text. It also applies to data, analysis, and policies. All adopted portions of the General Plan, whether or not required by state law, have equal legal weight; none may supersede another. The General Plan must resolve any potential conflicts among the provisions of each element.

The Housing Element has been updated to be consistent with the other six required General Plan elements, which include: Land Use, Circulation, Conservation, Open Space, Noise, and Safety. Findings for consistency with these elements are as follows:

LAND USE ELEMENT

The Land Use Element is the section of the General Plan that describes where different types of development should occur and at what intensity. It also includes maps of general land use designations. The land use designations provide for the type and character of development permitted in each designation, but without the specificity found in the zoning ordinance. Goals, objectives, and policies provide the outline for orderly growth in the community.

Four General Plan land use designations provide for residential housing development in Greenfield. These designations are residential estate, low density residential, medium density residential and high density infill. Most of Greenfield is designated for residential use, the majority being low density residential. This land use designation anticipates one residential unit on each lot with densities ranging from 1 to 7 units per gross acre. The medium density residential designation permits duplexes, apartments, condominiums, and mobile home parks. Densities in the range of 1 to 15 units per gross acre are allowed. High-density infill provides for density of 10 to 21 units per gross acre. Currently no land is designated "residential estate" (maximum of 2 units per acre). Residential uses are also allowed

when the Mixed Use Overlay as applied to a non-residential district. Much of Downtown Greenfield has a Mixed Use Overlay.

Other land use designations included in the General Plan are retail, general and highway commercial, industrial, public/quasi-public, and open space. The Housing Element is consistent with the land use element in that it provides logical areas for growth and development of all types and densities of housing. The residential land uses identified in the Housing Element are consistent with the Land Use Element land use categories, densities, and related land uses, such as parks and recreation facilities. Any changes in land use to accommodate the City's regional housing share would require a General Plan Amendment and Zoning change to ensure continued consistency. The Housing Element is not proposing any specific changes in land use that differ from those depicted in Figure 2-3, Land Use Diagram.

CIRCULATION ELEMENT

The residential development required to meet the City's regional share of housing would be distributed throughout the City and would be accommodated by the City's existing and planned circulation infrastructure. Local street improvements would be provided by adjacent new development. Circulation impacts anticipated from residential development in the City have been mitigated through planned improvements identified in the Circulation Element. Residential development would not cause local traffic to exceed Level-of-Service (LOS) objectives stated in the Circulation Element. The Housing Element is therefore consistent with the Circulation Element.

CONSERVATION

The Housing Element does not call for development of any lands designated for conservation. All proposed residential development included in the Housing Element would be consistent with the Conservation Element.

OPEN SPACE

The Housing Element does not call for development of any lands designated for open space. All proposed residential development included in the Housing Element would be consistent with the Open Space Element.

NOISE ELEMENT

Noise Element analysis is based on the land uses identified in the 2005 General Plan, including the residential development identified in the Housing Element. The Noise Element includes mitigation measures that will reduce any potential impacts resulting from housing development to a less than significant level. The Housing Element is consistent with the Noise Element.

SAFETY ELEMENT

The Housing Element is consistent with the Safety Element. No lands within Greenfield are within a 100-year floodplain or in an area of high hazard for wildfires; thus, no changes to the Housing Element are required under Government Code Section 65302 (Chapter 369, Statutes 207-AB 162).. Mitigation measures have been identified that would reduce potential impacts from housing development on any site with unstable soils to a less than significant level.

2. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This section of the Housing Element presents the City’s policies and programs addressing housing needs and affordability of housing within the City. For each program listed, notations are made to indicate responsible parties, timeframes, and potential funding sources. The following notations are used:

Implementation Timeframes		Responsible Parties	
GP	addressed in General Plan	CD	Community Development
MC	addressed in Municipal Code	PW	Public Works/Engineering
→	ongoing program	B	Building Department
YEAR	programmed for identified year	LS	Life Safety (Police and Fire)

Potential funding sources are shown in parentheses. Additional funding sources may become available in the future, and the City will utilize the best funding source available for each program at time of implementation.

The City has established eight housing goals. The housing goals are designed to address housing issues that have been identified as relevant to the City. For each housing goal, the City has established an objective and several policies and implementing programs. The City’s housing goals are:

- Goal 6.1 Housing sites for all income levels**
- Goal 6.2 Adequate affordable housing**
- Goal 6.3 Fair housing opportunity available to all**
- Goal 6.4 Housing for persons with special needs**
- Goal 6.5 Engagement with other agencies and organizations in the provision of housing**
- Goal 6.6 Adequate infrastructure and services to support housing**
- Goal 6.7 Reduced ongoing household costs and supporting incomes**
- Goal 6.8 Well maintained housing stock and neighborhoods**

Goal 6.1**Housing sites for all income levels.****Objective 6.1****Sites for construction of at least 363 new housing units in Greenfield from January 2014 through December 2023, including 87 units for very low income households, 57 units for low income households, 66 units for moderate income households and 153 units for above moderate income households.****Policy 6.1.1**

Provide appropriate General Plan land use designations and zoning designations to accommodate the City's regional share of new housing for all income groups.

Program 6.1.A**GP MC →****CD**

Correlate the zoning district's development densities to probable affordability of typical residential units within those zoning districts.

(General Fund)

Program 6.1.B**MC →****CD**

Maintain development standards that allow for a variety of housing types and densities, thus facilitating a range of housing affordability.

(General Fund)

Program 6.1.C**GP →****CD**

Designate land with appropriate zoning districts for development of housing for all income levels.

(General Fund)

Program 6.1.D**MC →****CD**

Allow higher residential densities that facilitate lower cost housing.

(General Fund)

Policy 6.1.2

Maintain adequate supplies of residentially zoned land.

Program 6.1.E**→****CD**

Maintain a database of vacant and underutilized residential properties.

(General Fund)

Program 6.1.F**→****CD**

As development entitlements are approved and building permits issued, track

the availability of residential land within each zoning district.
(General Fund, Developers)

Program 6.1.G**GP →****CD**

Use the General Plan Land Use Diagram and Sphere of Influence as guidelines for future residential development to meet the City's regional share of housing in all income categories.
(General Fund)

Program 6.1.H**GP →****CD LAFCO**

Annex lands in accordance with the Sphere of Influence as necessary to ensure an adequate supply of residential land.
(General Fund, Developers)

Program 6.1.I**GP →****CD LAFCO**

Work with the Local Agency Formation Commission to ensure that the City's supply of residential land and other supporting land is adequate to provide for development of housing for all income levels.
(General Fund, Developers)

Program 6.1.J**GP MC →****CD**

When General Plan Land Use Diagram amendments or zoning map changes are proposed, consider the effects of those changes on the City's supply of land to accommodate housing for all income levels.
(Developers)

Goal 6.2**Adequate affordable housing.****Objective 6.2**

Ensure that no one is denied housing or shelter within the City on the basis of affordability.

Policy 6.2.1

Promote and assist with development of affordable housing.

Program 6.2.A**→****CD**

To achieve more efficient development of land, encourage merger of small or otherwise constrained adjacent lots or abandonment of adjacent unneeded right-of-way.
(General Fund)

Program 6.2.B → **CD**
 Investigate opportunities for a land banking program for future development of housing affordable to lower- and moderate-income households.
 (General Fund, Grants)

Program 6.2.C → **CD**
 Promote acquisition of sites for affordable housing.
 (General Fund, Grants)

Program 6.2.D → **CD**
 Incentivize the sale or rental of affordable housing developed in Greenfield to existing residents or persons employed in Greenfield.
 (General Fund, Grants)

Program 6.2.E → **CD**
 Promote and market programs to prospective homebuyers or tenants through mailings, public events, distribution of material at key sites in the city, and the City's website.
 (General Fund)

Program 6.2.F → **CD**
 Make broadly available a comprehensive matrix of available assistance programs.
 (General Fund)

Program 6.2.G → **CD**
 Expand City staff, as funding permits, to provide for grant writing and grant administration activities.
 (General Fund, Grants)

Policy 6.2.2

Reduce housing constraints imposed by zoning regulations and approval processes.

Program 6.2.H → **CD**
 Facilitate affordable housing development through the existing density bonus/inclusionary housing program.
 (General Fund)

Program 6.2.I → **CD**
 Consider on a case-by-case basis, the feasibility of waiving, reducing, subsidizing, or deferring development fees or providing other incentives (i.e. adjustments to lot size, parking, and open space requirements) to facilitate the

provision of affordable housing.
(General Fund, Grants, Non-profit Organizations)

Program 6.2.J **MC →** **CD**
Under the Density Bonus/Inclusionary housing program, allow reductions in development standards for affordable units.
(General Fund)

Program 6.2.K **→** **CD**
Utilize California Environmental Quality Act exemptions for affordable housing and infill housing projects to the extent allowable.
(General Fund)

Program 6.2.L **→** **CD**
Encourage distribution of affordable units throughout the City.
(General Fund)

Policy 6.2.3

Implement the City's density bonus/inclusionary housing program.

Program 6.2.M **MC →** **CD**
Make subdivision applicants aware of and encourage participation in the City's Density Bonus/Inclusionary housing program.
(General Fund)

Program 6.2.N **MC →** **CD**
Allow density bonuses up to 35 percent with the provision of low, very low, or moderate housing and up to 20 percent for senior housing.
(General Fund)

Program 6.2.O **MC →** **CD**
Require affordable housing units be income-restricted for the initial 50 years of occupancy.
(General Fund)

Program 6.2.P **MC →** **CD**
Require dispersal of affordable units throughout development projects, so that they are visually indistinguishable from market rate units.
(General Fund)

Policy 6.2.4

Encourage the construction of second dwelling units in appropriate locations in order to provide additional affordable housing opportunities.

Program 6.2.Q**2016****CD**

Review Greenfield Zoning Code Chapter 17.90 to ensure provisions for second unit applications and application forms conform to State law and do not unnecessarily impede second unit development.

(General Fund, Grants)

Policy 6.2.5

Allow a variety of housing and lot designs, housing types, and housing ownership arrangements, including innovative approaches.

Program 6.2.R**→****CD**

Encourage a mix of unit sizes in all residential developments to accommodate a variety of household types and sizes, including a percentage of smaller lots and/or zero lot line lots in an effort to help provide the City's regional share of affordable housing.

(General Fund)

Program 6.2.S**MC →****CD**

Utilize the City's Mixed Use Overlay zoning to achieve well-designed and cost-effective affordable housing.

(General Fund)

Program 6.2.T**GP →****CD**

Encourage a compatible mixture of different types of residential units within lands that annex to the City.

(General Fund)

Program 6.2.U**→****CD**

Encourage infill of already developed areas with a variety of housing types.

(General Fund)

Program 6.2.V**MC 2016****CD**

Amend the zoning ordinance to allow or conditionally allow single resident occupancy units in appropriate residential zoning districts.

(General Fund)

Program 6.2.W**MC →****CD**

Encourage a diversity of housing types that will meet the range of needs of all income groups by allowing densities as high as 21 units per acre in the High Density Infill zone.

(General Fund)

Policy 6.2.6

Accommodate the provision of shelter and services for the homeless in accordance with Zoning Code section 17.80.

Program 6.2.X**CD**

Work together with places of worship and non-profit organizations that propose the establishment of transitional housing or shelters.
(General Fund, Non-profit Organizations)

Program 6.2.Y**CD**

Encourage placement of transitional housing or shelters in locations near transit and services.
(General Fund)

Program 6.2.Z**CD**

Cooperate with existing local agencies, non-profit and other organizations providing homeless assistance, including places of worship, the Salvation Army, Goodwill, and the Housing Authority of Monterey County.
(General Fund, Non-profit Organizations)

Goal 6.3

Fair housing opportunity available to all.

Objective 6.3

Eliminate illegal discrimination in the sale and rental of housing units, and ensure fair housing opportunities for all residents regardless of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, age, or other factors.

Policy 6.3.1

Promote understanding of fair housing law.

Program 6.3.A**CD**

Support efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination.
(General Fund, Grants)

Program 6.3.B**CD**

Maintain information on state and federal fair housing laws on the City's website and at City Hall.
(General Fund)

Program 6.3.C → **CD**
 Train City staff at the public counter to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission.
 (General Fund)

Program 6.3.D → **CD**
 Seek the cooperation of the local homebuilders association, real estate association, and lenders in disseminating fair housing information.
 (General Fund)

Program 6.3.E → **CD**
 The City shall utilize the Housing Authority's programs as its "Fair Housing Program," providing an information program to educate residents of their rights under the fair housing law, and information regarding the role of the Housing Authority of Monterey County in accepting complaints of fair housing violations.
 (General Fund)

Program 6.3.F → **CD**
 Coordinate with and build upon the fair housing programs of the Housing Authority of Monterey County and the California Rural Assistance League, tailoring those to Greenfield as necessary.
 (General Fund, Grants)

Policy 6.3.2

Ensure housing providers abide by fair housing law.

Program 6.3.G → **CD B**
 Ensure all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.
 (General Fund)

Program 6.3.H → **CD**
 Cooperate with the Housing Resource Center of Monterey County in the enforcement of fair housing laws and in the review of violations of applicable Federal and State fair housing laws.
 (General Fund)

Program 6.3.I → **CD**
Utilize the term “family” in compliance with federal and State housing laws.
(General Fund)

Program 6.3.J → **CD**
Advise the State Department of Fair Employment and Housing of any complaints regarding housing discrimination received by the City.
(General Fund)

Goal 6.4

Housing for persons with special needs.

Objective 6.4

Ensure that no one is denied housing or shelter within the City, including those with special needs such as the physically or developmentally disabled, elderly, large families, single-parent households, farmworkers, and the homeless.

Policy 6.4.1

Allow and promote housing for persons with special needs in appropriate zoning districts.

Program 6.4.A → **CD**
Identify suitable development sites for senior housing and housing for the physically and developmentally disabled, with a focus on sites that are convenient to medical and shopping services and/or public transit.
(General Fund)

Program 6.4.B **MC 2016** **CD**
Revise the Zoning Ordinance to allow farm labor housing for up to 12 employees in appropriate zones within the City.
(General Fund)

Program 6.4.C **MC ANNUAL** → **CD**
Annually review state planning law requirements, and amend the zoning code as necessary to permit mandated uses within the appropriate zoning districts.
(General Fund)

Program 6.4.D → **CD**
Encourage the development of mixed-use projects close to downtown to include units identified for housing for elderly and persons with disabilities.
(General Fund)

Policy 6.4.2

Minimize physical barriers to accessible housing and require new housing to meet or exceed Americans with Disability Act requirements.

Program 6.4.E → **CD B**
 Implement the state building standards for handicapped accessibility and provide reasonable accommodations.
 (General Fund)

Program 6.4.F → **CD B**
 Promote policies and development standards for persons with disabilities through information provided on the City’s website and at City Hall.
 (General Fund)

Program 6.4.G → **CD**
 Encourage home builders to include a percentage of accessible residences in single-family residential development projects.
 (General Fund)

Program 6.4.H → **CD**
 Require a portion of playground facilities developed as part of housing developments to provide accessible play structures.
 (Developers)

Policy 6.4.3

Minimize procedural barriers to special needs housing.

Program 6.4.I → **CD**
 Ensure that development regulations do not pose potential constraints to accommodating persons with disabilities.
 (General Fund)

Program 6.4.J **2016** **CD**
 Amend Zoning Code to allow administrative approval procedure for minor exceptions to zoning standards to accommodate the special needs of persons with disabilities, to allow the Community Development Director to approve encroachments into set-back areas or required yards, accessory structures, parking variations, and similar requests to accommodate the needs of persons with disabilities.
 (General Fund)

Program 6.4.K → **CD**
 Allow an individual to apply for minor exceptions on his/her own behalf or on the behalf of an individual with disabilities.
 (General Fund, Developers)

Program 6.4.L → **CD**
 Facilitate senior housing development through the density bonus/inclusionary housing program.
 (General Fund)

Program 6.4.M → **CD**
 Utilize California Environmental Quality Act exemptions for agricultural worker housing to the extent allowable.
 (General Fund, Developers)

Policy 6.4.4

Promote the provision of housing for persons with special needs.

Program 6.4.N → **CD**
 Encourage the coordination of development of affordable housing with needed facilities for single parent households such as daycare facilities, medical facilities, parks and recreation, and schools.
 (General Fund)

Program 6.4.O → **CD**
 Identify potential funding sources and work with non-profit developers to facilitate the development of affordable senior housing.
 (General Fund, Grants, Non-profit Organizations)

Program 6.4.P → **CD**
 Identify potential funding sources and work with non-profit organizations to facilitate the development of affordable farmworker housing.
 (General Fund, Grants, Non-profit Organizations)

Program 6.4.Q → **CD**
 Consider creative project designs that could serve farmworkers during the growing season and homeless during the winter.
 (General Fund, Grants, Non-profit Organizations)

Program 6.4.R → **CD**
 Work with the Housing Alliance for People with Disabilities to promote the

availability of housing designed to accommodate persons with disabilities.
(General Fund, Grants, Non-profit Organizations)

Policy 6.4.5

Design subdivisions to facilitate and promote mobility for the mobility-impaired.

Program 6.4.S



CD PW

Assess continuity of sidewalks and ramps adjacent to new development, and especially on routes connecting to schools and services.
(General Fund)

Program 6.4.T



CD PW

For residential tentative map approvals, consider requiring completion of off-site sidewalks within one-quarter mile of the project site, especially if leading to community facilities or commercial areas.
(Developers)

Program 6.4.U



CD PW

Require new public and private streets and sidewalks to meet Americans with Disability Act requirements.
(Developers)

Goal 6.5

Engagement with other agencies and organizations in the provision of housing.

Objective 6.5

Achieve elevated and synergetic outcomes by cooperating with agencies and organizations to maximize benefits to the community.

Policy 6.5.1

Participate or coordinate with other agencies in home purchase and rental assistance programs.

Program 6.5.A



CD

Identify and participate in cooperative opportunities that promote or encourage the provision of affordable housing.
(General Fund)

Program 6.5.B



CD

Work with non-profit and for-profit developers to make use of programs directed to housing builders and support applications by such entities for

housing that demonstrably benefits the community.
(General Fund, Developers, Non-profit Organizations)

Program 6.5.C**CD**

Provide information on the rental assistance and homebuyer assistance programs on the City's website and at City Hall.
(General Fund)

Program 6.5.D**CD**

Participate in meetings with public agencies, nearby communities, and local service providers to address issues and identify programs that would encourage the provision of housing and supportive services for very low income residents.
(General Fund)

Program 6.5.E**CD**

Pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Housing Authority of Monterey County, and other interested entities to support efforts to meet the housing needs of low and moderate households.
(General Fund, Grants, Developers, Non-profit Organizations)

Program 6.5.F**CD**

Cooperate with the Housing Authority of Monterey County in the administration of the federal Section 8 Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers. Provide necessary documentation to the Housing Authority of Monterey County to apply for annual commitments from the U.S. Department of Housing and Urban Development. Encourage rental property owners who have participated in the City's housing rehabilitation program to participate in the Housing Choice Voucher program.
(General Fund)

Program 6.5.G**CD**

Work with agencies to implement the Home Buyer Assistance Program, a first-time homebuyer assistance program for low-income and moderate-income households, and coordinate processing of applications for first-time homebuyer's assistance, lending decisions with participating mortgage lenders, homebuyer training and technical assistance, and management of loan portfolios.
(General Fund)

Program 6.5.H**CD**

Work with non-profit organizations to develop self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The City can facilitate the development of the self-help housing through a variety of means, including: identification of potential sites, obtaining financing, including CDBG and HOME funds; identifying an appropriate site(s) for a self-help housing project and pursuing state and federal funds for the purchase of the site(s); and reducing the up-front costs of permit fees and/or development impact fees.

(General Fund, Non-profit Organizations)

Policy 6.5.2

Participate or coordinate with other agencies in the provision of social services programs.

Program 6.5.I**CD**

Provide information on social services programs on the City's website and at City Hall.

(General Fund)

Program 6.5.J**CD**

Cooperate with service providers to identify resources for providing affordable housing and social services.

(General Fund)

Program 6.5.K**CD**

Encourage collaborations between housing developers and service providers to incorporate services for low income and special needs households into project designs.

(General Fund)

Goal 6.6

Adequate infrastructure and services to support housing.

Objective 6.6

Provide adequate water, sewer, and storm drainage utilities, and adequate fire and police services, to accommodate projected residential development.

Policy 6.6.1

Encourage infill development or development within existing neighborhoods to better utilize existing services and utilities and to reduce infrastructure development costs.

Program 6.6.A**MC →****CD**

Maintain an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups.
(General Fund)

Goal 6.7**Reduced ongoing household costs and supporting incomes.****Objective 6.7****Provide energy, water, and transportation efficiencies to realize long-term cost savings for residents.****Policy 6.7.1**

Promote energy and water efficiency in new houses and rehabilitated houses to reduce ongoing homeowner costs.

Program 6.7.A**→****CD B**

Participate in the Home Energy Renovation Opportunity financing program.
(General Fund)

Program 6.7.B**→****CD**

Provide information on City-sponsored and utility company conservation improvement rebates.
(General Fund)

Program 6.7.C**→****CD B**

Adopt and enforce state energy efficiency requirements for new residential construction (Title 24 Energy Code and California Green Building Standards Code).
(General Fund)

Program 6.7.D**→****CD B**

Encourage water conservation through water efficient fixture retrofits and reduced outdoor water consumption. Make information on low-flow fixtures, utility company rebates, and water conserving landscaping and irrigation practices available.
(General Fund)

Program 6.7.E**→****CD B**

Support building framing that promotes construction of tighter building

envelopes.
(General Fund)

Program 6.7.F → **CD B**
Require the use of Energy Star appliances in newly constructed or renovated housing.
(General Fund)

Program 6.7.G → **CD B**
Encourage residential developers/builders to maximize energy conservation through proactive site, building and building systems design, materials and equipment to maximize energy efficiency that exceed the provisions of Title 24 Energy Code.
(General Fund)

Program 6.7.H → **CD B**
Encourage use of the most efficient heating systems available.
(General Fund)

Program 6.7.I → **CD B**
Encourage the use of solar hot water, solar voltaic electricity, and passive solar heating and lighting.
(General Fund)

Policy 6.7.2

Provide transportation choices and travel efficiency in new housing areas.

Program 6.7.J → **CD PW**
Promote infill and compact development to facilitate non-motorized transportation.
(General Fund)

Program 6.8.K → **CD PW**
In the approval of subdivision maps and site plans, facilitate land use patterns and development densities that place services close to residences and promote use of lower-energy means of transportation, including walking, bicycling, and car-pooling to make less costly transportation alternatives available and feasible and reduce costs associated with transportation, especially for low income residents.
(General Fund)

Program 6.7.L → **CD PW**
Use complete street designs and interconnected bicycle, pedestrian, and transit

routes to facilitate alternative transportation choices, where possible.
(General Fund)

Program 6.7.M**CD**

Use the City's Mixed Use Overlay zoning to create mixed use opportunities along key commercial corridors as a means of enhancing residents' access to commercial services and transit.

(General Fund)

Policy 6.7.3

Reduce ongoing health costs.

Program 6.7.N**CD B**

Favor healthful construction materials and practices, including use of low or zero-VOC paint, wood finishes, and adhesives; and avoidance of products with added formaldehyde.

(General Fund)

Program 6.7.O**CD B**

Ensure that lead and asbestos are properly removed and disposed of during rehabilitation of older residences.

(General Fund, Developers)

Policy 6.7.4

Foster economic development to provide convenient income sources within the City.

Program 6.7.P**CD**

Promote a successful jobs/housing balance.

(General Fund)

Program 6.7.Q**CD**

Minimize retail leakage outside the City limits.

(General Fund)

Program 6.7.R**CD**

Extend the Mixed Use overlay in future annexations, as appropriate.

(General Fund)

Program 6.7.S**CD**

Provide information on vacant or re-developable commercial and mixed use land available within the City.

(General Fund)

Program 6.7.T → **CD**
 Promote growth and development of agricultural support jobs within the City.
 (General Fund, Grants)

Program 6.7.U **GP MC** → **CD**
 When General Plan Land Use Diagram amendments or zoning map changes are proposed, consider the effects of those changes on the City's supply of land to accommodate housing for all income levels.
 (Developers)

Goal 6.8

Well maintained housing stock and neighborhoods.

Objective 6.8

Rehabilitation or replacement of dilapidated housing, timely maintenance of the remaining housing, and preservation of neighborhood integrity.

Policy 6.8.1

Participate in housing rehabilitation programs.

Program 6.8.A → **CD B**
 Investigate new housing rehabilitation funding opportunities and administer funds as they become available.
 (General Fund, Grants)

Program 6.8.B → **CD B**
 Apply for housing rehabilitation grants as available.
 (General Fund, Grants)

Program 6.8.C → **CD B**
 Utilize Community Development Block Grant funding for revitalization when appropriate.
 (Grants)

Program 6.8.D → **CD B**
 Assist in the rehabilitation of housing units owned or occupied by lower-income households through the Housing Rehabilitation Loan Program as funding allows.
 (General Fund, Grants)

Program 6.8.E → **CD B**
 Partner with Monterey County for implementation of the Neighborhood

Stabilization Program to rehab foreclosed properties.
(General Fund, Grants)

Program 6.8.F → **CD B**
Consider participation in the Mr. Fix-It, Home Safety, and Housing Accessibility grant programs.
(General Fund)

Program 6.8.G → **CD B**
Assist homeowners in applying for housing rehabilitation grants or tax credits.
(General Fund)

Program 6.8.H → **CD B**
Provide information on housing rehabilitation programs on the City’s website and at City Hall.
(General Fund)

Program 6.8.I → **CD B**
Include information on housing rehabilitation when distributing building code and zoning information to prospective residential project applicants.
(General Fund)

Program 6.8.J → **CD B**
Assist mobile home park property owners in accessing state and federal funds for mobile home park improvements by providing information to mobile home park owners on state and federal programs, and/or providing referrals to nonprofit organizations who can assist in preparing funding requests.
(General Fund, Grants)

Program 6.8.K → **CD B**
Work with financial institutions to resolve residential property foreclosures and maintenance of foreclosed properties.
(General Fund)

Program 6.8.L → **CD**
Utilize California Environmental Quality Act exemptions for reconstruction projects to the extent allowable.
(General Fund)

Policy 6.8.2

Remove and prevent blight in residential areas.

- Program 6.8.M **2016, 2021** **CD B**
 Conduct a survey of exterior housing conditions every five years, based on the methodology recommended by the California Department of Housing and Community Development in its CDBG Program Grant Management Manual. (General Fund, Grants)
- Program 6.8.N → **CD B**
 Characterize housing rehabilitation and replacement needs by category of substandard condition (roof, for example), type of housing unit, and geographic area of the city. (General Fund, Grants)
- Program 6.8.O → **CD B**
 Consider an ordinance that triggers an inspection of properties by the Building Official upon sale, for the purpose of creating a register of building code violations requiring remedy. (General Fund)
- Program 6.8.P → **CD B**
 Consider adopting a residential rental property inspection program to identify deficient, substandard, unsafe and/or unsanitary residential buildings and dwelling units and to ensure the rehabilitation or elimination of those buildings and dwelling units that do not meet minimum building, housing, zoning, and health and safety code standards, or are not otherwise safe to occupy. (General Fund)
- Program 6.8.Q → **CD B**
 As budget allows, seek through code enforcement, the private rehabilitation of substandard dwelling units and the demolition of substandard units that are not economically feasible to repair. (General Fund, Grants)
- Program 6.8.R → **CD B LS**
 Consider assigning a community service officer within the Police Department to assist in the identification and enforcement of code violations. (General Fund)
- Program 6.8.S → **CD B**
 Target the housing rehabilitation program to meet the most urgent needs, including substandard rental properties. (General Fund, Grants)

Program 6.8.T → **CD**
 Avoid the displacement of very low and low-income households during rehabilitation, or ensure temporary housing is provided.
 (General Fund, Grants)

Program 6.8.U → **CD B**
 Offer inspection services and information on financial assistance available for housing rehabilitation to rental property owners whose properties are found to require substantial rehabilitation.
 (General Fund)

Program 6.8.V **MC →** **CD B LS**
 Enforce provisions of the municipal code requiring the removal of weeds and rubbish from properties.
 (General Fund)

Program 6.8.W → **CD PW**
 Support community improvement projects in neighborhoods and adjacent commercial areas that suffer from deterioration of structures and/or infrastructure.
 (General Fund)

Program 6.8.X → **CD**
 Encourage and coordinate with neighborhood watch programs, neighborhood associations, and business district associations to reduce crime and address upkeep needs.
 (General Fund)

Policy 6.8.3

Encourage high quality and appropriate housing construction.

Program 6.8.Y → **CD B LS**
 Adopt the latest editions of the California Building Codes.
 (General Fund)

Program 6.8.Z → **CD B LS**
 Enforce housing and building codes to ensure safe structures and prevent the deterioration of housing stock.
 (General Fund)

Program 6.8.AA → **CD B**
 Adopt requirements that newly installed manufactured homes meet age and

quality criteria.
(General Fund)

Program 6.8.AB



CD

Design higher-density residential projects, infill projects, and housing additions at a scale compatible with the existing neighborhood.
(General Fund)

3. BACKGROUND/SETTING

Income Characteristics

HOUSEHOLD INCOME LEVELS

State law requires that the Housing Element identify housing needs for all income groups. “Households” are established residences, while “housing units” may be occupied only during portions of the year. For purposes of federal, state, and local housing assistance programs, it is also important to identify households according to extremely low, very low, low, or moderate income ranges. The State of California definitions of household income levels are provided below in [Table 1, Household Income Levels](#).

Table 1: Household Income Levels

Household Income Category	Definition
Extremely Low	Incomes at or below 30 percent of area-wide median income
Very Low	Incomes between 31-50 percent of area-wide median income
Low	Incomes between 51-80 percent of area-wide median income
Moderate	Incomes between 81-120 percent of area-wide median income
Above Moderate	Incomes above 120 percent of area-wide median income

Source: California Department of Housing and Community Development

Household income level is a determining factor of housing affordability. [Table 2, Distribution by Income Category](#), shows AMBAG’s distribution of Greenfield household income levels.

Table 2: 2013 Distribution by Income Category

Income Category	Criteria	Income Range Based on County Median*	% of Greenfield Households
Extremely Low	Below 30%	Below \$17,750	9% (315 households)
Very Low	31%-50%	\$17,751--\$29,584	14% (489 households)
Low	51%-80%	\$29,585--\$47,344	19% (668 households)
Moderate	81 %-120%	\$47,345-\$71,006	23% (794 households)
Above Moderate	Above 120%	Above \$71,007	34% (1,168 households)

Source: AMBAG. Regional Housing Needs Report, Monterey California, 2014

*Percent of 2013 county median income of \$59,168

In 2000 Greenfield was considered a “low income” residential area with a household median income of \$37,600, or 78 percent of Monterey County’s household median income. Average household size in 2000 was 4.72 persons. Greenfield’s 2013 household median income was \$53,805, or 91 percent of the County’s household median income of \$59,168. However, Greenfield’s average household size is 44 percent larger than the County’s, with 4.54 persons, while Monterey County’s average household size is 3.15 persons. Thus; the corresponding adjusted household income is \$36,525 which is only 63 percent of the County’s median household income. Therefore, Greenfield can still be considered a “low income”

residential area. Adjusted Greenfield household income distribution is shown in [Table 3, 2013 Distribution by Income Category Adjusted for Household Size](#).

Table 3: 2013 Distribution by Income Category Adjusted for Household Size

Income Category	Criteria	Income Range Based on County Median*	% of Greenfield Households
Extremely Low	Below 30%	Below \$17,750	19.5% (670 households)
Very Low	31%-50%	\$17,751--\$29,584	19.5% (669 households)
Low	51%-80%	\$29,585--\$47,344	26% (888 households)
Moderate	81 %-120%	\$47,345-\$71,006	23% (785 households)
Above Moderate	Above 120%	Above \$71,007	12% (422 households)

Source: AMBAG. Regional Housing Needs Report, Monterey California, 2014

*Percent of 2013 county median income of \$59,168; Greenfield incomes adjusted downward by 68 percent to normalize for household size of 4.54 persons compared to County household size of 3.15 persons..

HOUSING NEEDS BY INCOME LEVELS

The Association of Monterey Bay Area Governments (AMBAG) is the regional Council of Government that represents Greenfield and other neighboring communities in the Monterey Bay area. AMBAG's The Regional Housing Needs Allocation Plan (RHNA) is part of the statewide mandate to address housing issues that are related to future growth in the AMBAG region by determining existing and needed allocations of regional affordable housing. The State of California provides population estimates to each regional government in the State and the regional government then allocates estimated housing units needed among member communities. AMBAG developed the RHNA for its member communities and, in June 2014, the AMBAG Board of Directors adopted the final numbers and sent those numbers to HCD for review. The estimated number of housing units needed as determined by AMBAG reflect the planning period from January 1, 2014 to December 31, 2023.

The fundamental goal of RHNA is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing that is affordable and available to all economic segments of the community. To develop allocations, AMBAG used current regional distributions of very low, low, moderate, and above moderate household needs.

The housing allocation targets are not building requirements, but goals for each community to accommodate housing through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites with appropriate zoning are made available to address anticipated housing demand during the RHNA planning period, and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

[Table 4, Regional Housing Needs Allocations 2014-2023](#), illustrates the 2014-2023 housing unit allocation for each of the four household income groups (e.g. very low, low, moderate, above moderate) as adopted by AMBAG, for the Monterey County region and the City of Greenfield..

Table 4: Regional Housing Needs Allocations 2014-2023

Monterey County					
Income Level	Very Low	Low	Moderate	Above Moderate	Total Units
New Units	2,662	2,004	2,260	4,989	11,915
Percent	22%	17%	19%	42%	100%
City of Greenfield					
Income Level	Very Low	Low	Moderate	Above Moderate	Total Units
New Units	87	57	66	153	363
Percent	22%	17%	19%	42%	100%

Source: AMBAG Regional Housing Needs Assessment 2014.

GREENFIELD'S PROJECTED HOUSING NEEDS BASED ON INCOME

Projected housing needs are the total additional housing units required to house a jurisdiction's projected population by 2023 that are affordable to each income level, in standard condition, and not overcrowded. The definitions of income used in the AMBAG plan reflect the income definitions used by the State of California previously discussed. Projected housing needs include those of the existing population as well as the needs of the additional population expected to reside in the community through 2023. According to the AMBAG estimates, Greenfield has a need of 363 new housing units for the planning period of 2014-2023. This estimate was developed by AMBAG based on various factors including projected population, job growth, land availability, vacancy rates, and replacement housing needs. Given AMBAG's projected construction for the City of Greenfield of 363 units, Greenfield must construct approximately 45 housing units per year.

After determining the number of additional housing units expected by the end of the planning period, AMBAG further quantified future housing needs by income level in order to effectively distribute lower income households equitably throughout a region. As previously discussed, this serves to avoid undue concentrations of very low and low income households in one jurisdiction.

For Greenfield, the AMBAG goal is that 87 new housing units (24 percent of all new units) will be very low income and 57 new housing units (16 percent of all new units) will be low income. The remaining 219 housing units were allocated to moderate or above moderate-income households.

To avoid further concentration of development in one area, AMBAG allocated a construction goal of 40 percent of the overall housing units for Greenfield to be dedicated to very low and low income households for the 2015-2023 RHNA period. Therefore, through 2023, the City must assure that adequate sites and zoning are made available to meet these targeted allocations for each of the respective income groups.

The approved and pending residential developments identified in [Table 5, Approved/Pending Housing Projects in Greenfield 2014/2015](#) will provide 61 housing units. All of the units are expected to develop within the planning period, and will therefore contribute toward meeting the total allocations determined as necessary by AMBAG and the City.

Table 5: Approved/Pending Housing Projects in Greenfield 2014/2015

Development	Location/Acres	Units	Density	Applicant
Terracina Oaks II Multi-family Apartments	1257 Oak Avenue 2.9 Acres	48 units	16.5 units per acre	Greenfield Pacific Associates II
Cambria Park Single Family Dwellings	Cardona Circle 4.85 Acres	13 units	2.7 units per acre	CHISPA

Source: City of Greenfield Building Department

Cambria Park, a CHISPA development, will provide housing for very low, low, and moderate income families. The project consists of six new homes that were recently built and twelve that are under construction. The project will eventually consist of a total of 39 single-family homes which will be Self-Help homes, providing the opportunity for very low and low income households to own a home. The Terracina Oaks project will have a total of 48 units with eight units at 35 percent or less of the median income, 31 units at 50 percent or less of the median income, and eight at or below 60 percent of the median income. Of the projected need for 87 very low-income units, the CHISPA project described above is anticipated to provide seven. The Terracina Oaks project will provide an additional eight very low income units. The provision of these 15 units results in a remaining need for 72 additional very low-income units. CHISPA a non-profit Housing Developer has completed construction of 33 Moderate-Income Single-Family Homes, 25 Very-Low and Low Income Deed Restricted Self-Help single-family homes and 40 Multi-family rental units, including 16-Very-Low and 24-Low-Income rental units, at its Vineyard Green development. In addition, CHISPA purchased the Cambria Park Subdivision from a private developer who intended to purchase market rate units on site. CHISPA will complete this development as an affordable housing project. This project will accommodate 39 low-income units, 25 of which will be complete by 2016.

The City has suitably located and zoned undeveloped sites to accommodate development of dwelling units suitable for all income groups sufficient to meet AMBAG's 363-unit target for the planning period. Existing vacant residential sites within the City, and the sites available for residential construction within existing zoning provide adequate sites (see Appendix for site inventory). Site availability will not prevent construction of sufficient units by 2023 to meet AMBAG's targets; however, rising construction and housing costs infuses some uncertainty into the anticipated construction of the subject housing units. Sites exist but economic resources may not.

Housing Costs

HOUSING AFFORDABILITY

One of the most important factors in evaluating a community's housing market is the cost of housing and whether it is affordable to current residents and those who would like to live in the community. In the mid-2000s there was a downturn in the residential housing market. However, costs are now on the rise again and Monterey County is still considered one of the least affordable places to live in the United States. According to the California Association of Realtors, home affordability in Monterey County hit record lows in 2014 with only 27 percent of homes being considered affordable based on median income.

According to Realtytrac.com, as of July 2014 the City of Greenfield had an estimated 25 pre-foreclosures (Notice of Defaults), trustee's sales (Auction Homes) and bank owned (REO) properties down from over 300 in 2009. Due to the recent decline in foreclosures, Greenfield median home sales prices have not

driven up affordability factors like they had in previous years. With recent median home sales prices increasing in Greenfield the market for moderate income first-time homebuyers has decreased.

HOMEOWNERSHIP COSTS

The 2013 U.S. Census data reported a median value of \$166,300 for owner occupied units in Greenfield, as shown in [Table 6, Owner Occupied Housing Units by Value in 2013](#). This figure was based on values of 1,673 owner occupied units. Units valued at less than \$50,000 totaled 83 and units valued at \$500,000 or greater totaled 46. The vast majority of units, 1,202, representing approximately 72 percent, were valued between \$100,000 and \$299,999. However, the real estate market in most California communities has slowed since the 2013 census information was obtained and non-distressed sales have dropped for the first time since 2005 and median housing prices are rising.

Table 6 Owner Occupied Housing Units by Value in 2013

Housing Price Range*	Number of Units	Percent
Less than \$50,000	83	4.96%
\$50,000 to \$99,999	214	12.79%
\$100,000 to \$149,999	416	24.87%
\$150,000 to \$199,999	266	15.90%
\$200,000 to \$299,999	520	31.08%
\$300,000 to \$499,999	128	7.65%
\$500,000 to \$999,999	46	2.75%
\$1,000,000 or more	0	0.00%
Total	1,673	100.00%
Median value \$166,300		

Source: U.S. Census 2013

*Valuation sampling consists of owner-occupied units only

According to the California Association of Realtors, July 2015 median home sales prices in Monterey County were up 7.8 percent to \$479,500 from July 2014 when the median home sales price was \$445,000. According to Zillow, the average median home price in Greenfield was \$226,600 in July of 2015, up 18.8 percent from the prior year.

With recent median home sales prices increasing in Greenfield and the larger Monterey County area, the market for moderate income first-time homebuyers has decreased. According to a Mark Bruno report, home sales have declined by over fifty percent in the last year. The recent rise in median home sales prices may prevent many low and moderate income households to purchase single family residences and/or condominiums as first-time homebuyers. There are few single-family residences and/or condominiums listed below the median \$226,600 price level on the open market. However, in recent years mortgage interest rates have been historically low averaging approximately four percent. With additional subsidies such as down payment assistance, low and very-low income households would have more opportunity to purchase single-family residences and/or condominiums for the first time. Prior to 2007, local housing costs and the lack of housing supply significantly restricted the ability for very low, low, and moderate income households to enter the local housing market. There has been a recent similar upturn in the housing market that is driving home prices up and affordability down.

In 2013, owner occupied housing represented 1,673 units, or about 48.7 percent, of all housing units in 2013. Of these units, 1,390 or about 83 percent were mortgaged. The median cost for owner occupied housing with a mortgage was \$1,500 and about 86.9 percent of owners with mortgages paid monthly costs of \$1,000 or more per month.

RENTAL COSTS

Greenfield's housing stock in 2013 included 1,761 renter occupied units. The median rent in 2013 was \$1,141. About 2.3 percent of all renters paid the maximum rental price in Greenfield of \$2,000 or more per month. Over 55 percent of all renters paid between \$1,000 and \$1,999 per month. [Table 7, Comparison of Household Incomes and Affordability](#), presents data on affordable rents and home sales prices.

Table 7: Comparison of Household Incomes and Affordability
A. Affordable Rents by Household Income Level

Household Income	One Person Household*	Two Person Household*	Three Person Household*	Four Person Household*	Six Person Household*
Very Low	\$527	\$601	\$677	\$608	\$705
Low	\$632	\$722	\$812	\$1,059	\$1,230
Moderate	\$1,096	\$1,254	\$1,411	\$1,574	\$1,827

* Maximum affordable rent includes allowance for utilities paid by the tenant

B. Affordable Sales Prices by Household Income Level

Household Income	One Person Household	Two Person Household	Three Person Household	Four Person Household	Six Person Household
Extremely Low	\$15,520	\$17,400	\$20,090	\$24,250	\$32,570
Very Low	\$25,400	\$29,000	\$32,650	\$36,250	\$42,050
Low	\$36,300	\$41,500	\$46,650	\$51,850	\$67,300
Moderate	\$57,700	\$65,950	\$74,200	\$82,450	\$95,650

Assumptions:

1. Household income levels are based on California HCD 2008 income limits
2. Rents are calculated based on California HCD income limits:
 - a. Very Low Income: 30% of 50% of area-wide median income, adjusted for household size.
 - b. Low Income: 30% of 60% of area-wide median income, adjusted for household size. C.
 - Moderate Income: 30% of 110% of area-wide median income, adjusted for household size.
3. Sale Prices are calculated based on California HCD income limits:
 - a. Low Income: 30% of 70% of area-wide median income, adjusted for household size.
 - b. Moderate Income: 35% of 110% of area-wide median income, adjusted for household size.
4. Sales Prices are calculated using the following loan terms: 7% interest rate, 30 year term, 10% down payment, 1.8% allowance for taxes, HOA dues, and insurance.

OVERPAYMENT

Approximately 38 percent of homeowners and 52 percent of renters in Greenfield were paying more than 30 percent of their household incomes for housing. As the price of housing increases, a greater segment of the population will either no longer be able to afford market-rate housing or will spend a greater percentage of household income to secure housing. This is undoubtedly a factor in the high household sizes seen in Greenfield, as people crowd into units or rent spare rooms to cut housing costs.

Table 8, *Greenfield Housing Costs by Percentage of Household Income*, illustrates overpayment for housing by household income. The data generally demonstrates a strong correlation between households with low incomes and overpayment. In the income categories of less than \$49,999, over 45 percent of renter occupied households are overpaying with 30 percent or more of income going toward housing. In contrast, in the \$75,000 and over income category, no renter occupied units and only 3.8 percent of owner occupied units are overpaying at the 30 percent rate. It must be further noted, that the foreclosures principally involve populations overpaying for housing units; units that artificially were overvalued.

Table 8: Greenfield Household Costs by Percentage of Household Income

Income	Housing Type				% of Total Occupied Housing Units
	Owner		Renter		
	29% or less	30% or more	29% or less	30% or more	
Less than \$20,000	1.3%	2.2%	1.4%	16.5%	10.8%
\$20,000 to \$34,999	6.4%	9.1%	1 %	19.1%	17.9%
\$35,000 to \$49,999	5.4%	7.5%	7.2%	10.1%	15.2%
\$50,000 to \$74,999	10.6%	15.4%	13.1%	6.3%	22.6%
\$75,000 and more	37.2%	3.8%	20.1%	0%	30.2%

Source: U.S Census, 2013

JOB-BASED HOUSING NEED

Greenfield's jobs/housing balance, based on jobs and housing units in 2010, was 3.7 housing units per job. For the tri-county region the ratio was 4.5 housing units per job. This data indicates that most Greenfield residents are employed outside the community. In order to achieve a better jobs/housing balance, Greenfield must generate additional employment opportunities within the community. There are many advantages to a good jobs/housing balance, resulting from a balance between housing opportunities and employment opportunities within a community. When residents work near their homes, commuting time decreases while time for family, leisure pursuits, and community activities increases. A better jobs/housing balance also encourages purchasing from local businesses rather than those located at the place of employment or on the commute. This increases both local business and local government revenues. In addition, providing additional jobs benefits the regional transportation system by reducing the number of trips generated by residents commuting to jobs outside Greenfield.

AMBAG projects employment and population growth for Monterey and San Benito Counties in its Regional Forecasts. Released in 2014, the AMBAG Regional Forecast projects significant population growth, from 16,330 in 2010 to 22,061 in 2025, a 35 percent increase, while employment is estimated

to decrease to 51 jobs per 1000 people in 2025, down from 54 jobs per 1000 people in 2010. Housing unit growth is expected to increase by 27.8 percent or 1,043 units by 2025. Despite the decrease in housing units per job, the projected jobs/housing balance by 2025 is estimated to improve to 1.2 based on AMBAG’s Regional Forecast. [Table 9, AMBAG Regional Forecast for Greenfield](#), shows the estimated Greenfield jobs-based housing demand by monthly housing payment. Although AMBAG predicts a significant improvement in the jobs/housing ratio by 2025, 1.2 is still below the appropriate jobs/housing ratio of 1.5 jobs per household. In order to improve Greenfield’s jobs/housing balance to meet this ratio, Greenfield must generate additional employment opportunities within the community.

Table 9: AMBAG Regional Forecast for Greenfield

	2005	2010	2020	2025	2030	2035
Population	13,357	16,330	21,341	22,061	22,835	23,609
Housing Units	2,886	3,752	4,734	4,795	4,982	5,105
Employment	962	6,935	7,404	7,467	7,673	7,862

Source: 2014 Regional Forecast Population, Housing Unit and Employment Projection

Housing Characteristics

HOUSING UNITS

In 2013, there were 3,632 dwelling units in Greenfield. This represents a 22.5 percent increase since 2000 when there were a total of 2,726 housing units. Despite the increase in the number of housing units, persons per dwelling unit increased slightly from 4.62 persons per unit in 2000 to 4.78 persons per unit in 2013. [Table 10, Population, Housing Units, and Persons per Unit](#), shows the changes in population, housing units, and persons per dwelling unit from 1980 through 2013.

Table 10: Population, Housing Units, and Persons per Unit

Year	Population	Housing Units	Persons per Dwelling Unit
1980	4,181	1,002	3.47
1990	7,709	1,970	4.17
2000	12,583	2,726	4.62
2009	14,428	3,340	4.32
2013	16,494	3,632	4.78

Source: U.S. Census 1980, 1990, 2000, 2009, 2013 and California Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013

As shown in [Table 11, Dwelling Units by Type](#), California Department of Finance data indicates that in 2015, 81.4 percent of the housing units (3,090 units) in Greenfield were single-family units; either detached or in attached structures. There were 261 units in structures of 2-4 units, representing 6.9 percent of total units and 377 units in multifamily structures of 5 or more units, representing 9.9 percent of total units. There were 25 mobile homes or trailers used as dwelling units in the City, representing 0.7 percent of the total housing units.

Table 11: Dwelling Units by Type

Type of Dwelling Unit	2000	2013	2015
Single Family (attached or detached)	2,121	2,981	3,090
Duplex-Fourplex	274	278	261
Multi Family (five or more)	247	333	377
Mobile Home or Trailer	76	40	25
Other (boat, RV, van)	9	0	0
Total	2,727	3,632	3,794

Source: U.S. Census 2000, 2013; California Department of Finance 2015

The vacancy rate in a community indicates the percentage of units that are vacant and for sale or for rent at any one time. Low vacancy rates (typically defined as anything less than 3 percent for homeowner units and 5 percent or less for rental units) can indicate a tight housing market. This means that with few vacant units, an exceptionally high demand is created for the vacant units.

Data from the 2015 California Department of Finance tables indicate Greenfield has an overall vacancy rate of 7.8 percent up from 3 percent in 2009. The 2015 vacancy rates demonstrate that there may be a trend towards increased availability of units in relation to demand in comparison to 2009's extremely tight housing market.

HOUSING CONDITION

One common indicator used to determine housing condition is the age of housing. As the data in the [Table 12, Year of Construction](#), indicates, approximately 74.5 percent of the City's housing stock was built since 1980. The last structural condition survey completed by the City was in 1994. The survey consisted of a visual inspection of the exterior of all dwellings in Greenfield. A standardized point system supplied by HCD was used to assess the condition of each house, including foundation, roofing, siding, windows, and doors. Each dwelling was rated as sound, minor need of rehabilitation, moderate need of rehabilitation, substantial need of rehabilitation, or dilapidated condition. The Greenfield Building Official, using the Uniform Building Code and Housing Code, made the final determination of condition.

The total number of units surveyed was 1,926. Of that number, 98.2 percent were sound or were in need of only minor rehabilitation. This can be attributable to the fact 29.1 percent of City housing stock was built since 2000. Only 23 units, 1.2 percent, were in need of moderate or substantial rehabilitation and only 11 units, 0.6 percent, were dilapidated. [Table 13, Housing Conditions](#), shows the distribution of the housing units surveyed by category of condition. Due to the substantial amount of time that has passed since housing conditions were assessed it is likely that a significantly higher percentage of housing units are in Moderate or Substantial Need of Rehabilitation and Dilapidated Condition than indicated on this table. A survey would be required to update existing conditions but City has neither staff nor funds to conduct such a survey.

Table 12: Year of Construction

Year Structure Was Built	Number Of Units	Percent Of Total
1939 or earlier	202	5.56%
1940-1959	364	10.03%
1960-1969	162	4.46%
1970-1979	198	5.45%
1980-1989	619	17.04%
1990-1999	811	22.33%
2000-2009	1,276	35.13%
2010 and Later	44	0%
TOTAL	3,676	100%

Source: U.S. Census 2000, 2013 and the City of Greenfield.

Note: the 2013 Census data used in the analysis does not include 44 units built in the last two years.

Table 13: Housing Conditions

Condition	Score	Units	Percentage
Sound Condition	0-2	1,791	93.0%
Minor Need of Rehabilitation	3-10	101	5.2%
Moderate Need of Rehabilitation	11-20	19	1.0%
Substantial Need of Rehabilitation	21-45	4	0.2%
Dilapidated Condition	46 and over	11	0.6%

Source: City of Greenfield

Approximately 74.5 percent of the City's housing stock was built subsequent to 1980 and is 40 years of age or less. During each decade from 1980 to 1990 and from 1990 to 2000, over 800 housing units were constructed—double the number of units built during the previous decade from 1970 to 1980. From 2000 to 2009 there were an exponential number of units built adding 1,276 units.

REHABILITATION OF EXISTING UNITS

Approximately 25 percent of Greenfield housing units are 30 years or older, the age at which maintenance is critical if houses have not been maintained on a regular basis. Another 17 percent are between 20 and 30 years old, a timeframe during which preventative maintenance should be occurring. The City supports rehabilitation of these older units as required and will continue its code enforcement efforts, as the City's budget and available revenues allow, to see that needed repairs are completed. Past rehabilitation efforts have generally been private-sector driven. The City has used grant funds (HOME and CalHOME) for housing rehabilitation assistance to income-eligible households. To the extent such grant funds are available in the future, the City will continue the use of such funding to meet its rehabilitation goals.

HOUSEHOLD TENURE

Tenure distribution of a city's housing stock influences the local housing market. Rental houses tend to have a much higher frequency of turnover rates and overpayment than houses that are owner-occupied. Greenfield currently has more renter occupied units than owner occupied units which may result in a higher prevalence of overpayment. Greenfield must have sufficient number of houses for sale and for rent to accommodate a comprehensive range of households of varying compositions.

In 1990, owner-occupied homes comprised 59.8 percent of households. That percentage remained virtually unchanged from 1990 to 2000, increasing from 1,316 units in 1990 to 1,569 units in 2000. From 2000 to 2013 the percentage of owner-occupied homes reduced by 10 percent. The percent of households that were renter occupied units from 1990 to 2000 also remained constant at about 40 percent, with the percentage of units increasing from 2000-2013 to 51 percent. Thus, household tenure has shifted over the past few years from more owner occupied units to more renter occupied units. Based on housing projects approved and pending in the City the household tenure is likely to change over the next five years. [Table 14, Households by Tenure](#), compares housing tenure in the City of Greenfield from 1990 to 2013.

Table 14: Households by Tenure

Occupied Housing Units	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,316	59.8%	1,569	59.4%	1,673	48.7%
Renter	883	40.2%	1,074	40.6%	1,761	51.3%

Source: U.S. Census 1990, 2000, 2013

Greenfield's percentage of homeowner units was 48.7 percent, while the percentage of homeowner occupied units in Monterey County was 49.7 percent. The rate for the State of California in 2013 was 55.3 percent of all households. This data would indicate that in comparison to County and State averages Greenfield has a comparable home ownership occupancy rate and, correspondingly, a comparable renter occupancy rate to Monterey County and that both the City and County are marginally below the state percentage. However, home ownership in the City has dropped significantly since the 2000 Census.

Housing Constraints

GOVERNMENT HOUSING CONSTRAINTS

Both economic forces in the private market and regulations and policies imposed by public agencies can affect new housing development and housing affordability. Not only can these constraints impact the production and affordability of new housing but they can also affect maintenance and improvement of existing housing. It is the City's policy to eliminate all potential and actual governmental constraints upon the development of housing for all income levels and for persons with disabilities, including land use controls required of developers, and local processing and permit procedures.

The purpose of governmental housing regulations and policies is to protect the quality and safety of residential development in Greenfield. However, the cost of housing construction can be unintentionally affected by such regulations and policies which consequently affects housing affordability. Among these constraints are zoning regulations, land use controls, building codes, required site improvements, permit fees, processing costs, and other impact fees and exactions required of developers. Zoning and

land use controls may limit density, require substantial setbacks and open space, or limit types of allowable units. Building codes may dictate types of materials and construction techniques. Such regulations may increase housing costs as developers pass on these additional development costs to homebuyers.

In addition, on-site and off-site improvements, including road improvements, traffic signalization, sewer improvements, project mitigation, and other related improvements that are required may increase a project's costs of development.

Land Use Controls

Greenfield's development controls include policies and regulations contained in the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and Building Code. The City currently has no growth management policies or regulations to constrain housing development. The City's policies and regulations have not restricted the development of affordable housing within the community. Section 2, Goals Policies and Implementation Plans, provides specific programs that the City will utilize to evaluate and address the current zoning ordinance provisions and other City requirements to determine if amendments or adoption of new provisions could further the City's affordable housing goals.

The City has adequate residential land available and has zoning classifications that provide for higher density residential development. In addition, the City has adopted a mixed-use overlay that will allow the construction of residential units within mixed-use development projects, providing another means to achieve affordable housing within the community. In 2013 a Memorandum of Agreement was approved that will allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence.

Greenfield's development standards, design requirements, and fee schedules are reasonable and comparable those of other Salinas Valley communities. These regulations and requirements do not present significant constraints to the development of affordable housing in the community.

The General Plan

New Residential development must be consistent with the adopted General Plan's policies which may present constraints to development. Specifically, the Land Use Element of the General Plan describes where and at what intensity different types of development can occur. The Land Use element also provides general land use designations which allocate the type and character of development permitted in each designation, but without the level of specificity provided by the zoning ordinance. This Housing Element is consistent with the land use element because it provides logical areas for growth and development to all types and densities of housing.

Zoning Ordinance

The range of densities is shown in [Table 15, Residential Densities by Zone](#). Most of the City's residential territory is zoned R-L. Currently no lands are zoned R-E. Most of downtown has a MUX overlay. The Zoning Ordinance provides flexibility in development standards, including staggering of front setbacks and lot coverage. See Table 23 and Table 24 in the Background Report for further discussion of development standards. The City's Zoning Ordinance allows condominium units in all residential districts, with the requirement that certain standards are met. The "Planned Development" (Municipal Code Section 17.16.080) permitting may be used in any zoning district through the specified application and approval process. Although density cannot exceed that of the underlying zone, the Planned

Development permit has no pre-set site standards and can therefore be used for creative project designs.

Table 15: Residential Densities by Zone

Zone Designation	Density
R-E Residential Estate	1-2 dwelling units (du)/acre
R-L Single Family Residential	1-7 du/acre
R-M Multiple Residential	7-15 du/acre
R-H High Density Multi-family Residential	10-21 du/acre
MUX Mixed Use Overlay	1 residential unit per floor (maximum 3 floors) for every 3,000 square feet of commercial or office space. Additional units may be granted in accordance with density bonus provisions.

Source: Greenfield Municipal Code 17.24 (August 2007; Greenfield Zoning Map 2010)

Design Review

Most new development projects, including single-family and multi-family residential projects, require design review before the Planning Commission. Design review encompasses the review of dwelling design, color, landscaping, and other exterior treatments, and is intended, in part, to ensure compatibility between adjacent uses and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.

Design Standards for Residential Districts

Currently, development standards for multi-family residential districts allow significant design flexibility to encourage a broad range of housing types and are intended to ensure compatibility and connectivity with surrounding neighborhoods and uses. Areas zoned for residential estates, single family residential, and multi-family residential uses must adhere to design standards for density, building heights, minimum parcel sizes, etc.

Off-site Improvements

According to Greenfield Municipal Code Section 16.36.010, “all improvements shall conform to the City’s Standard Details and Specifications as adopted by the city council. Any deviations shall be only with the written approval of the city council. Permits shall be obtained from the city engineer, where required, before any construction is started.”

Development Fees

The development of new housing units imposes certain costs upon local government, such as the cost of providing planning services and inspections. In addition, there are long-term costs such as the continued maintenance of a community’s infrastructure and public facilities. In order to pay for such services, local governments charge fees for proposed development applications. Fees charged by the City of Greenfield for common planning and development applications are listed in Table 24 and Table 25 in the Background Report. Historically, Greenfield Planning Department fees were the lowest of any city in the Salinas Valley. Costs for particular projects vary depending on the type of approvals required. As a preliminary step in the development of housing, the fees add directly or indirectly to housing costs.

The City Council adopted a new fee schedule, which increased some of the City's fees, in December 2014 (effective February 2015). In addition to these development fees, the City charges fees associated with obtaining building permits, which are typically calculated based on the type of occupancy and the number of square feet of construction.

Subdivision Regulations

Title 16 of the Greenfield Municipal Code governs procedures for subdividing land, dedication of public facilities (parks and school sites), and the design of streets, utilities, lots and improvements. New lots must be at least 6,000 square feet and 60 feet in width. However, the ordinance contains a procedure that allows variance from minimum lot requirements in special circumstances.

The City's requirement for residential street width is 68 feet. The street pavement is 40 feet wide with four-foot wide bicycle lanes and a 10-foot easement area on each side. Arterial streets require two-way left turn lanes, also resulting in wider streets. Although wide streets add off-site improvement cost to projects, the increased safety makes such costs acceptable.

Building Codes

New construction must meet all state mandated building codes which can add substantially to the cost of development. These include the 2013 California Building Code, related trade codes, the California Energy Code, Title 24 regulations, and State seismic safety requirements. These codes and regulations are used in jurisdictions throughout California. The state mandates that these building, mechanical, plumbing, fire, housing, and historical building codes must be complied with in all construction. Local agencies may enact stricter requirements, but may not be less restrictive than the state codes.

These codes and regulations are enforced through the development review process and through review of existing housing conditions by the Building Inspector. The Building Inspector reviews all building plans for new development to ensure compliance with the California Building Code. If unsafe conditions are discovered or suspected, a correction notice is filed under the authority of the California Building Code for the abatement of dangerous structures. The Building Inspector or the Planning Director also responds to complaints filed by citizens regarding housing violations.

Regional and County Government Approval

Development upon land surrounding a city is subject to regional governmental approval. State, regional, and local agency policies regarding the conversion of agricultural land, groundwater overdraft, and ambient air quality degradation may result in constraints to the provision of additional housing units. However, these constraints are consistent with other areas of Monterey County and within California.

Monterey County LAFCO has the ultimate decision-making authority regarding annexations to the City of Greenfield. LAFCO policies are intended to ensure that growth occurs in an orderly and planned manner, discourage urban sprawl, and protect surrounding agricultural lands. LAFCO also reviews and approves spheres of influence for cities. The adopted sphere of influence for Greenfield designates several areas to the west and east of the City as suitable for future urban development. Most of these areas are currently designated for residential uses within Greenfield's General Plan. One industrial site of approximately 20 acres is in the current sphere of influence (designated as urban transition).

Monterey County Water Resources Agency

There is the possibility of the imposition of specific water conservation or allocation plans by the Monterey County Water Resources Agency (MCWRA), given the County's drought and seawater intrusion problems. Currently, MCWRA has no permit authority with regard to development projects in

incorporated cities. However, MCWRA does have jurisdiction over the use of groundwater within the county and can impose a moratorium on development in all areas of the county, both unincorporated and incorporated.

The MCWRA has influence over the approval of annexations to Greenfield, which require LAFCO approval. Due to the County's current groundwater overdraft problem, one of LAFCO's prime objectives is ensuring that potentially adverse groundwater impacts are offset through the implementation of project conditions. By request of MCWRA, housing project approvals incorporate conditions that may increase construction costs. These conditions include individual lot landscaping implemented by the builder, rather than future lot owners, with lawn areas limited to 25 percent of each landscape area.

Monterey Bay Unified Air Pollution Control District (MBUAPCD)

Similar to the MCWRA, the Monterey Bay Unified Air Pollution Control District has no permitting authority over housing projects. However, the MBUAPCD has completed an air quality management plan for the Monterey Bay Region (including Monterey, Santa Cruz, and San Benito counties) identifying various air pollution control measures based on forecasted population growth in the region. Population increases generally occur with residential project construction. If growth exceeds forecasted population numbers established by the air quality management plan, the district would anticipate an adverse impact on air quality. Air quality concerns may limit the construction of new residential projects which could result in limited affordable housing.

MARKET CONSTRAINTS

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements (streets, sidewalks, etc.), sales and marketing, financing, and profit. Because these costs are so market sensitive, it is difficult for local government to reduce them.

Non-governmental building constraints do not appear overwhelming to potential housing development in Greenfield. The land purchase and development costs and housing construction costs in Greenfield are similar to those in other southern Monterey County cities, and much less than the northern portions of the county. This section evaluates both governmental and non-governmental constraints that have the potential to affect the Greenfield housing market.

Interest Rates

Since most homes are purchased with a relatively small percentage of cash down payment, the cost of borrowing money to buy a home is a major factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. Home mortgage interest rates have been between 3.5 and 5.0 percent since 2009. Credit had been very difficult to obtain, but this has normalized in recent years.

The effect of financing costs on housing costs is demonstrated by showing how monthly mortgage payments (principal and interest) on a 30-year \$200,000 loan, increase with higher interest rates. At an interest rate of four percent, monthly payments would be \$955 , requiring an income of about \$54,571. At an interest rate 5 percent, monthly payments would be \$1,074, requiring an income of about \$61,360. At an interest rate of 6 percent, monthly payments would be \$1,199, requiring an income of about \$68,520.

Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost, although it has much less impact on the maintenance and improvement of existing stock. The cost of land will vary significantly depending on whether it has entitlements, graded or finished lots, or utilities installed. Raw un-entitled land will be less expensive in recognition of the costs and risks of achieving entitlements.

According to a 2014 report on affordable housing costs prepared by HCD, land cost accounted for about eight percent of the cost of affordable housing. Based on an analysis of the 251 projects, land costs varied considerably on a cost per acre basis. The median land cost in 2012 dollars for these projects was approximately \$400,000 per acre. However, the average cost per acre was approximately \$1,000,000 per acre, indicating that a few properties were very expensive, but most properties were less expensive. Approximately 27 percent of studied projects had land costs under \$200,000 per acre. Specific geographical data on these land costs was not presented in the report, but many of the studied projects were located in the Bay Area and Los Angeles, where land costs are considerably higher than in Greenfield.

Construction Costs

High construction costs influence market rate housing costs and impact the production of affordable housing. The International Code Council provides a per-square-foot estimate of \$119.73 for single-family residential construction and \$107.72 for multi-family construction, but these are national averages for permit valuation purposes, and costs in California would be significantly higher.

Housing Opportunities**RESIDENTIAL BUILD-OUT UNDER THE GENERAL PLAN**

[Table 2-7 in the Land Use Element](#) shows the total potential for development of residential uses within the City's planning area, assuming development of all parcels at maximum density, is 10,717 units. . Site-specific constraints, market factors, and development inefficiencies, actual development is likely to be considerably less than these potential build-out numbers.

Since most residential development of five or more lots is subject to the City's inclusionary housing requirement, these developments will result in the creation of a combination of market rate and affordable housing units. In addition, the General Plan provides for a Mixed Use Development designation, in which the same site could be used for both commercial and residential uses, at a ratio of up to one residential unit per 3,000 square feet of commercial space. A fiscal report prepared for the proposed Walnut Avenue Specific Plan in 2010 identified about 225,000 square feet of commercial uses within the El Camino Real core area, which could result in approximately 75 residential units.

CONVERSION OF INDUSTRIAL OR COMMERCIALY DESIGNATED LAND FOR RESIDENTIAL USE

There are over 200 acres of undeveloped land designated for either industrial or commercial use within the City. These land use designations and their corresponding zoning classifications do not permit residential use.

MEMORANDUM OF AGREEMENT-SPHERE OF INFLUENCE

The establishment of a viable Sphere of Influence is critical for promoting logical and cost effective annexation for new residential development and economic development in Greenfield. The City adopted

its new General Plan in 2005 and amended its Sphere of Influence. In 2007, LAFCO acted to officially expand the City's Sphere of Influence by 820 acres. However, there was no prior City-County Sphere of Influence agreement which left numerous unsettled issues between Monterey County and the City of Greenfield. Adoption of a Memorandum of Agreement addressing these issues became a condition of approval by LAFCO for the adoption of a new City Sphere of Influence to allow properties within the pre-2007 Sphere of Influence area to annex prior to formalization of the Memorandum of Agreement.

In 2013 the Memorandum of Agreement was approved to allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence. This will allow Greenfield to provide adequate land for residential development. The Memorandum of Agreement serves to satisfy the requirements imposed on the City which requires the City and LAFCO to enter into an agreement prior to any annexation to the City on 10 issues including: long term direction of growth, urban development patterns, and regional housing needs.

ALTERNATE FINANCING AND HOMEBUYER ASSISTANCE

Alternative residential financing methods are available, such as the USDA Rural Housing Service (RHS) loan program, available to rural areas showing need for low income housing (generally communities with populations less than 35,000 that are designated as non-metropolitan or are non-contiguous to metropolitan areas). Greenfield addresses are eligible for both single-family and multiple-family housing under this program. Low income applicants are eligible for interest assistance (write downs) under the same general conditions as the CHISPA programs. Housing loans may also be available to applicants not exceeding the County median income levels. RHS allows loans of up to 100 percent of present market value of a dwelling, including the site, or 100 percent of the acquisition costs, whichever is less. The low income level for a family of four is set at \$30,400, with the moderate income level set at \$38,000.

The California Housing Finance Agency (CHFA) offers a wide variety of programs to assist developers and first time homebuyers. Opportunities include financing assistance ranging from to 90 percent assistance to developers (depending on project characteristics and the market: single family and multi-family); first time buyer programs for single-family homes; and mortgage assistance programs. These projects depend on a partnership with land developers or housing agencies, creating involvement and financing assistance from the beginning of a project. Loan and mortgage assistance developed in cooperation with Federal Housing Assistance programs include:

- Home Purchase Assistance Program (HPA)
- Home Mortgage Purchase Program (HMP)
- Matching Down Payment Program
- Self- Help Housing Program
- Rental Housing Programs

According to the Department of Finance, the 2015 population of Greenfield is 16,870 residents. Forty-five percent of the households in Greenfield are currently considered low income households. [Table 16, Maximum Household Income Levels](#), below provides the 2014 maximum household income limits for eligibility for state housing assistance programs for communities in Monterey County. Affordability of the units is based on the income level of the renter/buyer. The renter's/buyer's income cannot exceed the low-income level set by the USDA, which varies depending upon family size. All units built by non-profit developers who received subsidies through tax credits, etc. are required to enter into a 55-year

affordability conveyance. This means that income levels and deed restrictions must be verified before a home can be sold.

Table 16: Maximum Household Income Levels

Household Size	Extremely Low Income 30%	Very Low Income 50%	Lower Income 70%	Low Income 80%	Median Income 100%	Moderate Income 120%
1 Person	\$15,100	\$25,200	\$35,200	\$40,250	\$48,100	\$57,700
2 Persons	\$17,250	\$28,800	\$40,250	\$46,000	\$54,950	\$65,950
3 Persons	\$19,400	\$32,400	\$45,300	\$51,750	\$61,850	\$74,200
4 Persons	\$21,550	\$35,950	\$50,300	\$57,500	\$68,700	\$82,450
5 Persons	\$23,300	\$38,850	\$54,350	\$62,100	\$74,200	\$89,050
6 Persons	\$25,000	\$41,750	\$58,350	\$66,700	\$79,700	\$95,650
7 Persons	\$26,750	\$44,600	\$62,400	\$71,300	\$85,200	\$102,250
8 Persons	\$28,450	\$47,500	\$66,400	\$75,900	\$90,700	\$108,850

Source: Monterey County Economic Development Department 2014 (2014 Housing Affordability Tables)

DENSITY BONUSES/INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENTS

According to AB 1866 and amended sections of the State Government Code, a density bonus (or equivalent financial incentives) of at least 25 percent must be granted to housing developers who agree to construct at least: 20 percent of the units affordable to lower income households, 10 percent of the units affordable to very low income households, or 20 percent of condominium units affordable to moderate income households or senior citizen housing. The City of Greenfield has adopted a separate affordable housing ordinance section 17.51 which requires that “all residential development consisting of five (5) or more units or lots in the city shall provide inclusionary units on site.... The city’s density bonus ordinance shall be applicable to proposed projects which conform to the density bonus ordinance requirements. Multifamily projects designed as rental projects shall require a set-aside of twenty percent (20%) of the units as inclusionary rental units. Traditional subdivision projects shall require a set aside of twenty percent (20%) of the units as for-sale inclusionary units. Both mixed-use projects and projects of mixed housing type shall require a set-aside of twenty percent (20%) of the units included in the development as inclusionary units; however, the number and type of rental inclusionary units and for-sale inclusionary units shall be determined on a case-by-case basis and set forth in the affordable housing agreement.”

NON-PROFIT HOUSING ORGANIZATIONS

The City currently has partnerships with Community Housing Improvement Systems and Planning Association (CHISPA), Pacific West Communities, and the Housing Authority of Monterey County to develop low-income units.

After the last Housing Element update, the City was required to commit twenty percent of its increment revenue to the provision of affordable housing. In 2005, the City instituted two programs using RDA funds: a First-Time Homebuyer Down Payment Assistance Program (FTHB) and a grant program to pay up to \$3,000 of closing costs for households that are income-eligible. The FTHB program provided a

deferred 30-year loan of up to \$50,000 to assist income-eligible households with the purchase of a residential unit.

CHISPA has constructed over 331 affordable housing units in the City since 1991, and recently developed four new homes in the Cambria Park Subdivision and construction is under way of six new homes to be completed by December 2015.

Pacific West Communities, another non-profit housing developer, utilized housing tax credits to construct an 18-unit multi-family residential complex (Terracina Oaks) for low and very low income households and a 32 unit senior complex (Magnolia Place Senior Apartments) also for low and very low income households. Construction is currently under way for a 48-unit multi-family apartment complex as a second phase to the Terracina Oaks project. Planning will also soon begin for a second phase to the Magnolia Place Senior Apartments project.

In addition, the Housing Authority of Monterey County maintains 25 units of affordable housing in the City. The Housing Authority purchased an adjacent 2.43-acre site from the City on which 28 units for sale to very low and low income households is planned.

Other non-profit housing organizations in the area include:

- South County Housing, Gilroy, California
- Habitat for Humanity, Seaside, California
- Mid-Peninsula Housing Corporation

Collaboration with additional organizations is discussed in greater detail in the Background Report's Support Services section.

COUNTY, STATE AND FEDERAL FUNDS

The City will apply for county, state, and federal programs that would help meet the City's identified housing needs and objectives. Some of the specific programs which the City will explore are: the State's Community Development Block Grant Program (CDBG), Joe Serna Jr. Farmworker Housing Grant Program (FWHG), Home Investment Partnership Program (HOME), CalHOME, and Multifamily Housing Program (MHP), as well as U.S. Department of Agriculture Rural Housing Service and U.S. Department of Housing and Urban Development programs to finance low- and moderate income housing, and state and federal programs aimed at providing housing and related services to homeless individuals. The City is a current recipient of a CDBG grant that will be used to establish housing rehabilitation and homebuyer assistance programs. Those programs will be implemented in 2016.

Community Development Block Grant (CDBG) Funds

The U.S. Department of Housing and Urban Development (HUD), through its Community Development Block Grant (CDBG) program, provides funds for community development and housing, homebuyer assistance, public facility and infrastructure improvements, among others. In 2015 the City was awarded a \$2 million CDBG grant that included housing rehabilitation and homebuyer assistance programs. Beginning in 2016, the City has partnered with Monterey County and several other cities to become entitlement cities whereby the City will receive an annual CDBG award on a non-competitive basis. These future grant awards can be used for housing rehabilitation and other affordable housing activities.

HOME Investment Partnership Act (HOME) Funds

The HOME investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. In 2002, the City was awarded \$500,000 in HOME funds for housing rehabilitation activities. In 2015, Pacific West Communities was awarded HOME funds in the amount of \$5,000,000.00 for a 48-unit multifamily housing complex for families at 60 percent or less of the area’s median income (the second phase of the Terracina Oaks Apartments project).

CalHOME Funds

These funds provide grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. The City was previously awarded CalHOME funds that it used to partner with CHISPA for the construction of two separate low and very low income multi-family residential projects.

Section 8 Rental Assistance

Section 8 Rental Assistance provides vouchers to very low-income and low income households in need of affordable housing. This program, funded by HUD and administered by the County Housing Authority, pays the difference between what the household can afford (i.e., 30 percent of household income) and the Fair Market Rate (FMR) for the region. Vouchers are portable and may be used for any rental unit that accepts them.

OTHER FUNDING SOURCES

Greenfield Redevelopment Agency

In the past, the City was able to utilize funds available through the Greenfield Redevelopment Agency for the provision of affordable housing. The City previously instituted two programs using RDA funds: a First Time Homebuyer Down Payment Assistance program (FTHB) and a grant program to pay up to \$3,000 of closing costs for households that are income-eligible. The FTHB program provided a deferred 30-year loan of up to \$30,000 to assist income-eligible households with the purchase of a residential unit. In 2011 the State Legislature directed all of the state’s RDAs be dissolved. In 2015, State legislation was enacted that will allow cities and counties to create “community revitalization investment authorities” and require a minimum of 25% of the revenues for these authorities to be used toward affordable housing. At this time it is not known whether the City will be eligible to create such an authority. The City will, however, continue to explore this potential opportunity for affordable housing funds.

The following resources may also be available to the City or housing developers:

- California Housing Finance Agency financial assistance programs
- Federal/State Low-income Housing Tax Credits (see description of tax credit program in Appendix to this document)
- Federal Home Loan Bank, Affordable Housing Program
- Mortgage Credit Certificates

- HCD facilitates a clearinghouse for affordable housing finance information and resources. Information on additional resources for affordable housing can be accessed at the HCD web site, www.hcd.ca.gov/clearinghouse.

The Background Report provides a summary of federal, state, and local financial resources for housing.

CONSERVATION OF AFFORDABLE UNITS

Conservation and improvement of existing housing stock is beneficial to the city as it aids in maintaining investment in the community and it keeps housing affordable. The City will continue to implement its code enforcement activities and programs identified in the Background Report. These programs will help to conserve affordable housing units.

ENERGY CONSERVATION

Energy conservation measures can help reduce a household's overall housing costs. Weatherization, use of solar energy, and the use of other "green" building methods can help increase efficiency and lower energy consumption.

Greenfield cooperates with the local energy purveyor, Pacific Gas and Electric (PG & E), to make available information on energy saving programs; retrofitting and weather stripping for older non-insulated homes; and programs for low income individuals, including the elderly. Programs designed to assist lower income households with weatherization, energy efficiency improvements, and assistance with utility costs include the following programs:

- LIHEAP (Low Income Home Energy Assistance Program): Low-income households (less than 60% of the State Median Income Level) qualify for financial assistance and free housing renovations to offset their energy costs. Funded by the Department of Health and Human Services, the LIHEAP Block Grant provides two services, weatherization assistance and financial assistance.
 - The Weatherization Program provides homes with free weatherization services to conserve energy, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
 - The Homes Energy Assistance Program (HEAP) provides financial assistance to pay the energy bills. The average payment within the State of California is \$182 per household per year.
- REACH: Sponsored by Pacific Gas and Electric and administered by the Salvation Army, REACH provides energy assistance to low-income customers. Households that do not qualify for HEAP or another alternative assistance program may receive a one-time payment aid for energy costs. In the last 18 years, REACH has assisted 369,000 households in Northern California with more than \$56 million in total aid.
- Energy Efficient Mortgages (EEM): Homebuyers that purchase energy efficient homes or renovate houses to conserve energy qualify for special mortgage benefits through EEMs. Determined by results from the Home Energy Rating System (HERS), home loans may include energy improvement costs reducing homeowner's utility bills. The California Home Energy Efficient Rating System (CHEERS) is a local HERS and is supported by PG&E, lending institutions, and building associations.

- CARE Residential Single Family Program: provides a 20 percent discount to single-family low income customers who have their own accounts.
- CARE Sub-metered Tenant Program: provides a 20 percent discount to low-income tenants who are metered or billed by their landlord, including residents of mobile home parks, sub-metered apartments, and marinas.
- CARE for Qualified Nonprofit Group Living Facilities Program: provides a 20 percent discount to tax-exempt non-profit group living facilities serving low income groups such as homeless shelters, hospices, and domestic violence shelters.
- CARE for Qualified Agricultural Employee Housing Facilities Program: provides a 20 percent discount to privately owned and licensed employee housing, non-profit migrant housing, and migrant farmworker housing owned and operated by the State Office of Migrant Services (OMS).
- HERO Program operates under Property Assessed Clean Energy (PACE) legislations signed into law in 2008. This program allows property owners in participating cities and counties to finance renewable energy, water, and energy efficiency improvements on their property. Participation in this program is voluntary and participating property owners repay loan amounts through a voluntary property tax assessment. The City agreed to participate in this program in 2015.

In addition to the programs discussed above, the U.S. Department of Agriculture (USDA) provides assistance to low-income seniors with weatherization needs.

In the course of development permit processing and environmental review, the City reviews proposed projects for energy conservation and use of solar energy, encouraging energy conservation measures. State Law requires findings relative to energy conservation in connection with major subdivisions. The Building Department enforces the State Residential Energy Standards.

Fair Housing Opportunity

It is vital that housing is available for all sectors of the population regardless of race, color ethnicity, national origin, ancestry, sexual orientation, marital status, sex, disability, age, source of income, religion or other factors.

The U.S. Department of Housing and Urban Development maintains records of all housing discrimination complaints according to jurisdiction. From 2006-2011, 53 complaints were received by HUD in Monterey County. Of these complaints, two were recorded from Greenfield. Both of the complaints were related to discrimination based on a disability; one of which was dismissed for no cause and the other was settled. Although the data indicates a low occurrence of discrimination based on race, color ethnicity, national origin, ancestry, sexual orientation, marital status, sex, disability, age, source of income, religion or other factors within Greenfield, this could be attributed to underreporting of discriminatory practices. Greenfield should provide adequate resources to help ensure fair housing opportunities for all residents.

Housing for the Special Needs Population

Within each community, certain sub-populations that have special housing needs and frequently have a more difficult time securing suitable affordable housing. The 2005 Greenfield Housing Element identified the City's need to provide equal access to housing for people with special needs. For purposes

of this Housing Element, the following are the households that have been identified as having special housing needs:

- Homeless Households
- Single Parent Households
- Senior Headed Households
- Disabled Households (Physical and Mental)
- Farmworker Households
- Overcrowded and Large Households

This section will provide further detail on the housing needs of these groups, current services available, and areas zoned to accommodate special housing. [Table 17, Special Needs Groups](#), presents the number and percentage of the 2013 population with special housing needs.

Table 17: Special Needs Groups

Special Needs Groups	2013 Number and Percent of Persons	
	Number of Persons	Percent of Total Population
Senior Headed Households	253	1.5%
Disabled Persons	1276	7.7%
Large Family Households	1253	7.6%
Single Parents with Children	702	4.3%
Farming and Related Workers	2,375	14.4%
Homeless	0	0%

Source: U.S. Census 2013

HOMELESSNESS

Homelessness is a housing issue that has become a significant social concern in recent years. Reasons for homelessness are varied, including the rising cost of housing, the continuing decrease in federal housing funds, the increase of mentally ill individuals living on their own, persons with substance abuse problems, persons fleeing from domestic violence, lack of family support networks, and more.

Determining the number of homeless people in an area is a difficult task. On the state level, the number of homeless people appears to have increased within the past decade. Correspondingly, available sources indicate that the number of homeless people in Monterey County also increased within the past decade.

A 2015 homeless census and survey, commissioned by Monterey County, found 2,308 homeless persons in the county down from 2,590 homeless persons in 2013. This marked the first decrease in number of documented homeless persons in a biennial enumeration. [Table 18, Monterey County Homeless Survey Demographics](#) depicts overall Monterey County survey demographics for 2013 and 2015. The homeless

survey found that the City of Greenfield had a total homeless population of two, both of whom were unsheltered homeless persons.

Table 18: Monterey County Homeless Survey Demographics

Category	2013	2015
Total Homeless Persons	2,590	2,308
Male	71%	49%
Female	28%	50%
Transgender	N/A	1%
Unsheltered	76%	71%
Homeless Household with no Children	78%	85%
Homeless Family Household	21%	15%
Children Only (excluding transition age youth)	Less than 1%	2%
Homeless Veterans	10%	6%
White/Caucasian	49%	47%
Hispanic/Latino	23%	35%
African- American	10%	15%
Other Race	18%	32%

Source: Monterey County Homeless Census and Survey, 2013, 2015

Prevention of homelessness is an important component of a comprehensive housing strategy. It is estimated that it is three to six times less costly to prevent an incidence of homelessness than it is to provide emergency shelter, transitional shelter, and services such as counseling.

Existing Services and Resources for Homeless Individuals and Households

According to the 2015 Monterey County Homeless Services Resource Guide, there are numerous support services within Monterey County including emergency shelters, community kitchens, transitional housing, rental support services, and ancillary services. Additionally, the Monterey County Social Services Agency provides vouchers for elderly or homeless persons with disabilities to allow limited local motel stays. Some local churches provide funds for emergency shelter in motels and people requesting aid from the Salvation Army are given a free motel stay of up to two night's duration. The Monterey County Mental Health Department assists in providing appropriate housing for mentally ill homeless persons. The Monterey County Homeless Services Resource Guide identifies the various existing components of services and facilities for homeless individuals in Monterey County. [Table 19, Monterey County Homeless Resources](#) documents the resources that are available.

Table 19: Monterey County Homeless Resources

Emergency Shelters	229 total existing beds
	65 for households with children
	164 for households without children
Transitional Housing	675 total existing beds
	424 for households with children
	251 for households without children
Permanent Supportive Housing	243 total existing beds
	145 for chronically homeless (most of which are restricted to Veterans as VASH vouchers)
	65 new units in development for those that earn 30-60% of the Area Median Income

Source: Monterey County Department of Social Services: Game Plan for Housing Homeless People in Monterey and San Benito Counties (2011)

Lead Me Home: Game Plan for Housing Homeless in San Benito and Monterey Counties (Game Plan), listed the following priorities to prevent homelessness:

- Assure access to adequate housing
- Provide services to keep people housed
- Support economic stability
- Return people to housing through adequate discharge planning

In order to provide adequate access to housing the Game Plan prioritizes maintenance or development of emergency shelters or transitional housing as needed for targeted populations who are in life transition, including families, people with mental or substance abuse disorders, farm workers, youth, victims of domestic violence, and released prisoners. Next, the Game Plan suggests cities should analyze existing emergency shelter and transitional housing programs and develop a plan and timeline for converting units to permanent housing. Finally, each jurisdiction should measure performance “on a systemic level and make adjustments to the mix of housing, as appropriate.”

Greenfield’s affordable housing programs provide housing resources for very low-income households that may represent the population segment most susceptible to homelessness. Consequently, continuation of these programs is critical to homelessness prevention.

The Monterey County and Greenfield resources previously discussed provide adequate emergency services for the homeless, particularly since there are not any estimated homeless persons in Greenfield. Further, the implementation of the above goals would support the prevention of future homelessness in Greenfield.

Zoning Requirements for Emergency Shelters and Transitional Housing

The 2005 Greenfield Housing Element identified the City’s need to provide equal access to housing for people with special needs, including encouraging the development of emergency and transitional

housing. The California Government Code establishes certain local government regulatory limits related to the development and approval of emergency shelters and transitional housing facilities. Greenfield Municipal code chapter 17.80 was amended to provide for adequate development and operational standards to assure appropriate housing and services for special needs populations. Chapter 17.80 is consistent with the requirements and restrictions of the California Government Code.

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. As per chapter 17.80, emergency shelters are permitted in R-M (medium density residential), R-H (high density residential), C-R (retail business), and I-L (light industrial) zoning districts subject to the following conditions: (1) emergency shelters are allowed in the C-R and I-L zoning districts as a permitted use without a conditional use or other discretionary permit (2) emergency shelters are allowed in the R-M and R-H zoning districts subject to issuance of a conditional use permit, and (3) allowance of an emergency shelter of 100 or more beds in the C-R and I-L zoning districts is subject to issuance of a conditional use permit. A use permit generally takes two to three months to process, and the applicant is required to submit site plans, floor plans, and other information pertinent to understanding impacts of development at the site. The application is routed to all departments for review, and the approving authority is the Greenfield Planning Commission. Conditions of Approval that are applied to use permits generally focus on building and other legal requirements, and are in no manner intended to constrain development of emergency shelter sites. The City has capacity, including infrastructure as evidenced in its site inventory within the Background Report, to provide at least one year round shelter in either it's R-M, R-H zones with a Conditional Use Permit or without a Conditional Use Permit in areas zoned I-L or C-R. The requirements of chapter 17.80 do not apply in situations of city or statewide designated disasters or catastrophic conditions, but only for the duration of the designated disaster or catastrophic condition.

Transitional housing contains living facilities with supportive services for up to 24 months, and targets recently homeless individuals. Greenfield Municipal Code states that transitional housing facilities shall be considered a residential use of property, and will be subject only to those restrictions and standards that apply to other residential dwellings of the same type in the same zoning district. In addition to those development standards, the following operational standards shall also apply to transitional housing facilities: (1) the program shall provide accommodations appropriate for a maximum stay of 24 months per client, (2) the facility shall have adequate private living space, shower and toilet facilities, and secure storage areas for its intended residents, and (3) support services shall be provided by the transitional housing provider including a drug or alcohol abuse counseling component, appropriate state and/or federal licensing shall be required, identification of a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services, housing and employment opportunities, specific mechanisms for residents to contact social service, clear and acceptable arrangements for facility residents, such as on site meal preparations or food provision and disbursement, and provide childcare services and ensure that school age children are enrolled in school during their stay at the facility.

The City understands the importance of providing supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable homeless persons to live as independently as possible.

SINGLE PARENT HOUSEHOLDS

The U.S. Census Bureau defines a single parent headed household as one containing a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. However, the analysis of single parent households in this document is limited to a family household

(with no spouse present) with one or more children under the age of 18 years. Approximately 702 households in Greenfield are single parent headed households. (However, some of these households include an unmarried partner that may lessen the impacts normally attributed to single parent households.)

Lower household income is one of the more significant factors affecting single parent households. Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-parent households with small children may need to pay for childcare, further reducing disposable income. This special needs group will benefit from expanded affordable housing opportunities, especially those in proximity to employment opportunities. More specifically, the need for dependent care also makes it important that housing for single-parent families be located near childcare facilities, schools, recreation programs, youth services, and medical facilities.

Single parent households often fall into the very low and low-income household category and face housing affordability problems. According to the 2013 American Community Survey, of the total 3,434 households in Greenfield, single female head of householders with their own children less than 18 years of age total 464 households, or 13.6 percent of all Greenfield households. Single male head of householders, with their own children less than 18 years of age total 238, or approximately 6.9 percent of the population. Greenfield averaged single parent percentages slightly higher than Monterey County's female head of householders at 13.1 percent, and male head of householders at 6.7 percent, as well as the State of California average of 13.5 percent female head of householders and 5.9 percent male head of householders.

In addition, single parent heads of households with children often have special needs such as the availability of affordable daycare and adequately sized, low-cost housing. This is mirrored in the census data that indicates that approximately 28.7 percent (133 of 464 households) of the City's female head of households with children are below poverty level and approximately 33.6 percent of the male-headed households with children are below poverty line. Based on household overpayment data, there appears to be an existing need for very low and low income housing for this special needs group. However, it is important to note that in 2010, 44 percent of female heads of household were below the poverty line so there has been a significant improvement for this demographic within the last few years.

ELDERLY INDIVIDUALS AND HOUSEHOLDS

Elderly individuals are described as individuals who are 65 years and older. According to the 2013 American Community Survey, Greenfield's population includes 799 elderly individuals representing 4.8 percent of the City's population (down from 911 in the 2010 U.S. Census). Two hundred and fifty-three households, representing only 1.5 percent of the City's households, are headed by a householder 65 years or older. Many of these households may be in need of services for the elderly such as medical facilities or adult daycare. In addition, due to increased longevity rates, it is probable that the percentage of elderly in the population will increase in the future.

Existing Services and Resources for the Elderly

Cielo Vista is a licensed adult residential care facility in the City of Greenfield, which accepts seniors. Residents must be ambulatory and in good health. While not strictly a senior care facility, it provides housing for 40 persons with physical and mental disabilities. The facility includes 40 bedrooms and is able to house only individuals. Cost is based on income, and supplanted by SSI, Medicaid and the Monterey County Health Department. The facility maintains a waiting list. Clients are referred to the

facility by the Monterey County and other County mental health departments. The facility includes programs and therapy as part of its operations.

Touch of Grace Residential Care Home is a residential care facility that has 29 beds and accepts non-ambulatory residents. This facility accepts SSI benefits.

Zoning Requirements for Elderly Care Facilities

According to the Greenfield Zoning Code, Residential Care Homes are facilities that provide non-medical 24-hour care. Small and large Residential Care Homes are only permitted in areas zoned for residential use. Small Residential Care Homes, which provide care for six or less adults, do not require conditional use permits while large residential homes, caring for more than six adults, do require a CUP for the purpose of assuring compatibility with adjacent properties due to their potential size. Convalescent and nursing homes, which provide medical care, are allowed in commercially zoned areas.

DISABLED PERSONS AND HOUSEHOLDS

Disabled households include households who have family members that are disabled because of a physical disability or because of intellectual or developmental disability. While some individuals may have both a physical and intellectual or developmental disability, the Census data does not provide that level of specificity. According to the 2013 U.S. Census data, there were 151 people with a disability from ages 5 to 17, 747 people with disabilities from ages 18 to 64, and 378 people with disabilities that were 65 and older. This a significant decline in persons living with disabilities in 2000 during which 2,334 people 16 to 64 years had a disability and 667 people 65 years and over had a disability.

In 2013, of the total 747 people with disabilities ages 18 to 64, 231 were employed. Of those employed with a disability, females with a disability make significantly less than males with a disability. [Table 20, Median Income for Persons with a Disability](#) presents this information. Information specific to how disabilities affect housing needs is not available. However, persons with disabilities generally have lower incomes, especially when the disability affects the person's ability to work and thus affordable housing is a high priority for these individuals.

Table 20: Median Income for Persons with a Disability

Median Income	2012	2013
Disabled Male	\$16,176	\$14,779
Disabled Female	\$8,125	\$9,375
Employed Population	\$55,814	\$53,805

Source: U.S. Census 2013

Those with a disability that affects mobility are also often in need of affordable housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads) and special sensory devices (smoke alarms, light switches, door bells).

Existing Services and Resources for the Disabled

Cielo Vista in Greenfield provides a housing resource for disabled individuals that are ambulatory. While there has been a decrease in the amount of disabled individuals living in Greenfield, it is likely that with 1,276 disabled individuals that the Cielo Vista residential care resource is inadequate to serve the disabled population and thus additional residential care facilities and services are needed.

Zoning Requirements for Disabled Care Facilities

Small care residential care facilities are permitted without the necessity of obtaining a conditional use permit within residential districts while large residential care facilities are subject to obtaining a use permit. However, these facilities do not provide medical care.

No application for the construction of residential facilities for the disabled or for an emergency shelter has been denied by the City. In addition, the Building Code permits and the City accommodates the adaptation of structures for improved access for persons with disabilities. City staff is available to work with applicants to achieve a successful project to adapt a structure to improve accessibility. Many homes in Greenfield have been adapted for disabled access.

The City's Zoning Ordinance does not prohibit the development of residential facilities for the disabled or emergency shelters, nor does the ordinance discriminate against persons with disabilities in the enactment or administration of zoning regulations. The City does not impose different requirements on residential developments for the disabled or on emergency shelters that are assisted by the federal or state government or by a local public entity. Use permits are required for the development of large care facilities within the City, without regard to the type of residents that will be housed at the facilities.

However, the current zoning ordinance is somewhat ambiguous regarding the permitted locations of facilities specifically providing care for the disabled. This ambiguity may serve as a disincentive to the proposed development of such facilities. Section 2 Goals, Policies, and Implementation Plans, contains policies and programs to evaluate the City's existing regulations that remove constraints on the development of housing for persons with disabilities. The program's purpose is the adoption of clear regulations that remove constraints to development and facilitate reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.

In addition, a program has been included to evaluate actions the City might implement to promote housing opportunities within the community for persons with disabilities.

FARMWORKER HOUSEHOLDS

The State's definition of farmworker is broad, equating the term "farmworker" with the term "agricultural worker." This includes anyone involved in "cultivation or tillage of the soil; dairying; the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities; the raising of livestock, bees, fur-bearing animals, or poultry; and any incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market." The number of employees that fall under this category is large with varied housing needs.

As a result of unionization and extended growing seasons, the agricultural industry now provides more stable employment and higher wages than in the past. The result has been a reduction in migratory patterns; farm workers are staying longer or settling in areas offering a more regular income. These individuals are now considered a mainstay of the community and are no longer considered "transient workers." Growers often tend to hire workers who previously worked for them, encouraging more stable residence.

However, many agricultural workers have a difficult time finding affordable housing. This is due to a combination of factors such as limited English skills, large family size, and low household income. The problem is compounded because many farmworker housing units in California were originally

constructed for seasonal use by single men. Now, laborers and their families often use these units year-round.

Accurate farmworker data and statistics are hard to gather due to the migrant status of some workers while others may simply reside in neighboring communities. Thus, reported numbers of farmworkers in Monterey County vary widely depending on the data source. The 2010 AMBAG population forecast reported 45,100 agricultural workers in Monterey County. While the 2007 Census of Agriculture counted only 26,181 hired farm labor workers in Monterey County working on 571 farms. Neither of these figures includes families of farmworkers, whose housing needs must also be considered. Median annual income was \$18,852, lower than any other occupational category and less than the California Self-Sufficiency Standard, as well as federal poverty guidelines for a family of four.

The best available farmworker data, beyond the U.S. Census estimates, is a farmworker needs assessment conducted in 2000 by Applied Survey Research and the Center for Community Advocacy. This study, Farmworker Housing and Health Assessment Study, 2001, provides information from respondents in Monterey and Santa Cruz counties. In-person interviews were conducted with 780 farmworkers in the Salinas and Pajaro Valleys during October and November 2000. The respondents, however, may not have included a high proportion of seasonal workers since the survey was conducted after peak season. Of the farmworkers surveyed, 61 percent were male, 97 percent were Spanish speaking, 99 percent were Mexican-American or Mexican and 79 percent were between the ages of 18 and 44. The study found that 78 percent of respondents were living with a spouse and about two-thirds lived with a spouse and at least one child.

The study also found that housing costs are an obstacle for farmworkers. Only 10 percent of farmworkers owned a home and 89 percent rented from a non-employer. Fifty-seven percent paid a disproportionate amount of income for housing. Salinas Valley farmworker respondents paid an average of 47 percent of their income for housing. The average household size was 5.3 and 68 percent were living in units with more than two persons per bedroom and one-third shared their home with one or more non-family members.

According to 2013 Census data, Greenfield's total labor force was 6,692. This represents about 41 percent of the total population. Census data for employment by industry indicated that 2,375 persons (35.5 percent) reported employment in "agriculture, forestry, fishing and hunting, and mining." Due to the limited opportunities for employment in fishing, forestry, and mining industries in Greenfield, it can be assumed that the vast majority of this employment is in agriculture. In 1990, 1,214 persons were employed in this category, as compared to 2,210 persons in 2000 and 2,375 in 2013.

Greenfield is heavily dependent on agriculture. Most of the land area surrounding the City and within its Sphere of Influence is in agricultural production. Consequently, farmworker and migrant worker housing needs are one of the more prevalent housing issues in the community due to the agriculture-based economy.

Given the circumstances of migrant farm labor, it is difficult to determine the full extent of unmet needs for farmworker housing. Greenfield currently has no units exclusively for use as farmworker housing. However, there are several farmworker labor camps adjacent to and within Greenfield city limits that house farmworkers, including Rocha's Camp on 13th and Apple and a second on Elm Avenue. Additionally, Community Housing Improvement Systems and Planning Association (CHISPA) built 40 self-help units for farmworkers.

In 2015, the Monterey County Board of Supervisors approved an affordable housing project for seasonal farmworkers in Spreckles that would house approximately 800 workers in dormitory style apartments. This project may address some of the farmworker housing needs for those who live outside of, but

travel into Greenfield for work. However, the Farmworker Housing and Health Assessment Study, supra, found that group dormitory-type housing would not suitably address the housing needs of many of the respondents (78 percent), since they live with a spouse. Two-thirds of the respondents indicated that they also have children living with them and 57 percent of the respondents are paying a disproportionate amount of income on housing; thus, the greatest current housing need is for affordable family housing for farmworkers.

Zoning Requirements for Farmworker Housing

Greenfield's zoning ordinance includes the R-M Multiple Family Residential and the RH High Density Infill districts, which permit several residential categories that could accommodate construction of farmworker housing. These include multi-family dwellings, which are permitted by right, and group residential, which require a conditional use permit.

Farmworkers could also be accommodated in single-room occupancy units. The R-H High Density Infill District provides a transition from the central business district to lower density residential areas. This district is reserved for those areas in close proximity to the central business district and community facilities. This district would be ideal for the development of single-room occupancy facilities that could serve the need of single farmworkers, along with other low-income individuals. The City should consider amending its zoning ordinance to allow or conditionally allow single resident occupancy units in appropriate residential zoning districts.

Infrastructure Capacity to Support Housing

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure, including water, sewer, and roadway networks.

Water Supply

California, including the Salinas Valley is currently experiencing groundwater overdraft. Water discharge from Lake Nacimiento and Lake San Antonio helps prevent the overdraft of aquifers in the southern Salinas Valley. However, these lakes are at record setting low water levels and discharges are minimal. Because of drought conditions in California, there are rising concerns over groundwater supplies in the area. Although water shortages have not led to the denial of housing projects, cumulative impacts associated with groundwater overdraft in the Salinas Valley may lead to denial of future projects resulting in a potential constraint. A review of groundwater quality data for Greenfield indicates that groundwater in the area is recharged by the Salinas and Arroyo Seco Rivers. The Greenfield Public Works Department is responsible for water supply and delivery in the community. Local groundwater is currently the sole source of water supply. The City currently serves over 3,700 water meters with nearly 90 percent of the service connections for single family and multi-family residences. In 2013 the total potable water demand in Greenfield was 5.4 acre- feet per day or 1,967 acre-feet annually (AFA). With the continuing severe drought facing California and executive orders issued by the Governor's Office, emergency water conservation regulations issued by the State Water Resources Control Board, and active water conservation programs implemented by the City, total water consumption for 2015 is on track to total approximately 1,570 acre-feet, or 4.3 acre-feet per day. Prior to the impact of these water conservation directives, the projected need for 2020 was 5.7 acre feet per day or 2093 AFA. Current capacity is 18.2 acre-feet per day, which equates to a total annual capacity of 6,694 AFA, which is sufficient to serve anticipated housing growth in the City. The City currently operates three groundwater wells. The wells pump directly into the one million-gallon Oak Avenue reservoir located at the intersection of 13th Street and Oak Avenue and the 1.5 million gallon reservoir

located at the City's public works maintenance yard at Walnut Avenue and 10th Street. System demands are met by continually filling the reservoirs.

Sewer

Greenfield's sewer plant operates at a flow of approximately 930,000 gallons per day and has approval to expand the plant to a capacity of 2.0 million gallons per day (MGD). The treated water is dispersed using spray fields. The wastewater system includes over 110,000 feet of gravity sewer ranging in diameter from 6 to 24 inches. The City has over 3,600 sewer connections most of which are for single family residential accounts. The sewer system has been extended over time as the City has expanded. Located in alleys and easements of the original downtown area, the sanitary sewer is predominately 6-inches in diameter. Newer pipes in residential areas to the west and east of the downtown area tend to be 8-inches in diameter and are generally aligned in streets right-of-way. There is a network of trunk sewers that generally flow west to east and discharge into the Greenfield Wastewater Treatment Plant, located at the end of Walnut Avenue east of Second Street. The City's existing permit was issued in May of 2002 and it increased the City's allowable discharge to 1.5 million MGD from the previous limit of 1.0 MGD. When improvements to the water treatment ponds are completed in 2016, the permitted discharge capacity will be increased to 2.0 MGD. Thus, there is sufficient sewer capacity in the existing system to provide capacity for an additional flow rate of 1,070,000 gallons per day.

Roadways

U.S. Highway 101 provides regional access to the City of Greenfield. Two major interchanges are located at the intersections of the freeway with Oak Avenue and Walnut Avenue. Two other interchanges are located at both extremities of El Camino Real. El Camino Real serves as the City's main street and shopping district. The roadway network is comprised mainly of collector streets forming a grid with blocks of approximately 300-feet by 600-feet, bisected by alleys. At LOS "C," all four major intersections currently operate at levels of service above the standard for the City.

There is an important relationship between the ability to provide needed housing and functional transportation routes and systems. Anticipating significant increases in population, the City developed a Transportation Master Plan to be used with the circulation element of the General Plan. This plan determined the needed improvements for the anticipated future land uses along with the funding mechanisms for implementation of the various recommended roadway improvements.

4. EVALUATION OF PREVIOUS HOUSING ELEMENT

The Housing Element adopted by the City in 2012 (fourth cycle housing element) included one overall goal and seven focused goals:

Overall Housing Goal: Provide safe, healthy, and affordable housing to all residents by maintaining and improving existing housing stock and by providing expanded housing opportunities. This goal reflects the City’s intent to address the following goals, objectives, and policies, as well as implement the following programs.

Goal One: Provide for the City’s regional share of new housing for all income groups;

Goal Two: Encourage the provision of affordable housing;

Goal Three: Improve/conservate the existing supply of housing;

Goal Four: Ensure equal housing opportunity;

Goal Five: Provide for the special housing needs of the community;

Goal Six: Promote energy conservation; and

Goal Seven: Encourage cooperation and coordination in the provision of housing.

The prior Housing Element covered a period of time characterized by a severe shift from good economic times to the most significant economic downturn since the Great Depression of the 1930s. Due to economic conditions, new housing development in the City from 2008 to 2011 was nearly non-existent. Because of these market conditions over which the City had no control or influence, the City was not able to meet the RHNA targets during the timeframe. In spite of extremely adverse housing market circumstances, the City did, nonetheless, make progress during this period on several fronts related to housing. Activities completed since 2009 included the following:

- 2009: CHISPA, a non-profit Housing Developer, completed construction of the Vineyard Green development, an affordable housing project consisting of 33 Moderate-Income Single-Family Homes, 25 Very-Low and Low Income deed-restricted self-help single-family homes, and 41 Multi-family rental units that included 16-Very-Low and 24-Low-Income rental units.
- 2010: The City Council approved the General Plan Map and Zoning Map amendments to change the land use designation at the 4.25 acre Clifton Mobile Manor property, located at 375 Oak Avenue, from Medium Density Residential (MDR) to High Density Residential (HDR) with a new Special High Density Overlay (SHO).
- 2011: Chapter 17.51, Inclusionary Housing, was added to the Greenfield Municipal Code. This inclusionary housing ordinance was designed to enhance the public welfare by assisting in meeting the City’s regional share of housing needs; assisting in the implementation of the Housing Element goals, policies, and programs; and ensuring compatibility between future housing development and housing units affordable to persons of very low, low, and moderate income by requiring that developable land in the City is utilized in a manner consistent with state and local land use and housing policies.
- 2012: Pacific West Communities constructed the Terracina Oaks affordable housing project. The first phase of this project included 41 low and very-low income restricted apartments.

- 2012: CHISPA built 3 single-family homes
- 2013: The City and LAFCO completed negotiations on their Sphere of Influence Memorandum of Agreement. In 2013 the Memorandum of Agreement was approved to allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence. This will allow Greenfield to provide adequate land for residential development. The Memorandum of Agreement serves to satisfy the requirements imposed on the City which requires the City and LAFCO to enter into an agreement prior to any annexation to the City on 10 issues including: long term direction of growth, urban development patterns, and regional housing needs.
- 2013 - 2016: CHISPA previously purchased the Cambria Park Subdivision, located on Apple Avenue, from a private developer who intended to construct market rate units on site. CHISPA will complete this subdivision, which will accommodate 39 low-income units. Eighteen low-income restricted homes have been constructed and building permits have been approved for seven additional homes that will be complete in 2016.
- 2015: Chapter 17.80 of the Greenfield Municipal Code, Emergency Shelters and Transitional Housing Facilities, was amended to support the Housing Element's goals, policies, and programs encouraging the development of emergency and transitional housing; to provide development and operational standards to ensure appropriate housing and services for special needs populations, and to ensure conformity with the Housing Element and the requirements of the California Government Code.
- 2015: Pacific West Communities constructed the Magnolia Place Senior Apartments project that includes 32 low and very-low income apartment units for seniors. This is Phase I of a two phase project, the second phase of which will yield an additional 32 units of income restricted senior housing.
- 2015: Pacific West Communities began construction of Phase II of the Terracina Oaks project in late 2015. This project will include 47 low and very-low income restricted apartments. Construction will be complete in 2016.

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2014-2023 Housing Element Background Report

POPULATION DATA

Housing Growth Trends

Greenfield's population increased from 7,464 in 1990 to 12,583 in 2000, representing a 68.5 percent increase (5.3 percent annualized increase). From 1990 to 2010, Greenfield's population rose to 15,480, a 2.1 percent annualized increase from 2000. From 2010 to 2013 the population increased to 16,494 which was also a 2.1 annualized percent change. This indicates a slower pace of growth in comparison to 1990-2000 growth trends. See [Table 1, Greenfield Population and Housing Growth Trends](#) below illustrating population and growth trends. In comparison to population growth, the number of housing units increased by 50.9 percent from 1990 to 2000, while from 2000 to 2010 there was a 27 percent increase in housing or a 2.4 annualized percent change. From 2010 to 2013 there was only a 4.9 percent increase in the number of housing units (a 1.6 annualized percent change), thus increasing the average number of persons per household from 4.17 in 2000 to 4.78 in 2013.

Table 1: Greenfield Population and Housing Growth Trends

	1990	2000	Annualized Percent Change	2010	Annualized Percent Change	2013	Annualized Percent Change
Population	7,467	12,583	5.3%	15,480	2.1%	16,494	2.1%
Housing Units	1,807	2,726	4.2%	3,462	2.4%	3,632	1.6%

Source: U.S. Census 1990, 2000, 2013; Greenfield Building Department permit records; California Department of Finance

Future Population Growth

The Greenfield population forecast by AMBAG estimates an increase of 29.3 percent, increasing total population to 21,341 by 2020. This represents an additional 4,347 persons. The number of housing projects already approved or being processed by the City for the 2014-2015 year is two, comprising about 61 units.

Monterey County experienced a population increase of 3.8 percent during the period from 2009 to 2013, with a population gain of 4,489 persons. In comparison Greenfield had 14.3 percent population increase with a population gain of 2,066 persons during the same period.

Greenfield's growth from 1990 to 1999 outpaced that of all other Salinas Valley cities. This growth was consistent with the City's historical growth pattern; between 1985 and 1990 Greenfield's growth outpaced all neighboring Salinas Valley cities except for Gonzales, as well as Monterey County and the State of California. By the end of 2008, and continuing through 2013, Greenfield's population growth rate had slowed along with the majority of cities within Monterey County, with the

exception of the City of Soledad, with its large growth increases and decreases attributable to a fluctuating prison inmate population.

The growth of agriculture and related business and industries in the Greenfield area has contributed to the City's significant growth since 1970. In addition, the price of land in Greenfield is generally more affordable than the price of land in much of Monterey County. This provides land for housing development at a more affordable price, resulting in the potential for significant housing growth.

Table 2, [Comparison of Growth Trends](#), illustrates population growth of the Salinas Valley cities, Monterey County, and California.

Table 2: Comparison of Growth Trends

Approximate Percentage Change in Population				
Jurisdiction	1980 to 1989	1990 to 1999	2000 to 2008	2009--2013
Greenfield	22.2%	68.6%	23%	14.3%
King City	14.9%	45.3%	11.8%	15.1%
Soledad	18.8%	57.6%	149.0%	-5.8%
Gonzales	27.0%	61.5%	19.9%	-2.7%
Monterey County	6.7%	13.0%	7.5%	3.8%
State of California	3.7%	13.8%	13.0%	3.4%

Source: U.S. Census 1980, 1990, 2000, 2013; California Department of Finance

Population by Ethnicity

During the steady growth of Greenfield's population, changes in the ethnic make-up of the population have occurred. From 1990-2000 the percent of persons identifying themselves as Hispanic or Latino of any race increased by 9.1 percent, from 5,829 people in 1990 to 11,055 in 2000. Concurrently, those persons identifying themselves as White decreased in both percent of population and numerically. In 1990, the 1,486 persons identifying themselves as White represented 20 percent of Greenfield's population. That number decreased to 1,188 persons during that time, representing only 9.1 percent of the City's population. Since 2000, population changes for those identifying themselves as Hispanic or Latino has been insignificant; however, those identifying themselves as White fell an additional 3 percent and the Asian/Pacific Islander population rose from 116 (1 percent of the population) to 746 (4.5 percent of the population). [Table 3, Ethnicity in the City of Greenfield](#), provides information regarding Greenfield's ethnicity.

Table 3: Ethnicity in the City of Greenfield

Ethnicity	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino (any race)	5,829	78.1%	11,055	87.9%	14,637	88.7%
White	1,486	20.0%	1,188	9.4%	967	5.9%
Black	59	0.8%	148	1.2%	93	0.6%
Asian/Pacific Islander	45	0.6%	116	1.0%	746	4.5%
Native American	37	0.5%	150	1.2%	27	0.2%
Other	8	0.1%	0	0.0%	24	0.1%
Total	7,464	100%	12,583	100%	16,494	100%

Source: U.S. Census 1990, 2000, 2013

Population by Age

Greenfield's median age of 24 years, significantly lower than that of the county, state, and nation, has remained constant since 1990. In 2013, Monterey County's median age was 33.0 years and the median age statewide was 35.4 years. In comparison, the national median age in 2013 was 37.3 years.

In 2013, children, ages 19 years and younger, represented 46.2 percent of Greenfield's population while those persons between 20 and 44 years represent 39.3 percent. These two groups combined, all persons under 44 years, represent 85.5 percent of Greenfield's population. Persons 45 to 64 years represent 17.9 percent of Greenfield's population and the elderly, those 65 years and over, represent only 4.8 percent of the City's population.

Although median age remained constant from 1990 to 2013, the rate of population growth was not constant for all age groups. For example, the group that included children aged nine and younger decreased from 11.4 percent of the population in 2000 to 8.5 percent of the City's population in 2013. In contrast, adults from 55 to 59 years in age represented 4.9 percent of the population in 2013 as compared to the previous decade in which that age group represented only 2.3 percent of the City's population. This percentage change represents an actual population increase of 518 adults between the ages of 55 to 59 from 2000 to 2013.

The elderly bracket, consisting of those 65 years and older increased by 170 persons. The age group of persons 45 to 54 years increased to 10.4 percent of the City's population in comparison to the previous decade in which they represented only 8.4 percent of the population. This increase resulted in an additional 642 residents in this age bracket. In the same period, the rate of population growth in the 15-18 age group slowed, decreasing from 10.2 percent of Greenfield's population in 2000 to 8.1 percent in 2013. [Table 4: Age of Population](#), compares Greenfield's age trends between 1990 and 2013.

Table 4: Age of Population

Age Group	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Less than 5 years	901	12.1%	1,316	10.5%	2,109	12.8%
5-9 years	927	12.4%	1,433	11.4%	1,402	8.5%
10-14 years	760	10.2%	1,298	10.3%	1,430	8.7%
15-19 years	528	7.1%	1,280	10.2%	1,329	8.1%
20-24 years	662	8.9%	1,184	9.4%	1,682	10.2%
25-34 years	1,494	20.0%	2,148	17.1%	2,950	17.9%
35-44 years	972	13.0%	1,721	13.7%	1,845	11.2%
45-54 years	409	5.5%	1,063	8.4%	1,705	10.4%
55-59 years	200	2.7%	291	2.3%	809	4.9%
60-64 years	217	2.9%	220	1.7%	434	2.6%
65-74 years	258	3.5%	368	2.9%	265	1.6%
75-84 years	96	1.3%	207	1.7%	397	2.4%
85 years and over	40	0.5%	54	0.4%	137	0.8%
Total	7,464	100%	12,583	100%	16,494	100%
Median Age	24		24		24	

Source: U.S. Census 1990, 2000, 2013

Population and Employment Projections

AMBAG uses employment and population data to estimate projections for employment by sector and population. In its 2014 Regional Growth Forecast, AMBAG's estimates 16,330 people in Greenfield for the 2010 population and its 2020 forecast is 21,241 people. AMBAG projected that there would be 7,404 total employed persons by 2020 in Greenfield, up 469 employed persons from 6,935 in 2010. However, despite the estimated increase in the number of employed persons, there would be a decrease in the percentage of employed persons relative to the population from 42 percent in 2010 to 35 percent in 2020. It is important to note that AMBAG's 2014 employment data is inconsistent with that of the US Census Bureau which found 6,261 total employed persons in 2010, which may indicate inconsistencies in the employment projections.

Regionally, the employment base of Greenfield is dominated by agricultural and visitor-serving jobs. Consistent with this trend, agricultural jobs consist of 35.5 percent of the total jobs and combined services and retail jobs represent 17.7 percent of total jobs in Greenfield in 2013. In 2000, Greenfield had a greater percentage of people employed in the agricultural sector than other central Salinas Valley cities and communities. However, by 2013, other central Salinas Valley cities had comparable percentages of persons with agricultural jobs with 37.1 percent in Gonzales, 32.3 percent in Soledad, and 45.8 percent in King City. [Table 5, 2010 and 2013](#)

[Employment by Industry](#), represents Greenfield employment by industry in 2010 and 2013 by sector.

Table 5: 2010 and 2013 Employment by Industry

Industry	2010		2013	
	Number	Percent	Number	Percent
Agricultural, forestry, fishing and hunting, and mining	1,859	29.7%	2,375	35.5%
Construction	357	5.7%	249	3.7%
Manufacturing	546	8.7%	392	5.9%
Wholesale Trade	265	4.3%	164	2.5%
Retail Trade	508	8.1%	543	8.1%
Transportation and warehousing, and utilities	306	4.9%	266	4.0%
Information	26	0.4%	28	0.4%
Finance and Insurance, real estate, rental and leasing	82	1.3%	131	2.0%
Professional, scientific, management, administrative and waste management services	178	2.8%	221	3.3%
Educational services, health care, social assistance	1,036	16.6%	994	14.9%
Arts, entertainment, and recreation, accommodation and food services	372	5.9%	498	7.4%
Other services, except public administration	232	3.7%	299	4.5%
Public Administration	494	7.9%	532	7.9%
Total	6,261	100%	6,692	100%

Source: U.S. Census 2010, 2013

Households Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as the group of all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group quarter living situations are not considered households.

Current and Projected Households

The number of households in Greenfield increased from 5,680 in 2000 to 7,976 in 2013, representing a 40 percent increase. According to the AMBAG forecast of June 2008, Greenfield households are projected to increase by an additional 834 households (30 percent) by 2020 and 537 households by 2025. However, based on approved and pending housing projects within the City, it is likely that the increase in the number of households will not be met as the City has received few applications for residential development permits over the last year.

Household Types

Between 2000 and 2013 the number of family households increased from 2,361 to 3,016 a 27.7 percent increase. The number of households containing married couples with children significantly increased by 63.7 percent. The most dramatic increases, however, were in single parent families. Single female-headed households with children increased from 223 to 464, a 108 percent increase. This was in addition to the exponential 158 percent increase in these households during the decade from 1990 to 2000. Single male headed households with children increased even more dramatically; from 91 to 238 representing a 168 percent increase. Large family households with 5 or more members increased from 1,310 to 1,526 a 16 percent increase. After a 17 percent decrease in non-family households from 1990-2000, these households increased by 48 percent from 2000 to 2013. Comparisons of the distribution of household types in Greenfield from 1990 to 2013 are tabulated below in [Table 6, Household Types 1990 - 2013](#). There has been a substantial increase in single parent households, which are considered households with special needs. The housing needs of these household types are discussed in further detail within the Special Needs Households section.

Table 6: Household Types 1990- 2013

Household Type	1990 Number	2000 Number	2013 Number
Family	1,891	2,361	3,016
Married Couple w/children	1,182	1,413	2,314
Single Female w/ children	87	223	464
Single Male w/children	30	91	238
Large Family (5 or more persons)	837	1,310	1,526
Non-family	340	282	418

Source: U.S. Census 1990, 2000, 2013

Household Size

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, the number of households may increase due to divorce, as young people leave home, and for other reasons that people establish a new household.

Household size can be an indicator of changes in population or use of housing. For example, an increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in numbers of large families. See [Table 7, Household Tenure by Size of Household](#), for a comparison of 2009 and 2013 household tenure by size of households for owners and renters.

Table 7: Household Tenure by Size of Household

Household Size	2009			2013		
	Owner Occupied	Renter Occupied	Total Units	Owner Occupied	Renter Occupied	Total Units
1-person household	129	77	206	91	142	233
2-person household	397	205	602	347	176	523
3-person household	389	102	491	358	217	575
4-person household	473	154	627	268	295	563
5-person household	194	221	415	243	312	555
6-person household	286	87	373	220	186	406
7-person (or more) household	203	260	463	146	433	579
Total Units	2,071	1,106	3,177	1,673	1,761	3,434

Source: U.S Census 2013

The average household size increased from 4.62 persons per household in 2000 to 4.78 in 2013. This trend would suggest that inadequate supplies of housing units are available within the City, or that housing is not affordable, and consequentially, more persons are occupying each housing unit. The disparity between average rental prices and the average wages earned, notably for agricultural workers, could be significantly contributing to the increase in persons per unit within the City. In addition, there are more seven-person, or greater, households, both owner occupied units and renter occupied units, than any other household size. The census indicates that there are 1,540 five-person or more families in Greenfield, 579 of which are seven-person or more households (see following section).

[Table 8, Tenure by Occupant per Room](#), summarizes the 2000 and 2013 Census information on the tenure by occupants per room.

Table 8: Tenure by Occupant per Room

Range of Occupants per Room	2000			2013		
	Rental Occupied Units	Owner Occupied Units	Total	Rental Occupied Units	Owner Occupied Units	Total
0.5 or less	137	367	504	280	576	856
0.51 to 1.00	279	437	716	729	780	1509
1.01 to 1.50	214	299	513	361	251	612
1.51 to 2.00	221	342	563	270	54	324
2.01 or more	206	153	359	121	12	133
TOTAL	1,057	1,598	2,655	1,761	1,673	3434

Source: U. S. Census, 2013

Large Households

Traditionally, it has been challenging for large households (households of five or more persons) to secure and/or afford housing units of 3 or more bedrooms. Large renter families, in particular, have difficulty in finding rental housing stock that is both affordable and large enough for their household size. Large households (five person and greater) within Greenfield totaled 1,540, representing 44.8 percent of all households. There were 579 households, representing about 16.9 percent of all households, with seven or more persons. Of the 1,540 large households, 931 were renter households and 609 were homeowner households.

Table 9, *Large Households and Housing Units 2000* and Table 10, *Large Households and Housing Units 2013*, demonstrate the number of large households compared to the number of multi-bedroom housing units within Greenfield. As shown in Table 10, *Large Households and Housing Units 2013*, three bedroom units and larger represent approximately 59 percent of the total owner occupied housing units in Greenfield. Large households living in owner occupied units represent about 48 percent of all owner occupied housing units. Consequently, in terms of number of bedrooms, there is an adequate number owner occupied housing units to house large households.

Large renter households represent about 51 percent of all renter households. However, three-bedroom and larger rental units represent only 41 percent of all rental units with only 34 five bedroom units. However, this is a significant increase from the 27 percent of large household units available in 2000 when there were zero 5 bedroom units.

Table 9: Large Households and Housing Units 2000

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	255	16.0%	3-Bedrooms	652	40.8%
6-Person	250	15.6%	4-Bedrooms	134	8.4%
7-Person or more	279	17.5%	5-Bedrooms (or more)	23	1.4%
Total	784	49.1%	Total	809	50.6%
Renter Units					
5-Person	177	16.8%	3-Bedrooms	237	22.4%
6-Person	107	10.1 %	4-Bedrooms	54	5.1%
7-Person or more	245	23.2%	5-Bedrooms (or more)	0	0.0%
Total	529	50.0%	Total	291	27.5%

Source: U.S. Census 2000

Table 10: Large Households and Housing Units 2013

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	243	19.4%	3-Bedrooms	696	27.4%
6-Person	220	17.6%	4-Bedrooms	688	27.1%
7-Person or more	146	11.7%	5-Bedrooms (or more)	108	4.3%
Total	609	48.7%	Total	1492	59.4%
Renter Units					
5-Person	312	24.9%	3-Bedrooms	803	31.6%
6-Person	186	14.8%	4-Bedrooms	211	8.3%
7-Person or more	146	11.7%	5-Bedrooms (or more)	36	1.4%
Total	644	51.4%	Total	1050	41.3%

Source: U.S. Census 2013

Household Income

The Department of Housing and Community Development (HCD) estimates area median incomes (AMI) for all counties in the State annually. In turn, this AMI is utilized in many housing programs, such as CDBG, HOME and LIHTC. Of particular note, the 2015 Monterey County AMI was \$68,700.

In Greenfield, from 1990 to 2000, median household income increased from \$26,816 to \$37,602, approximately 40.2 percent. During the same period, median household income for Monterey County as a whole increased by approximately 44.1 percent. From 2000-2013, household income in Greenfield increased from \$37,602 to \$53,508 representing a 43 percent increase. During the same period Monterey County median household increased by approximately 23 percent from \$48,305 to \$59,169. [Table 11, Relative Median Household Income](#), compares median incomes of Greenfield and Monterey County. [Table 12, Households by Household Income Ranges](#), tabulates the number and percentage of households that fall within various income ranges.

Table 11: Relative Median Household Income

Year	Greenfield	Monterey County	Percent of County Median Income
1970	\$ 6,100	\$ 9,730	63%
1980	\$14,526	\$17,661	82%
1990	\$26,816	\$33,520	80%
2000	\$37,602	\$48,305	78%
2008	\$46,219	\$67,300	69%
2013	\$53,805	\$59,168	91%

Source: U.S. Census 1970, 1980, 1990, 2000; Department of Housing and Community Development Official State Income Limits for 2009

Table 12: Households by Household Income Ranges

Income Range	1990		2000		2013	
	Households	Percent	Households	Percent	Households	Percent
\$0 -\$9,999	238	10.7%	175	6.6%	108	3.1%
\$10,000-\$14,999	194	8.7%	150	5.6%	88	2.6%
\$15,000-\$24,999	481	21.5%	399	14.9%	436	12.7%
\$25,000-\$34,999	517	23.2%	508	19.0%	412	12.0%
\$35,000-\$49,999	431	19.3%	550	20.6%	521	15.2%
\$50,000-\$74,999	242	10.8%	563	21.1%	810	23.6%
\$75,000-\$99,999	80	3.6%	220	8.2%	600	17.5%
\$100,000-\$149,999	35	1.6%	95	3.6%	249	7.3%
\$150,000 or more	13	0.6%	9	0.3%	210	6.2%
Total	2,231	100%	2,669	100%	3,434	100%

Source: U.S. Census 1990, 2000, 2013

Regional Housing Needs Assessment

The Housing Element must indicate the number of housing units that must be constructed in Greenfield between 2014 and 2023. The AMBAG housing needs projection indicates that number is 363 units. AMBAG construction goals by income are shown in [Table 13, Regional Housing Needs](#).

Table 13: Regional Housing Needs

Household Income Level	Regional Housing Needs (2014-2023)
Very Low	87
Low	57
Moderate	66
Above Moderate	153
TOTAL	363

Source: AMBAG Regional Housing Needs Allocation 2014-2023; City of Greenfield

Housing Availability

Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in Monterey County for 2015 is \$68,700. For extremely low-income households, this results in an income of \$25,250 or less for a four-person household or \$15,250 or less for a one-person household. [Table 14, Occupational Wages Monterey County](#), provides examples of occupations with wages that would qualify as extremely low income households.

Table 14: Occupational Wages Monterey County

Occupation Title	Median Hourly	Median Annual
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$9.07	\$18,852
Waiters and Waitresses	\$9.19	\$19,115
Cashiers	\$10.51	\$21,860
Combined Food Preparation and Serving Workers, Including Fast Food	\$9.22	\$19,166
Dishwashers	\$9.10	\$18,934
Graders and Sorters, Agricultural Products	\$10.04	\$20,886

Source: Employment Development Department, Projections of Employment by Occupation

Households with extremely low incomes have a variety of housing situations and needs. Most families and individuals receiving public assistance, such as social security insurance or disability insurance (SDI) are considered extremely low-income households. Similarly, a minimum wage worker could be considered an extremely low-income household.

According to the 2008-2012 Comprehensive Housing Affordability Strategy housing data, there were approximately 285 extremely low-income households in Greenfield, representing 8.4 percent of 3397 total households in 2012. Most extremely low income households are renters and experience a high incidence of housing problems. Housing problems are defined as:

- Cost burden greater than 30 percent of income;
- overcrowding, and/or;
- without complete kitchen or plumbing facilities.

A thorough analysis includes an estimate of the number of existing households with extremely low-income. The Comprehensive Housing Affordability Strategy data table, as shown in [Table 15, Housing Needs for Extremely Low Income Households](#), estimates that there are 285 extremely low-income households, which is approximately 8 percent of all households in Greenfield. Of all Greenfield households in 2012, 57.6 percent experience some kind of housing problem. Also, 28.3 percent experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing. Of these households, 16.4 percent have a housing cost burden of greater than 50 percent.

Table 15: Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Number Extremely Low Income Households	35	250	285
Number with any Housing Problems	1,065	890	1,955
Number with Cost Burden (30%-49% of income)	455	505	960
Number with Severe Cost Burden (50% of income)	330	230	560

Source: State of the City's Data System: Comprehensive Housing Affordability Strategy Data: Housing Problems Output for All Households, 2008-2012

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need is extremely low income households. As a result, from the very low-income need of units, the City has projected a need of 44 units for extremely low-income households. Many extremely low income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low income households could comprise of those with disabilities or other special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy units.

Despite policies that are already in place to facilitate affordable housing for lower income households, the city needs to further increase efforts to work with developers in expanding affordable housing opportunities, especially for extremely low income households. To accomplish this, the City could utilize the following strategies:

- build a long-term partnership in development;
- gain access to specialized funding sources, including applying for funding sources that support deeper targeting;
- identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households; and
- promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing;

Conversion of Subsidized Units

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This legislation was passed to address concerns that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing, affordability of the units could no longer be assured.

Housing that receives governmental assistance may, at an unspecified date, convert to market-rate housing. The loss of these affordable units, which meet the need of the low and very low income populations in the community, may constitute a significant reduction in the amount of affordable housing in a community. Due to that potential impact, Housing Elements are required to identify the publicly assisted rental housing within the applicable jurisdiction and evaluate the potential for that housing to convert to market-rate housing. This inventory includes all multifamily rental units assisted under federal, state, and local programs, including HUD programs, inclusionary ordinances, density bonuses, and direct assistance programs. The inventory covers all units that are eligible to change to non-income based housing due to termination of subsidy contracts, mortgage prepayments, or expiring restrictions. [Table 16, Potential “at Risk” Projects](#), identifies projects where there is potential for conversion to market-rate housing,

Table 16: Potential “at Risk” Projects

Project	Total Number of Units	Affordable Units	Elderly/ Non-elderly Units	Type of subsidy	Date Affordability to end
Walnut Place	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	None Anticipated
Vineyard Green	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	None Anticipated
Villa Santa Clara 225 Third Street	30	30 Low Income	Family	RHCP and Housing Tax Credits	None Anticipated
Tyler Park Town homes 1120 Heidi Drive	88	88 Very Low and Low Income	Family	Housing Tax Credits	None Anticipated
Los Ositos 1083 Elm Avenue	50	25 Very Low Income	Elderly		None Anticipated
Terracina Oaks I 13th Street	18	4 Low 14 Very Low	Family	Housing Tax Credits	None Anticipated
Vista Verde I Don Vicente Dr.	1	1 Low Income	Family	Inclusionary Housing	None Anticipated
Cambria Park Cardona Circle	7	7 Low Income	Family	Housing Tax Credit	None Anticipated
Magnolia Place Senior Apartments, 12th Street	32	28 Low Income 4 Very Low	Elderly	Housing Tax Credit	None Anticipated

Source: City of Greenfield, project staff

No developments in Greenfield are listed as “at risk” projects, according to City information. There are no assisted housing units in Greenfield anticipated to convert to market rate housing. Since there are no “at-risk” units in Greenfield, there is no further analysis required of resources for preservation of those units or quantified objectives.

Building Permits Issued

Between 2000 and 2009 Greenfield issued 1,142 new residential building permits. While from 2009-2014 only 98 were issued. [Table 17, Residential Building Permits](#), documents the number and types of dwelling units approved for construction by building permit in Greenfield between 1994 and 2014. [Table 18, Building Permits Dedicated to Low and Very Low Income](#)

Households, shows the number of residential building permits issued for low and very low-income households in the same period.

Table 17: Residential Building Permits

Year	Single-Family	Multi-Family*	Total
1994	79	0	79
1995	108	15	123
1996	18	73	91
1997	100	0	100
1998	26	0	26
1999	20	0	20
2000	12	0	12
2001	50	0	50
2002	20	6	26
2003	28	0	28
2004	191	12	203
2005	403	56	459
2006	93	78	171
2007	81	25	106
2008	11	36	47
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39

Source: City of Greenfield. *All of the multi-family units are in buildings of 4 or more units.

Table 18: Building Permits Dedicated To Low and Very Low Income Households

Year	Low/Very Low Income Single Family Units*	Low/Very Low Income Multi-Family Units*	Total
1994	40	0	40
1995	44	15	59
1996	18	73	91
1997	68	0	68
1998	26	0	26
1999	10	0	10
2000	0	0	0
2001	0	0	0
2002	0	0	0
2003	0	0	0
2004	26	0	26
2005	0	40	40
2006	2	0	2
2007	25	0	25
2008	0	0	0
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39
2015	2	7	9
Total	269	217	486

Source: City of Greenfield.

*These units are included in the total residential building permits issued in Greenfield in Table 17 above.

Existing Site Inventory and Availability

This section evaluates the availability of land and services to meet the needs documented in within the housing element update, calculates the total build-out potential of this land, and reviews the adequacy of services to support future housing development. To ascertain this residential land use availability, the Greenfield Community Development Department completed an inventory of vacant and underutilized sites for various residential land use types

utilizing County Assessor's Maps. Total existing acreages fall into four categories as summarized in [Table 19, Existing Site Inventory and Availability](#).

Table 19: Existing Site Inventory and Availability

District Type	Developed (in acres)	Undeveloped (in acres)	Total City Acreage
Residential Districts	685.25	70	755.25
Commercial Districts	92	98	190
Industrial Districts	15	135	150
Other land use designations	23	n/a	23
Total City Acreage	815.25	303	1,118.25 acres

Source: City of Greenfield

The City has designated 74.95 acres of land within city limits as mixed use. The General Plan indicates a maximum residential build-out within the mixed-use overlay zone of 1,088 dwelling units, based on an assumption of one dwelling unit per 3,000 square feet. These dwelling units may be spread out at various densities throughout the mixed-use areas. There is no standard density for mixed-use sites, as each project is reviewed on a case-by-case basis. The City encourages higher density development at locations within walking distance of downtown and other commercial areas, and can offer incentives through the Planned Development process to facilitate mixed-use housing opportunities for lower-income households.

Available Land Inventory Summary

The following pages present data on vacant residential land within the City.



Site 1: St. Charles Place

Address: El Camino Real and Elm
APN: 109-391-075 through -104
Acres: 9 acres
Zone: C-R/MU
Allowable Density: per Development Agreement/Planned Development
GP Designation: Downtown Commercial
Realistic Capacity: 25 units
Infrastructure Capacity: 25 units
Project Status: 138 Apartment Units Complete; Conversion of vacant retail spaces to 15 residential apartments approved; conversion of 10 units complete
Units/ Affordable Units: 25/0
On-site Constraints: None



Site 2: Magnolia Place Senior Apartment Phases I and II

Address: Elm and 12 th street (Phase 1)
APN: 109-212-001
Acres: 1.9 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 32
Infrastructure Capacity: 32
Project Status: Construction Complete
Units/ Affordable Units: 32/32
On-site Constraints: N/A
Address: 1191 Oak Ave near 12 th Street (Phase II)
APN: 109-212-002
Acres: 2.6 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 48
Infrastructure Capacity: 48
Project Status: Construction Complete
Units/ Affordable Units: 48/48
On-site Constraints: N/A



Site 3: Vineyard Green

Address: 13th Street and Oak
APN: 109-224-060
Acres: 2.96 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 98
Infrastructure Capacity: 98
Project Status: Complete: 100%
Units/ Affordable Units: 98/98
On-site Constraints: N/A



Site 4: Vintage Meadows

Address: Elm Ave. and 13th Street
APN: 109-223-001 through 110
Acres: 13.14 acres
Zone: R-L
Allowable Density: 7 du/acre
GP Designation: R-L
Realistic Capacity: 110
Infrastructure Capacity: 110
Project Status: Approved
Units/ Affordable Units: 110/18
On-site Constraints: N/A



Site 5: Vista Verde Phase I

Address: Elm and Don Vicente
APN: 024-191-033 through 040
Acres: 2.96 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 16
Infrastructure Capacity: 16
Project Status: 8 units built, 7 units approved (2 under construction)
Units/ Affordable Units: 16/4
On-site Constraints: N/A



Site 6: Cambria Park

Address: Apple Ave. and Third St.
APN: 024-411-001 through 039
Acres: 4.85 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 39
Infrastructure Capacity: 39
Project Status: 13 units complete; 19 additional units approved; 7 units under construction
Units/ Affordable Units: 39/39
On-site Constraints: N/A



Site 7: Woodridge II

Address: Orchard Street
APN: 024-341-009, -010 and -011
Acres: 5.95 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 47
Infrastructure Capacity: 47
Project Status: Approved
Units/ Affordable Units: 47/0
On-site Constraints: N/A



Site 8: Elm Terrace

Address: Elm and Elmwood
APN: 024-261-001
Acres: 3 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 28
Infrastructure Capacity: 28
Project Status: Approved
Units/ Affordable Units: 28/28
On-site Constraints: N/A



Site 9: Terracina Oaks

Address: 252 13 th Street north of Oak Avenue
APN: 024-261-001
Acres: 3.11 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 41
Infrastructure Capacity: 41
Project Status: Construction Complete
Units/ Affordable Units: 41/41
On-site Constraints: N/A



Site 10: Las Brisas

Address: Walnut Avenue west of Tenth Street
APN: 109-171-004 and 109-171-005
Acres: 13.82 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: MDR
Realistic Capacity: 124
Infrastructure Capacity: 124
Project Status: Map Submitted
Units/ Affordable Units: 124/24
On-site Constraints: N/A



Site 11: Additional Site, Downtown Mixed Use

Address: El Camino Real Mostly between Walnut Avenue and Elm Avenue
APN: various
Acres: N/A
Zone: C-R, Mixed Use
Allowable Density: average one unit per 3,000 square feet commercial space
GP Designation: Downtown Commercial
Estimated Capacity: 900
On-site Constraints: N/A



Site 12: Additional Site, Monte Verde

Address: Cherry Avenue west of Tenth Street
APN: 109-171-002
Acres: 9.7
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: Medium Density Residential
Estimated Capacity: 68
On-site Constraints: Infrastructure



Site 13: Additional Site, 1200 Block Oak Avenue

Address: Oak Avenue east of 13th Street
APN: 109-221-027 (partial)
Acres: 5 acres
Zone: RM
Allowable Density: 15 du/acre
GP Designation: Medium Density Residential
Estimated Capacity: 50
On-site Constraints: Infrastructure



Site 14: Additional Site, 1200 Apple Avenue

Address: Apple Avenue east of 13 th Street
APN: 109-221-001 (partial)
Acres: 5 acres
Zone: RM
Allowable Density: 15 du/acre
GP Designation: Medium Density Residential
Estimated Capacity: 50
On-site Constraints: Infrastructure



Site 15: Additional Site, 3rd Street Walnut Avenue

Address: 3 rd Street south of Walnut Avenue
APN: 109-082-001, 109-082-012, and 109-082-013
Acres: 20.4 acres
Zone: R-M
Allowable Density: 15 du/acre
GP Designation: Medium Density Residential
Estimated Capacity: 204
On-site Constraints: N/A



Site 16: Additional Site, Walnut Avenue Specific Plan

Address: Apple Avenue west of Third Street
APN: 1009-114-004,-005,-006
Acres: 4.3 acres
Zone: C-H (R-H with proposed re-zone)
Allowable Density: 21 du/acre with proposed re-zone
GP Designation: Highway Commercial
Estimated Capacity: 90
On-site Constraints: requires re-zoning



Site 17: Clifton Mobile Manor

Address: Oak Avenue east of U.S. Highway 101
APN: 024-072-047 and 024-072-048
Acres: 4.25 acres
Zone: R-H with Special High Density Overlay
Allowable Density: 21 du/acre
GP Designation: Medium Density Residential
Estimated Capacity: 89
On-site Constraints: This site was designated by the City with a special high density overlay to promote redevelopment of the site with high density affordable housing.

Table 20, Land Use Diagram Acreages, provides a more detailed breakdown of existing land use designations and the acreages available, based on the 2005 General Plan land use diagram (Figure 2-3 in the Land Use Element).

Table 20: Land Use Diagram Acreages (with Overlay Designations)

Land Use – Overlay	City Limits	Future Growth Area*	Total
Residential Estate	0.00	39.09	39.09
Residential Estate – Reserve	0.00	65.68	65.68
Low Density Residential	392.05	151.45	523.50
Low Density Residential – Reserve	0.00	42.13	42.13
Medium Density Residential	198.70	95.32	294.02
Medium Density Residential – Reserve	0.00	43.17	43.17
High Density Residential	20.10	0.00	20.10
Neighborhood Commercial Center	2.32	5.08	7.40
Downtown Commercial – Mixed Use	22.61	0.00	22.61
Downtown Commercial – Mixed Use – Gateway	10.86	0.00	10.86
Highway Commercial – Mixed Use	5.93	0.00	5.93
Highway Commercial – Mixed Use – Gateway	13.11	0.00	13.11
Highway Commercial – Regional Center Design	63.48	90.01	153.49
Professional Office – Mixed Use	22.44	0.00	22.44
Artisan Agricultural and Visitor Serving	0.00	205.38	205.38
Artisan Agricultural and Visitor Serving – Gateway	0.00	113.39	113.39
Artisan Agricultural and Visitor Serving – Reserve	0.00	107.77	107.77
Light Industrial	2.38	36.94	39.32
Light Industrial – Industrial Park	89.98	0.00	89.98
Highway Industrial	0.00	296.30	296.30
Public Quasi Public	201.34	60.00	261.34
Recreation and Open Space	8.96	49.11	58.07
TOTAL	1,054.26	1,380.82	2,435.08

Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

Housing Resources

Table 21, [Summary of Federal, State, and Local Financial Resources for Housing](#), presents a brief description of each available housing financing program available.

Table 21: Summary of Federal, State, and Local Financial Resources for Housing

Program Name	Description
FEDERAL PROGRAMS	
Community Development Block Grant Program	Federal block grant program administered and awarded by the State Department of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, infrastructure improvements, among other uses that assist low-income person.
HUD Continuum of Care Grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities and counties.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing.
HUD Section 202 Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low income elderly persons and provides rent subsidies for the projects.
HUD Section 203(k) Rehab. Mortgage Insurance	Provides funds to rehabilitate and repair single-family housing.
HUD Section 207 Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221 (d)(3) and 221(d)(4) Programs	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 Supportive Housing for Persons with Disabilities	Provides funding to non-profits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.

Program Name	Description
HUD Self-help Home-ownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve other infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on cost of acquiring, rehabilitating, or constructing low income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Guarantee Program (Section 502)	Provides low interest loans to lower income households and guarantees loans made by private sector landlords.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-family Housing Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provides financing for the purchase and development of affordable housing sites in rural areas for low and moderate-income families.
USDA RHS Housing Preservation Grant	Provides grants to non-profits, local governments, and Native American tribes to renovate existing low-income multi-family

Program Name	Description
Program (Section 533)	rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding for construction of multi-family housing units to be occupied by low-income families.
STATE PROGRAMS	
Cal Home Program	Provides grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-exempt Housing Revenue Bond	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units and to reduce interest rates paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market rate mortgages to qualified low-income first-time homebuyers who receive direct financial assistance from the local government, such as downpayment assistance.
CHFA Homeownership Program	Offers single family low interest homeownership loans with as little as 3 percent down payment to first-time low and moderate income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below-market interest rate first mortgage combined with a 3 percent “silent second” mortgage to purchase newly constructed or existing housing.
CHFA Self-help Builder Assistance Program	Offers an opportunity to households with limited downpayment resources to obtain homeownership with borrower’s labor as down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	Provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. Distributed to counties on a “need” formula.
Joe Serna, Jr. Farmworker Housing Grant (JSDWHG)	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. (Currently, no new

Program Name	Description
Program	funding.)
Mobile Home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, non-profits, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. (Currently, no new funding.)
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Child Care Facilities Finance Program	"The CCFRF is the State's lease-purchase program for relocatable child care facilities. All funds advanced from the CCFRF must be repaid by the contracting agency over ten years, with no interest. In accordance with EC 8278.3, funding is limited to only existing contracting agencies that provide CDE-subsidized child care program services. These include the following EESD administered programs: (1) General Child Care and Development; (2) California State Preschool; (3) Migrant Child Care and Development; (4) Child Care and Development Services for Children with Exceptional Needs; and (5) California School Age Families Education."
LOCAL PROGRAMS	
Redevelopment Set-aside Funds	A set-aside of 20 percent of tax-increment funds for affordable housing.
Single family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and rehabilitation of owner-occupied housing by lower or moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first time buyers purchase a home.

Program Name	Description
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3 percent down payment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.
Low-income Housing Fund	Provides financing for low income housing at affordable rates.

Source: HUD, HDC, USDA, and CCRC, January 2003

Housing Constraints

Several government-imposed constraints affect what can be developed and the costs associated with that development. [Table 22, Residential Development Standards by Zone: Lot Size and Setbacks](#) and [Table 23, Residential Development Standards By Zone: Additional Requirements](#) present the City’s development standards for each residential zone.

Table 22: Residential Development Standards by Zone: Lot Size and Setbacks

Zoning District	District Density Maximums	Minimum Lot Size (Sq. feet)	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-E Residential Estate	1-2 du/acre	15,000	25'	10'	15'
R-L Single Family Residential	1- 7 du/acre	6,000	20'	Interior 45' Corner 10'	10'
R-M Multiple Residential	7 du/acre		10		
R-4 High Density Infill	20 du/acre	No minimum	15'		

Source: City of Greenfield Zoning Ordinance

The City imposes fees on development approvals and associated processes. These costs factor into the overall cost of residential development in the City. [Table 14, City Of Greenfield Development Permits and Fees](#) and [Table 25, Four Unit Multi-Family Residential Permit Fees](#) summarize these costs. The current fees became effective in February 2015.

Table 23: Residential Development Standards By Zone: Additional Requirements

Zoning District	Maximum Height	Lot Coverage	Unit Size	Parking
R-E Residential Estate	2 stories not to exceed 35'	35% *	None	2 car garage or carport (min area 20' by 20')
R-1 Single Family		40% *	None	
R-2 Duplex		60% *	3,000 sq ft per family unit	1-2 bedroom units: 1 covered, 1 guest space 3-4 bedroom units: 2 covered, 1 guest space
R-3 Multiple		60% **	Studio: 450 sq ft 1 bd: 650 sq ft	
R-4 High Density Infill	70% **	2 bd: 800 sq ft each additional bd: 200 sq ft		

Source: City of Greenfield Zoning Ordinance

* Not including open patios and swimming pools. Rear yard has a maximum coverage of 30 percent (by patios and other structures)

** Includes main and accessory buildings, parking areas, and covered patios. Minimum of 300 square feet per unit of open area (landscaping, walkway, recreation areas) required.

Table 24: City Of Greenfield Development Permits and Fees

Type of Permit	Fee	Deposit
ADMINISTRATIVE		
Preliminary Review	\$244.00	
DEVELOPMENT AGREEMENT		
Development Agreement	\$5,968.00	\$3000.00
Development Agreement Recording	\$270.00	
Amendment/Cancellation	\$2,436.00	\$1000.00
Annual Review	\$1,066.00	
PLANNED DEVELOPMENT/SPECIFIC PLAN		
Planned Development	\$5,968.00	\$10,000.00
Revocation	\$1,233.00	
Extension	\$685.00	
Minor Modification	\$685.00	\$500.00
STANDARD SUBDIVISION		
Filing Fee	\$270.00	
Tentative Map	\$5,968.00	\$10,000.00
Extension of Tentative Map	\$929.00	
Final Map	\$2,023.00	\$5000.00

Type of Permit	Fee	Deposit
MINOR SUBDIVISION		
Parcel Map	\$2,265.00	\$2,000.00
Extension of Parcel Map	\$929.00	
Parcel Map Recording	\$2,023.00	\$5,000.00
LOT ADJUSTMENT		
Lot Line Adjustment	\$927.00	\$3,000.00
Lot Merger	\$1,340.00	\$1,500.00
USE PERMIT		
Minor Use Permit	\$655.00	
Conditional Use Permit	\$1,066.00	
Temporary Use Permit	\$1,066.00	
DESIGN REVIEW		
Single Family Residence (<500 sf).	\$244.00	
Single Family Residence	\$929.00	
Multi-Family	\$1,340.00	
Non-Residential/Commercial Projects	\$1,340.00	
Planned Development/Specific Plan	\$1,614.00	
FENCE		
Under 6' (Planning Director)	\$175.00	
Over 6' (Planning Commission)	\$792.00	
SIGN		
Sign Permit	\$244.00	
ZONING		
Zoning Clearance/Plan Check	\$244.00	
Prezoning	\$2,299.00	
Zoning Amendment	\$2,847.00	
Variance	\$1,203.00	
General Plan Amendment	\$3,806.00	
ANNEXATION/SPHERE OF INFLUENCE		
Annexation/Sphere of Influence	\$5,694.00	\$5,000.00
LAFCO Application	\$2,964.00	
ENVIRONMENTAL		
Initial Study	\$3,395.00	\$20,000.00

Type of Permit	Fee	Deposit
Environmental Impact Report	\$7,779.00	\$40,000.00
Negative Declaration/Mitigated Negative Declaration	\$5,039.00	\$10,000.00
CERTIFICATE OF COMPLIANCE/PARCEL LEGAL STATUS		
Certificate of Compliance	\$2,299.00	\$1,000.00
Certificate of Compliance Recording	\$270.00	
APPEAL		
To Planning Commission (from Planning Director)	\$683.00	
To City Council (from Planning Commission)	\$683.00	
OTHER APPLICATION		
Document Recording/Filing	\$270.00	
Other Application	\$381.00	

Source: Greenfield Building Department 2015

Table 25: Four Unit Multi-Family Residential Permit Fees

Fee	Amount
Building Permit Fee	\$2,906.00
Plan Check Fee	\$1,889.00
Sewer Impact Fee	\$5,440.00
Transportation Agency of Monterey County (TAMC)	\$6,055
Water Meter (5/8")	\$1,128.00
Water Impact Fee	\$6,180.00
Street Encroachment	\$25.00
Police Impact	\$1,568.96
Strong Motion	\$30.68
Traffic Impact	\$20,800.00
Park Impact	\$0.00
Department Training Fee (AB 71 7)	\$95.90
Community Center Fee	\$355.08
General Facilities Fee	\$1,098.36
School Fees (GUSD) (\$4.82/sq. ft. living (K.C.J.U.H.S.D.))	\$23,136.00
Fire Mitigation Fee	\$743.00
Fire Impact (\$.20/sq. ft. total)	\$960.00
APPROXIMATE TOTAL FEES	\$66,355.98

Source: Greenfield Building Department, 2015

Development Review

The City processes development applications through the building and planning department. Time required to process residential projects varies, depending upon a project's size and scope. The City of Greenfield processes development applications in a timely and efficient manner. Delays usually result when approvals from agencies other than the City are required or as a result of procedures required by state law, including requirements for General Plan amendments; filing of tentative and final subdivision maps; and environmental review and requirements for the preparation of an environmental impact report. Generally, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects requiring no use permits or public hearings, such as individual single dwellings, generally require a maximum of 2 to 3 months for processing. More complex projects, such as a 6-unit apartment building, may take longer. For large or complex projects, pre-application meetings are generally scheduled for City staff and project proponents to ensure streamlined project processing.

Planning Commission approval is required for a use permit or a variance. Appeals of Planning Commission decisions are heard by the City Council. Residential applications that require a use permit are summarized in [Table 26, Residential Development Requiring a Use Permit](#).

Table 26: Residential Development Requiring a Use Permit

Zoning District	Housing Types	Allowable Density	Use Permit Required	Development Plan/ Design Review
R-E Residential Estate	Detached single-family		None	Design Review
R-L Single Family Residential	Detached single-family, second units	1-2 dwelling units per acre, minimum 15,000 sf parcel	None	Design Review
R-M Multiple-Family Residential	Detached and attached single-family, duplexes, townhomes, condominiums, row houses, garden apartments	1-7 dwelling units per acre, minimum 6,000 sf parcel	None	Design Review
R-H High Density Infill	Apartments, condominiums, townhomes	7-15 dwelling units per acre	None (high density detached homes allowed with conditional use permit)	Design Review
R-E Residential Estate	Detached single-family	12-21 dwelling units per acre	None	Design Review

Source: City of Greenfield

The City of Greenfield amended its Zoning Ordinance on July 31, 2007 (Ordinance No. 473) with several minor changes and specifically a change that resulted in removing the requirement to obtain a conditional use permit for multi-family development in medium and high density residential districts (see table attached Allowed Uses and Permit Requirements for all Zoning and Special Districts). The Planned Development process is available to allow for the use of planning concepts not otherwise allowed in the Zoning Code. This process has successfully been used in the past to encourage low and moderate-income housing and provide affordable single and multi-family sites within otherwise traditional market-rate subdivisions. The Architectural Review process analyzes the design and aesthetics of all projects to ensure compatibility and connectivity within neighborhoods; however, it does not give authority to deny housing projects. Absent formal residential design guidelines, the

Planning Commission has focused its efforts on assuring that projects are of similar architectural quality to those recently approved and constructed. This serves as a reliable baseline for applicants to use to evaluate proposed projects. Where necessary refinements have been made, but no projects presented to the City have been withdrawn due to Design Review issues. The City also provides a true one-stop permit center where grading, development and building permits may be obtained.



City Council Memorandum

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

DATE: November 25, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **PARTICIPATION IN CALIFORNIA HERO PROGRAM**

BACKGROUND

Assembly Bill (AB) 811 was signed into law on July 21, 2008, and AB 474, effective January 1, 2010, amended Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") and authorized a legislative body to designate an area within which authorized public officials and free and willing property owners may enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property, as specified. The program authorized under this legislation is known as the HERO Program.

Statewide since 2011, the HERO Program has helped more than 50,000 property owners make more than \$1.02 billion in improvements to their homes which reduce energy and water consumption, saving homeowners over \$1.9 billion in estimated future utility costs and more than 1.9 billion gallons of water. The HERO Program has been adopted in more than 360 California cities and counties, resulting in more than 8,600 local jobs being created as a result of HERO.

Because of its success, the California HERO Program was developed as a turnkey program to save other California jurisdictions time and resources in developing a standalone program. Jurisdictions only need to adopt the form of resolution accompanying this staff report and approve an amendment to the joint exercise of powers agreement related to the California HERO Program attached to such resolution to begin the process.

The California HERO Program is being offered to allow property owners in participating cities and counties to finance renewable energy, energy efficiency, and water efficiency improvements

and electric vehicle charging infrastructure on their property. If a property owner chooses to participate, the improvements to be installed on such owner's property will be financed by the issuance of bonds by a joint power authority, Western Riverside Council of Governments ("WRCOG"), secured by a voluntary contractual assessment levied on such owner's property. Participation in the program is 100% voluntary. Property owners who wish to participate in the program agree to repay the money through the voluntary contractual assessment collected together with their property taxes.

The benefits of participation in the HERO Program to the property owner include:

- Eligibility: In today's economic environment, alternatives for property owners to finance renewable energy/energy efficiency/water efficiency improvements or electric vehicle charging infrastructure may not be available. As such many property owners do not have options available to them to lower their utility bills.
- Savings: Energy prices continue to rise and selecting in energy efficient, water efficient and renewable energy models lower utility bills.
- 100% voluntary: Property owners can choose to participate in the program at their discretion.
- Payment obligation stays with the property: Under Chapter 29, a voluntary contractual assessment stays with the property upon transfer of ownership. Even if there were private enterprise alternatives, most private loans are due on sale of the benefited property, which makes it difficult for property owners to match the life of the repayment obligation with the useful life of the financed improvements. Certain mortgage providers will, however, require the assessment be paid off at the time the property is refinanced or sold.
- Prepayment option: The property owner can choose to pay off the assessments at any time, subject to applicable prepayment penalties.
- Customer oriented program: Part of the success of the program is the prompt customer service.

The benefits to the City include:

- Increase local jobs.
- An increase in housing prices (higher efficient homes are worth more money).
- An increase in sales, payroll and property tax revenue.
- As in conventional assessment financing, the City is not obligated to repay the bonds or to pay the assessments levied on the participating properties.

- All California HERO Program and assessment administration, bond issuance and bond administration functions are handled by California HERO. Little, if any, City staff time is needed to participate in the California HERO Program.
- The City can provide access for its residents to the California HERO Program without the higher staff costs that an independent program established by the City would require.

The proposed resolution enables the California HERO Program to be made available to owners of property within the City to finance renewable energy, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure. The proposed resolution approves an Amendment to the Western Riverside Council of Governments Joint Powers Agreement to add the City of Greenfield as an Associate Member in order that the California HERO Program may be offered to the owners of property located within the City who wish to participate in the California HERO Program.

BUDGET AND FINANCIAL IMPACT

There is no fiscal impact to the City's general fund incurred by consenting to the inclusion of properties within the City limits in the California HERO Program. The City will incur neither expenses nor receive any revenue through the City's participation in the HERO Program. All California HERO Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

RECOMMENDATION

Adopt the attached Resolution authorizing the City of Greenfield's participation in the California HERO Program, which will enable property owners to finance permanently fixed renewable energy, energy and water efficiency improvements and electric vehicle charging infrastructure on their properties.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION #2015-76, A RESOLUTION AUTHORIZING THE CITY OF GREENFIELD'S PARTICIPATION IN THE CALIFORNIA HERO PROGRAM AND JOINING THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS AS AN ASSOCIATE MEMBER.

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION No. 2015-76**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD, CALIFORNIA, CONSENTING TO INCLUSION OF
PROPERTIES WITHIN THE CITY’S JURISDICTION IN THE
CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED
GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND
WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE
CHARGING INFRASTRUCTURE AND APPROVING THE
AMENDMENT TO A CERTAIN JOINT POWERS AGREEMENT
RELATED THERETO**

WHEREAS, the Western Riverside Council of Governments (“Authority”) is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, Authority has established the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the “Improvements”) pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, the City of Greenfield (the “City”) is committed to development of renewable energy sources and energy efficiency improvements, reduction of greenhouse gases, protection of our environment, and reversal of climate change; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the California HERO Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency and independence, and in doing so cooperate with Authority in order to efficiently and economically assist property owners within the City in financing such Improvements; and

WHEREAS, Authority has established the California HERO Program, which is such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally

made and entered into April 1, 1991, as amended to date, and the Amendment to Joint Powers Agreement Adding the City of Greenfield as an Associate Member of the Western Riverside Council of Governments to Permit the Provision of Property Assessed Clean Energy (PACE) Program Services within the City (the "JPA Amendment"), by and between Authority and the City, a copy of which is attached as Exhibit "A" hereto, to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the California HERO Program;

NOW, THEREFORE, BE IT RESOLVED:

1. That this City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the California HERO Program to finance the installation of the Improvements; and

2. That this City Council consents to inclusion in the California HERO Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program and to the assumption of jurisdiction thereover by Authority for the purposes thereof; and

3. That the consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the California HERO Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent such contractual assessments; and

4. That this City Council hereby approves the JPA Amendment and authorizes the City Manager to execute same on behalf of the City Council; and

5. That City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the California HERO Program within the City, and report back periodically to this City Council on the program; and

6. That this Resolution shall take effect immediately upon its adoption, and the City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority Executive Committee.

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PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the __ day of December, 2015, by the following vote:

AYES, and all in favor, therefore, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

EXHIBIT A

AMENDMENT TO THE JOINT POWERS AGREEMENT ADDING CITY OF GREENFIELD AS AN ASSOCIATE MEMBER OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS TO PERMIT THE PROVISION OF PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM SERVICES WITHIN SUCH CITY

This Amendment to the Joint Powers Agreement (“JPA Amendment”) is made and entered into on the ___ day of December, 2015, by City of Greenfield (“City”) and the Western Riverside Council of Governments (“Authority”) (collectively the “Parties”).

RECITALS

WHEREAS, Authority is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Joint Exercise of Powers Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, as of October 1, 2012, Authority had 18 member entities (the “Regular Members”); and

WHEREAS, Chapter 29 of the Improvement Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) authorizes cities, counties, and cities and counties to establish voluntary contractual assessment programs, commonly referred to as a Property Assessed Clean Energy (“PACE”) program, to fund certain renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the “Improvements”) that are permanently fixed to residential, commercial, industrial, agricultural or other real property; and

WHEREAS, Authority has established a PACE program designated as the “California HERO Program” pursuant to Chapter 29 which authorizes the implementation of such PACE financing program for cities and counties throughout the state; and

WHEREAS, City desires to allow owners of property within its jurisdiction to participate in the California HERO Program and to allow Authority under Chapter 29, as it is now enacted or may be amended hereafter, to finance Improvements to be installed on such properties; and

WHEREAS, this JPA Amendment will permit City to become an Associate Member of Authority and to participate in California HERO Program for the purpose of facilitating the implementation of such program within the jurisdiction of City; and

WHEREAS, pursuant to the Joint Exercise of Powers Act, the Parties are approving this JPA Agreement to allow for the provision of PACE services through the California HERO

Program, including the operation of such PACE financing program, within the incorporated territory of City; and

WHEREAS, the JPA Amendment sets forth the rights, obligations and duties of City and Authority with respect to the implementation of the California HERO Program within the incorporated territory of City.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

A. JPA Amendment.

1. The Authority JPA. City agrees to the terms and conditions of the Authority JPA, attached hereto and incorporated herein by reference.

2. Associate Membership. By adoption of this JPA Amendment, City shall become an Associate Member of Authority on the terms and conditions set forth herein and the Authority JPA and consistent with the requirements of the Joint Exercise of Powers Act. The rights and obligations of City as an Associate Member are limited solely to those terms and conditions expressly set forth in this JPA Amendment for the purposes of implementing the California HERO Program within the incorporated territory of City. Except as expressly provided for by this JPA Amendment, City shall not have any rights otherwise granted to Authority's Regular Members by the Authority JPA, including but not limited to the right to vote on matters before the Executive Committee or the General Assembly, the right to amend or vote on amendments to the Authority JPA, and the right to sit on committees or boards established under the Authority JPA or by action of the Executive Committee or the General Assembly, including, without limitation, the General Assembly and the Executive Committee. City shall not be considered a member for purposes of Section 9.1 of the Authority JPA.

3. Rights of Authority. This JPA Amendment shall not be interpreted as limiting or restricting the rights of Authority under the Authority JPA. Nothing in this JPA Amendment is intended to alter or modify the Authority Transportation Uniform Mitigation Fee (TUMF) Program, the PACE Program administered by Authority within the jurisdictions of its Regular Members, or any other programs administered now or in the future by Authority, all as currently structured or subsequently amended.

B. Implementation of California HERO Program within City Jurisdiction.

1. Boundaries of the California HERO Program within City Jurisdiction. The boundaries within which contractual assessments may be entered into under the California HERO Program (the "Program Boundaries") shall include the entire incorporated territory of City.

2. Determination of Eligible Improvements. Authority shall determine the types of distributed generation renewable energy sources, energy efficiency or water conservation improvements, electric vehicle charging infrastructure or such other improvements as may be authorized pursuant to Chapter 29 (the “Eligible Improvements”) that will be eligible to be financed under the California HERO Program.

3. Implementation of California HERO Program Within the Program Boundaries. Authority will undertake such proceedings pursuant to Chapter 29 as shall be legally necessary to enable Authority to make contractual financing of Eligible Improvements available to eligible property owners within the Program Boundaries.

4. Financing the Installation of Eligible Improvements. Authority shall implement its plan for the financing of the purchase and installation of the Eligible Improvements under the California HERO Program within the Program Boundaries.

5. Ongoing Administration. Authority shall be responsible for the ongoing administration of the California HERO Program, including but not limited to producing education plans to raise public awareness of the California HERO Program, soliciting, reviewing and approving applications from residential and commercial property owners participating in the California HERO Program, establishing contracts for residential, commercial and other property owners participating in such program, levying and collecting assessments due under the California HERO Program, taking any required remedial action in the case of delinquencies in such assessment payments, adopting and implementing any rules or regulations for the California HERO Program, and providing reports as required by Chapter 29.

City will not be responsible for the conduct of any proceedings required to be taken under Chapter 29; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

6. Phased Implementation. The Parties recognize and agree that implementation of the California HERO Program as a whole can and may be phased as additional other cities and counties execute similar agreements. City entering into this JPA Amendment will obtain the benefits of and incur the obligations imposed by this JPA Amendment in its jurisdictional area, irrespective of whether cities or counties enter into similar agreements.

C. Miscellaneous Provisions.

1. Withdrawal. Authority may withdraw from this JPA Amendment upon six (6) months written notice to the other party; provided, however, there is no outstanding indebtedness of Authority within City. The provisions of Section 6.2 of the Authority JPA shall not apply to City under this JPA Amendment. Notwithstanding the foregoing, City may withdraw, either temporarily or permanently, from its participation in the California HERO Program or either the residential or commercial component of the California HERO Program upon thirty (30) days’ written notice to WRCOG without liability to the Authority or any affiliated entity. City withdrawal from such participation shall not affect the validity of any voluntary assessment

contracts (a) entered prior to the date of such withdrawal or (b) entered into after the date of such withdrawal so long as the applications for such voluntary assessment contracts were submitted to and approved by WRCOG prior to the date of City's notice of withdrawal.

2. Mutual Indemnification and Liability. Authority and City shall mutually defend, indemnify and hold the other party and its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of the willful misconduct or negligent acts, errors or omissions of the indemnifying party or its directors, officials, officers, employees and agents in connection with the California HERO Program administered under this JPA Amendment, including without limitation the payment of expert witness fees and attorney's fees and other related costs and expenses, but excluding payment of consequential damages. Without limiting the foregoing, Section 5.2 of the Authority JPA shall not apply to this JPA Amendment. In no event shall any of Authority's Regular Members or their officials, officers or employees be held directly liable for any damages or liability resulting out of this JPA Amendment.

3. Environmental Review. Authority shall be the lead agency under the California Environmental Quality Act for any environmental review that may be required in implementing or administering the California HERO Program under this JPA Amendment.

4. Cooperative Effort. City shall cooperate with Authority by providing information and other assistance in order for Authority to meet its obligations hereunder. City recognizes that one of its responsibilities related to the California HERO Program will include any permitting or inspection requirements as established by City.

5. Notice. Any and all communications and/or notices in connection with this JPA Amendment shall be either hand-delivered or sent by United States first class mail, postage prepaid, and addressed as follows:

Authority:

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor. MS1032
Riverside, CA 92501-3609
Attn: Executive Director

City:

City of Greenfield
P.O. Box 127
599 El Camino Real
Greenfield, CA 93927
Attn: City Manager

6. Entire Agreement. This JPA Amendment, together with the Authority JPA, constitutes the entire agreement among the Parties pertaining to the subject matter hereof. This JPA Amendment supersedes any and all other agreements, either oral or in writing, among the Parties with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation, inducement, promise of agreement, oral or otherwise, has been made by the other Party or anyone acting on behalf of the other Party that is not embodied herein.

7. Successors and Assigns. This JPA Amendment and each of its covenants and conditions shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns. A Party may only assign or transfer its rights and obligations under this JPA Amendment with prior written approval of the other Party, which approval shall not be unreasonably withheld.

8. Attorney's Fees. If any action at law or equity, including any action for declaratory relief is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

9. Governing Law. This JPA Amendment shall be governed by and construed in accordance with the laws of the State of California, as applicable.

10. No Third Party Beneficiaries. This JPA Amendment shall not create any right or interest in the public, or any member thereof, as a third party beneficiary hereof, nor shall it authorize anyone not a Party to this JPA Amendment to maintain a suit for personal injuries or property damages under the provisions of this JPA Amendment. The duties, obligations, and responsibilities of the Parties to this JPA Amendment with respect to third party beneficiaries shall remain as imposed under existing state and federal law.

11. Severability. In the event one or more of the provisions contained in this JPA Amendment is held invalid, illegal or unenforceable by any court of competent jurisdiction, such portion shall be deemed severed from this JPA Amendment and the remaining parts of this JPA Amendment shall remain in full force and effect as though such invalid, illegal, or unenforceable portion had never been a part of this JPA Amendment.

12. Headings. The paragraph headings used in this JPA Amendment are for the convenience of the Parties and are not intended to be used as an aid to interpretation.

13. Amendment. This JPA Amendment may be modified or amended by the Parties at any time. Such modifications or amendments must be mutually agreed upon and executed in writing by both Parties. Verbal modifications or amendments to this JPA Amendment shall be of no effect.

14. Effective Date. This JPA Amendment shall become effective upon the execution thereof by the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this JPA Amendment to be executed and attested by their officers thereunto duly authorized as of the date first above written.

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

By: _____
Name: _____
Title: _____

Date: _____

CITY OF GREENFIELD

Susan A. Stanton, City Manager

Date: _____

APPROVED AS TO FORM

Bradley W. Sullivan, City Attorney

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: December 4, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ESTABLISHING THE TIME AND PLACE FOR REGULAR CITY COUNCIL MEETINGS AS 6:00 P.M. ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH**

BACKGROUND:

City ordinances specifies that the date and time of regular meetings of the city council shall be established from time to time by City Council resolution, and the place shall be city hall or such other public facility within the corporate limits of the city deemed by the City Council by resolution to be appropriate and convenient for the conducting of such meetings. During the past year; the City Council has been meeting once a month. Staff would like to recommend that the City Council return to meeting twice a month. It has also been suggested by some of the Council members to return to meeting twice a month.

REVIEWED AND RECOMMENDED:

Scheduling City Council meetings twice a month will improve staff's ability to properly plan the flow of important city actions and it will provide sufficient time to conduct city business or schedule required public hearings.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY RESOLUTION NO. 2015-77, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ESTABLISHING THE TIME AND PLACE FOR REGULAR CITY COUNCIL MEETINGS AS 6:00 P.M. ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH

RESOLUTION NO. 2015-77

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD
ESTABLISHING THE TIME AND PLACE FOR REGULAR CITY COUNCIL MEETINGS AS
6:00 P.M. ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH**

WHEREAS, Section 54954 of the California Government Code requires that the City Council of general law cities such as the City of Greenfield shall provide, by Ordinance, Resolution, bylaws or by whatever other rule is required for conduct of business by the body, time and place for holding regular meetings; and

WHEREAS, Ordinance 471, Section 2.08.010 of the Greenfield Municipal Code provides that the date and time of each monthly regular meeting shall be established from time to time by the City Council by resolution; and

WHEREAS, the City Council wishes to provide a meeting scheduled that is both convenient for members of the public and allows for full civic participation;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenfield resolves as follows:

1. The regular meeting day for the City Council of the City of the City of Greenfield shall be twice a month on the second and fourth Tuesday of the month, provided that if a regular meeting date is an official holiday, the meeting will be held on the following Tuesday.
2. The regular meeting time shall be 6:00 p.m.
3. The regular meeting place of the City Council of the City of Greenfield shall be at the Greenfield Civic Center, 599 El Camino Real, Greenfield, California.
4. This resolution shall take effect January 1, 2016.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 8th day of December, 2015, by the following vote:

AYES, in favor thereof,

NOES, Councilmembers:

ABSENT, Councilmembers:

Mayor of the City of Greenfield

Attest:

City Clerk of the City of Greenfield



City Council Memorandum

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

MEMORANDUM: December 4, 2015

AGENDA DATE: December 8, 2015

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: REVISED 2015 SEIU MEMORANDUM OF AGREEMENT

BACKGROUND:

On November 10th, 2015 the City Council approved a tentative three year tentative Memorandum of Agreement with the Service Employee's International Union Local 521 for July 1, 2015- June 30, 2018.

After the Union and City agreed to the tentative agreement, including health benefits, a number of members expressed concern regarding the increased cost some employees would experience with the new rate systems established by the health provider. To address this matter, the Union has proposed that for the 2016 health care plan year only, each bargaining unit employee shall contribute an additional five dollars (\$5) per pay period, which shall be pooled and re-distributed amongst bargaining unit employees whose dependent care coverage increased for the 2016 health plan year. This provision shall apply to bargaining unit employees hired before December 1, 2015. There is no additional cost to the City as a result of this change.

The following medical requirements in the agreement approved by the City last month has not changed:

1. Employees shall contribute \$135.00 per month toward medical coverage for the employee portion of the plan.
2. In addition to the \$135.00, Employees shall pay twenty-five percent (25%) of the premium cost for dependent care coverage, (25% per dependent up to 3 dependents and 1 spouse or partner for the 2015-2016 plan).
3. Dental insurance reimbursement will be annually capped not to exceed \$2,000.

4. For the duration of this MOU only, the City agrees to cover increased costs to the healthcare 2016 premiums up to nine percent (9%) per year, compounded.

During the past six months, the Union and City met several times to discuss the current memorandum of understanding and to consider new terms to clarify current management practices, protect employee rights or incorporate new labor law and rulings into the proposed MOU. The proposed MOU is a three year agreement. While most of the existing language from the 2012 MOU is unchanged, the proposed MOU impacts the following fifteen areas:

BUDGET AND FINANCIAL IMPACT:

The following contract provisions that were approved by the City Council on November 10, have also been formally approved by the Union:

Salary: Effective with the signing of this Agreement, the City shall provide the following salary adjustments:

- For FY 2015-16, all employees shall receive a 2% increase to their base salary effective July 1, 2015 (Appendix A)
- For FY 2016-17, all employees shall receive a 3% increase to their base salary effective July 1, 2016 (Appendix B)
- For FY 2017-18, all employees shall receive a 4% increase to their base salary effective July 1, 2017 (Appendix C)

Benefits: Effective with the signing of this Agreement, all SEIU bargaining unit members shall pay their full employee PERS contribution in accordance with current pension requirements. However, to hold the current employees harmless from the financial impact of this provision today, employees shall receive a corresponding increase in their base salary to offset to the seven percent employee PERS contribution formerly paid by the City. There is no budgetary impact on the FY 2015-17 Annual Budget and any increases in employee contributions set by PERS after the passage of this agreement will be paid by plan members and not the city.

City Rights: The proposed agreement is not intended to restrict the right of the City to consult with the Union. However, the parties understand that such consultation shall not create any obligation to meet and confer over issues not within the scope of representation. Pursuant to MMBA Section 3504, the scope of representation shall include all matters relating to employment conditions and employer-employee relations, including, but not limited to, wages, hours, and other terms and conditions of employment, except, however, that the scope of representation shall not include consideration of the merits, necessity, or organization of any service or activity provided by law or executive order.

Union Rights: The proposed agreements states that each employee in the bargaining unit shall contribute to the cost of administration of the Memorandum of Understanding by the Union and for the representation of workers in the bargaining unit by the Union. However, the new section concerning Union Rights also states that City employees have the right to refuse to join or participate in the activities of Union and also have the right to represent themselves individually in their employment relations with the City. Employees must pay either Union membership dues or an equivalent service fee not to exceed Union dues. The Union is committing that it will not interfere with, intimidate, restrain, coerce or discriminate against any employee because of their exercise of their rights to abstain from the activities of the Union. The union is entitled to designation of one Shop Steward and one alternate and the City shall allow one designated representative employee of the Union time off without loss of compensation or other benefits when they are participating in any one of the following activities:

- Formally meeting and conferring with representatives of the City on matters within the scope of representation.
- Testifying or appearing as the designated representative of the Union in conferences hearing, or other proceedings before the Public Employment Relations Board, or an agent thereof, in matters relating to a charge filed by the Union against the City or by the City against the Union organization.
- Testifying or appearing as the designated representative of the Union in matters before a personnel or merit commission.

Union Access to the Work Place: The City has committed to providing the Union access to the workplace for the sole purpose of determining whether the terms and conditions of this Agreement are being observed. Such access may not result in any interruption or interference of work. The Union has promised to provide advance notice to the City.

Classification Study Requests: During the collective bargaining process, both the Union and the City tried to develop a Step Plan for future wage increases but were unable to do so because of the lack of updates classification and compensation data within the City's related labor market. To address this matter, the Union and City agree to make a good faith effort to conduct a Compensation and Classification study during the course of this MOU pending agreement on defining the relevant labor market, comparable positions to be included in the study and acceptable methodology for determining classification and compensation adjustment.

Working Out of Class Pay: As provided for by the expired MOU, a temporary five percent (5%) premium will be paid for services performed outside of employee's job classification fifteen (15) working. The new agreement however provides that employees performing approved additional services less than fifteen (15) working days shall not be eligible for the five percent (5%) premium. Should an approved additional service last more than fifteen (15) working days, affected employees shall be paid the five percent (5%) bonus retroactively to the first day of the assignment. The proposed agreement requires all work outside of an employee's job classification be approved by both the department head and City Manager. At the discretion of the City Manager, this premium pay may be applied retroactively. Temporary payment shall terminate after ninety (90) calendar days unless an extension is specifically approved by the City Manager. Going forward, in determining whether an employee is working out of their position

classification, the City will consider the distinguishing features of that classification, essential functions of the position and the required knowledge, skills and abilities needed to perform the additional assignments. Request for premium pay shall be denied if the assignment or duties are not considered outside the parameters of the job classification or exceed the minimum experience and education requirements of the job classification.

Temporary Special Assignment Pay: Employees temporarily assigned by a manager to perform the duties of a higher classification or skill level beyond the regular scope of their classifications shall receive, in addition to their regular rate of pay, a temporary special assignment pay of no less than five percent (5%). An employee given a Temporary Special Assignment to a higher classification must possess the minimum educational/experience qualifications for the classification and must be performing the *full range of duties* of another position classification or skill level to be eligible for Temporary Special Assignment pay. Temporary Special Assignments are an administrative tool that provide a vehicle for ensuring that appropriate and necessary staffing levels are maintained during employee absences and certain approved administrative actions.

Layoff Due to Lack of Work, Funds or Other Reason: Both the Union and City agreed that the current layoff process provided in the expired contract needed to be redrafted. The new agreement provides that the city shall notify the Union and all affected Employees in writing of potential layoffs, including the reasons for the layoffs, no less than forty-five (45) calendar days before any layoffs are scheduled to take effect. Once the employees and Union have been notified of potential layoffs, the timeline for the layoff and/or reduction in force process shall commence and follow the below listed steps: Upon notice from the City of proposed layoffs, the parties shall have fifteen (15) calendar days to meet and confer over alternatives to layoffs and or reduction(s) in force. If, after the fifteen (15) day timeline, the Union and City cannot identify a viable alternative to layoffs, the City may issue layoff notifications thirty (30) days in advance of the effective layoff/reduction in force date. Upon the thirty (30) day layoff/reduction in force notification, the employee(s) shall have the choice to either work the remaining thirty (30) days or receive thirty (30) days' pay and full benefits in-lieu of time worked. In addition, employees laid off will be paid for all accumulated paid leave, holiday leave (if any), and accumulated sick leave to the extent permitted by City personnel policies. If an employee is laid off from their job with the City, for economic reasons, the City will grant severance pay, in addition to any "pay in lieu of time worked" in an amount equal to two (2) weeks of pay for every full year of continuous employment service up to eight (8) weeks of pay. The proposed layoff procedure should reduce employee distress and minimize future worker compensation claims and potential employee complaints regarding discrimination and hostile working conditions that are often perceived when implementing reductions in work force.

Order of Layoffs: Like past contracts, the proposed MOU provides that the order of such layoffs should be based on seniority with the least senior employees in the classification being laid off first/ However the proposed contract provides that layoff will not be based on seniority if the City can demonstrate that an employee possesses special skills, training and/or abilities necessary to maintain the daily operations. This was a very progressive concession by the Union and will assist the City ensure it has properly trained and qualified staff to run city operations in case of a future layoff.

Benefits Effective with the signing of this Agreement, all SEIU bargaining unit members shall pay their full employee PERS contribution in accordance with current pension requirements. However, to hold the current employees harmless from the financial impact of this provision today, employees shall receive a corresponding increase in their base salary to offset to the seven percent employee PERS contribution formerly paid by the City. Any increases in employee contributions set by PERS after the passage of this agreement will not be offset by the City.

Uniform Program: The proposed agreement requires that all City issued uniforms and all other related dressing accessories are to be kept well maintained and may not be used for recreation or off duty purposes. No employee shall affix, adorn or otherwise alter any department provided uniform by adding patches, emblems, pins, etc., *unless such items and/or alterations are legally protected as Union rights*, or issued, authorized, or provided by the department. Employees are prohibited from wearing their City issued shirts or uniforms at bars, night clubs or any other places that would bring discredit to the City. In exercising legally protected Union rights, the Union acknowledges that the City has a legitimate business interest in maintaining a professional image for its public employees, and a cornerstone of this image is its requirement that all employees dress in professional attire and project a positive image to the public. This provision received extensive discussion during negotiations as both teams tried to balance the right of the employee concerning self-expression with the City's business interest to maintain a professional environment to service its residents. Before implementation of the Uniform Program, the Union and the City shall form a committee to identify appropriate uniform options. The City will annually provide each employee in the unit eight (8) dress shirts with City logo. City issued uniforms must be worn during their hours of employment. The City reserves the right to prescribe the casual wear days and community events wherein uniforms will be worn. Maintenance of such uniforms shall be at the employee's expense.

Sick Accrual: Sick leave shall be accrued monthly, beginning with the first month of employment, provided the employee has been in pay status for fifty (50) percent or more of the first or any month thereafter. Sick leave shall be accrued at the rate of eight (8) hours per month for all City employees; an employee may only accumulate 650 hours of sick leave. The expired MOU provided for 10 hours per month.

Performance Evaluation: The proposed agreement provides that written performance evaluations will be conducted annually. An employee may appeal an annual performance feedback appraisal where they believe that the overall rating or individual performance factor ratings do not represent a true evaluation of the employee's work performance during the appraisal period. The written appeal must contain the following information:

- The specific performance factor being contested;
- The rating the employee proposes for each factor being appealed;
- The specific facts to support each of the performance factors being appealed.

If the discussion with the immediate supervisor does not resolve the appeal to the satisfaction of the employee, the employee may then file a written request to meet with the Department Director. Upon receipt of the written request, the Department Director shall meet with the employee within ten (10) working days or respond in writing to the employee. Should the

Department Director fail to meet with the employee or provide a written response, the employee's proposed change(s) to the written performance evaluation shall be deemed rejected and the evaluation will be considered final. An employee may submit a written response to their evaluation that shall be placed in their personnel file with the evaluation. The Union initially proposed that an employee could appeal their performance evaluation to the HR Manager and City Manager but, given the operational nature of such a process, have agreed that the appeal process will stop at the department director level.

Disciplinary Process: For the most part, the current disciplinary process was not materially changes for the new contract. However, the proposed agreement provides that all employees involved in an administrative investigation, whether as the accused or as a witness, have an obligation to be honest and truthful. Refusal to cooperate fully in any administrative and/or non-criminal work related investigation *is a violation of City personnel standards*. An employee has the right to Union representation in investigatory interviews where a supervisor or management official asks them questions about a matter that the employee believes could lead toward disciplinary action. Employees however do not have the right to union representation if the meeting is only to tell them about discipline that has already been decided or to give other direction.

Personnel Records: The proposed agreement provides that employees shall have the right to inspect and review any official record relating to his/her performance as an employee which is kept or maintained by the City. When any comment adverse to an employee's interest is entered into his/her official personnel record, the employee shall have the opportunity to read the adverse entry and provide a written response for inclusion in the record. An employee, or representative of the Union, with prior written consent of the employee, may upon written request inspect and/or obtain a copy of any document within the employee's file during regular business hours.

Any disciplinary and/or adverse records within an employee's personnel file shall cease to be considered for purposes of progressive discipline after two (2) years. At the request of the employee, materials relating to disciplinary actions which are two (2) or more years old shall be removed provided there has been no reoccurrence of the conduct on which the original discipline was based. Performance evaluations shall be excluded from this provision. Materials relating to disciplinary actions for misappropriation of public funds or property; misuse or destruction of public property; the use or being under the influence of drugs or alcohol at work; acts which would constitute a felony; acts which present an immediate danger to the public health and safety; or acts of harassment or discrimination based on protected status which have been in the employee's personnel file for five (5) years or more shall not be used. At the request of the employee, material relating to such disciplinary actions which are five (5) or more years old shall be removed, provided there has been no recurrence of the conduct on which the discipline was based.

REVIEWED AND RECOMMENDED:

The City's negotiation team consisted of Jerri Corgill, Director of Administrative Service, Arturo Felix, Utilities Manager and Nina Aguayo. The City Manager functioned as the City's Chief Negotiator. The negotiation team recommends approval of the proposed agreement.

SEIU membership reaffirmed their support of the proposed agreement, which the changes concerning the medical program, on November 25th 2015 and has ratified the agreement.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY RESOLUTION #2015-78, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE REVISED MEMORANDUM OF UNDERSTANDING DATED JULY 1, 2015 BETWEEN THE CITY OF GREENFIELD AND THE SERVICE EMPLOYEES' INTERNATIONAL UNION – LOCAL 521, CTW/CLC FOR THE PERIOD OF JULY 1, 2015 – JUNE 30, 2018

Appendix A
FY 2016 Salary Schedule*

<u>SEIU Position</u>	MONTHLY		ANNUAL	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Customer Services Assistant	2,808	3,583	33,694	42,994
Office/Planning Technician	3,176	4,055	38,115	48,658
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,338	4,260	40,051	51,117
Public Works Parks Maintenance Worker	3,338	4,260	40,051	51,117
Public Works Service Worker I	3,338	4,260	40,051	51,117
Public Works Service Worker II	3,906	4,408	46,870	52,896
Public Works Service Worker III	4,178	4,585	50,140	55,014
Public Works Service Worker IV	4,542	4,813	54,500	57,761
Finance Technician	3,595	4,587	43,138	55,041
Mechanic				

*Includes a wage adjustment of 7% for PERS offset and a 2% wage increase

Appendix B
FY 2017 Salary Schedule*

<u>SEIU Position</u>	<u>Monthly Minimum</u>	<u>Monthly Maximum</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
Customer Services Assistant	2,892	3,690	34,705	44,284
Office/Planning Technician	3,272	4,176	39,259	50,117
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,438	4,388	41,252	52,650
Public Works Parks Maintenance Worker	3,438	4,388	41,252	52,650
Public Works Service Worker I	3,438	4,388	41,252	52,650
Public Works Service Worker II	4,023	4,540	48,276	54,482
Public Works Service Worker III	4,304	4,722	51,644	56,665
Public Works Service Worker IV	4,678	4,958	56,135	59,494
Finance Technician	3,703	4,724	44,432	56,692

*Includes a 3% wage increase effective July 1, 2017

Appendix C
FY 2018 Salary Schedule*

<u>SEIU Position</u>	MONTHLY		ANNUAL	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Customer Services Assistant	3,008	3,838	36,093	46,055
Office/Planning Technician	3,402	4,344	40,829	52,122
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,575	4,563	42,903	54,756
Public Works Parks Maintenance Worker	3,575	4,563	42,903	54,756
Public Works Service Worker I	3,575	4,563	42,903	54,756
Public Works Service Worker II	4,184	4,722	50,207	56,662
Public Works Service Worker III	4,476	4,911	53,710	58,932
Public Works Service Worker IV	4,865	5,156	58,380	61,874
Finance Technician	3,851	4,913	46,209	58,960

**Includes a 4% wage increase effective July 1, 2018

RESOLUTION #2015-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE REVISED MEMORANDUM OF UNDERSTANDING DATED JULY 1, 2015 BETWEEN THE CITY OF GREENFIELD AND THE SERVICE EMPLOYEES' INTERNATIONAL UNION – LOCAL 521, CTW/CLC FOR THE PERIOD OF JULY 1, 2015 – JUNE 30, 2018

WHEREAS, the Service Employees' International Union has met and conferred in good faith with the City of Greenfield; and

WHEREAS, the Service Employees' International Union and the City of Greenfield have agreed on a Memorandum of Understanding.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Greenfield approves the Service Employees' International Union Memorandum of Understanding attached as Exhibit "A";

PASSED AND ADOPTED by the City Council of the City of Greenfield at a special meeting duly held on the 8th day of December 2015, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

Mayor of the City of Greenfield

Attest:

City Clerk of the City of Greenfield

City of Greenfield

Memorandum Of Understanding

Between the

CITY OF GREENFIELD

And

THE SERVICE EMPLOYEES' INTERNATIONAL UNION

LOCAL 521, CTW/CLC

Representing the

City of Greenfield General Unit

JULY 1, 2015 – JUNE 30, 2018

SEIU 521
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MEMORANDUM OF UNDERSTANDING

Between the City of Greenfield and the
Service Employee's International Union
Local 521, CTW/CLC

July 1, 2013 – June 30, 2015

Article I. Preamble

This Memorandum of Understanding is entered into by the City of Greenfield, (hereinafter referred to as the City), and the Service Employee's International Union Local 521, CTW-CLC (hereinafter referred to as the "Union") and pursuant to California Government Code Section 3500 et seq.

It is agreed by and between the parties that any provision of this agreement requiring legislative action to permit its implementation shall not become effective until the date of action by the legislative body.

Article II. No Discrimination

The City and the Union will cooperate in the pursuing the policy of no discrimination pursuant to federal and State law.

The parties further agree not to discriminate against any unit member for his or her membership or non-membership with the union.

Article III. Recognition

Pursuant to California Government Code Section 3500 et seq., the City certifies the Union as the sole and exclusive bargaining agent for any and all classifications listed within Appendix A of this MOU.

Article IV. Prevailing Rights

The City agrees that any written right or working condition shall remain in full force and effect except those rights modified by this Memorandum of Understanding during the term of this Memorandum of Understanding.

The article included in this Memorandum of Understanding constitute a full and complete understanding between the City and the Union on all matters within the scope of representation for the period stated of this Memorandum of Understanding.

Article V. City Rights

Nothing in this Agreement shall be construed to restrict any legal or inherent exclusive City rights with respect to matters of general legislative or managerial policy which include, but are not limited to:

- 1) The exclusive rights to determine the mission of its constituent departments, commissions and boards;
- 2) Set standards and levels of service;
- 3) Determine the procedures and standards of selection of employment, and promotions
- 4) Direct its employees;
- 5) Establish and enforce dress and grooming standards;
- 6) Relieve its employees from duty because of lack of work or other lawful reasons in accordance with the layoff provisions of this MOU;
- 7) Maintain the efficiency of government operations;
- 8) Determine the methods, means and numbers of personnel by which government operations are implemented;
- 9) Determine methods of financing;
- 10) Determine type(s) of City-issued apparel, equipment and/or technology to be used;
- 11) Determine and/or change the facilities, methods, technology, means, organizational structure and size and composition of the work force and allocate and assign work by which the City operations are to be conducted
- 12) Determine and change the number of locations and types of operations, processes and materials to be used in carrying out all City functions including, but not limited to, the right to contract for or sub-contract any work or operation of the City unless altered by the provisions of this Memorandum of Understanding

- 13) To assign work to and schedule employees in accordance with requirements as determined by the City and to establish and temporarily change work schedules and assignments upon reasonable notice;
- 14) Establish and modify productivity and performance programs and standards;
- 15) Discharge, suspend, demote, reprimand, withhold salary increases and/or benefits, or otherwise discipline employees for just cause, in accordance with applicable law and all relevant provisions of this Memorandum of Understanding;
- 16) Establish employee performance standards including, but not limited to, quality and quantity standards, and to require compliance therewith;

This Agreement is not intended to restrict the right of the City to consult with the Union regarding matters within this Article. However, the parties understand that such consultation shall not create any obligation to meet and confer over issues not within the scope of representation.

Pursuant to MMBA Section 3504, the scope of representation shall include all matters relating to employment conditions and employer-employee relations, including, but not limited to, wages, hours, and other terms and conditions of employment, except, however, that the scope of representation shall not include consideration of the merits, necessity, or organization of any service or activity provided by law or executive order.

Article VI. Union Rights

Agency Shop

- A. Each employee in the bargaining unit shall contribute to the cost of administration of this Memorandum of Understanding by the Union and for the representation of workers in the bargaining unit by the Union. Any employee who is a member of a bona fide religion, body, or sect, which has historically held conscientious objections to joining or financially supporting an employee organization shall not be required to join or financially support the Union as a condition of employment. In lieu of periodic dues, initiation fees, or agency shop fees, to pay sums equal to the dues, initiation fees, or agency shop fees to a nonreligious, non-labor charitable fund exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, chosen by the employee from a list of at least three of these funds, designated in a memorandum of understanding between the City and the Union, or if the memorandum of understanding fails to designate the funds, then to a fund of that type chosen by the

employee. Proof of the payments shall be made on a monthly basis to the City as a condition of continued exemption from the requirement of financial support to the Union. City employees shall have the right to refuse to join or participate in the activities of Union and shall have the right to represent themselves individually in their employment relations with the City. Employees shall pay either Union membership dues or an equivalent service fee not to exceed Union dues. Such payments shall be made by payroll deduction only.

- B. New employees shall authorize either Union membership dues or an equivalent service fee not to exceed Union dues within thirty days from date of hire and shall continue said authorization in effect during the period of employment. The City shall forward a copy of the signed authorization form within the employee's first thirty (30) days of employment. Any employee subject to this section who is a member of a bona fide religion, body, or sect, which has historically held conscientious objections to joining or financially supporting an employee organization shall not be required to join or financially support Union as a condition of employment. In lieu of periodic dues, initiation fees, or agency shop fees, to pay sums equal to the dues, initiation fees, or agency shop fees to a nonreligious, non-labor charitable fund exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, chosen by the employee from a list of at least three of these funds, designated in a memorandum of understanding between the City and the Union, or if the memorandum of understanding fails to designate the funds, then to a fund of that type chosen by the employee. Proof of the payments shall be made on a monthly basis to the City as a condition of continued exemption from the requirement of financial support to the Union. City employees shall have the right to refuse to join or participate in the activities of Union and shall have the right to represent themselves individually in their employment relations with the City. The Union shall not interfere with, intimidate, restrain, coerce or discriminate against employee because of their exercise of their rights to abstain from the activities of the Union of their own choosing.
- C. The City shall deduct Union membership dues and any other mutually agreed-upon payroll deductions from the monthly pay of employees.
- D. The service fee, not to exceed Union dues, shall be automatically deducted for those employees who fail to comply with the agency shop provision within the time limits prescribed. The City shall remit such

amount to the Union in a timely manner, with the exception of charitable contributions which shall be remitted to the appropriate organization.

- E. Union membership may only be changed by unit employees in the last year before the end of the existing MOU during the period of the last five working days in December. Notification to the Union must be by U.S. mail or hand delivered to the Union office at 334 Monterey Street, Salinas, CA 93901, and is received within the days listed above. Notification shall utilize the payroll deduction authorization form.
- F. SEIU Local 521 agrees to indemnify, defend and hold the City, its employees, officials and representatives harmless from any claims, litigation or liability arising from the implementation of this section.
- G. Reinstatement

Upon reinstatement of any unit employee, or upon return from an unpaid leave of absence or recall from layoff, the employee shall have their deductions resumed based on the same status they had previously (member or fee payer.) Those deductions shall resume on the first pay period in which they return to work

- H. Promotion/Change in the Job Title

Upon promotion or any change in job title or classification the employees shall continue to have their deductions continue based on the same status they had previously (member or fee payer).

- I. Employee List

A comprehensive list of all employees covered by this MOU will be submitted by the City to the Union annually or when requested with the following information: Full Name, Home Address, Home Phone, Employee Number, Bargaining Unit, Job Classification, Department, Work Location, Work Phone, Hourly Rate or Salary, and Date of Hire. This list should be sent in an electronic format that both the Union and Employer agree upon.

- J. Voluntary COPE:

Any member who chooses to contribute to the COPE fund may do so by submitting a COPE authorization form to the Union specifying the amount they choose to have deducted each pay period. Such authorization will stay in effect until the member requests in writing to the Union that such deduction shall be stopped. If any contributing member is no longer in a position subject to this MOU their deduction will be stopped by the City

and the Union will be advised both of the reason and their separation date. The Union will forward to the Employer copy of any such authorization forms requesting to start or stop any such COPE deductions.

K. Representation

The union shall be entitled to designation of one Shop Steward and one alternate. The City shall allow one designated representative employee of the Union time off without loss of compensation or other benefits when they are participating in any one of the following activities:

1. Formally meeting and conferring with representatives of the City on matters within the scope of representation.
2. Testifying or appearing as the designated representative of the Union in conferences hearing, or other proceedings before the Public Employment Relations Board, or an agent thereof, in matters relating to a charge filed by the Union against the City or by the City against the Union organization.
3. Testifying or appearing as the designated representative of the Union in matters before a personnel or merit commission.

The City shall provide copies of all documents necessary for effective representation in the meet and confer process. For purposes of this section, copies may be provided in electronic form.

L. Bulletin Board

The City shall provide the Union with bulletin board space at each work site.

M. Union Orientation

Within one (1) month of hiring a new employee, the City shall allow a Union Representative thirty (30) minutes of release time prior to the end of the employee's shift or lunch period to meet with the new employee for the purpose of union orientation. Approved leave time is subject to City approval and shall not conflict with the operation requirements or duties of the City.

N. Union Access to the Work Place

The Union shall be given access to the workplace for the sole purpose of determining whether the terms and conditions of this Agreement are being

observed. Such access shall not result in any interruption or interference of work. The Union will provide advance notice to the City.

Article VII. Salary

Effective with the signing of this Agreement, the City shall provide the following salary adjustments:

- A. For FY 2015-16, all employees shall receive a 2% increase to their base salary effective July 1, 2015 (Appendix B)
- B. For FY 2016-17, all employees shall receive a 3% increase to their base salary effective July 1, 2016 (Appendix C)
- C. For FY 2017-18, all employees shall receive a 4% increase to their base salary effective July 1, 2017 (Appendix D)

A. Bilingual (Spanish) Incentive Pay

All SEIU represented employees that utilize a second language in the normal course and scope of their employment shall receive \$130.00 of additional pay each month. To be eligible for consideration, employees must be in a position in which they use their bilingual skills in the normal course and scope of their employment as approved by the City Manager. To receive bilingual pay, employees must take and pass a proficiency test.

B. Overtime Pay

Overtime pay is calculated in terms of work period-not a pay period. Employees will be paid one and one-half (1 ½) times their regular rate for any hours worked over forty (40) hours during any single period.

C. On-Call Pay

Public works On-Call Pay shall be one hundred thirty dollars (\$130.00) per assignment period (week) plus one and one-half times (1½) times' compensation for hours worked. On-Call employees must provide the City with a contract number which dispatch can call for service. No employee will be required to accept an On-Call duty assignment unless the City is unable to obtain a volunteer. Employees selected for On-Call duty will be selected from a list of available and will employees.

D. Longevity Pay

In recognition of an employee's years of public service to the community, employees with ten (10) years of continuous service shall receive a one-time lump sum payment equal to three percent (3%) of their annual base compensation beginning June 30, 2015 payable in the first pay period of July.

E. Classification and Compensation

The City and Union recognize that the Public Works Department has a small staff responsible for highly technical functions regulated by the State of California and other government agencies. In order to compensate employees for obtaining specialized licenses and certification (Appendix E), the City and Union agree to establish a Pay for Performance pay plan for Public Works Service employees who successfully obtain City approved Certifications and Licenses relating to the following areas:

- Wastewater Treatment Plant Operations
- Wastewater Treatment and Collection
- Water Treatment and Distribution
- Pesticide Application System Cross Connection
- System Cross Connection

With the implementation of this program, the City agrees to provide financial support and professional training opportunities to assist qualified employees to obtain specified certifications and licenses outlined in Appendix F. Employees who currently receive compensation for any of the following certificates shall continue to receive payment during the term of this contract or until they advance to a higher pay grade which includes compensation for the following certifications and licenses:

- Wastewater Treat Plant Operator – Grade I, II, III, IV
- Water Treatment Operator – T1, T2, T3, T4 & T
- Water Distribution Operator – D1, D2, D3, D4 & D5
- Back-flow Prevention General Test.
- Cross-Connection Specialist
- Wastewater Treatment Plant Specialist
- Qualified Application Certificate – QAC
- California Driver's License Class A & B
- Heavy Equipment Operator
- General Irrigation & Landscaping Certificate

The Union and City agree that Pay for Performance effectively rewards and compensates employees for the effort and time devoted to obtain the appropriate certification and licenses. Once an employee advances to the next classification step at the higher salary range, any compensation received from individual certifications shall terminate.

F. Classification Study Requests

The Union and City will make a good faith effort to conduct a Compensation and Classification study during the course of this MOU pending agreement on defining the relevant labor market, comparable positions to be included in the

study and acceptable methodology for determining classification and compensation adjustment.

G. Educational Reimbursement

To qualify for educational reimbursement, the employee must be a full time employee and the course selected must prepare the employee for future promotional opportunities and enhance their value to the City.

Each employee desiring to receive an educational reimbursement must attend the course on the employee's own time; complete the course satisfactorily with a passing grade of "C" or its numerical equivalent or better.

H. Working Out of Class Pay

A temporary five percent (5%) premium will be paid for services performed outside of employee's job classification fifteen (15) working.

Employees performing approved additional services less than fifteen (15) working days shall not be eligible for the five percent (5%) premium.

Should an approved additional service last more than fifteen (15) working days, affected employees shall be paid the five percent (5%) bonus retroactively to the first day of the assignment.

For purposes of this provision, prior approval shall be required from both the department head and City Manager. The City Manger may apply the premium retroactively without prior approval.

This temporary payment shall terminate after ninety (90) calendar days unless an extension is specifically approved by the City Manager.

In determining whether an employee is working out of their position classification, the City will consider the distinguishing features of that classification, essential functions of the position and the required knowledge, skills and abilities needed to perform the additional assignments. Request for premium pay shall be denied if the assignment or duties are not considered outside the parameters of the job classification or exceed the minimum experience and education requirements of the job classification.

I. Temporary Special Assignment Pay

Employees temporarily assigned by a manager to perform the duties of a higher classification or skill level beyond the regular scope of their classifications shall receive, in addition to their regular rate of pay, a temporary special assignment pay of no less than five percent (5%).

An employee given a Temporary Special Assignment to a higher classification must possess the minimum educational/experience qualifications for the classification and must be performing the full range of duties of another position classification or skill level to be eligible for Temporary Special Assignment pay. Temporary Special Assignments are administrative tools that provide a vehicle for ensuring that appropriate and necessary staffing levels are maintained during employee absences and certain approved administrative actions. To be eligible for Temporary Special Assignment pay, an employee must perform, on a full-time basis, all of the significant duties and responsibilities of a higher classification.

A Temporary Special Assignment may be approved when any of the following apply:

- An employee performs all of the significant duties of a vacant position in a higher classification.

Temporary Special Reassignment shall not exceed 180 days unless specifically approved by the City Manager and are not intended to resolve long-term or permanent staffing issues.

J. Layoff Procedure

Section 1: Layoff Due to Lack of Work, Funds or Other Reasons

The city shall notify the Union and all affected Employees in writing of potential layoffs, including the reasons for the layoffs, no less than forty-five (45) calendar days before any layoffs are scheduled to take effect. Once the employees and Union have been notified of potential layoffs, the timeline for the layoff and/or reduction in force process shall commence and follow the below listed steps:

1. Upon notice from the City of proposed layoffs, the parties shall have fifteen (15) calendar days to meet and confer over alternatives to layoffs and or reduction(s) in force.
2. If, after the fifteen (15) day timeline, the Union and City cannot identify a viable alternative to layoffs, the City may issue layoff notifications thirty (30) days in advance of the effective layoff/reduction in force date.
3. Upon the thirty (30) day layoff/reduction in force notification, the employee(s) shall have the choice to either work the remaining thirty (30) days or receive thirty (30) days' pay and full benefits in-lieu of time worked.

In addition, employees laid off will be paid for all accumulated paid leave, holiday leave (if any), and accumulated sick leave to the extent permitted by

City personnel policies. If an employee is laid off from their job with the City, for economic reasons, the City will grant severance pay, in addition to any "pay in lieu of time worked" (as outlined in item #3 above), in an amount equal to two (2) weeks of pay for every full year of continuous employment service up to eight (8) weeks of pay.

Reduction in Force (RIF) includes the following:

- Temporary Reduction: to work is expected within twelve (12) months.
- Permanent Reduction: Recall to work is not expected because the position has been eliminated, the contract has expired, the department has closed, or the reduction in force is due to budgetary constraints.

Should layoffs and or a reduction in force be enacted, the Union shall retain all rights to meet and confer over any and all ensuing impacts and effects.

Section 2: Order of Layoffs

The order of such layoffs should be based on seniority with the least senior employees in the classification being laid off first, unless it can be demonstrated that an employee possesses special skills, training and/or abilities necessary to maintain the daily operations of the City. Reinstatement shall be in the reverse order of lay-offs.

When one or more employees assigned to the same classification within a department are to be laid off, the order of lay-offs shall be as follows:

1. Temporary
2. Probationary
3. Regular

In the event of a reduction in force (RIF), or the reduction or elimination of a particular classification, there shall be no bumping into positions in which the employee does not qualify.

Article VIII. Benefits

A. Employee's Portion of P.E.R.S.

Effective with the signing of this Agreement, all SEIU bargaining unit members shall pay their full employee PERS contribution in accordance with current pension requirements. Effective with this MOU, employees shall receive a seven percent (7%) base salary increase as an offset to the employee PERS contribution formerly paid by the City.

A. Health, Vision and Dental Insurance

Health Care

The City will provide basic and major medical, vision and dental care plan for all employees and their dependents. For FY 2015-16, the City has selected the Anthem BC Bronze 1 KAX – HSA5500 plan for all City employees. Bargaining Unit members will be provided health care insurance under this plan in accordance with the schedule shown in Appendix G for FY 2015-16, FY 2016-17 and 2017-18 subject to the following provisions:

1. Employees shall contribute \$135.00 per month toward medical coverage for the employee portion of the plan.
2. In addition to the \$135.00, Employees shall pay twenty-five percent (25%) of the premium cost for dependent care coverage, (25% per dependent up to 3 dependents and 1 spouse or partner for the 2015-2016 plan).
3. Dental insurance reimbursement will be annually capped not to exceed \$2,000.
4. For the duration of this MOU only, the City agrees to cover increased costs to the healthcare 2016 premiums up to nine percent (9%) per year, compounded.
5. For the 2016 health care plan year only, each bargaining unit employee shall contribute an additional five dollars (\$5) per pay period, which shall be pooled and re-distributed amongst bargaining unit employees whose dependent care coverage increased for the 2016 health plan year. This provision shall apply to bargaining unit employees hired before December 1, 2015

The parties recognize that certain State and Federal laws, programs and regulations, including the Affordable Care Act, may impact future medical plan offerings. In the event reform measures alter healthcare coverage options, cost, or other elements of healthcare services that materially alter the provisions of this MOU, either party may request to reopen Section 4(a)(2) regarding medical insurance for the purpose of discussing alternative approaches and proposals to providing healthcare coverage. In addition, should State or Federal laws concerning taxation of healthcare benefits change, the parties agree to meet and confer to discuss the impacts of such change.

Health Insurance Review Committee

A Health Insurance Review Committee (“Committee”) shall be composed of representatives from the City and duly designated bargaining units as follows:

1. SEIU 521
2. City HR/Admin
3. GPOA/GPSA

SEIU 521 representatives will include up to two (2) members, in addition to one (1) staff representative.

The Committee will meet once a quarter to review and consider alternative plans and/or plan modifications.

In the event the Health Insurance Review Committee recommends plan modification to the City and the Parties agree on the modifications, the parties (i.e. Union and City) will reopen this Article of this Agreement to allow implementation of the agreed upon modifications.

In the event that this committee is unable to agree to modifications nothing in this Article shall obligate the City to assume additional health care cost that exceed the total aggregate cost for current bargaining members as outlined in Appendix G.

B. This Committee will remain in effect and will follow the same procedure and timeline listed above for each subsequent fiscal year during the term of this agreement. Life, Accidental Death and Dismemberment Insurance

The City shall pay for the premium of a twenty-five thousand dollar (\$25,000.00) term life and accidental death and dismemberment policy sponsored by the City, for all unit employees.

C. Long Term Disability Insurance

The City shall pay for the premium for a long-term disability plan for safety employees as implemented in the Standard Insurance Long Term Disability Plan.

Article IX. Uniform Program

The purpose of the City Uniform Program is to maximize safe working conditions, reflect good appearance and to provide ease of recognition, and/or identification for employees by the public. All City issued uniforms and all other related dressing accessories are to

be kept well maintained and may not be used for recreation or off duty purposes. No employee shall affix, adorn or otherwise alter any department provided uniform by adding patches, emblems, pins, etc., unless such items and/or alterations are legally protected as Union rights, or issued, authorized, or provided by the department. Employees are prohibited from wearing their City issued shirts or uniforms at bars, night clubs or any other places that would bring discredit to the City. In exercising legally protected Union rights, the Union acknowledges that the City has a legitimate business interest in maintaining a professional image for its public employees, and a cornerstone of this image is its requirement that all employees dress in professional attire and project a positive image to the public.

Before implementation of the Uniform Program, the Union and the City shall form a committee to include the City Manager and two (2) Union members to identify appropriate uniform options. Upon consensus within the committee, the committee shall present the proposed uniforms to the membership for a final vote of approval. Should the members reject the proposed uniforms the committee shall reconvene to explore alternative uniforms.

Employees are liable for issued uniform items that have been lost, stolen or damaged beyond economic repair, except if the damage is due to the nature of the job. If a uniform has been damaged as a result of the nature of the job or extenuating circumstances, employees are required to report and request a replacement from their direct supervisors.

A. Office Staff

The City will annually provide each employee in the unit eight (8) dress shirts with City logo. City issued uniforms must be worn during their hours of employment. The City reserves the right to prescribe the casual wear days and community events wherein uniforms will be worn. Maintenance of such uniforms shall be at the employee's expense. Replacement uniforms shall only be for on-duty damage.

B. Public Works Maintenance Staff

Employees will be provided (11) uniforms which will be worn while performing their work duties. The City will incur the costs for cleaning such uniforms on a weekly basis.

Employees must return all uniforms and any City issued property to the City upon separation of employment. Failure to do so will result in deduction from final check for missing uniforms or property.

C. Police Department Staff

Employees will be provided two (2) uniforms per fiscal year.

Employees are responsible for returning issued uniform items in a clean and serviceable condition by the end of their employment term with the City.

Per IRS guidelines, uniforms or clothing, provided by the employer or provided through an allowance to the employee, are excludable from taxable wages of the employee if they are specifically required as a condition of employment and are not worn or adaptable for general use as ordinary clothing. Uniforms or clothing, provided by City of provided through an allowance to the employee, are includable in taxable wages of an employee if they do not qualify for all the relevant IRS exclusions.

Article X. Holidays

The City shall provide fourteen (14) paid holidays and they are specified as follows:

- January 1st
- The third Monday in January, observed as Martin Luther King Jr. Day
- The third Monday in February, observed as President's Day
- The last Monday in March, observed as Cesar Chavez' Day
- The last Monday in May, observed as Memorial Day
- July 4th
- The first Monday in September, observed as Labor Day
- The second Monday in October, observed as Columbus Day
- November 11th, observed as Veteran's Day
- The fourth Thursday in November, observed as Thanksgiving Days
- The day subsequent to the fourth Thursday in November
- December 24th, observed as Christmas Eve
- December 25th, observed as Christmas Day
- A personal holiday approved by the employee's supervisor

Employees required to work on a holiday shall receive paid compensation at a rate of one and one-half (1 ½) times the employees' regular rate of pay plus receive the employees' regular paid compensation for the holiday.

Article XI. Miscellaneous

A. Vacation

1. Vacation Policy

The purpose of annual vacation leave is to enable each eligible employee to take a break from his work and return mentally refreshed. For this reason it is the intention of the City that vacations are taken, insofar as possible, in period of one week or more.

2. Vacation Accrual

All full time employees shall be credited with vacation time relation to years of continuous service in accordance with the following schedule:

- a. Less Than Five (5) Years. For employees completing less than five (5) years of continuous service, six and two-thirds (6 2/3) hours for each month of service – ten (10) working days per year
- b. Five (5) or More Years. For employees completing five (5) or more years of continuous service, ten (10) hours each month of service – fifteen (15) working days per year.
- c. Fifteen (15) or More Years. For employees completing fifteen (15) or more years of continuous service, fourteen (14) hours for each month of service – twenty-one (21) working days per year.
- d. Any further changes in vacation time will be set by resolution by the City Council.

Vacation shall be credited on a prorated basis of the amount of time in which the employee is in pay status during that month. Vacation time shall be credited at the end of each month of service.

Employees must use one week of accumulated vacation time each year and may not acculturate more than 180 hours during any calendar year without the approval of the City Manager. Once the maximum accrual has been reached, the employee shall cease to accrue additional vacation until the balance is reduced below the maximum. Employees shall be paid for accumulated vacation time upon termination of employment.

3. Use of Vacation

Employees shall complete six (6) months of continuous service before becoming eligible to use accrued vacation leave unless the City Manager shall authorize the utilization of accrued vacation prior to the completion of this period. The scheduling of and duration of an employee's use of accrued vacation leave shall be approved by the department head. Employees shall not work for the City during their vacation in order to earn double compensation. Maximum vacation accrual shall be in accordance with City Rule 20.

In the absence of a departmental policy approved by the City Manager, employees shall apply for vacation at least seven (7) calendar days before the requested effective date of vacation. Should the requests of

two employees conflict, the supervisor may recommend to the Department Director changes to best accommodate all employees. Important criteria to be considered by the supervisor are the classification and seniority of the employees, the dates on which the vacation requests were submitted and workload requirements.

4. Compensation in Lieu of Time Off

Each year an employee may request that the City purchase accrued vacation hours in excess of 80 hours. All vacation hour purchased shall be approved by the City Manager. All request that the City purchase accrued vacation must be made by November 15th and will be paid by December 1st of each year. Payment of vacation hours shall be subject to the availability of funds as determined by the City Manager.

5. Holiday Falling During Vacation

In the event a City holiday falls within an employee's vacation period which would have excused the employee from work and for which no other compensation is made, such holiday shall not be charged as a vacation day.

6. Vacation at Termination

Employees separating their employment municipal service who have accumulated vacation leave shall be paid in the amount of accrued vacation to the date of termination.

7. Military Service – Vacation Pay-Off Exception

An employee who interrupts his municipal service because of extended military leave shall, upon the employee's request, be compensated for accrued vacation at the time the leave becomes effective.

B. Sick Leave

1. Statement of Policy

The purpose of sick leave is to provide an employee time off without loss of pay due to illness. Sick leave shall not be considered as a privilege which an employee may use at employee's discretion, but shall be approved by the department head.

Sick leave shall be allowed and used only in the case of necessity and actual personal sickness or disability, medical or dental treatment, or in the case of an emergency illness in the immediate family. Immediate family shall mean the spouse, parent, child, brother, sister, or a close relative residing in the household of the employer.

2. Eligibility

No sick leave, unless authorized by the Personnel Officer, may be taken during the employee's probationary period. Sick leave time accrued for the initial six months of employment may be used after that period has been completed. In order to receive compensation while absent on sick leave, the employee shall notify the head of the department prior to the first day of absence. Notification shall be at least two (2) hours prior to the time set for the beginning of said employee's work shift. Department heads may, at their discretion, reduce the time period required for notification prior to absence and may grant exceptions to the notification requirement if an unreasonable hardship would be imposed on the employee.

When an employee is absent due to illness or injury for more than two (2) days, a physician's certificate shall be required stating the cause of the absence and attesting to the employee's ability to resume work. Five (5) days of sick leave shall be permitted in case of death of an immediate family (Spouse, parent, child, brother, sister or a close relative residing in the household of the employee)

3. Affidavit and Physician's Certificate

On every occasion for which sick leave is requested, regardless of duration, each employee shall file with the Personnel Officer an affidavit specifying the purpose for which the sick leave will be or has been used. The employee will state the particular reason for the use of sick leave, and sick leave pay will be for the reasons set forth in Section 1 above. Detail must be sufficient enough for the City to reasonably assume the validity of the claim or to injury or illness.

Whenever an employee is absent for more than two (2) consecutive working days for any reasons set forth in Section 1, employee shall provide a statement from a physician specifying that the employee was under treatment and incapacitated from work, or confirming the emergency illness of an immediate family member to qualify for sick leave as permitted in Section 1.

Notwithstanding the above, the Personnel Officer may require a physician's statement whenever repeated absences of two (2) days or less occur repeatedly.

4. Sick Accrual

Sick leave shall be accrued monthly, beginning with the first month of employment, provided the employee has been in pay status for fifty (50) percent or more of the first or any month thereafter. Sick leave

shall be added to the employee's sick accumulation account upon completion of each calendar month with no credit applied during the progress of the month for portion of the month during which the employee terminates his City service. Sick leave shall be accrued at the rate of eight (8) hours per month for all City employees; an employee may only accumulate 650 hours of sick leave.

5. Deductions

Sick leave with pay shall be granted on an hour-for-hour basis. Calls for medical, dental or other similar practitioner's office which are made during working hours for other than job-related injuries shall be considered sick leave if they are longer than one (1) hour.

6. Incentives

Sick leave is a privilege that should not be misused. As an incentive to discourage misuse and encourage long term honorable active service, an employee who retire and/or resigns in good standing shall receive payment in direction proportion to the increments and percentages provided in the following formula:

- A. After five (5) years of continuous service and separation in good standing, ten (10) percent of accumulated sick leave.
- B. After ten (10) years of continuous service and separation in good standing, twenty (20) percent of accumulated sick leave.
- C. After fifteen (15) years of continuous service and separation in good standing, thirty (30) percent of accumulated sick leave.
- D. After twenty (20) years of continuous service and separation in good standing, forty (40) percent of accumulated sick leave.

C. Catastrophic Leave Program

The Catastrophic Leave Program allows permanent employees (those who have successfully completed their probationary period) under specified conditions to receive donated vacation leave from their co-workers when they are unable to work and are experiencing financial hardship as the result of a catastrophic illness or injury.

Eligibility

To qualify for participation in the program, employees suffering a catastrophic illness or injury must have an approved absence and expect to exhaust all

paid leave credits. Paid leave credits include all sick leave, vacation, personal holiday credits, and compensating time off.

A catastrophic illness or injury is defined as a severe illness or injury that incapacitates an employee and creates a financial hardship once the employee has exhausted all paid time off.

Procedure for Participation

Only full-time employees with a minimum of one year of employment at the time of the leave are eligible to participate in the program. Employees who wish to receive benefits from the program must submit to Human Resources or their designee, a request to participate in the catastrophic leave program. The request will be reviewed to ensure that it meets the established criteria of the program. All requests for participation in the program must include:

- Name and work location of employee;
- Reason for the request and a physician's verification of the illness or injury of the employee or family member;
- Dates of absence;
- Specific date when leave credits are expected to be exhausted:

Human Resources will review the following factors and submit to the City Manager for final approval:

- Length of permanent employment.
- The amount of time already used for this specific situation.
- Patterns of sick leave previously use for this specific situation.
- Eligibility for long-term disability insurance.
- The employee's work record and job performance.

The City Manager shall have sole and final discretion in the authorization of the vacation leave transfer. If approved by the City Manager, an announcement soliciting voluntary vacation leave donations will be sent to all employees of the City for requests that have been approved and meet the established criteria of the program.

D. Leave Donation

Employees desiring to donate vacation leave credits are required to sign an authorization form indicating the amount of leave donated and the number of hours. Only vacation leave credits are eligible for donation. A minimum donation of one hour is required to a maximum of eight hours per employee. The contributing employee will be notified when the vacation leave is deducted from his/her account. A maximum combined contribution of 160 hours will be transferred into the employee's sick leave record. Any unused portion of the donated sick leave will remain in the contributing employee's

record. Contributions in excess of 160 hours will be kept on file in the event the requesting employee had need beyond the initial request.

The City will transfer vacation leave credits, hour for hour, from the leave records of donating employees to the recipient's leave record. Donations will be credited to the recipient's record, and will be available for use, once all leave credits have been exhausted.

Employees who receive donated credits through this program will be required to use any leave credits they continue to accrue on a monthly basis prior to receiving credit from donations. At no time may a recipient receive more than 100% of their current salary while on leave. The City will not disclose the identities of the donors to the recipient. The use of donations for catastrophic illness or injury will be limited to a maximum of twelve continuous months for each occurrence.

E. Probationary Period

1. Objective of the Probationary Period

The probationary period shall be regarded as part of the examination process. It shall be utilized for closely observing the employee's work and for securing the most effective adjustment of a new employee to the new position.

2. Probationary Period: Regular Appointment

All original and promotional appointments to the classified service positions shall be subject to probationary period of six (6) months for all non-safety employees.

The City Council may, by resolution, establish a different probationary period for specified classes either directly or by approval of an employment contract.

3. Notification and Retention of Probationer

The Personnel officer shall notify the department head of any probationer one month in advance of the completion of any probationary period. The department head shall recommend in writing to the Personnel Officer whether the probationary period. In any event, the City Manager shall make the final determination whether or not to retain the probationer.

4. Rejection of Probationer

During the probationary period, period and employee may be suspended, demoted or terminated at any time by the department head with the approval of the City Manager without cause and without the right of appeal

or to submit a grievance. Notification of rejection in writing shall be served on a probationer and a copy filed with the Personnel Officer.

5. Rejection Following Promotion

An employee rejected during the probationary period following a promotional appointment shall be reinstated to the position from which that employee was promoted, unless that employee is discharged from the classified service in the manner provided in these rules and regulations.

6. Promotion during Probationary Period

An employee promoted to a position with greater maximum rate of pay than that of the employee's original appointment shall be deemed a new probationary employee and will commence the probationary period on the effective date of said promotional appointment.

7. Reappointments

Reappointments after termination will be considered as new employment except for reappointment from a re-employment list where the reappointed employee had previously completed the probationary period in the position from which they were laid off.

F. Residency Requirement

All public works employee will be required to establish and maintain continuous residence in a location which permits them to respond in a reasonable time to an emergency call. This requirement will be met so long as the employee lives within twelve (12) air-miles of the Greenfield Corporation Yard. Employees are required to be in compliance with this requirement on or before the completion of their probationary period. Based on a documented hardship, the City Manager may modify or waive this requirement in any manner that is in the best interest of the City. The decision to waive or modify this requirement by the City Manager is not subject to appeal or arbitration.

G. Drug Testing

All City employees are expected, as a condition of employment, to remain free of drugs or alcohol in the workplace. The City will not tolerate the use of illegal drugs by its employees, nor will it tolerate the use of any drug or alcohol which may imperil the health, safety, or well-being of its employees or the public. The City provides an Employee Assistance Program (EAP) to help employees and their families who suffer from alcohol and drug abuse, stress, or other mental or health problems. It is the personal responsibility of each employee to seek assistance from the EAP before drug abuse and alcohol problems lead to disciplinary action or interfere with job performance.

Management may refer employees to the EAP at such time as they perceive an employee's job performance or attendance is deteriorating.

Pursuant to Federal Drug-Free Workplace Action of 1990, the City of Greenfield has adopted a policy setting forth the terms and conditions to establish and maintain a drug-free workplace. The policy, entitled "City of Greenfield Drug-Free Workplace," is incorporated in Personnel Rule 17, Section 6, Attachment A.

Post-Crash Testing – Employees will be subject to alcohol and drug testing when:

1. The employee contributes to or is responsible for an on-the-job preventable vehicular Crash or;
2. Any time the driver receives a citation under state or local laws, or;
3. Personal injury or death involved, or;
4. One or more motor vehicles incurring disabling damage as a result of the accident, requiring the motor vehicle to be transported away from the scene by a tow truck or other motor vehicles.

If it is not feasible to move an injured employee from a treating facility, specimens may be obtained at the treating facility following the procedures set forth by the approved laboratory and transported to an approved laboratory.

Any employee subject to post-crash testing who leaves the scene of an accident (unless it is prudent to do so for medical or notification purposes, or permission is granted by a supervisor or management) before testing is administered, drinks alcohol within eight (8) hours following the accident without first being tested, or fails to remain available for testing, will be deemed by the City to have refused to submit to testing. Such refusal will be treated as if the employee had received a verified positive for controlled substances or has an alcohol test result of .04 or greater.

H. Performance Evaluation

Written performance evaluations shall be conducted annually and serve the following purposes:

1. To promote communication between employee and supervisor about the employee's work performance and means by which that performance might be enhanced;
2. To establish goals and expectations for the coming year;
3. To identify and encourage ways in which the employee can develop his/her skills;
4. To provide justification along with other relevant information and the recommendation for salary increase;

5. To assist supervisors in determining the overall performance rating and assist the employee and supervisor in attaining the highest level of performance;
6. To record how an employee's performance meets the requirements of their job;
7. To identify employee strengths and areas for enhancement; and to
8. Assist employees with planning and implementing programs to meet improvement and/or career development needs.

Every effort shall be made to include substantiated information within an employee's performance evaluation.

An employee may appeal an annual performance feedback appraisal where it is believed that the overall rating or individual performance factor ratings do not represent a true evaluation of the employee's work performance during the appraisal period. The written appeal must contain the following information:

- The specific performance factor being contested;
- The rating the employee proposes for each factor being appealed;
- The specific facts to support each of the performance factors being appealed.

If the discussion with the immediate supervisor does not resolve the appeal to the satisfaction of the employee, the employee may then file a written request to meet with the Department Director.

Upon receipt of the written request, the Department Director shall meet with the employee within ten (10) working days or respond in writing to the employee. Should the Department Director fail to meet with the employee or provide a written response, the employee's proposed change(s) to the written performance evaluation shall be deemed rejected and the evaluation will be considered final.

An employee may submit a written response to their evaluation that shall be placed in their personnel file with the evaluation.

I. Injury Illness and Prevention Program

The purpose of the City's Injury and Illness Prevention Program as contained in the Personnel Policy is to encourage employees to report unsafe conditions with accordance that City Management will take appropriate action(s). In correcting such conditions, the City displays a commitment to the safety and health of its employees.

The person responsible and with authority to manage the City's Injury/Illness Prevention Program will be the City Manager.

The safety and Health Compliance Committee shall be composed of the following:

One Member – Administration

One Member – Police Association

One Member – Public Works Department

The committee shall meet on a monthly basis and not less than on a quarterly basis with the City Manager.

Article XII. Grievance Procedure

Grievance Defined

Grievance is defined as a complaint by an employee or a group of employees based on alleged violation, misinterpretation or unequal application of the provisions this Memorandum of Understanding by an employee or group of employees adversely affected thereby, but shall not include the following:

- A. Disciplinary actions as defined herein which shall be subject to appeal through the procedure Contained in this Agreement for the appeal of disciplinary actions;
- B. Complaints regarding Affirmative Action, Occupational Health and Safety, Workers' Compensations or discrimination complaints based on age, race, color, religion, sex, national origin, marital status, ancestry, handicap or sexual orientation or the applicable procedures for such complaints;
- C. The exercise of any City rights as specifies in this Memorandum, so long as the exercise of such rights does not conflict with other provisions of this Agreement;
- D. Any impasse or dispute in the meeting and conferring process, or any matter within the scope of representation;
- E. Any matter for which a different appeals procedure is provided either by statutes, ordinances, resolutions, or agreements.

The Union may file a grievance on its own behalf only on those matters which pertain to the rights of the Union as an organization as specified in Article 5 of this Agreement.

No employee or group of employees may refuse to follow direction pending the outcome of a grievance. Employees in the unit will follow all directives, even if such directives are allegedly in conflict with the provisions of this contract. Compliance with such directives will not in any way prejudice the employee's rights to file a grievance within the time

limits contained herein, nor shall compliance affect the ultimate resolution of the grievance.

Nothing in this Article or elsewhere in this agreement shall be construed to permit the Union to process a grievance on behalf of an employee without his consent.

An employee covered by this Agreement shall have the right to be represented, or refrain from exercising the right to be represented in the determination of grievances arising under the terms and conditions of employment covered by this Agreement. If an employee desires Union representation in presenting a written grievance, he/she shall not be required to discuss the written grievance, if a Union representative is not present. Nothing in this section shall be construed to prevent any employee from presenting, at any time; his/her own grievances, and having such grievances adjusted without the intervention of the bargaining agent. The City will notify the Union of grievances that have been adjusted without Union representation and results thereof.

Limited Grievance Procedure Application

An employee shall be entitled to file a grievance which alleges that the City has failed to provide a specific condition of employment which is established by the Personnel Policies provided that the enjoyment of such right is not made subject to the discretion of the department head or the City, and provided further that the condition of employment which is the subject matter of grievance is a matter within the scope of representation as defined in California Government Code Section 3504.

No Discrimination

There shall be no restraint, interference, coercion, discrimination or reprisal against any employee for exercising any rights under the grievance procedure.

Time Limits

The time limits set forth herein are essential to the grievance procedure and shall be strictly observed. The time limits may be extended by agreement of the parties; however, any such extension must be confirmed in writing or email.

The grievant has the right to promptly proceed to the next step within the prescribed time limits if the appropriate management representative fails to respond within the time limit specified.

Failure of the aggrieved employee to file an appeal within the prescribed time limits for any step of the procedure shall constitute abandonment of the grievance.

One steward or one Union officer shall be allowed reasonable time off without loss of pay during his regular shift hours or investigating, presenting, and appealing grievances up to and including Step 3 of this procedure. The performance of this function by the Union representative shall in no way interrupt the normal functioning of the department.

The Union agrees to guard against the use of excessive time or such activities which are authorized by this Agreement.

The City and the Union agree that maintenance of superior service and adherence to schedules are compelling commitments which may at time create delays and necessitate postponements which will automatically extend the time limits or the duration of the postponement. The steward will provide advance notice to supervision to allow planning arrangements to enable the representative time to investigative activity. When a steward desires to contact an employee who has a complaint, he/she shall first obtain oral permission from his supervisor and the aggrieved employee's supervisor. If permission must be denied at that particular time, the steward will be informed of the reason for the denial and when he/she can reasonably expect to contact the employee concerned. The steward will notify his supervisor upon his return to work.

A grievance not submitted within the time limits as prescribed for every step shall be considered untimely and deemed null and void. A grievance not answered within the time limits prescribed for the appropriate management representative at each step shall entitle the employee or the Union to advance the grievance to the next step. Time limits at any steps of the procedure may be extended by written mutual consent of the parties.

Grievance Procedure Steps

Step 1 – Discussion with Immediate Supervisor

The grievant shall first discuss the grievance with his/her immediate supervisor, or in his/her absence, the supervisor's designee. The Union or grievant will present the grievance in writing to the employee's immediate supervisor and/or division head (where applicable and determined by the department director) and a copy to the City Manager. The discussion shall be held within fifteen (15) working days of the action causing the grievance or of the date the action reasonably could have been expected to be known to the grievant. Where mutually agreed by the City and the Union, grievances involving more than one grievant may be filed directly at Step 2.

Every reasonable effort shall be made to resolve the grievance at this level. The immediate supervisor shall respond to the grievant in writing within five (5) working days of the informal discussion between the grievant and supervisor.

Step 2 – Department Director

A. In the event the employee believes the grievance has not been satisfactorily resolved, the employee or the union representative shall submit the grievance in writing to the department head within ten (10) working days after receipt of the immediate supervisor's verbal responses. One (1) copy of the grievance shall be filed with the City Manager. Such written grievance shall:

1. Fully describe the grievance and how the employee(s) was/were adversely affected;

2. Set forth the section(s) of the Memorandum of Understanding, allegedly violated:
 3. Indicate the date(s) of the incident(s) grieved;
 4. Specify the remedy or solution to the grievance sought by the employee(s)
 5. Identify the grievant and be signed by the grievant and/or the union representative;
 6. Identify the person, if any, chosen by the grievant to be his/her representative.
- B. No modifications in the basic violation being alleged pursuant to this grievance procedure shall be made subsequent to filing of a grievance unless mutually agreed to by both the City and the grievant. The department head or his/her designee shall hold a meeting with the grievant within seven (7) working days of the receipt of the appeal. The department head or his/her designee shall deliver his/her written decision to the grievant and/or his/her representative with three (3) working days of the date of the grievance meeting. The department head's or his/her designee's decision shall include the reasons on which the decision is based and the remedy or correction which has been offered, if any, to the grievant.

Step 3 – City Manager

- A. If a grievance is not settled at Step 2 of the procedure, the grievance may be appealed, in writing to the City Manager, or his/her designee within ten (10) working days from the receipt of the department heads or his/her designee's written decision. Said grievance appeal must specifically set forth the reason the answer(s) previously provided by management is/are not satisfactory.
- B. The City Manager or his/her designee shall hold a meeting with the grievant within seven (15) working days of the receipt of the appeal.
- C. If the grievant is not satisfied with the disposition of the grievance at Step 3, the grievance may be submitted to expedited arbitration, as determined by the Union or the City. If an appeal for arbitration is not filed within fifteen (15) working days from the days of Step 4 answer, the grievance shall be considered settled on the basis of the Step 3 answer by the City Manager.

The City Manager of his/her designee shall deliver his/her written decision within ten (10) working days of the date of the meeting.

Step 4 – Expedited Arbitration (Pilot Program)

The City and the Union (collectively, “the Parties”) agree to participate in a pilot program or an expedited arbitration process. The pilot program shall terminate with the expiration of the MOU, unless extended by mutual agreement.

- A. The grievance/disciplinary appeals to be referred to this process shall be determined by mutual agreement only. The Parties agree that this process shall be reserved for those cases of limited scope and limited impact.
- B. The arbitrator shall mutually selected by the Parties. If the Parties cannot agree upon an arbitrator, the Parties shall request the State Mediation and Conciliation Service to furnish a list of seven (7) arbitrators. Any fee for the list will be shared equally by the Parties. The Parties shall alternately strike names until one (1) arbitrator remains.

PROCEDURES

The expedited arbitration hearing shall be conducted according to the following procedures, and the arbitrator will be responsible for enforcing them:

1. The agenda of grievances/disciplinary appeals to be heard by the arbitrator shall be determined by mutual agreement of the Parties in advance of the hearing. On the day of the hearing, the arbitrator will hear and decide as many grievances/disciplinary appeals on the agenda as can be reasonably presented in a normal work day.
2. Prior to the hearing, the Parties must mutually agree to a statement of each issue that will be decided by the arbitrator, or the case will not proceed through this process.
3. The grievant/appellant and his/her union steward will attend the hearing, and will not incur any loss of wages for attending.
4. Informal rules of evidence, with Parties stipulating to admission of three (3) exhibits from each side [a single “exhibit” may include or consist of multiple attachments, if the original did, or a series of copies reflecting the exhaustion of a remedy, e.g., a grievance from, plus Step 2 and 3 response letters, and an appeal letters].
5. Each part shall have one official representative, who shall not be an attorney, to give the opening and closing statements, and request a “point of order” if necessary. A “point of order” may be requested on occasion to clarify procedure, or to refresh a witness’ memory. Each party may give short opening and closing statements (not to exceed 5 minutes for each).

6. One witness shall be allowed to testify for each party, limiting the presentation to 15-20 minutes for each side (not including response to the arbitrator's question). No direct or cross-examination will be permitted, but the arbitrator may ask questions at any time.
7. After each side has "rested" (i.e. concluded its presentation), the arbitrator shall be given time for deliberation and a closer reading of the exhibits, for approximately 20 minutes. The arbitrator will then announce a bench decision, with any qualifications or explanations. Each party's representative may ask up to two (2) short, follow-up questions to understand the arbitrator's rationale for the decision. Then the room will promptly cleared in preparation for the next hearing.
8. The bench decision of the arbitrator shall be final and binding, but shall have no precedential value whatsoever. At the request of either party, the arbitrator may provide a one (1) page written decision within 30 days of the hearing.
9. There shall be no stenographic record, transcripts or recording of the hearing.
10. Pre and post hearing briefs are not allowed.
11. The arbitrator shall have not authority to add to, delete, or alter any provisions of the MOU or any supplementary agreements thereto, but shall limit the decision to the application of the MOU to the facts and circumstances at hand.
12. The arbitrator's fee will be evenly split between the Parties.

Step 5 – Arbitration

After receipt of the appeal to arbitration, the parties shall meet to select an arbitrator. If no agreement can be reached, the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a list of five (5) arbitrators. Each party shall have the right to unilaterally reject one list of arbitrators. Thereafter a list may only be rejected by mutual consent of the parties. Both the City and the Union shall have the right to strike two (2) names from the panel. The parties shall meet and alternately cross out name son the list. Lot chance shall determine who shall cross out first. The remaining person shall be the arbitrator. The arbitrator shall be notified of his selection within five (5) working days by a joint letter from the City and the Union requesting that he set a time and place subject to the availability of the City and Union representative.

- A. The hearing on the grievance shall be informal and the rules of evidence shall not apply.
- B. The arbitrator shall not have the power to add to, subtract from, modify or alter the terms or a collective bargaining Agreement in arriving at a decision of the

issue or issues presented, and shall confine his decision solely to the interpretation or application of the Agreement. The arbitrator shall not have authority to determine any other issues not submitted to him.

- C. The arbitrator shall be requested to render his decision as quickly as possible.
- D. The arbitrator's decision shall be binding for the life of the Agreement. Neither the City nor the Union will be permitted to introduce any grounds or evidence to the arbitrator which was not previously disclosed to the other party.
- E. Should either party request a transcript of the proceedings, that party shall bear the full cost of the transcripts. If the arbitrator requests a copy, the costs shall be shared equally.
- F. The arbitrator's fee and expenses shall be shared equally by the City and Union.
- G. Each party shall bear the full cost of its legal representation at all levels of the grievance procedure. The City shall not pay any off-duty City employee covered by this Agreement for time spent in attendance at the arbitration hearing on behalf of the Union or grievant.
- H. In case of a grievance involving any continuing or other money claim against the employer, no award shall allow any alleged accruals for more than one (1) pay period prior to the date when such grievance shall be submitted in writing.
- I. In settlement of any grievance resulting in retroactive adjustment of pay and/or benefits, such adjustment shall be limited to a nine month period beginning with the date of the issuance of the appeal of arbitration.

Notice of Meetings

The city shall be responsible for giving notice of meetings and conferences to all parties at least twenty-four (24) hours prior to any meeting regarding a grievance whenever possible.

Representation

- 1. The employee has the right to the assistance of one recognized Union Steward or union staff representative of the Union in the preparation and/or presentation of his/her grievance in Step 1 through 3 of this procedure.
- 2. An employee is also entitled to represent him/herself individual at any step of the grievance procedure, except in the arbitration procedure outlined in this Agreement.

Only the Union may file for arbitration of a grievance.

1. A grievant may not change his/her designation of representative organization during the processing of a grievance, except by mutual agreement or the parties.
2. If the employee is represented in a formal grievance meeting, the department may also designate a management representative to be present in such meeting.
3. The grievant(s) shall be allowed reasonable time to meet with a designated representative before and after a grievance meeting.

Grievance Withdrawal

The grievant may withdraw the grievance at any stage of the grievance procedure by giving written notice to the City representative who last took action on the grievance, with a copy to the Human Resources Division.

Grievance Resolution

If a grievance is resolved at Step 2 or 3 in the procedure as provided herein, the grievant concerned shall indicate acceptance of the resolution by affixing his/her signature in the appropriate space indicated. If the employee has been represented by the Union at the Step of the procedure at which a resolution is reached, the Union representative shall also sign the appropriate document acknowledging that the employee has accepted the resolution.

Decisions on grievances where an employee represents him/herself shall not be considered precedent setting or binding with regard to any future grievances filed with respect to the same or similar matters.

Consolidation

The City may consolidate grievances, where, in its discretion, the grievances present substantially similar issues.

The Union may file group grievances at the second step of the grievance procedure within fifteen (15) working days of the action causing the grievance or of the date the action reasonably could have been expected to be known to the grievant by listing each person who claims to be adversely affected and all other data required in this article.

If the grievant involves multiple employees within the same unit/department with the same supervisor, the grievance shall start at step one (1).

Processing Grievances

The grievant and union representative (Steward) shall be granted reasonable time off without pay from regularly scheduled duty hours to process a grievance, provided that

the time off will be devoted to the prompt and efficient investigation and handling, subject to the following:

- A. The grievant shall not suffer any loss of pay for attending any regularly scheduled grievance hearing required by the procedure herein set forth.
- B. In no event shall a grievant be represented by more than one City employee at the grievance hearings. The Union may have an additional Steward in training present.
- C. Grievances may, by mutual agreement, be referred back for further consideration or discussion at a prior step, or be advanced to a higher step of the grievance procedure.

XIII. Disciplinary Procedure

The purpose of discipline is to improve employee performance. It is the policy of the city that discipline should be characterized as corrective rather than punitive. Accordingly, any necessary discipline shall be approached positively and in a spirit of fairness and equal treatment. Disciplinary actions should be utilized as an element of an overall program to educate employees and promote proper employee conduct. When circumstances permit, Department Directors are encouraged to pursue a philosophy of "progressive discipline" by administering and gradually increasing disciplinary actions for each successive instance of employee misconduct. Each level of progressive discipline, from the written reprimand through dismissal, shall be consistent from division to division and shall follow a logical series of progressive steps, each step documented by supervisor's notes in an employee's personnel. Although internal consistency in administering discipline is desirable, numerous factors should be considered in determining the appropriate level of discipline to be assessed at each successive step. Some of the factors involved included, but are not limited to, the employee's length of service, time interval between offenses, effectiveness of prior disciplinary actions, willingness to improve, overall work performance, job attitude, and disciplinary actions previously administered to other comparable employees for similar offenses. A repetition of the same offense or other serious offenses indicates that more severe disciplinary measures should be considered. This disciplinary action should reflect the totality of violations in considering the appropriate extent or degree of disciplinary action.

When imposing disciplinary measures on a current charge, supervisors will not take into consideration prior infractions of the City or departmental rules and regulations which occurred more than two years previously. The City has further stipulated that certain offenses are of such a serious nature that immediate discharge upon first offense is applicable.

The City Manager or his/her designee may take disciplinary action against any employee in the service of the City provided that the rules and regulations prescribed herein are followed and that any permanent employee who is not on any form of probationary status has the right to appeal pursuant to this section, except as herein

provided. All employees involved in an administrative investigation, whether as the accused or as a witness, have an obligation to be honest and truthful. Refusal to cooperate fully in any administrative and/or non-criminal work related investigation is a violation of City personnel standards. An employee has the right to Union representation in investigatory interviews where a supervisor or management official asks those questions about a matter that the employee believes could lead toward disciplinary action. An investigatory interview occurs when a supervisor questions an employee to obtain information that could be used as a basis for discipline or asks an employee to defend his or her conduct. Employees do not have the right to union representation if the meeting is only to tell them about discipline that has already been decided or to give other direction. As used in this section, "disciplinary action" shall mean written reprimand, suspension, disciplinary demotion, involuntary leave, and dismissal.

- A. Progressive Discipline** - If it is necessary to take corrective action in regard to an employee's performance or conduct, the City agrees to use progressive discipline and to work with Union to develop a specific code of conduct. Constructive efforts will be made by management toward helping employees fully achieve satisfactory standards or conduct and job performance.

- B. Counseling and Guidance** – Counseling is not a form of discipline. In the event that employee's performance or conduct is unsatisfactory or needs improvement, verbal or written counseling shall be provided, which shall come from a supervisor or manager in the employee's chain of command. Counseling is separate from ongoing worksite dialogue and should address specific performance or conduct which, if not improved, may result in further disciplinary action. Documentation of such counseling shall be given to the employee at the time of the counseling. When appropriate, verbal counseling shall precede written counseling, which shall precede more serious disciplinary action. The purpose of guidance and counseling is to encourage employees to improve their job performance, work habits, attitudes, or behavior. In issuing counseling and guidance, the employee's immediate supervisor shall identify and define the area in need of improvement and inform the employee how such improvement can be realistically achieved. A record of the discussion must be given to an employee in memo form. Such counseling and guidance is not to be constructed as a written reprimand nor will it be issued on a disciplinary form.

Notice of Proposed Disciplinary Action

In order to institute disciplinary action the employee's immediate supervisor or his/her designee shall serve notice of disciplinary action in accordance with the following procedures.

Except as otherwise provided herein or when emergency or other special circumstances require immediate action a notice of disciplinary action (other than for written

reprimands) shall be provided to the employee, no less than five (5) calendar days prior to the effective date of any punitive action against the employee.

The notice of proposed disciplinary action shall include the following:

- A. The nature of the disciplinary action;
- B. The effective date of action;
- C. The causes for the action in ordinary, concise language with the dates and places thereof, when known;
- D. A statement that identifies the material upon which the action is based and states that it is available for inspection; and
- E. A statement advising the employee of his/her right to respond either verbally or in writing to the appointing authority or his/her designee imposing the disciplinary action prior to the effective date, the right to be represented in that response, and that members of the bargaining unit are represented by SEIU Local 521, and the address and telephone number of the union office at 334 Monterey Street Salinas, CA 93901

The employee has the right to the assistance of a union steward in addition to a staff representative of the Union in the preparation of his/her response to the notice of disciplinary action. Preparation of a response to the proposed disciplinary action shall not be done while on duty nor in a manner which promotes a hostile work environment for other employees.

Notice of Implementation of Discipline

In order to implement the proposed disciplinary action or a lesser disciplinary action based on the same cause(s), a notice of disciplinary action shall be provided to the employee, on or before the effective date of the disciplinary action.

The notice of disciplinary action shall contain the information in items A, B, C and D of above and, in addition, shall include a statement as to the right of appeal and representation by a party of his/her own choice and shall include a referral to the section of this Agreement concerning appeals from disciplinary action. City employees are expected to abide by, and may be disciplined for violation of either City or departmental rules and regulations. Recognizing that each instance of misconduct differs in many respects from somewhat similar actions, the city retains the right to treat each occurrence on an individual basis without creating a precedent for other cases which may arise in the future. Examples given in any rules do not limit the generality of the rules. The Union and the City agree the Code of Conduct jointed development will provide

recommended progressive penalties to apply for specific offenses; however, the recommended penalties may be modified by management including a lesser or more severe penalty when extenuating circumstances are found. The City Manager shall appoint and, when deemed necessary for the good of the City shall suspend or remove any City employee.

Written Reprimand

An appointing authority or his/her designee may reprimand an employee by furnishing the employee with a statement, in writing, of the specific reasons for such reprimand. Supervisors shall inform employees promptly and specifically whenever their performance, attitude, work habits, or personal conduct, at any time, falls below a desirable level. In situations where guidance and counseling has not resulted in the expected improvement, or when an employee commits an offense requiring formal supervisory acknowledgement, an employee Disciplinary Action must form must be issued specifically defining the nature of the infraction under the Code of Conduct. The information should include a complete description of the incident of misconduct and refer to specific time, dates, locations, personnel involved, and rules violated. A copy of notice of the reprimand shall be given to the Human Resources for inclusion in the employee's personnel file, and shall be subject to limited appeal. The employee and/or his/her representative shall have the right to discuss the reprimand with the appointing authority or his/her designee. The appointing authority or his/her designee may correct the notice of reprimand, at his/her discretion. The employee may submit a written response that shall be placed in his/her personnel file.

The Performance Improvement Plan is intended to give the employee an opportunity to improve performance, and shall be in effect for a specified period of time, from one week to six months, but not to exceed six (6) months for each such instance, with the understanding that should the causes for such action not be satisfactorily corrected or remedied during the period, disciplinary action may be taken.

Suspension

The City Manager may suspend an employee without pay. Documents related to a suspension become part of the employee's permanent work record. An employee subject to suspension will receive prior written notice and the right to appeal any suspension. Suspensions shall be issued on a consecutive work day basis. Suspension for two or more offenses must be cumulative and cannot be served concurrently.

Administrative Leave

The City Manager may place an employee on administrative leave from his/her position at any time for reasons of investigation for disciplinary action. Such administrative leave shall be with pay. Written notice of such administrative leave shall be given to the employee as soon as possible but not later than seventy-two (72) hours after such

action is taken. Such administrative leave is not a disciplinary action shall not be subject to appeal.

Demotion

The City Manager may demote an employee, for disciplinary reasons, to any position with a lower salary range, provided the employee meets minimum qualifications for the lower-level position. Such demoted employee shall not be eligible for promotion for a period of six (6) calendar months.

Dismissal

The continued tenure of each employee who has permanent status shall be subject to his/her satisfactory conduct and the rendering of efficient service. Should the cause for disciplinary action so warrant, an employee may be dismissed.

Absence without Leave Separation

An employee absent from duty for a period which exceeds three (3) working days without authorized leave shall be considered to have abandoned his/her position and to have automatically resigned.

Nothing herein shall preclude the City from disciplining an employee for cause which consists of a course of conduct or history of performance.

Only full time employees, who are not on probation, shall have the right to appeal from disciplinary actions

In such cases the employee must, at the time of filing of the initial appeal, indicate which appeal procedure he/she is filing under. The designation of appeal procedure at the time of filing shall constitute a binding election of that appeals procedure and an irrevocable waiver and forfeiture of any and all rights of appeal procedure.

The written notice of appeal must:

- A. State the basis of the appeal.
- B. Be filed with the City's Human Resources designated office.
- C. Indicate which of the available appeal procedures the appeal is being field.
Appeals to arbitration shall only be filed by the Union

Failure to appeal within the time limit set forth in this section shall constitute an irrevocable waiver of the right to process the appeal to arbitration.

Within ninety (90) calendar days of the receipt of the appeal to the City and the Union shall agree upon an arbitration hearing date. The parties shall select a mutually acceptable arbitrator. If the parties cannot agree on an arbitrator, they shall request a

list of arbitrators from the California State Mediation and Conciliation Service. The arbitrator shall not have the power to add to, subtract from, modify or alter the terms of a collective bargaining agreement in arriving at a decision of the issue or issues presented, and shall confine his decision solely to the interpretation or application of the agreement. The arbitrator shall not have the authority to determine any other issues not submitted to him.

The decision of the arbitrator shall be final and binding upon the aggrieved employee or the Union and the Employer for the life of the Agreement. The arbitrator's fee and expenses, including cost of a transcript if so requested by the arbitrator, shall be borne by the losing party and shall be so stipulated by the arbitrator. In the event of a compromise award, the arbitrator's fee and expenses shall be borne equally by the parties to the arbitration.

Processing Disciplinary Appeals

An employee acting in the capacity of union representative (**Steward**) shall be granted reasonable time off, no more than six (6) hours per month, with pay from regularly scheduled duty hours when:

1. Formally meeting and conferring with representatives of the City on matters within the scope of representation.
2. Testifying or appearing as the designated representative of the Union in conferences, hearings, or other proceedings before the Public Employment Relations Board, or an agent thereof, in matters relating to a charge filed against the City or by the City against the Union.
3. Testifying or appearing as the designated representative of the Union in matters before a personnel or merit commission.
 - a. The Union shall provide reasonable notification to the City requesting a leave of absence without loss of compensation.
 - b. For the purposes of this section, "designated representative" means an officer of the employee organization or a member serving in proxy of the employee organization.

If on-duty personnel are subpoenaed to the arbitration hearing, they will be released from duty only for the time required to testify, providing the employee returns to work upon conclusion of his/her testimony. Under the provision no more than one employee will be released from duty at a time. Any additional arbitration cost caused by this provision will be paid by the City. No off-duty employee who is grievant or subpoenaed by the grievant against the City shall be compensated under this section.

Arbitration proceedings will be held on City property, as mutually agreed.

Personnel Records

Employees shall have the right to inspect and review any official record relating to his/her performance as an employee which is kept or maintained by the City. When any

comment adverse to an employee's interest is entered into his/her official personnel record, the employee shall have the opportunity to read the adverse entry and provide a written response for inclusion in the record.

An employee, or representative of the Union, with prior written consent of the employee may, upon written request inspect and/or obtain a copy of any document within the employee's file during regular business hours.

Any disciplinary and/or adverse records within an employee's personnel file shall cease to be considered for purposes of progressive discipline after two (2) years. At the request of the employee, materials relating to disciplinary actions which are two (2) or more years old shall be removed provided there has been no reoccurrence of the conduct on which the original discipline was based. Performance evaluations shall be excluded from this provision.

Materials relating to disciplinary actions for misappropriation of public funds or property; misuse or destruction of public property; the use or being under the influence of drugs or alcohol at work; acts which would constitute a felony; acts which present an immediate danger to the public health and safety; or acts of harassment or discrimination based on protected status which have been in the employee's personnel file for five (5) years or more shall not be used. At the request of the employee, material relating to such disciplinary actions which are five (5) or more years old shall be removed, provided there has been no recurrence of the conduct on which the discipline was based.

Article XIV. Term

The term of this Memorandum of Understanding shall commence from July 1, 2015 to June 30, 2018 when said Memorandum shall expire and be of no further force or effect.

Article XV. Separability

If any article or section of this Memorandum of Understanding should be found invalid unlawful, or unenforceable by reason of existing or subsequent enacted legislation or by judicial authority, all other articles and sections of this Memorandum shall remain in full force and effect for the duration of this Memorandum. In the event of invalidation of any article or section, the City and the Union agree to meet within thirty (30) days for the purpose of meeting and conferring upon said article or section.

FULL UNDERSTANDING MODIFICATION, WAIVER

It is intended that this Agreement sets forth the full and entire understanding of the parties regarding the matters set forth herein, and any other prior or existing understanding, agreements or past practice by the parties, whether formal or informal, in writing or verbal, regarding any such matters hereby superseded or terminated in their entirety.

Existing matters within the scope of representation which are not referenced in the Memorandum of Understanding and which are subject to the meet and confer process shall continue without charge unless modified subject to the meet and confer process.

The City assures the Union that unless changes are warranted by operational or financial necessity it does not intend, nor does it anticipate, during the term of this Memorandum of Understanding any change, modification or cancellation of wages, hours, and working conditions which are subject to meet and confer and contained in this Memorandum.

Except as specifically prodded herein, it is agreed and understood that each party hereto voluntarily and unqualifiedly waives its right, and agrees that the other shall not be required, although they may mutually agree otherwise, to negotiate with respect to any subject or matter covered herein within the scope of negotiations, during the term of this Agreement.

Any agreement, alteration, understanding, variation, waiver, or modification of any of the terms or provisions contained herein shall not be binding upon the parties hereto unless made and executed in writing by all parties hereto, and if required, approved and implemented by the City Manager, or if appropriate, the City Council.

The waiver of any breach, term or condition of this Agreement by either party shall not constitute a precedent in the future enforcement of all its term and provisions.

If, during the term of this Agreement, and impasse is reached during the course of negotiations over wages, hours, or other terms and conditions of employment and the Union may request that the disputed differences be submitted to a fact finding panel. At the end of the fact finding process, the City may impose its last, best, and final offer but only after holding a public hearing.

Date: _____

Date: _____

SERVICE EMPLOYEE'S
INTERNATIONAL UNION
LOCAL 521

CITY OF GREENFIELD

Mark Weirick Internal Organizer

Susan A. Stanton, ICMA-CM
City Manager

Leopoldo Trujillo,
Bargaining Team Member

Ann F. Rathbun, City Clerk

Desiree Gomez
Bargaining Team Member

Nina Aguayo
Human Resource Manager

Jeri L. Corgill, MPP
Administrative Service Director

Arturo Felix
PW Utilities Manager

Appendix A

Recognized Employee Classifications

Pursuant to Sections 3500-3510 of the Government Code and City Resolution #74-44, the City certifies the Union as the recognized employee organization for a unit consisting of the following classifications:

- Customer Services Assistant
- Finance Technician
- Mechanic, Mechanic Assistant
- Office/Planning Technician
- Police Services Technician I, II
- Public Works Crew Leader
- Public Works Maintenance Worker
- Public Works Office Specialist
- Utility Maintenance Worker
- Water Technician

Appendix B

FY 2016 Salary Schedule*

<u>SEIU Position</u>	MONTHLY		ANNUAL	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Customer Services Assistant	2,808	3,583	33,694	42,994
Office/Planning Technician	3,176	4,055	38,115	48,658
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,338	4,260	40,051	51,117
Public Works Parks Maintenance Worker	3,338	4,260	40,051	51,117
Public Works Service Worker I	3,338	4,260	40,051	51,117
Public Works Service Worker II	3,906	4,408	46,870	52,896
Public Works Service Worker III	4,178	4,585	50,140	55,014
Public Works Service Worker IV	4,542	4,813	54,500	57,761
Finance Technician	3,595	4,587	43,138	55,041
Mechanic				

*Includes a wage adjustment of 7% for PERS offset and a 2% wage increase

Appendix C

FY 2017 Salary Schedule*

<u>SEIU Position</u>	<u>Monthly Minimum</u>	<u>Monthly Maximum</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
Customer Services Assistant	2,892	3,690	34,705	44,284
Office/Planning Technician	3,272	4,176	39,259	50,117
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,438	4,388	41,252	52,650
Public Works Parks Maintenance Worker	3,438	4,388	41,252	52,650
Public Works Service Worker I	3,438	4,388	41,252	52,650
Public Works Service Worker II	4,023	4,540	48,276	54,482
Public Works Service Worker III	4,304	4,722	51,644	56,665
Public Works Service Worker IV	4,678	4,958	56,135	59,494
Finance Technician	3,703	4,724	44,432	56,692

*Includes a 3% wage increase effective July 1, 2017

Appendix D

FY 2018 Salary Schedule*

<u>SEIU Position</u>	MONTHLY		ANNUAL	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Customer Services Assistant	3,008	3,838	36,093	46,055
Office/Planning Technician	3,402	4,344	40,829	52,122
Office Specialist II				
Police Services Technician II				
Public Works Office Specialist II				
Public Works Service Worker				
Water Technician	3,575	4,563	42,903	54,756
Public Works Parks				
Maintenance Worker	3,575	4,563	42,903	54,756
Public Works Service Worker I	3,575	4,563	42,903	54,756
Public Works Service Worker II	4,184	4,722	50,207	56,662
Public Works Service Worker III	4,476	4,911	53,710	58,932
Public Works Service Worker IV	4,865	5,156	58,380	61,874
Finance Technician	3,851	4,913	46,209	58,960

**Includes a 4% wage increase effective July 1, 2018

Appendix E

**Public Works Service Worker
Pay for Performance**

	FY 2015-16		FY 2016-17		FY 2017-18	
	Min	Max	Min	Max	Min	Max
Public Works Service Worker I	3,338	4,260	3,438	4,388	3,575	4,563
Heavy Equipment Operation Lift Operator Class B Driver's License Flagg Safety Confined Space						
Public Works Service Worker II	3,906	4,408	4,023	4,540	4,184	4,722
Career Tract A: Water Distribution 1 Back Flow Certification Qualified Applicator Certified						
Career Tract B: Wastewater Operator In Training Wastewater Collection 1 Qualified Applicator Certified						
Public Works Service Worker III	4,178	4,585	4,304	4,722	4,476	4,911
Water Distribution 2 Water Treatment 1 Wastewater Treatment 1 Wastewater Collection 2						
Public Works Service Worker IV	4,542	4,813	4,678	4,958	4,865	5,156
Water Distribution 3 Water Treatment 2 Wastewater Treatment 2 Wastewater Collection 3 Cross Connection						

Appendix F

PAY FOR PERFORMANCE TESTING AND CERTIFICATION REQUIREMENTS

PW Service Worker I	PW Service Worker II	PW Service Worker III	PW Service Worker IV
Minimum Requirements	WATER DISTRIBUTION - 1	WATER DISTRIBUTION - 2	WATER DISTRIBUTION - 3
Heavy Equipment Operator, Lift Operator, Class B Driver License, Flag Safety and Confined Space Training	HIGH SCHOOL OR GED	HIGH SCHOOL OR GED AND COMPLETION OF FUNDAMENTS OF WATER SUPPLY	POSSESAION OF WATER DISTRIBUTION 2 FOR TWO YEARS AND COMPLETION OF CLASS: 1) WATER DISTRIBUTION AND 2) SMALL WATER SYSTEMS
	CWEA WATEWATER COLLECTION -1	CWEA WASTEWATER COLLECTION-2	CWEA WASTEWATER COLLECTION -3
	LEAST ONE YEAR WORKING AS A COLLECTION SYSTEM MAINTENANCE (TECHNOLOGIST)	HOLD GRADE 1 COLLECTION SYSTEM MAINTENANCE I CERTIFICATE FOR ONE YEAR AND TWO YEARS OF COLLECTION SYSTEM MAINTANCE	HOLD GRADE 2 COLLECTION SYSTEM MAINTENANCE CERTIFICATE FOR ONE YEAR
	QUALIFIED APPLICATOR CERTIFIED		
	APPLY and PASS TEST administered by State of Cal. Department of Pesticide		
	CLASS A	WATER TREATMENT- 1	WATER TREATMENT- 3
	160 HOUR/ Driver Training COURSE HANDS ON TEST AND WRITTEN TEST DMV	HIGH SCHOOL OR GED REQUIRED TO APPLY FOR TEST	HIGH SCHOOL OR GED AND ONE CLASS: WATER TREATMENT PLANT OPEATOR
	GENERAL BACKFLOW TESTER		CROSS CONNECTION
	40 Class: General Backflow Tester PLUS PRACTICAL HANDS ON TEST AND WRITTEN TEST		PASS TEST "CROSS CONNECTION CONTROL SPECIALIST PLUS THREE YEARS BACKFLOW TESTER CERTIFICATE
	WASTEWATER OIT	WASTEWATER- 1	WASTEWATER- 2
	An average of 40 hours worked per week by an operator or operator-in-training at a wastewater treatment plant while performing job duties that meet the definition of qualifying experience. Any used paid vacation or sick leave earned as a result of hours spent performing job duties that meet the definition of qualifying experience may be counted toward full-time employment. In no case, however, may an operator or operator-in-training be considered to be working full time if he or she spends less than 1,800 hours per year performing duties defined as qualifying experience	MUST HAVE COMPLETED THE WASTEWATER OPERATOR IN TRAINING REQUIREMENTS	An average of 40 hours worked per week by an operator or operator-in-training at a wastewater treatment plant while performing job duties that meet the definition of qualifying experience. Any used paid vacation or sick leave earned as a result of hours spent performing job duties that meet the definition of qualifying experience may be counted toward full-time employment. In no case, however, may an operator or operator-in-training be considered to be working full time if he or she spends less the 1,800 hours per year performing duties defined as qualifying experience
	HIGH SCHOOL OR GED AND WASTEWATER PLANT OPERATOR I		
18 Months in Grade	MINIMUM 2 YEARS AS A GRADE PW-TRAINEE	MINIMUM 2 YEARS AS A GRADE PW-II	MINIMUM 3 YEARS AS A GRADE PW III