

City of Greenfield

599 El Camino Real
Greenfield, CA 93927

City Council Meeting Agenda

January 12, 2016

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**

D. **PLEDGE OF ALLEGIANCE**

E. **AGENDA REVIEW**

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January 12, 2016**

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 #297870 through #298104 and Bank Drafts #1532 through #1596 in the amount of \$703,799.56 – ***Page 1***
- G-2. APPROVE** Minutes of the December 8, 2015 City Council Meeting – ***Page 34***
- G-3. SECOND READING AND ADOPTION** 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 – **Ordinance #511 – Page 43**
- G-4. SECOND READING AND ADOPTION** 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 – **Ordinance #512 – Page 47**
- G-5. ADOPTION** of A Resolution of the City Council of the City of Greenfield, California, Authorizing the City Manager to Execute Agreements with the State Board of Equalization Implementation of a Local Transactions and Use Tax – **Resolution #2016-01 – Page 55**
- G-6. ADOPTION** of A Resolution of the City Council of the City of Greenfield, California, Authorizing Examination of Transactions and Use Tax Records – **Resolution #2016-02 – Page 67**
- G-7. SECOND READING AND ADOPTION** 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 – **Ordinance #514 – Page 70**

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

I. PUBLIC HEARINGS

I-1. CONSIDERATION of a Resolution of the City Council of the City of Greenfield to (1) Adopt the Subsequent Mitigated Negative Declaration, (2) Adopt the Mitigation Monitoring Reporting Program, (3) Approve the Rezoning of the Site to R-L, Single Family Residential, (4) Approve the Tentative Map, and (5) Direct Staff to Prepare and Submit an Annexation Application to LAFCo Based on these Approvals – **Page 75**

a. Staff Report

b. Open Public Hearing

c. Close Public Hearing

d. City Council Comments / Review / Action

Staff Recommended Action – Adoption of Resolution #2016-03

I-2. SECOND READING AND ADOPTION 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 144**

a. Staff Report

b. Open Public Hearing

c. Close Public Hearing

d. City Council Comments / Review / Action

Staff Recommended Action – Adoption of Ordinance #515

J. CITY COUNCIL – BUSINESS

J-1. ADOPTION of A Resolution of the City Council of the City of Greenfield Approving an Agreement Between the Greenfield Union School District and the City of Greenfield for the Use of the City Council Chambers – **Page 184**

a. Staff Report

b. Public Comments

c. City Council Comments / Review / Action

Staff Recommended Action – Approval of Resolution #2016-04

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- J-2. ADOPTION** of A Resolution of the City Council of the City of Greenfield Approving an Agreement for Master Planning Services for Patriot Park from Landscape Architects, Inc. – **Page 192**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2016-05**
- J-3. ADOPTION** of A Resolution of the City Council of the City of Greenfield Rejecting the Construction Bids Received for the Proposition 84 Community Park Project and Directing the Project be Re-Advertised for Bids – **Page 198**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2016-06**
- J-4. ADOPTION** of A Resolution of the City Council of the City of Greenfield Approving the Community Development Block Grant (CDBG) Program Guidelines for the Homebuyer Assistance Program and the Owner-Occupied Housing Rehabilitation Assistance Program – **Page 201**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2016-07**
- J-5. ADOPTION** of A Resolution of the City Council of the City of Greenfield Suspending the Water Surcharge Fee – **Page 204**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2016-08**
- J-6. APPROVAL** of A Proposed MOU to Evaluate Reorganization of Existing Fire Protection Services in the Greenfield Area – **Page 209**
- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of MOU**

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J-7. CONSIDERATION of the Creation of an Agenda Preparation Committee and the Proposed Changes to Article III of the City Council Rules of Order and Protocols – **Page 218**

- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Committee**

J-8. CONSIDERATION of Setting a Date for the 2016 City Council Retreat and Engaging Renaissance Resources West to Facilitate – **Page 223**

- a. Staff Report
 - b. Public Comments
 - c. City Council Comments / Review / Action
- Staff Recommended Action – Set Date**

K. 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

L. COMMENTS FROM CITY COUNCIL

M. CITY MANAGER REPORT

N. 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: 12/04/2015 - 01/07/2016

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|-------------------------------|--|--------------|--------------|-----------------|----------------|--------|
| Bank Code: APBNK-APBNK | | | | | | |
| 03938 | ACCOUNTEMPS | 12/04/2015 | Regular | 0.00 | 1,821.63 | 297870 |
| 03963 | AMERIPRIDE | 12/04/2015 | Regular | 0.00 | 3,312.68 | 297871 |
| 00101 | AT&T | 12/04/2015 | Regular | 0.00 | 70.62 | 297872 |
| 00134 | AT&T MOBILITY | 12/04/2015 | Regular | 0.00 | 11.25 | 297873 |
| 00204 | BEN-E-LECT | 12/04/2015 | Regular | 0.00 | 7,883.88 | 297874 |
| 00396 | CASEY PRINTING | 12/04/2015 | Regular | 0.00 | 1,141.12 | 297875 |
| 00388 | CERTIFIED LABORATORIES | 12/04/2015 | Regular | 0.00 | 314.69 | 297876 |
| 00348 | CSG CONSULTANTS, INC. | 12/04/2015 | Regular | 0.00 | 237.50 | 297877 |
| 03898 | CWEA-MBS | 12/04/2015 | Regular | 0.00 | 30.00 | 297878 |
| 00461 | DATAFLOW BUSINESS SYSTEMS | 12/04/2015 | Regular | 0.00 | 49.82 | 297879 |
| 03985 | EDGES ELECTRICAL GROUP | 12/04/2015 | Regular | 0.00 | 113.70 | 297880 |
| 00554 | EMC PLANNING GROUP, INC. | 12/04/2015 | Regular | 0.00 | 4,865.21 | 297881 |
| 04042 | ENGRACIO BALLENTI | 12/04/2015 | Regular | 0.00 | 459.86 | 297882 |
| 00651 | FASTENAL COMPANY | 12/04/2015 | Regular | 0.00 | 152.40 | 297883 |
| 00653 | FOOD 4 LESS | 12/04/2015 | Regular | 0.00 | 32.87 | 297884 |
| 00321 | FRANCISCO CEJA | 12/04/2015 | Regular | 0.00 | 150.00 | 297885 |
| 00725 | GREEN RUBBER-KENNEDY AG | 12/04/2015 | Regular | 0.00 | 48.89 | 297886 |
| 00721 | GREENFIELD TRUE VALUE | 12/04/2015 | Regular | 0.00 | 484.98 | 297887 |
| 03998 | GREGORY ALLEN | 12/04/2015 | Regular | 0.00 | 5,180.00 | 297888 |
| 00943 | INDEPENDENT STATIONERS | 12/04/2015 | Regular | 0.00 | 144.65 | 297889 |
| 00931 | IZZY'S AUTO REPAIR | 12/04/2015 | Regular | 0.00 | 70.00 | 297891 |
| 00831 | JOHN P. HUERTA JR. | 12/04/2015 | Regular | 0.00 | 35.00 | 297892 |
| 01103 | KING CITY VETERINARY HOSPITAL | 12/04/2015 | Regular | 0.00 | 190.00 | 297893 |
| 03106 | L+G, LLP Attorneys at Law | 12/04/2015 | Regular | 0.00 | 5,265.71 | 297894 |
| 03974 | LC ACTION POLICE SUPPLY | 12/04/2015 | Regular | 0.00 | 54.30 | 297895 |
| 03923 | Liebert Cassidy Whitmore | 12/04/2015 | Regular | 0.00 | 329.00 | 297896 |
| 13023 | MARLIN LEASING | 12/04/2015 | Regular | 0.00 | 374.08 | 297898 |
| 03880 | MBS BUSINESS SYSTEMS | 12/04/2015 | Regular | 0.00 | 431.66 | 297900 |
| 01343 | MEYERS, NAVE, RIBACK, SILVER | 12/04/2015 | Regular | 0.00 | 425.00 | 297901 |
| 13015 | MNS ENGINEERS, INC. | 12/04/2015 | Regular | 0.00 | 15,494.26 | 297902 |
| 13006 | MONTEREY BAY AREA SELF INSURANCE AUTHORI | 12/04/2015 | Regular | 0.00 | 1,546.80 | 297903 |
| 01316 | MONTEREY COUNTY SHERIFF'S DEPT | 12/04/2015 | Regular | 0.00 | 14,522.53 | 297904 |
| 01365 | MOSS, LEVY & HARTZHEIM | 12/04/2015 | Regular | 0.00 | 6,000.00 | 297905 |
| 03942 | NI CHOPPERS, INC. | 12/04/2015 | Regular | 0.00 | 511.31 | 297906 |
| 01506 | OFFICE DEPOT | 12/04/2015 | Regular | 0.00 | 694.54 | 297907 |
| 01532 | O'REILLY AUTO PARTS | 12/04/2015 | Regular | 0.00 | 116.75 | 297908 |
| 01654 | PACIFIC COAST BATTERY SERVICE | 12/04/2015 | Regular | 0.00 | 223.77 | 297909 |
| 01601 | PACIFIC GAS & ELECTRIC | 12/04/2015 | Regular | 0.00 | 19,849.00 | 297910 |
| 01629 | PARTS & SERVICE CENTER | 12/04/2015 | Regular | 0.00 | 395.91 | 297911 |
| 03988 | PET SPECIALISTS OF MONTEREY | 12/04/2015 | Regular | 0.00 | 52.00 | 297912 |
| 01630 | PINNACLE HEALTHCARE | 12/04/2015 | Regular | 0.00 | 1,680.00 | 297913 |
| 01853 | REDSHIFT | 12/04/2015 | Regular | 0.00 | 204.89 | 297915 |
| 02367 | ROBIN WARBEY CONSULTING | 12/04/2015 | Regular | 0.00 | 5,241.64 | 297916 |
| 19046 | SALINAS UNION HIGH SCHOOL DIST | 12/04/2015 | Regular | 0.00 | 200.00 | 297917 |
| 01919 | SALINAS VALLEY FORD | 12/04/2015 | Regular | 0.00 | 14.74 | 297918 |
| 01908 | SALINAS VALLEY PRO SQUAD | 12/04/2015 | Regular | 0.00 | 323.56 | 297919 |
| 04010 | SC FUELS | 12/04/2015 | Regular | 0.00 | 3,573.62 | 297920 |
| 01988 | SIRCHIE FINGER PRINT LAB | 12/04/2015 | Regular | 0.00 | 339.80 | 297921 |
| 19026 | SONIAN, INC. | 12/04/2015 | Regular | 0.00 | 198.00 | 297922 |
| 01960 | SOUTH COUNTY NEWSPAPER | 12/04/2015 | Regular | 0.00 | 808.00 | 297923 |
| 01944 | SWRCB | 12/04/2015 | Regular | 0.00 | 200.00 | 297924 |
| 02071 | TELCO AUTOMATION, INC. | 12/04/2015 | Regular | 0.00 | 1,770.00 | 297925 |
| 03901 | THE KRKC STATIONS | 12/04/2015 | Regular | 0.00 | 110.00 | 297926 |
| 04043 | TNT Fireworks Inc. | 12/04/2015 | Regular | 0.00 | 2,000.00 | 297927 |

Check Report

Date Range: 12/04/2015 - 01/07/2016

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|---|--------------|--------------|-----------------|----------------|--------|
| 02002 | TRI-COUNTY FIRE PROTECTION | 12/04/2015 | Regular | 0.00 | 387.00 | 297928 |
| 03987 | U.S. BANK | 12/04/2015 | Regular | 0.00 | 9,765.10 | 297929 |
| 02210 | VERIZON WIRELESS | 12/04/2015 | Regular | 0.00 | 1,541.15 | 297933 |
| 02210 | VERIZON WIRELESS | 12/04/2015 | Regular | 0.00 | -1,541.15 | 297933 |
| 02233 | VISION TECHNOLOGY SOLUTIONS | 12/04/2015 | Regular | 0.00 | 255.25 | 297934 |
| 02372 | WALLACE GROUP | 12/04/2015 | Regular | 0.00 | 18,026.00 | 297935 |
| 04053 | WHOLESALE-CARABINERS.COM | 12/04/2015 | Regular | 0.00 | 402.00 | 297936 |
| 00752 | CITY OF GREENFIELD | 12/07/2015 | Regular | 0.00 | 20.00 | 297937 |
| 00713 | G P O A | 12/07/2015 | Regular | 0.00 | 600.00 | 297938 |
| 00795 | GREENFIELD POLICE SUPERVISORS | 12/07/2015 | Regular | 0.00 | 150.00 | 297939 |
| 01911 | SEIU 521 | 12/07/2015 | Regular | 0.00 | 337.49 | 297940 |
| 00614 | STATE OF CALIFORNIA FRANCHISE TAX BOARD | 12/07/2015 | Regular | 0.00 | 199.87 | 297941 |
| 02210 | VERIZON WIRELESS | 12/08/2015 | Regular | 0.00 | 491.38 | 297942 |
| 01600 | PNC EQUIPMENT FINANCE | 12/09/2015 | Regular | 0.00 | 250.00 | 297943 |
| 00215 | ANTHEM - BLUE CROSS | 12/10/2015 | Regular | 0.00 | 73,818.64 | 297944 |
| 03873 | U.S. Bank Equipment Finance | 12/10/2015 | Regular | 0.00 | 2,813.11 | 297945 |
| 03938 | ACCOMTEMP | 12/15/2015 | Regular | 0.00 | 3,203.06 | 297946 |
| 03963 | AMERIPRIDE | 12/15/2015 | Regular | 0.00 | 105.54 | 297947 |
| 02171 | ANDREW TIPTON | 12/15/2015 | Regular | 0.00 | 50.00 | 297948 |
| 00201 | BEN-E-LECT | 12/15/2015 | Regular | 0.00 | 50.00 | 297949 |
| 04001 | BORRECCO/KILIAN & ASSOCIATES | 12/15/2015 | Regular | 0.00 | 600.00 | 297950 |
| 00752 | CITY OF GREENFIELD | 12/15/2015 | Regular | 0.00 | 10,916.21 | 297951 |
| 00314 | COASTAL TRACTOR | 12/15/2015 | Regular | 0.00 | 201.28 | 297953 |
| 03052 | COBRA GUARD, INC. | 12/15/2015 | Regular | 0.00 | 41.95 | 297954 |
| 03972 | DEPARTMENT OF GENERAL SERVICES | 12/15/2015 | Regular | 0.00 | 9,240.00 | 297955 |
| 00286 | DIANE BRUEGGEMAN | 12/15/2015 | Regular | 0.00 | 50.00 | 297956 |
| 00487 | DIRECT TV | 12/15/2015 | Regular | 0.00 | 45.14 | 297957 |
| 03985 | EDGES ELECTRICAL GROUP | 12/15/2015 | Regular | 0.00 | 512.29 | 297958 |
| 00651 | FASTENAL COMPANY | 12/15/2015 | Regular | 0.00 | 504.54 | 297959 |
| 00610 | FEDERAL EXPRESS | 12/15/2015 | Regular | 0.00 | 393.27 | 297960 |
| 00631 | FERGUSON ENTERPRISES INC. 795 | 12/15/2015 | Regular | 0.00 | 1,930.55 | 297961 |
| 00734 | GOODYEAR TIRE & RUBBER CO. | 12/15/2015 | Regular | 0.00 | 767.46 | 297962 |
| 00720 | GRAINGER | 12/15/2015 | Regular | 0.00 | 343.73 | 297963 |
| 00725 | GREEN RUBBER-KENNEDY AG | 12/15/2015 | Regular | 0.00 | 220.33 | 297964 |
| 00767 | GREENFIELD TOWING | 12/15/2015 | Regular | 0.00 | 120.00 | 297965 |
| 00721 | GREENFIELD TRUE VALUE | 12/15/2015 | Regular | 0.00 | 264.89 | 297966 |
| 03998 | GREGORY ALLEN | 12/15/2015 | Regular | 0.00 | 5,180.00 | 297967 |
| 00845 | HINDERLITER DE LLAMAS & ASSOC | 12/15/2015 | Regular | 0.00 | 750.00 | 297968 |
| 00943 | INDEPENDENT STATIONERS | 12/15/2015 | Regular | 0.00 | 173.55 | 297969 |
| 00909 | INTEGRATED CROP MANAGEMENT | 12/15/2015 | Regular | 0.00 | 168.22 | 297970 |
| 01236 | LEAGUE OF CALIFORNIA CITIES | 12/15/2015 | Regular | 0.00 | 200.00 | 297972 |
| 03879 | MARIA CASTILLO | 12/15/2015 | Regular | 0.00 | 50.00 | 297973 |
| 13023 | MARLIN LEASING | 12/15/2015 | Regular | 0.00 | 126.28 | 297974 |
| 04047 | MICHAEL BAKER INTERNATIONAL | 12/15/2015 | Regular | 0.00 | 3,706.25 | 297975 |
| 13015 | MNS ENGINEERS, INC. | 12/15/2015 | Regular | 0.00 | 31,680.00 | 297976 |
| 13004 | MONTEREY BAY ANALYTICAL SERVIC | 12/15/2015 | Regular | 0.00 | 1,915.00 | 297977 |
| 01365 | MOSS, LEVY & HARTZHEIM | 12/15/2015 | Regular | 0.00 | 3,775.00 | 297978 |
| 01506 | OFFICE DEPOT | 12/15/2015 | Regular | 0.00 | 302.01 | 297979 |
| 01532 | O'REILLY AUTO PARTS | 12/15/2015 | Regular | 0.00 | 17.35 | 297980 |
| 03897 | PACIFIC COAST LAND DESIGN, INC. | 12/15/2015 | Regular | 0.00 | 5,081.49 | 297981 |
| 01601 | PACIFIC GAS & ELECTRIC | 12/15/2015 | Regular | 0.00 | 17,387.12 | 297982 |
| 01629 | PARTS & SERVICE CENTER | 12/15/2015 | Regular | 0.00 | 748.02 | 297983 |
| 03958 | PMC | 12/15/2015 | Regular | 0.00 | 7,001.90 | 297984 |
| 01677 | PRAXAIR DISTRIBUTION, INC. | 12/15/2015 | Regular | 0.00 | 91.24 | 297985 |
| 01837 | R G FABRICATION | 12/15/2015 | Regular | 0.00 | 260.40 | 297986 |
| 04006 | RANEY PLANNING AND MANAGEMENT, INC. | 12/15/2015 | Regular | 0.00 | 2,102.45 | 297987 |
| 01853 | REDSHIFT | 12/15/2015 | Regular | 0.00 | 207.96 | 297988 |
| 02367 | ROBIN WARBEY CONSULTING | 12/15/2015 | Regular | 0.00 | 6,566.84 | 297989 |
| 01999 | SALINAS VALLEY SOLID WASTE AUTHORITY | 12/15/2015 | Regular | 0.00 | 42,658.36 | 297990 |
| 02044 | SERGIO TAMAYO | 12/15/2015 | Regular | 0.00 | 150.00 | 297991 |
| 19028 | SHORE CHEMICAL COMPANY, INC. | 12/15/2015 | Regular | 0.00 | 1,763.32 | 297992 |

Check Report

Date Range: 12/04/2015 - 01/07/2016

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|--|--------------|--------------|-----------------|----------------|--------|
| 01933 | SMITH & ENRIGHT LANDSCAPING | 12/15/2015 | Regular | 0.00 | 14,016.00 | 297993 |
| 19026 | SONIAN, INC. | 12/15/2015 | Regular | 0.00 | 198.00 | 297994 |
| 01960 | SOUTH COUNTY NEWSPAPER | 12/15/2015 | Regular | 0.00 | 456.00 | 297995 |
| 04036 | SSA LANDSCAPING ARCHITECTS, INC. | 12/15/2015 | Regular | 0.00 | 5,209.75 | 297996 |
| 01998 | STANDARD INSURANCE COM | 12/15/2015 | Regular | 0.00 | 1,004.95 | 297997 |
| 03920 | STERICYCLE, INC. | 12/15/2015 | Regular | 0.00 | 496.14 | 297998 |
| 01957 | SWRCB - OFFICE OF OPERATOR CER | 12/15/2015 | Regular | 0.00 | 170.00 | 297999 |
| 03919 | TELEPACIFIC COMMUNICATIONS | 12/15/2015 | Regular | 0.00 | 943.48 | 298000 |
| 03901 | THE KRKC STATIONS | 12/15/2015 | Regular | 0.00 | 135.00 | 298001 |
| 01904 | THE SALINAS CALIFORNIAN | 12/15/2015 | Regular | 0.00 | 634.99 | 298002 |
| 13008 | TINA MARTINEZ | 12/15/2015 | Regular | 0.00 | 50.00 | 298003 |
| 03895 | TONY ACOSTA | 12/15/2015 | Regular | 0.00 | 210.00 | 298004 |
| 02037 | TRI-CITIES DISPOSAL | 12/15/2015 | Regular | 0.00 | 75,912.59 | 298005 |
| 02002 | TRI-COUNTY FIRE PROTECTION | 12/15/2015 | Regular | 0.00 | 130.91 | 298006 |
| 03930 | TYLER BUSINESS FORMS | 12/15/2015 | Regular | 0.00 | 131.32 | 298007 |
| 00634 | TYLER TECHNOLOGIES | 12/15/2015 | Regular | 0.00 | 75.00 | 298008 |
| 03916 | UNITED STATES POSTAL SERVICE | 12/15/2015 | Regular | 0.00 | 225.00 | 298009 |
| 02100 | UNITED STATES POSTAL SERVICE | 12/15/2015 | Regular | 0.00 | 104.00 | 298010 |
| 02241 | VAL'S PLUMBING AND HEATING | 12/15/2015 | Regular | 0.00 | 258.00 | 298011 |
| 02201 | VEGETABLE GROWERS SUPPLY | 12/15/2015 | Regular | 0.00 | 79.76 | 298012 |
| 00752 | CITY OF GREENFIELD | 12/16/2015 | Regular | 0.00 | 20.00 | 298013 |
| 00713 | G P O A | 12/16/2015 | Regular | 0.00 | 750.00 | 298014 |
| 00795 | GREENFIELD POLICE SUPERVISORS | 12/16/2015 | Regular | 0.00 | 150.00 | 298015 |
| 01911 | SEIU 521 | 12/16/2015 | Regular | 0.00 | 341.42 | 298016 |
| 00614 | STATE OF CALIFORNIA FRANCHISE TAX BOARD | 12/16/2015 | Regular | 0.00 | 195.44 | 298017 |
| 00180 | ALL SAFE INTEGRATED SYSTEMS | 12/18/2015 | Regular | 0.00 | 210.00 | 298018 |
| 00156 | AMERICAN SUPPLY COMPANY | 12/18/2015 | Regular | 0.00 | 80.27 | 298019 |
| 03963 | AMERIPRIDE | 12/18/2015 | Regular | 0.00 | 285.03 | 298020 |
| 03939 | CENTRAL DRUG SYSTEM | 12/18/2015 | Regular | 0.00 | 52.00 | 298021 |
| 00305 | CHEVRON, U.S.A. | 12/18/2015 | Regular | 0.00 | 138.09 | 298022 |
| 01942 | CITY OF SOLEDAD | 12/18/2015 | Regular | 0.00 | 1,697.17 | 298023 |
| 03950 | CSC of King City | 12/18/2015 | Regular | 0.00 | 13.48 | 298024 |
| 00528 | EL CAMINO ELECTRIC | 12/18/2015 | Regular | 0.00 | 112.50 | 298025 |
| 04042 | ENGRACIO BALLENTI | 12/18/2015 | Regular | 0.00 | 100.00 | 298026 |
| 00631 | FERGUSON ENTERPRISES INC. 795 | 12/18/2015 | Regular | 0.00 | 7,297.94 | 298027 |
| 00653 | FOOD 4 LESS | 12/18/2015 | Regular | 0.00 | 20.30 | 298028 |
| 00648 | FOOTHILL LOCK & SAFE AND | 12/18/2015 | Regular | 0.00 | 57.59 | 298029 |
| 00725 | GREEN RUBBER-KENNEDY AG | 12/18/2015 | Regular | 0.00 | 130.56 | 298030 |
| 04058 | GREENFIELD ROTARY CLUB | 12/18/2015 | Regular | 0.00 | 200.00 | 298031 |
| 00721 | GREENFIELD TRUE VALUE | 12/18/2015 | Regular | 0.00 | 134.98 | 298032 |
| 00820 | HOME DEPOT CREDIT SERVICES | 12/18/2015 | Regular | 0.00 | 379.80 | 298033 |
| 01103 | KING CITY VETERINARY HOSPITAL | 12/18/2015 | Regular | 0.00 | 938.04 | 298034 |
| 03106 | L+G, LLP Attorneys at Law | 12/18/2015 | Regular | 0.00 | 8,359.00 | 298035 |
| 01263 | LARA'S PHOTO SHOP | 12/18/2015 | Regular | 0.00 | 162.93 | 298036 |
| 01258 | LOZANO SMITH | 12/18/2015 | Regular | 0.00 | 518.00 | 298037 |
| 01343 | MEYERS, NAVE, RIBACK, SILVER | 12/18/2015 | Regular | 0.00 | 4,476.15 | 298038 |
| 01850 | MICHAEL RICE | 12/18/2015 | Regular | 0.00 | 50.00 | 298039 |
| 13006 | MONTEREY BAY AREA SELF INSURANCE AUTHORI | 12/18/2015 | Regular | 0.00 | 3,872.69 | 298040 |
| 01348 | MONTEREY COUNTY INFORMATION TECHNOLOG | 12/18/2015 | Regular | 0.00 | 608.75 | 298041 |
| 01506 | OFFICE DEPOT | 12/18/2015 | Regular | 0.00 | 400.29 | 298042 |
| 01532 | O'REILLY AUTO PARTS | 12/18/2015 | Regular | 0.00 | 51.00 | 298043 |
| 01629 | PARTS & SERVICE CENTER | 12/18/2015 | Regular | 0.00 | 367.65 | 298044 |
| 01630 | PINNACLE HEALTHCARE | 12/18/2015 | Regular | 0.00 | 500.00 | 298045 |
| 01705 | QUINN COMPANY | 12/18/2015 | Regular | 0.00 | 24.29 | 298046 |
| 01837 | R G FABRICATION | 12/18/2015 | Regular | 0.00 | 1,282.74 | 298047 |
| 04054 | RENNE SLOAN HOLTZMAN SAKAI | 12/18/2015 | Regular | 0.00 | 2,002.00 | 298048 |
| 01919 | SALINAS VALLEY FORD | 12/18/2015 | Regular | 0.00 | 599.63 | 298049 |
| 04010 | SC FUELS | 12/18/2015 | Regular | 0.00 | 6,585.11 | 298050 |
| 01988 | SIRCHIE FINGER PRINT LAB | 12/18/2015 | Regular | 0.00 | 102.07 | 298051 |
| 01960 | SOUTH COUNTY NEWSPAPER | 12/18/2015 | Regular | 0.00 | 2,254.56 | 298052 |
| 03882 | SPCA FOR MONTEREY COUNTY | 12/18/2015 | Regular | 0.00 | 6,061.63 | 298053 |

Check Report

Date Range: 12/04/2015 - 01/07/2016

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|--|--------------|--------------|-----------------|----------------|------------|
| 00386 | STATE OF CA DEPT. OF JUSTICE | 12/18/2015 | Regular | 0.00 | 1,442.00 | 298054 |
| 04048 | TIME CLOCK PLUS | 12/18/2015 | Regular | 0.00 | 11,222.42 | 298055 |
| 02037 | TRI-CITIES DISPOSAL | 12/18/2015 | Regular | 0.00 | 144.09 | 298056 |
| 02201 | VEGETABLE GROWERS SUPPLY | 12/18/2015 | Regular | 0.00 | 265.06 | 298057 |
| 00713 | G P O A | 12/30/2015 | Regular | 0.00 | 750.00 | 298096 |
| 00795 | GREENFIELD POLICE SUPERVISORS | 12/30/2015 | Regular | 0.00 | 150.00 | 298097 |
| 01911 | SEIU 521 | 12/30/2015 | Regular | 0.00 | 335.89 | 298098 |
| 00614 | STATE OF CALIFORNIA FRANSCHISE TAX BOARD | 12/30/2015 | Regular | 0.00 | 208.58 | 298099 |
| 03987 | U.S. BANK | 01/05/2016 | Regular | 0.00 | 14,168.85 | 298100 |
| 00713 | G P O A | 01/05/2016 | Regular | 0.00 | 50.00 | 298103 |
| 03998 | GREGORY ALLEN | 01/05/2016 | Regular | 0.00 | 5,180.00 | 298104 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 120.34 | DFT0001532 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 500.00 | DFT0001533 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 500.00 | DFT0001534 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 800.00 | DFT0001535 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 150.00 | DFT0001536 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/04/2015 | Bank Draft | 0.00 | 425.00 | DFT0001537 |
| 00431 | DEPT OF CHILD SUPPORT SERVICES | 12/04/2015 | Bank Draft | 0.00 | 1,377.68 | DFT0001538 |
| 00384 | STATE OF CALIFORNIA EDD | 12/04/2015 | Bank Draft | 0.00 | 866.10 | DFT0001539 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 3,310.40 | DFT0001540 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 12,829.88 | DFT0001541 |
| 00384 | STATE OF CALIFORNIA EDD | 12/04/2015 | Bank Draft | 0.00 | 4,388.04 | DFT0001542 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 13,557.66 | DFT0001543 |
| 00384 | STATE OF CALIFORNIA EDD | 12/04/2015 | Bank Draft | 0.00 | 308.06 | DFT0001545 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 1,133.62 | DFT0001546 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 4,847.20 | DFT0001547 |
| 00384 | STATE OF CALIFORNIA EDD | 12/04/2015 | Bank Draft | 0.00 | 1,419.74 | DFT0001548 |
| 03103 | Internal Revenue Service | 12/04/2015 | Bank Draft | 0.00 | 4,496.04 | DFT0001549 |
| 03103 | Internal Revenue Service | 12/10/2015 | Bank Draft | 0.00 | 109.86 | DFT0001560 |
| 03103 | Internal Revenue Service | 12/10/2015 | Bank Draft | 0.00 | 124.00 | DFT0001561 |
| 00384 | STATE OF CALIFORNIA EDD | 12/10/2015 | Bank Draft | 0.00 | 159.73 | DFT0001562 |
| 03103 | Internal Revenue Service | 12/10/2015 | Bank Draft | 0.00 | 470.66 | DFT0001563 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 120.34 | DFT0001565 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 350.00 | DFT0001566 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 300.00 | DFT0001567 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 550.00 | DFT0001568 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 100.00 | DFT0001569 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/18/2015 | Bank Draft | 0.00 | 425.00 | DFT0001570 |
| 00431 | DEPT OF CHILD SUPPORT SERVICES | 12/18/2015 | Bank Draft | 0.00 | 1,377.68 | DFT0001571 |
| 00384 | STATE OF CALIFORNIA EDD | 12/18/2015 | Bank Draft | 0.00 | 881.11 | DFT0001572 |
| 03103 | Internal Revenue Service | 12/18/2015 | Bank Draft | 0.00 | 3,458.28 | DFT0001573 |
| 03103 | Internal Revenue Service | 12/18/2015 | Bank Draft | 0.00 | 13,462.06 | DFT0001574 |
| 00384 | STATE OF CALIFORNIA EDD | 12/18/2015 | Bank Draft | 0.00 | 4,631.51 | DFT0001575 |
| 03103 | Internal Revenue Service | 12/18/2015 | Bank Draft | 0.00 | 14,175.18 | DFT0001576 |
| 00107 | AMERICAN FAMILY LIFE | 12/16/2015 | Bank Draft | 0.00 | 860.06 | DFT0001577 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 120.34 | DFT0001579 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 350.00 | DFT0001580 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 300.00 | DFT0001581 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 475.00 | DFT0001582 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 75.00 | DFT0001583 |
| 01916 | STATE STREET BANK & TRUST CO. | 12/31/2015 | Bank Draft | 0.00 | 425.00 | DFT0001584 |
| 00431 | DEPT OF CHILD SUPPORT SERVICES | 12/31/2015 | Bank Draft | 0.00 | 1,104.91 | DFT0001585 |
| 00384 | STATE OF CALIFORNIA EDD | 12/31/2015 | Bank Draft | 0.00 | 946.25 | DFT0001586 |
| 03103 | Internal Revenue Service | 12/31/2015 | Bank Draft | 0.00 | 3,726.78 | DFT0001587 |
| 03103 | Internal Revenue Service | 12/31/2015 | Bank Draft | 0.00 | 13,721.26 | DFT0001588 |
| 00384 | STATE OF CALIFORNIA EDD | 12/31/2015 | Bank Draft | 0.00 | 5,347.03 | DFT0001589 |
| 03103 | Internal Revenue Service | 12/31/2015 | Bank Draft | 0.00 | 15,952.02 | DFT0001590 |
| 00107 | AMERICAN FAMILY LIFE | 12/31/2015 | Bank Draft | 0.00 | 860.06 | DFT0001591 |
| 00384 | STATE OF CALIFORNIA EDD | 01/05/2016 | Bank Draft | 0.00 | 57.88 | DFT0001592 |
| 03103 | Internal Revenue Service | 01/05/2016 | Bank Draft | 0.00 | 186.50 | DFT0001593 |
| 03103 | Internal Revenue Service | 01/05/2016 | Bank Draft | 0.00 | 797.46 | DFT0001594 |

Check Report

Date Range: 12/04/2015 - 01/07/2016

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|--------------------------|--------------|--------------|-----------------|----------------|------------|
| 00384 | STATE OF CALIFORNIA EDD | 01/05/2016 | Bank Draft | 0.00 | 507.70 | DFT0001595 |
| 03103 | Internal Revenue Service | 01/05/2016 | Bank Draft | 0.00 | 1,429.80 | DFT0001596 |

Bank Code APBNK Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-------------------|
| Regular Checks | 400 | 186 | 0.00 | 566,372.49 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 1 | 0.00 | -1,541.15 |
| Bank Drafts | 52 | 52 | 0.00 | 138,968.22 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | 452 | 239 | 0.00 | 703,799.56 |

Fund Summary

| Fund | Name | Period | Amount |
|------|--------------|---------|-------------------|
| 999 | CASH CONTROL | 12/2015 | 681,421.37 |
| 999 | CASH CONTROL | 1/2016 | <u>22,378.19</u> |
| | | | 703,799.56 |



Greenfield, CA

Expense Approval Report

By Fund

Payment Dates 12/4/2015 - 1/7/2016

| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|---------------------------------|----------------|--------------|----------------------------------|-------------------|-----------|
| Fund: 100 - GENERAL FUND | | | | | |
| MONTEREY COUNTY SHERIFF'S ... | 297904 | 12/04/2015 | CJIS - INVOICE 375 - QUARTER 1 | 100-215-63400.000 | 6,906.31 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES INCENTIVE CREDIT.. | 100-215-64600.000 | -1,049.77 |
| AMERIPRIDE | 297871 | 12/04/2015 | CVC CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297871 | 12/04/2015 | UNIFORMS | 100-310-65200.000 | 161.57 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| PACIFIC COAST BATTERY SERVI... | 297909 | 12/04/2015 | 7318 - BATTERY | 100-215-66200.000 | 223.77 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4110001-7/S. CAMACHO - VACC... | 100-230-68100.000 | 500.00 |
| FOOTHILL LOCK & SAFE AND | 298029 | 12/18/2015 | KEYS - CCYSO | 100-551-63700.000 | 57.59 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | Small Permits | 100-601-63600.000 | 10,250.00 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | Plan Review | 100-601-63600.000 | 4,875.00 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | CVC CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297871 | 12/04/2015 | UNIFORMS | 100-310-65200.000 | 415.73 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| LC ACTION POLICE SUPPLY | 297895 | 12/04/2015 | SHIRT - SOTELLO | 100-215-65200.000 | 54.30 |
| SALINAS UNION HIGH SCHOOL ... | 297917 | 12/04/2015 | SPANISH ORAL INTERVIEW - RU... | 100-110-67400.000 | 200.00 |
| MEYERS, NAVE, RIBACK, SILVER | 297901 | 12/04/2015 | PROFESSIONAL SERVICES | 100-150-63100.000 | 425.00 |
| OFFICE DEPOT | 297907 | 12/04/2015 | DATASTICK PRO - USB | 100-215-61400.000 | 45.45 |
| U.S. BANK | 297929 | 12/04/2015 | LINK LIGHT TRAIL FARE - ICMA ... | 100-190-67100.000 | 3.00 |
| U.S. BANK | 297929 | 12/04/2015 | BAGGAGE FEES - ICMA CONFER... | 100-190-67100.000 | 50.00 |
| U.S. BANK | 297929 | 12/04/2015 | PARKING AT SAN JOSE AIRPORT ... | 100-190-67100.000 | 42.75 |
| U.S. BANK | 297929 | 12/04/2015 | ICMA CONFERENCE HOTEL | 100-190-67100.000 | 1,166.14 |
| U.S. BANK | 297929 | 12/04/2015 | LINK LIGHT TRAIL FARE - ICMA ... | 100-190-67100.000 | 3.00 |
| U.S. BANK | 297929 | 12/04/2015 | GAS TO & FROM SAN JOSE AIR... | 100-190-67100.000 | 19.84 |
| U.S. BANK | 297929 | 12/04/2015 | CAL PERS EDUCATIONAL FORUM | 100-190-67200.000 | 399.00 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4110011-7/S. CAMACHO - VACC... | 100-230-68100.000 | 500.00 |
| U.S. BANK | 297929 | 12/04/2015 | PLAQUE FOR BRENT SLAMA | 100-101-65100.000 | 186.61 |
| U.S. BANK | 297929 | 12/04/2015 | GOODIES FOR CLEAN UP WEEK | 100-110-65100.000 | 17.20 |
| U.S. BANK | 297929 | 12/04/2015 | HR CONTRIBUTION FOR CHALL... | 100-110-65100.000 | 195.20 |
| U.S. BANK | 297929 | 12/04/2015 | CM MEETING - SAFEWAY | 100-110-65100.000 | 18.75 |
| U.S. BANK | 297929 | 12/04/2015 | CAL PELRA CONF. - GAS | 100-110-67100.000 | 21.08 |
| U.S. BANK | 297929 | 12/04/2015 | CAL PELRA CONF. - PARKING | 100-110-67100.000 | 7.00 |
| U.S. BANK | 297929 | 12/04/2015 | CAL PELRA CONF. - PARKING | 100-110-67100.000 | 7.00 |
| U.S. BANK | 297929 | 12/04/2015 | CAL PELRA CONF. - PARKING | 100-110-67100.000 | 7.00 |
| U.S. BANK | 297929 | 12/04/2015 | IPMA-HR MEMBERSHIP | 100-110-68300.000 | 149.00 |
| U.S. BANK | 297929 | 12/04/2015 | FURNISHING FOR LIBRARY | 100-111-61500.000 | 65.21 |
| U.S. BANK | 297929 | 12/04/2015 | FURNISHING FOR LIBRARY | 100-111-61500.000 | 11.93 |
| U.S. BANK | 297929 | 12/04/2015 | LIBRARY ACCESSORIES | 100-111-61500.000 | 32.73 |
| U.S. BANK | 297929 | 12/04/2015 | RETURNED ITEM FROM LIBRARY | 100-111-61500.000 | -16.30 |
| U.S. BANK | 297929 | 12/04/2015 | COFFEE & CREAMER FOR EMPL... | 100-111-65600.000 | 65.70 |
| U.S. BANK | 297929 | 12/04/2015 | KITCHEN SUPPLIES | 100-111-65600.000 | 34.11 |
| U.S. BANK | 297929 | 12/04/2015 | MICROSOFT | 100-125-63200.000 | 60.00 |
| U.S. BANK | 297929 | 12/04/2015 | CM REPORT | 100-125-63200.000 | 25.00 |
| U.S. BANK | 297929 | 12/04/2015 | MICROSOFT | 100-125-63200.000 | 120.00 |
| U.S. BANK | 297929 | 12/04/2015 | MICROSOFT | 100-125-63200.000 | 216.00 |
| U.S. BANK | 297929 | 12/04/2015 | MICROSOFT | 100-125-63200.000 | 16.00 |
| U.S. BANK | 297929 | 12/04/2015 | VINYL LETTERS - VEHICLES | 100-311-66200.000 | 43.65 |
| U.S. BANK | 297929 | 12/04/2015 | VEHICLE LOGOS | 100-311-66200.000 | 114.58 |
| U.S. BANK | 297929 | 12/04/2015 | EMERGENCY VEHICLE SPECIALIS... | 100-110-66200.000 | 299.73 |

Expense Approval Report

Payment Dates: 12/4/2015 - 1/7/2016

| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|---------------------------------|-------------------|----------|
| U.S. BANK | 297929 | 12/04/2015 | LEAGUE REGISTRATION | 100-110-67100.000 | 228.00 |
| U.S. BANK | 297929 | 12/04/2015 | ICMA CONFERENCE - PARKING | 100-110-67100.000 | 69.92 |
| U.S. BANK | 297929 | 12/04/2015 | ICMA CONFERENCE - PARKING/... | 100-110-67100.000 | 3.00 |
| U.S. BANK | 297929 | 12/04/2015 | ICMA CONFERENCE - PARKING/... | 100-110-67100.000 | 3.00 |
| U.S. BANK | 297929 | 12/04/2015 | CSJ CONVENTION CENTER GAR... | 100-26001 | 20.00 |
| U.S. BANK | 297929 | 12/04/2015 | SHERATON HOTEL | 100-215-67200.000 | 444.60 |
| U.S. BANK | 297929 | 12/04/2015 | SHERASTON HOTEL | 100-215-67200.000 | 444.64 |
| U.S. BANK | 297929 | 12/04/2015 | HYATT PLACE | 100-230-67200.000 | 546.90 |
| U.S. BANK | 297929 | 12/04/2015 | BATTERIES | 100-215-71400.000 | 84.02 |
| U.S. BANK | 297929 | 12/04/2015 | PATROL BIKE | 100-215-71400.000 | 182.89 |
| U.S. BANK | 297929 | 12/04/2015 | ANNUAL CONFERENCE LEAGE ... | 100-101-67100.000 | 23.48 |
| U.S. BANK | 297929 | 12/04/2015 | ANNUAL CONFERENCE LEAGUE... | 100-101-67100.000 | 619.92 |
| U.S. BANK | 297929 | 12/04/2015 | ANNUAL CONFERENCE LEAGE ... | 100-101-67100.000 | 21.21 |
| U.S. BANK | 297929 | 12/04/2015 | CVC TRIM PAINT | 100-111-65900.000 | 35.66 |
| U.S. BANK | 297929 | 12/04/2015 | MIC'S RENT-A-CAR | 100-115-62100.000 | 460.50 |
| U.S. BANK | 297929 | 12/04/2015 | ICSC - WEBINAR CONFERENCE | 100-601-67100.000 | 45.00 |
| U.S. BANK | 297929 | 12/04/2015 | ANNUAL CONF. LEAGUE OF CA ... | 100-101-67100.000 | 21.48 |
| U.S. BANK | 297929 | 12/04/2015 | ANNUAL CONF. LEAGUE OF CA ... | 100-101-67100.000 | 68.00 |
| U.S. BANK | 297929 | 12/04/2015 | CVC LIBRARY LIGHT TIMER | 100-111-65900.000 | 14.99 |
| U.S. BANK | 297929 | 12/04/2015 | MANAGEMENT TRAINING - JACK... | 100-310-67200.000 | 16.42 |
| U.S. BANK | 297929 | 12/04/2015 | NEW YORK TIMES DIGITAL | 100-26001 | 20.00 |
| U.S. BANK | 297929 | 12/04/2015 | ORANGE CLEANER | 100-111-65600.000 | 5.43 |
| U.S. BANK | 297929 | 12/04/2015 | MAYOR'S/MANAGERS MEETING... | 100-101-65100.000 | 18.60 |
| U.S. BANK | 297929 | 12/04/2015 | CITY COUNCIL MEETING - RANC... | 100-101-65100.000 | 20.28 |
| U.S. BANK | 297929 | 12/04/2015 | MAYOR'S/MANAGERS MEETING... | 100-101-65100.000 | 72.34 |
| U.S. BANK | 297929 | 12/04/2015 | RESTROOM/SNACK SHACK AT P... | 100-110-65100.000 | 32.79 |
| OFFICE DEPOT | 297907 | 12/04/2015 | GLUESTICK 12/PK | 100-201-61400.000 | 2.50 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4175061-7/A. ALVAREZ - RESP ... | 100-310-63900.000 | 25.00 |
| OFFICE DEPOT | 297907 | 12/04/2015 | MANILLA FOLDERS | 100-110-61400.000 | -34.21 |
| FASTENAL COMPANY | 297883 | 12/04/2015 | NUTS/BOLTS | 100-311-65700.000 | 27.28 |
| FOOD 4 LESS | 297884 | 12/04/2015 | SPECIAL OPERATIONS EXTORSI... | 100-215-65100.000 | 32.87 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4154001-7/O. TAMAYO - RESP ... | 100-310-63900.000 | 45.00 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4153851-7/I. BARRON - RESP M... | 100-310-63900.000 | 45.00 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4153821-7/L. TRUJILLO | 100-310-63900.000 | 45.00 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7302 - PULLEY | 100-215-66200.000 | 16.13 |
| AMERIPRIDE | 297871 | 12/04/2015 | CVC CENTER CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297871 | 12/04/2015 | UNIFORMS | 100-310-65200.000 | 331.17 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOPTOWELS | 100-311-66200.000 | 5.24 |
| MEYERS, NAVE, RIBACK, SILVER | 298038 | 12/18/2015 | MEYERS NAVE | 100-150-63100.000 | 4,476.15 |
| OFFICE DEPOT | 297907 | 12/04/2015 | WATER BOTTLES | 100-111-61400.000 | 18.15 |
| IZZY'S AUTO REPAIR | 297891 | 12/04/2015 | 7902 - VEHICLE SCAN | 100-311-66200.000 | 70.00 |
| L+G, LLP Attorneys at Law | 297894 | 12/04/2015 | L+G | 100-150-63100.000 | 5,265.71 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 148.54 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7302 - OIL FILTER | 100-215-66200.000 | 5.14 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7302 - HEAD LIGHT SOCKET | 100-215-66200.000 | 4.69 |
| OFFICE DEPOT | 297907 | 12/04/2015 | DUAL MONITOR STAND | 100-190-65300.000 | 191.17 |
| OFFICE DEPOT | 297907 | 12/04/2015 | TOWELS, CREAMER, SUGAR | 100-550-65100.000 | 28.85 |
| SALINAS VALLEY FORD | 297918 | 12/04/2015 | 7302 - WARNING | 100-215-66200.000 | 14.74 |
| MONTEREY BAY AREA SELF INS... | 297903 | 12/04/2015 | MBA14-1226/S. GARCIA | 100-115-62100.000 | 499.61 |
| MONTEREY COUNTY INFORMA... | 298041 | 12/18/2015 | MOBILE DATA COMMUNICATI... | 100-215-64500.000 | 608.75 |
| MONTEREY BAY AREA SELF INS... | 297903 | 12/04/2015 | MBA14-1226/S. GARCIA | 100-49553.000 | -499.61 |
| THE KRKC STATIONS | 297926 | 12/04/2015 | GFH FB/CITY FM | 100-110-61300.000 | 110.00 |
| Liebert Cassidy Whitmore | 297896 | 12/04/2015 | GR274-00005 / PROFESSIONAL ... | 100-110-63100.000 | 329.00 |
| ROBIN WARBEY CONSULTING | 297916 | 12/04/2015 | OCTOBER 2015 | 100-125-63200.000 | 4,600.00 |
| ROBIN WARBEY CONSULTING | 297916 | 12/04/2015 | IT EQUIPMENT - OCTOBER 2015 | 100-125-65300.000 | 414.63 |
| ROBIN WARBEY CONSULTING | 297916 | 12/04/2015 | IT EQUIPMENT - OCTOBER 2015 | 100-190-65300.000 | 227.01 |
| EMC PLANNING GROUP, INC. | 297881 | 12/04/2015 | Base Service | 100-601-63600.000 | 4,852.97 |
| EMC PLANNING GROUP, INC. | 297881 | 12/04/2015 | Reimbursables | 100-601-63600.000 | 12.24 |
| MBS BUSINESS SYSTEMS | 297900 | 12/04/2015 | COPY FEES | 100-111-61200.000 | 431.66 |

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| PET SPECIALISTS OF MONTEREY | 297912 | 12/04/2015 | CREMATION ASHES SERVICE | 100-230-63400.000 | 52.00 |
| RENNE SLOAN HOLTZMAN SAKAI | 298048 | 12/18/2015 | RENNE SLOAN HOLTZMAN SAKAI | 100-150-63100.000 | 2,002.00 |
| MOSS, LEVY & HARTZHEIM | 297905 | 12/04/2015 | AUDIT TO DATE | 100-190-63300.000 | 6,000.00 |
| SPCA FOR MONTEREY COUNTY | 298053 | 12/18/2015 | SPCA ANIMAL CONTROL SERVIC... | 100-230-63400.000 | 6,061.63 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | BILLING CHARGE | 100-230-63400.000 | 5.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | BILLING CHARGE | 100-230-63400.000 | 5.00 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-110-66100.000 | 103.70 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-201-66100.000 | 526.82 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-215-66100.000 | 1,603.67 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-230-66100.000 | 177.88 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-311-66100.000 | 55.00 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 100-550-66100.000 | 121.61 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 100-110-64600.000 | 42.54 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 100-230-64600.000 | 37.41 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 100-230-64900.000 | 38.01 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 100-550-64600.000 | 21.95 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | CIVIC CENTER | 100-111-64100.000 | 3,058.52 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | CIVIC CENTER | 100-111-64200.000 | 246.65 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7331 - BRAKE/ROTORS | 100-215-66200.000 | 227.96 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | TOILET PAPER | 100-550-65600.000 | 11.21 |
| O'REILLY AUTO PARTS | 297908 | 12/04/2015 | 7331 - VEHICLE MAINT | 100-215-66200.000 | 4.98 |
| INDEPENDENT STATIONERS | 297889 | 12/04/2015 | LABELS | 100-110-61400.000 | 9.77 |
| PMC | 297984 | 12/15/2015 | South End Annexation Project | 100-24605 | 4,102.50 |
| PMC | 297984 | 12/15/2015 | Tunzi Subdivision-Initial Study P... | 100-24604 | 2,899.40 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4215791-1/C. WEBB - EMPLOY... | 100-215-68100.000 | 255.00 |
| AMERIPRIDE | 297871 | 12/04/2015 | CVC CENTER TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297871 | 12/04/2015 | UNIFORMS | 100-310-65200.000 | 2,227.19 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 100-550-65100.000 | 23.21 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 100-111-65900.000 | 108.00 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 100-311-65900.000 | 99.00 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 100-551-65900.000 | 54.00 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 100-551-65900.000 | 54.00 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 100-590-65900.000 | 27.00 |
| FASTENAL COMPANY | 297959 | 12/15/2015 | CVC CLOTH FILTERS | 100-111-65900.000 | 232.67 |
| JOHN P. HUERTA JR. | 297892 | 12/04/2015 | REIMBURSEMENT FOR MISSING... | 100-101-66100.111 | 35.00 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | GARBAGE DISPOSAL | 100-551-65900.000 | 98.84 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | KEY FOR PD (SHOP) | 100-311-65700.000 | 2.50 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 100-110-61400.000 | 21.33 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 100-310-61400.000 | 27.79 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PD | 100-201-64600.000 | 82.92 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PD | 100-215-64600.000 | 1,187.77 |
| GREEN RUBBER-KENNEDY AG | 297964 | 12/15/2015 | SHOP FLASHLIGHT | 100-311-65700.000 | 26.52 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 99.50 |
| MARLIN LEASING | 297974 | 12/15/2015 | COPIER LEASE - PW | 100-310-61200.000 | 126.28 |
| SIRCHIE FINGER PRINT LAB | 297921 | 12/04/2015 | EVD. TUBING, SYRINGE, KRAFT ... | 100-215-65400.000 | 339.80 |
| PINNACLE HEALTHCARE | 298045 | 12/18/2015 | 4110021-7/A. CAMACHO - RABI... | 100-230-63900.000 | 500.00 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 48.00 |
| AMERIPRIDE | 298020 | 12/18/2015 | RETURNED UNIFORM - S. TAMA... | 100-310-65200.000 | -71.25 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | DOG FOOD | 100-230-65400.000 | 9.47 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | IRRIGATION SUPPLIES | 100-550-65700.000 | 11.47 |
| GOODYEAR TIRE & RUBBER CO. | 297962 | 12/15/2015 | 2302 - TIRES | 100-110-66200.000 | 354.25 |
| TELCO AUTOMATION, INC. | 297925 | 12/04/2015 | NOVEMBER 2015 | 100-111-64500.000 | 1,623.00 |
| TELEPACIFIC COMMUNICATIONS | 298000 | 12/15/2015 | INTERNET SERVICE | 100-125-64900.000 | 943.48 |
| INDEPENDENT STATIONERS | 297889 | 12/04/2015 | T.P. PATRIOT PARK | 100-550-65600.000 | 134.88 |
| EDGES ELECTRICAL GROUP | 297958 | 12/15/2015 | CVC PARKING LOT LIGHTS | 100-111-65900.000 | 327.83 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | TYLER IRRIGATION SUPPLIES | 100-550-65700.000 | 6.91 |
| GRAINGER | 297963 | 12/15/2015 | CVC CLOTH FILTERS | 100-111-65900.000 | 130.68 |
| GRAINGER | 297963 | 12/15/2015 | CVC CLOTH FILTERS | 100-111-65900.000 | 108.33 |

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|--------------------------------|----------------|--------------|---------------------------------|-------------------|----------|
| TNT Fireworks Inc. | 297927 | 12/04/2015 | AMERICAN PROMOTIONAL EVE... | 100-110-68200.000 | 2,000.00 |
| STANDARD INSURANCE COM | 297997 | 12/15/2015 | DECEMBER 2015 | 100-22340 | 1,004.95 |
| VAL'S PLUMBING AND HEATING | 298011 | 12/15/2015 | HVAC - SERVICES | 100-111-63700.000 | 258.00 |
| SOUTH COUNTY NEWSPAPER | 297995 | 12/15/2015 | GENERAL PLAN & ZONING CODE.. | 100-170-61300.000 | 120.00 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | LTX CAULK | 100-310-65100.000 | 16.24 |
| NI CHOPPERS, INC. | 297906 | 12/04/2015 | REAR TIRE, LUBE PARTS, LABOR | 100-215-66300.000 | 511.31 |
| FOOD 4 LESS | 298028 | 12/18/2015 | 4C4P MEETING | 100-201-65100.000 | 20.30 |
| AMERIPRIDE | 297871 | 12/04/2015 | CVC TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297871 | 12/04/2015 | UNIFORMS | 100-310-65200.000 | 91.42 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297871 | 12/04/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | AIR FILTERS | 100-551-65900.000 | 11.39 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | AIR FILTERS | 100-551-65900.000 | 16.26 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | AIR FILTERS | 100-590-65900.000 | 10.85 |
| TRI-COUNTY FIRE PROTECTION | 298006 | 12/15/2015 | DRY CHEMICAL MAINTENANCE | 100-111-65900.000 | 43.64 |
| TRI-COUNTY FIRE PROTECTION | 298006 | 12/15/2015 | DRY CHEMICAL MAINTENANCE | 100-590-65900.000 | 43.63 |
| COASTAL TRACTOR | 297953 | 12/15/2015 | WRENCH (SHOP) | 100-311-65700.000 | 43.99 |
| GREENFIELD ROTARY CLUB | 298031 | 12/18/2015 | WEEKLY MEMBERSHIP FEE - 16... | 100-110-68300.000 | 200.00 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-550-64100.000 | 172.99 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-550-64200.000 | 2.68 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-551-64100.211 | 71.90 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-551-64200.211 | 15.69 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-590-64100.000 | 270.94 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 100-590-64200.000 | 16.56 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7302 - HEAD LIGHTS | 100-215-66200.000 | 13.47 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | GLOVES | 100-311-66200.000 | 16.41 |
| DATAFLOW BUSINESS SYSTEMS | 297879 | 12/04/2015 | PW COPY FEES | 100-310-61200.000 | 9.58 |
| DATAFLOW BUSINESS SYSTEMS | 297879 | 12/04/2015 | PW COPY FEES | 100-310-61200.000 | 40.24 |
| OFFICE DEPOT | 297907 | 12/04/2015 | FILE FOLDERS | 100-110-61400.000 | 97.74 |
| OFFICE DEPOT | 297907 | 12/04/2015 | CLEANING GLOVES | 100-201-65600.000 | 43.40 |
| FASTENAL COMPANY | 297883 | 12/04/2015 | NUTS/BOLTS | 100-311-65700.000 | 6.33 |
| WHOLESALE-CARABINERS.COM | 297936 | 12/04/2015 | MEDALLIONS | 100-230-65400.000 | 402.00 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | O-RINGS | 100-311-66200.000 | 33.13 |
| DIRECT TV | 297957 | 12/15/2015 | COMMERCIAL BASIC MONTHLY ... | 100-201-64900.000 | 30.09 |
| DIRECT TV | 297957 | 12/15/2015 | COMMERCIAL BASIC MONTHLY ... | 100-215-64900.000 | 15.05 |
| FEDERAL EXPRESS | 297960 | 12/15/2015 | SHIPPING CHARGES - CORGILL, ... | 100-125-61100.000 | 48.82 |
| FEDERAL EXPRESS | 297960 | 12/15/2015 | SHIPPING CHARGES - CORGILL, ... | 100-215-68100.000 | 39.52 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | ENGINEERING SERVICES | 100-310-63700.000 | 200.06 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | MAGNOLIA SENIOR APARTMEN... | 100-24694 | 100.00 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | PINOT PARK | 100-550-64100.000 | 9.86 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 145.50 |
| ENGRACIO BALLENTI | 297882 | 12/04/2015 | LODGING/PER DIEM - INTERVI... | 100-215-67200.000 | 459.86 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | SPARK PLUG REMOVER | 100-311-66200.000 | 86.89 |
| GREENFIELD TOWING | 297965 | 12/15/2015 | TOWING SERVICE | 100-215-66200.000 | 120.00 |
| GOODYEAR TIRE & RUBBER CO. | 297962 | 12/15/2015 | 7331/7332 TIRES STOCK | 100-215-66200.000 | 413.21 |
| GRAINGER | 297963 | 12/15/2015 | URINAL DIAPHRAM - PD | 100-111-65900.000 | 104.72 |
| INDEPENDENT STATIONERS | 297969 | 12/15/2015 | GARBAGE BAGS | 100-111-65600.000 | 173.55 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-110-66100.000 | 21.10 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-201-66100.000 | 301.78 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-215-66100.000 | 737.48 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-230-66100.000 | 136.21 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-311-66100.000 | 63.29 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 100-550-66100.000 | 157.36 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | ELECTRICAL TAPE | 100-311-65700.000 | 16.29 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | DRILL BIT | 100-311-65700.000 | 15.63 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | DOG FOOD, WRAPS, MOP, BUC... | 100-230-65400.000 | 98.91 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | KEYS FOR PAPER DISPENSERS | 100-201-65900.000 | 10.50 |
| OFFICE DEPOT | 298042 | 12/18/2015 | OFFICE SUPPLIES | 100-110-61400.000 | 237.06 |
| OFFICE DEPOT | 298042 | 12/18/2015 | OFFICE SUPPLIES | 100-111-65600.000 | 86.23 |
| U.S. BANK | 298100 | 01/05/2016 | CHRISTMAS AT PARK - LIGHTS | 100-550-65100.000 | 381.63 |

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| U.S. BANK | 298100 | 01/05/2016 | CHRISTMAS AT PARK - LIGHTS | 100-550-65100.000 | 243.15 |
| U.S. BANK | 298100 | 01/05/2016 | RURAL COMMUNITY WORKSH... | 100-601-67300.000 | 36.50 |
| U.S. BANK | 298100 | 01/05/2016 | LUNCH MTG W/ JOYCE FROM ... | 100-110-67300.000 | 30.00 |
| U.S. BANK | 298100 | 01/05/2016 | CALPERS EDUCATIONAL FORUM | 100-190-67100.000 | 437.92 |
| U.S. BANK | 298100 | 01/05/2016 | CALPERS EDUCATIONAL FORUM... | 100-190-67100.000 | 15.86 |
| U.S. BANK | 298100 | 01/05/2016 | CALPERS EDUCATIONAL FORUM... | 100-190-67100.000 | 48.00 |
| U.S. BANK | 298100 | 01/05/2016 | PW SWEARING IN - FOOD | 100-310-65100.000 | 36.04 |
| U.S. BANK | 298100 | 01/05/2016 | VEHICLE GAS CARD CELL SERVICE | 100-311-63900.000 | 200.00 |
| U.S. BANK | 298100 | 01/05/2016 | VEHICLE GLASS CLEANER & HA... | 100-311-66200.000 | 23.18 |
| U.S. BANK | 298100 | 01/05/2016 | CALENDERS AND ERGO MOUSE | 100-110-61400.000 | 39.08 |
| U.S. BANK | 298100 | 01/05/2016 | DOLLAR TREE - DECOR FOR TH... | 100-110-65100.000 | 23.90 |
| U.S. BANK | 298100 | 01/05/2016 | SMART&FINAL - THANKSGIVING... | 100-110-65100.000 | 119.70 |
| U.S. BANK | 298100 | 01/05/2016 | DOLLAR TREE - DECOR FOR TH... | 100-110-65100.000 | 29.33 |
| U.S. BANK | 298100 | 01/05/2016 | SMART&FINAL - THANKSGIVING... | 100-110-65100.000 | 12.57 |
| U.S. BANK | 298100 | 01/05/2016 | ID SUPPLIES FOR STAFF | 100-110-65100.000 | 191.00 |
| U.S. BANK | 298100 | 01/05/2016 | WATER BOTTLES FOR CM CONF... | 100-110-65100.000 | 11.18 |
| U.S. BANK | 298100 | 01/05/2016 | ID MAKER MACHINE | 100-110-65100.000 | 36.36 |
| U.S. BANK | 298100 | 01/05/2016 | CALENDERS AND ERGO MOUSE | 100-110-65300.000 | 43.44 |
| U.S. BANK | 298100 | 01/05/2016 | LCW ANNUAL CONFERENCE | 100-110-67100.000 | 1,050.00 |
| U.S. BANK | 298100 | 01/05/2016 | LRP MEETING MBASIA - GASOL... | 100-110-67300.000 | 27.87 |
| U.S. BANK | 298100 | 01/05/2016 | CM REPORT | 100-125-63200.000 | 25.00 |
| U.S. BANK | 298100 | 01/05/2016 | MICROSOFT | 100-125-63200.000 | 60.00 |
| U.S. BANK | 298100 | 01/05/2016 | MICROSOFT | 100-125-63200.000 | 216.00 |
| U.S. BANK | 298100 | 01/05/2016 | MICROSOFT | 100-125-63200.000 | 16.00 |
| U.S. BANK | 298100 | 01/05/2016 | NEW YORK TIMES | 100-26001 | 20.00 |
| U.S. BANK | 298100 | 01/05/2016 | RANCHO - CITY COUNCIL MEET... | 100-101-65100.000 | 21.26 |
| U.S. BANK | 298100 | 01/05/2016 | RANCHO - CITY COUNCIL MEET... | 100-101-65100.000 | 21.44 |
| U.S. BANK | 298100 | 01/05/2016 | GASOLINE | 100-170-67300.000 | 30.00 |
| U.S. BANK | 298100 | 01/05/2016 | AVOID MEETING IN SALINAS - ... | 100-190-67300.000 | 15.00 |
| U.S. BANK | 298100 | 01/05/2016 | LEAGUE OF CALIFORNIA CITITES... | 100-170-67100.000 | -375.00 |
| U.S. BANK | 298100 | 01/05/2016 | IACP 2015 | 100-201-67100.000 | 1,274.60 |
| U.S. BANK | 298100 | 01/05/2016 | MYRON | 100-215-65100.000 | 250.90 |
| U.S. BANK | 298100 | 01/05/2016 | RITE AID - HALLOWEEN CANDY | 100-215-65100.000 | 42.96 |
| U.S. BANK | 298100 | 01/05/2016 | SUBWAY - SPECIAL OP 10/29/15 | 100-215-65100.000 | 143.38 |
| U.S. BANK | 298100 | 01/05/2016 | STARBUCKS - EXTORTION CASE... | 100-215-65100.000 | 29.90 |
| U.S. BANK | 298100 | 01/05/2016 | LA PLAZA BAKERY - EXTORTION ... | 100-215-65100.000 | 29.00 |
| U.S. BANK | 298100 | 01/05/2016 | BEST BUY - DIGITAL VOICE REC... | 100-215-65400.000 | 130.33 |
| U.S. BANK | 298100 | 01/05/2016 | SHERATON - SGT. CEJA SLI NOV... | 100-215-67200.000 | 444.60 |
| U.S. BANK | 298100 | 01/05/2016 | INTERVIEW & INTERROGATION ... | 100-215-67200.000 | 153.00 |
| U.S. BANK | 298100 | 01/05/2016 | SHERATON - SGT. CEJA SLI JAN... | 100-215-67200.000 | 444.60 |
| U.S. BANK | 298100 | 01/05/2016 | SHERATON - SGT. CEJA SLI DEC... | 100-215-67200.000 | 444.60 |
| U.S. BANK | 298100 | 01/05/2016 | SHERATON - SGT. CEJA SLI MAR... | 100-215-67200.000 | 444.60 |
| U.S. BANK | 298100 | 01/05/2016 | STREET CRIMES SEMINAR - DYL... | 100-215-67200.000 | 600.00 |
| U.S. BANK | 298100 | 01/05/2016 | SHERATON - SGT. CEJA SLI APRIL... | 100-215-67200.000 | 444.60 |
| U.S. BANK | 298100 | 01/05/2016 | KING CITY VET - FLEA & TICK MI... | 100-230-65400.000 | 118.94 |
| SOUTH COUNTY NEWSPAPER | 297995 | 12/15/2015 | CHAPTER 15.28 NOTICE | 100-170-61300.000 | 88.00 |
| SOUTH COUNTY NEWSPAPER | 297995 | 12/15/2015 | WALNUT AVE. NOTICE | 100-170-61300.000 | 136.00 |
| SOUTH COUNTY NEWSPAPER | 297995 | 12/15/2015 | TRANSACTION & TAX MEASURE... | 100-170-61300.000 | 112.00 |
| TYLER BUSINESS FORMS | 298007 | 12/15/2015 | W2 & 1099 FORMS | 100-190-61400.000 | 131.32 |
| DEPARTMENT OF GENERAL SER... | 297955 | 12/15/2015 | ADMINISTRATIVE HEARING | 100-110-63100.000 | 9,240.00 |
| O'REILLY AUTO PARTS | 297980 | 12/15/2015 | SOCKET | 100-311-65700.000 | 4.33 |
| AMERIPRIDE | 297947 | 12/15/2015 | CVC CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 297947 | 12/15/2015 | UNIFORMS | 100-310-65200.000 | 88.42 |
| AMERIPRIDE | 297947 | 12/15/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 297947 | 12/15/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| OFFICE DEPOT | 298042 | 12/18/2015 | OFFICE SUPPLY | 100-201-61400.000 | 77.00 |
| HINDERLITER DE LLAMAS & AS... | 297968 | 12/15/2015 | SALES TAX 2ND QUARTER | 100-190-63300.000 | 750.00 |
| FERGUSON ENTERPRISES INC. 7... | 297961 | 12/15/2015 | TOILET O-RING | 100-551-65900.000 | 5.42 |
| O'REILLY AUTO PARTS | 297908 | 12/04/2015 | 7320 - PREVENT MAINT | 100-215-66200.000 | 12.40 |
| O'REILLY AUTO PARTS | 297908 | 12/04/2015 | 7329-VEHICLE MAINT | 100-215-66200.000 | 19.69 |

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| O'REILLY AUTO PARTS | 297908 | 12/04/2015 | 7314 - VEHICLE MAINT | 100-230-66200.000 | 6.93 |
| FASTENAL COMPANY | 297883 | 12/04/2015 | AIRFILTERS CVC | 100-111-65900.000 | 118.79 |
| REDSHIFT | 297915 | 12/04/2015 | INTERNET SERVICES | 100-550-64900.000 | 16.23 |
| TRI-CITIES DISPOSAL | 298056 | 12/18/2015 | GARBAGE SERVICE | 100-215-63400.000 | 144.09 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 5.00 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | BILLING CHARGE | 100-230-63400.000 | 5.00 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 597 EL CAMINO REAL LS | 100-111-64300.000 | 22.34 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 899 CHERRY AVENUE - CVC BKFL | 100-111-64300.000 | 22.59 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 599 EL CAMINO REAL | 100-111-64300.000 | 49.61 |
| TRI-CITIES DISPOSAL | 298005 | 12/15/2015 | NOVEMBER 2015 | 100-191-64400.000 | 75,912.59 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 455 TENTH ST PRIMAVERA PARK | 100-550-64300.000 | 3.37 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 221 PINOT AVE - CITY PARK | 100-550-64300.000 | 1,225.46 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 540 BAYWOOD DR - CITY PARK | 100-550-64300.000 | 98.66 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 801 APRICOT STREET PARK | 100-550-64300.000 | 59.77 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 303 EL CAMINO REAL MUSEUM... | 100-550-64300.000 | 97.58 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 890 TYLER AVE - CITY PARK | 100-550-64300.000 | 232.04 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 100 FIFTH STREET PARK | 100-550-64300.000 | 35.68 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 920 WALNUT AVE - CORP YARD | 100-550-64400.000 | 112.75 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 1351 OAK AVE FIRE PROTECTION | 100-551-64300.000 | 22.59 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 1351 OAK AVE/COMMUNITY C... | 100-551-64300.000 | 25.00 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 215 EL CAMINO REAL N | 100-551-64300.211 | 16.13 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 213 EL CAMINO REAL N | 100-551-64300.211 | 14.04 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 1351 OAK AVE/COMMUNITY C... | 100-551-64400.000 | 193.89 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 215 EL CAMINO REAL N | 100-551-64400.211 | 36.07 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 131 THIRTEENTH ST DAY CARE | 100-590-64300.000 | 29.08 |
| L+G, LLP Attorneys at Law | 298035 | 12/18/2015 | NOVEMBER 2015 | 100-150-63100.000 | 5,000.00 |
| L+G, LLP Attorneys at Law | 298035 | 12/18/2015 | L+G LLP | 100-150-63100.000 | 3,311.50 |
| L+G, LLP Attorneys at Law | 298035 | 12/18/2015 | PROFESSIONAL SERVICES | 100-150-63100.000 | 47.50 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | 3740 - FILTER | 100-311-66300.000 | 7.77 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | WIRE BRUSH | 100-311-65700.000 | 14.98 |
| ROBIN WARBEY CONSULTING | 297989 | 12/15/2015 | NOVEMBER 2015 | 100-125-63200.000 | 4,600.00 |
| ROBIN WARBEY CONSULTING | 297989 | 12/15/2015 | IT EQUIPMENT - NOVEMBER 20... | 100-125-65300.000 | 1,666.11 |
| ROBIN WARBEY CONSULTING | 297989 | 12/15/2015 | IT EQUIPMENT - NOVEMBER 20... | 100-170-65300.000 | 200.81 |
| ROBIN WARBEY CONSULTING | 297989 | 12/15/2015 | IT EQUIPMENT - NOVEMBER 20... | 100-215-65300.000 | 99.92 |
| MOSS, LEVY & HARTZHEIM | 297978 | 12/15/2015 | AUDIT TO DATE | 100-190-63300.000 | 1,000.00 |
| MOSS, LEVY & HARTZHEIM | 297978 | 12/15/2015 | STATE CONTROLLERS REPORT | 100-190-63300.000 | 2,775.00 |
| THE KRKC STATIONS | 298001 | 12/15/2015 | GFH FB/CITY FM | 100-110-61300.000 | 135.00 |
| FERGUSON ENTERPRISES INC. 7... | 298027 | 12/18/2015 | TOILET BOWL | 100-551-65900.000 | 96.10 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-110-52510.000 | 11.12 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-170-52510.000 | 5.56 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-190-52510.000 | 5.56 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-215-52510.000 | 5.56 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-310-52510.000 | 11.12 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 100-601-52510.000 | 5.56 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | P. PARK RESTROOMS | 100-550-64100.000 | 35.36 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 100-110-68100.000 | 320.00 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 100-201-68200.000 | 96.00 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 100-215-65400.000 | 351.00 |
| SONIAN, INC. | 297922 | 12/04/2015 | NOVEMBER 2015 | 100-125-63200.000 | 198.00 |
| MONTEREY BAY AREA SELF INS... | 297903 | 12/04/2015 | MBASIA | 100-150-63100.000 | 1,047.19 |
| MONTEREY BAY AREA SELF INS... | 298040 | 12/18/2015 | MBASIA | 100-115-62100.000 | 3,872.69 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7326 - BULB/SWITCH | 100-215-66200.000 | 24.00 |
| AMERIPRIDE | 298020 | 12/18/2015 | CVC CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 298020 | 12/18/2015 | UNIFORMS | 100-310-65200.000 | 216.07 |
| AMERIPRIDE | 298020 | 12/18/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 298020 | 12/18/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-110-52510.000 | 910.95 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|---------------------------------|-------------------|-----------|
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-111-52510.000 | 57.98 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-170-52510.000 | 72.64 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-190-52510.000 | 302.54 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-201-52510.000 | 367.18 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-215-52510.000 | 2,978.09 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-310-52510.000 | 8.00 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-550-52510.000 | 197.92 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-601-52510.000 | 181.92 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 100-22320 | 1,220.00 |
| OFFICE DEPOT | 297907 | 12/04/2015 | BOXES 12/PK | 100-201-61400.000 | 59.77 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE | 100-215-66100.000 | 3,072.43 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | VET SERVICES | 100-230-63400.000 | 51.50 |
| OFFICE DEPOT | 297907 | 12/04/2015 | LABELS | 100-201-61400.000 | 155.19 |
| TELCO AUTOMATION, INC. | 297925 | 12/04/2015 | MOVING EXTENSIONS & PROG... | 100-111-64500.000 | 147.00 |
| OFFICE DEPOT | 297979 | 12/15/2015 | DEGREASER CLEANER - P. PARK ... | 100-550-65900.000 | 87.11 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7331 - GREASE/OIL FILTER | 100-215-66200.000 | 28.01 |
| MARLIN LEASING | 297898 | 12/04/2015 | COPIER LEASE - PD | 100-201-61200.000 | 374.08 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | SECURITY HASP | 100-550-65700.000 | 7.70 |
| VISION TECHNOLOGY SOLUTIO... | 297934 | 12/04/2015 | NOVEMBER 2015 | 100-125-63200.000 | 255.25 |
| OFFICE DEPOT | 297979 | 12/15/2015 | FILE LABELS - NINA | 100-110-61400.000 | 17.34 |
| SIRCHIE FINGER PRINT LAB | 298051 | 12/18/2015 | EVD. TUBING | 100-215-65400.000 | 102.07 |
| LEAGUE OF CALIFORNIA CITIES | 297972 | 12/15/2015 | 2016 LOCAL STREETS & ROADS ... | 100-110-68300.000 | 200.00 |
| SOUTH COUNTY NEWSPAPER | 298052 | 12/18/2015 | Greenfield Newspapers | 100-110-61300.000 | 2,254.56 |
| REDSHIFT | 297988 | 12/15/2015 | FINANCE CHARGE | 100-310-65900.000 | 3.07 |
| REDSHIFT | 297988 | 12/15/2015 | INTERNET SERVICES | 100-550-64900.000 | 16.23 |
| GREENFIELD TRUE VALUE | 298032 | 12/18/2015 | DEADBOLT - RESTROOMS | 100-550-65900.000 | 19.54 |
| STERICYCLE, INC. | 297998 | 12/15/2015 | STERI-SAFE COMPLIANCE SOLUT... | 100-215-63400.000 | 496.14 |
| COBRA GUARD, INC. | 297954 | 12/15/2015 | DECEMBER 2015 | 100-22320 | 41.95 |
| O'REILLY AUTO PARTS | 297980 | 12/15/2015 | SAFETY MIRROR | 100-311-65700.000 | 13.02 |
| ALL SAFE INTEGRATED SYSTEMS | 298018 | 12/18/2015 | QUARTERLY FIRE MONITORING ... | 100-111-63900.000 | 120.00 |
| ALL SAFE INTEGRATED SYSTEMS | 298018 | 12/18/2015 | QUARTERLY BURGLAR MONITO... | 100-111-63900.000 | 90.00 |
| TIME CLOCK PLUS | 298055 | 12/18/2015 | DATA MANAGEMENT INC. | 100-901-81335.000 | 11,222.42 |
| SALINAS VALLEY SOLID WASTE ... | 297990 | 12/15/2015 | NOVEMBER 2015 | 100-191-64400.000 | 42,658.36 |
| PNC EQUIPMENT FINANCE | 297943 | 12/09/2015 | ESCROW FEES | 100-190-63300.000 | 250.00 |
| Internal Revenue Service | DFT0001560 | 12/10/2015 | Medicare | 100-22215 | 80.86 |
| STATE OF CALIFORNIA EDD | DFT0001562 | 12/10/2015 | State Withholding | 100-22220 | 150.45 |
| Internal Revenue Service | DFT0001563 | 12/10/2015 | Federal Tax Withholding | 100-22210 | 397.82 |
| CITY OF SOLEDAD | 298023 | 12/18/2015 | CITY OF SOLEDAD CONTRACT S... | 100-201-63400.000 | 1,697.17 |
| AMERICAN FAMILY LIFE | DFT0001577 | 12/16/2015 | SUPPLEMENTAL BENEFITS | 100-22440 | 860.06 |
| MICHAEL RICE | 298039 | 12/18/2015 | PER-DIEM EVIDENCE & PROPER... | 100-215-67200.000 | 50.00 |
| ENGRACIO BALLENTI | 298026 | 12/18/2015 | PER DIEM INTERVIEW & INTER... | 100-215-67200.000 | 100.00 |
| GREENFIELD TRUE VALUE | 298032 | 12/18/2015 | CABLE TIES | 100-550-65100.000 | 11.72 |
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 100-22420 | 127.93 |
| STATE STREET BANK & TRUST C... | DFT0001565 | 12/18/2015 | Deferred Compensation Loan P... | 100-22435 | 120.34 |
| STATE STREET BANK & TRUST C... | DFT0001566 | 12/18/2015 | Defer Comp-GPOA | 100-22430 | 250.00 |
| STATE STREET BANK & TRUST C... | DFT0001567 | 12/18/2015 | Defer Comp-GPSA | 100-22430 | 300.00 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 100-22430 | 368.00 |
| STATE STREET BANK & TRUST C... | DFT0001569 | 12/18/2015 | Defer Comp-Mid Management | 100-22430 | 50.00 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 100-22430 | 86.52 |
| G P O A | 298014 | 12/16/2015 | GPOA DUES | 100-22410 | 250.00 |
| CITY OF GREENFIELD | 298013 | 12/16/2015 | Misc Withholding | 100-22490 | 20.00 |
| GREENFIELD POLICE SUPERVIS... | 298015 | 12/16/2015 | GPSA DUES | 100-22415 | 150.00 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 100-22490 | 39.08 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 100-22225 | 380.60 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 100-22215 | 1,781.92 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 100-22215 | 6,566.46 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 100-22220 | 2,707.74 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 100-22210 | 8,039.88 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | GLOVES | 100-311-65200.000 | 16.41 |
| O'REILLY AUTO PARTS | 298043 | 12/18/2015 | 7514 - LIGHT CONNECTOR | 100-550-66200.000 | 8.67 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|---------------------------------|-------------------|------------|
| MARIA CASTILLO | 297973 | 12/15/2015 | 12/01/15 PLANNING COMISSIO... | 100-601-63600.000 | 50.00 |
| DIANE BRUEGGEMAN | 297956 | 12/15/2015 | 12/01/15 PLANNING COMISSIO... | 100-601-63600.000 | 50.00 |
| TINA MARTINEZ | 298003 | 12/15/2015 | 12/01/15 PLANNING COMISSIO... | 100-601-63600.000 | 50.00 |
| ANDREW TIPTON | 297948 | 12/15/2015 | 12/01/15 PLANNING COMISSIO... | 100-601-63600.000 | 50.00 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 100-110-68100.000 | 192.00 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 100-215-65400.000 | 253.00 |
| AMERIPRIDE | 298020 | 12/18/2015 | CLEANING TOWELS | 100-111-65600.000 | 10.38 |
| AMERIPRIDE | 298020 | 12/18/2015 | UNIFORMS | 100-310-65200.000 | 105.97 |
| AMERIPRIDE | 298020 | 12/18/2015 | SHOP MOP | 100-310-65600.000 | 1.50 |
| AMERIPRIDE | 298020 | 12/18/2015 | SHOP TOWELS | 100-311-66200.000 | 5.24 |
| AMERICAN SUPPLY COMPANY | 298019 | 12/18/2015 | SIGNATURE C-FLD TWL | 100-201-65600.000 | 80.27 |
| SALINAS VALLEY FORD | 298049 | 12/18/2015 | UNIT 7329 - HEATER REPAIRS | 100-201-66200.000 | 599.63 |
| AMERICAN FAMILY LIFE | DFT0001591 | 12/31/2015 | SUPPLMENTAL BENEFITS | 100-22440 | 860.06 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 100-22420 | 126.78 |
| STATE STREET BANK & TRUST C... | DFT0001579 | 12/31/2015 | Deferred Compensation Loan P... | 100-22435 | 120.34 |
| STATE STREET BANK & TRUST C... | DFT0001580 | 12/31/2015 | Defer Comp-GPOA | 100-22430 | 250.00 |
| STATE STREET BANK & TRUST C... | DFT0001581 | 12/31/2015 | Defer Comp-GPSA | 100-22430 | 300.00 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 100-22430 | 324.74 |
| STATE STREET BANK & TRUST C... | DFT0001583 | 12/31/2015 | Defer Comp-Mid Management | 100-22430 | 25.00 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 100-22430 | 86.50 |
| G P O A | 298096 | 12/30/2015 | GPOA DUES | 100-22410 | 250.00 |
| GREENFIELD POLICE SUPERVIS... | 298097 | 12/30/2015 | GPSA DUES | 100-22415 | 150.00 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 100-22490 | 41.71 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 100-22225 | 385.56 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 100-22215 | 1,920.12 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 100-22215 | 5,996.26 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 100-22220 | 3,060.16 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 100-22210 | 8,972.92 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | ARMY TRAILERS PAINT | 100-550-66300.000 | 198.21 |
| U.S. Bank Equipment Finance | 297945 | 12/10/2015 | 1ST COPIER LEASE PYMT - POLI... | 100-201-81120.000 | 10,496.68 |
| U.S. Bank Equipment Finance | 297945 | 12/10/2015 | 1ST COPIER LEASE PYMT - POLI... | 100-201-91410.000 | 2,813.11 |
| U.S. Bank Equipment Finance | 297945 | 12/10/2015 | 1ST COPIER LEASE PYMT - POLI... | 100-49212.000 | -10,496.68 |
| SONIAN, INC. | 297994 | 12/15/2015 | DECEMBER 2015 | 100-125-63200.000 | 198.00 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 100-22420 | 126.38 |
| STATE STREET BANK & TRUST C... | DFT0001532 | 12/04/2015 | Deferred Compensation Loan P... | 100-22435 | 120.34 |
| STATE STREET BANK & TRUST C... | DFT0001533 | 12/04/2015 | Defer Comp-GPOA | 100-22430 | 350.00 |
| STATE STREET BANK & TRUST C... | DFT0001534 | 12/04/2015 | Defer Comp-GPSA | 100-22430 | 500.00 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 100-22430 | 595.94 |
| STATE STREET BANK & TRUST C... | DFT0001536 | 12/04/2015 | Defer Comp-Mid Management | 100-22430 | 50.00 |
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 100-22430 | 86.51 |
| G P O A | 297938 | 12/07/2015 | GPOA DUES | 100-22410 | 250.00 |
| CITY OF GREENFIELD | 297937 | 12/07/2015 | Misc Withholding | 100-22490 | 20.00 |
| GREENFIELD POLICE SUPERVIS... | 297939 | 12/07/2015 | GPSA DUES | 100-22415 | 150.00 |
| STATE OF CALIFORNIA FRANSCH... | 297941 | 12/07/2015 | Misc Withholding | 100-22490 | 39.97 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 100-22225 | 399.20 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 100-22215 | 1,805.86 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 100-22215 | 6,396.82 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 100-22220 | 2,752.70 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 100-22210 | 8,234.45 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 100-22225 | 154.90 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 100-22215 | 640.08 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 100-22215 | 2,736.82 |
| STATE OF CALIFORNIA EDD | DFT0001548 | 12/04/2015 | State Withholding | 100-22220 | 882.49 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 100-22210 | 2,853.02 |
| CHEVRON, U.S.A. | 298022 | 12/18/2015 | GASOLINE | 100-215-66100.000 | 138.09 |
| UNITED STATES POSTAL SERVICE | 298010 | 12/15/2015 | POST OFFICE BOX #127 SERVICE... | 100-190-61100.000 | 104.00 |
| GREENFIELD TRUE VALUE | 298032 | 12/18/2015 | FLUO SPRAY, PADLOCK, PLASTIC... | 100-230-65400.000 | 54.72 |
| CENTRAL DRUG SYSTEM | 298021 | 12/18/2015 | RANDOM DRUG TESTING - PW | 100-310-63900.000 | 52.00 |
| ANTHEM - BLUE CROSS | 297944 | 12/10/2015 | DECEMBER 2015 | 100-22320 | 38,228.32 |
| ANTHEM - BLUE CROSS | 297944 | 12/10/2015 | JANUARY 2016 | 100-22320 | 35,590.32 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|---------------------------------------|----------------|--------------|--------------------------------|-------------------|-------------------|
| TONY ACOSTA | 298004 | 12/15/2015 | TRANSLATION FOR 12/08/15 C... | 100-101-63100.000 | 210.00 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | METER TAP | 100-311-65700.000 | 4.05 |
| GREENFIELD TRUE VALUE | 298032 | 12/18/2015 | HARDWARE SUPPLIES | 100-230-65900.000 | 49.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | 15 YEAR EXTENSION | 100-170-61300.000 | 104.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | CITY SERVICES TRASACTION | 100-170-61300.000 | 112.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | NEW BUSINESS LICENSE ADMIN... | 100-170-61300.000 | 104.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | PLANNING COMMISSION AUG. 4 | 100-170-61300.000 | 128.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | 1076 CHALONE - DESIGN REVI... | 100-170-61300.000 | 96.00 |
| FRANCISCO CEJA | 297885 | 12/04/2015 | PER DIEM - SHERMAN BLOCK SLI | 100-215-67200.000 | 150.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | NOTICE OF AVAILABILITY | 100-170-61300.000 | 168.00 |
| SOUTH COUNTY NEWSPAPER | 297923 | 12/04/2015 | FIELD OF GREENS ENERGY PRO... | 100-170-61300.000 | 96.00 |
| MONTEREY COUNTY SHERIFF'S ... | 297904 | 12/04/2015 | CJS - INVOICE 238 FOR FY 14-15 | 100-215-63400.000 | 7,616.22 |
| SALINAS VALLEY PRO SQUAD | 297919 | 12/04/2015 | UNIFORM - RICE | 100-215-65200.000 | 214.54 |
| Fund 100 - GENERAL FUND Total: | | | | | 454,303.05 |

Fund: 201 - POLICE - OTHER GRANTS

| | | | | | |
|--|------------|------------|-------------------------|-----------|-----------------|
| G P O A | 298014 | 12/16/2015 | GPOA DUES | 201-22410 | 100.00 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 201-22225 | 53.84 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 201-22215 | 173.50 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 201-22215 | 741.78 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 201-22220 | 299.56 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 201-22210 | 874.28 |
| G P O A | 298096 | 12/30/2015 | GPOA DUES | 201-22410 | 100.00 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 201-22225 | 57.59 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 201-22215 | 185.56 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 201-22215 | 793.42 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 201-22220 | 284.98 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 201-22210 | 838.63 |
| G P O A | 297938 | 12/07/2015 | GPOA DUES | 201-22410 | 100.00 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 201-22225 | 53.71 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 201-22215 | 173.06 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 201-22215 | 740.00 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 201-22220 | 286.79 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 201-22210 | 843.07 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 201-22225 | 40.90 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 201-22215 | 131.80 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 201-22215 | 563.50 |
| STATE OF CALIFORNIA EDD | DFT0001548 | 12/04/2015 | State Withholding | 201-22220 | 208.98 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 201-22210 | 652.92 |
| Fund 201 - POLICE - OTHER GRANTS Total: | | | | | 8,297.87 |

Fund: 213 - PARKS

| | | | | | |
|---------------------------------|------------|------------|------------------------------|-------------------|----------|
| BORRECCO/KILIAN & ASSOCIAT... | 297950 | 12/15/2015 | COMMUNITY PARK | 213-905-87513.000 | 600.00 |
| PACIFIC COAST LAND DESIGN, I... | 297981 | 12/15/2015 | TASK 8 CONSTRUCTION DOCU... | 213-905-87513.000 | 5,000.00 |
| PACIFIC COAST LAND DESIGN, I... | 297981 | 12/15/2015 | REIMBURSABLES | 213-905-87513.000 | 81.49 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | COMMUNITY PARK | 213-905-87513.000 | 1,000.00 |
| THE SALINAS CALIFORNIAN | 298002 | 12/15/2015 | COMMUNITY INVITATION TO B... | 213-552-61300.000 | 634.99 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 213-22430 | 10.94 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 213-22225 | 1.55 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 213-22215 | 4.98 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 213-22215 | 21.30 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 213-22220 | 9.85 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 213-22210 | 27.78 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 213-22430 | 3.13 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 213-22225 | 0.44 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 213-22215 | 1.44 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 213-22215 | 6.12 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 213-22220 | 2.85 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 213-22210 | 8.02 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 213-22430 | 15.32 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 213-22225 | 1.55 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 213-22215 | 4.98 |

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|--|----------------|--------------|--------------------------------|-------------------|------------------|
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 213-22215 | 21.30 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 213-22220 | 9.85 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 213-22210 | 27.79 |
| Fund 213 - PARKS Total: | | | | | 7,495.67 |
| Fund: 215 - CDBG Fund | | | | | |
| WALLACE GROUP | 297935 | 12/04/2015 | WTR-WW MASTER PLANS | 215-310-73535.435 | 13,757.50 |
| MICHAEL BAKER INTERNATION... | 297975 | 12/15/2015 | ADMIN SERVICES CDBG | 215-501-68500.431 | 3,706.25 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 215-22430 | 31.25 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 215-22225 | 0.88 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 215-22215 | 42.60 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 215-22215 | 12.18 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 215-22220 | 109.60 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 215-22210 | 287.58 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 215-22430 | 25.00 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 215-22225 | 3.56 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 215-22215 | 11.46 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 215-22215 | 49.02 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 215-22220 | 22.78 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 215-22210 | 64.13 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 215-22430 | 30.63 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 215-22225 | 3.09 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 215-22215 | 9.96 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 215-22215 | 42.60 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 215-22220 | 19.71 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 215-22210 | 55.57 |
| Fund 215 - CDBG Fund Total: | | | | | 18,285.35 |
| Fund: 220 - Measure X Supplemental Sales & Use Tax Fund | | | | | |
| G P O A | 298103 | 01/05/2016 | GPOA DUES | 220-22410 | 50.00 |
| STATE OF CALIFORNIA EDD | DFT0001592 | 01/05/2016 | SDI | 220-22225 | 57.88 |
| Internal Revenue Service | DFT0001593 | 01/05/2016 | Medicare | 220-22215 | 186.50 |
| Internal Revenue Service | DFT0001594 | 01/05/2016 | Social Security | 220-22215 | 797.46 |
| STATE OF CALIFORNIA EDD | DFT0001595 | 01/05/2016 | State Withholding | 220-22220 | 507.70 |
| Internal Revenue Service | DFT0001596 | 01/05/2016 | Federal Tax Withholding | 220-22210 | 1,429.80 |
| SALINAS VALLEY PRO SQUAD | 297919 | 12/04/2015 | UNIFORM - RODRIGUEZ & LEM... | 220-215-68100.000 | 109.02 |
| U.S. BANK | 298100 | 01/05/2016 | PORACT - POLICE OFFICER ADV... | 220-215-68100.000 | 681.00 |
| U.S. BANK | 298100 | 01/05/2016 | GLOCK MAGAZINES | 220-215-71400.000 | 1,777.11 |
| GREGORY ALLEN | 297888 | 12/04/2015 | 2ND PYMNT NOVEMBER PROF. ... | 220-215-63400.000 | 5,180.00 |
| Internal Revenue Service | DFT0001560 | 12/10/2015 | Medicare | 220-22215 | 29.00 |
| Internal Revenue Service | DFT0001561 | 12/10/2015 | Social Security | 220-22215 | 124.00 |
| STATE OF CALIFORNIA EDD | DFT0001562 | 12/10/2015 | State Withholding | 220-22220 | 9.28 |
| Internal Revenue Service | DFT0001563 | 12/10/2015 | Federal Tax Withholding | 220-22210 | 72.84 |
| GREGORY ALLEN | 297967 | 12/15/2015 | 1ST PYMNT DECEMBER PROF. S... | 220-215-63400.000 | 5,180.00 |
| STATE STREET BANK & TRUST C... | DFT0001566 | 12/18/2015 | Defer Comp-GPOA | 220-22430 | 100.00 |
| DEPT OF CHILD SUPPORT SERVI... | DFT0001571 | 12/18/2015 | Misc Withholding | 220-22450 | 1,377.68 |
| G P O A | 298014 | 12/16/2015 | GPOA DUES | 220-22410 | 400.00 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 220-22225 | 207.60 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 220-22215 | 668.92 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 220-22215 | 2,860.18 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 220-22220 | 947.13 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 220-22210 | 2,485.88 |
| GREGORY ALLEN | 298104 | 01/05/2016 | 2ND PYMNT DECEMBER PROF. ... | 220-215-63400.000 | 5,180.00 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 220-215-68100.000 | 198.00 |
| STATE STREET BANK & TRUST C... | DFT0001580 | 12/31/2015 | Defer Comp-GPOA | 220-22430 | 100.00 |
| DEPT OF CHILD SUPPORT SERVI... | DFT0001585 | 12/31/2015 | Misc Withholding | 220-22450 | 1,104.91 |
| G P O A | 298096 | 12/30/2015 | GPOA DUES | 220-22410 | 400.00 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 220-22225 | 267.56 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 220-22215 | 862.16 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 220-22215 | 3,686.42 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 220-22220 | 1,510.83 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 220-22210 | 3,845.84 |

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| STATE STREET BANK & TRUST C... | DFT0001533 | 12/04/2015 | Defer Comp-GPOA | 220-22430 | 150.00 |
| DEPT OF CHILD SUPPORT SERVI... | DFT0001538 | 12/04/2015 | Misc Withholding | 220-22450 | 1,377.68 |
| G P O A | 297938 | 12/07/2015 | GPOA DUES | 220-22410 | 250.00 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 220-22225 | 179.12 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 220-22215 | 577.20 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 220-22215 | 2,467.96 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 220-22220 | 863.98 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 220-22210 | 2,223.61 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 220-22225 | 91.50 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 220-22215 | 294.84 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 220-22215 | 1,260.78 |
| STATE OF CALIFORNIA EDD | DFT0001548 | 12/04/2015 | State Withholding | 220-22220 | 328.27 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 220-22210 | 953.15 |
| LARA'S PHOTO SHOP | 298036 | 12/18/2015 | PHOTO PORTRAITS | 220-215-68100.000 | 162.93 |
| Fund 220 - Measure X Supplemental Sales & Use Tax Fund Total: | | | | | 53,575.72 |
| Fund: 222 - PARK IMPACT FUND | | | | | |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | ENGINEERING SERVICES | 222-550-63700.000 | 899.92 |
| Fund 222 - PARK IMPACT FUND Total: | | | | | 899.92 |
| Fund: 230 - GAS TAX FUND | | | | | |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 90.00 |
| U.S. BANK | 297929 | 12/04/2015 | PAPA SEMINAR | 230-320-67200.000 | 40.00 |
| U.S. BANK | 297929 | 12/04/2015 | GARRIOTTS PESTICIDE CONTINU... | 230-320-67200.000 | 30.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| KING CITY VETERINARY HOSPIT... | 297893 | 12/04/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| OFFICE DEPOT | 297907 | 12/04/2015 | TOWELS, CREAMER, SUGAR | 230-320-65100.000 | 28.85 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 230-320-66100.000 | 207.07 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 230-320-64600.000 | 21.95 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | TRAFFIC LIGHTS ECR/ELM | 230-320-64100.000 | 52.03 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | TRAFFIC LIGHTS ECR/TYLER | 230-320-64100.000 | 49.41 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | 3738 - PRVENT MAINT | 230-320-66200.000 | 247.59 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | TRIMMING SHEARS | 230-320-65700.000 | 35.18 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 230-320-65100.000 | 23.22 |
| EDGES ELECTRICAL GROUP | 297958 | 12/15/2015 | ECR/OAK STREET LIGHTS | 230-320-65700.000 | 184.46 |
| WALLACE GROUP | 297935 | 12/04/2015 | STORMWATER IMPROVEMENTS | 230-320-63700.000 | 4,268.50 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | STREET LIGHTS HIGH SCHOOL | 230-320-64100.000 | 344.98 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| SWRCB | 297924 | 12/04/2015 | MS4 EXEPTION | 230-320-65800.000 | 200.00 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 230-320-64100.000 | 199.23 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 230-320-64200.000 | 2.68 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | ENGINEERING SERVICES | 230-320-63700.000 | 300.02 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | STREET LIGHTING | 230-320-64100.000 | 6,217.06 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 230-320-66100.000 | 1,110.05 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | CREMATION SERVICE | 230-320-63900.000 | 72.00 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | CHRISTMAS LIGHTS | 230-320-65700.000 | 137.13 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| REDSHIFT | 297915 | 12/04/2015 | INTERNET SERVICES | 230-320-64900.000 | 16.23 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 263 PALO VERDE ST - PERC PO... | 230-320-64300.000 | 0.04 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 786 APRICOT STREET | 230-320-64300.000 | 1.50 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 1245 APPLE AVE - PERC POND | 230-320-64300.000 | 0.01 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 920 WALNUT AVE - CORP YARD | 230-320-64400.000 | 112.74 |
| KING CITY VETERINARY HOSPIT... | 298034 | 12/18/2015 | CREMATION SERVICE | 230-320-63900.000 | 18.00 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | 7924 - ANTENNA | 230-320-66200.000 | 44.92 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 230-320-52510.000 | 298.54 |
| EDGES ELECTRICAL GROUP | 297880 | 12/04/2015 | 13TH STREET LIGHTS | 230-320-65700.000 | 113.70 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | WALNUT/3RD TRAFFIC LIGHT | 230-320-64100.000 | 144.40 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | ECR OAK | 230-320-64100.000 | 47.51 |
| FASTENAL COMPANY | 297959 | 12/15/2015 | ECR - FLAG POLE CHAINS | 230-320-65700.000 | 271.87 |

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| REDSHIFT | 297988 | 12/15/2015 | INTERNET SERVICES | 230-320-64900.000 | 16.23 |
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 230-22420 | 53.26 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 230-22430 | 26.33 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 230-22430 | 167.51 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 230-22490 | 35.18 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 230-22225 | 57.24 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 230-22215 | 184.38 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 230-22215 | 788.50 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 230-22220 | 139.70 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 230-22210 | 589.54 |
| EL CAMINO ELECTRIC | 298025 | 12/18/2015 | OAK & ECR | 230-320-63700.000 | 112.50 |
| QUINN COMPANY | 298046 | 12/18/2015 | 3738 - ORINGS | 230-320-66300.000 | 24.29 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 230-22420 | 51.83 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 230-22430 | 24.32 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 230-22430 | 167.50 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 230-22490 | 37.55 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 230-22225 | 52.95 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 230-22215 | 170.60 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 230-22215 | 729.58 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 230-22220 | 105.39 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 230-22210 | 491.25 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 230-22420 | 53.26 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 230-22430 | 35.57 |
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 230-22430 | 167.51 |
| STATE OF CALIFORNIA FRANSCH... | 297941 | 12/07/2015 | Misc Withholding | 230-22490 | 35.98 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 230-22225 | 53.05 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 230-22215 | 170.96 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 230-22215 | 730.94 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 230-22220 | 106.32 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 230-22210 | 494.81 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 230-22225 | 6.05 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 230-22215 | 19.46 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 230-22215 | 83.28 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 230-22210 | 21.36 |
| FERGUSON ENTERPRISES INC. 7... | 298027 | 12/18/2015 | STORM WATER LINE | 230-320-65700.000 | 7,201.84 |
| Fund 230 - GAS TAX FUND Total: | | | | | 28,262.89 |

Fund: 240 - LOCAL TRANSPORTATION FUND

| | | | | | |
|--|--------|------------|---------------------|-------------------|------------------|
| MNS ENGINEERS, INC. | 297902 | 12/04/2015 | MNS INVOICE 66171 | 240-903-89505.491 | 15,494.26 |
| MNS ENGINEERS, INC. | 297976 | 12/15/2015 | MNS INVOICES #66293 | 240-903-89505.491 | 14,055.00 |
| Fund 240 - LOCAL TRANSPORTATION FUND Total: | | | | | 29,549.26 |

Fund: 263 - LLM #1 - LEXINGTON

| | | | | | |
|--------------------------------|------------|------------|----------------------------|-------------------|----------|
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | LLMD MARIPOSA | 263-360-64100.000 | 80.13 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | LEXINGTON SQUARE | 263-360-63700.000 | 1,500.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | MARIPOSA PLACE SUBDIVISION | 263-360-63700.000 | 620.00 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 326 WILSON CIRCLE | 263-360-64300.000 | 159.75 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 0000 GIANOLINI PARKWAY | 263-360-64300.000 | 176.34 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 324 WILSON CIRCLE | 263-360-64300.000 | 1.21 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 263-360-52510.000 | 0.67 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | LLMD LEXINGTON | 263-360-64100.000 | 153.76 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | VINEYARD GREEN SUBDIVISION | 263-360-64100.000 | 133.50 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 263-22430 | 1.46 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 263-22490 | 1.96 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 263-22225 | 1.03 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 263-22215 | 3.28 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 263-22215 | 13.96 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 263-22220 | 1.92 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 263-22210 | 7.09 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 263-22430 | 1.35 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 263-22490 | 2.09 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 263-22225 | 0.98 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--|----------------|--------------|------------------------------|-------------------|-----------------|
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 263-22215 | 3.16 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 263-22215 | 13.42 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 263-22220 | 1.68 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 263-22210 | 6.54 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 263-22430 | 1.97 |
| STATE OF CALIFORNIA FRANSCH... | 297941 | 12/07/2015 | Misc Withholding | 263-22490 | 2.00 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 263-22225 | 0.98 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 263-22215 | 3.14 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 263-22215 | 13.42 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 263-22220 | 1.73 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 263-22210 | 6.54 |
| Fund 263 - LLM #1 - LEXINGTON Total: | | | | | 2,915.06 |
| Fund: 264 - LLM #2 - TERRA VERDE, ETC | | | | | |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | ST. CHARLES COMMERCIAL | 264-360-64100.000 | 268.37 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | LLMD LAS MANZANITAS | 264-360-64100.000 | 33.51 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 264-360-64100.000 | 415.17 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | OCOTBER 2015 XTRAS | 264-360-63700.000 | 71.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | ST CHARLES SUBDIVISION | 264-360-63700.000 | 2,275.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | ST CHARLES GAZEBO | 264-360-63700.000 | 1,000.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | ST CHRISTOPHER PARK | 264-360-63700.000 | 975.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | BAROLO PARK | 264-360-63700.000 | 175.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | TRADITIONS SUBDIVISION | 264-360-63700.000 | 2,800.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | LA VINA SUBDIVISION | 264-360-63700.000 | 3,100.00 |
| SMITH & ENRIGHT LANDSCAPI... | 297993 | 12/15/2015 | TERRA VERDE SUBDIVISION | 264-360-63700.000 | 1,500.00 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | STREET LIGHTING | 264-360-64100.000 | 616.13 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 632 VAZQUEZ AVENUE | 264-360-64300.000 | 21.73 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 317 MORENO STREET | 264-360-64300.000 | 22.43 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 98 S EL CAMINO REAL/PARK | 264-360-64300.000 | 1,335.70 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 18 S EL CAMINO REAL - MEDIUM | 264-360-64300.000 | 30.36 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 385 THORP AVE | 264-360-64300.000 | 39.42 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 246 BORZINI CIRCLE | 264-360-64300.000 | 774.56 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 20 WALKER LANE ISLAND | 264-360-64300.000 | 25.75 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 235 THORP/WALNUT TREE LINE | 264-360-64300.000 | 24.55 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 634 ST CHRISTOPHER LANE | 264-360-64300.000 | 463.33 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 355 THORP AVENUE - TREE LINE | 264-360-64300.000 | 2.05 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 300 LAS MANZANITAS | 264-360-64300.000 | 16.58 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 200 RAVA PARKWAY PARK | 264-360-64300.000 | 2,046.66 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 207 TUSCANY AVENUE PARK | 264-360-64300.000 | 3,013.99 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 264-360-52510.000 | 0.67 |
| AT&T MOBILITY | 297873 | 12/04/2015 | CODE BLUE PARK | 264-360-64500.000 | 11.25 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | ST. CHRISTOPHER PARK | 264-360-64100.000 | 63.98 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | HUERTA RESIDENTIAL/VAZQUEZ.. | 264-360-64100.000 | 203.02 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 264-22430 | 1.46 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 264-22490 | 1.96 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 264-22225 | 1.91 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 264-22215 | 6.14 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 264-22215 | 26.24 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 264-22220 | 2.58 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 264-22210 | 10.20 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 264-22430 | 1.35 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 264-22490 | 2.09 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 264-22225 | 1.82 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 264-22215 | 5.88 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 264-22215 | 25.04 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 264-22220 | 2.11 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 264-22210 | 9.04 |
| VEGETABLE GROWERS SUPPLY | 298057 | 12/18/2015 | PARK TRASH BAGS | 264-360-65600.000 | 71.73 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 264-22430 | 1.97 |
| STATE OF CALIFORNIA FRANSCH... | 297941 | 12/07/2015 | Misc Withholding | 264-22490 | 2.00 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 264-22225 | 1.82 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--|----------------|--------------|-------------------------|----------------|------------------|
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 264-22215 | 5.88 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 264-22215 | 25.04 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 264-22220 | 2.15 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 264-22210 | 9.04 |
| Fund 264 - LLM #2 - TERRA VERDE, ETC Total: | | | | | 21,542.66 |

Fund: 265 - SMD #1

| | | | | | |
|---------------------------------|------------|------------|---------------------------|-------------------|---------------|
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | LLMD LAS MANZANITAS | 265-360-64100.000 | 10.15 |
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 265-22420 | 3.04 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 265-22430 | 10.51 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 265-22225 | 2.62 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 265-22215 | 8.40 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 265-22215 | 35.86 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 265-22220 | 6.49 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 265-22210 | 26.92 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 265-22420 | 3.05 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 265-22430 | 10.50 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 265-22225 | 2.42 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 265-22215 | 7.78 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 265-22215 | 33.20 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 265-22220 | 4.74 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 265-22210 | 21.87 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 265-22420 | 3.05 |
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 265-22430 | 10.50 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 265-22225 | 2.44 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 265-22215 | 7.76 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 265-22215 | 33.32 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 265-22220 | 4.81 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 265-22210 | 22.21 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 265-22225 | 0.35 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 265-22215 | 1.12 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 265-22215 | 4.78 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 265-22210 | 1.34 |
| Fund 265 - SMD #1 Total: | | | | | 279.23 |

Fund: 266 - SMD #2

| | | | | | |
|--------------------------------|------------|------------|---------------------------|-----------|-------|
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 266-22420 | 3.05 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 266-22430 | 10.46 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 266-22225 | 2.56 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 266-22215 | 8.40 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 266-22215 | 35.86 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 266-22220 | 6.48 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 266-22210 | 26.93 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 266-22420 | 3.03 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 266-22430 | 10.50 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 266-22225 | 2.38 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 266-22215 | 7.72 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 266-22215 | 33.12 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 266-22220 | 4.72 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 266-22210 | 21.87 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 266-22420 | 3.02 |
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 266-22430 | 10.48 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 266-22225 | 2.38 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 266-22215 | 7.82 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 266-22215 | 33.34 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 266-22220 | 4.72 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 266-22210 | 22.22 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 266-22225 | 0.34 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 266-22215 | 1.12 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 266-22215 | 4.82 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--|----------------|--------------|---------------------------------|-------------------|-----------------|
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 266-22210 | 1.32 |
| Fund 266 - SMD #2 Total: | | | | | 268.66 |
| Fund: 291 - HOME GRANT | | | | | |
| RANEY PLANNING AND MANAG... | 297987 | 12/15/2015 | Base Services | 291-610-63900.000 | 1,162.50 |
| RANEY PLANNING AND MANAG... | 297987 | 12/15/2015 | Reimbursables | 291-610-63900.000 | 64.95 |
| RANEY PLANNING AND MANAG... | 297987 | 12/15/2015 | Base Services | 291-610-63900.000 | 875.00 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 291-22430 | 22.81 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 291-22225 | 1.10 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 291-22215 | 27.42 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 291-22215 | 15.22 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 291-22220 | 69.42 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 291-22210 | 182.87 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 291-22430 | 14.06 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 291-22225 | 2.00 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 291-22215 | 6.44 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 291-22215 | 27.56 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 291-22220 | 12.81 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 291-22210 | 36.08 |
| Fund 291 - HOME GRANT Total: | | | | | 2,520.24 |
| Fund: 297 - GREENFIELD SCIENCE WORKSHOP | | | | | |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4167011-40/S. PADRON - EMP... | 297-597-63900.000 | 115.00 |
| U.S. BANK | 297929 | 12/04/2015 | SEEDS FOR GARDEN | 297-597-65500.292 | 8.10 |
| U.S. BANK | 297929 | 12/04/2015 | CUPS & LUNCH FOR HAUNTED ... | 297-597-65500.292 | 20.86 |
| U.S. BANK | 297929 | 12/04/2015 | PVC FITTING FOR VACUUM CA... | 297-597-65500.292 | 5.41 |
| U.S. BANK | 297929 | 12/04/2015 | PHOT GLUE GUN STICKS | 297-597-65500.292 | 13.03 |
| U.S. BANK | 297929 | 12/04/2015 | LUNCH - GARDEN WORKDAY | 297-597-65500.292 | 22.69 |
| U.S. BANK | 297929 | 12/04/2015 | LUMBER FOR PLANTING BEDS | 297-597-65500.292 | 132.02 |
| U.S. BANK | 297929 | 12/04/2015 | KEROSENE FOR FERRO FLUID | 297-597-65500.292 | 7.63 |
| U.S. BANK | 297929 | 12/04/2015 | HOSE SAW/CLAMPS FOR GENE... | 297-597-65500.292 | 28.37 |
| U.S. BANK | 297929 | 12/04/2015 | CLEAR CUPS FOR GENERAL USE | 297-597-65500.292 | 108.91 |
| U.S. BANK | 297929 | 12/04/2015 | WELDING WIRE & WELDING GL... | 297-597-65500.292 | 52.34 |
| U.S. BANK | 297929 | 12/04/2015 | WELDING GAS TANK | 297-597-65500.292 | 429.08 |
| U.S. BANK | 297929 | 12/04/2015 | PAINT BRUSHES FOR GENERAL ... | 297-597-65500.292 | 3.00 |
| U.S. BANK | 297929 | 12/04/2015 | PLEXIGLASS FOR JACOB'S LADD... | 297-597-65500.292 | 126.11 |
| U.S. BANK | 297929 | 12/04/2015 | LUNCH - GARDEN WORKDAY | 297-597-65500.292 | 26.06 |
| U.S. BANK | 297929 | 12/04/2015 | COMPOST FOR GARDEN SOIL | 297-597-65500.292 | 96.84 |
| U.S. BANK | 297929 | 12/04/2015 | OIL FOR VACUUM PUMPS | 297-597-65500.292 | 32.61 |
| U.S. BANK | 297929 | 12/04/2015 | ALUMINUM RINGS FOR JUMPLI... | 297-597-65500.292 | 37.89 |
| U.S. BANK | 297929 | 12/04/2015 | LUNCH - GARDEN WORKDAY | 297-597-65500.292 | 16.29 |
| U.S. BANK | 297929 | 12/04/2015 | CONTAINERS | 297-597-65500.292 | 13.10 |
| U.S. BANK | 297929 | 12/04/2015 | OIL FOR FERRO FLUID | 297-597-65500.292 | 4.78 |
| U.S. BANK | 297929 | 12/04/2015 | GAS FOR POLICE VAN - HAUNT... | 297-597-65500.292 | 24.99 |
| U.S. BANK | 297929 | 12/04/2015 | COMPOST FOR GARDEN SOIL | 297-597-65500.292 | 48.42 |
| U.S. BANK | 297929 | 12/04/2015 | PAPER TOWELS | 297-597-65500.292 | 2.17 |
| U.S. BANK | 297929 | 12/04/2015 | LUNCH - GARDEN WORKDAY | 297-597-65500.292 | 5.13 |
| U.S. BANK | 297929 | 12/04/2015 | IRRIGATION FLAGS FOR JUMPLI... | 297-597-65500.292 | 65.43 |
| U.S. BANK | 297929 | 12/04/2015 | IRRIGATION FLAGS FOR JUMPLI... | 297-597-65500.292 | 16.36 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | KEY FOR VAN | 297-597-65500.292 | 10.00 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4103761-7/BOBBIE JOE GARCIA ... | 297-597-63900.000 | 75.00 |
| PINNACLE HEALTHCARE | 297913 | 12/04/2015 | 4121521-7/A. GARCA CORTES - ... | 297-597-63900.000 | 75.00 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | WASHERS/BOLTS FOR GARDEN | 297-597-65500.292 | 3.93 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | WASHERS FOR GARDEN, SIGN | 297-597-65500.292 | 6.83 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 297-597-64100.000 | 197.28 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 297-597-64200.000 | 7.84 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | NUTS/BOLTS/HINGE FOR LADD... | 297-597-65500.292 | 13.93 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | HINGE/WASHERS FOR LADDER ... | 297-597-65500.292 | 12.69 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | COPPER STRIPS FOR BATTERY | 297-597-65500.292 | 52.89 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | LUMBER FOR TABLES | 297-597-65500.292 | 39.99 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | HINGES FOR COMPUTER COVERS | 297-597-65500.292 | 4.07 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | PVC FOR GARDEN GREENHOU... | 297-597-65500.292 | 39.93 |

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|--|----------------|--------------|---------------------------------|-------------------|-----------------|
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | SAW BLADE & CEMENT FOR SI... | 297-597-65500.292 | 56.44 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | COPPER STRIPS FOR BATTERY | 297-597-65500.292 | 13.99 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | EYE BOLTS & SECURITY CABLES ... | 297-597-65500.292 | 21.77 |
| HOME DEPOT CREDIT SERVICES | 298033 | 12/18/2015 | DRILL BITS | 297-597-65500.292 | 13.59 |
| U.S. BANK | 298100 | 01/05/2016 | GARDEN WORKDAY LUNCH | 297-597-65500.292 | 26.06 |
| U.S. BANK | 298100 | 01/05/2016 | CLEANING SUPPLIES | 297-597-65500.292 | 5.43 |
| U.S. BANK | 298100 | 01/05/2016 | TURTLE FOOD | 297-597-65500.292 | 15.15 |
| U.S. BANK | 298100 | 01/05/2016 | PUMP FOR AQUAPONICS EXHIB... | 297-597-65500.292 | 56.51 |
| U.S. BANK | 298100 | 01/05/2016 | MAGNETS FOR SCHOOL PROJEC... | 297-597-65500.292 | 101.43 |
| U.S. BANK | 298100 | 01/05/2016 | PAPER TOWELS FOR GENERAL ... | 297-597-65500.292 | 3.26 |
| U.S. BANK | 298100 | 01/05/2016 | MEASURING TAPE FOR GENERA... | 297-597-65500.292 | 13.60 |
| U.S. BANK | 298100 | 01/05/2016 | LUMBER FOR ESTERIOR BUILDI... | 297-597-65500.292 | 28.77 |
| U.S. BANK | 298100 | 01/05/2016 | BLACK IRON OXIDE FOR FERRO ... | 297-597-65500.292 | 37.98 |
| U.S. BANK | 298100 | 01/05/2016 | BALLOONS FOR GENERAL USE | 297-597-65500.292 | 12.42 |
| U.S. BANK | 298100 | 01/05/2016 | SALT FOR BATTERIES | 297-597-65500.292 | 1.50 |
| U.S. BANK | 298100 | 01/05/2016 | GAS FOR POLICE VAN - HAUNT... | 297-597-65500.292 | 25.13 |
| U.S. BANK | 298100 | 01/05/2016 | GARDEN GROUP - LUNCH | 297-597-65500.292 | 26.06 |
| U.S. BANK | 298100 | 01/05/2016 | WIRE FOR ELECTRIC MOTOR/G... | 297-597-65500.292 | 153.45 |
| U.S. BANK | 298100 | 01/05/2016 | COMPUTER INTERNET CABLES | 297-597-65500.292 | 39.98 |
| U.S. BANK | 298100 | 01/05/2016 | KEROSENE FOR MAGNETIC SAN... | 297-597-65500.292 | 36.00 |
| U.S. BANK | 298100 | 01/05/2016 | ALL MAGNETICS, INC, | 297-597-65500.292 | 235.08 |
| U.S. BANK | 298100 | 01/05/2016 | PUMPKIN CARVING KITS | 297-597-65500.292 | 5.46 |
| U.S. BANK | 298100 | 01/05/2016 | TANK ADAPTOR FOR AQUAPON... | 297-597-65500.292 | 55.62 |
| U.S. BANK | 298100 | 01/05/2016 | BATTERIES FOR ELECTRIC MOT... | 297-597-65500.292 | 65.48 |
| U.S. BANK | 298100 | 01/05/2016 | ALLIGATOR CLIPS FOR GENERAL... | 297-597-65500.292 | 319.64 |
| U.S. BANK | 298100 | 01/05/2016 | CUPS FOR BATTEREIS | 297-597-65500.292 | 21.78 |
| U.S. BANK | 298100 | 01/05/2016 | PAPER TOWELS | 297-597-65500.292 | 2.17 |
| U.S. BANK | 298100 | 01/05/2016 | ICE FOR LUNCH - GARDEN GRO... | 297-597-65500.292 | 5.42 |
| U.S. BANK | 298100 | 01/05/2016 | PUMPKIN CARVING KITS | 297-597-65500.292 | 5.46 |
| U.S. BANK | 298100 | 01/05/2016 | MATERIAL FOR AQUAPONICS E... | 297-597-65500.292 | 49.29 |
| U.S. BANK | 298100 | 01/05/2016 | SEEDS FOR GARDEN | 297-597-65500.292 | 42.39 |
| REDSHIFT | 297915 | 12/04/2015 | INTERNET SERVICES | 297-597-64900.000 | 99.99 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 45 EL CAMINO REAL | 297-597-64300.292 | 19.76 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 45 EL CAMINO REAL | 297-597-64400.292 | 58.62 |
| STATE OF CA DEPT. OF JUSTICE | 298054 | 12/18/2015 | FINGERPRINTS | 297-597-68100.000 | 32.00 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | WASHERS/BOLTS FOR GARDEN ... | 297-597-65500.292 | 11.04 |
| REDSHIFT | 297988 | 12/15/2015 | INTERNET SERVICES | 297-597-64900.000 | 99.99 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 297-22225 | 34.44 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 297-22215 | 110.96 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 297-22215 | 474.30 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 297-22220 | 51.37 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 297-22210 | 316.11 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 297-22225 | 25.37 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 297-22215 | 81.78 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 297-22215 | 349.60 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 297-22220 | 37.91 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 297-22210 | 222.02 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 297-22225 | 28.07 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 297-22215 | 90.48 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 297-22215 | 386.86 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 297-22220 | 39.22 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 297-22210 | 251.38 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | HARDWARE SUPPLIES | 297-597-65500.292 | 7.05 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | PVC PIPE | 297-597-65500.292 | 7.05 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | FLUBUSHING | 297-597-65500.292 | 4.66 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | HARDWARE SUPPLIES | 297-597-65500.292 | 1.09 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | BIKE CHAIN | 297-597-65500.292 | 4.88 |
| Fund 297 - GREENFIELD SCIENCE WORKSHOP Total: | | | | | 6,344.31 |
| Fund: 503 - SEWER FUND | | | | | |
| U.S. BANK | 297929 | 12/04/2015 | A. ALVAREZ EYE EXAM | 503-330-63900.000 | 125.00 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|--------------------------------|-------------------|----------|
| U.S. BANK | 297929 | 12/04/2015 | GONZALEZ/PEREZ WWT MANU... | 503-335-67200.000 | 110.68 |
| U.S. BANK | 297929 | 12/04/2015 | GONZALEZ/PEREZ WWT MANU... | 503-335-67600.000 | 110.67 |
| ACCOUNTEMP | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 475.80 |
| OFFICE DEPOT | 297907 | 12/04/2015 | TOWELS, CREAMER, SUGAR | 503-330-65100.000 | 28.84 |
| MONTEREY BAY AREA SELF INS... | 297903 | 12/04/2015 | MBA14-1226/S. GARCIA | 503-330-95100.000 | 499.61 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 503-330-66100.000 | 250.04 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 503-330-64600.000 | 35.29 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 503-330-64900.000 | 19.01 |
| ACCOUNTEMP | 297870 | 12/04/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 464.77 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | EQUIP PAINT | 503-335-65700.000 | 14.75 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 503-330-65100.000 | 23.21 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 503-335-65900.000 | 27.00 |
| GREEN RUBBER-KENNEDY AG | 297964 | 12/15/2015 | WTR LINE MARKING PAINT & ... | 503-335-65700.000 | 16.37 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 503-330-61400.000 | 27.80 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | TOOL BOX | 503-335-65700.000 | 16.24 |
| O'REILLY AUTO PARTS | 297908 | 12/04/2015 | SEWER TOOLS | 503-330-65700.000 | 72.75 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | BLADES | 503-335-65700.000 | 29.14 |
| ACCOUNTEMP | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 373.59 |
| CSC of King City | 298024 | 12/18/2015 | 7708 - HOSE ASSEMBLY | 503-333-66400.000 | 13.48 |
| CWEA-MBS | 297878 | 12/04/2015 | MTNG. H. ACEVES CONTINUING... | 503-333-67200.000 | 30.00 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | TREATMENT TOOLS | 503-335-65700.000 | 18.79 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | ROPE | 503-335-65100.000 | 78.75 |
| INTEGRATED CROP MANAGEM... | 297970 | 12/15/2015 | WWTP - ROUNDUP | 503-335-65700.000 | 168.22 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | 7906 - SPLASH | 503-333-66200.000 | 16.85 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | POND SUPPLIES | 503-335-65700.000 | 24.27 |
| TRI-COUNTY FIRE PROTECTION | 298006 | 12/15/2015 | DRY CHEMICAL MAINTENANCE | 503-335-65900.000 | 43.64 |
| R G FABRICATION | 298047 | 12/18/2015 | AUGER REPAIRS | 503-335-66400.000 | 1,282.74 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 503-333-64100.000 | 723.66 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 503-333-64200.000 | 2.68 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 503-335-64100.000 | 4,725.83 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 503-335-64200.000 | 2.68 |
| PRAXAIR DISTRIBUTION, INC. | 297985 | 12/15/2015 | WELDING GAS | 503-330-65700.000 | 45.62 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 503-330-66100.000 | 236.95 |
| ACCOUNTEMP | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 462.07 |
| U.S. BANK | 298100 | 01/05/2016 | LIFT STATION TRANSDUCERS | 503-333-66400.000 | 1,803.18 |
| REDSHIFT | 297915 | 12/04/2015 | INTERNET SERVICES | 503-330-64900.000 | 36.24 |
| UNITED STATES POSTAL SERVICE | 298009 | 12/15/2015 | CAPS RENEWAL FEE | 503-191-61100.000 | 112.50 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 920 WALNUT AVE - CORP YARD | 503-330-64300.000 | 22.20 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 920 WALNUT AVE - CORP YARD | 503-330-64400.000 | 112.74 |
| VEGETABLE GROWERS SUPPLY | 298012 | 12/15/2015 | GLOVES | 503-335-65200.000 | 79.76 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 503-191-52510.000 | 2.76 |
| GREEN RUBBER-KENNEDY AG | 298030 | 12/18/2015 | ADAPTERS | 503-335-66400.000 | 130.56 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | EXTR KIT | 503-333-66400.000 | 16.28 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | HARDWARE SUPPLIES | 503-335-65700.000 | 10.79 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | LS SUPPLIES | 503-333-65700.000 | 12.57 |
| CASEY PRINTING | 297875 | 12/04/2015 | UTILITY BILLS OCTOBER 2015 | 503-191-61200.000 | 179.92 |
| CASEY PRINTING | 297875 | 12/04/2015 | UTILITY BILLS OCTOBER 2015 | 503-191-63800.000 | 179.91 |
| ACCOUNTEMP | 297870 | 12/04/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 446.05 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 503-191-52510.000 | 447.81 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 503-330-52510.000 | 13.99 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 503-333-52510.000 | 307.20 |
| TYLER TECHNOLOGIES | 298008 | 12/15/2015 | UTILITY BILLING ONLINE COMP... | 503-191-63300.000 | 37.50 |
| REDSHIFT | 297988 | 12/15/2015 | INTERNET SERVICES | 503-330-64900.000 | 36.24 |
| ACCOUNTEMP | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 503-191-63900.000 | 290.07 |
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 503-22420 | 110.47 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 503-22430 | 43.88 |
| STATE STREET BANK & TRUST C... | DFT0001569 | 12/18/2015 | Defer Comp-Mid Management | 503-22430 | 33.00 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 503-22430 | 120.50 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 503-22490 | 58.64 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 503-22225 | 91.72 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|--------------------------------|-------------------------------------|------------------|
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 503-22215 | 295.56 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 503-22215 | 1,263.42 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 503-22220 | 191.37 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 503-22210 | 877.41 |
| O'REILLY AUTO PARTS | 298043 | 12/18/2015 | SMALL TOOLS | 503-335-65700.000 | 42.33 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 503-22420 | 107.99 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 503-22430 | 40.53 |
| STATE STREET BANK & TRUST C... | DFT0001583 | 12/31/2015 | Defer Comp-Mid Management | 503-22430 | 33.02 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 503-22430 | 120.52 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 503-22490 | 62.59 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 503-22225 | 98.89 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 503-22215 | 318.62 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 503-22215 | 1,362.16 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 503-22220 | 207.60 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 503-22210 | 981.55 |
| SWRCB - OFFICE OF OPERATOR ... | 297999 | 12/15/2015 | WASTEWATER OPERATOR CERT... | 503-335-67400.000 | 170.00 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 503-22420 | 109.27 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 503-22430 | 59.29 |
| STATE STREET BANK & TRUST C... | DFT0001536 | 12/04/2015 | Defer Comp-Mid Management | 503-22430 | 66.04 |
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 503-22430 | 120.51 |
| STATE OF CALIFORNIA FRANSCH... | 297941 | 12/07/2015 | Misc Withholding | 503-22490 | 59.97 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 503-22225 | 95.11 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 503-22215 | 306.38 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 503-22215 | 1,309.78 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 503-22220 | 201.33 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 503-22210 | 919.88 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 503-22225 | 9.59 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 503-22215 | 30.92 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 503-22215 | 132.14 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 503-22210 | 11.64 |
| | | | | Fund 503 - SEWER FUND Total: | 24,938.68 |
| Fund: 504 - WATER FUND | | | | | |
| U.S. BANK | 297929 | 12/04/2015 | FELIX - AGENDA | 504-340-61400.000 | 29.15 |
| U.S. BANK | 297929 | 12/04/2015 | MGT - PERMIT FINE | 504-340-65800.000 | 998.00 |
| U.S. BANK | 297929 | 12/04/2015 | PAPA SEMINAR | 504-340-67200.000 | 40.00 |
| U.S. BANK | 297929 | 12/04/2015 | GARRIOTTS PESTICIDE CONTINU... | 504-340-67200.000 | 30.00 |
| CERTIFIED LABORATORIES | 297876 | 12/04/2015 | WELL 1 & 6 OIL | 504-345-66100.000 | 314.69 |
| ACCOUNTEMPS | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 475.80 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 7916 - LENS | 504-340-66200.000 | 18.44 |
| OFFICE DEPOT | 297907 | 12/04/2015 | TOWELS, CREAMER, SUGAR | 504-340-65100.000 | 28.84 |
| SC FUELS | 297920 | 12/04/2015 | UNLEADED GASOLINE | 504-340-66100.000 | 527.83 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 504-340-64600.000 | 35.30 |
| VERIZON WIRELESS | 297942 | 12/08/2015 | CELL PHONES - PW | 504-340-64900.000 | 19.00 |
| PARTS & SERVICE CENTER | 297911 | 12/04/2015 | 3707 - GAS CAP | 504-340-66300.000 | 6.59 |
| ACCOUNTEMPS | 297870 | 12/04/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 464.77 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | 13TH/OAK WELL | 504-345-64100.000 | 3,349.29 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | 13TH/OAK WELL | 504-345-64200.000 | 8.39 |
| PACIFIC GAS & ELECTRIC | 297982 | 12/15/2015 | 10TH STREET WELL | 504-345-64100.000 | 6,717.62 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | 3737 - PREVENT MAINT | 504-345-66200.000 | 128.23 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 504-345-65100.000 | 23.21 |
| TRI-COUNTY FIRE PROTECTION | 297928 | 12/04/2015 | INSPECTIONS | 504-345-65900.000 | 18.00 |
| GREEN RUBBER-KENNEDY AG | 297964 | 12/15/2015 | GATE VALVE BRASS | 504-12340 | 172.27 |
| GREEN RUBBER-KENNEDY AG | 297964 | 12/15/2015 | WTR LINE MARKING PAINT & ... | 504-345-65700.000 | 5.17 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | 3737 - LIFT SUPPORT | 504-345-66300.000 | 59.22 |
| OFFICE DEPOT | 297979 | 12/15/2015 | OFFICE SUPPLIES | 504-340-61400.000 | 27.79 |
| GREENFIELD TRUE VALUE | 297887 | 12/04/2015 | WATER HOSE NOZZLE | 504-340-65100.254 | 39.04 |
| ACCOUNTEMPS | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 373.60 |
| COASTAL TRACTOR | 297953 | 12/15/2015 | 3737 - FILTER TRACTOR | 504-345-66300.000 | 157.29 |
| SHORE CHEMICAL COMPANY, I... | 297992 | 12/15/2015 | DRUM DEPOSIT | 504-345-65700.000 | 50.00 |
| SHORE CHEMICAL COMPANY, I... | 297992 | 12/15/2015 | SODIUM HYPHOCHLORITE | 504-345-65700.000 | 1,713.32 |

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| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|--------------------------------|----------------|--------------|---------------------------------|-------------------|----------|
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 504-345-64100.000 | 8,562.00 |
| PACIFIC GAS & ELECTRIC | 297910 | 12/04/2015 | MONTHLY UTILITIES | 504-345-64200.000 | 2.68 |
| GREEN RUBBER-KENNEDY AG | 297886 | 12/04/2015 | V. PEREZ RAIN SAFETY JACKET | 504-345-65200.000 | 48.89 |
| PARTS & SERVICE CENTER | 297983 | 12/15/2015 | 3737 - PREVENT MAINT | 504-345-66200.000 | 144.84 |
| PRAXAIR DISTRIBUTION, INC. | 297985 | 12/15/2015 | WELDING GAS | 504-345-65700.000 | 45.62 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | 7912 - SPARK PLUG | 504-345-66200.000 | 86.90 |
| MONTEREY BAY ANALYTICAL SE... | 297977 | 12/15/2015 | OCTOBER WATER SAMPLES | 504-345-63800.000 | 1,915.00 |
| SC FUELS | 298050 | 12/18/2015 | GASOLINE & DIESEL | 504-340-66100.000 | 748.46 |
| FERGUSON ENTERPRISES INC. 7... | 297961 | 12/15/2015 | WATER LINE SUPPLIES | 504-345-65700.000 | 1,925.13 |
| ACCOUNTEMPS | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 462.07 |
| U.S. BANK | 298100 | 01/05/2016 | VEHICLE GLASS CLEANER & HA... | 504-340-65100.254 | 284.62 |
| U.S. BANK | 298100 | 01/05/2016 | NCBPA MEMBERSHIP - FELIX/B... | 504-340-68300.000 | 60.00 |
| U.S. BANK | 298100 | 01/05/2016 | PAPA MEMBERSHIP - L. TRUJILLO | 504-340-68300.000 | 45.00 |
| U.S. BANK | 298100 | 01/05/2016 | PAPA MEMBERSHIP - A. ALVAR... | 504-340-68300.000 | 45.00 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | FAUCET/PIST NOZZLE & PVC PIP... | 504-340-65100.254 | 62.91 |
| GREENFIELD TRUE VALUE | 297966 | 12/15/2015 | FAUCET/PIST NOZZLE & PVC PIP... | 504-345-65700.000 | 15.20 |
| SSA LANDSCAPING ARCHITECTS,... | 297996 | 12/15/2015 | GREENFIELD TURF REPLACEME... | 504-340-65100.254 | 5,209.75 |
| R G FABRICATION | 297986 | 12/15/2015 | SOCKET HEAD PLUG | 504-345-65700.000 | 260.40 |
| REDSHIFT | 297915 | 12/04/2015 | INTERNET SERVICES | 504-340-64900.000 | 36.20 |
| UNITED STATES POSTAL SERVICE | 298009 | 12/15/2015 | CAPS RENEWAL FEE | 504-191-61100.000 | 112.50 |
| CITY OF GREENFIELD | 297951 | 12/15/2015 | 920 WALNUT AVE - CORP YARD | 504-340-64400.000 | 137.54 |
| BEN-E-LECT | 297949 | 12/15/2015 | DECEMBER 2015 | 504-191-52510.000 | 2.76 |
| CASEY PRINTING | 297875 | 12/04/2015 | BILLING INSERT FLYER | 504-340-61200.000 | 421.47 |
| CASEY PRINTING | 297875 | 12/04/2015 | UTILITY BILLS OCTOBER 2015 | 504-191-61200.000 | 179.91 |
| CASEY PRINTING | 297875 | 12/04/2015 | UTILITY BILLS OCTOBER 2015 | 504-191-63800.000 | 179.91 |
| ACCOUNTEMPS | 297870 | 12/04/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 446.04 |
| AT&T | 297872 | 12/04/2015 | CIRCUIT LINES | 504-345-64500.000 | 70.62 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 504-191-52510.000 | 448.48 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 504-340-52510.000 | 13.99 |
| BEN-E-LECT | 297874 | 12/04/2015 | DECEMBER 2015 | 504-345-52510.000 | 55.31 |
| TYLER TECHNOLOGIES | 298008 | 12/15/2015 | UTILITY BILLING ONLINE COMP... | 504-191-63300.000 | 37.50 |
| REDSHIFT | 297988 | 12/15/2015 | INTERNET SERVICES | 504-340-64900.000 | 36.20 |
| VEGETABLE GROWERS SUPPLY | 298057 | 12/18/2015 | SAFETY SUPPLIES - V. PEREZ | 504-340-65200.000 | 28.00 |
| VEGETABLE GROWERS SUPPLY | 298057 | 12/18/2015 | SAFETY EQUIPMENT - J. GONZA... | 504-340-65200.000 | 28.00 |
| ACCOUNTEMPS | 297946 | 12/15/2015 | TEMP SERVICES - G. ALBOR | 504-191-63900.000 | 290.06 |
| SEIU 521 | 298016 | 12/16/2015 | Union Dues | 504-22420 | 43.67 |
| STATE STREET BANK & TRUST C... | DFT0001568 | 12/18/2015 | Defer Comp-Management | 504-22430 | 43.87 |
| STATE STREET BANK & TRUST C... | DFT0001569 | 12/18/2015 | Defer Comp-Mid Management | 504-22430 | 17.00 |
| STATE STREET BANK & TRUST C... | DFT0001570 | 12/18/2015 | Defer Comp-Misc Employees | 504-22430 | 29.50 |
| STATE OF CALIFORNIA FRANSCH... | 298017 | 12/16/2015 | Misc Withholding | 504-22490 | 58.62 |
| STATE OF CALIFORNIA EDD | DFT0001572 | 12/18/2015 | SDI | 504-22225 | 44.02 |
| Internal Revenue Service | DFT0001573 | 12/18/2015 | Medicare | 504-22215 | 141.82 |
| Internal Revenue Service | DFT0001574 | 12/18/2015 | Social Security | 504-22215 | 606.80 |
| STATE OF CALIFORNIA EDD | DFT0001575 | 12/18/2015 | State Withholding | 504-22220 | 88.30 |
| Internal Revenue Service | DFT0001576 | 12/18/2015 | Federal Tax Withholding | 504-22210 | 422.71 |
| PARTS & SERVICE CENTER | 298044 | 12/18/2015 | 7912 - FUEL SYSTEM CLEANER | 504-345-66200.000 | 9.39 |
| SERGIO TAMAYO | 297991 | 12/15/2015 | WASHER REBATE | 504-340-68200.254 | 150.00 |
| SEIU 521 | 298098 | 12/30/2015 | Union Dues | 504-22420 | 43.21 |
| STATE STREET BANK & TRUST C... | DFT0001582 | 12/31/2015 | Defer Comp-Management | 504-22430 | 40.52 |
| STATE STREET BANK & TRUST C... | DFT0001583 | 12/31/2015 | Defer Comp-Mid Management | 504-22430 | 16.98 |
| STATE STREET BANK & TRUST C... | DFT0001584 | 12/31/2015 | Defer Comp-Misc Employees | 504-22430 | 29.48 |
| STATE OF CALIFORNIA FRANSCH... | 298099 | 12/30/2015 | Misc Withholding | 504-22490 | 62.55 |
| STATE OF CALIFORNIA EDD | DFT0001586 | 12/31/2015 | SDI | 504-22225 | 44.73 |
| Internal Revenue Service | DFT0001587 | 12/31/2015 | Medicare | 504-22215 | 144.06 |
| Internal Revenue Service | DFT0001588 | 12/31/2015 | Social Security | 504-22215 | 616.34 |
| STATE OF CALIFORNIA EDD | DFT0001589 | 12/31/2015 | State Withholding | 504-22220 | 88.47 |
| Internal Revenue Service | DFT0001590 | 12/31/2015 | Federal Tax Withholding | 504-22210 | 432.26 |
| SEIU 521 | 297940 | 12/07/2015 | Union Dues | 504-22420 | 42.51 |
| STATE STREET BANK & TRUST C... | DFT0001535 | 12/04/2015 | Defer Comp-Management | 504-22430 | 59.31 |
| STATE STREET BANK & TRUST C... | DFT0001536 | 12/04/2015 | Defer Comp-Mid Management | 504-22430 | 33.96 |

Expense Approval Report

Payment Dates: 12/4/2015 - 1/7/2016

| Vendor Name | Payment Number | Payment Date | Description (Item) | Account Number | Amount |
|---|----------------|--------------|----------------------------------|-------------------|-------------------|
| STATE STREET BANK & TRUST C... | DFT0001537 | 12/04/2015 | Defer Comp-Misc Employees | 504-22430 | 29.49 |
| STATE OF CALIFORNIA FRANSCH.. | 297941 | 12/07/2015 | Misc Withholding | 504-22490 | 59.95 |
| STATE OF CALIFORNIA EDD | DFT0001539 | 12/04/2015 | SDI | 504-22225 | 45.58 |
| Internal Revenue Service | DFT0001540 | 12/04/2015 | Medicare | 504-22215 | 146.92 |
| Internal Revenue Service | DFT0001541 | 12/04/2015 | Social Security | 504-22215 | 628.50 |
| STATE OF CALIFORNIA EDD | DFT0001542 | 12/04/2015 | State Withholding | 504-22220 | 94.73 |
| Internal Revenue Service | DFT0001543 | 12/04/2015 | Federal Tax Withholding | 504-22210 | 447.09 |
| STATE OF CALIFORNIA EDD | DFT0001545 | 12/04/2015 | SDI | 504-22225 | 4.43 |
| Internal Revenue Service | DFT0001546 | 12/04/2015 | Medicare | 504-22215 | 14.28 |
| Internal Revenue Service | DFT0001547 | 12/04/2015 | Social Security | 504-22215 | 61.08 |
| Internal Revenue Service | DFT0001549 | 12/04/2015 | Federal Tax Withholding | 504-22210 | 1.29 |
| VEGETABLE GROWERS SUPPLY | 298057 | 12/18/2015 | SMALL TOOLS | 504-345-65700.000 | 137.33 |
| CSG CONSULTANTS, INC. | 297877 | 12/04/2015 | WA FIRE FLOW MEETING | 504-340-67100.000 | 237.50 |
| Fund 504 - WATER FUND Total: | | | | | 43,498.06 |
| Fund: 705 - SUCCESSOR ADMINISTRATIVE FUND | | | | | |
| LOZANO SMITH | 298037 | 12/18/2015 | LOZANO SMITH, LLP | 705-820-63100.000 | 518.00 |
| Fund 705 - SUCCESSOR ADMINISTRATIVE FUND Total: | | | | | 518.00 |
| Fund: 756 - Successor Agency 2016 Bond Debt Service Fund | | | | | |
| FEDERAL EXPRESS | 297960 | 12/15/2015 | SHIPPING CHARGES - CORGILL, ... | 756-820-91110.000 | 207.41 |
| FEDERAL EXPRESS | 297960 | 12/15/2015 | SHIPPING CHARGES - J. CORGILL... | 756-820-91110.000 | 97.52 |
| Fund 756 - Successor Agency 2016 Bond Debt Service Fund Total: | | | | | 304.93 |
| Fund: 980 - GENERAL FIXED ASSETS | | | | | |
| U.S. Bank Equipment Finance | 297945 | 12/10/2015 | 1ST COPIER LEASE PYMT - POLI... | 980-16340 | 10,496.68 |
| U.S. Bank Equipment Finance | 297945 | 12/10/2015 | 1ST COPIER LEASE PYMT - POLI... | 980-32110 | -10,496.68 |
| Fund 980 - GENERAL FIXED ASSETS Total: | | | | | 0.00 |
| Grand Total: | | | | | 703,799.56 |

Report Summary

Fund Summary

| Fund | Payment Amount |
|--|-------------------|
| 100 - GENERAL FUND | 454,303.05 |
| 201 - POLICE - OTHER GRANTS | 8,297.87 |
| 213 - PARKS | 7,495.67 |
| 215 - CDBG Fund | 18,285.35 |
| 220 - Measure X Supplemental Sales & Use Tax Fund | 53,575.72 |
| 222 - PARK IMPACT FUND | 899.92 |
| 230 - GAS TAX FUND | 28,262.89 |
| 240 - LOCAL TRANSPORTATION FUND | 29,549.26 |
| 263 - LLM #1 - LEXINGTON | 2,915.06 |
| 264 - LLM #2 - TERRA VERDE, ETC | 21,542.66 |
| 265 - SMD #1 | 279.23 |
| 266 - SMD #2 | 268.66 |
| 291 - HOME GRANT | 2,520.24 |
| 297 - GREENFIELD SCIENCE WORKSHOP | 6,344.31 |
| 503 - SEWER FUND | 24,938.68 |
| 504 - WATER FUND | 43,498.06 |
| 705 - SUCCESSOR ADMINISTRATIVE FUND | 518.00 |
| 756 - Successor Agency 2016 Bond Debt Service Fund | 304.93 |
| 980 - GENERAL FIXED ASSETS | 0.00 |
| Grand Total: | 703,799.56 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|-----------------------------|----------------|
| 100-101-63100.000 | Administration Services | 210.00 |
| 100-101-65100.000 | General Operating Suppli... | 340.53 |
| 100-101-66100.111 | Gasoline & Oil - Mayor | 35.00 |
| 100-101-67100.000 | Meetings & Conferences | 754.09 |
| 100-110-52510.000 | Health Insurance | 922.07 |
| 100-110-61300.000 | Advertising | 2,499.56 |
| 100-110-61400.000 | Office Supplies | 388.11 |
| 100-110-63100.000 | Administration Services | 9,569.00 |
| 100-110-64600.000 | Cell Phone Charges | 42.54 |
| 100-110-65100.000 | General Operating Suppli... | 687.98 |
| 100-110-65300.000 | Technology Operating Su... | 43.44 |
| 100-110-66100.000 | Gasoline & Oil | 124.80 |
| 100-110-66200.000 | Vehicle Maintenance | 653.98 |
| 100-110-67100.000 | Meetings & Conferences | 1,396.00 |
| 100-110-67300.000 | Other Meals & Travel | 57.87 |
| 100-110-67400.000 | Certifications | 200.00 |
| 100-110-68100.000 | Recruitment | 512.00 |
| 100-110-68200.000 | Community Outreach | 2,000.00 |
| 100-110-68300.000 | Memberships | 549.00 |
| 100-111-52510.000 | Health Insurance | 57.98 |
| 100-111-61200.000 | Printing and Copying | 431.66 |
| 100-111-61400.000 | Office Supplies | 18.15 |
| 100-111-61500.000 | Small Office Equipment | 93.57 |
| 100-111-63700.000 | Public Works Services | 258.00 |
| 100-111-63900.000 | General Services | 210.00 |
| 100-111-64100.000 | Electricity | 3,058.52 |
| 100-111-64200.000 | Gas Utility | 246.65 |
| 100-111-64300.000 | Water Utility | 94.54 |
| 100-111-64500.000 | Phone Charges | 1,770.00 |
| 100-111-65600.000 | Janitorial Supplies | 448.06 |
| 100-111-65900.000 | Building Maintenance Su... | 1,225.31 |
| 100-115-62100.000 | Insurance | 4,832.80 |
| 100-125-61100.000 | Postage | 48.82 |
| 100-125-63200.000 | Technology Services | 10,605.25 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|------------------------------|----------------|
| 100-125-64900.000 | Other Utilities | 943.48 |
| 100-125-65300.000 | Technology Supplies | 2,080.74 |
| 100-150-63100.000 | Administration Services | 21,575.05 |
| 100-170-52510.000 | Health Insurance | 78.20 |
| 100-170-61300.000 | Advertising | 1,264.00 |
| 100-170-65300.000 | Technology Supplies | 200.81 |
| 100-170-67100.000 | Meetings & Conferences | -375.00 |
| 100-170-67300.000 | Other Meals and Travel | 30.00 |
| 100-190-52510.000 | Health Insurance | 308.10 |
| 100-190-61100.000 | Postage | 104.00 |
| 100-190-61400.000 | Office Supplies | 131.32 |
| 100-190-63300.000 | Financial Services | 10,775.00 |
| 100-190-65300.000 | Computer Supplies | 418.18 |
| 100-190-67100.000 | Meetings & Conferences | 1,786.51 |
| 100-190-67200.000 | Other Training | 399.00 |
| 100-190-67300.000 | Other Meals & Travel | 15.00 |
| 100-191-64400.000 | Waste Disposal | 118,570.95 |
| 100-201-52510.000 | Health Insurance | 367.18 |
| 100-201-61200.000 | Printing and Copying | 374.08 |
| 100-201-61400.000 | Office Supplies | 294.46 |
| 100-201-63400.000 | Police Services | 1,697.17 |
| 100-201-64600.000 | Cell Phone Charges | 82.92 |
| 100-201-64900.000 | Other Utilities | 30.09 |
| 100-201-65100.000 | General Operating Suppli... | 20.30 |
| 100-201-65600.000 | Janitorial Supplies | 123.67 |
| 100-201-65900.000 | Building Maintenance Su... | 10.50 |
| 100-201-66100.000 | Gasoline & Oil | 828.60 |
| 100-201-66200.000 | Vehicle Maintenance | 599.63 |
| 100-201-67100.000 | Meetings & Conferences | 1,274.60 |
| 100-201-68200.000 | Community Outreach | 96.00 |
| 100-201-81120.000 | Copiers | 10,496.68 |
| 100-201-91410.000 | Capital Lease Payment | 2,813.11 |
| 100-215-52510.000 | Health Insurance | 2,983.65 |
| 100-215-61400.000 | Office Supplies | 45.45 |
| 100-215-63400.000 | Police Services | 15,162.76 |
| 100-215-64500.000 | Phone Charges | 608.75 |
| 100-215-64600.000 | Cell Phone Charges | 138.00 |
| 100-215-64900.000 | Other Utilities | 15.05 |
| 100-215-65100.000 | General Operating Suppli... | 529.01 |
| 100-215-65200.000 | Uniforms/Personnel Equi... | 268.84 |
| 100-215-65300.000 | Technology Supplies | 99.92 |
| 100-215-65400.000 | Police Supplies | 1,176.20 |
| 100-215-66100.000 | Gasoline & Oil | 5,551.67 |
| 100-215-66200.000 | Vehicle Maintenance | 1,128.19 |
| 100-215-66300.000 | General Operations Equi... | 511.31 |
| 100-215-67200.000 | Other Training | 4,625.10 |
| 100-215-68100.000 | Recruitment | 294.52 |
| 100-215-71400.000 | Police Equipment | 266.91 |
| 100-22210 | Federal Withholding Tax ... | 28,498.09 |
| 100-22215 | FICA Payable | 27,925.20 |
| 100-22220 | State Withholding Tax Pa... | 9,553.54 |
| 100-22225 | S.D.I. Payable | 1,320.26 |
| 100-22320 | Medical Benefits Payable | 75,080.59 |
| 100-22340 | Long-Term Disability Paya... | 1,004.95 |
| 100-22410 | G.P.O.A. Union Dues Paya... | 750.00 |
| 100-22415 | G.P.S.A. Union Dues Payab.. | 450.00 |
| 100-22420 | S.E.I.U. Union Dues Payab... | 381.09 |
| 100-22430 | Deferred Comp Payable | 3,623.21 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|-------------------------------|----------------|
| 100-22435 | PERS Loan Payable | 361.02 |
| 100-22440 | AFLAC Insurance Payable | 1,720.12 |
| 100-22490 | Miscellaneous Withholding | 160.76 |
| 100-230-63400.000 | Animal Control Services | 6,935.67 |
| 100-230-63900.000 | General Services | 500.00 |
| 100-230-64600.000 | Cell Phone Charges | 37.41 |
| 100-230-64900.000 | Other Utilities | 38.01 |
| 100-230-65400.000 | Police Supplies | 684.04 |
| 100-230-65900.000 | Building Maintenance Su... | 49.00 |
| 100-230-66100.000 | Gasoline & Oil | 314.09 |
| 100-230-66200.000 | Vehicle Maintenance | 6.93 |
| 100-230-67200.000 | Other Training | 546.90 |
| 100-230-68100.000 | Recruitment | 1,000.00 |
| 100-24604 | EIR Deposit - Tunzi Project | 2,899.40 |
| 100-24605 | EIR Deposit - Scheid Viney... | 4,102.50 |
| 100-24694 | Magnolia Senior Apartme... | 100.00 |
| 100-26001 | Suspense Account | 60.00 |
| 100-310-52510.000 | Health Insurance | 19.12 |
| 100-310-61200.000 | Printing and Copying | 176.10 |
| 100-310-61400.000 | Office Supplies | 27.79 |
| 100-310-63700.000 | Public Works Services | 200.06 |
| 100-310-63900.000 | General Services | 212.00 |
| 100-310-65100.000 | General Operating Suppli... | 52.28 |
| 100-310-65200.000 | Uniforms/Personnel Equi... | 3,566.29 |
| 100-310-65600.000 | Janitorial Supplies | 12.00 |
| 100-310-65900.000 | Building Maintenance Su... | 3.07 |
| 100-310-67200.000 | Other Training | 16.42 |
| 100-311-63900.000 | General Services | 200.00 |
| 100-311-65200.000 | Uniforms/Personnel Equi... | 16.41 |
| 100-311-65700.000 | Public Works Supplies | 174.92 |
| 100-311-65900.000 | Building Maintenance Su... | 99.00 |
| 100-311-66100.000 | Gasoline & Oil | 118.29 |
| 100-311-66200.000 | Vehicle Maintenance | 429.76 |
| 100-311-66300.000 | General Operations Equi... | 7.77 |
| 100-49212.000 | Lease Proceeds | -10,496.68 |
| 100-49553.000 | Transfer from Sewer Fund | -499.61 |
| 100-550-52510.000 | Health Insurance | 197.92 |
| 100-550-64100.000 | Electricity | 218.21 |
| 100-550-64200.000 | Gas Utility | 2.68 |
| 100-550-64300.000 | Water Utility | 1,752.56 |
| 100-550-64400.000 | Waste Disposal | 112.75 |
| 100-550-64600.000 | Cell Phone Charges | 21.95 |
| 100-550-64900.000 | Other Utilities | 32.46 |
| 100-550-65100.000 | General Operating Suppli... | 688.56 |
| 100-550-65600.000 | Janitorial Supplies | 146.09 |
| 100-550-65700.000 | Public Works Supplies | 26.08 |
| 100-550-65900.000 | Building Maintenance Su... | 106.65 |
| 100-550-66100.000 | Gasoline & Oil | 278.97 |
| 100-550-66200.000 | Vehicle Maintenance | 8.67 |
| 100-550-66300.000 | General Operations Equi... | 198.21 |
| 100-551-63700.000 | Public Works Services | 57.59 |
| 100-551-64100.211 | Electricity | 71.90 |
| 100-551-64200.211 | Gas Utility | 15.69 |
| 100-551-64300.000 | Water Utility | 47.59 |
| 100-551-64300.211 | Water Utility | 30.17 |
| 100-551-64400.000 | Waste Disposal | 193.89 |
| 100-551-64400.211 | Waste Disposal | 36.07 |
| 100-551-65900.000 | Building Maintenance Su... | 336.01 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|------------------------------|----------------|
| 100-590-64100.000 | Electricity | 270.94 |
| 100-590-64200.000 | Gas Utility | 16.56 |
| 100-590-64300.000 | Water Utility | 29.08 |
| 100-590-65900.000 | Building Maintenance Su... | 81.48 |
| 100-601-52510.000 | Health Insurance | 187.48 |
| 100-601-63600.000 | Community Development... | 20,190.21 |
| 100-601-67100.000 | Meetings & Conferences | 45.00 |
| 100-601-67300.000 | Other Meals & Travel | 36.50 |
| 100-901-81335.000 | Software | 11,222.42 |
| 201-22210 | Federal Withholding Tax ... | 3,208.90 |
| 201-22215 | FICA Payable | 3,502.62 |
| 201-22220 | State Withholding Tax Pa... | 1,080.31 |
| 201-22225 | S.D.I. Payable | 206.04 |
| 201-22410 | G.P.O.A. Union Dues Paya... | 300.00 |
| 213-22210 | Federal Withholding Tax ... | 63.59 |
| 213-22215 | FICA Payable | 60.12 |
| 213-22220 | State Withholding Tax Pa... | 22.55 |
| 213-22225 | S.D.I. Payable | 3.54 |
| 213-22430 | Deferred Comp Payable | 29.39 |
| 213-552-61300.000 | Advertising | 634.99 |
| 213-905-87513.000 | Prop 84 Greenfield Comm... | 6,681.49 |
| 215-22210 | Federal Withholding Tax ... | 407.28 |
| 215-22215 | FICA Payable | 167.82 |
| 215-22220 | State Withholding Tax Pa... | 152.09 |
| 215-22225 | S.D.I. Payable | 7.53 |
| 215-22430 | Deferred Comp Payable | 86.88 |
| 215-310-73535.435 | CDBG Planning Studies | 13,757.50 |
| 215-501-68500.431 | Direct Administration | 3,706.25 |
| 220-215-63400.000 | Police Services | 15,540.00 |
| 220-215-68100.000 | Recruitment | 1,150.95 |
| 220-215-71400.000 | Police Equipment | 1,777.11 |
| 220-22210 | Federal Withholding Tax ... | 11,011.12 |
| 220-22215 | FICA Payable | 13,815.42 |
| 220-22220 | State Withholding Tax Pa... | 4,167.19 |
| 220-22225 | S.D.I. Payable | 803.66 |
| 220-22410 | G.P.O.A. Union Dues Paya... | 1,100.00 |
| 220-22430 | Deferred Comp Payable | 350.00 |
| 220-22450 | Wage Garnishments Paya... | 3,860.27 |
| 222-550-63700.000 | Public Works Services | 899.92 |
| 230-22210 | Federal Withholding Tax ... | 1,596.96 |
| 230-22215 | FICA Payable | 2,877.70 |
| 230-22220 | State Withholding Tax Pa... | 351.41 |
| 230-22225 | S.D.I. Payable | 169.29 |
| 230-22420 | S.E.I.U. Union Dues Payab... | 158.35 |
| 230-22430 | Deferred Comp Payable | 588.74 |
| 230-22490 | Miscellaneous Withholding | 108.71 |
| 230-320-52510.000 | Health Insurance | 298.54 |
| 230-320-63700.000 | Public Works Services | 4,681.02 |
| 230-320-63900.000 | General Services | 306.00 |
| 230-320-64100.000 | Electricity | 7,054.62 |
| 230-320-64200.000 | Gas Utility | 2.68 |
| 230-320-64300.000 | Water Utility | 1.55 |
| 230-320-64400.000 | Waste Disposal | 112.74 |
| 230-320-64600.000 | Cell Phone Charges | 21.95 |
| 230-320-64900.000 | Other Utilities | 32.46 |
| 230-320-65100.000 | General Operating Suppli... | 52.07 |
| 230-320-65700.000 | Public Works Supplies | 7,944.18 |
| 230-320-65800.000 | Permits & Inspections | 200.00 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|------------------------------|----------------|
| 230-320-66100.000 | Gasoline & Oil | 1,317.12 |
| 230-320-66200.000 | Vehicle Maintenance | 292.51 |
| 230-320-66300.000 | General Operations Equi... | 24.29 |
| 230-320-67200.000 | Other Training | 70.00 |
| 240-903-89505.491 | Safe Routes to School Pro... | 29,549.26 |
| 263-22210 | Federal Withholding Tax ... | 20.17 |
| 263-22215 | FICA Payable | 50.38 |
| 263-22220 | State Withholding Tax Pa... | 5.33 |
| 263-22225 | S.D.I. Payable | 2.99 |
| 263-22430 | Deferred Comp Payable | 4.78 |
| 263-22490 | Miscellaneous Withholding | 6.05 |
| 263-360-52510.000 | Health Insurance | 0.67 |
| 263-360-63700.000 | Public Works Services | 2,120.00 |
| 263-360-64100.000 | Electricity | 367.39 |
| 263-360-64300.000 | Water Utility | 337.30 |
| 264-22210 | Federal Withholding Tax ... | 28.28 |
| 264-22215 | FICA Payable | 94.22 |
| 264-22220 | State Withholding Tax Pa... | 6.84 |
| 264-22225 | S.D.I. Payable | 5.55 |
| 264-22430 | Deferred Comp Payable | 4.78 |
| 264-22490 | Miscellaneous Withholding | 6.05 |
| 264-360-52510.000 | Health Insurance | 0.67 |
| 264-360-63700.000 | Public Works Services | 11,896.00 |
| 264-360-64100.000 | Electricity | 1,600.18 |
| 264-360-64300.000 | Water Utility | 7,817.11 |
| 264-360-64500.000 | Phone Charges | 11.25 |
| 264-360-65600.000 | Janitorial Supplies | 71.73 |
| 265-22210 | Federal Withholding Tax ... | 72.34 |
| 265-22215 | FICA Payable | 132.22 |
| 265-22220 | State Withholding Tax Pa... | 16.04 |
| 265-22225 | S.D.I. Payable | 7.83 |
| 265-22420 | S.E.I.U. Union Dues Payab... | 9.14 |
| 265-22430 | Deferred Comp Payable | 31.51 |
| 265-360-64100.000 | Electricity | 10.15 |
| 266-22210 | Federal Withholding Tax ... | 72.34 |
| 266-22215 | FICA Payable | 132.20 |
| 266-22220 | State Withholding Tax Pa... | 15.92 |
| 266-22225 | S.D.I. Payable | 7.66 |
| 266-22420 | S.E.I.U. Union Dues Payab... | 9.10 |
| 266-22430 | Deferred Comp Payable | 31.44 |
| 291-22210 | Federal Withholding Tax ... | 218.95 |
| 291-22215 | FICA Payable | 76.64 |
| 291-22220 | State Withholding Tax Pa... | 82.23 |
| 291-22225 | S.D.I. Payable | 3.10 |
| 291-22430 | Deferred Comp Payable | 36.87 |
| 291-610-63900.000 | General Services | 2,102.45 |
| 297-22210 | Federal Withholding Tax ... | 789.51 |
| 297-22215 | FICA Payable | 1,493.98 |
| 297-22220 | State Withholding Tax Pa... | 128.50 |
| 297-22225 | S.D.I. Payable | 87.88 |
| 297-597-63900.000 | General Services | 265.00 |
| 297-597-64100.000 | Electricity | 197.28 |
| 297-597-64200.000 | Gas Utility | 7.84 |
| 297-597-64300.292 | Water Utility | 19.76 |
| 297-597-64400.292 | Waste Disposal | 58.62 |
| 297-597-64900.000 | Other Utilities | 199.98 |
| 297-597-65500.292 | Recreation Supplies | 3,063.96 |
| 297-597-68100.000 | Recruitment | 32.00 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-------------------|----------------------------------|----------------|
| 503-191-52510.000 | Health Insurance | 450.57 |
| 503-191-61100.000 | Postage | 112.50 |
| 503-191-61200.000 | Printing and Copying | 179.92 |
| 503-191-63300.000 | Utility Billing Financial Ser... | 37.50 |
| 503-191-63800.000 | Utility Bill Services | 179.91 |
| 503-191-63900.000 | General Services | 2,512.35 |
| 503-22210 | Federal Withholding Tax ... | 2,790.48 |
| 503-22215 | FICA Payable | 5,018.98 |
| 503-22220 | State Withholding Tax Pa... | 600.30 |
| 503-22225 | S.D.I. Payable | 295.31 |
| 503-22420 | S.E.I.U. Union Dues Payab... | 327.73 |
| 503-22430 | Deferred Comp Payable | 637.29 |
| 503-22490 | Miscellaneous Withholding | 181.20 |
| 503-330-52510.000 | Health Insurance | 13.99 |
| 503-330-61400.000 | Office Supplies | 27.80 |
| 503-330-63900.000 | General Services | 125.00 |
| 503-330-64300.000 | Water Utility | 22.20 |
| 503-330-64400.000 | Waste Disposal | 112.74 |
| 503-330-64600.000 | Cell Phone Charges | 35.29 |
| 503-330-64900.000 | Other Utilities | 91.49 |
| 503-330-65100.000 | General Operating Suppli... | 52.05 |
| 503-330-65700.000 | Public Works Supplies | 118.37 |
| 503-330-66100.000 | Gasoline & Oil | 486.99 |
| 503-330-95100.000 | Transfer to General Fund | 499.61 |
| 503-333-52510.000 | Health Insurance | 307.20 |
| 503-333-64100.000 | Electricity | 723.66 |
| 503-333-64200.000 | Gas Utility | 2.68 |
| 503-333-65700.000 | Public Works Supplies | 12.57 |
| 503-333-66200.000 | Vehicle Maintenane | 16.85 |
| 503-333-66400.000 | Sewer Operations Equipm... | 1,832.94 |
| 503-333-67200.000 | Other Training | 30.00 |
| 503-335-64100.000 | Electricity | 4,725.83 |
| 503-335-64200.000 | Gas Utility | 2.68 |
| 503-335-65100.000 | General Operating Suppli... | 78.75 |
| 503-335-65200.000 | Uniforms / Personnel Equ... | 79.76 |
| 503-335-65700.000 | Public Works Supplies | 340.90 |
| 503-335-65900.000 | Building Maintenance Su... | 70.64 |
| 503-335-66400.000 | Sewer Operations Eqt Ma... | 1,413.30 |
| 503-335-67200.000 | Other Training | 110.68 |
| 503-335-67400.000 | Certifications | 170.00 |
| 503-335-67600.000 | Publications | 110.67 |
| 504-12340 | Accounts Receivable- Utilit.. | 172.27 |
| 504-191-52510.000 | Health Insurance | 451.24 |
| 504-191-61100.000 | Postage | 112.50 |
| 504-191-61200.000 | Printing and Copying | 179.91 |
| 504-191-63300.000 | Utility Billing Financial Ser... | 37.50 |
| 504-191-63800.000 | Utility Bill Services | 179.91 |
| 504-191-63900.000 | General Services | 2,512.34 |
| 504-22210 | Federal Withholding Tax ... | 1,303.35 |
| 504-22215 | FICA Payable | 2,359.80 |
| 504-22220 | State Withholding Tax Pa... | 271.50 |
| 504-22225 | S.D.I. Payable | 138.76 |
| 504-22420 | S.E.I.U. Union Dues Payab... | 129.39 |
| 504-22430 | Deferred Comp Payable | 300.11 |
| 504-22490 | Miscellaneous Withholding | 181.12 |
| 504-340-52510.000 | Health Insurance | 13.99 |
| 504-340-61200.000 | Printing and Copying | 421.47 |
| 504-340-61400.000 | Office Supplies | 56.94 |

Account Summary

| Account Number | Account Name | Payment Amount |
|-----------------------|-------------------------------|-----------------------|
| 504-340-64400.000 | Waste Disposal | 137.54 |
| 504-340-64600.000 | Cell Phone Charges | 35.30 |
| 504-340-64900.000 | Other Utilities | 91.40 |
| 504-340-65100.000 | General Operating Suppli... | 28.84 |
| 504-340-65100.254 | Water Conservation Suppl... | 5,596.32 |
| 504-340-65200.000 | Uniforms / Personnel Equi... | 56.00 |
| 504-340-65800.000 | Permits & Inspections | 998.00 |
| 504-340-66100.000 | Gasoline & Oil | 1,276.29 |
| 504-340-66200.000 | Vehicle Maintenance | 18.44 |
| 504-340-66300.000 | General Operations Equi... | 6.59 |
| 504-340-67100.000 | Meetings & Conferences | 237.50 |
| 504-340-67200.000 | Other Training | 70.00 |
| 504-340-68200.254 | Water Conservation Reba... | 150.00 |
| 504-340-68300.000 | Memberships | 150.00 |
| 504-345-52510.000 | Health Insurance | 55.31 |
| 504-345-63800.000 | Water Production Services | 1,915.00 |
| 504-345-64100.000 | Electricity | 18,628.91 |
| 504-345-64200.000 | Gas Utility | 11.07 |
| 504-345-64500.000 | Phone Charges | 70.62 |
| 504-345-65100.000 | General Operating Suppli... | 23.21 |
| 504-345-65200.000 | Uniforms / Personnel Equi... | 48.89 |
| 504-345-65700.000 | Water Production Supplies | 4,152.17 |
| 504-345-65900.000 | Building Maintenance Su... | 18.00 |
| 504-345-66100.000 | Gasoline & Oil | 314.69 |
| 504-345-66200.000 | Vehicle Maintenance | 369.36 |
| 504-345-66300.000 | General Operations Equi... | 216.51 |
| 705-820-63100.000 | Administration Services | 518.00 |
| 756-820-91110.000 | Cost of Bond Issuance | 304.93 |
| 980-16340 | Machinery & Equipment | 10,496.68 |
| 980-32110 | Investment in Capital Asse... | -10,496.68 |
| | Grand Total: | 703,799.56 |

Project Account Summary

| Project Account Key | Payment Amount |
|----------------------------|-----------------------|
| **None** | 703,799.56 |
| Grand Total: | 703,799.56 |

CITY COUNCIL MINUTES

CITY COUNCIL MEETING OF DECEMBER 8, 2015

CALL TO ORDER

Mayor Huerta called the meeting to order at 6:05 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: Nicholas King, Erika Navarro, Juergen Smith, John Martinez, Pastor Ramiro Lugo, Bob Eynck, John Stansbury, Pastor Andrew Salinas, Rev. Jimmy Cadenaz, Jesus Caldara, Rafael Mares, Emmanuel Garcia, Rachel Ortiz, Gabriel Trujillo, Mike Bitar, Stephanie Garcia, Rev. Enrique Herrera, Richard James

INVOCATION

Invocation by Pastor Ramiro Lugo.

AGENDA REVIEW

No changes were made.

PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

Juergen Smith commented that there was an important item regarding the unification at the same time as this meeting and stated that when there were important issues the meeting should be on separate dates.

John Martinez reminded City Council that sexual harassment was a very important subject.

CONSENT CALENDAR

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Walker to approve consent items including the City of Greenfield Warrants #297749 through #297869 and Bank Drafts #1489 through #1530 in the amount of \$512,566.04 and Minutes of the November 10, 2015 City Council Meeting. All in favor. Motion carried.

MAYOR'S PRESENTATIONS, PROCLAMATIONS, COMMUNICATIONS, RESOLUTIONS

SUCCESSOR AGENCY BUSINESS

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 RESOLUTION SA #2015-04

Staff report was given by Administrative Services Director Corgill.

A MOTION by Vice Chair Rodriguez, seconded by Member Torres 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 a Preliminary Official Statement and Authorizing the Execution of a Bond Purchase"**. All in favor. Motion carried.

CITY COUNCIL - PUBLIC HEARINGS

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 ORDINANCE #513

Staff report was given by Community Services Director Steinmann.

Mayor Huerta opened the public hearing at 6:21 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:22 p.m.

A MOTION by Councilmember Santibañez, seconded by Mayor Pro-tem Rodriguez to read by title only, second reading, 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"**. All in favor. Motion carried.

**ADOPTION OF 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
RESOLUTION #2015-74**

Staff report was given by City Clerk Rathbun.

Mayor Huerta opened the public hearing at 6:23 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:24 p.m.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to adopt **Resolution #2015-74, "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"**. All in favor. Motion carried.

PUBLIC HEARING- INTRODUCTION AND FIRST READING OF 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

Staff report was given by Administrative Services Director Corgill.

Mayor Huerta opened the public hearing at 6:26 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:27 p.m.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to read by title only, 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". All in favor. Motion carried.

PUBLIC HEARING- INTRODUCTION AND FIRST READING OF 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

Staff report was given by Administrative Services Director Corgill.

Mayor Huerta opened the public hearing at 6:29 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:30 p.m.

A MOTION by Councilmember Walker, seconded by Mayor Pro-tem Rodriguez to read by title only, first reading, of 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. All in favor. Motion carried.

**PUBLIC HEARING- ADOPTION OF 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
RESOLUTION #2015-75**

INTRODUCTION AND FIRST READING OF 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

Staff report was given by Community Services Director Steinmann.

Bob Eynck, Auto Zone, gave a brief background regarding the business and stated it would create approximately 12 jobs.

Mayor Huerta opened the public hearing at 6:41 p.m.

John Martinez asked about moving the project to El Camino Real because of traffic issues.

John Stansbury, realtor for AutoZone, stated that they have a very low intensity for traffic and they like to be near other retail stores.

Mayor Huerta closed the public hearing at 6:44 p.m.

There was discussion regarding the traffic flow on Walnut Avenue.

A MOTION by Mayor Pro-tem Rodriguez, by seconded Councilmember Torres to adopt **Resolution #2015-75, “ 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”**. All in favor. Motion carried.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to read by title only, 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”. All in favor. Motion carried.

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

Staff report was given by Community Services Director Steinmann.

There was discussion among the City Council and staff regarding the item.

The following people spoke in opposition of establishing a medical marijuana regulatory permit process: Pastor Andrew Salinas, Pastor Ramiro Lugo, Rev. Jimmy Cadenaz, John Martinez, Jesus Caldara, Rafael Mares, Emmanuel Garcia, and Rachel Ortiz.

The following people spoke in favor of establishing a medical marijuana regulatory permit process: Gabriel Trujillo, Trintion , Mike Bitar, Nicholas King and Stephanie Garcia.

Rev. Enrique Herrera spoke in opposition and submitted signatures against this process.

There was additional discussion among the City Council regarding medical marijuana regulatory permit process.

A MOTION by Councilmember Walker to ban medical marijuana establishments in the City of Greenfield. Motion died due to lack of second.

A MOTION by Councilmember Santibañez, seconded by Councilmember Torres to read by title only, first reading, “An Ordinance of the Municipal Code Establishing a Medical Marijuana Regulatory Permit Process”. AYES: Councilmember Santibañez, Councilmember Torres, Mayor Pro-tem Rodriguez and Mayor Huerta. NOES: Councilmember Walker. Motion carried.

City Council recessed at 8:28 p.m.

City Council reconvened at 8:38 p.m.

Mayor Huerta recommended that any marijuana facilities be at least 1,000 feet from any school and suggested that the City have a two year moritorium for dispensaries.

Councilmember Santibañez recommended at least 1,000 feet as well, limit two dispensaries with only a year permit, and final decision be the City Council on all aspects. Councilmember Torres agreed with Councilmember Santibañez.

Councilmember Rodriguez recommended that a dispenser be with the cultivation facility and that the Council keep their options open.

Mayor Huerta stated that Council needed to look at the local hiring ordinance so that it could be in place before this was in place. City Attorney Sullivan stated that through the use permit process the Council could place conditions of approval requiring a certain percentage of employees be from Greenfield.

CONSIDERATION OF PLANNING COMMISSION RE-APPOINTMENT OF DIANE BRUEGGEMAN

Staff report was given by Community Services Director Steinmann.

A MOTION by Councilmember Walker, seconded by Councilmember Torres to re-appoint Diane Brueggeman to the Greenfield Planning Commission. All in favor. Motion carried.

WORKSHOP – GENERAL PLAN HOUSING ELEMENT

Staff report was given by Community Services Director Steinmann.

Richard James, EMC Planning, gave a power point presentation regarding the Greenfield Housing Element.

Stephanie Garcia asked about the number for the houses. Mayor Huerta explained that the numbers were higher because they had requested them

Juergen Smith stated that he was for construction but the infrastructure was needed prior to any building.

No action was required. This workshop was informational.

ADOPTION OF 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 RESOLUTION #2015-76

Staff report was given by Community Services Director Steinmann.

A MOTION by Councilmember Torres, seconded by Councilmember Santibañez to adopt **Resolution #2015-76, “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”**. All in favor. Motion carried.

**ADOPTION 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 #2015-77**

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Walker, seconded by Councilmember Santibañez to adopt **Resolution #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”**. All in favor. Motion carried.

ADJOURN TO CLOSED SESSION

Meeting adjourned to closed session at 9:33 p.m.

CONFERENCE WITH LEGAL COUNSEL – UPDATE ON POTENTIAL LITIGATION, AND SCHEDULING OF TERMINATION PERIOD

CONFERENCE WITH LABOR NEGOTIATORS AGENCY DESIGNATED REPRESENTATIVE: CITY MANAGER EMPLOYEE ORGANIZATION: SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 521

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

RECONVENE TO OPEN SESSION

Meeting reconvened to open session at 10:22 p.m.

City Attorney Sullivan stated that a report was given by him regarding the potential litigation and direction was received by the Council. He also reported that City Manager Stanton had given a report on the SEIU medical benefit issue and it had been resolved.

City Attorney Sullivan reported that the sub-committee for the City Manager Evaluation, Mayor Huerta and Councilmember Santibañez had given a report and their recommendations to the City Council. He stated that the recommendations were as follows: 5% salary increase, a monthly \$200 car allowance and payment of membership to League of California Cities, IMCA, Greenfield Chamber of Commerce and Greenfield Rotary. He stated that action regarding this matter needed to be approved in open session.

CITY COUNCIL BUSINESS – CONTINUED

ADOPTION OF 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 RESOLUTION #2015-78

Staff report was given by City Manager Stanton.

A MOTION by Councilmember Santibañez, seconded by Mayor Pro-tem Rodriguez to adopt **Resolution #2015-78, “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”**. All in favor. Motion carried.

APPROVAL OF REPORT FROM THE CITY MANAGER EVALUATION SUB-COMMITTEE - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AMENDING THE AGREEMENT FOR EMPLOYMENT OF CITY MANAGER SUSAN STANTON RESOLUTION #2015-79

Mayor Huerta reported regarding the City Manager Evaluation Sub-Committee. He stated that this was discussed in closed session and that the City agreed to retain Susan Stanton as the City Manager.

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Torres to approve the City Manager Evaluation Sub-Committee’s report; direct City Attorney Sullivan to amend the contract for City Manager Susan Stanton and adopt **Resolution #2015-79, “A Resolution of the City Council of the City of Greenfield Amending the Agreement for Employment of City Manager Susan Stanton”**. All in favor. Motion carried.

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

Mayor Pro-tem Rodriguez stated that he attended the TAMC meeting and there was discussion regarding the proposed 3/8 cent sales tax increase measure.

Councilmember Torres stated that she had attended the Salinas Valley Solid Waste Authority meeting and they had discussed a MOU between the Authority and Johnson Canyon Landfill.

COMMENTS FROM CITY COUNCIL

Councilmember Santibañez asked that staff place the removal of the water surcharge on the next meeting.

Mayor Pro-tem Rodriguez stated that he would like to start a program where the City recognizing citizens for their accomplishments or contributions to the City. He stated that he would like to start recognizing the citizens on a bi-monthly basis.

Mayor Huerta reminded everyone that the City would be hosting the Christmas in the Park this Saturday and invited everyone to attend. He also stated that he attended the swearing in of the new three police officers and it felt like a family event.

CITY MANAGER REPORT

City Manager Stanton stated that City staff would be serving hotdogs and hot chocolate at the Christmas in the Park event. She stated that she had been speaking to LAFCo regarding the independent special districts in the City. City Manager Stanton stated that staff had been working with the Fire District regarding the possible consolidation of the Fire District and the City. She reported that the City had executed the contracts for the solar project with PNC and OpTerra.

City Manager Stanton stated that the City needed was seeking board members for the Measure W Committee and asked that the City Council look for citizens that would be willing to serve.

ADJOURNMENT

Mayor adjourned the City Council meeting at 10:46 P.M.

Mayor of the City of Greenfield

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

DATE: January 8, 2016

AGENDA DATE: January 12, 2016

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.

On December 8, 2015, the Council held the first reading of Ordinance No. 511. 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

This is the second reading of Ordinance No. 511, and the City Council is requested to adopt the ordinance.

BUDGET AND FINANCIAL IMPACT

Adoption of Ordinance No. 511 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, SECOND READING, AND ADOPTION OF ORDINANCE #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:

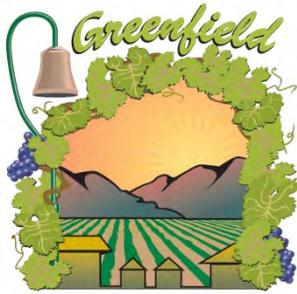
NOES:

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: January 8, 2016

AGENDA DATE: January 12, 2016

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.

On December 8, 2015, the Council held the first reading of Ordinance No. 512. 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

This is the second reading of Ordinance No. 512, and the City Council is requested to adopt the ordinance.

BUDGET AND FINANCIAL IMPACT

Adoption of Ordinance No. 512 will enable "Measure W" revenues to be received in the City's General Fund, beginning in June 2016. It is estimated that the revenues generated will be approximately \$900,000 per year.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY, SECOND READING, AND ADOPTION OF ORDINANCE #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: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Jeri Corgill, Director of Administrative Services

TITLE: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE STATE BOARD OF EQUALIZATION FOR IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE TAX**

BACKGROUND AND ANALYSIS

With the approval by the City Council of Ordinance 512, enacting the approval of Measure W by the voters of the City of Greenfield, the City is required to contract with the State Board of Equalization for the collection of this transactions and use tax.

The attached resolution authorizes the City Manager to execute the required agreements with the State Board of Equalization. The agreements are appended to the resolution as Exhibit A and Exhibit B. With approval of the resolution, and the subsequent execution of the agreements by the City Manager and the State Department of General Services, the State Board of Equalization will begin collecting the 0.75% transactions and use tax on April 1, 2016.

RECOMMENDATION

Staff recommends approval of this resolution.

BUDGET AND FINANCIAL IMPACT

Approval of the resolution will enable the State Board of Equalization to collect “Measure W” transactions and use tax revenues on the City’s behalf and remit them to the City. It is estimated that the revenues will be approximately \$900,000 per year.

PROPOSED MOTION

I MOVE TO APPROVE RESOLUTION #2016-01, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE STATE BOARD OF EQUALIZATION FOR IMPLEMENTATION OF A LOCAL TRANSACTIONS AND USE TAX

**CITY OF GREENFIELD
RESOLUTION NO. 2016-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS
WITH THE STATE BOARD OF EQUALIZATION FOR IMPLEMENTATION OF A
LOCAL TRANSACTIONS AND USE TAX**

WHEREAS, on January 12, 2016, the City Council approved Ordinance No. 512 amending the City Municipal Code and providing for a local transactions and use tax; and

WHEREAS, the State Board of Equalization (Board) administers and collects the transactions and use taxes for all applicable jurisdictions within the state; and

WHEREAS, the Board will be responsible to administer and collect the transactions and use tax for the City; and

WHEREAS, the Board requires that the City enter into a "Preparatory Agreement" and an "Administration Agreement" prior to implementation of said taxes; and

WHEREAS, the Board requires that the City Council authorize the agreements.

NOW, THEREFORE, BE IT RESOLVED, based upon the foregoing, the City Council hereby resolves that the "Preparatory Agreement" attached as Exhibit A and the "Administrative Agreement" attached as Exhibit B are hereby approved and the City Manager is hereby authorized to execute each agreement.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 12th day of January 2016, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

**AGREEMENT FOR PREPARATION TO ADMINISTER AND OPERATE
CITY'S TRANSACTIONS AND USE TAX ORDINANCE**

In order to prepare to administer a transactions and use tax ordinance adopted in accordance with the provision of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code, the City of Greenfield, hereinafter called *City*, and the STATE BOARD OF EQUALIZATION, hereinafter called *Board*, do agree as follows:

1. The Board agrees to enter into work to prepare to administer and operate a transactions and use tax in conformity with Part 1.6 of Division 2 of the Revenue and Taxation Code which has been approved by a majority of the electors of the City and whose ordinance has been adopted by the City.

2. City agrees to pay to the Board at the times and in the amounts hereinafter specified all of the Board's costs for preparatory work necessary to administer the City's transactions and use tax ordinance. The Board's costs for preparatory work include costs of developing procedures, programming for data processing, developing and adopting appropriate regulations, designing and printing forms, developing instructions for the Board's staff and for taxpayers, and other appropriate and necessary preparatory costs to administer a transactions and use tax ordinance. These costs shall include both direct and indirect costs as specified in Section 11256 of the Government Code.

3. Preparatory costs may be accounted for in a manner which conforms to the internal accounting and personnel records currently maintained by the Board. The billings for costs may be presented in summary form. Detailed records of preparatory costs will be retained for audit and verification by the City.

4. Any dispute as to the amount of preparatory costs incurred by the Board shall be referred to the State Director of Finance for resolution, and the Director's decision shall be final.

5. Preparatory costs incurred by the Board shall be billed by the Board periodically, with the final billing within a reasonable time after the operative date of the ordinance. City shall pay to the Board the amount of such costs on or before the last day of the next succeeding month following the month when the billing is received.

6. The amount to be paid by City for the Board's preparatory costs shall not exceed one hundred seventy-five thousand dollars (\$175,000) (Revenue and Taxation Code Section 7272.)

7. Communications and notices may be sent by first class United States mail. Communications and notices to be sent to the Board shall be addressed to:

State Board of Equalization
P.O. Box 942879 MIC: 27
Sacramento, California 94279-0027
Attention: Supervisor,
Local Revenue Allocation Unit

Communications and notices to be sent to City shall be addressed to:

City of Greenfield
PO Box 127
Greenfield, CA 93927

8. The date of this agreement is the date on which it is approved by the Department of General Services. This agreement shall continue in effect until the preparatory work necessary to administer City's transactions and use tax ordinance has been completed and the Board has received all payments due from City under the terms of this agreement.

CITY OF GREENFIELD

STATE BOARD OF EQUALIZATION

By _____
(Signature)

By _____
Lawrence Micheli, Supervisor
Local Revenue Allocation Unit

Susan A. Stanton
(Typed Name)

City Manager
(Title)

(Rev. 11/15)

**AGREEMENT FOR STATE ADMINISTRATION
OF CITY TRANSACTIONS AND USE TAXES**

The City Council of the City of Greenfield has adopted, and the voters of the City of Greenfield (hereafter called "City" or "District") have approved by the required majority vote, the City of Greenfield Transactions and Use Tax Ordinance (hereafter called "Ordinance"), a copy of which is attached hereto. To carry out the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code and the Ordinance, the State Board of Equalization, (hereinafter called the "Board") and the City do agree as follows:

**ARTICLE I
DEFINITIONS**

Unless the context requires otherwise, wherever the following terms appear in the Agreement, they shall be interpreted to mean the following:

1. "District taxes" shall mean the transactions and use taxes, penalties, and interest imposed under an ordinance specifically authorized by Revenue and Taxation code Section 7285.9, and in compliance with Part 1.6, Division 2 of the Revenue and Taxation Code.

2. "City Ordinance" shall mean the City's Transactions and Use Tax Ordinance referred to above and attached hereto, Ordinance No. 512, as amended from time to time, or as deemed to be amended from time to time pursuant to Revenue and Taxation Code Section 7262.2.

**ARTICLE II
ADMINISTRATION AND COLLECTION
OF CITY TAXES**

A. Administration. The Board and City agree that the Board shall perform exclusively all functions incident to the administration and operation of the City Ordinance.

B. Other Applicable Laws. City agrees that all provisions of law applicable to the administration and operation of the State Sales and Use Tax Law which are not inconsistent with Part 1.6 of Division 2 of the Revenue and Taxation Code shall be applicable to the administration and operation of the City Ordinance. City agrees that money collected pursuant to the City Ordinance may be deposited into the State Treasury to the credit of the Retail Sales Tax Fund and may be drawn from that Fund for any authorized purpose, including making refunds, compensating and reimbursing the Board pursuant to Article IV of this Agreement, and transmitting to City the amount to which City is entitled.

C. Transmittal of money.

1. For the period during which the tax is in effect, and except as otherwise provided herein, all district taxes collected under the provisions of the City Ordinance shall be transmitted to City periodically as promptly as feasible, but not less often than twice in each calendar quarter.

2. For periods subsequent to the expiration date of the tax whether by City's self-imposed limits or by final judgment of any court of the State of California holding that City's ordinance is invalid or void, all district taxes collected under the provisions of the City Ordinance shall be transmitted to City not less than once in each calendar quarter.

3. Transmittals may be made by mail or electronic funds transfer to an account of the City designated and authorized by the City. A statement shall be furnished at least quarterly indicating the amounts withheld pursuant to Article IV of this Agreement.

D. Rules. The Board shall prescribe and adopt such rules and regulations as in its judgment are necessary or desirable for the administration and operation of the City Ordinance and the distribution of the district taxes collected thereunder.

E. Preference. Unless the payor instructs otherwise, and except as otherwise provided in this Agreement, the Board shall give no preference in applying money received for state sales and use taxes, state-administered local sales and use taxes, and district transactions and use taxes owed by a taxpayer, but shall apply moneys collected to the satisfaction of the claims of the State, cities, counties, cities and counties, redevelopment agencies, other districts, and City as their interests appear.

F. Security. The Board agrees that any security which it hereafter requires to be furnished by taxpayers under the State Sales and Use Tax Law will be upon such terms that it also will be available for the payment of the claims of City for district taxes owing to it as its interest appears. The Board shall not be required to change the terms of any security now held by it, and City shall not participate in any security now held by the Board.

G. Records of the Board. When requested by resolution of the legislative body of the City under section 7056 of the Revenue and Taxation Code, the Board agrees to permit authorized personnel of the City to examine the records of the Board, including the name, address, and account number of each seller holding a seller's permit with a registered business location in the City, pertaining to the ascertainment of transactions and use taxes collected for the City. Information obtained by the City from examination of the Board's records shall be used by the City only for purposes related to the collection of transactions and use taxes by the Board pursuant to this Agreement.

H. Annexation. City agrees that the Board shall not be required to give effect to an annexation, for the purpose of collecting, allocating, and distributing District transactions and use taxes, earlier than the first day of the calendar quarter which commences not less than two months after notice to the Board. The notice shall include the name of the county or counties annexed to the extended City boundary. In the event the City shall annex an area, the boundaries of which are not coterminous with a county or counties, the notice shall include a description of the area annexed and two maps of the City showing the area annexed and the location address of the property nearest to the extended City boundary on each side of every street or road crossing the boundary.

ARTICLE III

ALLOCATION OF TAX

A. Allocation. In the administration of the Board's contracts with all districts that impose transactions and use taxes imposed under ordinances, which comply with Part 1.6 of Division 2 of the Revenue and Taxation Code:

1. Any payment not identified as being in payment of liability owing to a designated district or districts may be apportioned among the districts as their interest appear, or, in the discretion of the Board, to all districts with which the Board has contracted using ratios reflected by the distribution of district taxes collected from all taxpayers.

2. All district taxes collected as a result of determinations or billings made by the Board, and all amounts refunded or credited may be distributed or charged to the respective districts in the same ratio as the taxpayer's self-declared district taxes for the period for which the determination, billing, refund or credit applies.

B. Vehicles, Vessels, and Aircraft. For the purpose of allocating use tax with respect to vehicles, vessels, or aircraft, the address of the registered owner appearing on the application for registration or on the certificate of ownership may be used by the Board in determining the place of use.

ARTICLE IV **COMPENSATION**

The City agrees to pay to the Board as the Board's cost of administering the City Ordinance such amount as is provided for by law. Such amounts shall be deducted from the taxes collected by the Board for the City.

ARTICLE V **MISCELLANEOUS PROVISIONS**

A. Communications. Communications and notices may be sent by first class United States mail to the addresses listed below, or to such other addresses as the parties may from time to time designate. A notification is complete when deposited in the mail.

Communications and notices to be sent to the Board shall be addressed to:

State Board of Equalization
P.O. Box 942879
Sacramento, California 94279-0032
Attention: Supervisor,
Local Revenue Allocation Unit

Communications and notices to be sent to the City shall be addressed to:

City of Greenfield

PO Box 127

Greenfield, CA 93927

Unless otherwise directed, transmittals of payment of District transactions and use taxes will be sent to the address above.

B. Term. The date of this Agreement is the date on which it is approved by the Department of General Services. The Agreement shall take effect on _____. This Agreement shall continue until December 31 next following the expiration date of the City Ordinance, and shall thereafter be renewed automatically from year to year until the Board completes all work necessary to the administration of the City Ordinance and has received and disbursed all payments due under that Ordinance.

C. Notice of Repeal of Ordinance. City shall give the Board written notice of the repeal of the City Ordinance not less than 110 days prior to the operative date of the repeal.

ARTICLE VI
ADMINISTRATION OF TAXES IF THE
ORDINANCE IS CHALLENGED AS BEING INVALID

A. Impoundment of funds.

1. When a legal action is begun challenging the validity of the imposition of the tax, the City shall deposit in an interest-bearing escrow account, any proceeds transmitted to it under Article II. C., until a court of competent jurisdiction renders a final and non-appealable judgment that the tax is valid.

2. If the tax is determined to be unconstitutional or otherwise invalid, the City shall transmit to the Board the moneys retained in escrow, including any accumulated interest, within ten days of the judgment of the trial court in the litigation awarding costs and fees becoming final and non-appealable.

B. Costs of administration. Should a final judgment be entered in any court of the State of California, holding that City's Ordinance is invalid or void, and requiring a rebate or refund to taxpayers of any taxes collected under the terms of this Agreement, the parties mutually agree that:

1. Board may retain all payments made by City to Board to prepare to administer the City Ordinance.

2. City will pay to Board and allow Board to retain Board's cost of administering the City Ordinance in the amounts set forth in Article IV of this Agreement.

3. City will pay to Board or to the State of California the amount of any taxes plus interest and penalties, if any, that Board or the State of California may be required to rebate or refund to taxpayers.

4. City will pay to Board its costs for rebating or refunding such taxes, interest, or penalties. Board's costs shall include its additional cost for developing procedures for processing the rebates or refunds, its costs of actually making these refunds, designing and printing forms, and developing instructions for Board's staff for use in making these rebates or refunds and any other costs incurred by Board which are reasonably appropriate or necessary to make those rebates or refunds. These costs shall include Board's direct and indirect costs as specified by Section 11256 of the Government Code.

5. Costs may be accounted for in a manner, which conforms to the internal accounting, and personnel records currently maintained by the Board. The billings for such costs may be presented in summary form. Detailed records will be retained for audit and verification by City.

6. Any dispute as to the amount of costs incurred by Board in refunding taxes shall be referred to the State Director of Finance for resolution and the Director's decision shall be final.

7. Costs incurred by Board in connection with such refunds shall be billed by Board on or before the 25th day of the second month following the month in which the judgment of a court of the State of California holding City's Ordinance invalid or void becomes final. Thereafter Board shall bill City on or before the 25th of each month for all costs incurred by Board for the preceding calendar month. City shall pay to Board the amount of such costs on or before the last day of the succeeding month and shall pay to Board the total amount of taxes, interest, and penalties refunded or paid to taxpayers, together with Board costs incurred in making those refunds.

CITY OF GREENFIELD

STATE BOARD OF EQUALIZATION

By _____
(Signature)

By _____
Lawrence Micheli, Supervisor
Local Revenue Allocation Unit

Susan A. Stanton
(Typed Name)

City Manager
(Title)



City Council Memorandum

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

MEMORANDUM: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Jeri Corgill
Director of Administrative Services

TITLE: **AUTHORIZATION FOR EXAMINATION OF TRANSACTIONS
AND USE TAX RECORD**

BACKGROUND

The City currently contracts with the firm Hinderliter, de Llamas & Associates (HdL) to examine sales, use and transaction tax records of the State Board of Equalization (BoE) to report on these taxes collected by the BoE for the City of Greenfield. These records are then compiled and provided to the City on a quarterly basis, to assist principally with revenue management and budgeting. This analysis also enables HdL to identify sales, use and transaction taxes that are, on occasion, incorrectly disbursed by the BoE to another agency. HdL then works with the BoE to return that revenue to the correct agency.

With the approval of Ordinance No. 512, enacting the voter approval of Measure W, the ability of HdL to audit the records of the BoE, with respect to Measure W revenues, must be authorized by resolution.

FINANCIAL IMPACT

The adoption of this resolution ensures the collection of all Measure W revenues to which the City is entitled. There is no specific financial impact.

POTENTIAL MOTION

I MOVE TO APPROVE/DENY ADOPTION OF RESOLUTION #2016-02, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD, CALIFORNIA, AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS BY HINDERLITER, DE LLAMAS & ASSOCIATES

**CITY OF GREENFIELD
RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD,
CALIFORNIA, AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX
RECORDS**

WHEREAS, pursuant to ordinance No. 512, the City of Greenfield will enter into a contract with the State Board of Equalization to perform all functions incident to the administration and collection of local transactions and use taxes; and

WHEREAS, the City Council of the City of Greenfield deems it desirable and necessary for authorized representatives of the City to examine confidential transactions and use tax records of the State Board of Equalization pertaining to transactions and use taxes collected by the Board for the City pursuant to that contract; and

WHEREAS, Section 7056 of the California Revenue and Taxation Code sets forth certain requirements and conditions for the disclosure of State Board of Equalization records, and establishes criminal penalties for the unlawful disclosure of information contained in, or derived from, the transactions and use tax records of the Board.

NOW, THEREFORE, BE IT RESOLVED, based upon the foregoing, the City Council hereby resolves:

Section 1. That the City Manager, or other officer or employee of the City designated in writing by the City Manager to the State Board of Equalization (hereafter referred to as Board), is hereby appointed to represent the City of Greenfield with authority to examine transactions and use tax records of the Board pertaining to transactions and use taxes collected for the City by the Board pursuant to the contract between the City and the Board. The information obtained by examination of Board records shall be used only for purposes related to the collection of City sales, use and transactions taxes by the Board pursuant to that contract.

Section 2. That the City Manager, or other officer or employee of the City designated in writing by the City Manager to the Board, is hereby appointed to represent the City with authority to examine those sales, use and transactions tax records of the Board, for purposes related to the following governmental functions of the City:

- (a) City administration
- (b) Revenue management and budgeting
- (c) Community and economic development

The information obtained by examination of Board records shall be used only for those governmental functions of the City listed above.

Section 3. That Hinderliter, de Llamas & Associates is hereby designated to examine the transactions and use tax records of the Board pertaining to transactions and use taxes collected for the City by the Board. The person or entity designated by this section meets all of the following conditions:

(a) has an existing contract with the City to examine those transactions and use tax records;

(b) is required by that contract to disclose information contained in, or derived from, those transactions and use tax records only to the officer or employee authorized under Sections 1 or 2 of this resolution to examine the information.

(c) is prohibited by that contract from performing consulting services for a retailer during the term of that contract; and

(d) is prohibited by that contract from retaining the information contained in, or derived from those sales, use and transactions tax records, after that contract has expired.

The information obtained by examination of Board records shall be used only for purposes related to the collection of City transactions and use taxes by the Board pursuant to the contract between the City and the Board and for purposes relating to the governmental functions of the City listed in section 2 of this resolution.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 12th day of January 2016, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk



City Council Memorandum

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

MEMORANDUM: December 17, 2015

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **ADOPTION OF ORDINANCE AMENDING ZONING MAP REDESIGNATING CERTAIN REAL PROPERTY ALONG WALNUT AVENUE FROM PROFESSIONAL OFFICE TO HIGHWAY-COMMERCIAL WITH REGIONAL COMMERCIAL OVERLAY**

BACKGROUND

On December 8, 2015, the City Council adopted Resolution 2015-75 amending the City's 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. Following adoption of that resolution, the City Council introduced 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's general plan by redesignating that same certain real property along the north side of Walnut Avenue from professional office to highway-commercial with regional commercial overlay. In accordance with California Government Code section 36934, an ordinance cannot be passed within five days of its introduction or at other than a regular meeting of the City Council. The action now before the City Council is to hold public hearing on the proposed ordinance and to consider its adoption.

RECOMMENDATION

It is recommended that the attached ordinance amending the zoning map of section 17.24.010 of the municipal code be adopted redesignating the specified real property from professional office to highway-commercial with regional commercial overly. Amending the zoning map is required to ensure the City's municipal code is consistent with the City's general plan.

PROPOSED MOTION

I MOVE TO READ BY TITLE ONLY, SECOND READING, AND ADOPT ORDINANCE #514, 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

**CITY OF GREENFIELD CITY COUNCIL
ORDINANCE NO. 514**

**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 2015-75 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: December 23, 2015

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director
Tad Stearn, Managing Director, Michael Baker International

TITLE: **TUNZI (APPLE ROW) ANNEXATION, PREZONING, VESTING TENTATIVE MAP, SUBSEQUENT MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM**

AUTHORITY AND PROCEDURES

Section 17.10.030 of the City of Greenfield Zoning Code sets forth the land use responsibilities of the City Council. Those responsibilities include hearing and making decisions on applications for specific plans, general plan amendments, and zoning amendments, and such other powers and duties as prescribed by state law or local ordinance. Section 17.10.040 specifies that it is the responsibility of the Planning Commission to hear and make recommendations to the City Council on such land use issues. Upon receiving those recommendations, it is then the responsibility of the City Council to hold public hearing and take appropriate action on applications for specific plans and general plan and zoning code amendments.

The Planning Commission has reviewed the proposal, deliberated and made a recommendation on January 11, 2016.

The California Environmental Quality Act (CEQA) requires an assessment of the environmental impacts of a proposed project and the adoption of all feasible measures to mitigate those impacts. As the governing body of the City, it is the City Council's responsibility to review, approve, certify, adopt, and/or take other appropriate and necessary action relating to environmental impact reports and other documents, processes, and procedures required under CEQA.

CEQA

All CEQA analyses and reviews have been completed in accordance with the CEQA guidelines as set forth in California Code of Regulations, Title 14, Chapter 3, Sections 15000 *et seq.* The City of Greenfield, acting as the lead agency, initially determined in 2008 that development could result in potentially significant adverse environmental effects. With that determination and in light of the current proposal, the City prepared an Initial Study and Subsequent Mitigated Negative Declaration (IS/SMND) to evaluate the potentially significant adverse environmental impacts of the project. The IS/SMND was circulated for public review from September 30, 2015 to October 30, 2015, and public comment was received. Public comments are addressed in this Staff Report, and all final mitigation measures are contained in the Mitigation Monitoring and Reporting Program (MMRP). These environmental documents are hereby presented to the City Council for review, consideration, and appropriate action.

BACKGROUND AND ANALYSIS

This project was first considered by the City of Greenfield in 2008. The Villages Planned Development and Annexation Project Initial Study/Mitigated Negative Declaration (IS/MND), adopted in 2008 (SCH No. 2008091099), evaluated the environmental effects of construction of residential uses on approximately 80 acres, including the Tunzi project site, which was considered a “remainder parcel” of the original proposal. Although the Villages project was approved by the City, the subject parcels have not yet been annexed to the City of Greenfield. The Tunzi property will be included in the larger annexation activity for the approved project area.

The proposed Tunzi (Apple Row) Major Subdivision and Annexation project involves the reorganization of the incorporated City limits of Greenfield to include the annexation of approximately 80 acres from Monterey County into the City of Greenfield. This annexation includes approximately 9.55 acres for the proposed Tunzi (Apple Row) subdivision. The proposed project is located entirely within the City’s Sphere of Influence (SOI) approved March, 2007, by the Monterey County Local Agency Formation Commission (LAFCO) and consists of Assessor’s Parcel Number (APN) 109-232-007 as described above. The project Applicant, Geary Coats (hereinafter “Applicant”) has applied to the City of Greenfield for the following requested actions: Annexation, Rezoning, Major Subdivision, and Vesting Tentative Map approval.

PARCEL TO BE ANNEXED (AS PART OF LARGER ANNEXATION) AND PROPOSED USE

| APN | Owner | Size (acres) | Current Use | Proposed Use |
|-------------|-----------------------|---------------------|--------------------|---------------------------------------|
| 109-232-007 | Marc & Danielle Tunzi | 9.55 | Fallow agriculture | 43 single-family lots, 0.45 acre park |

The project is proposing 43 standard single-family homes. Other features of the proposed project include a 0.45-acre park, a 0.2-acre percolation basin, all necessary roads and infrastructure and .018-acres of open space.

PROJECT ANALYSIS

Residential. The residential component of the proposed subdivision will encompass approximately 9.55 gross acres. Forty-three (43) single-family units are proposed; all are categorized as Low Density Residential with minimum lot sizes of 6,000 square feet. As described in the Greenfield General Plan (2005), the Low Density Residential designation provides for the development of low density, single-family residential housing and allows for a minimum of one dwelling unit and a maximum of seven dwelling units per acre, with a minimum parcel size of 6,000 square feet. The subdivision meets the City's lot size and density requirements.

Park and Open Space. The proposed project includes a neighborhood park on approximately 0.45 acres. The park is located along the edge of the development in the northeast corner of the project. This location would provide easy access by the new residents of the subdivision and any adjoining future developments. Access to the park by other residents in Greenfield is provided by 'Street B' via Apple Avenue. At this point the amenities in the park are unknown.

The proposed project would need to be satisfied through the payment of in-lieu fees, and **Mitigation Measure 11-1a** requires payment of this fee.

Retention Basins. The northeastern corner of the project site includes a proposed stormwater infiltration basin. At the City's request, the project developer will explore opportunities to configure the retention basin so it can also be used for public park and recreation activities, thereby increasing the amount of park and open space available within the subdivision. It is the desire of the City that this not be a dedicated retention basin with no other public use.

Landscaping. The proposed project does not include a detailed landscaping plan. Landscaping will be required to include a variety of trees, shrubs, groundcover, perennials and vines along project streets as well as detailed plans for residential areas and public use facilities such as the neighborhood park. Landscape plans will be required for submittal, review and approval prior to approval of Final Map and improvement plans.

Traffic and Circulation Improvements. Primary access to the project site would be by 'Street B' via Apple Avenue. Secondary access to the site will be provided when the surrounding properties develop. Access from these properties will be from the north and west property lines by 'Street A' and from the north by 'Street B.' Right-of-way widths for interior streets would range from 56 to 68 feet. The streets would also include five-foot wide sidewalks. Apple Avenue would be improved to include curb and gutter, a five-foot wide sidewalk and a five-foot planting strip.

Affordable Housing Requirement. The project will need to identify locations for four (4) moderate income households, four (4) low income households and either one (1) very-low income household or pay an in-lieu fee as set forth in section 17.51.080 of the zoning code. Should the applicant propose to satisfy the City of Greenfield's Inclusionary Housing Ordinance requirements on site, an Inclusionary Housing Agreement between the City and Applicant shall be executed. The Applicant is required to execute this Agreement as a condition of approval by the City, and said agreement shall be executed and recorded against the Property prior to the

recordation of the final map for the Development on the Property, or prior to issuance of building permits for the Development in the case of all other land use permits.

Parking. All 43 single-family homes will need to include enclosed or covered parking for two cars and two more spaces in driveways to meet the requirements set forth in Table 17.58-1 of the City of Greenfield Zoning Ordinance.

Construction/Site Preparation. Clearing/grading typical for construction of an urban residential neighborhood would be necessary. The project does not propose a phasing plan; however, the project site could be developed in phases. All aspects of construction and site preparation will be required to comply with all applicable Federal, State, and Local codes and will be reviewed and approved by the Building Official or City Engineer.

Public Services and Infrastructure. Public services and facilities, such as water, wastewater, gas, and electricity, would be extended from the city of Greenfield to the project site. Electrical and natural gas service would be provided by the Pacific Gas and Electric Company (PG&E). Telecommunications services would be provided by ATT (or current provider), and cable television would be provided by Charter Communications (or current provider). The Greenfield Police Department would provide law enforcement services to the development upon annexation and firefighting and emergency response services would be provided by the Greenfield Fire Protection District.

Conformance with LAFCO Annexation Policy. The Local Agency Formation Commission of Monterey County (LAFCO) controls boundary changes (Annexations) for local jurisdictions and special districts in Monterey County, including annexations and amendments to a jurisdiction's sphere of influence. As such, it is a responsible agency in considering the project, and the decision making body for the annexation. The annexation was analyzed as a part of the Initial Study and Subsequent Mitigated Negative Declaration for the proposal and environmental review contains specific mitigation included to address potential impacts of the project.

Monterey County LAFCO has also adopted policies to guide the agency in its decision-making process, which is set forth in its February 2013 Policies and Procedures document. According to this document, the underlying purpose of this guidance document is to encourage planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open space and agricultural lands within those patterns.

In March 2007, LAFCO approved Resolution No. 07-04 which established the City's Sphere of Influence (SOI). The SOI adopted and now recognized by LAFCO identified Urban Service Areas that are currently served by existing urban facilities, utilities and services or are proposed to be served within five years. As described in the project description, the project site is located entirely within the City of Greenfield's SOI and is identified as an Urban Service Area.

Conformance with LAFCO Policy

Conformance with the 2013 Greater Greenfield Area Memorandum of Agreement (MOA)

The following information demonstrates the project’s conformance with LAFCO Resolution No. 13-13, establishing the City/County/LAFCO MOA:

| Policy Summary | Project Conformance Analysis |
|-------------------------------------|--|
| Long Term Direction of City Growth. | The project is located within the adopted SOI, consistent with MOA Exhibits “A”, “B”, and “C”. |
| Agricultural Land Mitigation. | The City has not yet adopted an agricultural land mitigation programming. Therefore the project is subject to the mitigation requirements of the MOA. This requirement is reflected in MM 2-1 of the SMND, and requires acquisition of a permanent agricultural easement at a 1:1 ratio of acres converted. This requirement conforms to the MOA. |
| Agricultural Buffers. | <p>The project is not subject to permanent agricultural buffers. A County-wide program providing guidance for buffers does not yet exist. Nor has an interim buffer program been developed in consultation with the Monterey County Agricultural Commissioner’s Office. The project is therefore subject to the remaining Interim Agricultural Buffer Policies (Exhibit E) of the MOA.</p> <p>As stated in Exhibit E, in other areas (outside of permanent buffer areas) proposed for urban growth, the urban/agricultural interface will be governed by the City’s General Plan Policy 2.1.12, which states that “<i>Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary construction of soundwalls.</i>”</p> <p>Although an interim buffer program has not been developed, interim buffer widths should consider factors such as the type of use proposed, site conditions, adjacent agricultural practices, weather patterns, crop type, pesticide use, trees and shrubs, drainage, shading, erosion control and other factors. Essentially,</p> |

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| | <p>the interim buffer policies are intended to result in safe and compatible conditions between land uses, particularly sensitive land uses such as residential, based on site specific conditions.</p> <p>In this case, the Tunzi parcel has the following adjacent uses:</p> <p><u>South</u>: Existing residential subdivision. <u>East</u>: Fallow agriculture not in production. <u>West</u>: Agriculture in production <u>Northeast</u>: Almond orchard. <u>Northwest</u>: Ag storage/rural residential. <u>North</u>: Ag storage/rural residential.</p> <p>The orchard area is separated from the residential uses by the proposed detention basin, providing a separation of approximately 120 feet.</p> <p>To the north, only two lots (and the small park) are adjacent to the agricultural storage/rural residential parcels. As prevailing winds come from the north, another subdivision is planned to the west in the future, and the project's access road will provide a buffer to the east, a 6 foot masonry wall shall be required on the project's western boundary between lots 18-24 as a condition of project approval. A temporary, solid wooden barrier will be required along the northern project boundary. Solid barriers will serve to mitigate potential noise and dust from adjacent uses until such time that land use transitions to urban uses on these parcels. This treatment, together with the buffering effects of the detention basin and roadways, comply with City policy 2.1.12 and therefore the MOA.</p> |
| Efficient Urban Development Patterns. | <p>The City's General Plan includes the goals, policies and objectives that LAFCO is required to consider. These goals, policies and objectives include the following: Policy 2.1.9, Policy 2.1.14, Policy 2.2.3, Policy 2.2.4, and Program 2.8.A. These policies promote efficient urban development patterns, and the</p> |

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| | <p>project's location is consistent with the development pattern envisioned in the General Plan.</p> |
| Regional Traffic Needs. | <p>The City's General Plan includes goals, policies and objectives that LAFCO is required to consider. These goals, policies and objectives include the following: Policy 3.6.2, Policy 3.6.3, and Program 3.6.B. The project is required to pay the City's traffic impact fee, as well as any applicable regional (TAMC) transportation impact fees that are in effect.</p> |
| Truck Routes. | <p>The City and County have agreed to mitigate the impact of truck traffic on the City of Greenfield through the development of a truck route system (Exhibit F of the MOA).</p> <p>The Tunzi parcel is not located along one of the roads identified as a current or future truck route.</p> |
| Regional Housing Needs. | <p>The City and the County agree to support each other's efforts to meet the jurisdiction's Fair Share Housing Allocation as approved by the Association of Monterey Bay Area Governments.</p> <p>The Tunzi parcel is being required to supply 10% of the units as Moderate-Income units and 10% of the units as Low-Income units. The remaining 0.6 units will either be constructed as one Very-Low Income unit or will pay the difference in the form of an in-lieu affordable housing fee.</p> |
| Public Services and Facilities. | <p>The City's General Plan contains numerous policies to ensure that adequate public services and facilities exist to serve new developments and that new development does not adversely impact the provision of public services and facilities to the existing city. These policies include: Program 2.1.C, Program 2.1.D, Program 2.1.E, Program 2.1.F, Policy 3.2.2, Policy 3.2.3, Policy 3.2.4, Program 3.2.C, Program 3.2.D and Program 3.2.F. The project is subject to the City's development impact fees and required to provide adequate services and infrastructure.</p> |

Conformance with LAFCO Policies and Procedures Document, February 2013

A summary of LAFCO policy relevant to CEQA and an analysis of the proposed project vis-à-vis this policy is presented in the below table.

LAFCO POLICY AND PROCEDURES ANALYSIS

| Policy Summary | Discussion |
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| <i>Determination of Boundaries</i> | |
| Definite and certain maps must be filed as part of an application for boundary change. | The proposed project incorporates maps and written descriptions as part of the application. The maps will be finalized prior to the official application to LAFCO. |
| Boundaries should follow existing political boundaries and natural or man-made features. | The proposed project will expand the existing political boundary of the City of Greenfield. The project will expand the municipal boundary north over the existing man-made feature of Apple Avenue. The area north of Apple Avenue, south of Walnut Avenue and east of 13 th Street, containing the project site, was added to the Urban Services Area in 2007. The expansion of the municipal boundary was anticipated in the 2007 Urban Services Area. |
| Boundaries should not be drawn so as to create an island, corridor or strip either within the proposed territory or immediately adjacent to it. | The proposed project will be part of a larger annexation application that will include the adjacent parcels along Apple Avenue to the east and the west. As such, the proposed project will not create a peninsula north of Apple Avenue. The properties on the east and west side of the proposed project were included in the 2007 expansion of the Urban Service Area. |
| Boundary lines of an area proposed to be annexed to cities and/or districts shall be located so that all streets and rights-of-way will be placed within the same jurisdiction as the properties which abut thereon. | The proposed project will locate all streets and right-of-ways within the jurisdiction of the City of Greenfield. |
| The creation of boundaries that divide assessment parcels should be avoided whenever possible. | The project does not propose any boundaries that would divide assessment parcels. |
| Boundaries should avoid dividing an existing identifiable community, commercial district, or any other area having social or economic homogeneity. | The project will not divide any communities or commercial districts. The surrounding agriculture uses while economically homogeneous would not be divided or significantly impacted by this development. |
| Guidelines relating to road right-of-way. | The proposed project would not require the annexation of the portion of Apple Road that runs along its southern boundary. This portion of |

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| | Apple Avenue has already been annexed to the City of Greenfield. The site will be accessed by Apple Avenue. Interior roads will be stubbed to surrounding properties. |
| City and related district boundaries should occur concurrently to avoid irregular to avoid an irregular pattern of boundaries. | All City and District boundaries remain in tact and no irregular boundaries are created. |
| <i>Duplication of Authority to Perform Similar Functions</i> | |
| Proposal should minimize the number of local agencies and promote the use of multi-purpose agencies. | The proposed project will not necessitate the formation of any new local agencies or districts. |
| The effect of the approval of a proposal which would result in two or more districts or a city and a district possessing any common territory, the authority to perform the same or similar functions shall be considered by LAFCO. | The proposed project would not result in the overlap of municipal and district services, services that were being provided by the County would discontinue upon annexation of the property to the City. The City would provide services to the project site after annexation. |
| <i>Conformance with City or County General and Specific Plans</i> | |
| The proposal should be consistent with the appropriate city or county general and specific plans. | The proposed project, with incorporation of mitigation measures included in this document, would be consistent with the <i>Greenfield General Plan</i> (2005). |
| <i>Conformance with Spheres of Influence</i> | |
| The proposal shall be consistent with the Sphere of Influence (SOI) for the local agencies. | The project site is located entirely within the City's SOI and is consistent with the Urban Service Area designation. The Urban Service Area consists of existing developed and undeveloped land within the SOI that is currently served by existing urban facilities, utilities and services or is proposed to be served within five years. |
| With the exception of city incorporations LAFCO shall adopt a sphere for affected agencies prior to consideration of related boundary changes. | The project is consistent with the City's Sphere of Influence as previously approved by LAFCO. |
| When a proposal is inconsistent with the adopted SOI the applicant shall justify reasons for amending the SOI | The proposed project is consistent with the 2007 expansion of the Urban Services Area and SOI previously approved by LAFCO. |
| Proposals involving changes of organization or reorganization affecting city boundaries shall comply with the Urban Service Area and Urban Transition Area designations. | The proposed project is consistent with the 2007 expansion of the Urban Services Area. |
| <i>Environmental Impact Assessment</i> | |
| LAFCOs are subject to the terms of the CEQA and the regulations of the California Resource Agency, which establishes the guidelines for its | As part of the proposed project approval an Initial Study and subsequent Mitigated Negative Declaration has been prepared and submitted. |

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| implementation. | |
| The potential environmental impacts of proposals involving changes of organization or reorganization shall be reviewed by LAFCO environmental staff and the appropriate environmental determination shall be considered by LAFCO in accordance with state law and the State's "Guidelines for implementation of the California Environmental Quality Act." | As part of the proposed project approval an Initial Study and a subsequent Mitigated Negative Declaration has been prepared and submitted. LAFCO has commented on the Draft environmental document and comments have been responded to by the City of Greenfield. |
| <i>Economics, Service Delivery and Development Patterns</i> | |
| LAFCO shall discourage proposals that would have adverse financial impacts on the provisions of governmental services or would create a relatively low revenue base in relationship to the cost of affected services. | The City's General Plan contains numerous policies to ensure that adequate public services and facilities exist to serve new developments and that new development does not adversely impact the provision of public services and facilities to the existing city. These policies include: Program 2.1.C, Program 2.1.D, Program 2.1.E, Program 2.1.F, Policy 3.2.2, Policy 3.2.3, Policy 3.2.4, Program 3.2.C, Program 3.2.D and Program 3.2.F. |
| Applications must address current and ultimate needs for governmental services and facilities as established by the appropriate land use plans and rezoning. | The project would ultimately need the provision of municipal water and sewer services to reach the required densities called for in the City of Greenfield's General Plan and Zoning Ordinance. The proposed project would receive all of its required governmental services from the City of Greenfield. |
| Applications must indicate that the affected agencies have the capabilities to provide service. | The IS/SMND for the project discusses waste water treatment, stormwater drainage facilities, water supply, and solid waste disposal; and found that there was adequate capacity to serve the proposed project. |
| The local agency must submit a resolution of application for change of organization or reorganization. | The Greenfield City Council will adopt a resolution requesting LAFCO approval of the annexation request and this resolution will be incorporated into the LAFCO applications. The resolution will incorporate the LAFCO requirements for services to be extended into the project and the level of service. |
| LAFCO discourages proposals which will facilitate development that is not in the public interest due to the topography, isolated from existing developments, premature intrusion of urban-type developments into a predominantly agricultural area, or other pertinent economic or social reason. | The proposed project had no significant topographical features. The project is adjacent to existing municipal residential developments and was planned for in the 2007 expansion of the Urban Services Area. |

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| <p>LAFCO shall consider the testimony from all potentially affected agencies or individuals in reviewing boundary change proposals.</p> | <p>During the IS/MND public comment period City received three comments. One from the Monterey Bay Unified Air Pollution Control District, with no comments. One from the Monterey County RMA requesting that the project pay the TAMC regional traffic impact fee. The third comment was from LAFCO requesting that the project conform to State LAFCO law, locally adopted LAFCO policy, and the Adopted 2013 Greater Greenfield Area Memorandum of Agreement.</p> |
| <p><i>Phasing</i></p> | |
| <p>LAFCO shall consider the appropriateness of phasing annexation proposals which include territory that is not within a city/district's urban services area and has an expected build-out over a period longer than five to seven years.</p> | <p>The proposed project is not expected to have a build-out of longer than five years and is contained entirely within the City's adopted urban service area.</p> |
| <p>Changes of organization and reorganization proposals which are totally within a city or district's adopted urban service area shall not be appropriate for phasing.</p> | <p>The proposed project is contained entirely within the City's adopted urban services area.</p> |
| <p>Proposals which contain territory which is not within a city or district's adopted urban services area and have an expected build-out extending beyond a five to seven year period may be considered appropriate for phasing.</p> | <p>The proposed project is not expected to have a build-out of longer than five years and is contained entirely within the City's adopted urban service area.</p> |
| <p><i>Open Space and Agricultural Land</i></p> | |
| <p>LAFCO encourages and seeks to provide for planned, well-ordered, efficient urban development pattern while at the same time remaining cognizant of the need to give appropriate consideration to the preservation of open space and agricultural land within such patterns.</p> | <p>The project balances the state's interest in preservation of open space and prime agricultural land and the need for orderly development by providing compact development within the confines of municipal borders allowing for more intense development than would be allowed for if the housing units were to be developed on well and septic.</p> <p>The proposed development will not hinder the physical and economic integrity of the surrounding farm land, due to its location in the Urban Service Area of the City of Greenfield and the fact that surrounding lands are not actively or recently farmed.</p> <p>The proposal will not induce, facilitate or lead to the conversion of existing open-space. The proposed development is within the Urban</p> |

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| | <p>Service Area and will concentrate development around the existing growth pattern defined by the City of Greenfield and as recognized by LAFCO.</p> <p>The proposal is applying for rezoning as R-L, this is consistent with the City of Greenfield's General Plan.</p> |
| <i>Groundwater Standards</i> | |
| <p>LAFCO shall review the following information: a) The projected water demand of the proposed project based on guidelines provided by the appropriate water agency; b) the existing water use and historical water use over the past five years; c) a description of the existing water system including system capacity serving the site; d) a description of proposed water system improvements; e) a description of water conservation or reclamation improvements that are to be incorporated into the project; f) an analysis of the impact that proposed water usage will have on the groundwater basin with respect to water quality and quantity, including cumulative impacts; g) evidence of consultation with the appropriate water agency; h) a description of water conservation measures currently in use and planned for use on the site; i) a description of how the proposed project complies with adopted water allocation plans; j) a description of those proposals where the agency has achieved water savings or where new water sources have been developed that will off-set increases in water use on the project; k) a description of how the proposal would contribute to and cumulative adverse impact on the ground water basin; l) a description of those boundary change proposals that, when considered individually and after taking into account all mitigation measures to be implemented with the project, still cause a significant adverse impact on the groundwater basin.</p> | <ul style="list-style-type: none"> a) Water demand is based on City master plan documents and the Urban Water Management Plan. b) There is no existing water usage on the site. The site has been fallow for over five years. c) The City of Greenfield operates a water supply and delivery system that will serve the site. d) Improvements to or expansion of the City's water system is not required to provide required service to the project. On-site water system improvements will be in the form of necessary infrastructure to connect to the City's exiting water system. e) The project is subject to the City's water conservation measures set forth in its municipal code and regulations issued by the Regional Water Resources Control Board. f) Based on the Water Supply Assessment prepared for the Villages project and the City's 2005 draft Urban Water Management Plan (UWMP), the Villages IS/MND determined there would be adequate water to supply the project without depleting groundwater supplies. g) The City of Greenfield is the local water agency and the agency has reviewed this project and determined it will have no adverse impact on the City's water supply or distribution system. h) The proposed project is subject to the City of Greenfield's water conversation |

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| | <p>goals, policies, and programs as stated in the General Plan and municipal code.</p> <ul style="list-style-type: none"> i) There is no adopted water allocation plan in the City of Greenfield. Groundwater resources are of sufficient quantity and quality to serve the project, as well as the City’s larger planning area. j) The City of Greenfield uses a progressive pricing and surcharge structure for water to encourage water savings. k) The groundwater conditions in the southern sub-basin of the Salinas Valley aquifer are sufficient in quantity and quality to serve the proposed project. Although the General Plan EIR identifies a potentially significant impact associated with cumulative development within the Salinas Valley, the City’s policies support water conservation and other long-term measures (such as the Salinas Valley Water Project) to address this issue at a regional level. l) The proposed project will not result in a significant and unavoidable adverse impact on the groundwater basin. |
| <i>Regional Traffic Impacts</i> | |
| <p>LAFCO shall consider as part of its decision whether the proposal mitigates its regional traffic impacts by, for example, monetary contribution to a regional transportation improvement fund as established by the Transportation Agency of Monterey County or otherwise.</p> | <p>The Transportation Agency of Monterey County (TAMC) has established a regional traffic/transportation impact fee. This fee is assessed on all new residential, retail, commercial, and industrial development within the county and within each city. This fee is intended to provide a funding mechanism for regional traffic/transportation improvements necessitated by future development. The proposed project will be subject to payment of the required TAMC regional traffic/transportation impact fee. The regional fee is collected by the City.</p> |
| <i>Efficient Urban Development Patterns</i> | |
| <p>For annexations and Sphere of Influence applications, Monterey County LAFCO shall consider as part of its decision whether the city in which the annexation or Sphere of Influence</p> | <p>The City of Greenfield has adopted goals and policies, which encourage compact city growth. Policies 2.1.9, 2.1.14, 2.2.3, 2.2.4, 2.3.3, 2.3.9, 2.3.10 2.6.1, 2.6.2, and 2.8.2 establish compact</p> |

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| <p>amendment is proposed has included certain goals, policies, and objectives, into its general plan that encourage mixed uses, mixed densities, and development patterns that will result in increased efficiency of land use, and that encourages and provides planned, well-ordered, efficient urban development patterns.</p> | <p>and efficient growth patterns by encouraging infill and intensification of land uses through the reuse or redevelopment of vacant or underutilized land; by encouraging Traditional Neighborhood Development (TND) and New Urbanist design principles; by preserving the areas planned for multi-family residential development; by enhancing the City’s downtown by concentrating business services and public buildings and spaces in a functional and efficient manner; and by promoting compact city growth and phased extension of urban services to discourage sprawl.</p> <p>The proposed project includes low density residential on this parcel; however, the larger Villages approval and annexation envisions a broader mix of housing types, lot sizes, and compact design. The project in this context is also consistent with the land use density for the site as determined by the <i>Greenfield General Plan</i>.</p> |
| <i>Disadvantaged Unincorporated Communities</i> | |
| <p>Except as otherwise allowed pursuant to Section 56375 (a) (8), LAFCO shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by Commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the Executive Officer.</p> | <p>There are no Disadvantaged Unincorporated Communities contiguous to the proposed project.</p> |

REQUESTED ENTITLEMENTS AND PROJECT APPROVALS

The Initial Study/Subsequent Mitigated Negative Declaration provides the environmental information and analysis and primary CEQA documentation necessary for the City of Greenfield and Monterey County LAFCO to adequately consider the effects of the proposed project. The City, as the lead agency, will consider the project at the local level. Approvals being sought include annexation of approximately 9.55 acres, as part of the larger approximate 80 acre Villages annexation project, into the City of Greenfield. LAFCO is a responsible agency and has approval authority for annexation of the project site. Upon LAFCO approval of the boundary adjustment, the City of Greenfield would have approval authority and responsibility for considering the environmental effects of the whole of the project. In order to implement the

proposed project, an application has been submitted to the City. Actions that would be taken relative to the project evaluated in this document are described below.

Rezoning Designation Approval. The requested entitlements would include rezoning designations of Single Family Residential (R-L).

Vesting Tentative Subdivision Map Approval. The Applicant is requesting approval of a Vesting Tentative Map for the proposed annexation.

Annexation Approval. The proposed project would involve the reorganization of the incorporated City limits of Greenfield to include the annexation of the approximately 9.55-acre project site into the City of Greenfield as part of the larger approximately 80 acre Villages annexation and development project.

ENVIRONMENTAL REVIEW

As stated previously, an Initial Study/ Subsequent Mitigated Negative Declaration (SMND) was prepared for the project as required by CEQA for subdivisions of five or more parcels and was circulated for the required 30 days starting on September 30, 2015 and ending October 30, 2015. The SMND has determined that all of the potentially significant impacts associated with the subdivision and development of the property under the proposal are either less than significant or can be mitigated to a level that is less than significant. The mitigation measures include applicable mitigation from the 2008 Villages environmental document, as well as mitigation specific to the Apple Row subdivision. All measures are identified in the Mitigation Monitoring and Reporting Program and included as conditions of approval.

The City received three (3) comment letters during public review. The letters are included as Attachment 5 to this staff report.

1. Amy Clymo, Monterey Bay Unified Air Pollution Control District. The District had no comments.
2. Bob Schubert, Monterey County RMA. Comment requests that the project pay the TAMC regional traffic impact fee. Payment of applicable fees will be a condition of project approval.
3. Kate McKenna, AICP, LAFCO Monterey County. LAFCO's comments seek to ensure that that the proposal conforms to State LAFCO law, locally adopted LAFCO policy, and the Adopted 2013 Greater Greenfield Area Memorandum of Agreement. In response, this Staff Report contains a conformance analysis to be considered by the City and LAFCO in each agency's review of the proposal. This analysis should be considered a supplemental analysis to the IS/SMND.

ROLE OF THE CITY COUNCIL

Section 17.10.030 of the City of Greenfield Zoning Code sets forth the land use responsibilities of the City Council. Those responsibilities include hearing and making decisions on applications for specific plans, general plan amendments, and zoning amendments, and such other powers and duties as prescribed by state law or local ordinance. The City Council must make certain findings with regard to the proposed project. Those findings are included in the attached resolution and primarily relate to the suitability of the land for the type of projects proposed. If the City Council can find no reason which requires denial of the requests, and if after consideration of the proposed requests, the Council determines that the project is consistent with the intent of the General Plan and Zoning Ordinance, it should approve the attached resolution. If any of the findings for denial exist, the Council should deny the request.

The Monterey County Local Agency Formation Commission (LAFCO) controls boundary changes for local jurisdictions and special districts in Monterey County, including annexations. As such, it is a responsible agency in considering the project, and the decision making body for the annexation.

SUMMARY/STAFF RECOMMENDATION

The actions requested are Rezoning, Annexation and Vesting Tentative Map approval, as summarized below:

Rezoning Designation Approval. The requested entitlements would include rezoning (rezoning) designation of Single Family Residential (R-L)

Vesting Tentative Subdivision Map Approval. The Applicant is requesting approval of a Vesting Tentative Map for the proposed annexation area that would allow 43 single family homes, with the condition that 6-foot high solid barriers be constructed along the north (wood/temporary) and western (masonry/permanent) property lines to provide a temporary agricultural buffer on the adjoining residential parcels. This condition has been incorporated into the conditions of approval.

Annexation Approval. The proposed project would involve the reorganization of the incorporated City limits of Greenfield to include the annexation of the approximately 9.55-acre project site into the City of Greenfield as part of the larger approximately 80 acre Villages development and annexation project. The City must apply for annexation to LAFCO Monterey County.

The project application includes several inter-related actions. Approval of the Vesting Tentative Map depends upon approval of the Rezoning which is also dependant on the approval of the Annexation and the environmental review. In order for the City Council to approve the application, the Council must adopt the Subsequent Mitigated Negative Declaration prepared for the project application. The Initial Study did not identify any potentially significant impacts which could not be mitigated to a level of less than significant, and staff has found the proposed Annexation, Tentative Map and Rezoning to be consistent with the intent of the General Plan. Staff has also found the proposal to be consistent with the provisions of the Zoning Ordinance

and Subdivision Ordinance for development of property as they relate to lot size, configuration, density, and design. Conditions are provided which address the mitigations within the Initial Study, the standard conditions of development, and the specific design issues on this site. Staff therefore recommends that the City Council adopt the Mitigated Negative Declaration and approve the annexation and Tentative Map, based on the findings and conditions included with the attached resolution. A number of those conditions require Planning Commission and/or City Council review and approval of specific elements of the project, which may be addressed prior to the acceptance of the Final Map.

CITY COUNCIL ACTION

It is recommended that the City Council adopt the attached resolution to (1) adopt the Subsequent Mitigated Negative Declaration, (2) adopt the Mitigation Monitoring Reporting Program, (3) approve the Rezoning of the site to R-L, Single Family Residential, (4) approve the Tentative Map with conditions of approval, and (5) direct staff to move forward with an application to LAFCO for annexation of the project area based upon these approvals.

PROPOSED MOTION

I MOVE THAT THE CITY COUNCIL ADOPT RESOLUTION 2016-03 TO (1) ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION, (2) ADOPT THE MITIGATION MONITORING REPORTING PROGRAM, (3) APPROVE THE REZONING OF THE SITE TO R-L, SINGLE FAMILY RESIDENTIAL, (4) APPROVE THE TENTATIVE MAP WITH CONDITIONS OF APPROVAL, AND (5) DIRECT STAFF TO SUBMIT AN ANNEXATION APPLICATION TO LAFCO BASED UPON THESE APPROVALS.

Attachment 1: Conditions of Approval

Attachment 2: Tunzi (Apple Row) Annexation and Vesting Tentative Map

Attachment 3: Draft Initial Study/Subsequent Mitigated Negative Declaration (Under Separate Attachment)

Attachment 4: Errata to the Initial Study/Subsequent Mitigated Negative Declaration

Attachment 5: Mitigation Monitoring and Reporting Program

Attachment 6: Public Comment

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION No. 2016-03**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD TO (1) ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION, (2) ADOPT THE MITIGATION MONITORING REPORTING PROGRAM, (3) APPROVE THE PREZONING OF THE SITE TO R-L, SINGLE FAMILY RESIDENTIAL, (4) APPROVE THE TENTATIVE MAP , AND (5) DIRECT STAFF TO PREPARE AND SUBMIT AN ANNEXATION APPLICATION TO LAFCO BASED UPON THESE APPROVALS.

WHEREAS, California Government Code § 65300 requires the City of Greenfield adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, the City of Greenfield Zoning Code establishes the City Council as the designated Approving Authority for general plan amendments and zoning code amendments; and

WHEREAS, the City Council must make a final determination to approve, conditionally approve, or deny general plan amendments and zoning code amendments after being provided with recommendations from the Planning Director and the Planning Commission; and

WHEREAS, California Environmental Quality Act (CEQA) requires an assessment of the environmental impacts of a proposed project and the adoption of all feasible measures to mitigate those impacts; and

WHEREAS, the Tunzi (Apple Row) Annexation and Vesting Tentative Map Initial Study and Subsequent Mitigated Negative Declaration (IS/SMND) was prepared and all CEQA analyses and reviews have been completed in accordance with the CEQA guidelines as set forth in California Code of Regulations, Title 14, Chapter 3, Sections 15000 *et seq*; and

WHEREAS, the Tunzi (Apple Row) Annexation and Vesting Tentative Map Draft IS/SMND was adequately noticed and circulated for public review and public comments were received and considered; and

WHEREAS, the City of Greenfield has prepared Findings for the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND as required by § 15091 of the CEQA Guidelines; and

WHEREAS, the City of Greenfield has prepared a Mitigation Monitoring and Reporting Program for the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND as required by § 15091 of the CEQA Guidelines; and

WHEREAS, the action was heard, reviewed, and discussed by the Planning Commission at a duly noticed public hearing January 11, 2016;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield does make the following Findings:

1. FINDING: That the proposed Tunzi project will further the planning and economic development goals of the City.
 - (a) The proposed project adds Low Density Residential uses consistent with the City's General Plan;
 - (b) The proposed project provides opportunity for affordable housing consistent with the General Plan;
 - (c) The project proposes park space and fees consistent with the General Plan and Zoning Ordinance; and
 - (d) The proposed project is consistent with the previously approved Villages project.

2. FINDING: That the project as proposed will result in a logical City Limit boundary for the City of Greenfield.
 - (a) The project site is within the existing Sphere of Influence for the City;
 - (b) The project site meets the requirements of the Cortese Knox Hertzberg Reorganization Act for "Contiguous" boundary modifications;
 - (c) The project is consistent with the Greater Greenfield Area Memorandum of Agreement; and
 - (c) The project is consistent with the General Plan and General Plan EIR.

3. FINDING: That the proposed annexation is internally consistent with goals, policies and programs contained within the General Plan and that future development will be held to performance standards and conformance with the City of Greenfield's Zoning Ordinance and other Municipal Code requirements and standards.
 - (a) The project site will support single family residential development, consistent with the General Plan;
 - (b) The project site will be required to meet all applicable local, regional, state, and federal requirements in regards to future developments; and
 - (c) The project is consistent with the General Plan, General Plan EIR, and Zoning Ordinance.

4. FINDING: That the proposed subdivision's design and improvement are substantially in conformance with the City of Greenfield's Zoning Ordinance and other Municipal Code requirements and standards.
 - (a) The proposed subdivision is consistent with the City's Zoning Ordinance in that the creation of the low density neighborhoods that include 43 units, including inclusionary units and/or in lieu fees, reflects the intent of the ordinance to encourage inclusionary housing and efficient use of residential land; and
 - (b) The subdivision includes public streets, new water, sewer, storm drain, public utility lines, open space, and detention facilities designed in conformance with City Standards. All improvements to City utilities will be constructed to City standards both on and off the site. Those improvement plans will be subject to City Council Approval with the Final Map.

5. FINDING: That the site is suitable for the type and density of development proposed.
 - (a) The site is nearly flat, vacant and located outside the flood plain. The proximity to existing development and City services makes infrastructure improvements to serve the site feasible economically and physically;
 - (b) Several Public Streets provide direct access to the project area and they will be improved as part of this project, with a new street system and developed to connect the city-wide network; and
 - (c) Apple Avenue provides direct access to the project area and frontage improvements will take place as part of the project.

6. FINDING: That the annexation and subdivision design and its proposed improvements were adequately addressed in the Initial Study/Subsequent Mitigated Negative Declaration prepared for the project and that the proposed project will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.
 - (a) Construction of the subdivision and associated public improvements is not expected to have a significant impact on the natural environment, as determined by the Initial Study and Subsequent Mitigated Negative Declaration prepared for the project proposal;
 - (b) The Initial Study identified no native habitat for fish and wildlife on the site, which has been used for farming, and most recently has been fallow. Best available technology, including the storm drainage detention basin, will be used to ensure that there are no water quality impacts from drainage of the site; and
 - (c) Mitigation measures have been included as conditions of approval, and within the MMRP to reduce potential environmental impacts to a less-than-significant level.

7. FINDING: The establishment, maintenance and operation of the project's land uses will not, under the circumstances, be detrimental to health, safety, peace, morals, comfort and general welfare of the persons residing or working in the vicinity of the proposed development, or to its future residents, or to the general welfare of the City.
 - (a) This project has been reviewed by all responsible, City, County, and Regional agencies, and conditions of approval (mitigation) have been applied as deemed necessary by the Planning and Public Works Staff to ensure the continuing public health, safety and orderly development of the surrounding area; and
 - (b) All infrastructure has been reviewed and a determination has been made that the site can and will be provided with the required municipal services and installation required for project approval.

NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED, that the City of Greenfield has considered all written and verbal evidence regarding this matter at the public hearing and that the City Council:

1. Adopt the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND;
2. Adopt required CEQA findings;

3. Adopt the mitigation monitoring and reporting program;
4. Approve rezoning of the site to R-L, Single Family Residential;
5. Amend the City's general plan and land use map to recognize and incorporate the Tunzi (Apple Row) Annexation and Vesting Tentative Map;
6. Amend the City's zoning map to reflect the Tunzi (Apple Row) Annexation and Vesting Tentative Map designation.
7. Approve the Tunzi (Apple Row) Annexation and Vesting Tentative Map with conditions of approval.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the 12th day of January 2016, 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

Attachment 1

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2016-___**

**CONDITIONS OF APPROVAL FOR
TUNZI ANNEXATION, PREZONING, AND
SUBDIVISION VESTING TENTATIVE MAP**

Project Description: Prezoning and Annexation of approximately 9.55 acres of land (as part of a larger 80 acre annexation) to allow for the construction of 43 single-family homes on the north side of Apple Avenue on APN: 109-232-007.

The applicable mitigation measures which are contained in the Initial Study/Subsequent Mitigated Negative Declaration and attached in the Mitigation Monitoring and Reporting Program shall be considered additional conditions of approval for this proposal, and are hereby incorporated by reference.

GENERAL

1. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.
2. Modifications to the project or to the conditions imposed may be considered in accordance with the City Zoning Ordinance. All revisions shall be submitted to the Building Department prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.
3. Minor plan changes shall be subject to review and approval by the Planning Director and City Engineer prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Planning Director shall determine whether review and approval by the Planning Commission and/or City Council is required.
4. A note shall be placed on the plans stating that all utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map.
5. The project applicant shall comply with all of the provisions of the approved Vesting Tentative Map, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Chapter 16 and Title 19 “Impact Mitigation Fees” for sewer, water, traffic and police services, as well as payment to the School District for school impact fees. No permits or work shall commence on the subject property until approval of the final map unless otherwise approved by the City Engineer and Building Official.
6. Permanent monuments shall be furnished and installed by the applicant as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.

7. Damage to public roads caused by construction of applicant's project shall be repaired to the satisfaction of the Public Works Department at the applicant's expense prior to final building inspection. The project applicant shall post a bond to secure payment for damage to a city street caused by construction activity in connection with work authorized by the permit. The Public Works Department may waive this requirement when the construction activity will not foreseeably damage the street.
8. The project applicant may not place, maintain or operate steel-tracked grading or construction equipment with cleats on a public or private street without placing protective material beneath the equipment to protect the surface of the street.
9. The City shall require the applicant for a building or grading permit to rehabilitate the street pavement along the frontage of the property from the edge of the street to the center of the right-of-way.
10. The issuance of a permit or approval of plans and specifications shall not be construed as a permit or an approval of any work that violates the Greenfield Municipal Code.
11. All landscaping shall utilize drought tolerant species, water efficient drip or micro-spray irrigation systems, and comply with all water conservation regulations issued by the State Water Resources Control Board. Street trees shall be 24-inch box trees with an average spacing of not less than twenty five feet on center. Street trees shall be maintained by the project's Lighting and Landscape Maintenance District.
12. The project applicant shall execute the City's standard Processing Agreement for payment of costs of development and permit applications whereby the applicant agrees to reimburse the City for all costs incurred by the City in processing development applications, project approval, plan check, permit issuance, inspection, project close-out, and all other costs and expenses incurred by the City in processing, approving, inspecting, and implementing the development project.

PRIOR TO RECORDATION OF FINAL MAP

13. All utility easements shall be provided on the construction plans and as shown on the approved Final Map on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer. As required, City Council acceptance of all public easements shall be obtained prior to recordation of the Final Map.
14. The project applicant shall contact the Greenfield U. S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes (NDCBUs). Any required easements shall be dedicated and shown on the Final Map within a public utility easement, as approved by City Staff and the Postmaster, Greenfield Post Office.
15. Prior to Final Map approval, the project applicant shall prepare an Inclusionary Housing Agreement to be approved by the City Council that is consistent with the Inclusionary Housing Ordinance existing at the time of the Housing Agreement approval.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

16. The project applicant shall submit the building permit application for City review and approval and shall pay all costs associated with preparation of the building permit application and issuance of the building permit.
17. All plans and specifications for public works improvements shall be approved by the City Engineer prior to the issuance of a building permit, the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent.
18. Fire hydrants shall be provided by the project applicant at locations within the subdivision to be approved by the Fire Chief and the City Engineer, and shown on the construction plans.
19. All utilities shall be placed underground. Any associated easements for structures shall be shown on the construction plans and screened to the extent possible from public view through discreet placement and landscaping or fencing.
20. A Lighting and Landscape Maintenance District (LLMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the LLMD by the City shall be the responsibility of the project applicant. The LLMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The LLMD shall address maintenance and operation of all public landscaping and irrigation improvements and street lighting of a local nature in public right of ways, parks, and open space; maintenance of sound walls and community fences; and metering and irrigation for all landscaping strips between the sidewalk and street and open space/park; and other maintenance items as may be required by the Public Works Director or City Engineer. The project applicant shall be responsible for maintaining the items included within the LLMD until the fees have been collected for the Assessment District.
21. A Street and Drainage Maintenance District (SDMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the SDMD by the City shall be the responsibility of the project applicant. The SDMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The SDMD shall address the maintenance and operations of streets, roads and highways; the maintenance and operation of drainage and flood control facilities and detention basins; and other maintenance and operation items as may be required by the Public Works Director or City Engineer. The project applicant shall be responsible for maintaining the items included within the SDMD until the fees have been collected for the Assessment District.
22. The storm water detention/percolation basin shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer. The project's storm water design system will include routing of

storm water runoff to off-site drainage facilities when the on-site storm water detention/percolation basin's design capacity is exceeded to avoid impacting adjacent lands. If storm water detention/percolation facilities are not constructed at the beginning of the subdivision improvement construction process, temporary storm water detention facilities shall be implemented to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include perimeter fencing and landscaping subject to approval by the Planning Director, Public Works Director, and City Engineer.

23. No work shall commence on the subject property until required building permits have been issued.
24. The project applicant shall submit for approval of the Planning Director and City Engineer, a Final Landscape Plan for the landscaping of the park and open space, planting strips, fencing surrounding the open space/detention basin, public right-of-ways, and residential front yards. All landscaping shall utilize drought tolerant species and water efficient drip or micro spray irrigation systems.
25. The Final Landscape Plan shall include a solid masonry wall no less than 6 feet in height on the subdivision's western boundary between lots 18 and 24. The northern subdivision boundary shall be separated from adjacent parcels by a temporary, wooden barrier (fence) also no less than 6 feet in height.
26. The project applicant shall prepare a parking plan indicating the location and number of street parking spaces available within the subdivision.
27. The project applicant shall submit a list of street names in accordance with the City of Greenfield policy and approved by the City Council.
28. The project applicant shall prepare and obtain Public Works Director and City Engineer approval of a construction management plan that mitigates temporary traffic impacts. The plan shall detail where adequate off-street parking will be provided and include adequate provisions for construction crew and equipment parking so that the road, mailboxes and driveways are not blocked.
29. The project applicant shall prepare a Subdivision Improvement Plan to be approved by the Public Works Director and City Engineer. The Plan shall include all required on- and off-site public improvements including, but not limited to the water system, sanitary sewer system, storm water drainage system including a detention basin (if required), street improvements and other utilities, parking lot lights, street landscaping, and project fencing.
30. Plans showing how the sewer line will be linked to the subdivision shall be provided to the Public Works Director and City Engineer for review and approval.

31. The storm water detention basin shall demonstrate capacity for serving this subdivision. Design calculations shall be provided to the City Engineer for review and approval along with detailed design.
32. A detailed soils report shall be prepared by a qualified soils engineer and the recommendations of the engineer, as contained in the report, shall be followed for site preparation, grading, foundation support and structural loading designs so that all future site development designs shall be able to withstand earthquake ground movement as required by the most recent edition of the California Building Code (CBC) consistent with the location of the project in relation to known earthquake faults. All excavated and graded material shall be sufficiently watered, using non-potable water when logistically possible, to prevent excessive dust.
33. Site grading and the required detention basin shall be constructed in accordance with the approved improvement plan to collect runoff and sediment during the grading and construction on site.
34. The use of dust and litter control measures during construction shall be required. The measures proposed for use shall be submitted to the City Engineer for approval.
35. The project applicant shall pay all applicable fees, to be calculated using the fee scale in place at the time of application for a building permit, including impact fees for fire, regional transportation agency and schools for each of the lots as they are developed. Prior to issuance of a Certificate of Occupancy, all other required impact fees including but not limited to sewer, water, traffic, general facilities, community center and police impact fees shall be paid for each lot as developed.
36. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures. Septic Systems that may be present on-site shall be demolished according to Monterey County Health Standards.
37. The project applicant shall prepare a Waste Management Recycling, Material Recovery, and Diversion Program for review and approval by the Public Works Director and City Engineer. The program shall include all elements and requirements of chapter 15.24 “Deconstruction, Demolition and Construction Material Recovery and Diversion from Landfills” of the City of Greenfield Municipal Code.
38. The project applicant shall prepare an Erosion and Sediment Control Plan for review and approval by the Public Works Director and City Engineer. The Plan shall include appropriate site-specific construction site Best Management Practices (BMPs); the rationale used for selecting BMPs including supporting soil loss calculations, if necessary; features and facilities to ensure runoff is treated before leaving the site and an evaluation of the feasibility of storage for later use; list applicable permits directly associated with the grading activity including, but not limited to, any permits required by the State Water Board, U.S. Army Corps of Engineers, and California Department of Fish and Game along with documentation that the required permits have been obtained prior

to commencing any grading activity; and drawings and specifications necessary to implement the Plan.

39. If grading shall affect more than one acre, the project applicant shall file a Notice of Intent (NOI) and submit a Storm Water Pollution and Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). The SWPPP shall be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ NPDES No. CAS000002 as amended by Order No. 2012-0006-DWQ. This shall be accomplished prior to site grading and development.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

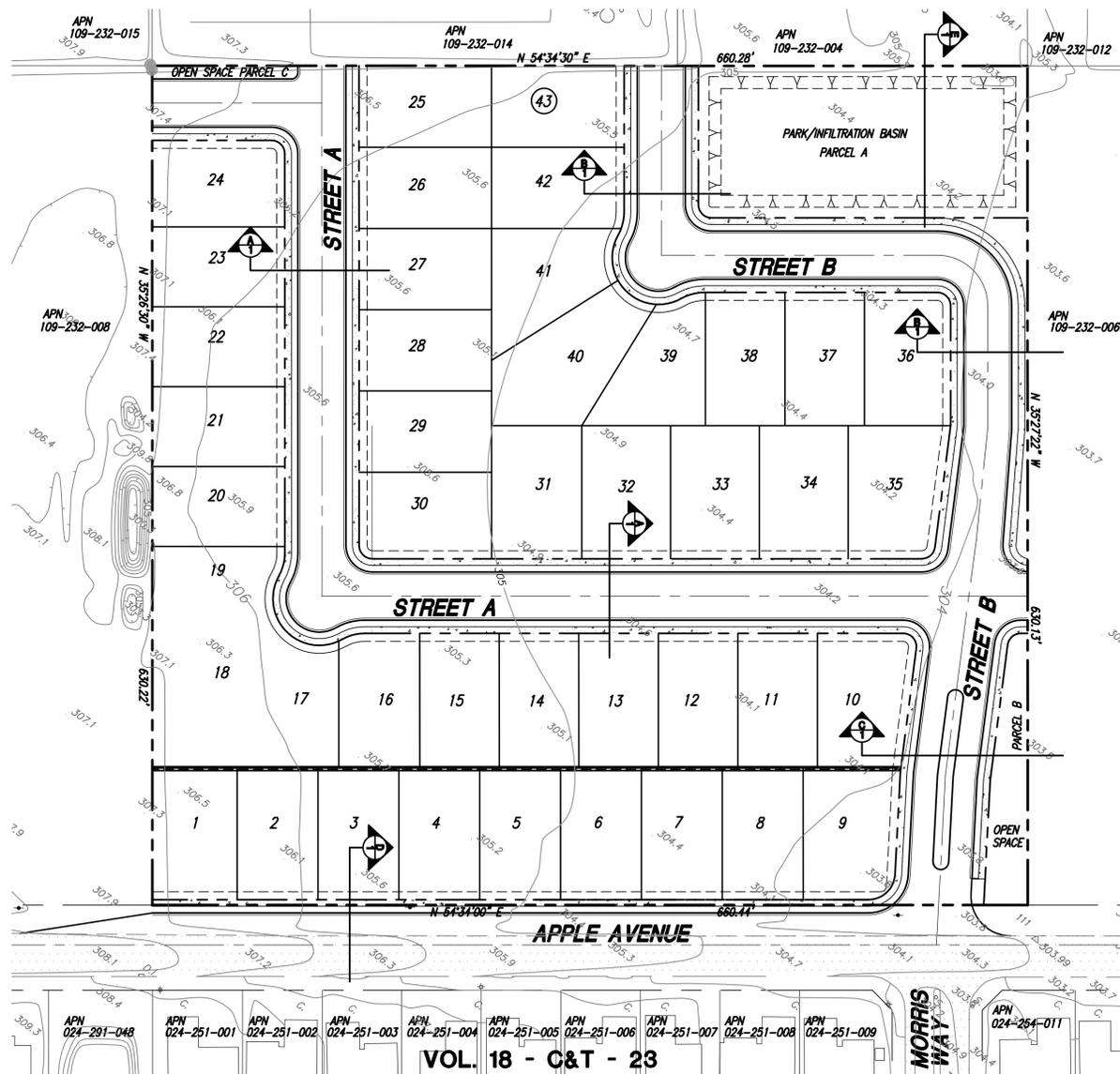
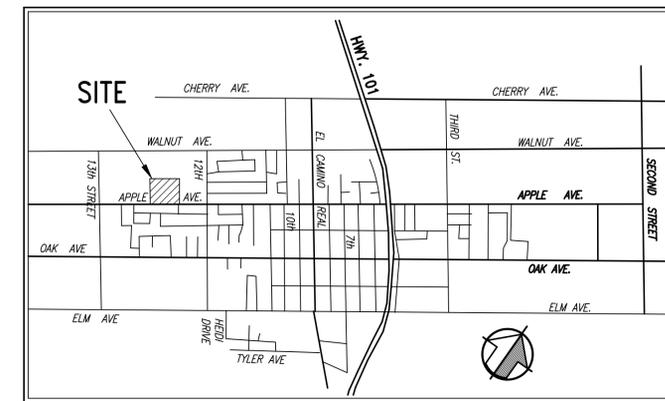
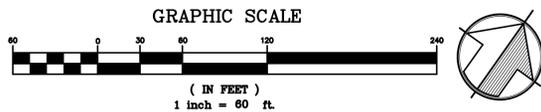
40. The project applicant shall obtain an encroachment permit(s) from the Public Works Department for all work constructed in the public right-of-way. This permit shall be obtained prior to commencement of any work in the public right-of-way.
41. Trash, scrap and debris shall be stored in a container(s) on the construction site.
42. No person shall place or maintain a container in the public right-of way without an encroachment permit.
43. No person shall place, install or maintain a portable sanitary facility on a construction site closer to the property line than the building setback line.
44. The City may temporarily prohibit or restrict stopping, parking or standing of vehicles along a street abutting a construction project where necessary for public safety. Any such parking restriction shall not be effective until the City places a sign(s) or marking(s) at the site. Any such parking restriction shall be limited to the duration of the project.
45. The City may designate a truck route for ingress and egress from the property during the term of the building permit to minimize the impact of the construction such as noise, dust, traffic safety hazards and potential damage to pavement on a residential street; provided designation of the truck route will not unreasonably impair the contractor's access to the site or cause undue economic hardship.
46. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.
47. The project applicant shall post a publicly visible sign that specifies the telephone number and person to contact regarding dust and other construction related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

48. The site shall be properly maintained during construction or a Stop-Work Order will be issued by the Building Official (i.e., refuse shall be discarded promptly, construction materials shall be neatly stored, and the public right-of-way shall not be encroached upon).
49. The water system shall be designed and constructed in accordance with City standards and State law and shall be installed by the developer and accepted by the City.
50. All water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, shall be installed, with service laterals up to the property line for each individual lot included within the tract, prior to surfacing the streets.
51. All public improvements including the installation of landscaping, construction of detention basins, installation of street improvements, installation of utilities, and installation of fencing shall be completed to the satisfaction of the Public Works Director and City Engineer.
52. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.
53. All grading within the boundaries of the subdivision shall be done under the direction and supervision of a soils engineer. Upon completion of all grading, a final soils report shall be submitted to the Public Works Department by the soils engineer. The report shall include locations and elevations of field density tests, summaries of field and laboratory tests, and any other substantiating data developed by the soils engineer.
54. All required street names, crosswalks, and traffic control signs as required, shall be installed in accordance with the drawings and specifications, the improvement plans, and the approval of the Public Works Director, City Engineer, and Police Chief.
55. All fixtures and appliances in the yards and structures shall be water conserving and low-flow, subject to the approval of the Building Official and consistent with the City's water conservation ordinance and regulations of the State Water Resources Control Board. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.
56. The project applicant shall prepare a Post-Construction Stormwater Management Plan in accordance with the requirements of the Regional Water Quality Control Board, Central Coast Region, Resolution No. R2-2013-0032. The Plan shall be reviewed and approved by the Public Works Director and City Engineer. The City's standard Agreement for Maintenance of Storm Water Facilities shall be executed with the City and recorded with the Monterey County Recorder's Office.
57. When all construction is substantially complete, a temporary certificate of occupancy may be issued at the discretion of the Building Official.

58. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official during the final inspection are complete and accepted to the satisfaction of the Building Official, any conditions imposed at the time a temporary certificate of occupancy is issued have been satisfied, final Fire Department approvals have been received, and all project close-out documents required under any development agreement, the City municipal code, and these conditions of approval have been received and accepted by the City.

Attachment 2

VESTING TENTATIVE MAP TUNZI CITY OF GREENFIELD, CALIFORNIA DECEMBER 2015



SHEET INDEX

- 1 COVER SHEET
- 2 SITE AND UTILITY PLAN
- 3 GRADING AND DRAINAGE PLAN

DEVELOPER'S STATEMENT

APPLICANT:
GEARY COATS/COATS CONSULTING
P.O. BOX 1356
CARMEL, CA 93921

OWNER:
MARC & DANIELLE TUNZI
19540 REDDING DRIVE
SALINAS, CA 93908

ASSESSOR'S PARCEL NO: 109-232-007

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

EXISTING ZONING: MONTEREY COUNTY AGRICULTURAL

PROPOSED ZONING: RESIDENTIAL R-1

PROPERTY LOCATION: CITY OF GREENFIELD

GROSS PROPERTY SIZE:

9.55 ACRES (CURRENT BOUNDARY/PROPERTY LINE)

PROPOSED DEVELOPMENT AREA:
RESIDENTIAL LOTS 6.23 ACRES
STREETS 2.53 ACRES
PERCOLATION BASIN/PARK (PARCEL A) 0.65 ACRES
OPEN SPACE (PARCELS B, C) 0.14 ACRES
NET DENSITY - 43 LOTS / 9.55 ACRES = 4.5 LOTS/ACRE
MINIMUM LOT SIZE 6,000 SF
AVERAGE LOT SIZE 6,270 SF

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL LOTS - 43 LOTS
TEMPORARY PERCOLATION BASIN - 1 PARCEL
PARK - 1 PARCEL

PROPOSED DEVELOPMENT:
FULLY DEVELOPED LOTS AND HOUSES

PHASING: MAY BE DEVELOPED IN PHASES

STRUCTURES TO BE DEMOLISHED: NONE

PAST AND RECENT USE: AGRICULTURAL/RURAL RESIDENTIAL

CURRENTLY USED FOR OPEN LAND

SANITARY SEWER SERVICE: CITY OF GREENFIELD SYSTEM CONNECTING TO THE SEWER MAIN IN APPLE AVENUE.

PROPOSED PROPERTY ACCESS: STREET CONNECTIONS TO APPLE AVENUE AND ADJACENT FUTURE SUBDIVISIONS.

STORM WATER SYSTEM: A SERIES OF STORM DRAIN PIPES FOR THE SUBDIVISION. STORM WATER PERCOLATION BASIN LOCATED IN PARCEL A.

WATER SERVICE: CITY OF GREENFIELD WATER SYSTEM WITH SERVICE FROM APPLE AVENUE.

GAS & ELECTRIC SERVICE FROM P.G.&E.

CABLE TELEVISION SERVICE FROM CHARTER COMMUNICATIONS

TELEPHONE SERVICE FROM AT&T

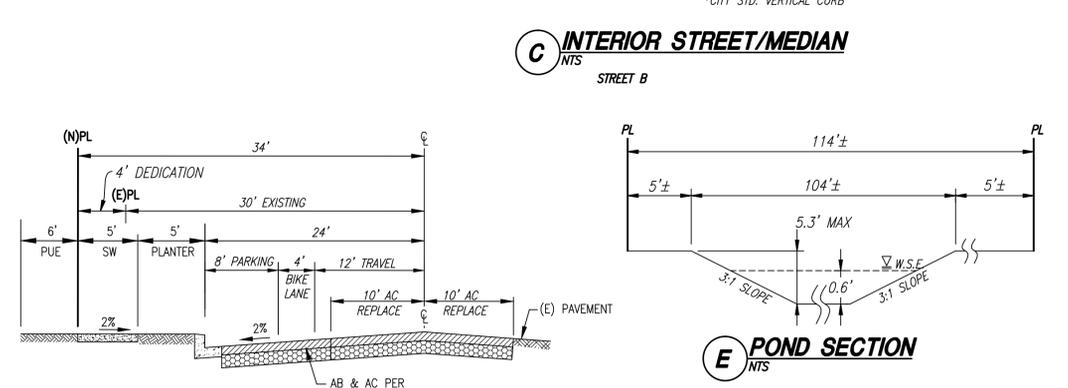
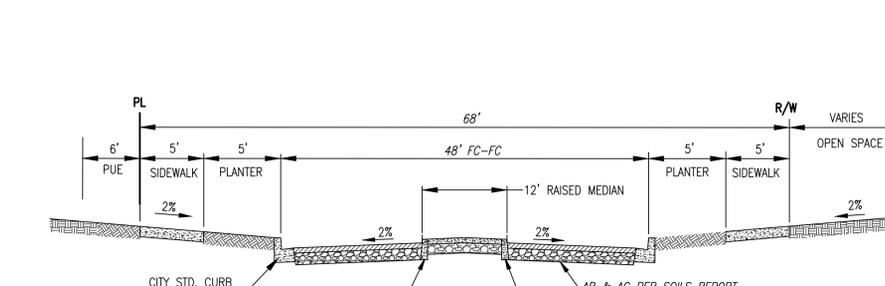
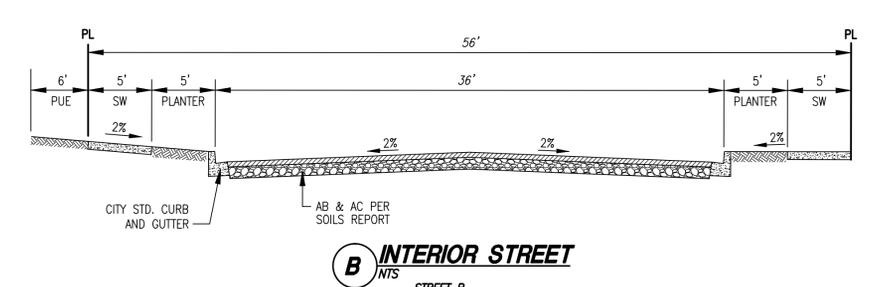
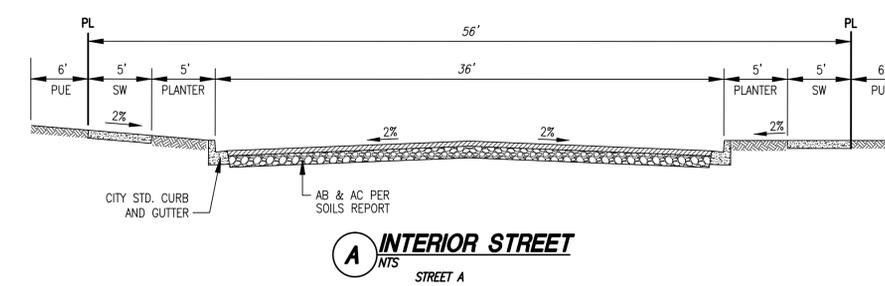
GRADING: IMPORT

EARTHWORK: ALL EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINKAGE OR SWELLING.

RAW CUT= 8,180± CUBIC YARD
RAW FILL= 14,030± CUBIC YARD
NET= 5,850± CUBIC YARD IMPORT

LEGEND

| | | |
|------------------------------|------------------------------------|----------|
| BOUNDARY LINE | CURB AND GUTTER | 308.0 |
| PROPERTY LINE/ROW | FINISH GRADE CENTERLINE | (E)305.0 |
| CONTROL LINE/CENTER OF ROW | EXISTING ELEVATION | 0.4% |
| LOT LINE | GRADE/DIRECTION OF DRAINAGE | GB HP LP |
| EASEMENT LINE | GRADE BREAK (HIGH POINT/LOW POINT) | P313.1 |
| WATER LINE | PAD ELEVATION | |
| STORM DRAIN | RETAINING WALL | |
| SANITARY SEWER | (E) UTILITIES | |
| (E) UTILITIES | (E) SSMH/SDMH (as noted) | |
| (E) SSMH/SDMH (as noted) | (E) UTILITY/POWER POLE | |
| (E) UTILITY/POWER POLE | (E) MAJOR CONTOUR | |
| (E) MAJOR CONTOUR | (E) MINOR CONTOUR | |
| (E) MINOR CONTOUR | (N) MAJOR CONTOUR | |
| (N) MAJOR CONTOUR | (N) MINOR CONTOUR | |
| (N) MINOR CONTOUR | CATCH BASIN | |
| CATCH BASIN | WATER VALVE (BLOW-OFF) | |
| WATER VALVE (BLOW-OFF) | SS/SD MANHOLE | |
| SS/SD MANHOLE | SS CLEANOUT (FLUSHING INLET) | |
| SS CLEANOUT (FLUSHING INLET) | | |



| | | |
|---------------------|----------------|------------------------------------|
| DESIGNED BY: LG | DATE: 12-09-15 | DESCRIPTION: AS NOTED |
| DRAWN BY: RK | DATE: 07-08-15 | DESCRIPTION: 2ND SUBMITTAL TO CITY |
| CHECKED BY: PLS/LDG | DATE: 12-09-15 | DESCRIPTION: 1ST SUBMITTAL TO CITY |
| SCALE: AS NOTED | DATE: 12-09-15 | DESCRIPTION: 2ND SUBMITTAL TO CITY |
| AS NOTED | DATE: 12-09-15 | DESCRIPTION: 2ND SUBMITTAL TO CITY |

225 Cannery Row, Suite H
Monterey, CA 93940
Tel (831) 373-1333
Fax (831) 373-0723
www.cdengineers.com

Creagan + D'Angelo
INFRASTRUCTURE ENGINEERS

TUNZI
VESTING TENTATIVE MAP
COVER SHEET

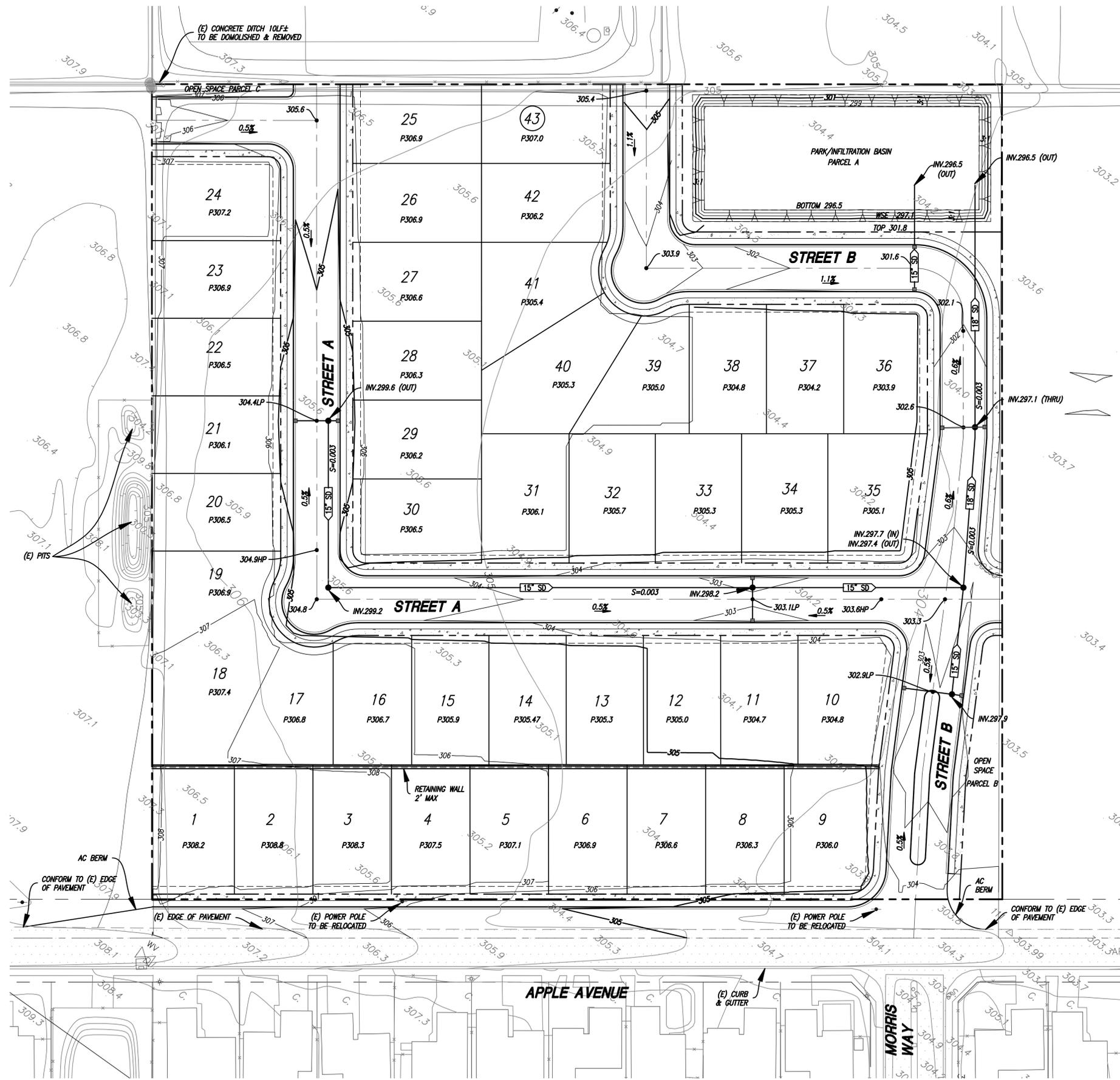
Greenfield
Monterey County
California

SHEET NUMBER 1
OF 3 SHEETS
DRAWING NO. 715006

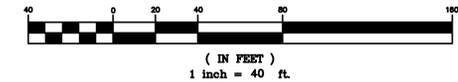
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DRAWING: S:\LAND PROJECTS\715009\DWG\TMAP 03-DRAINING & DRAINAGE

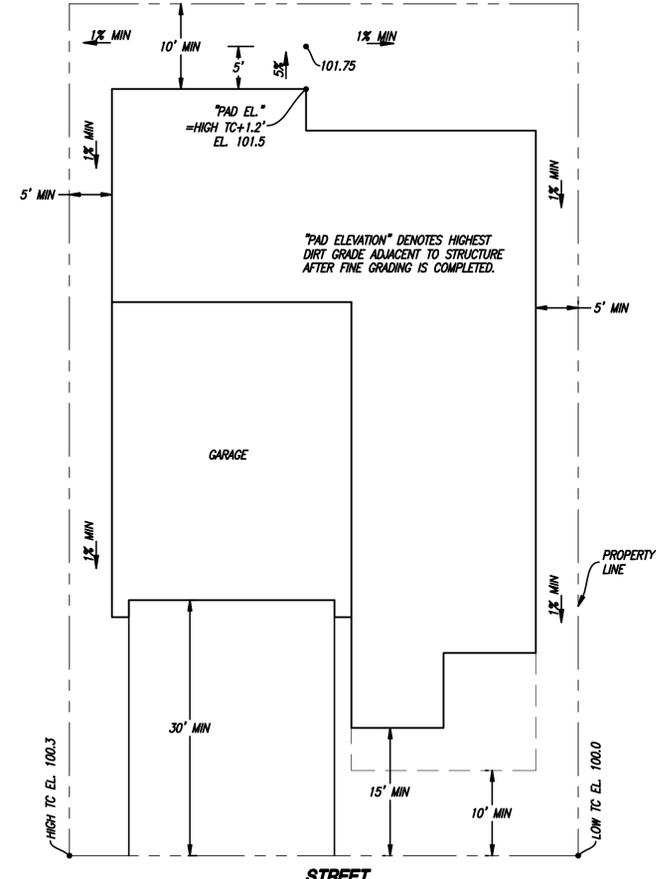


GRAPHIC SCALE



LEGEND

- BOUNDARY LINE
- PROPERTY LINE/ROW
- CONTROL LINE/CENTER OF ROW
- LOT LINE
- EASEMENT LINE
- WATER LINE
- STORM DRAIN
- SANITARY SEWER
- (E) UTILITIES
- (E) SSMH/SDMH (as noted)
- (E) UTILITY/POWER POLE
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (N) MAJOR CONTOUR
- (N) MINOR CONTOUR
- CATCH BASIN
- WATER VALVE (BLOW-OFF)
- SS/SD MANHOLE
- SS CLEANOUT (FLUSHING INLET)
- CURB AND GUTTER
- FINISH GRADE CENTERLINE
- EXISTING ELEVATION
- GRADE/DIRECTION OF DRAINAGE
- GRADE BREAK (HIGH POINT/LOW POINT)
- PAD ELEVATION
- RETAINING WALL
- (E)
- (N)
- FC
- PL
- PUE
- ROW, R/W
- W.L.E.
- W.S.E.



TYPICAL LOT LAYOUT AND GRADING
SCALE: 1"=80'

| | | | |
|---------------------|----------------|-----------------------|----------------|
| DESIGNED BY: LG | DATE: 12-09-15 | APPROVED: [Signature] | DATE: 12-09-15 |
| DRAWN BY: RK | DATE: 12-09-15 | APPROVED: [Signature] | DATE: 12-09-15 |
| CHECKED BY: PLS/LDG | DATE: 12-09-15 | APPROVED: [Signature] | DATE: 12-09-15 |
| SCALE: 12-09-15 | DATE: 12-09-15 | APPROVED: [Signature] | DATE: 12-09-15 |
| AS NOTED | DATE: 12-09-15 | APPROVED: [Signature] | DATE: 12-09-15 |

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INFRASTRUCTURE ENGINEERS

TUNZI
VESTING TENTATIVE MAP
GRADING & DRAINAGE
Greenfield
Monterey County
California

SHEET NUMBER
3
OF 3 SHEETS
DRAWING NO.
715006

Attachment 3
(Under Separate Attachment)

Attachment 4

Errata to the Public Review Draft Initial Study/Mitigated Negative Declaration

Page 2.0-20 of the Draft Initial Study/Mitigated Negative Declaration is clarified as follows:

The proposed project does not include [setback](#) buffers; however, the project site is surrounded by property that was analyzed for conversion to residential use in the Villages IS/MND. The project's site plan is designed to tie into adjacent approved development, with connections for internal roads and infrastructure. Further, due to the size of the project site (approximately 630 feet by 660 feet), the provision of [setback](#) buffers within the site would eliminate the ability to connect to adjacent parcels and make the project site infeasible for development. With respect to the potential for additional impacts related to development of the site without buffers, while some agricultural activity could occur on adjacent sites prior to development, the conversion of those sites from agricultural use were already considered in the IS/MND, as those sites are part of the previous project. Consequently, there would be no new impact.

[Given its location, the project is not subject to permanent agricultural buffers. A County-wide program providing guidance for buffers does not yet exist. Nor has an interim buffer program been developed in consultation with the Monterey County Agricultural Commissioner's Office. The project is therefore subject to the remaining Interim Agricultural Buffer Policies \(Exhibit E\) of the City/County/LAFCO MOA.](#)

[As stated in Exhibit E, in other areas \(outside of permanent buffer areas\) proposed for urban growth, the urban/agricultural interface will be governed by the City's General Plan Policy 2.1.12, which states that "Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary construction of soundwalls."](#)

[Although an interim buffer program has not been developed, interim buffer widths should consider factors such as the type of use proposed, site conditions, adjacent agricultural practices, weather patterns, crop type, pesticide use, trees and shrubs, drainage, shading, erosion control and other factors.](#)

[Essentially, the interim buffer policies are intended to result in safe and compatible conditions between land uses, particularly sensitive land uses such as residential, based on site specific conditions.](#)

[In this case, the Tunzi parcel has the following adjacent uses:](#)

[South: Existing residential subdivision.](#)

[East: Fallow agriculture not in production.](#)

[West: Agriculture in production \(farmed within last 5 years\).](#)

Northeast: Almond orchard.

Northwest: Ag storage/rural residential.

North: Ag storage/rural residential.

The orchard area is separated from the residential uses by the proposed detention basin, providing a separation of approximately 120 feet.

To the north, only two lots (and the small park) are adjacent to the agricultural storage/rural residential parcels. As prevailing winds come from the north, another subdivision is planned to the west in the future, and the project's access road will provide a buffer to the east, a 6 foot masonry wall shall be required on the project's western boundary between lots 18 and 24 as a condition of approval. On the northern boundary, a 6 foot wooden barrier is required recognizing the temporary nature of this buffer. Solid barriers in these locations will serve to mitigate potential noise and dust from adjacent uses until such time that land use transitions to urban uses on these parcels. This treatment, together with the buffering effects of the detention basin and roadways, comply with City policy 2.1.12 and therefore the MOA.

Attachment 5

MITIGATION MONITORING & REPORTING PROGRAM

FOR THE

TUNZI (APPLE ROW) ANNEXATION AND VESTING TENTATIVE MAP

CITY OF GREENFIELD
COMMUNITY SERVICES DEPARTMENT
599 EL CAMINO REAL
GREENFIELD, CA 93927
CONTACT: MIC STEINMANN, 831-674-5591

DECEMBER, 2015

PROGRAM CONTENTS

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor’s Office of Planning and Research advisory publication, *Tracking CEQA Mitigation Measures*, provides local governments basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the project. These mitigation measures are derived from both the 2008 “Villages” Initial Study/Mitigated Negative Declaration, and the 2015 Tunzi (Apple Row) Annexation and Vesting Tentative Map Initial Study (IS) and Subsequent Mitigated Negative Declaration (MND). These measures are also incorporated within the project’s list of Conditions of Approval, which also contains additional standard conditions not identified in the IS. The columns within the tables have the following meanings:

| | |
|---------------------------------------|---|
| Mitigation Measure: | Provides the text of the Mitigation Measure identified in the Environmental Document. |
| Responsible Agency/Department: | This column references any public agency or City department with which coordination is required to satisfy the identified mitigation measure. The agency or department listed is responsible for clearing the mitigation measure. |
| Monitoring/Reporting Done By: | This column identifies by whom the monitoring or reporting will be implemented, which may include the applicant, applicant’s consultant, or contractor, or responsible agency. |

MITIGATION MONITORING PROGRAM

| | |
|------------------------------|--|
| Timing/Frequency: | This column identifies at what point in time, review process or phase of the project the measure will be completed, and if continual monitoring is required. |
| Final Clearance Date: | These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation. |
| Comments: | This column is reserved for any additional explanation, if necessary. |

This MMRP clarifies the timing requirements of certain mitigation requirements.

NONCOMPLIANCE

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Greenfield Community Services Department in written form providing specific information on the asserted violation. The Department shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Department shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

MITIGATION MONITORING PROGRAM

| Mitigation Number | Mitigation Measure | Responsible Agency/ Department | Implementation and Monitoring/ Reporting | Timing/ Frequency | Final Clearance Date | Comments |
|---|--|---------------------------------------|--|--|-----------------------------|---|
| Aesthetics | | | | | | |
| MM 1-1* | Prior to Final Map approval, the Applicant shall prepare and submit to the City of Greenfield a detailed exterior lighting plan and photometric study that indicates the location and type of lighting that will be used. Exterior lighting shall specify type and maker, and demonstrate a non-intrusive quality through incorporation of baffles and lens cut-offs to direct lighting downward, while still providing an adequate amount of light for safety and/or security. | Community Services Department | Applicant (Improvement Plans) Building Inspector (field verification) | Prior to issuance of Building Permit | | Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit |
| Agriculture and Forest Resources | | | | | | |
| MM 2-1* | As a condition of the annexation of this property into the City, the Applicant shall be subject to any agriculture preservation program, agricultural mitigation fee, or other agricultural mitigation mechanisms adopted by the City of Greenfield. Participation in any such adopted program must be demonstrated by the Applicant following LAFCO's approval of the annexation and prior to obtaining grading permits. Any program adopted by the City up to the point of obtaining building permits shall be enforceable and applicable to this project. | Community Services Department | Applicant (Implementation) Planning Staff (Verification) | Prior to approval of annexation and the issuance of Building Permits | | |

MITIGATION MONITORING PROGRAM

| Mitigation Number | Mitigation Measure | Responsible Agency/ Department | Implementation and Monitoring/ Reporting | Timing/ Frequency | Final Clearance Date | Comments |
|-------------------|--|--------------------------------|---|--|----------------------|--|
| MM 2-2* | <p>1) The Applicant shall demonstrate adequate land use separation on all site plans and applications for subdivision. Consistent with the City of Greenfield policies regarding land use buffers, final site plans shall include a 100-foot minimum land use buffer along the northern boundary of the project site. The buffer distance shall be measured from the edge of active agricultural fields or vineyards and the nearest residential building line. Distances comprising the buffer may include roadway rights-of-way, easements, landscaping and other uninhabited uses. Ultimate design and consideration of setbacks will be subject to review and approval by the City of Greenfield.</p> <p>or</p> <p>2) Contribution or participation in any mitigation adopted by the City of Greenfield and in place at the time that LAFCO considers the annexation.</p> | Community Services Department | Applicant (Implementation) Planning Staff (Verification) | Prior to the Issuance of a Building Permit | | Project is subject only to interim ag buffer policies (GP policy 2.1.12). Project is not subject to 100 foot buffer. |
| MM 2-3* | The City of Greenfield shall require a Right-to-Farm notification statement to run with the title as disclosure and notice in deeds at the time of transfer or sale of all properties on the project site. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents. | Community Services Department | Applicant (Implementation) Planning Staff (Verification) | Recorded with Final Map | | |

MITIGATION MONITORING PROGRAM

| Mitigation Number | Mitigation Measure | Responsible Agency/ Department | Implementation and Monitoring/ Reporting | Timing/ Frequency | Final Clearance Date | Comments |
|--------------------------|--|---------------------------------------|---|---------------------------------------|-----------------------------|-----------------|
| MM AG-1 | The project applicant shall acquire a permanent conservation easement for agricultural land in the Greater Greenfield Area on a 1:1 basis per acre of farmland converted to nonagricultural use. The mitigation agricultural land shall be of equal or greater agricultural value. The easement must be provided to a nonprofit organization reasonably acceptable to the County. The acreage dedicated to the City as open space or parkland shall not be subject to this mitigation. | Community Services Department | Applicant (Implementation) Planning Staff (Verification) | Prior to Issuance of Building Permits | | |

MITIGATION MONITORING PROGRAM

| Air Quality | | | | | | |
|--------------------|---|-------------------------------|--|---------------------|--|--|
| MM 3-1* | <p>Best-available control measures (BACM) shall be required during site preparation and construction of proposed land uses. When tentative subdivision maps are submitted and prior to approval of building permits, a construction emissions reduction plan (CERP) shall be prepared, for endorsement by the MBUAPCD, to reduce construction-generated fugitive and mobile-source emissions. The MBUAPCD shall be consulted to determine BACM to be implemented to minimize impacts to nearby sensitive receptors. Measures to be included in the CERP prepared for this project, as currently recommended by the MBUAPCD, include but are not limited to the following:</p> <p><u>Fugitive Dust</u></p> <ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (over 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). ▪ Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as | Community Services Department | Applicant/ Contractor (Implementation) Building Inspector (Verification) | During construction | | |

MITIGATION MONITORING PROGRAM

| | | | | | | |
|--|--|--|--|--|--|--|
| | <p>dirt, sand, etc.</p> <ul style="list-style-type: none"> ▪ Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites. ▪ Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets. ▪ Limit traffic speeds on unpaved roads to 15 mph. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways. ▪ Limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading). <p><u>Mobile/Stationary-Source Emissions</u></p> <ul style="list-style-type: none"> ▪ <i>Title 13. §2485. Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (a) Purpose.</i> The purpose of this airborne toxic control measure is to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. (b) Applicability. This section applies to diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. This specifically includes: (1) California-based vehicles; and (2) Non-California-based vehicles. (c) Requirements. On or after February 1, 2005, the driver of any vehicle subject to this section: (1) shall not idle the vehicle's primary diesel | | | | | |
|--|--|--|--|--|--|--|

MITIGATION MONITORING PROGRAM

| | | | | | | |
|--|---|--|--|--|--|--|
| | <p>engine for greater than 5.0 minutes at any location, except as noted in Subsection (d); and (2) shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d).</p> <ul style="list-style-type: none"> ▪ Stationary Sources shall comply with all applicable rules and requirements of the Monterey Bay Unified Air Pollution Control District, and state and federal law. ▪ Construction activities shall be scheduled so that major onsite construction activities (e.g., grading, demolition) do not occur simultaneously on any given day. ▪ Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance). | | | | | |
|--|---|--|--|--|--|--|

MITIGATION MONITORING PROGRAM

| | | | | | | |
|---------|---|---|--|--|--|--|
| MM 3-2* | <p>The Applicant and/or Contractor shall include the following as components of Final Map and Building Design/Construction:</p> <p><i>Residential Uses</i></p> <ul style="list-style-type: none"> ▪ Provide pedestrian sidewalks and bicycle paths that link to adjacent land uses and external networks. ▪ Incorporate energy-efficient appliance into residential uses. <p><i>All Uses</i></p> <ul style="list-style-type: none"> ▪ Use of wood-burning fireplaces shall be prohibited. Any fireplaces proposed for use within onsite structures shall be gas-fired and meet U.S. EPA certification requirements. ▪ Orient buildings to minimize heating and cooling needs. ▪ Provide shade trees to reduce cooling needs. ▪ Include energy-efficient lighting systems. ▪ Include solar water heaters or centralized water heating systems. ▪ Increase insulation beyond Title 24 requirements to minimize heating and cooling needs. | <p>Community Services Department</p> <p>Public Works Department</p> | <p>Applicant/ Contractor (Implementation)</p> <p>Building Inspector (Verification)</p> | <p>Prior to issuance of Building Permits</p> | | <p>Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit</p> |
|---------|---|---|--|--|--|--|

MITIGATION MONITORING PROGRAM

| Biological Resources | | | | | | |
|-----------------------------|--|-------------------------------|--|---------------------|--|--|
| MM 4-1* | <p>If proposed construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through August 31st), the Applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 100 feet outside project boundaries, where possible) the construction area no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys DFG shall be notified regarding the status of the nests. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a biologist deems disturbance potential to be minimal (in consultation with the USFWS and/or DFG). Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (generally September 1st through February 28th).</p> <p>If there is any significant lapse in construction activities, and construction resumes during the nesting season, new surveys shall be conducted no more that 30 days prior to the re-initiation of construction activities.</p> | Community Services Department | Applicant/ Contractor/ Project Biologist (Implementation) Building Inspector (Verification) | During construction | | |

MITIGATION MONITORING PROGRAM

| Cultural Resources | | | | | | |
|---------------------------|---|-------------------------------|--|---------------------|--|--|
| MM 5-1* | <p>As a condition of project approval, and implemented during construction activities, if any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department shall be immediately notified. An archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City and the Applicant will consider the mitigation recommendations of the qualified archaeologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery or other appropriate measures.</p> | Community Services Department | <p>Applicant/ Contractor/ Project Archaeologist (stop work and investigation)</p> <p>Building Inspector/Project Archaeologist (Verification)</p> | During construction | | |

MITIGATION MONITORING PROGRAM

| | | | | | | |
|---------|---|-------------------------------|--|---------------------|--|--|
| MM 5-2* | As a condition of project approval, and implemented during construction activities, if any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources. The City and the Applicant will consider the mitigation recommendations of the qualified paleontologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation or other appropriate measures. | Community Services Department | Applicant/ Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification) | During construction | | |
| MM 5-3* | As a condition of project approval, and implemented during construction activities, if human remains are discovered, all work must stop in the immediate vicinity of the find, the City of Greenfield Building and Planning Department must be notified and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e) shall be followed. | Community Services Department | Applicant/Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification) | During construction | | |

MITIGATION MONITORING PROGRAM

| Geology and Soils | | | | | | |
|----------------------------|--|---|--|---------------------------------------|--|---|
| MM 6-1* | Prior to Final Map approval, the Applicant shall incorporate the structural design recommendations of the <i>Geotechnical Investigation</i> prepared by Stevens, Ferrone & Bailey Engineering Company, Inc. (August 3, 2005) and the Geotechnical Engineering Report prepared by Earth Systems Pacific (July 22, 2006), including requirements for site preparation and grading, engineered fill, trench backfill, foundations, slab design and pavement design. Recommendations of the reports shall be incorporated into the final improvement plans subject to review and approval by the Greenfield Building and Planning Department. | Community Services Department Public Works | Applicant/project engineer (Implementation) Building Inspector/City Engineer (Verification) | Prior to issuance of Building Permit | | Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit |
| Hazardous Materials | | | | | | |
| MM HAZ-1 | Prior to approval of a grading permit, the project applicant shall include a detailed assessment of soil contamination associated with previous herbicide/pesticide use on the site, including soil sampling for potential herbicide/pesticide contamination. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Greenfield and Monterey County Hazardous Materials Management Services. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with Monterey County Hazardous Materials Management Services. | Community Services Department | Applicant/ Contractor (Phase II assessment) City engineer (Report review/findings verification) | Prior to issuance of a grading permit | | |

MITIGATION MONITORING PROGRAM

| Hydrology and Water Quality | | | | | | |
|------------------------------------|--|----------------------------------|---|----------------------------------|--|--|
| MM 8-1* | Project Applicant(s) for near-term and future development within the project site shall identify, as part of Tentative Map submittal, a detailed drainage plan designed to contain stormwater runoff from the 100-year storm event onsite and shall include: detailed hydrologic modeling; existing facilities; soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Act compliance; and facility maintenance. Proposed retention basins shall be designed to contain stormwater runoff onsite from the 100-year storm event. Where feasible, project Applicant(s) shall design a detailed drainage plan which utilizes a single, adequately sized retention pond to serve the remainder of the project site. Drainage improvements shall be subject to review and approval by the City Engineer and Public Works Director. | Community Services/City Engineer | Applicant/project engineer (drainage system design) Public Works/City Engineer (review and verification) | With Tentative Map application | | |
| MM 8-2* | All drainage and erosion control plans submitted shall incorporate temporary measures effective from October 1 through March 31 that ensure eroded or exposed soils are maintained on-site during construction. | Public Works/City Engineer | Applicant/Project Engineer (Implementation) Public Works (Verification) | Shown on Final Improvement Plans | | |

MITIGATION MONITORING PROGRAM

| Noise | | | | | | |
|--------------|--|-------------------------------|---|---------------------|--|--|
| MM 10-1* | <p>Construction Noise</p> <ul style="list-style-type: none"> ▪ Noise-generating construction operations shall be limited to the hours between 7:00 AM to 6:00 PM Monday through Friday. The Applicant may request permission from the City to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate. ▪ Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses. ▪ Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▪ When not in use, motorized construction equipment shall not be left idling. | Community Services Department | Applicant/ Contractor (Implementation) | During construction | | |
| | | | Building Inspector/Public Works (Verification) | | | |

MITIGATION MONITORING PROGRAM

| | | | | | | |
|------------------------------|---|-------------------------------|--|--|--|--|
| MM 10-2* | <p>Increased Exposure of Noise-Sensitive Receptors to Stationary-Source Noise The Applicant or Contractor shall include the following in the building design and park facilities operation: <i>Proposed Residential Land Uses</i> Residential dwellings shall be equipped with central heating and air conditioning systems to allow closure of windows during inclement weather conditions. Exterior air conditioning units for proposed residential dwellings shall be located at a minimum distance of 10 feet from adjacent outdoor activity areas or shielded from direct line of sight. <i>Proposed Parks</i> Use of proposed park facilities shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m.</p> <ul style="list-style-type: none"> ▪ Landscape maintenance activities at the proposed park shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m. ▪ Use of amplified public address/sound systems within the proposed park shall be prohibited. | Community Services Department | Applicant/ Contractor (Implementation) Building Inspector/Public Works (Verification) | Requirements to be shown on Final Maps | | |
| Land Use and Planning | | | | | | |
| MM 11-1a* | <p>As a condition of project approval, the project Applicant will be required to pay in-lieu Community Facility Impact Fees for the portion of community park space at a rate consistent with General Plan Policy 7.2.19 and Program 7.2.A.iv of the City's General Plan (currently 2 acres of community parks per 1,000 residents). This fee shall be calculated based on the fee rate in place at the time of building permit issuance. This fee is required to be paid prior to occupancy permit issuance.</p> | Community Services | Applicant (Payment) | Prior to occupancy | | |

MITIGATION MONITORING PROGRAM

| Transportation/Traffic | | | | | | |
|-------------------------------|--|----------------------------------|---|---------------------------------------|--|--|
| MM 15-1b* | The Final Map for the project shall indicate that with construction of the project, Apple Avenue will be widened along the project frontage and will be a two-lane collector street (68' ROW and 62' FC-FC). | Community Services/City Engineer | Applicant/Contractor (Implementation) City Engineer (Verification) | Prior to final map approval | | |
| MM 15-2* | <p>The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee prior to the issuance of building permits. Payment of the fee shall represent the Applicant's fair share contribution towards the following improvements:</p> <ul style="list-style-type: none"> ▪ With signalization and coordination of the signals at the two Walnut Avenue/Highway 101 terminals, as well as providing an exclusive westbound right turn lane and a separate northbound right turn lane at the Walnut Avenue/Highway 101 NB Ramp terminal, the intersections would operate at LOS C or better. ▪ The intersection of 10th Street/Walnut Avenue will operate at LOS A during both the AM and PM peak hours with signalization and re-striping of eastbound and westbound legs to accommodate left-turn lanes. On-street parking would have to be removed. | Community Services | Applicant (Payment) | Prior to issuance of Building Permits | | |

MITIGATION MONITORING PROGRAM

| | | | | | | |
|--|--|--------------------|---------------------|---------------------------------------|--|--|
| MM 15-3* | <p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution towards the following improvements:</p> <ul style="list-style-type: none"> ▪ The streets on the project frontage will all be upgraded to standards that will insure acceptable operating conditions. ▪ Walnut Avenue between 10th Street and El Camino Real will have to be restriped to include left-turn lanes or a two-way left turn lane. On-street parking may have to be removed. The project should implement this improvement. | Community Services | Applicant (payment) | Prior to issuance of building permits | | |
| MM 15-4* | <p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution toward the following improvements: <i>See Attachments</i></p> | Community Services | Applicant (Payment) | Prior to issuance of building permits | | |
| *Adopted Mitigation Measure from Villages IS/MND | | | | | | |

ATTACHMENT (PER VILLAGES IS/MND TABLE 23)
INTERSECTION IMPROVEMENTS, MM 15-4

| Intersection/Segment | GPBO with Project Conditions |
|--|---|
| 1. Hwy 101 NB On-Ramp and Livingston Road | Signalization and following geometry: NB: 2BT, 2NBR EB: 1EBT, 1EBT/R, 1EBR WB: 2WBL, 2WBR |
| 2. El Camino Real and Hwy 101 SB Off-Ramp – Thorne Road | Construction of new interchange with new Highway 101 overpass connecting to Thorne Road and following geometry: NB: 1NBL, 1NBT, 2NBR SB: 2SBL, 1SBT, 1SBR EB: 1EBL, 1EBT, 1EBT/R WB: 1WBL, 1WBT, 1WBR |
| 3. El Camino Real and Hwy 101 SB On-Ramp | No intersection—new interchange |
| 4. Hwy 101 NB On-Ramp and Hwy 101 SB On-Ramp (El Camino north) | No intersection—new interchange |
| 5. Hwy 101 SB Ramps and Walnut Avenue | Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: SB-Off Ramp: 2SBL, 1SBT/L, 1SBR SB-On Ramp: 2SBT EB: 3EBT, 1EBR WB: 2WBL, 1WBT |
| 6. Hwy 101 NB Ramps and Walnut Avenue | Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: NB-Off Ramp: 1NBL/T, 2NBR NB-On Ramp: 2NBT EB: 2EBL, 3EBT WB: 2WBL, 1WBT, 2WBR |
| 7. El Camino Real and Cypress Avenue | Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 2SBT, 1SBR EB: 1EBL/T/R |

MITIGATION MONITORING PROGRAM

| Intersection/Segment | | GPBO with Project Conditions |
|----------------------|----------------------------------|--|
| | | WB: 1WBL/T/R |
| 8. | El Camino Real and Pine Avenue | Signalization, re-striping and following geometry: NB: 1NBL, 2NBT, 1NBR SB: 1SBL, 2SBT, 1SBR EB: 1EBL, 1EBT/R WB: 1WBL, 1 WBT, 1WBR |
| 9. | El Camino Real and Cherry Avenue | Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 1SBT, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R |
| 10. | El Camino Real and Walnut Avenue | Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBL SB: 2SBL, 1SBT, 1SBR EB: 1 EBL, 1EBT/R WB: 1WBL, 1WBT, 1WBR |
| 11. | El Camino Real and Apple Avenue | Signalization, re-striping and following geometry: NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R |
| 12. | El Camino Real and Oak Avenue | Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R |
| 13. | El Camino Real and Elm Avenue | Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBR |

MITIGATION MONITORING PROGRAM

| Intersection/Segment | | GPBO with Project Conditions |
|-----------------------------|-------------------------------|---|
| | | SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R |
| 14. | 10th Street and Cherry Avenue | No intersection improvements necessary. |
| 15. | 10th Street and Walnut Avenue | Signalization and re-striping for separate eastbound left and separate westbound left-turn lanes. |
| 16. | 12th Street and Cherry Avenue | No intersection improvements necessary. |
| 17. | 12th Street and Walnut Avenue | No intersection improvements necessary. |
| 18. | 12th Street and Apple Avenue | No intersection improvements necessary. |
| 19. | 12th Street and Elm Avenue | No intersection improvements necessary. |
| 20. | 13th Street and Walnut Avenue | No intersection improvements necessary. |
| 21. | 13th Street and Apple Avenue | No intersection improvements necessary. |

MITIGATION MONITORING PROGRAM

**PER VILLAGES IS/MND TABLE 24
RECOMMENDED SEGMENT MITIGATIONS FOR THE GPBO CONDITIONS, MM 15-4**

| Street | Existing Lanes | Mitigated Lanes for GPBO with Project | Mitigated LOS for GPBO with Project |
|---|-----------------------|--|--|
| Walnut Avenue between 13 th Street and 12 th Street | 2-Lane Collector | 2-Lane Arterial | A |
| Walnut Avenue between 12 th Street and 10 th Street | 2-Lane Collector | 2-Lane Arterial | A |
| Walnut Avenue between 10 th Street and El Camino Real | 2-Lane Collector | 2-Lane Arterial | C |
| Walnut Avenue between El Camino Real and Hwy 101 SB Ramps | 2-Lane Arterial | 4-Lane Divided Arterial | B |
| Walnut Avenue between Hwy 101 NB Ramps 3 rd Street | 2-Lane Collector | 4-Lane Divided Arterial | C |
| El Camino Real between Thorne Road and Pine Avenue | 2-Lane Collector | 4-Lane Divided Arterial | A |
| El Camino Real between Pine Avenue and Cherry Avenue | 2-Lane Collector | 4-Lane Divided Arterial | A |
| El Camino Real between Cherry Avenue and Walnut Avenue | 2-Lane Collector | 4-Lane Divided Arterial | A |
| El Camino Real between Walnut Avenue and Apple Avenue | 2-Lane Collector | 2-Lane Arterial | A |
| El Camino Real between Apple Avenue and Oak avenue | 2-Lane Collector | 2-Lane Arterial | A |
| Apple Avenue between 13 th Street and 12 th Street | 2-Lane Local Street | 2-Lane Collector Street (Improved FC-FC) | A |

Attachment 6

October 30, 2015

Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Re: Comments on Tunzi (Apple Row) Annexation and Vesting Tentative Map Mitigated Negative Declaration

Dear Mr. Steinmann:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) with the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has no comments.

Please let me know if you have any questions. I can be reached at (831) 647-9418 ext. 227 or aclymo@mbuapcd.org.

Best Regards,



Amy Clymo
Supervising Air Quality Planner

CITY OF GREENFIELD

COMMUNITY SERVICES DEPARTMENT
CITY OF GREENFIELD
P.O. BOX 127
599 EL CAMINO REAL
GREENFIELD, CA 93927
PHONE: (831) 674-5591 FAX: (831) 674-3149



SEPTEMBER 30, 2015

NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR THE TUNZI (APPLE ROW) ANNEXATION AND VESTING TENTATIVE MAP

NOTICE IS HEREBY GIVEN that the City of Greenfield has prepared a Subsequent Mitigated Negative Declaration, pursuant to the requirements of CEQA, for the Tunzi (Apple Row) project. The project site is located north of Apple Avenue and generally west of the intersection with Morris Way. The site is located adjacent to the Greenfield city limits to the south and east. proposed Subsequent Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Community Services Department, 599 El Camino Real, Greenfield, CA 93927. An additional copy for public review is available at the Greenfield Branch Library at 315 El Camino Real. An additional copy for public review is available at the Greenfield Branch Library at 315 El Camino Real. The Initial Study can also be viewed on the city's website, www.ci.greenfield.ca.us. In accordance with time limits mandated by State law, written comments on this Subsequent Mitigated Negative Declaration and Initial Study will be accepted from:

Begins WEDNESDAY, SEPTEMBER 30, 2015; ends FRIDAY, OCTOBER 30, 2015.

Project Description: The proposed project is a vesting tentative map and annexation of approximately 9.55 acres from Monterey County into the City of Greenfield. The proposed project consists of 43 residential lots, a 0.2-acre percolation basin, a 0.45-acre park, and 0.18 acres of open space. The project proposes an internal street network that would connect to the streets in the approved (future) Mira Monte and Willow Glen projects. The project would connect to the Mira Monte project in the northwest portion of the site, and the roadway on the eastern portion of the project site is the same as indicated on plans for the Willow Glen project. Primary access to the project site would be from Apple Avenue, and interior streets would provide circulation within the project site. Public services and facilities, such as water, wastewater, gas, and electricity, would be extended from the City of Greenfield to the project site. Actions that would be taken relative to the project evaluated in the Subsequent MND include approval of the Vesting Tentative Map and all

SEP 30 2015

City-issued permits for construction and occupation. Prior to construction, annexation of the project area must be approved by the Monterey County Local Agency Formation Commission (LAFCO).

FOR ADDITIONAL INFORMATION CONTACT:

**Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927
msteinmann@ci.greenfield.ca.us
(831) 674-5591**

For reviewing agencies: The City of Greenfield requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: A mitigation measure should require
payment of TARC regional traffic impact
fees per Item #12 in the MOU
between the City and County,

Return to: Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927
msteinmann@ci.greenfield.ca.us

From: Agency Name: Monterey County
RMA - Planning
Contact Person: Bob Schubert
Phone Number: (831) 755-5183

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

2015 Commissioners

Chair
Sherwood Darington
Public Member

Vice Chair
Joe Gunter
City Member

Fernando Armenta
County Member, Alternate

Matt Gourley
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*Special District Member,
Alternate*

Ralph Rubio
City Member

Simón Salinas
County Member

Steve Snodgrass
Special District Member

Graig R. Stephens
Special District Member

Counsel

Leslie J. Girard
General Counsel

Staff

Kate McKenna, AICP
Executive Officer

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

P. O. Box 1369
Salinas, CA 93902

Voice: 831-754-5838
Fax: 831-754-5831

October 30, 2015

Michael A. Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield CA 93927

RE: Tunzi (Apple Row) Subdivision Proposal

Dear Mic:

Thank you for this opportunity to comment on the Draft Initial Study and Subsequent Mitigated Negative Declaration (MND) for the proposed Tunzi/Apple Row Subdivision project. The project includes annexation of about 9.6 acres to the City of Greenfield and development of up to 43 residential lots. The site is within the City's existing designated Sphere of Influence.

Under the California Environmental Quality Act (CEQA), the Local Agency Formation Commission of Monterey County (LAFCO) is a Responsible Agency for this proposal, and will have regulatory authority for future applications for the proposed annexation application. It is in this role that LAFCO is commenting on the EIR.

In order to meet the deadline for commenting on the Draft MND, I am providing the following comments in draft form. This letter is subject to review and authorization at the next regular meeting of the Local Agency Formation Commission on December 7.

I. Conformance to State LAFCO Law and Locally Adopted LAFCO Policies - (Please provide an analysis in the MND).

LAFCO's statutory authority is derived from the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000, et seq.). Among LAFCO's purposes are: Discouraging urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (section 56301). The Cortese-Knox-Hertzberg Act identifies factors that must be considered, and determinations that must be made, as part of LAFCO's review of annexation proposals.

These provisions of law are the legislative basis for LAFCO's locally adopted Policies and Procedures Relating to Spheres of Influence and Changes of Organization and Reorganization ("LAFCO Policies"), most recently updated February 25, 2013, which guide LAFCO's review and consideration of requests for annexation and other boundary changes. Copies of the adopted LAFCO Policies were previously provided to the City's environmental consultants, and are also available on LAFCO's web site: <http://www.monterey.lafco.ca.gov/>

LAFCO will eventually be requested to consider approval of the annexation of the proposal's site, in accordance with the Cortese-Knox-Hertzberg Act and local LAFCO policies. As a CEQA Responsible Agency, LAFCO plans to use the City's environmental document to fulfill CEQA clearance for the annexation, and to

support the evaluation of the proposal's consistency with the applicable LAFCO laws and policies, including adopted "Preservation of Open-Space and Agricultural Lands" and "Housing and Jobs" policies, among others.

LAFCO therefore requests that the Final MND include an analysis of the proposal's conformance to these laws and policies. LAFCO staff can provide samples of similar analyses from other recent proposals. Page 2.0-12 of the current Initial Study's background section includes a "LAFCO Annexation Policy" box that is checked, but does not appear to provide any further consistency information¹. If the MND does not include the requested analysis, it may be necessary for LAFCO to require a supplemental analysis from the City, at the time of the annexation application, before being able to find CEQA review complete.

2. Conformance to the Adopted 2013 Greater Greenfield Area MOA – (Please address the MOA's annexation-related requirements in the current proposal's Final MND).

A) **Agricultural Buffers:** In 2013, to provide for orderly and appropriate future land use development, the City, the County, and LAFCO entered into the Greater Greenfield Area Memorandum of Agreement (MOA). The MOA set forth certain agreements among the parties and also identified several requirements applicable to subsequent annexation-related proposals such as the current proposal.

The Draft MND has integrated the MOA's provisions regarding mitigation for the conversion of agricultural lands to development². However, the MOA also identified requirements specific to agricultural buffers (to reduce potential incompatibility between agricultural and urban land uses), which the current project has not addressed. Page 2.0-20 of the Draft MND states:

- "The proposed project does not include buffers; however, the project site is surrounded by property that was analyzed for conversion to residential use in the Villages IS/MND. The project's site plan is designed to tie into adjacent approved development, with connections for internal roads and infrastructure. Further, due to the size of the project site (approximately 630 feet by 660 feet), the provision of buffers within the site would eliminate the ability to connect to adjacent parcels and make the project site infeasible for development. With respect to the potential for additional impacts related to development of the site without buffers, while some agricultural activity could occur on adjacent sites prior to development, the conversion of those sites from agricultural use were already considered in the IS/MND, as those sites are part of the previous project. Consequently, there would be no new impact."

Page 4 and Exhibit E of the MOA, which was approved in 2013 (i.e. subsequent to the 2008 Villages IS/MND), establish that the "City, County, and LAFCO agree that agricultural buffers will be provided where development of land within the City limits results in residential, public uses, or areas of active public congregation lying within 200 feet of land designated for agricultural use and within the unincorporated area, as explained below." The provision of agricultural buffers, where warranted, is also a component of LAFCO's locally adopted policies (LAFCO Policy "E," Preservation of Open-Space and Agricultural Lands).

Although the agricultural parcels surrounding the Tunzi site were evaluated for development in the 2008 IS/MND, and are part of the City's Sphere of Influence, they are currently in the

¹ The 2008 MND for "The Villages Planned Development and Annexation Project," on which the current Subsequent MND is based, included a detailed analysis of that project's consistency with LAFCO's policies as they existed at that time. However, the currently proposed project is a subset of the much larger overall Villages project, and LAFCO's adopted policies and other relevant background conditions have changed since 2008.

² The current Draft MND states that mitigating conservation easements must be in place prior to issuance of a grading permit for the proposed project. However, establishment of a definite and certain, project-specific mitigation plan for the project's impacts on farmland should also be anticipated as a requirement for LAFCO approval of an annexation proposal, which would occur prior to any City permit approvals.

unincorporated area of the County and will remain so for an unknown period of time. As noted above, the MND states that agricultural activity may occur on these sites [i.e. under existing land use designations]. Therefore, the provision of on-site agricultural buffers is appropriate under both the MOA terms and LAFCO's policies. It should be noted that certain agricultural buffer types such as setbacks and landscaping may be of a temporary, "rolling" character to accommodate agricultural operations on adjacent lands transitioning to development in the longer term.

Please be aware that Exhibit E (Interim Agricultural Buffer Policies) of the MOA provides that, until such time as a countywide buffer program is established, the "City and County agree that an interim [Greenfield-specific] buffer program... will be developed in consultation with the Monterey County Agricultural Commissioner's Office." To LAFCO's knowledge, an interim program has not yet been acted upon.

- B) **Other MOA Provisions:** LAFCO staff notes that Provision #20 of the MOA provides that the "City agrees to work with the Greenfield Fire Protection District to identify and address the impact of future annexations on the district." LAFCO also recommends that the City consult with the County to determine whether other provisions in the MOA related to a future countywide traffic impact fee, truck routes, or other specific topics may trigger requirements applicable to the current proposal.

Thank you again for this opportunity to comment on this proposal. Please continue to keep us informed throughout your process. I would be happy to meet with you and your consultants for more detailed discussions.

Sincerely,



Kate McKenna, AICP
Executive Officer



City Council Memorandum

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

MEMORANDUM: December 17, 2015

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

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

BACKGROUND

On December 8, 2015, the City Council introduced an ordinance adding chapter 5.28 to the City of Greenfield Municipal Code establishing a regulatory permit process for medical marijuana dispensary, cultivation, and manufacturing facilities. In accordance with California Government Code section 36934, an ordinance cannot be passed within five days of its introduction or at other than a regular meeting of the City Council. The action now before the City Council is to hold public hearing on the proposed ordinance and to consider its adoption. Changes to the ordinance as previously introduced are as follows:

1. The City Council must review and approve the issuance of a medical marijuana regulatory permit, along with the required development agreement and operations plan, and the design and layout of the facility.
2. A dispensary or cultivation facility may not be located within 1,000 feet of a school.
3. The applicant for a regulatory permit must, to the extent allowed by law, give preference in employee hiring to residents of Greenfield.
4. A "permit issuance fee" shall be required to reimburse the City for its costs in preparing a development agreement, city council review and approval, and preparation and issuance of a medical marijuana regulatory permit.

5. Prior to accepting applications for or issuing a medical marijuana regulatory permit, implementing regulations shall be prepared by the City Manager and approved by the City Council.

A copy of the staff report presented to the City Council at its December 8, 2015, meeting is attached to this memorandum.

STATEMENT OF COMMUNITY SERVICES DIRECTOR

Allowing dispensaries and cultivation and manufacturing facilities is the right thing to do. It is also the moral thing to do. The people of California and the State legislature have clearly stated that the people of California have a right to use, possess, and purchase medical marijuana – this is the law of California – this is the right of ALL people. The legislature has enacted laws to protect and promote the exercise of that right and to provide a mechanism whereby the people can exercise that right in a lawful, safe, and supportive environment. As a city, we should also support that right, just as we should support all other rights of the people. That is a basic function of government – to support, protect, and enhance the rights of its citizens. It is not our right to pick and choose which rights we will support, which we will encourage, which we will impose barriers to their exercise, and which we will make more inconvenient for the residents of our community to exercise. It is not our right to tell our residents that they may exercise their rights, not in our community, but somewhere else.

Would it have been proper for this community to tell Cesar Chavez that he could fight for the rights of minority farm workers, organize marches and demonstrations on their behalf, but not in our community? Could we have said the same to Martin Luther King? Can we tell a gay or lesbian couple they may be married in California but they cannot do so in our community? Can we tell people they have a right to their own religious beliefs, but they cannot exercise that right in our community? How can the exercise of a right of the people be relegated to anywhere but in our community? On what moral authority does anyone have the right to tell another person that although they have certain rights, they cannot exercise those rights in this community? Or to use the power of government to make the exercise of those rights more difficult, cumbersome, or inconvenient? On what moral authority can people say certain rights can be exercised in our community but for other rights those same people must go elsewhere?

It is the moral authority and responsibility of government to support and protect the rights of all people. It is also the responsibility of government to take no action that will adversely affect the free exercise of those rights. That is a basic and paramount function and purpose of government; it is the very reason why governments even exist – to support, protect, and enhance the rights of all people – and all rights, not just some.

RECOMMENDATION

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 adopted 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 rights of residents of Greenfield, including the right to obtain and use marijuana for medical purposes.
12. There is a statutory deadline to enact local cultivation regulations by 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. Without regulations in place, the City will have authority to only allow or prohibit medical marijuana cultivation within its borders. Beyond that, the City will have no 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 will be abdicated to the state.

The proposed ordinance includes a provision that a regulatory permit shall not be issued for each type of facility (dispensary, cultivation, or manufacturing) until the City Manager has developed, and the City Council has approved, appropriate implementing regulations for that permit type. The City Council has authority under the ordinance to approve regulations for one or several types of permits, but not all.

The proposed ordinance puts in place a comprehensive permit issuance and regulatory structure that protects the interests of the City, protects the rights of the people, and ensures 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 ordinance has been carefully crafted to ensure the proposed regulatory system complies with applicable state and federal law, regulations, and guidelines. The 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 is detrimental to the public health, safety, or welfare.

PROPOSED MOTIONS

- 1. I MOVE TO READ BY TITLE ONLY, SECOND READING, AND ADOPTION OF ORDINANCE #515, 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.**
- 2. I MOVE TO DIRECT THE CITY MANAGER TO PREPARE THE IMPLEMENTING REGULATIONS REQUIRED UNDER THIS NEW ORDINANCE AND TO BRING THOSE REGULATIONS TO THE CITY COUNCIL FOR DISCUSSION AT THE FEBRUARY 9, 2016, CITY COUNCIL MEETING.**

Attachment

City Council Memorandum, December 8, 2015

ORDINANCE NO. 515

**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 **City Council Review and Approval**
- 5.28.050 Regulatory Permit Required
- 5.28.060 Background Check
- 5.28.070 Grounds for Denial
- 5.28.080 Fees and Charges
- 5.28.090 Development Agreement
- 5.28.100 Cessation of Operations
- 5.28.110 Change in Location; Updated Registration Form
- 5.28.120 Renewal or Revocation of Regulatory Permit
- 5.28.130 Limitations on City’s Liability
- 5.28.140 Additional Terms and Conditions
- 5.28.150 Signage
- 5.28.160 Cultivation, Dispensary, and Manufacturing Locations
- 5.28.170 Dispensing of Medical Marijuana
- 5.28.180 Delivery of Medical Marijuana

- 5.28.190 Packaging of Medical Marijuana
- 5.28.200 Medical Marijuana Facility Operations
- 5.28.210 Public Health and Safety
- 5.28.220 Records
- 5.28.230 Audit
- 5.28.240 Community Relations
- 5.28.250 Compliance
- 5.28.260 Inspection and Enforcement
- 5.28.270 Appeals
- 5.28.280 Violations
- 5.28.290 Implementation Procedures**

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); and

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).

5.28.40 City Council Review and Approval.

A. The issuance or renewal of a regulatory permit as required by this chapter shall be subject to the prior review and approval by the city council.

B. In addition to the requirements set forth in this chapter, as a condition of issuance or renewal of a regulatory permit as required by this chapter, the city council may impose such additional terms and conditions on the issuance or renewal of the regulatory permit and the operation of the facility as the city council deems appropriate.

C. The development agreement and operations plan required by this chapter and the design and layout of a medical marijuana facility authorized under this chapter, shall be subject to the review and approval of the city council prior to the issuance or renewal of a regulatory permit under this chapter.

D. If the city manager or designee revokes a regulatory permit as allowed by this chapter, as soon thereafter as is reasonable under the circumstances, the city council shall be informed of such revocation and the city council shall review and approve such revocation. If the city council does not approve the revocation, the city manager or designee shall reinstate such regulatory permit upon such additional terms and conditions as the city council deems appropriate

5.28.040050 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.~~400120~~ 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~~ **1,000**-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.

~~10-11.~~ **A statement in writing by the applicant that he or she will, to the extent allowed by law, give preference in employee hiring to residents of the city.**

~~11-12.~~ 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.

~~12-13.~~ 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.

5.28.050060 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.

5.28.060070 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 **twenty-one (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.~~070080~~ 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.~~070080~~ Fees and Charges.

A. 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:

B. “Application fee” for accepting a registration application; due and payable in full at the time a registration application is submitted;

C. “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;

D. “Permit issuance fee” for the cost to the city of preparing a development agreement, city council review and approval of the development agreement and the regulatory permit, and preparation and issuance of the regulatory permit as authorized by the city council, due and payable in full at the time the city issues a regulatory permit;

~~D.E.~~ “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;

~~E.F.~~ “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.G.~~ “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

~~G.H.~~ 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.

5.28.080090 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.

5.28.090100 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.

5.28.100110 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.~~040050~~ and 5.28.~~070080~~ 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.~~070080~~ of this chapter.

5.28.~~110120~~ 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.~~040050~~ 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.~~070080~~ 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.~~060070~~.A or 5.28.~~230240~~.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.~~060070~~.A or 5.28.~~230240~~.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.

5.28.120130 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.

5.28.130140 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.

5.28.140150 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.

5.28.150160 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~~**1,000** 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.

5.28.160170 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 (**21**), 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.

5.28.170180 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.

5.28.180190 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.

5.28.190200 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 5.28.210220 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.

5.28.200210 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.

5.28.210220 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, ~~210220~~.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.

5.28.220230 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.

5.28.230240 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.

5.28.240250 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.

5.28.250260 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.

5.28.260270 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.

5.28.270280 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.

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

E. 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.

5.28.290 Implementation Procedures.

A. The city manager or designee shall develop written regulations governing the implementation of the medical marijuana facility regulatory permit process authorized by this chapter. Such written regulations shall be approved by the city council before they shall become effective. The city council may impose such conditions of approval as it deems appropriate.

B. Regulations for dispensary, cultivation, or manufacturing permits may be developed and approved separately or jointly. The city council may approve regulations for one or several types of permits and the approval of regulations for each type of permit shall operate independently of and not be dependent on the approval of regulations for any other type of permit authorized by this chapter.

C. Applications for a regulatory permit authorized by this chapter shall not be accepted by the city manager or designee, nor a regulatory permit issued, until the written implementing regulations required under this section have been approved by the city council for the type of medical marijuana facility permit for which application is sought.

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 8th day of December, 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 **January** , 2016, by the following vote:

AYES, and in favor thereof, Council Members:

NOES, Council Members:

ABSENT, Council Members:

ABSTAIN, Council Members:

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

ATTEST:

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: 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.



City Council Memorandum

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

MEMORANDUM: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: FACILITY USE AGREEMENT: GREENFIELD UNION SCHOOL

BACKGROUND:

During the past six months in which the City and the Greenfield Union School District have been discussing the process of unifying our local education systems, School Superintendent Ervin and I have also been discussing the various things we both can do to form a more collaborative partnership in addressing the needs of young people in our community and to become more synergistic in the use of our respective assets.

During our discussions, we both recognized that the City of Greenfield has been very progressive in constructing quality public facilities that will serve citizens of this community for many years. The Civic Center is by far the highest quality public facility in South County with a very well designed City Council Chambers. This very reverential space serves the community and is only used five or six times per month. During our discussions, both Mr. Ervin and I agreed that the Greenfield Union School District School Board would benefit from holding its formal School Board meetings in this Chamber. During the past month, the Board held two meeting in the Chambers and also felt comfortable meeting at the Civic Center. The proposed Facility Use Agreement allows the School District to use the Chambers and executive conference room during the year when their use does not conflict with the City Council or Planning Commission.

Some of the more salient terms of the agreement require the District to:

- Takes all necessary steps to safe guard and protect the facility.
- Designate an employee with whom the CITY may confer regarding the terms of this Agreement or to coordinate repairs to the building.

- Provide personnel necessary for the direction and supervision of all activities sponsored by DISTRICT within the active space or on any city property.
- Take all appropriate actions to ensure visitors and staff members do not engage in activities that would discredit the DISTRICT or CITY.
- Furnish all expendable materials necessary for carrying and conducting its business.
- Obtain prior written approval from the CITY for any unusual use of the Premises.
- Not cause or permit any Hazardous Material to be generated, brought onto, used, stored, or disposed of in or about the Premises
- Designate a qualified staff member to operate all audio and visual equipment located in the City Council Chamber

The most important term in the agreement is the obligation to *ensure compliance* with the City's Public Decorum policy and take all appropriate actions to ensure all persons who attend DISTRICT meetings do not engage in any threatening activity, use, abusive or disruptive language, or engages in any other disorderly conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of business within the Civic Center.

BUDGET AND FINANCIAL IMPACT:

The District has agreed to pay \$200.00 for each regular School Board meeting. Superintendent Ervin and I have also discussed the possibility of jointly funding the installation enhanced audio-vision system that would professionalize the telecast of both the City Council and School Board meetings. With newer technology, many governments are improving their telecasting of public meetings at a fraction of the cost for older systems. Potential improvements to the City's current audio-vision system might include new computer operated cameras, energy-efficient television lights, improved sound system, video screens throughout the Council Chambers, electronic council/commission voting system, and outdoor video monitor and sound system for overflow crowds.

Many cities work with their local schools to create opportunities for students interested in this field to operate the equipment and produce programming as a part of their educational course work. This is an exciting idea that both the school and the city will be exploring in the next year.

REVIEWED AND RECOMMENDED:

The Civic Center is a valuable asset that belongs to the entire Greenfield community. Letting other responsible governmental organizations use the space, when feasible, to benefit Greenfield residents is in the best interest of the City.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY RESOLUTION #2016-04, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING AN AGREEMENT BETWEEN THE GREENFIELD UNION SCHOOL DISTRICT AND THE CITY OF GREENFIELD FOR THE USE OF THE CITY COUNCIL CHAMBERS

**CITY OF GREENFIELD
RESOLUTION NO. 2016-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD
APPROVING AN AGREEMENT BETWEEN THE GREENFIELD UNION SCHOOL DISTRICT
AND THE CITY OF GREENFIELD FOR THE USE OF THE CITY COUNCIL CHAMBERS**

WHEREAS, the Greenfield Civic Center is the principal place of government in the City of Greenfield, and;

WHEREAS, the Greenfield Union School District desires to conduct its regular and special School Board Meetings in the City Council Chambers to improve public access to residents in Greenfield interested in improving the education of its youth, and;

WHEREAS, the Greenfield Civic Center is a public facility constructed to promote and improve community governance for all City residents; and

WHEREAS, the Greenfield Union School District and the City of Greenfield desire to enter into an agreement for the use of the Council Chambers for the Greenfield Union School District board meetings starting January 1, 2016 and would continue until January 1, 2017 with a facility use fee of \$200 per regular School Board meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenfield approves the Agreement with the Greenfield Union School District.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 12th day of January 2016, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

**AGREEMENT BETWEEN THE CITY OF GREENEFIELD (CITY)
AND GREENFIELD UNION SCHOOL DISTRICT (DISTRICT)
FOR USE OF THE CITY OF GREENFIELD CITY COUNCIL CHAMBERS**

Recitals

WHEREAS, the Greenfield Civic Center is the principal place of government in the City of Greenfield, and;

WHEREAS, the DISTRICT desires to conduct its regular and special School Board Meetings in the City Council Chamber to improve public access to residents in Greenfield interested in improving the education of its youth, and;

WHEREAS, the Greenfield Civic Center is a public facility constructed to promote and improve community governance for all City residents

NOW, THEREFORE, the CITY and DISTRICT agree to cooperate with each other as follows:

1. Term

This Agreement will begin on January 1, 2016 and will continue until January 1, 2017 unless sooner terminated as provided for hereinafter in Section 11.

2. Facility Use Fee

DISTRICT shall pay the CITY \$200 per regular School Board meeting.

3. Facilities Covered

The term "Active Use Areas" includes the City Council Chambers, Executive Conference Room and Lobby Rest Room facilities. The City shall have the right to add or exclude Active Use Areas during the term of this Agreement, provided that any such change shall be in writing and approved by the City Manager.

4. Permitted Uses of Active Use Areas

The DISTRICT shall be entitled to use the City Council Chambers and Executive Conference Room for regular and special School Board Meetings and other related uses it may deem necessary during the term of this agreement.

5. Compliance with Law

All use of City property shall be in accordance with state and local law. In the case of a conflict between the terms of this Agreement and the requirements of state law, the state law shall govern. Any actions taken by the City that are required by state law, but are inconsistent with the terms of this Agreement shall not be construed to be a breach or default of this Agreement.

6. Obligations of DISTRICT

a. Designation of Employee

The DISTRICT shall designate an employee with whom the CITY, or any authorized agent of the CITY, may confer regarding the terms of this Agreement or to coordinate repairs to the building that may arise as a result of the DISTRICT'S use of the space.

b. Access and Security

The DISTRICT takes all necessary steps to safe guard and protect the facility. The CITY shall have no duty or responsibility for the protection, safeguarding, care, or storage of any personal property, nor shall CITY be liable for any damage to personal property used or left on the Premises or any surrounding CITY property by the DISTRICT or its employees, agents, contractors, guests, or invitees, including but not limited to damage caused by fire, earthquake, acts of nature, vandalism, or burglary.

c. Supervision

The DISTRICT shall provide personnel necessary for the direction and supervision of all activities sponsored by DISTRICT within the active space or on any city property. DISTRICT shall enforce all City rules, regulations, and policies while conducting business within the Active Use Areas.

d. Use of the Premises

The City Council Chambers is the principal place of government in the City. The DISTRICT shall take all appropriate actions to ensure visitors and staff members do not engage in activities that would discredit the District or CITY. The DISTRICT shall ensure compliance with the City's Public Decorum policy and take all appropriate actions to ensure all persons who attend DISTRICT meetings do not engage in any threatening activity, use, abusive or disruptive language, or engages in any other disorderly conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of business within the Civic Center.

The DISTRICT shall furnish all expendable materials necessary for carrying and conducting its business. Any unusual use of the Premises shall be conducted only with the prior written approval of the CITY. For purposes of this section, "unusual use" means any events not consistent with normal operations of the City Council Chambers. Request for approval for unusual use shall be submitted in writing at least ten (10) days prior to the event's occurrence. The use or consumption of alcoholic beverages, illegal drugs, and tobacco products are not permitted at any time.

The DISTRICT shall not cause or permit any Hazardous Material to be generated, brought onto, used, stored, or disposed of in or about the Premises by DISTRICT User or its agents, employees, contractors, subtenants, or invitees, except for limited quantities of standard office, classroom and janitorial supplies (which shall be used and stored in strict compliance with Environmental Laws). As used herein, the term "Hazardous Materials" means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of California or the United States Government. The term

“Hazardous Materials” includes, without limitation, petroleum products, asbestos, PCB’s, and any material or substance which is (i) Defined as hazardous or extremely hazardous pursuant to Title 22 of the California Code of Regulations, Division 4.5, Chapter 11, Article 4, section 66261.30 et seq. (ii) defined as a “hazardous waste” pursuant to section (14) of the federal Resource Conservation and Recovery Act, 42 U.S.C. 6901 et. seq. (42 U.S.C. 6903), or (iii) defined as a “hazardous substance” pursuant to section 10 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et. seq. (42 U.S.C. 9601). As used herein, the term “Hazardous Materials Law” shall mean any statute, law, ordinance, or regulation of any governmental body or agency (including the U.S. Environmental Protection Agency, the California Regional Water Quality Control Board, and the California Department of Health Services) which regulates the use, storage, release or disposal of any Hazardous Material.

e. Custodial

The CITY shall make its trash receptacles available to DISTRICT and DISTRICT agrees to ensure that the space used to provide activities are kept safe, clean and free from any dangerous condition. DISTRICT shall ensure community users to dispose of trash in the trash receptacles and be responsible for cleaning its work space and performing custodial duties as necessary. DISTRICT shall safeguard and protect the equipment, furniture and walls within the Chamber.

f. Use of Audio and Visual Equipment

DISTRICT shall designate a qualified staff member to operate all audio and visual equipment located in the CITY Council Chamber. DISTRICT staff shall not recalibrate or alter the equipment settings of the audio system without the expressed approval of the CITY.

7. Obligations of CITY

a. Designation of Employee

The CITY shall designate an employee with whom DISTRICT, or any authorized agent of the DISTRICT, may confer regarding the terms of this Agreement or any special need that may conflict with City use of the City Council Chamber.

b. Inspection and Notification

DISTRICT shall inspect each Active Use Area prior to and after each use and report any damage to the City’s designated employee within 24 hours after inspection. Such notification shall consist of sending written notification by letter or email to the City’s designated employee identifying the Active Use Area, date of detection, name of inspector, and description of damage.

c. Custodial

The CITY shall make its trash receptacles available to DISTRICT. DISTRICT shall ensure community users dispose of trash in the trash receptacles and to keep the Active Use Areas in a neat, orderly, and sanitary condition at all times during the Public Access Hours.

8. Maintenance

DISTRICT shall notify the CITY of any known change in condition of the Active Use Areas that may be unsafe and need to be repaired or addressed by City staff

9. Restitution and Repair

DISTRICT shall be wholly responsible for repairing, remediating, or funding the replacement or remediation of any and all damage or vandalism to the Active Use Areas that occurs during Public Access Hours resulting from DISTRICT activities.

10. Liability and Indemnification:

DISTRICT shall indemnify and hold harmless, the CITY, its Board, officers, employees and agents from, and if requested, shall defend them against all liabilities, obligations, losses, damages, judgments, costs or expenses, including reasonable legal fees and costs of investigation (collectively “Losses”) as a result of (a) personal injury or property damage caused by any act or omission during the Public Access Hours; or (b) any damage to any CITY property as a result of access granted pursuant to this Agreement. In any action or proceeding brought against a CITY indemnified by the DISTRICT hereunder, the CITY shall have the right to select the attorneys to defend the claim, to control the defense and to determine the settlement or compromise of any action or proceeding. With respect to damage to CITY facilities, remediation will be provided at the full cost of replacement or repair to the facility, as applicable.

11. Insurance

DISTRICT shall procure and maintain for the duration of the agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the use of premises hereunder and the results of that use by the DISTRICT, its agents, representatives, employees or subcontractors.

- a. Commercial General Liability Insurance** Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
- b. Worker Compensation** as required by the State of California, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.
- c. Documentation of Insurance.** DISTRICT shall provide to the CITY a certificate of insurance in effect showing proof of the above coverage.

12. Termination.

This agreement may be terminated at any time prior to expiration by either party upon thirty day written notice. The CITY reserves the right to terminate any activity that may not be in the best interest of the community or CITY. Any early termination under this Section shall not release

DISTRICT from the payment of any sum then due CITY or from any claim for damages or rent previously accrued or then accruing against DISTRICT.

13. Entire Agreement

This Agreement constitutes the entire understanding between the parties with respect to the subject matter and supersedes any prior negotiations, representations, agreements, and understandings.

14. Amendments

This Agreement may not be modified, nor may compliance with any of its terms be waived, except by written instrument executed and approved in the same manner as this Agreement.

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective as of the date first written above.

THE CITY OF GREENFIELD, a California municipal corporation,

By: _____
Susan A. Stanton, ICMA-CM
City Manager

The GREENFIELD UNION SCHOOL DISTRICT

By _____
Harry "Doc" Ervin
Superintendent



City Council Memorandum

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

MEMORANDUM: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: PATRIOT PARK CONCESSION AREA

BACKGROUND:

Patriot Park is one of the best sports complexes in South County and one of the City's most valuable assets. One of the most outstanding deficiencies in the Park and the sources of continued frustration for all Park visitors and regular users are the current state of the restroom facilities and the lack of quality concessionary space. With the installation of night-lighting this past fall, the Greenfield Little League has been successful in attracting additional visitors and users to the Park who have all expressed dissatisfaction with the current state of the restrooms. As the City Council is aware, the current restroom facilities are very uninviting to users as a result of the lack of natural light in the restroom areas, current condition of toilet fixtures and the poor design of the building that makes users feel unsafe when entering and exiting the restrooms.

The current restrooms are too small for the intended use, don't comply with ADA accessibility standards and are not connected to the City's sanitary system. While there has been extensive discussion about suggested improvements that might be made to the restroom building itself, users of the Park have also expressed a need for additional concessionary space and public accommodations for the general public who use the Park to watch their children play baseball and soccer. In this context, the deficiencies associated with the restroom facilities are really a symptom of a greater problem associated with the unplanned and fragmentary space between the four ballfields. If properly addressed and master planned, the space could be the finishing touch to Patriot Park and become the best public space in the Park.

Instead of investing additional dollars into an inadequate building that, if improved, will still not meet the needs of all users and visitors to the Park, it has been suggested that a more holistic approach would involve master planning the entire center field space to provide for all outstanding park needs at one time. A master plan development of this space would address the restroom facilities, concessionary/snack bar requirements, public seating around snack bar and

along the ball fields, small group meeting space, equipment storage and dough resistant landscape instead of the current sand and dirty surface.

Landscape Architects, Inc., a sub-contractor to MNS Engineers, has proposed a scope of work to master plan this space that would consist of the following:

1. Collect CAD files from MNS and prepare base plan.
2. Attend (1) pre-construction meeting with the City and MNS and the contractor to review project and schedule.
3. Visit the site to make site observations and conduct site analysis.
4. Research prefabricated building configurations for plans. Gather cost and design requirements of building options to meet the needs of this project.
5. Prepare three (3) preliminary hand drawn concepts of building configurations and picnic area at scale.
6. Prepare a materials and finisher list with proposed vendor cut sheets and color palette for site furniture and building.
7. Present concept plans, cost estimate and materials to the City in Greenfield.
8. Prepare a final plan based on comments from the City and the preferred option.
9. Attend one (1) coordination meeting in Greenfield as necessary during this phase.
10. Coordination with MNS and the City as needed during the project, limited to 8 hours.

BUDGET AND FINANCIAL IMPACT:

Based on the hourly rates included on the attached SSA Standard Rate Sheet, the proposed fee for the services described is \$12,842. These services are proposed on an hourly not to exceed basis. Fees will be billed monthly based on the actual hours of effort in each task based on the rate schedule, Exhibit B. The proposed scope of work, and potential improvements, can be paid by funds in the Park Impact Fund. The production of a Master Plan can also be used to obtain future recreation grants for funding improvements.

REVIEWED AND RECOMMENDED:

Patriot Park is one of the City's best public facilities but has been underutilized because of substandard field amenities. The Greenfield Little League and CCYSO have both demonstrated that with the right field improvements young people will use the park. Improvement of this central support area in the park will create incentives for other organizations to begin programming this space in the future.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY ADOPTION OF RESOLUTION #2016-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING AN AGREEMENT FOR MASTER PLANNING SERVICES FOR PATRIOT PARK FROM LANDSCAPE ARCHITECTS, INC.

**CITY OF GREENFIELD
RESOLUTION NO. 2016-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD
APPROVING AN AGREEMENT FOR MASTER PLANNING SERVICES FOR PATRIOT PARK
FROM LANDSCAPE ARCHITECTS, INC.**

WHEREAS, the City of Greenfield has received a proposal from Landscape Architect, Inc. to provide services for the creation of a Master Plan for Patriot Park; and

WHEREAS, the City of Greenfield and Landscape Architects, Inc. desire to enter into an Agreement not to exceed \$12,842 as outlined in Exhibit "A",

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenfield approves and adopt the Agreement with Landscape Architects, Inc.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 12th day of January 2016, by the following vote:

AYES, and in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk



November 11, 2015

Doug Pike, Principal Engineer
 MNS Engineers, Inc.
 201 Industrial Way
 Buellton, CA 93427

Re: Master Planning Services for City of Greenfield Patriot Park Concession Area

Dear Doug:

We are pleased to present our proposal for planning services for the City of Greenfield's (City) Patriot Park Concession Area. SSA Landscape Architects (SSA) will provide services as a sub-consultant to MNS Engineers, City Engineer of Record (MNS). The concession area will serve the existing baseball fields and will include a prefabricated building with restrooms, storage and a concession stand. It's unknown at this time if the concession will be preparing food or serving pre-packaged food. A sheltered picnic area shall be planned around the concession building as part of this scope of work. The scope of work will include a preliminary cost estimate for budget purposes and suggested materials and finishes for furniture and buildings within the concession area.

Below is a detailed list of tasks to be performed by SSA in this scope of work:

1. Collect CAD files from MNS and prepare base plan.
2. Attend (1) pre-construction meeting with the City and MNS and the contractor to review project and schedule.
3. Visit the site to make site observations and conduct site analysis.
4. Research prefabricated building configurations for plans. Gather cost and design requirements of building options to meet the needs of this project.
5. Prepare three (3) preliminary hand drawn concepts of building configurations and picnic area at 10 scale.
6. Prepare a materials and finishes list with proposed vendor cut sheets and color palette for site furniture and building.
7. Present concept plans, cost estimate and materials to the City in Greenfield.
8. Prepare a final plan based on comments from the City and the preferred option.
9. Attend one (1) coordination meeting in Greenfield as necessary during this phase.
10. Coordination with MNS and the City as needed during the project, limited to 8 hours.

Based on the hourly rates included on the attached SSA Standard Rate Sheet, the proposed fee for the services described is **\$12,842**.

These services are proposed on an hourly not to exceed basis. Fees will be billed monthly based on the actual hours of effort in each task based on the rate schedule Exhibit B. If unanticipated efforts or circumstances arise that we cannot foresee, we will not proceed without your prior approval, via email.

Not included in this scope of work are services for 3-D rendering, design development and construction documents, construction administration, topographic surveying, and any meeting or services not listed above.

If you would like to proceed, please sign below and return two copies for us to sign and return to you for your records.

We appreciate the opportunity to present this proposal.

Sincerely,



Alison Hobbs,
Sr. Project Manager, PLA #5735

AH/ks

SSA Landscape Architects, Inc.
Steven R. Sutherland, ASLA
Principal
PLA #2805 renews 1/31/16

Signed: _____

Dated: _____

MNS Engineers, Inc.
Doug Pike, P.E.
Principal

Signed: _____

Dated: _____

**EXHIBIT B****STANDARD BILLING RATE SCHEDULE**

Effective through December 2015

PROFESSIONAL SERVICES

| | |
|--------------------------------|-----------------|
| Principal Landscape Architect | \$195.00 / Hour |
| Associate Principal | \$177.00/ Hour |
| Senior Project Manager | \$164.00/ Hour |
| Project Manager | \$136.00 / Hour |
| Landscape Architect | \$117.00 / Hour |
| AutoCAD Technician | \$102.00 / Hour |
| Staff Clerical, Administrative | \$92.00 / Hour |

REIMBURSABLE EXPENSES**Subconsultants**

Direct Billing x 1.10

In-House Office Services: As listed below x 1.10**Plotting:**

| | |
|--------------------|-----------|
| Color Bond | \$4.55/sf |
| Black & White Bond | \$2.90/sf |
| Vellum | \$4.20/sf |
| Mylar | \$9.50/sf |

Transparencies:

| | |
|-----------------|-------------|
| Color | \$3.00/each |
| Black and White | \$2.00/each |

Color Laser Prints:

| | |
|----------|------------|
| 8.5 x 11 | \$.50/each |
| 11 x 17 | \$.85/each |

Blueprints:

| | |
|---------|-------------|
| 24 x 36 | \$2.00/each |
| 30 x 42 | \$2.50/each |

Black & White Laser Prints:

| | |
|----------|------------|
| 8.5 x 11 | \$.10/each |
| 11 x 17 | \$.15/each |

CD Media:

| | |
|-----|-------------|
| CDR | \$5.00/each |
|-----|-------------|

Outside Reimbursable Expenses:

Reproduction, photography, shipping and postage, miscellaneous expenses

Direct Cost x 1.0

Travel:

Mileage

\$.575/ mile

Other travel expenses

Direct Cost x 1.10



City Council Memorandum

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

MEMORANDUM: January 7, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **RESOLUTION REJECTING CONSTRUCTION BIDS FOR PROPOSITION 84 PARK PROJECT AND DIRECTING THE PROJECT BE RE-ADVERTISED**

BACKGROUND

An Invitation to Bid for construction of the Proposition 84 Community Park (Apple Avenue and 3rd Street) was publically noticed on November, 11, 2015. Two bids were received on December 28, 2015. Those bids were for approximately \$3 million and \$3.4 million. Since optional deducts amounting to approximately \$200,000 were part of the bid documents, the minimum bids were approximately \$2.8 million and \$3.2 million. The available construction budget is approximately \$2.15 million, and the lowest bid, including deducts, exceeded the available funds by approximately \$650,000.

Since both bids significantly exceeded the available funding, it was clear the construction scope needed to be reduced and the project re-bid to ensure a construction contract can be awarded to the lowest responsible bidder at an amount that is within the available construction dollars. To re-bid the project, however, the City Council must first reject all bids received. This is required by section 3.12.052 of the Municipal Code.

The first step in achieving the required cost reduction was to discuss costs with the bidders on a line-by-line basis. The project architect, Chris Roberts of Pacific Coast Land Design, did this and obtained significant information regarding the bidders' understanding of the required scope of work in relation to the architect's design intent, and the areas where further clarification would be of benefit in achieving a close fit between the bidders' understanding and the architect's intent. The resulting plan clarifications are significant and both bidders are enthusiastic to re-bid the project.

Reducing construction costs by over 25% from the lowest bid will impact individual park components but not the overall character of the park. The park will still feel full of fun things to do and the overall layout will be as currently designed. Since the second round of bidding will be based on extensive feedback from the bidders, we now have a much clearer idea of how much the park will cost to build.

The architect will proceed to make modifications to the design and bid documents to reflect the following cost savings:

| | |
|---|-----------|
| Plan clarifications, simplified specifications and verbal communication between architect and bidder to eliminate construction materials and task overlap | \$150,000 |
| Substitution and reduction of non-essential materials | \$250,000 |
| Elimination of some currently proposed play facilities | \$200,000 |
| Changes in grading, soils treatment, and rock processing | \$50,000 |
| Removal of house demolition from contract | \$50,000 |
| | _____ |
| Total Re-Bid Estimated Savings | \$700,000 |

To be clear, the form of the park and its character are solid and unchanged. Less expensive materials will be used. For example, the edges of the loop trail will be a thin edging instead of concrete, and some complicated and expensive construction components are eliminated or simplified. Play structures will also not be so packed together. With simplified and clarified plans, and the elimination of some play equipment, the result will be more value for each dollar spent.

If the City Council concurs with this approach, a revised drawing and bid set should be available for re-bidding by the end of this week. The two bidders have each indicated to the architect and the City Engineer that they remain very excited about this project and that they have every intention to re-bid the project. It is also possible that additional bids may also be received.

RECOMMENDATION

It is recommended the City Council concur with the approach described in this memo, reject the two bids received, and direct the project be re-advertised for bid.

PROPOSED MOTION

I MOVE TO APPROVE RESOLUTION #2016-06, A RESOLUTION REJECTING THE CONSTRUCTION BIDS RECEIVED FOR THE PROPOSITION 84 PARK PROJECT AND TO RE-ADVERTISE FOR CONSTRUCTION BIDS.

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD REJECTING THE CONSTRUCTION BIDS RECEIVED
FOR THE PROPOSITION 84 COMMUNITY PARK PROJECT AND
DIRECTING THE PROJECT BE RE-ADVERTISED FOR BIDS**

WHEREAS, the City of Greenfield has been awarded a Proposition 84 grant in the total amount of \$2,982,281 for a new community park, which amount includes funds for site acquisition, tenant relocation, design, construction management, project administration, and construction; and

WHEREAS, approximately \$2,150,000 of the total Proposition 84 grant funds are available for construction; and

WHEREAS, a request for construction bids was publically advertised and bids were received for construction of the project that exceeded the available construction budget; and

WHEREAS, Section 3.12.052 of the City of Greenfield Municipal Code authorizes the City Council, in its discretion, to reject all bids and to re-advertise for bids;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield does hereby reject all bids received for construction of the Proposition 84 park project and direct the City Manager to cause the design documents and bid documents for the Proposition 84 park project be revised and to re-advertise for bids.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regular meeting of the City Council held on the 12th day of January 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: December 18, 2015

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **ADOPTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM GUIDELINES FOR HOMEBUYER PROGRAM AND OWNER-OCCUPIED HOUSING REHABILITATION ASSISTANCE PROGRAM**

BACKGROUND

The federal Housing and Community Development Act of 1974, as amended, and the Omnibus Budget Reconciliation Act of 1981 established the State Community Development Block Grant (CDBG) program. For local communities, this program is administered by the State Department of Housing and Community Development (HCD).

In April 2014, the City submitted an application for the maximum allowable total award - \$2,000,000. In January 2015, the City received notice from HCD that our application was successful and the City of Greenfield was awarded CDBG grant funds for the following programs:

| | |
|---|------------------|
| Public Improvements: Water/Sewer Improvements | \$1,302,325 |
| Planning and Technical Assistance: Water/Sewer Master Plans | \$93,023 |
| Housing Activities: Direct Homeownership Assistance..... | \$232,559 |
| Housing Activities: Housing Rehabilitation | \$232,558 |
| General Program Administration | <u>\$139,535</u> |
| Total CDBG Award | \$2,000,000 |

The Homeownership Assistance program will provide direct assistance to low- and moderate-income homebuyers for the acquisition of an existing or new housing unit. For qualifying low- and moderate-income homebuyers, financial assistance can be used to subsidize interest rates

and mortgage principal amounts, finance the acquisition of housing that will be occupied by the homebuyer, acquire guarantees for mortgage financing obtained by the homebuyer from private lenders, provide up to 50% of any down-payment required from the homebuyer, and pay reasonable closing costs incurred by the homebuyer.

The Housing Rehabilitation program is restricted to single family residential properties that are one to four units. Only low- or moderate-income persons are eligible for housing rehabilitation assistance. Funding will be available for financing the costs of repairs and general property improvements to owner- and renter-occupied units, loans for refinancing existing indebtedness secured by a property being rehabilitated with CDBG funds, improvements to increase the efficient use of energy, improvements to increase the efficient use of water, and homeowner warranty and hazard insurance premiums when rehabilitation is carried out with CDBG funds.

To assist in the administration of this CDBG award, the City selected PMC (now Michael Baker International) as its specialty administrative consultant. For the Housing Activities component of the CDBG award, Michael Baker International developed program guidelines for the homebuyer assistance and housing rehabilitation programs. Those guidelines were developed following HCD guidelines, policies, and protocols. Before the City can implement those programs and begin receiving applications from interested homebuyers and homeowners, HCD guidelines require the City Council hold a public hearing on the proposed guidelines and adopt a resolution formally approving the Homebuyer Program Guidelines and the Owner-Occupied Housing Rehabilitation Assistance Program Guidelines.

RECOMMENDATION

It is recommended that the City Council hold public hearing and adopt the attached resolution approving the Homebuyer Program Guidelines and the Owner-Occupied Housing Rehabilitation Assistance Program Guidelines. With the assistance of Michael Baker International, the City will then be able to begin accepting applications from the public for each of these programs.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION #2016-07 APPROVING THE PROGRAM GUIDELINES FOR THE CDBG HOMEBUYER ASSISTANCE PROGRAM AND THE OWNER-OCCUPIED HOUSING REHABILITATION ASSISTANCE PROGRAM.

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION NO. 2016-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD APPROVING THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM GUIDELINES FOR THE
HOMEBUYER ASSISTANCE PROGRAM AND THE OWNER-
OCCUPIED HOUSING REHABILITATION ASSISTANCE PROGRAM**

WHEREAS, the California Department of Housing and Community Development (HCD) is authorized to allocate federal Community Development Block Grant (CDBG) funds made available from the U.S. Department of Housing and Urban Development; and

WHEREAS, on January 6, 2014, the Department of Housing and Community Development issued a Notice of Funding Availability for the 2014 CDBG program; and

WHEREAS, the City of Greenfield submitted an application to the Department of Housing and Community Development in response to said Notice of Funding Availability; and

WHEREAS, the City of Greenfield received notice dated January 9, 2015, that the City was awarded a \$2,000,000 CDBG program award, including funds for Homebuyer Assistance Programs and Owner-Occupied Housing Rehabilitation Assistance Programs; and

WHEREAS, to implement the CDBG Homebuyer Assistance Program and the Owner-Occupied Housing Rehabilitation Assistance Program, the City Council must hold public hearing and adopt a resolution approving the program guidelines for each of these programs.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield has held public hearing and hereby approves the Homebuyer Assistance Program Guidelines and the Owner-Occupied Housing Rehabilitation Assistance Program Guidelines.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regular meeting of the City Council held on the 12th day of January 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: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **WATER CONSERVATION SURCHARGE UPDATE**

BACKGROUND

As the City Council is well aware, California is now entering its fifth year of severe drought conditions. Since January 2014, the office of Governor Edmund G. Brown, Jr. and the State Water Resources Control Board have issued a series of executive orders and regulations addressing the continuing drought conditions and imposing a number of mandatory water conservation restrictions on both water suppliers and consumers throughout the state. In May 2015, the State Water Board adopted emergency regulations mandating a 25% statewide water reduction from 2013 consumption levels and established reduction goals for each urban water supplier. For Greenfield, the goal is a 16% reduction from water consumption levels for the same months in 2013.

On April 14, 2015, the City Council adopted a water consumption surcharge to provide a financial inducement to our water customers to conserve water. Water usage data since January 2015 indicates Greenfield as a community has responded very positively to the considerable information that has been disseminated to the public regarding the on-going drought, the need to conserve water, and the imposition of a water consumption surcharge. Since June (the starting date for State mandatory water reductions), the City has a cumulative water consumption reduction of 27%, which significantly exceeds its mandated 16% water consumption reduction from 2013 levels. The table on the following page summarizes the City's water consumption levels for each month since January 2015. This table clearly demonstrates that total water consumption has been significantly reduced from the same months in 2013 (the base year the State is using to measure water conservation).

| All Water Customers | 2013 | 2015 | Percent Reduction |
|-----------------------------|-------------|-------------|--------------------------|
| Greenfield Target Reduction | | | 16% |
| January | 36,495,360 | 34,866,103 | -4% |
| February | 47,606,893 | 46,922,605 | -1% |
| March | 59,011,693 | 48,388,937 | -18% |
| April | 65,137,700 | 46,987,776 | -28% |
| May | 66,669,114 | 47,965,267 | -28% |
| June | 69,271,000 | 47,030,541 | -32% |
| July | 66,669,114 | 48,747,309 | -27% |
| August | 62,824,073 | 48,616,969 | -23% |
| September | 61,097,063 | 40,240,934 | -34% |
| October | 55,394,670 | 43,631,449 | -21% |
| November | 44,602,485 | 36,130,359 | -19% |
| December | 41,904,439 | 29,655,700 | -29% |
| Cumulative June - Current | 401,762,843 | 294,053,260 | -27% |

As the City Council is well aware, the water surcharge program has not been without controversy. At the July 14, 2015, City Council meeting, the Council directed modifications be made to the billing methodology for multi-family residential complexes with single master water meters such that the effect was to calculate the monthly water bills as if each apartment had its own individual water meter. With this modification, all residential units, whether connected to an individual meter or a master meter, were treated uniformly. At the October 13, 2015, City Council meeting, there was some discussion as to whether the surcharge continued to be necessary as an inducement for water conservation. Although the Council agreed to continue the surcharge, it did make further modifications to exempt the first 5,000 gallons of water consumption each month from the surcharge.

The table on the following page indicates that for December, the most recent billing month, 38% of all residential customers, including multi-family complexes on a master meter, were exempt from the water surcharge. For residential properties with a single master meter, 27% of all such properties were exempt. Slightly more than 80% of all residential water customers, whether on an individual or a master meter, consumed less than 10,000 gallons in December.

The water surcharge has most likely played a role in achieving our water consumption reductions, just as intended. This trend is good, but our continuing efforts to achieve sustainable long-term water conservation must continue. Achieving meaningful water conservation should be a goal not just in response to the current extended drought, directives from the Governor's

office, and emergency regulations issued by the State Water Board, but as a sustainable environmental practice that protects our valuable water resources not just for ourselves but for our children and future generations.

| Water Consumption Tier | August 2015 | | December 2015 | |
|-----------------------------|-------------|---------|---------------|---------|
| | Customers | Percent | Customers | Percent |
| 0 - 5,000 | 759 | 22% | 1,313 | 38% |
| 5,001 - 10,000 | 1,306 | 37% | 1,510 | 43% |
| 10,001 - 15,000 | 937 | 27% | 492 | 14% |
| 15,001 - 20,000 | 341 | 10% | 140 | 4% |
| 20,001 above | 162 | 5% | 44 | 1% |
| Total Customers (Surcharge) | 3,505 | | 3,499 | |

Multi-Family Master Meters

| | | | | |
|--------------------------|----|-----|----|-----|
| 0 - 5,000 | 15 | 27% | 15 | 27% |
| 5,001 - 10,000 | 23 | 41% | 30 | 54% |
| 10,001 - 15,000 | 12 | 21% | 10 | 18% |
| 15,001 - 20,000 | 3 | 5% | 0 | 0% |
| 20,001 above | 3 | 5% | 1 | 2% |
| Total Multi-Family Units | 56 | | 56 | |

On November 13, 2015, Governor Brown issued Executive Order B-36-15 that continued in full force and effect all previous proclamations and executive orders issued by that office. This executive order also stated that if drought conditions persist through January 2016, the orders and emergency regulations issued by the State Water Board shall be extended through October 2016. It is expected that further directives will be issued by the Governor’s office in February.

Pending further directives from the Governor’s office and the State Water Board, the question now before the City Council is whether the water surcharge program should continue, whether it should be modified to increase the base monthly exemption from the surcharge, or whether it should be suspended.

RECOMMENDATION

The City’s water surcharge program was adopted based on the State’s mandate to reduce water consumption, to pay for costs associated with purchasing emergency water supplies during our severe drought, and to provide a price incentive for customers to reduce water demand. At this time the City has significantly exceeded the State mandated 16% water consumption reduction

from 2013 levels. The water surcharge in effect for the past seven months has most likely had an impact.

Now that the City has achieved its policy objective and users have reduced water consumption significantly below State mandated levels, the surcharge has served its intended purpose and should be suspended. To ensure continued reduction in water consumption, the City is currently examining the adoption of a long-term conservation pricing structure intended to permanently alter demand compared to the current surcharge pricing which was adopted as a temporary charge.

If the community starts to increase water consumption prior to the establishment of new water conservation rates, and does not meet or is in danger of not meeting its State mandated water conservation target, the City Council can reenact the temporary water surcharge at that time. However, now that water consumption has been reduced, as a matter of governmental fairness and transparency, this is the appropriate time to suspend the water surcharge as the City promised at the time of its adoption.

POTENTIAL MOTION

I MOVE TO ADOPT RESOLUTION 2016-08, A RESOLUTION SUSPENDING THE WATER SURCHARGE FEE EFFECTIVE WITH THE CURRENT WATER UTILITY BILLING CYCLE.

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION NO. 2016-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GREENFIELD SUSPENDING THE WATER SURCHARGE FEE**

WHEREAS, on April 1, 2015, Governor Brown issued Executive Order B-29-15 proclaiming a continuation of the state of emergency due to the ongoing drought and directing the State Water Board and local water providers to develop rate structures and other pricing mechanisms, including surcharges, to maximize and promote water conservation; and

WHEREAS, the City Council of the City of Greenfield is fully supportive of state and local efforts to adopt water conservation programs and undertake activities that encourage all City of Greenfield water customers to conserve water; and

WHEREAS, on April 14, 2015, the City Council of the City of Greenfield adopted Resolution 2015-10 establishing a water consumption surcharge on certain residential and other properties; and the surcharge structure was subsequently modified on October 13, 2015, with adoption by the City Council of the City of Greenfield of Resolution 2015-64; and

WHEREAS, during the seven months the City of Greenfield water surcharge has been in effect, City residential water customers have achieved an average monthly water consumption reduction of 27% from consumption levels for the same months in 2013; and

WHEREAS, the water consumption reduction achieved by City of Greenfield water customers has exceeded the 16% reduction mandated by the State Water Board;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Greenfield that the water surcharge authorized by Resolution 2015-10 and Resolution 2015-64 shall be suspended effective with the current water utility billing cycle.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the 12th day of January 2016, 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 Council Memorandum

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

MEMORANDUM: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: **PROPOSED MOU TO EVALUATE REORGANIZATION OF
EXISTING FIRE PROTECTION SERVICES
IN THE GREENFIELD AREA**

BACKGROUND:

During the last month, the Fire District has informed the City of its desire to consider changing the organization of the existing Fire Protection Service in the Greenfield area. On August 26, 2014 the DISTRICT failed to obtain voter approval of a Special Measure to fund emergency medical services, recruit and retain qualified personnel to provide necessary responsiveness to Greenfield homes and businesses from fire and other disasters, and to plan for the DISTRICT's long term fiscal well-being.

As discussed in the 2012 Municipal Service Review (Districts Providing Fire Protection and Emergency Medical Service in Monterey County), the Greenfield Fire Protection District is the only special district in the County to serve as the primary fire protection provider within the boundaries of a city. The DISTRICT contains almost 46 square miles with a population of approximately 17,000 people. The Greenfield Fire Protection District has provided fire protection service in and around the City of Greenfield since its formation in 1940, seven years before the City's incorporation. *It is the only special district in Monterey County that provides these services within a city's boundaries.* The DISTRICT contains more residents than any other fire protection district in the County, except for the North County and Monterey County Regional FPDs. The Greenfield Fire Protection District has changed significantly in the past 15 years. Over this period the number of annual calls received by the DISTRICT has increased from approximately 200 a year to almost 1,000, excluding calls for mutual and automatic aid.

The proposed Memorandum of Understanding outlines a general approach that will be used to evaluate the best approach for providing fire protection in the Greenfield area. In preliminary discussions with the Fire Board, both the DISTRICT and the CITY both understand that the study, to be successful, needs to be a cooperative effort with extensive assistance and involvement from Monterey County and LAFCO. The first step will be to conduct a Fire Services Reorganization Study that will identify the options to provide fire services in the CITY and in DISTRICT'S existing unincorporated area in the most cost effective manner for the recommended and appropriate service levels. The study will identify gaps—if any—in operations and resources; develop recommendations to maximize current fire protection service operations and resources; and identify “best practices” that may be appropriate for application in the Greenfield area. The process of addressing these questions is set forth in the California Government Code which is outlined in the proposed MOU and will be the basis for a professional service contract and scope of work. While there are a number of possible governance alternatives that might be studied LAFCO staff have suggested that potential reorganization scenarios that should be evaluated include, but are not limited to:

- Detachment of the CITY from the DISTRICT
- Establishment of the existing DISTRICT as a subsidiary of the CITY
- Dissolution of the DISTRICT
- Merger of the CITY and DISTRICT
- Consolidation of the DISTRICT with one more of the existing fire protection districts in the nearby area.

BUDGET AND FINANCIAL IMPACT:

As indicated in the *2012 LAFCO 2012 Municipal Service Review of Districts Providing Fire Protection and Emergency Medical Service in Monterey County*, the Greenfield Fire Protection District’s per capita annual revenues **are the lowest of all fire protection districts** in the County, at \$33 a person (See below). The DISTRICT receives approximately 40% of these revenues from a voter-approved benefits assessment. The DISTRICT receives only three cents for every dollar received by the County for the 1% property tax.

| District | Time Period | a. Annual Revenue | b. Fund Balance | c. Fund Balance as a Percent of Annual Revenue ("b/a") | d. Estimated Population | e. Per Capita Annual Revenue ("a/d") | f. Average Portion of County 1% Property Tax |
|---|-------------|-------------------|-----------------|--|-------------------------|--------------------------------------|--|
| Aromas Tri-County FPD ¹ | FY 2009-10 | \$1,248,614 | \$683,105 | 55% | 5,543 | \$225 | 14c/\$1 |
| Cachagua FPD ² | FY 2009-10 | \$270,468 | \$267,220 | 99% | 978 | \$277 | 0c/\$1 |
| Carmel Highlands FPD | FY 2009-10 | \$2,144,354 | \$2,450,671 | 114% | 1,036 | \$2,070 | 25c/\$1 |
| Cypress FPD | FY 2009-10 | \$3,907,238 | \$6,792,067 | 174% | 7,565 | \$516 | 15c/\$1 |
| Gonzales Rural FPD | FY 2009-10 | \$144,238 | \$3,954 | 3% | 619 | \$233 | 15c/\$1 |
| Greenfield FPD | FY 2008-09 | \$562,232 | \$104,184 | 19% | 16,986 | \$33 | 3c/\$1 |
| Mission Soledad Rural FPD | FY 2008-09 | \$203,207 | \$86,275 | 42% | 1,143 | \$178 | 8c/\$1 |
| Monterey Co. Regional FPD ³ | FY 2009-10 | \$11,881,918 | \$2,931,165 | 25% | 31,508 | \$377 | 13c/\$1 |
| Monterey Pen. Airport Dist. ⁴ | FY 2009-10 | \$1,752,156 | N/A | N/A | N/A | N/A | N/A |
| North County FPD | FY 2009-10 | \$6,114,330 | \$2,039,173 | 33% | 37,720 | \$162 | 11c/\$1 |
| Pebble Beach CSD ⁵ | FY 2009-10 | \$4,304,691 | N/A | N/A | 4,514 | \$954 | N/A |
| South Monterey Co FPD | FY 2008-09 | \$467,857 | \$880,229 | 188% | 4,513 | \$104 | 1c/\$1 |
| Spreckels CSD ⁶ | FY 2008-09 | \$73,548 | N/A | N/A | 536 | \$137 | N/A |
| County Service Area 74 (EMS) ⁷ | FY 2009-10 | \$1,565,000 | \$1,500,000 | 96% | 415,057 | \$4 | 0c/\$1 |

If Measure U had passed in August 2014, the tax rate would have been \$73.00 for the first dwelling unit and \$58.40 for each additional dwelling unit on residential property, \$36.50 for each unimproved lot (vacant/ parking), \$50.37 for agricultural/open space property, and \$0.05 per square foot of building area for commercial/industrial/office/recreational property within the DISTRICT. In an effort to obtain voter approval of the measure in August, the DISTRICT was extremely conservative with the proposed tax. However, even if Measure U had passed, it would have been inadequate to properly fund recommended Fire staff, purchase needed equipment and accumulate sufficient resources to meet future growth in the CITY.

As a municipal corporation, the CITY has more flexibility in funding Fire Protection compared to a Special District which has more restrictive funding options. The proposed Study will also evaluate the various funding options that might also be considered to properly fund fire protection in the Greenfield community. This discussion will also involve Monterey County due to the size of unincorporated property in the DISTRICT.

REVIEWED AND RECOMMENDED:

Fire Protection and Emergency Medical Service is of critical importance to the Greenfield Community. The current Fire Board has done a remarkable job in attempting to provide these functions to the community with limited resources. *However, it is simply not possible to provide this service, and ensure staff safety and availability, with the current revenue source.*

Irrespective of what governance model or organizational structure that is used to provide this function in the CITY, the community will need to be educated as to the importance of Fire and EMS in the community and a realistic revenue source identified to properly fund this Department.

Properly funding Fire and EMS is critical to the safety of the community and the future redevelopment of the CITY. This effort will require the same extensive dialog in the community that was successfully employed to obtain voter approval of Measures V & W in November 2014.

CONSEQUENT ACTION:

The Fire Protection Board will be considering the proposed MOU during the next week. If approved, the CITY will obtain the assistance of a professional consultant to perform this study. With the assistance from LAFCO staff, the CITY has been working with project managers from Citygate Associates to develop a scope of service outlined in this proposed MOU. Citygate Associates, LLC, founded in 1990, is dedicated to assisting public sector agencies to improve services. Citygate's Fire Protection and Emergency Medical Services practice area conducts consolidation/reorganization feasibility analysis, deployment and station location analysis, master and strategic plans, organizational efficiency studies, risk assessment studies, performance audits, staffing studies, and GIS for districts, cities, and counties throughout the United States. Citygate has completed many recent projects that are very similar to the operational, financial, and reorganization work requested in this study

Once Citygate Associates finalizes a proposed scope of work and fee, it will be reviewed with the Fire District and LAFCO and recommended for approval by the City Council. The DISTRICT does not have any available funds to conduct this study.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY THE PROPOSED MOU TO EVALUATE THE REORGANIZATION OF EXISTING FIRE PROTECTION SERVICES IN THE GREENFIELD AREA

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF GREENFIELD
AND THE GREENFIELD FIRE PROTECTION DISTRICT
TO EVALUATE REORGANIZATION OF EXISTING FIRE PROTECTION SERVICES
IN THE GREENFIELD AREA**

THIS MEMORADUM OF UNDERSTANDING is entered into as of _____ between the City of Greenfield, a California Municipal Corporation (the CITY) and the Greenfield Fire Protection District (the DISTRICT) for the purpose to consider the dissolution of its Fire Protection District, the creation of a new jurisdiction or the CITY assuming management responsibility for the operation and administration of its Fire and EMS Services.

RECITALS

WHEREAS the DISTRICT's property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978 and, consequently, the DISTRICT has had to manage its limited resources to serve the projected influx of new residents and businesses to the region;

WHEREAS the County currently has a fire facility impact fee in place, which was last calculated in 1992 and needs to be updated to take into account recent growth projections and the facilities needed to serve the future population;

WHEREAS as new development increases the demand for fire protection services, the DISTRICT will continue to transition from what was a primarily volunteer DISTRICT towards an increasingly career staffed DISTRICT;

WHEREAS The DISTRICT 's boundaries encompass the entire incorporated CITY as well as some surrounding unincorporated areas and include the City of Greenfield's sphere of influence (SOI).

WHEREAS the CITY has adopted a fire facilities impact fee for new development within the City limits in compliance with the *Mitigation Fee Act* contained in *Government Code* Section 66000 but has no legal authority to impose impact fees on the DISTRICT'S unincorporated area in the County;

WHEREAS the DISTRICT currently owns the equivalent of approximately \$5.7 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population inclusive of \$608,000 worth of fire protection vehicles and apparatus and \$277,000 in special protective gear, communications equipment, training equipment, and other miscellaneous equipment shared by all stations;

WHEREAS presently, the DISTRICT does not have a master facilities plan to provide for new development in the CITY but recognizes that an additional station will be needed in the near future and anticipates needing an expansion to the existing fire station and a new 750 gallon fuel tank to adequately serve new development;

WHEREAS the DISTRICT estimates this station as well as the apparatus and equipment needed to properly equip the station are estimated to cost \$3,515,600 and to complete future facilities as currently planned there is a need for \$1.2 million in revenue from non-fee funding sources.

WHEREAS the DISTRICT does not anticipate developing any other on-going sources of revenue for capital facilities besides impact fees and existing General Fund revenue resulting in inadequate funding of planned facility standard and potential inability to meet the new future development demands in the CITY;

WHEREAS General Fund revenue is derived from the DISTRICT's share of the constitutionally imposed one percent property tax rate, any new or increased special tax would require two-thirds voter approval.

WHEREAS on August 26, 2014 the DISTRICT failed to obtain voter approval of a Special Measure to fund emergency medical services for quicker responses to heart attacks, vehicles and other emergencies, recruit and retain qualified personnel to provide necessary responsiveness to Greenfield homes and businesses from fire and other disasters, and plan for the DISTRICT's long term fiscal well-being, and approve an annual special tax be authorized at a base rate of \$73.00 per tax unit with a cost-of-living adjustment.

WHEREAS the DISTRICT has conveyed to the CITY its desire to consider the dissolution of its existing jurisdictions to create a new jurisdiction or the CITY assuming management responsibility for the operation and administration of its Fire and EMS Services.

WHEREAS the CITY is committed to maintaining a high level of emergency preparedness toward the protection of public health and safety in the event of a natural or human-caused disaster;

WHEREAS the CITY is committed to promoting and maintaining high service level of fire protection services within Greenfield.

WHEREAS the CITY is committed to ensuring all new development shall pay its fair share of costs for new fire protection facilities and services.

WHEREAS the CITY has continued to identify needed upgrades to fire facilities and equipment during project environmental review and planning activities.

WHEREAS the CITY has historically participated in discussions regarding fire district annexations, consolidations, and other service management programs.

WHEREAS the CITY has been committed in its General Plan to work with the Fire District to create a Fire Services Master Plan that is consistent with the Greenfield General Plan and updated every five years.

WHEREAS the CITY has adopted fire facility impact fees for new development and modifying those fees as necessary in accordance with the Fire District's future Master Plan and Capital Improvement Plan.

WHEREAS the CITY has been committed to work with stakeholders to identify, promote, and offer programs and training to encourage community preparedness, prevention and mitigation planning.

WHEREAS the CITY has acknowledged the importance of improved fire and emergency services' ability to identify, prevent, mitigate and respond to local community hazards.

WHEREAS the CITY is committed to enhance fire and emergency services capabilities to respond to and recover from all hazardous incidents through training, education, exercise and evaluation.

WHEREAS the DISTRICT and the CITY are committed to exploring new ways to improve the delivery of fire protection services and realize that reorganization of existing governance structures and arrangements can increase the efficiency and effectiveness of Fire Protection by allowing for the better use of resources and providing greater flexibility and capability to improve the safety of Greenfield residents;

WHEREAS the DISTRICT and the CITY believe that reorganization may be cost effective as a result of increasing demands at all levels of government for funding of essential services; insufficient career staff and difficulty recruiting and retaining volunteer staff; and increasing service requirements, including hazardous materials, technical rescue, emergency medical services, and terrorism and natural disaster preparedness.

WHEREAS the DISTRICT and the CITY both understand that jurisdictional reorganization may involve the dissolution of existing jurisdictions (i.e. fire protection districts) to create a new jurisdiction or the CITY assuming management responsibility for the operation and administration of the Fire Service in which the governing bodies of each jurisdiction agree to dissolve the current jurisdictions and form a new single jurisdiction.

NOW THEREFORE, the DISTRICT and the CITY agree to cooperatively conduct the following studies and appropriate actions:

1. Conduct a fire services Reorganization Study that will identify the options to provide fire services in the CITY and in DISTRICT's existing unincorporated area in the most cost effective manner for the recommended and appropriate service levels. The study will identify gaps—if any—in operations and resources; develop recommendations to maximize current fire protection service operations and resources; and identify “best practices” that may be appropriate for application in the Greenfield area.

The Reorganization Study shall evaluate:

- a) Statutory requirements regarding change of organization or reorganization of the DISTRICT and develop an appropriate plan for providing services within the affected territory in the CITY and DISTRICT. The plan for services shall include the following information as required under Government Code section 56653(b), listed below:
 - (1) An enumeration and description of the services to be extended to the affected territory.
 - (2) The level and range of those services.
 - (3) An indication of when those services can feasibly be extended to the affected territory.
 - (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
 - (5) Information with respect to how those services will be financed.

If applicable, the plan for services shall address the requirements of Senate Bill 239 (Hertzberg), effective January 2016, which requires LAFCO approval for certain contract fire services.

- b) Current and planned capacity and adequacy of facilities, and any infrastructure or equipment needs or deficiencies for the DISTRICT.

- c) Current financial capacity of the DISTRICT to provide services.
 - d) CITY'S current organizational, administrative and operational capacity to manage fire and EMS services and facilities.
 - e) Governance alternatives including, but not limited to, a reorganization of the DISTRICT with the CITY. Potential reorganization scenarios that should be evaluated include, but are not limited to:
 - Detachment of the CITY from the DISTRICT
 - Establishment of the existing DISTRICT as a subsidiary district (per Government Code Section 56117 et seq.) of the CITY
 - Dissolution of the DISTRICT
 - Merger of the CITY and DISTRICT (per Government Code Section 56117 et seq.)
 - Consolidation of the DISTRICT with one more of the existing fire protection districts in the nearby area
 - f) How best to provide fire and EMS services, including sustainable revenues and cost allocations in the CITY and in DISTRICT'S existing unincorporated area.
2. Jointly work with the Local Agency Formation Commission of Monterey County (LAFCO) to assist in the evaluation of any reorganization proposal for providing Fire Protection Service. The effort shall include but not be limited to the following:
- a) Early consultation with the County of Monterey, to assist in planning for appropriate continuity of fire protection services, and funding thereof, in the unincorporated areas of the existing DISTRICT.
 - b) Resolutions of Application to LAFCO, prepared by the CITY and the DISTRICT for a change of organization or reorganization, as applicable.
 - c) Completion and submittal of a LAFCO Application package, including a plan for services as required under State law, based on an application form and checklist to be provided by LAFCO staff.
3. Develop Implementation plan to ensure continuity of the Fire Service. This plan will include but not be limited to the following:
- a. Assess all current operational and service delivery aspects of the Fire District to ensure continuation of fire and EMS service to the community.
 - b. Review and assess current staffing models, standards of coverage, deployment standards, field operations, command staffing, and operational policies and procedures to ensure continued maintenance of current level of service on day the of transfer to the CITY, as applicable.
 - c. Finalize the transfer the real and personal property and remaining funds approved for the 2015 budget including all future property tax and contractual payments received at the time of receipt, as applicable.
 - d. Assist with the transfer of all current employee agreements, collective bargaining unit agreements, outstanding labor issues, personal service contracts, and any other contracts or agreements pertaining to work, duties, services or employment to the CITY, as applicable.

Both the DISTRICT and the CITY enter into this agreement for the exclusive purpose of ensuring that all city and county residents currently located within the DISTRICT continue to receive improved Fire and Emergency Services to safeguard the lives and property of the community

Roy Morris,
President
Greenfield Fire Protection District

Susan A. Stanton, ICMA-CM
City Manager
City of Greenfield

ATTEST

Ann Rathbun
City Clerk

APPROVED TO FORM

Brad Sullivan
City Attorney



City Council Memorandum

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

MEMORANDUM: January 8, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: AGENDA PREPARATION

BACKGROUND:

As outlined in the City Council Rules of Order and Protocols, Article III entitled Agenda Preparation sets forth the process by which the City Council Agenda is development and published. The City Council Rules of Order and Protocols delegate responsibility to the City Manager to draft the agenda and set forth various rules for introducing new items on the agenda. After the draft agenda is approved by the City Manager and before the posting of said agenda for the City Council meeting in which the items will be addressed, additional items may be placed on said agenda when:

1. The City Manager receives a request by two (2) Council Members, either verbally or in writing, that an item be added to the agenda. Items added in this manner will be addressed by the Council if a majority of the Council Members present at the meeting votes to address the item; or
2. The City Manager determines, with the concurrence of the City Attorney, that there is a need for that item to be placed on the agenda. Items added in this manner shall be addressed by the Council at the City Council meeting.

While the Protocols provide that any Council Member may direct the City Manager to place an item on the future agenda not yet drafted. There is no guidance on actually developing the actual draft City Council agenda. Historically, developing this draft agenda has been an informal collective effort between the City Clerk, City Manager and Mayor in response to Department Director request for City Council action on items throughout the year.

In an effort to better focus this process and to provide the City Manager clear direction, it has been suggested that an Agenda Preparation Committee of the City Council be created that would meet with the City Manager on a bi-weekly basis to assist in the preparation of items to be placed on the agenda.

As envisioned, this proposed Agenda Preparation Committee would consist of the Mayor and one City Council Member. Before any agenda item is placed on the draft City Council Agenda it would need to be reviewed and approved by the Agenda Preparation Committee. (See attachment for modification to the City Council Rules of Order and Protocols).

BUDGET AND FINANCIAL IMPACT:

There would be no negative budgetary or financial impact as a result of this additional administrative process. The additional step in the agenda review process will ensure that all items are well researched and properly evaluated prior to their placement on the City Council Agenda.

REVIEWED AND RECOMMENDED:

Mayor Huerta and the City Manager recommend approval of the proposed Agenda Preparation Committee.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY THE CREATION OF AN AGENDA PREPARATION COMMITTEE AND THE PROPOSED CHANGES TO ARTICLE III OF THE CITY COUNCIL RULES OF ORDER AND PROTOCOLS.

Appendix A

III. AGENDA

- A. The Brown Act requires that no action may be taken at any time unless on a printed and posted agenda containing sufficient information to apprise a reasonable person of the scope of any proposed action.
- B. Preparation of Draft Agenda. Prior to agenda posting, a draft agenda shall be prepared by the City Manager and reviewed and approved **by the City Council Agenda Preparation Subcommittee** for each regular meeting containing the time of commencement of the meeting, the specific items of business to be transacted and the order thereof. **The City Manager (a) may only place items on the draft agenda for discussion and/or action if that agenda item has been reviewed and approved by the Agenda Preparation Subcommittee;** (b) shall place an item on the draft agenda for discussion and/or action if requested by the Mayor at a previous Council meeting during City Council comments and/or (c) shall place an item on the draft agenda for discussion by any Council Member at a previous Council meeting during City Council comments. Upon receipt of any such requests, said item should be placed on the next available meeting agenda, unless otherwise directed by the requesting Council Member/Mayor. If the Council Member requests an item for which the Council has already taken action or removed from formal consideration to be placed on the agenda, the requesting Council Member must obtain the consent of the majority of the Council for the item to be placed on the agenda.
1. Request from Public: Any person may request placement of a matter on the Council agenda by submitting a written request with the agreement and approval of a sponsoring Council Member. The Council Member shall take the written request and bring it to the attention of the City Manager. The City Manager shall respond in writing to the Council Member as to the approval or denial of the request.
- C. Contents of Agenda. The final agenda shall specify the time and location of the meeting. The agenda shall contain, when required by law or when appropriate, the following headings:
1. Call Meeting to Order
 2. Roll Call of Members
 3. Invocation
 4. Pledge of Allegiance
 5. Agenda Review
 6. Public Comment

7. Consent Calendar
8. Mayor's Presentations, Proclamations, Communications, Resolutions
9. Public Hearings
10. City Council Business
11. Adjourn to Closed Session
12. Reconvene to Open Session
13. Brief Reports on Conferences, Seminars & Meetings Attended by Mayor and City Council
14. Comments from City Council
15. Adjourn

D. Modifications to Approved Draft Agenda: After the draft agenda is approved by the City Manager and before the posting of said agenda for the City Council meeting in which the items will be addressed, additional items shall be placed on said agenda when:

1. The City Manager receives a request by two (2) Council Members, either verbally or in writing, that an item be added to the agenda **and such request has been approved by the Agenda Preparation Review Committee**. Items added in this manner will be addressed by the Council if a majority of the Council Members present at the meeting votes to address the item; or
2. **The Agenda Preparation Review Committee determines, with the concurrence of the City Attorney and City Manager, that there is a need for that item to be placed on the agenda.** Items added in this manner shall be addressed by the Council at the City Council meeting.

E. Items for Future Agendas: Any Council Member may direct the City Manager to place an item on the future agenda **not yet drafted with the Agenda Preparation Review Committee**.

F. Posting of Agenda. At least seventy-two (72) hours prior to a regular meeting and twenty-four (24) hours prior to a Special Meeting, the City Clerk shall post the agenda in a place accessible to the public at City Hall and on the City web site, and as further explained in Section II. Whenever possible, staff reports will be made available to the Council, public, and press seventy-two (72) hours before the meeting. Packet materials or any supplemental material shall be delivered to Council Members on a weekday by 5:30 PM.

G. Matters Not Appearing on the Agenda. No action or discussion shall take place on any item not appearing on the agenda for a regular meeting as posted, unless:

1. The City Council determines by majority vote that an emergency situation exists as described in Section II (E).
2. The City Council determines by a two-thirds (2/3) vote of the members of the City Council present at the meeting, or, if less than two thirds of the members are present, an unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted.
3. The item was included in a posted agenda for a prior meeting held not more than five (5) calendar days prior to the meeting at which the item is acted upon and at the prior meeting the item was continued at the meeting at which action is being taken.
4. During Section III (C-6) (Public Comments), when an item not on an agenda is raised by a member of the public, the City Council may respond for purpose of clarification and refer to the City Manager for follow up at a later date.

H. Order of Business. At the time set for each regular meeting, the Mayor shall call the meeting to order, and the business of the Council shall be taken up for consideration and disposition in the order set forth. The order of the agenda shall be established by the City Clerk, who may fix a time for public hearings at a later time in the meeting than its commencement. With the consent of a majority of the Council Members present, items may be taken out of order.

If requested, the agenda shall be made available in various formats to persons with a disability as required by Section 202 of the Americans with Disabilities Act of 1990 (41 U.S.C. sect. 12132).



City Council Memorandum

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

MEMORANDUM: January 7, 2016

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

FROM: Susan A. Stanton, ICMA-CM
City Manager

TITLE: 2016 CITY COUNCIL RETREAT

As we begin the New Year, it is appropriate for the City Council to evaluate the strategic direction of the City and identify issues which need to be addressed to ensure Greenfield's future. Since my appointment as City Manager three years ago, the City has dedicated extensive resources "getting its house in order" and ensuring it has the right personnel and organizational assets in place to continue improving the quality of life in Greenfield.

Three years ago, on January 23rd, 2013, the City Council dedicated a day to clarifying the City's missions and setting strategic goals for the future. The Council utilized the professional facilitation service of Marie Glavin to help the Council and city staff with discussing these issues and developing a plan of action. Marie Glavin is the managing director for Renaissance Resources West with over 30 years of experience working in both the public and private sectors. She has extensive experience working in partnership with many non-profit organizations facilitating strategic planning and conducting organizational and community assessments, program planning, and research and evaluation. She is certified in advance board consulting and is skilled in providing board governance and leadership training and development. Marie has extensive experience in collaborative planning, and in leading major initiatives, and creating innovative and progressive programs and services.

Ms. Glavin is available to assist the City in the same capacity as she did in 2013 on January 30th, or February 6th or the 20th. As an experienced facilitator Ms. Glavin can help the City plan the retreat, develop the agenda, and set realistic goals and expectations for the session. If the Council feels having a facilitated retreat is timely and is comfortable with engaging Ms. Glavin again, a date needs to be selected for the retreat. *Both Mayor Huerta and I feel this Retreat should happen as soon as possible and occur prior to February 20th, 2016*

During the holiday break, I used the quiet time in the office to identify some key issues I feel impact the quality of life in Greenfield and need to be addressed by the City. Each of these issues impact residents in the community and require extensive discussion. Evaluating the importance of each issue will assist the City Council to develop a strategic plan for 2016. Seven strategic issues *I feel need to be discussed* by the City Council including the following:

1. Allocation of future Measure W sales tax proceeds,
2. Implementation of the proposed Rental Inspection Program to address housing conditions in the community,
3. Enforcement of the City's existing sign ordinance, especially along its primary commercial corridor, to begin readying the community for future economic reinvestment,
4. Service level capacity of the City's three independent service districts,
5. Financing Fire Protection and EMS to ensure the safety of all residents and continued economic development in the City,
6. Financial assistance to residents to improve housing conditions in the City, and
7. Update/Modernization of City's revenue sources

Each issue impacts one or more of the City's six existing **Strategic Goals** which might also need to be revised based on Council policy goals:

1. Make Greenfield a safe place where families, individuals, and businesses thrive.
2. Provide excellent services and outstanding stewardship of financial resources to ensure fiscal solvency and sustainability.
3. Attract, create, and retain businesses that contribute to the economic development and prosperity of all its residents.
4. Create livable high quality neighborhood by improving current and future home construction.
5. Improve the quality of life in the community by rehabilitating City infrastructure.
6. Make Greenfield a fun and interesting place to live and play for all of its residents.

Public safety and economic development are both extremely important to Greenfield and both areas are actively being addressed by the City at this time and impact each of the seven strategic issues I have *described in detail on the following pages* in this memorandum. **Each Council member is encouraged to propose additional issues that might be discussed at the retreat.** Adding additional issues for discussion at the retreat will require adequate time to proper discussion which may require more than a single session.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY ENGAGING MARIE GLAVIN WITH RENAISSANCE RESOURCES WEST TO FACILITATE THE 2016 CITY COUNCIL RETREAT ON

_____.

2016-2020 Measure W Sales Tax Allocating:

With the approval of Measure W in November 2015, the City needs to develop an allocation plan for spending an estimated \$900,000 that it will begin to receive in June 2016. The City committed to fund the following items to Greenfield voters:

- To begin to reach the national standard for police officers, an additional four officers will be hired, at a cost of \$340,000 per year for pay and benefits.
- The City will also approve a new pay plan to ensure our officers stay in Greenfield protecting and serving our residents.
- Public safety goes hand-in-hand with recreational opportunities and code enforcement.
- Enhancing recreation programs can provide our community with wholesome activities such as free concerts in the park, Cinco de Mayo, and 4th of July celebrations.
- Code enforcement will do much to strengthen residents' pride in our beautiful community.

While \$900,000 is a lot of money, almost half is projected to go to the Police Department on top of the total sales tax allocation from Measure V. There are still many important unfunded staffing needs in PD which could easily justify allocating the entire Measure W sales tax proceeds to public safety.

The City Council needs to adopt a spending plan for this money that addresses the most important needs in the community.

Rental Inspections Program:

During the last year, the Council begun discussing the adoption of a rental inspection program to address associated with poorly maintained rental housing in Greenfield. While rental inspections programs work very well in communities around the state, some people feel such programs are a violation of individual property rights and interfere with the private business relationship between a landlord and a tenant.

The proposed rental inspection program would apply to all owners of residential rental properties. The City would inspect the interior of all residential rental dwelling units and tenant common areas at the time of the unit's first registration and once every three (3) years thereafter, and the exterior of all residential rental buildings and outside yard and common areas once every year, for compliance with all applicable building, housing and sanitation codes and ordinances. The inspections under the residential rental inspection program would be conducted by the City's building official/code enforcement position. As this program is implemented, along with the building inspection and code enforcement responsibilities of the building official/code enforcement position, the workload of that position would be monitored to determine if it is necessary to ask the City Council to authorize the creation of an additional inspector/code

enforcement position to be able to provide timely rental property inspections, building and construction permit inspections, and other on-going code enforcement services.

The City Council will need to determine the proper role the City should assume in regarding safe high quality rental housing in the community.

Downtown Sign Ordinance Compliance

One of the biggest complaints I receive from people in Greenfield is the City's lack of enforcement regarding the sign ordinance. This lack of enforcement is most apparent when driving down the City's primary business corridor with signage that does not comply with City ordinances. Some of the more relevant requirements most business are not in compliance with includes:

- 1) Awning and canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied. Awning and canopy signs must be regularly cleaned and kept free of dust and visible defects.
- 2) Building Signs: The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail. The sign shall not project above the edge of a structure and shall comply with the City's height requirement and may not take up more than seventy five percent (75%) of the building frontage on which it is placed. The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than twelve inches (12").
- 3) Maintenance of Signs: All signs shall comply with the following criteria:
 - a) All transformers, equipment, programmers, and other related items shall be screened and/or painted to match the building or shall be concealed within the sign;
 - b) All permanent signs shall be constructed of quality, low maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements;
 - c) All signs shall be constructed in compliance with any applicable building, electrical, or other code in effect at the time of construction or maintenance, with particular respect to wind and seismic loads and overturning moment;
 - d) All freestanding signs that incorporate lighting shall have underground utility service;
 - e) Signs shall be cleaned, updated, and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation of the sign. Unacceptable sign conditions include broken or missing sign faces, broken or missing letters, chipped or peeling paint, water damage, missing or inoperative lights, exposed mechanical or electrical components, and missing or broken fasteners. Failure to respond to a written request from the city to perform maintenance work shall result in revocation of the sign's zoning clearance;

- f) All temporary signs and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed;
- g) All illuminated signs shall be of such intensity or arranged in such a manner so as not to create glare for abutting properties or vehicular traffic.

The City has not attempted to enforce the sign ordinance for many years. Doing so will not be popular among the businesses that would be asked to comply or suffer expensive enforcement actions. The City Council will need to evaluate the value of enforcing the sign ordinance, the impact on the community and the cost/benefit to those businesses forced to comply with the ordinance.

Greenfield Independent Service Districts:

LAFCO recently evaluated the Greenfield Public Recreation District and the Memorial District and identify the extent to which these agencies' services and functions overlap with those provided by the City and with each other. The studies discuss the potential that may exist for increased collaboration, in the form of shared services or facilities, joint ventures, or other partnerships, to meet the community's needs as efficiently and economically as possible. LAFCO noted that the passage of Measure W is an opportunity to bring the Districts together to renew the discussion of improving service delivery efficiencies in the Greenfield area. LAFCO staff recommends that a joint workshop of City and special district representatives, to review all existing agencies' services within the Greenfield community and discuss potential future opportunities for greater efficiency, would be an appropriate and constructive follow-up action to this study. LAFCO is proposing further coordination between LAFCO and City staff to develop a future workshop plan. Some of the more interesting findings of the report included:

- 1) The Greenfield Public Recreation District: Significant opportunities may exist for greater efficiencies of service delivery through potential future partnerships with the City of Greenfield and/or independent special districts in the nearby area such as the Greenfield Public Recreation District, the Soledad-Mission Recreation District, the Greenfield Cemetery District, local schools, or other agencies. District representatives do not perceive any viable current opportunities for increased interagency coordination of programs or services with nearby agencies.
 - a. The District's largest operating expenses are generally payroll, insurance, and utilities (totaling approximately 70% of operating expenses in Fiscal Year 2011-2012).
- 2) The Greenfield Memorial District: The District serves mostly the same population as the Greenfield Public Recreation District, and the services offered by the two districts are somewhat similar. The City of Greenfield also operates nine neighborhood parks within city limits.
 - a. The District's Memorial Hall was built about 60 years ago and its aging building systems and amenities are in need of reinvestment.

- b. The Memorial Hall also now experiences competition from newer activity centers and event venues in the area.
- c. District representatives believe the building needs a comprehensive renovation to increase its attractiveness as a venue for activities and special events, and to increase compliance with the Americans with Disabilities Act.
- d. The Memorial Hall is generally not being utilized to its full potential on weekdays.
- e. Significant opportunities may exist for greater efficiencies of service delivery through potential future partnerships with the City of Greenfield and/or independent special districts in the nearby area such as the Greenfield Public Recreation District, the Soledad-Mission Recreation District, the Greenfield Cemetery District, local schools, or other agencies.

The City Council will need to evaluate the options for partnering with either of the Districts and whether there is any advantage to the greater community for using Measure W funds to improve the services or facilities operated by these Districts.

Community Fire Protection:

In August 2015, Measure U was sponsored by the Greenfield Fire Protection District but failed to get the required $\frac{3}{4}$ support of voters. Measure U would have been used to fund emergency medical services for quicker responses to heart attacks, vehicle accidents, and other emergencies, recruit and retain qualified personnel to provide necessary responsiveness to protect homes and businesses from fire and other disasters, and plan for the District's long term fiscal well-being. If passed it would have authorized an annual special tax base rate of \$73.00 per tax unit with a cost-of-living adjustment. As noted in the LAFCO 2012 report, the District has changed significantly in the past 15 years with the number of annual calls received by the District increasing from approximately 200 a year to almost 1,000, excluding calls for mutual and automatic aid. Measure U was of critical importance because:

- The Greenfield FPD's per capita annual revenues are the lowest of all fire protection districts in the County, at \$33 a person.
- The District receives approximately 40% of these revenues from a voter-approved benefits assessment.
- The District receives only three cents for every dollar received by the County for the 1% property tax. Property tax still constitutes approximately 30% of the District's revenue.

In 2014, the District received a \$297,478 SAFER (Staffing for Adequate Fire and Emergency Response) grant from FEMA to hire fire fighters. SAFER Grant was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA (NFPA 1710 and/or NFPA 1720). While the grant addressed the short term staff shortages in the District, it did not provide any resources or requirements for the District to address the recruitment and retention problems maintaining staffing once the grant expired. The Fire District's ability to provide fire protection

is critical to the economic development of the community. The District has communicates its willingness to merge with the City in order to secure appropriate funding of fire protection.

The City Council has the ultimate responsibility to ensure adequate fire protection in the community. Prior to assuming direct responsibility for fire protection in Greenfield, the City will need to adopt a sustainable funding source to ensure adequate service levels and very possibly allocate emergency financing to ensure continued operation of the Fire District.

Affordable Housing in Greenfield

As recently documented in the market study prepared for the Terracina Oaks II Apartments in 2014, there is a strong need and demand for affordable work force development in Greenfield. However, there is also a strong need for providing existing homeowners in Greenfield with assistance to rehabilitate their own homes as well as assisting current residents living in rental housing to become homeowners. The City was awarded \$465,000 in 2015 to provide housing rehabilitation and homeownership assistance to its residents which would improve the housing stock in the community. These housing programs can be very effective but will not be successful without the active support of elected officials and community leadership. The two housing programs offer the following benefits:

1. Housing Rehabilitation Assistance (\$232,558): Eligible uses of these funds will include:
 - a) Financing of the costs of repairs and general property improvements to owner- and renter-occupied units,
 - b) Demolition and reconstruction of dwelling units
 - c) Loans for refinancing existing indebtedness secured by a property being rehabilitated
 - d) Water or sewer laterals from the main water line to the dwelling,
 - e) Installation of water meters,
 - f) Improvements to increase the efficient use of energy in structures;
 - g) Improvements to increase the efficient use of water
 - h) Initial homeowner warranty premiums
 - i) Hazard insurance premiums when rehabilitation.

2. Homeownership Assistance (\$232,558) Eligible uses of funds will provide direct assistance to Low–or Moderate- Income homebuyers for the acquisition of an existing or new housing unit. Assistance may be used to:
 - a) Subsidize interest rates and mortgage principal amounts;
 - b) Finance the acquisition by LMI homebuyers of housing that will be occupied by the homebuyers;
 - c) Acquire guarantees for mortgage financing obtained by homebuyers from private lenders;
 - d) Provide up to 50% of any down-payment required from the LMI homebuyer; or,
 - e) Pay reasonable closing costs incurred by LMI homebuyers.

Once these Housing Programs are made available to the Community, the City Council will need to communicate the benefit to City residents and develop partnerships in the community to ensure the funds are used by City residents.

Revenue Management

The City was successful in getting voter approval for both sales tax measures in 2015. However, Measure W is only for five years which will restrict the City's ability to use this revenue for long term debt financing. Additionally, if the City uses these funds to hire additional personnel and create new programs for recreation and code enforcement, it will need to find long-term sustainable revenue. The revenue options study conducted in 2015 identified several existing revenue sources that the City should begin to examine to increase general government revenue which will ensure the City is able to maintain any new program developed with the proceeds of Measure W taxes:

- 1. Property Transfer Tax.** Statewide, there is a property transfer tax of \$1.10 per \$1,000 of value when property is sold (or \$220 on a property worth \$200,000). For sales in a city, the proceeds are evenly divided between the city and the county, for an effective city rate of \$0.55 per \$1,000 of value. (For sales in unincorporated areas, the county retains all of the tax.) Based on average annual revenues from this source over the last five years, net new revenues range from \$19,800 at a rate of \$1.10 per \$1,000 of value, to \$340,000 at \$10.00 per \$1,000 of value. At the "mid-range" of the rate set by other cities with this revenue source (\$4.40), net annual revenues would be about \$138,800.

If the revenue is used for general purposes, majority voter approval is required. This must occur at the same time as regular Council elections, unless the Council declares an emergency by unanimous vote (in this case, the election may be held at any time). With majority voter approval, property transfer tax revenue can be used for any legitimate government purpose, such as parks, street maintenance, recreation, police or fire; or with two-thirds voter approval, they must be used for specifically dedicated purposes as set forth in the ballot measure. As indicated in the Revenue Option Study, under Proposition 62 this revenue source is not available to General Law cities so Greenfield would have to consider becoming a Charter city like King City.

- 2. Business License Tax.** Anyone doing business in the City is required to pay a business license tax. The amount is generally based on a flat fee of \$40 per year. However, this fee has not been changed in forty years, when it was last adjusted in 1975. As indicated in the Revenue Option Study, most cities based their business license tax on gross receipts and do not assess a flat tax like Greenfield. The study also noted that the City could also consider modernizing its business license tax ordinance, simply adjusting the rate to account for the passage of time – in essence, setting it the at the same level when it was adopted which would generate an additional \$81,000 annually. Majority voter approval is required in order to increase the business tax. This must occur at the same time as regular Council elections, unless the Council declares an emergency by unanimous vote (in this case, the election may be held at any time).
- 3. Utility Users' Tax.** Half of the State's residents and a majority of businesses in California pay utility users' taxes at rates ranging from 1% to 11%. It is a tax on the consumption of utility services (such as natural gas, electricity, water, sewer, telephone and cable), similar in concept to the retail sales tax on commodities. For this reason, most cities set their rates based on the sales tax rate in effect at the time they adopted their

utility users' taxes ordinance, which accounts for some of the variability in rates. Statewide, for those 154 cities that levy utility users' taxes, the average rate is 5.5%. The City's rate is 3.0%. At 5%, utility users' taxes revenues would increase by about \$176,000 annually.

The City Council will need to evaluate the benefit of updating existing revenue sources or seeking voter approval of new sources to sustain any new programs developed with Measure W Sales Tax Funds or take no action and rely on new growth in the local economy.