

# City of Greenfield

599 El Camino Real  
Greenfield, CA 93927

## City Council Meeting Agenda

March 8, 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 BY PASTOR**

**D. PLEDGE OF ALLEGIANCE**

**E. AGENDA REVIEW**

**City Council Meeting Agenda  
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**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 #298375 through #298516 and Bank Drafts #1665 through #1676 in the amount of \$256,564.35 – **Page 1**

**G-2. APPROVE** Minutes of the February 23, 2016 City Council Meeting – **Page 18**

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

**H-1. PRESENTATION** Regarding Purple Heart City

**I. PUBLIC HEARING**

**I-1. ADOPTION** of a Resolution of the City Council of the City of Greenfield Approving The Tentative Subdivision Map for The Vines at Greenfield Subdivision Consisting of Property Located on Walnut Avenue as Part of the Walnut Avenue Specific Plan Area (APNs: 109-114-001 and 109-114-002) – **Page 24**

**a.** Staff Report

**b.** Open Public Hearing

**c.** Close Public Hearing

**d.** City Council Comments / Review / Action

**Staff Recommended Action – Approval of Resolution #2016-17**

**J. BUSINESS**

**J-1. ADOPTION** of A Resolution of the City Council of the City of Greenfield Requesting the Transportation Agency for Monterey County to Reduce Regional Development Impact Fees for the South Monterey County Zone – **Page 46**

**a.** Staff Report

**b.** Public Comments

**c.** City Council Comments / Review / Action

**Staff Recommended Action – Approval of Resolution #2016-18**

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- J-2. ADOPTION** of A Resolution of the City Council of the City of Greenfield Approving An Application for Funding and Execution of a Subrecipient Agreement and Any Amendments Thereto for the HUD 2016-2017 Urban County Entitlement Allocation of CDBG Funds to the City of Greenfield – **Page 55**
- a. Staff Report
  - b. Public Comments
  - c. City Council Comments / Review / Action
- Staff Recommended Action – Approval of Resolution #2016-19**

**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. Valley Mayors/Managers Group
- h. Budget and Finance Committee
- i. Code Enforcement Board
- j. Planning Commission
- k. Recreation and Special Events Committee
- l. Parks Committee

**L. COMMENTS FROM CITY COUNCIL**

**M. CITY MANAGER REPORT**

**N. ADJOURNMENT**

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Greenfield, CA

# Check Report

By Check Number

Date Range: 02/19/2016 - 03/03/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: APBNK-APBNK</b>						
01318	ARMANDO MENDOZA	02/19/2016	Regular	0.00	25.00	298375
04071	COREY SMITH	02/19/2016	Regular	0.00	16.00	298376
01840	MARIA RAMIREZ	02/19/2016	Regular	0.00	40.00	298377
00123	RUBY ALVAREZ	02/19/2016	Regular	0.00	25.00	298378
03938	ACCOMTEMP	02/24/2016	Regular	0.00	1,714.88	298379
00156	AMERICAN SUPPLY COMPANY	02/24/2016	Regular	0.00	347.77	298380
03963	AMERIPRIDE	02/24/2016	Regular	0.00	345.78	298381
00215	ANTHEM - BLUE CROSS	02/24/2016	Regular	0.00	31,153.75	298382
00204	BEN-E-LECT	02/24/2016	Regular	0.00	14,058.97	298383
00201	BEN-E-LECT	02/24/2016	Regular	0.00	71.50	298384
04072	BLAS TRUJILLO	02/24/2016	Regular	0.00	150.00	298385
04057	BURTON & ASSOCIATES	02/24/2016	Regular	0.00	13,143.00	298386
03094	C & N ELECTRIC AND OUTDOOR	02/24/2016	Regular	0.00	163.51	298387
00373	CALIFORNIA BUILDING STANDARDS	02/24/2016	Regular	0.00	302.40	298388
00320	CAL-WEST	02/24/2016	Regular	0.00	1,022.63	298389
03939	CENTRAL DRUG SYSTEM	02/24/2016	Regular	0.00	399.50	298390
00305	CHEVRON, U.S.A.	02/24/2016	Regular	0.00	160.02	298391
00752	CITY OF GREENFIELD	02/24/2016	Regular	0.00	1,113.10	298392
	**Void**	02/24/2016	Regular	0.00	0.00	298393
03052	COBRA GUARD, INC.	02/24/2016	Regular	0.00	41.95	298394
03968	DANIEL SOTELLO	02/24/2016	Regular	0.00	35.53	298395
00444	DAN'S TIRE & AUTO SERV	02/24/2016	Regular	0.00	293.69	298396
00461	DATAFLOW BUSINESS SYSTEMS	02/24/2016	Regular	0.00	50.80	298397
00317	DEPARTMENT OF CONSERVATION	02/24/2016	Regular	0.00	1,676.98	298398
00554	EMC PLANNING GROUP, INC.	02/24/2016	Regular	0.00	4,486.23	298399
03960	EMERGENCY VEHICLE SPECIALISTS, INC	02/24/2016	Regular	0.00	125.00	298400
00610	FEDERAL EXPRESS	02/24/2016	Regular	0.00	29.83	298401
00321	FRANCISCO CEJA	02/24/2016	Regular	0.00	150.00	298402
00725	GREEN RUBBER-KENNEDY AG	02/24/2016	Regular	0.00	442.97	298403
04058	GREENFIELD ROTARY CLUB	02/24/2016	Regular	0.00	150.00	298404
00721	GREENFIELD TRUE VALUE	02/24/2016	Regular	0.00	247.68	298405
00809	HDL COREN & CONE	02/24/2016	Regular	0.00	1,800.00	298406
00820	HOME DEPOT CREDIT SERVICES	02/24/2016	Regular	0.00	59.46	298407
04074	HUNTINGTON COURT REPORTERS & TRANSCRIPTI	02/24/2016	Regular	0.00	395.00	298408
00943	INDEPENDENT STATIONERS	02/24/2016	Regular	0.00	178.17	298409
00909	INTEGRATED CROP MANAGEMENT	02/24/2016	Regular	0.00	126.01	298410
01113	KELLY-MOORE PAINT COMPANY	02/24/2016	Regular	0.00	68.72	298411
01266	LIVESTREAM LLC	02/24/2016	Regular	0.00	3,296.91	298412
03880	MBS BUSINESS SYSTEMS	02/24/2016	Regular	0.00	169.87	298413
13015	MNS ENGINEERS, INC.	02/24/2016	Regular	0.00	20,983.65	298414
13004	MONTEREY BAY ANALYTICAL SERVIC	02/24/2016	Regular	0.00	1,465.00	298415
13006	MONTEREY BAY AREA SELF INSURANCE AUTHORI	02/24/2016	Regular	0.00	5,038.23	298416
01348	MONTEREY COUNTY INFORMATION TECHNOLOG	02/24/2016	Regular	0.00	607.25	298417
01344	MONTEREY COUNTY HEALTH	02/24/2016	Regular	0.00	925.00	298418
01304	MONTEREY COUNTY PETROLEUM	02/24/2016	Regular	0.00	803.36	298419
01506	OFFICE DEPOT	02/24/2016	Regular	0.00	1,562.42	298420
01532	O'REILLY AUTO PARTS	02/24/2016	Regular	0.00	55.44	298421
01654	PACIFIC COAST BATTERY SERVICE	02/24/2016	Regular	0.00	249.71	298422
03897	PACIFIC COAST LAND DESIGN, INC.	02/24/2016	Regular	0.00	2,166.50	298423
01601	PACIFIC GAS & ELECTRIC	02/24/2016	Regular	0.00	17,599.07	298424
01629	PARTS & SERVICE CENTER	02/24/2016	Regular	0.00	229.76	298425
01630	PINNACLE HEALTHCARE	02/24/2016	Regular	0.00	95.00	298426
03958	PMC	02/24/2016	Regular	0.00	620.00	298427
01677	PRAXAIR DISTRIBUTION, INC.	02/24/2016	Regular	0.00	95.82	298428

Check Report

Date Range: 02/19/2016 - 03/03/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01705	QUINN COMPANY	02/24/2016	Regular	0.00	322.21	298429
03952	R & J TRANSMISSION	02/24/2016	Regular	0.00	1,800.00	298430
01837	R G FABRICATION	02/24/2016	Regular	0.00	534.43	298431
04006	RANEY PLANNING AND MANAGEMENT, INC.	02/24/2016	Regular	0.00	1,327.25	298432
01853	REDSHIFT	02/24/2016	Regular	0.00	204.89	298433
02367	ROBIN WARBEY CONSULTING	02/24/2016	Regular	0.00	18,591.00	298434
01919	SALINAS VALLEY FORD	02/24/2016	Regular	0.00	44.99	298435
01999	SALINAS VALLEY SOLID WASTE AUTHORITY	02/24/2016	Regular	0.00	43,642.21	298436
04010	SC FUELS	02/24/2016	Regular	0.00	2,914.44	298437
01983	SOLEDAD HARDWARE & LUMBER	02/24/2016	Regular	0.00	86.89	298438
19026	SONIAN, INC.	02/24/2016	Regular	0.00	198.00	298439
01960	SOUTH COUNTY NEWSPAPER	02/24/2016	Regular	0.00	456.00	298440
00384	STATE OF CALIFORNIA EDD	02/24/2016	Regular	0.00	116.00	298441
03920	STERICYCLE, INC.	02/24/2016	Regular	0.00	178.11	298442
02071	TELCO AUTOMATION, INC.	02/24/2016	Regular	0.00	1,623.00	298443
03895	TONY ACOSTA	02/24/2016	Regular	0.00	300.00	298444
02200	VALLEY ELECTRIC MOTOR SERVICE	02/24/2016	Regular	0.00	242.11	298445
02201	VEGETABLE GROWERS SUPPLY	02/24/2016	Regular	0.00	63.63	298446
02210	VERIZON WIRELESS	02/24/2016	Regular	0.00	356.69	298447
02233	VISION TECHNOLOGY SOLUTIONS	02/24/2016	Regular	0.00	255.25	298448
04073	YOLANDA ORTEGA	02/24/2016	Regular	0.00	150.00	298449
00752	CITY OF GREENFIELD	02/24/2016	Regular	0.00	60.00	298450
00713	G P O A	02/24/2016	Regular	0.00	650.00	298451
00795	GREENFIELD POLICE SUPERVISORS	02/24/2016	Regular	0.00	150.00	298452
01911	SEIU 521	02/24/2016	Regular	0.00	345.66	298453
00614	STATE OF CALIFORNIA FRANSCHISE TAX BOARD	02/24/2016	Regular	0.00	192.94	298454
03987	U.S. BANK	03/01/2016	Regular	0.00	8,660.69	298514
	**Void**	03/01/2016	Regular	0.00	0.00	298515
	**Void**	03/01/2016	Regular	0.00	0.00	298516
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	120.34	DFT0001665
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	350.00	DFT0001666
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	300.00	DFT0001667
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	550.00	DFT0001668
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	100.00	DFT0001669
01916	STATE STREET BANK & TRUST CO.	02/26/2016	Bank Draft	0.00	450.00	DFT0001670
00431	DEPT OF CHILD SUPPORT SERVICES	02/26/2016	Bank Draft	0.00	802.61	DFT0001671
00384	STATE OF CALIFORNIA EDD	02/26/2016	Bank Draft	0.00	1,099.80	DFT0001672
03103	Internal Revenue Service	02/26/2016	Bank Draft	0.00	3,569.66	DFT0001673
03103	Internal Revenue Service	02/26/2016	Bank Draft	0.00	15,262.82	DFT0001674
00384	STATE OF CALIFORNIA EDD	02/26/2016	Bank Draft	0.00	4,988.85	DFT0001675
03103	Internal Revenue Service	02/26/2016	Bank Draft	0.00	14,930.06	DFT0001676

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	176	80	0.00	214,040.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	12	12	0.00	42,524.14
EFT's	0	0	0.00	0.00
	<b>188</b>	<b>95</b>	<b>0.00</b>	<b>256,564.35</b>

### Fund Summary

Fund	Name	Period	Amount
999	CASH CONTROL	2/2016	247,903.66
999	CASH CONTROL	3/2016	8,660.69
			<hr/>
			<b>256,564.35</b>



Greenfield, CA

# Expense Approval Report

## By Fund

Payment Dates 2/19/2016 - 3/3/2016

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
<b>Fund: 100 - GENERAL FUND</b>					
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-190-61400.000	282.38
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-190-61400.000	2.94
COREY SMITH	298376	02/19/2016	PER-DIEM - CIT TRAINING 2/22/...	100-215-67200.000	16.00
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	49.79
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-190-61400.000	26.42
R & J TRANSMISSION	298430	02/24/2016	7306 - REBUILD TRANSMISSION	100-215-66200.000	1,800.00
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-190-61400.000	47.22
OFFICE DEPOT	298420	02/24/2016	DESKPAD	100-190-61400.000	11.29
OFFICE DEPOT	298420	02/24/2016	CALENDAR	100-101-61400.000	58.47
MARIA RAMIREZ	298377	02/19/2016	PER-DIEM - CIT TRAINING 2/22/...	100-201-67200.000	40.00
PINNACLE HEALTHCARE	298426	02/24/2016	4346581-7/L. DOMINGUEZ -RES...	100-110-68100.000	25.00
GREENFIELD ROTARY CLUB	298404	02/24/2016	WEEKLY MEMBERSHIP FEES	100-110-68300.000	150.00
OFFICE DEPOT	298420	02/24/2016	1099 MISC FORMS	100-190-61200.000	7.92
SALINAS VALLEY FORD	298435	02/24/2016	7306 - SENSOR	100-215-66200.000	44.99
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	741.55
SOUTH COUNTY NEWSPAPER	298440	02/24/2016	511 ORDINANCE SUMMARY NO...	100-170-67600.000	120.00
SOUTH COUNTY NEWSPAPER	298440	02/24/2016	512 ORDINANCE SUMMARY NO...	100-170-67600.000	112.00
SOUTH COUNTY NEWSPAPER	298440	02/24/2016	514 ORDINANCE SUMMARY NO...	100-170-67600.000	128.00
SOUTH COUNTY NEWSPAPER	298440	02/24/2016	515 ORDINANCE SUMMARY	100-170-67600.000	96.00
SOLEDAD HARDWARE & LUMB...	298438	02/24/2016	FOOD WASTE DISPOSER	100-111-65900.000	86.89
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-310-61400.000	65.69
R G FABRICATION	298431	02/24/2016	LAPTOP IN PD VEHICLE	100-215-66200.000	86.90
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	MARKING PAINT	100-550-65700.000	5.18
PINNACLE HEALTHCARE	298426	02/24/2016	4346491-7/H. ACEVES -RESP. Q...	100-110-68100.000	70.00
PACIFIC COAST BATTERY SERVI...	298422	02/24/2016	BATTERY	100-215-66200.000	249.71
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	P. PARK PESTICIDES	100-550-65700.000	49.26
PACIFIC GAS & ELECTRIC	298424	02/24/2016	PINOT PARK	100-550-64100.000	10.19
MBS BUSINESS SYSTEMS	298413	02/24/2016	COPY CHARGES - PD	100-201-61200.000	169.87
PMC	298427	02/24/2016	Tunzi Subdivision	100-24604	620.00
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	CHAIN LUBE	100-311-65700.000	16.89
U.S. BANK	298514	03/01/2016	CHOPPER STOP DELI - CITY DIN...	100-101-65100.000	3,310.08
U.S. BANK	298514	03/01/2016	CHAPERONE EXPLORERS - FOOD	100-110-65100.000	16.29
U.S. BANK	298514	03/01/2016	CHAPERONE EXPLORERS - FOOD	100-110-65100.000	40.88
U.S. BANK	298514	03/01/2016	LANYARDS & ID HOLDERS FOR S...	100-110-65200.000	136.00
U.S. BANK	298514	03/01/2016	MICROSOFT	100-125-63200.000	60.00
U.S. BANK	298514	03/01/2016	MICROSOFT	100-125-63200.000	220.00
U.S. BANK	298514	03/01/2016	MICROSOFT	100-125-63200.000	16.00
U.S. BANK	298514	03/01/2016	LINKED IN - ACCOUNTANT JOB ...	100-190-68100.000	199.00
U.S. BANK	298514	03/01/2016	PINNACLE HEALTHCARE	100-311-63900.000	382.00
U.S. BANK	298514	03/01/2016	HYATT REGNCY HOTEL - LEAGUE...	100-110-67100.000	402.33
U.S. BANK	298514	03/01/2016	GASOLINE - LEAGUE OF CALIFO...	100-110-67100.000	23.73
U.S. BANK	298514	03/01/2016	GASOLINE - LEAGUE OF CALIFO...	100-110-67100.000	23.32
U.S. BANK	298514	03/01/2016	ANNUAL CHISPA DINNER	100-110-67300.000	60.00
U.S. BANK	298514	03/01/2016	RANCHO SAN MIGUEL - CITY C...	100-101-65100.000	21.98
U.S. BANK	298514	03/01/2016	SAFeway - CM MEETING	100-110-65100.000	9.48
U.S. BANK	298514	03/01/2016	CSMFO 2016 DUES RENEWAL	100-190-68300.000	110.00
U.S. BANK	298514	03/01/2016	MCBC MEMBER LUNCH	100-101-67300.000	27.37
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	100-310-52510.000	14.50
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	100-550-52510.000	2.64
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	100-601-52510.000	46.14
U.S. BANK	298514	03/01/2016	HOME DEPOT - GOPHERS AT P. ...	100-550-65700.000	68.78
U.S. BANK	298514	03/01/2016	DCS PWS APPLICATION FEE - TR...	100-550-67200.000	12.50
U.S. BANK	298514	03/01/2016	PD CAMERA	100-201-65400.000	72.08

## Expense Approval Report

Payment Dates: 2/19/2016 - 3/3/2016

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
U.S. BANK	298514	03/01/2016	PWHS MEMBERSHIP APPLICATI...	100-310-68300.000	206.67
U.S. BANK	298514	03/01/2016	VALLEY TROPHIES - GLASS AWA...	100-101-65100.000	99.30
U.S. BANK	298514	03/01/2016	VALLEY TROPHIES - AWARDS DI...	100-101-65100.000	724.04
U.S. BANK	298514	03/01/2016	SAFEWAY - NEW YEARS DINNER	100-201-65100.000	119.34
U.S. BANK	298514	03/01/2016	SHERATON HOTEL - SGT. CEJA S...	100-215-67200.000	-444.60
U.S. BANK	298514	03/01/2016	SHERATON HOTEL - SGT. CEJA S...	100-215-67200.000	444.60
U.S. BANK	298514	03/01/2016	PUBLIC SAFTEY TRAINING - E. R...	100-215-67200.000	81.60
U.S. BANK	298514	03/01/2016	PUBLIC SAFTEY TRAINING -G. S...	100-215-67200.000	81.60
U.S. BANK	298514	03/01/2016	PUBLIC SAFTEY TRAINING - J. L...	100-215-67200.000	81.60
U.S. BANK	298514	03/01/2016	PUBLIC SAFTEY TRAINING - C. ...	100-215-67200.000	81.60
U.S. BANK	298514	03/01/2016	PUBLIC SAFTEY TRAINING - S. C...	100-230-67200.000	81.60
TONY ACOSTA	298444	02/24/2016	TRANSLATION SERVICE	100-101-63100.000	300.00
LIVESTREAM LLC	298412	02/24/2016	PREMIUM YEARLY PLAN 1/26/1...	100-125-61700.000	2,388.00
LIVESTREAM LLC	298412	02/24/2016	LIVESTREAM STUDIO SOFTWARE	100-125-71300.000	908.91
MONTEREY COUNTY HEALTH	298418	02/24/2016	SART EXAMINATIONS AND RETA...	100-215-63400.000	925.00
OFFICE DEPOT	298420	02/24/2016	USB	100-215-61400.000	90.90
OFFICE DEPOT	298420	02/24/2016	USB	100-215-61400.000	323.22
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	BALL VALVE & HOSE BARB	100-550-66300.000	14.51
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	SAFETY GLASSES	100-311-65200.000	2.63
STATE OF CALIFORNIA EDD	298441	02/24/2016	UNEMPLOYMENT INSURANCE ...	100-110-52200.000	116.00
HOME DEPOT CREDIT SERVICES	298407	02/24/2016	P., PARK TP/CLEANING SUPPLIES	100-550-65600.000	59.46
PARTS & SERVICE CENTER	298425	02/24/2016	SAND PAPER	100-311-65700.000	28.77
PARTS & SERVICE CENTER	298425	02/24/2016	PAINT POLISH	100-215-66200.000	15.39
AMERIPRIDE	298381	02/24/2016	CVC CLEANING TOWELS	100-111-65600.000	10.38
AMERIPRIDE	298381	02/24/2016	UNIFORMS	100-310-65200.000	98.14
AMERIPRIDE	298381	02/24/2016	SHOP MOP	100-310-65600.000	1.50
AMERIPRIDE	298381	02/24/2016	SHOP TOWELS	100-311-66200.000	5.24
DATAFLOW BUSINESS SYSTEMS	298397	02/24/2016	COPIES FEES - PW	100-310-61200.000	4.89
DATAFLOW BUSINESS SYSTEMS	298397	02/24/2016	COPIES FEES - PW	100-310-61200.000	38.41
DATAFLOW BUSINESS SYSTEMS	298397	02/24/2016	TONER FOR COPIER AT SHOP	100-310-61200.000	7.50
INTEGRATED CROP MANAGEM...	298410	02/24/2016	P. PARK PESTICIDES	100-550-65700.000	126.01
EMERGENCY VEHICLE SPECIALIS...	298400	02/24/2016	RADIOS	100-215-64700.000	125.00
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-215-61400.000	138.97
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-230-61400.000	7.17
HDL COREN & CONE	298406	02/24/2016	JANUARY - MARCH 2016 PROPE...	100-190-63300.000	1,800.00
SC FUELS	298437	02/24/2016	GASOLINE	100-215-66100.000	2,890.80
GREENFIELD TRUE VALUE	298405	02/24/2016	P. PARK T. PAPER	100-550-65600.000	16.82
GREENFIELD TRUE VALUE	298405	02/24/2016	VINYL ROLLER FOR LOCKER RO...	100-311-65900.000	11.94
AMERICAN SUPPLY COMPANY	298380	02/24/2016	JANITORIAL SUPPLIES	100-201-65600.000	205.09
FEDERAL EXPRESS	298401	02/24/2016	SHIPPNG SERVICE TO SBOE - J. ...	100-190-61100.000	29.83
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-65600.000	49.52
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	37.91
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	MARKING PAINT FOR GOPHERS...	100-550-65700.000	5.18
INDEPENDENT STATIONERS	298409	02/24/2016	P. PARK TP	100-550-65600.000	178.17
CITY OF GREENFIELD	298392	02/24/2016	599 EL CAMINO REAL	100-111-64300.000	49.61
CITY OF GREENFIELD	298392	02/24/2016	597 EL CAMINO REAL LS	100-111-64300.000	22.81
CITY OF GREENFIELD	298392	02/24/2016	899 CHERRY AVENUE - CVC BKFL	100-111-64300.000	22.59
CITY OF GREENFIELD	298392	02/24/2016	801 APRICOT STREET PARK	100-550-64300.000	0.11
CITY OF GREENFIELD	298392	02/24/2016	890 TYLER AVE - CITY PARK	100-550-64300.000	0.10
CITY OF GREENFIELD	298392	02/24/2016	100 FIFTH STREET PARK	100-550-64300.000	19.38
CITY OF GREENFIELD	298392	02/24/2016	920 WALNUT AVE - CORP YARD	100-550-64400.000	118.94
CITY OF GREENFIELD	298392	02/24/2016	1351 OAK AVE FIRE PROTECTION	100-551-64300.000	22.59
CITY OF GREENFIELD	298392	02/24/2016	1351 OAK AVE/COMMUNITY C...	100-551-64300.000	24.76
CITY OF GREENFIELD	298392	02/24/2016	213 EL CAMINO REAL N	100-551-64300.211	14.04
CITY OF GREENFIELD	298392	02/24/2016	215 EL CAMINO REAL N	100-551-64300.211	15.64
CITY OF GREENFIELD	298392	02/24/2016	1351 OAK AVE/COMMUNITY C...	100-551-64400.000	193.89
CITY OF GREENFIELD	298392	02/24/2016	215 EL CAMINO REAL N	100-551-64400.211	36.07
CITY OF GREENFIELD	298392	02/24/2016	131 THIRTEENTH ST DAY CARE	100-590-64300.000	26.59
ROBIN WARBEY CONSULTING	298434	02/24/2016	JANUARY 2016	100-125-63200.000	4,600.00
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	75.32

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OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	10.74
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	60.11
HUNTINGTON COURT REPORTE...	298408	02/24/2016	ADMINISTRATIVE HEARING FEE	100-110-63100.000	395.00
MONTEREY COUNTY INFORMA...	298417	02/24/2016	MOBILE DATA COMMUNICATI...	100-215-64500.000	607.25
EMC PLANNING GROUP, INC.	298399	02/24/2016	Base Service	100-601-63600.000	4,294.11
EMC PLANNING GROUP, INC.	298399	02/24/2016	Reimbursables	100-601-63600.000	192.12
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	128.68
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-550-64100.000	144.78
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-550-64200.000	11.72
REDSHIFT	298433	02/24/2016	INTERNET SERVICES	100-550-64900.000	16.23
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-551-64100.211	38.73
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-551-64100.211	10.19
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-551-64200.211	8.11
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-551-64200.211	8.12
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-590-64100.000	202.98
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	100-590-64200.000	133.94
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	123.85
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	318.29
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	60.45
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	131.17
DEPARTMENT OF CONSERVATI...	298398	02/24/2016	STRONG MOTION & SEISMIC H...	100-26160	172.99
ANTHEM - BLUE CROSS	298382	02/24/2016	MARCH 2016	100-22320	31,153.75
SALINAS VALLEY SOLID WASTE ...	298436	02/24/2016	JANUARY 2016	100-191-64400.000	43,642.21
PARTS & SERVICE CENTER	298425	02/24/2016	SAND PAPER	100-311-65700.000	4.35
GREENFIELD TRUE VALUE	298405	02/24/2016	GRAFFITI REMOVER	100-550-65700.000	46.69
GREENFIELD TRUE VALUE	298405	02/24/2016	SAND	100-550-65700.000	13.01
STERICYCLE, INC.	298442	02/24/2016	STERI-SAFE COMPLIANCE SOLUT...	100-215-63400.000	178.11
COBRA GUARD, INC.	298394	02/24/2016	FEBRUARY 2016	100-22320	41.95
KELLY-MOORE PAINT COMPANY	298411	02/24/2016	GRAFFITI REMOVER	100-550-65700.000	68.72
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	100-110-64600.000	67.32
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	100-230-64600.000	52.42
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	100-230-64900.000	38.01
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	100-550-64600.000	35.14
CALIFORNIA BUILDING STANDA...	298388	02/24/2016	FEE REPORT FORM	100-601-63600.000	60.30
CALIFORNIA BUILDING STANDA...	298388	02/24/2016	FEE REPORT FORM	100-601-63600.000	163.80
AMERIPRIDE	298381	02/24/2016	CVC CLEANING TOOLS	100-111-65600.000	10.38
AMERIPRIDE	298381	02/24/2016	UNIFORMS	100-310-65200.000	98.14
AMERIPRIDE	298381	02/24/2016	SHOP MOP	100-310-65600.000	1.50
AMERIPRIDE	298381	02/24/2016	SHOP TOWELS	100-311-66200.000	5.24
ROBIN WARBEY CONSULTING	298434	02/24/2016	IT EQUIPMENT - JANUARY 2016	100-125-65300.000	13,846.15
ROBIN WARBEY CONSULTING	298434	02/24/2016	IT EQUIPMENT - JANUARY 2016	100-215-65300.000	144.85
TELCO AUTOMATION, INC.	298443	02/24/2016	FEBRUARY 2016	100-111-64500.000	1,623.00
RUBY ALVAREZ	298378	02/19/2016	PER-DIEM -BOMB THREATS & A...	100-215-67200.000	25.00
ARMANDO MENDOZA	298375	02/19/2016	PER-DIEM -BOMB THREATS & A...	100-215-67200.000	25.00
C & N ELECTRIC AND OUTDOOR	298387	02/24/2016	3740 - REPAIR	100-311-66300.000	163.51
PARTS & SERVICE CENTER	298425	02/24/2016	BLASTER	100-311-65700.000	6.35
PARTS & SERVICE CENTER	298425	02/24/2016	7307 PREVENT MAINT.	100-215-66200.000	21.46
GREENFIELD TRUE VALUE	298405	02/24/2016	SUPPLIES	100-550-65700.000	19.52
GREENFIELD TRUE VALUE	298405	02/24/2016	WALL ANCHOR	100-111-61400.000	16.42
SEIU 521	298453	02/24/2016	Union Dues	100-22420	128.64
STATE STREET BANK & TRUST C...	DFT0001665	02/26/2016	Deferred Compensation Loan P...	100-22435	120.34
STATE STREET BANK & TRUST C...	DFT0001666	02/26/2016	Defer Comp-GPOA	100-22430	250.00
STATE STREET BANK & TRUST C...	DFT0001667	02/26/2016	Defer Comp-GPSA	100-22430	300.00
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	100-22430	406.51
STATE STREET BANK & TRUST C...	DFT0001669	02/26/2016	Defer Comp-Mid Management	100-22430	50.00
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	100-22430	86.50
G P O A	298451	02/24/2016	GPOA DUES	100-22410	200.00
CITY OF GREENFIELD	298450	02/24/2016	Misc Withholding	100-22490	60.00
GREENFIELD POLICE SUPERVIS...	298452	02/24/2016	GPSA DUES	100-22415	150.00
STATE OF CALIFORNIA FRAN SCH...	298454	02/24/2016	Misc Withholding	100-22490	38.59

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	100-22225	587.97
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	100-22215	1,920.42
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	100-22215	8,211.02
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	100-22220	3,038.93
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	100-22210	8,833.09
GREENFIELD TRUE VALUE	298405	02/24/2016	LIGHT BULBS FOR SHOP	100-311-65900.000	31.32
GREENFIELD TRUE VALUE	298405	02/24/2016	OFFICE SUPPLIES	100-111-61400.000	2.49
GREENFIELD TRUE VALUE	298405	02/24/2016	SAND	100-550-65700.000	6.51
GREENFIELD TRUE VALUE	298405	02/24/2016	CLEANING PRODUCT	100-201-65600.000	9.29
VISION TECHNOLOGY SOLUTIO...	298448	02/24/2016	FEBRUARY 2016	100-125-63200.000	255.25
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-110-52510.000	11.00
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-170-52510.000	5.50
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-190-52510.000	5.50
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-215-52510.000	11.00
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-310-52510.000	11.00
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	100-601-52510.000	5.50
CALIFORNIA BUILDING STANDA...	298388	02/24/2016	FEE REPORT FORM	100-601-63600.000	78.30
PARTS & SERVICE CENTER	298425	02/24/2016	ANTI-FREEZE	100-311-66200.000	17.03
PARTS & SERVICE CENTER	298425	02/24/2016	7309 - KIT	100-215-66200.000	3.19
AMERIPRIDE	298381	02/24/2016	CVC CLEANING TOWELS	100-111-65600.000	10.38
AMERIPRIDE	298381	02/24/2016	UNIFORMS	100-310-65200.000	98.14
AMERIPRIDE	298381	02/24/2016	SHOP MOP	100-310-65600.000	1.50
AMERIPRIDE	298381	02/24/2016	SHOP TOWELS	100-311-66200.000	5.24
GREENFIELD TRUE VALUE	298405	02/24/2016	CLEANING SUPPLIES	100-201-65600.000	14.06
MONTEREY COUNTY PETROLE...	298419	02/24/2016	15/16 - CA OIL RECYCLING FEE	100-311-66100.000	13.20
MONTEREY COUNTY PETROLE...	298419	02/24/2016	15/16 - 55 GALLON DRUM VEHI...	100-311-66100.000	790.16
MONTEREY BAY AREA SELF INS...	298416	02/24/2016	claim-sylvia garcia.vs.city	100-115-62100.000	5,038.23
PARTS & SERVICE CENTER	298425	02/24/2016	ARMORALL	100-311-66200.000	41.05
PARTS & SERVICE CENTER	298425	02/24/2016	7330 PREVENT. MAINT.	100-201-66200.000	44.31
PARTS & SERVICE CENTER	298425	02/24/2016	GLOVES	100-311-65200.000	16.41
PARTS & SERVICE CENTER	298425	02/24/2016	7329 PREVENT. MAINT.	100-201-66200.000	12.55
PARTS & SERVICE CENTER	298425	02/24/2016	7309 PREVENT. MAINT.	100-215-66200.000	12.55
GREENFIELD TRUE VALUE	298405	02/24/2016	CLEANING SUPPLIES - DRAIN	100-201-65600.000	27.59
CENTRAL DRUG SYSTEM	298390	02/24/2016	ANNUAL ADMINISTRATION FEE	100-310-63900.000	396.00
CENTRAL DRUG SYSTEM	298390	02/24/2016	QUARTERLY COMPANY FEE/RA...	100-110-63900.000	3.50
O'REILLY AUTO PARTS	298421	02/24/2016	7327 - PREV. MAINT.	100-215-66200.000	19.62
CHEVRON, U.S.A.	298391	02/24/2016	GASOLINE	100-215-66100.000	160.02
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-22320	1,389.00
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-110-52510.000	3,648.93
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-111-52510.000	1.27
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-190-52510.000	131.77
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-201-52510.000	258.47
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-215-52510.000	5,237.77
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-310-52510.000	8.87
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-550-52510.000	50.68
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-601-52510.000	93.76
BEN-E-LECT	298383	02/24/2016	MARCH 2016	100-601-52510.000	542.27
DANIEL SOTELLO	298395	02/24/2016	REIMBURSEMENT FOR CHAFER ...	100-111-65600.000	35.53
AMERICAN SUPPLY COMPANY	298380	02/24/2016	JANITORIAL SUPPLIES	100-201-65600.000	142.68
SONIAN, INC.	298439	02/24/2016	FEBRUARY 2016	100-125-63200.000	198.00
FRANCISCO CEJA	298402	02/24/2016	PER-DIEM - SHERMAN BLOCK SL...	100-215-67200.000	150.00
<b>Fund 100 - GENERAL FUND Total:</b>					<b>170,296.96</b>

**Fund: 201 - POLICE - OTHER GRANTS**

G P O A	298451	02/24/2016	GPOA DUES	201-22410	100.00
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	201-22225	60.66
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	201-22215	195.44
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	201-22215	835.68
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	201-22220	385.49
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	201-22210	1,086.04
<b>Fund 201 - POLICE - OTHER GRANTS Total:</b>					<b>2,663.31</b>

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
<b>Fund: 213 - PARKS</b>					
MNS ENGINEERS, INC.	298414	02/24/2016	COMMUNITY PARK	213-905-87513.000	5,000.00
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	213-22430	3.11
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	213-22225	0.46
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	213-22215	1.48
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	213-22215	6.32
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	213-22220	2.99
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	213-22210	8.38
PACIFIC COAST LAND DESIGN, I...	298423	02/24/2016	TASK 9 - BID ASSISTANCE	213-905-87513.000	2,166.50
<b>Fund 213 - PARKS Total:</b>					<b>7,189.24</b>
<b>Fund: 215 - CDBG Fund</b>					
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	215-22430	15.63
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	215-22225	2.29
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	215-22215	7.38
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	215-22215	31.52
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	215-22220	14.98
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	215-22210	41.90
<b>Fund 215 - CDBG Fund Total:</b>					<b>113.70</b>
<b>Fund: 220 - Measure X Supplemental Sales &amp; Use Tax Fund</b>					
STATE STREET BANK & TRUST C...	DFT0001666	02/26/2016	Defer Comp-GPOA	220-22430	100.00
DEPT OF CHILD SUPPORT SERVI...	DFT0001671	02/26/2016	Misc Withholding	220-22450	802.61
G P O A	298451	02/24/2016	GPOA DUES	220-22410	350.00
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	220-22225	211.93
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	220-22215	682.92
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	220-22215	2,920.10
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	220-22220	1,095.22
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	220-22210	2,757.92
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	220-215-52510.000	16.50
<b>Fund 220 - Measure X Supplemental Sales &amp; Use Tax Fund Total:</b>					<b>8,937.20</b>
<b>Fund: 230 - GAS TAX FUND</b>					
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	MARKING PAINT	230-320-65700.000	5.18
PACIFIC GAS & ELECTRIC	298424	02/24/2016	STREET LIGHTING	230-320-64100.000	6,672.97
QUINN COMPANY	298429	02/24/2016	3713 & 3738 - BACKHOE SEATB...	230-320-66300.000	161.10
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	230-320-52510.000	15.82
U.S. BANK	298514	03/01/2016	DCS PWS APPLICATION FEE - TR...	230-320-67200.000	12.50
U.S. BANK	298514	03/01/2016	QAC/WAL TEST PREP SEMINAR ...	230-320-67200.000	450.00
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	BALL VALVE & HOSE BARB	230-320-66300.000	14.51
SC FUELS	298437	02/24/2016	GASOLINE	230-320-66100.000	23.64
CITY OF GREENFIELD	298392	02/24/2016	263 PALO VERDE ST - PERC PO...	230-320-64300.000	0.10
CITY OF GREENFIELD	298392	02/24/2016	786 APRICOT STREET	230-320-64300.000	6.54
CITY OF GREENFIELD	298392	02/24/2016	1245 APPLE AVE - PERC POND	230-320-64300.000	0.10
CITY OF GREENFIELD	298392	02/24/2016	920 WALNUT AVE - CORP YARD	230-320-64400.000	118.94
CAL-WEST	298389	02/24/2016	12/17/2015	230-320-63700.000	525.00
CAL-WEST	298389	02/24/2016	12/18/2015	230-320-63700.000	497.63
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	230-320-64100.000	193.88
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	230-320-64200.000	11.72
REDSHIFT	298433	02/24/2016	INTERNET SERVICES	230-320-64900.000	16.23
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	230-320-64600.000	35.13
DAN'S TIRE & AUTO SERV	298396	02/24/2016	7908 - REPROGRAM TPMS	230-320-66200.000	35.00
SEIU 521	298453	02/24/2016	Union Dues	230-22420	53.26
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	230-22430	25.96
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	230-22430	167.50
STATE OF CALIFORNIA FRANSCH...	298454	02/24/2016	Misc Withholding	230-22490	34.73
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	230-22225	52.48
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	230-22215	169.06
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	230-22215	723.00
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	230-22220	102.85
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	230-22210	477.26
VEGETABLE GROWERS SUPPLY	298446	02/24/2016	TRASH GLOVES	230-320-65200.000	14.73

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
BEN-E-LECT	298383	02/24/2016	MARCH 2016	230-320-52510.000	376.30
O'REILLY AUTO PARTS	298421	02/24/2016	WRENCH SET	230-320-65700.000	35.82
<b>Fund 230 - GAS TAX FUND Total:</b>					<b>11,028.94</b>

**Fund: 240 - LOCAL TRANSPORTATION FUND**

MNS ENGINEERS, INC.	298414	02/24/2016	SAFE ROUTES	240-903-89505.491	8,177.50
<b>Fund 240 - LOCAL TRANSPORTATION FUND Total:</b>					<b>8,177.50</b>

**Fund: 263 - LLM #1 - LEXINGTON**

U.S. BANK	298514	03/01/2016	USPS - MAILED PACKAGE	263-360-65700.000	9.60
CITY OF GREENFIELD	298392	02/24/2016	0000 GIANOLINI PARKWAY	263-360-64300.000	15.64
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	263-22430	1.44
STATE OF CALIFORNIA FRANSCH...	298454	02/24/2016	Misc Withholding	263-22490	1.93
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	263-22225	0.96
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	263-22215	3.08
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	263-22215	13.24
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	263-22220	1.78
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	263-22210	6.75
BEN-E-LECT	298383	02/24/2016	MARCH 2016	263-360-52510.000	10.14
<b>Fund 263 - LLM #1 - LEXINGTON Total:</b>					<b>64.56</b>

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

PACIFIC GAS & ELECTRIC	298424	02/24/2016	STREET LIGHTING	264-360-64100.000	674.00
CITY OF GREENFIELD	298392	02/24/2016	300 LAS MANZANITAS DRIVE	264-360-64300.000	15.64
CITY OF GREENFIELD	298392	02/24/2016	634 ST CHRISTOPHER LANE	264-360-64300.000	0.32
CITY OF GREENFIELD	298392	02/24/2016	355 THORP AVENUE-TREE LINE	264-360-64300.000	4.00
CITY OF GREENFIELD	298392	02/24/2016	207 TUSCANY AVENUE PARK	264-360-64300.000	0.21
CITY OF GREENFIELD	298392	02/24/2016	235 THORP/WALNUT TREE LINE	264-360-64300.000	1.46
CITY OF GREENFIELD	298392	02/24/2016	385 THORP AVE	264-360-64300.000	17.02
CITY OF GREENFIELD	298392	02/24/2016	18 S EL CAMINO REAL - MEDIAN	264-360-64300.000	23.04
CITY OF GREENFIELD	298392	02/24/2016	200 RAVA PARKWAY PARK	264-360-64300.000	3.17
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	264-360-64100.000	468.46
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	264-22430	1.44
STATE OF CALIFORNIA FRANSCH...	298454	02/24/2016	Misc Withholding	264-22490	1.93
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	264-22225	1.76
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	264-22215	5.68
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	264-22215	24.34
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	264-22220	2.04
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	264-22210	8.84
BEN-E-LECT	298383	02/24/2016	MARCH 2016	264-360-52510.000	22.81
<b>Fund 264 - LLM #2 - TERRA VERDE, ETC Total:</b>					<b>1,276.16</b>

**Fund: 265 - SMD #1**

SEIU 521	298453	02/24/2016	Union Dues	265-22420	3.04
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	265-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	265-22225	2.39
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	265-22215	7.68
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	265-22215	32.82
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	265-22220	4.29
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	265-22210	20.04
BEN-E-LECT	298383	02/24/2016	MARCH 2016	265-360-52510.000	17.74
<b>Fund 265 - SMD #1 Total:</b>					<b>98.50</b>

**Fund: 266 - SMD #2**

SEIU 521	298453	02/24/2016	Union Dues	266-22420	3.04
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	266-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	266-22225	2.35
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	266-22215	7.68
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	266-22215	32.84
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	266-22220	4.30
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	266-22210	20.03
BEN-E-LECT	298383	02/24/2016	MARCH 2016	266-360-52510.000	17.74
<b>Fund 266 - SMD #2 Total:</b>					<b>98.48</b>

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Payment Dates: 2/19/2016 - 3/3/2016

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
<b>Fund: 291 - HOME GRANT</b>					
RANEY PLANNING AND MANAG...	298432	02/24/2016	Reimbursables	291-610-63900.000	1.35
RANEY PLANNING AND MANAG...	298432	02/24/2016	Base Services	291-610-63900.000	1,175.90
RANEY PLANNING AND MANAG...	298432	02/24/2016	Base Services	291-610-63900.000	150.00
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	291-22430	9.38
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	291-22225	1.37
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	291-22215	4.42
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	291-22215	18.92
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	291-22220	8.99
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	291-22210	25.14
<b>Fund 291 - HOME GRANT Total:</b>					<b>1,395.47</b>
<b>Fund: 297 - GREENFIELD SCIENCE WORKSHOP</b>					
U.S. BANK	298514	03/01/2016	PARTS FOR SHOCKING MACHINE	297-597-65500.292	34.56
U.S. BANK	298514	03/01/2016	COMPASSES FOR MAGNETISM ...	297-597-65500.292	47.49
U.S. BANK	298514	03/01/2016	MATERIALS FOR ELECTRIC CAR	297-597-65500.292	190.82
U.S. BANK	298514	03/01/2016	MATERIALS FOR ELECTRIC FAN	297-597-65500.292	190.05
U.S. BANK	298514	03/01/2016	COMPASSES FOR MAGNETISM ...	297-597-65500.292	5.41
U.S. BANK	298514	03/01/2016	COMPASSES FOR MAGNETISM ...	297-597-65500.292	48.26
U.S. BANK	298514	03/01/2016	FISH FOR AQUAPONICS EXHIBIT	297-597-65500.292	4.58
U.S. BANK	298514	03/01/2016	BATTERY HOLDER FOR ELECTR...	297-597-65500.292	19.32
U.S. BANK	298514	03/01/2016	CLOTHES PINS FOR ELECTRIC F...	297-597-65500.292	5.43
U.S. BANK	298514	03/01/2016	BATTERIES FOR ELECTRIC FAN	297-597-65500.292	14.19
U.S. BANK	298514	03/01/2016	SKEWERS FOR ELECTIC CAR	297-597-65500.292	8.69
U.S. BANK	298514	03/01/2016	BATTERIES FOR ELECTRIC CAR	297-597-65500.292	21.83
U.S. BANK	298514	03/01/2016	BAGS FOR MAGNETIC SAND ACT..	297-597-65500.292	22.65
U.S. BANK	298514	03/01/2016	BATTERIES FOR ELECTRIC FAN &...	297-597-65500.292	31.65
U.S. BANK	298514	03/01/2016	TRANSFORMER FOR "SHOCKING..	297-597-65500.292	8.05
U.S. BANK	298514	03/01/2016	BATTERIES FOR ELECTROMAGN...	297-597-65500.292	66.49
CITY OF GREENFIELD	298392	02/24/2016	45 EL CAMINO REAL	297-597-64300.292	20.09
CITY OF GREENFIELD	298392	02/24/2016	45 EL CAMINO REAL	297-597-64400.292	58.62
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	297-597-64100.292	282.43
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	297-597-64200.292	38.57
REDSHIFT	298433	02/24/2016	INTERNET SERVICES	297-597-64900.000	99.99
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	297-22225	33.89
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	297-22215	109.16
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	297-22215	466.64
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	297-22220	42.52
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	297-22210	298.52
<b>Fund 297 - GREENFIELD SCIENCE WORKSHOP Total:</b>					<b>2,169.90</b>
<b>Fund: 503 - SEWER FUND</b>					
R G FABRICATION	298431	02/24/2016	MUFFIN MONSTER REPAIR	503-335-65700.000	423.37
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	3720 WEED SPRAYER	503-330-66300.000	32.86
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	3720 WEED SPRAYER	503-330-66300.000	32.33
PRAXAIR DISTRIBUTION, INC.	298428	02/24/2016	WELDING GAS	503-330-65700.000	47.91
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	503-330-61400.000	65.69
OFFICE DEPOT	298420	02/24/2016	NOTE PADS	503-330-61400.000	16.19
MONTEREY BAY ANALYTICAL SE...	298415	02/24/2016	WATER & SEWER SAMPLES DEC...	503-335-63800.000	405.07
BURTON & ASSOCIATES	298386	02/24/2016	TASK 2	503-330-73605.000	6,571.50
VALLEY ELECTRIC MOTOR SERVI...	298445	02/24/2016	HEADWORKS REPAIR	503-335-66400.000	242.11
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	503-330-52510.000	26.36
U.S. BANK	298514	03/01/2016	DCS PWS APPLICATION FEE - TR...	503-330-67200.000	12.50
ACQUONTEMP	298379	02/24/2016	TEMP SERVICES - G. ALBOR	503-191-63900.000	384.91
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	BALL VALVE & HOSE BARB	503-330-66300.000	14.50
VEGETABLE GROWERS SUPPLY	298446	02/24/2016	GLOVES	503-335-65200.000	48.90
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	503-330-61400.000	28.05
CITY OF GREENFIELD	298392	02/24/2016	920 WALNUT AVE - CORP YARD	503-330-64300.000	23.20
CITY OF GREENFIELD	298392	02/24/2016	920 WALNUT AVE - CORP YARD	503-330-64400.000	118.94
R G FABRICATION	298431	02/24/2016	LOVE JOY BOLTS - MUFFIN MO...	503-335-65700.000	24.16
REDSHIFT	298433	02/24/2016	INTERNET SERVICES	503-330-64900.000	36.24
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	503-333-64100.000	662.82

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Payment Dates: 2/19/2016 - 3/3/2016

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	503-335-64100.000	2,855.08
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	503-335-64200.000	11.71
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	503-330-64600.000	45.33
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	503-330-64900.000	19.00
OFFICE DEPOT	298420	02/24/2016	STAPLERS	503-330-61400.000	40.82
PARTS & SERVICE CENTER	298425	02/24/2016	BLASTER	503-335-65700.000	6.35
ACCOUNTEMPS	298379	02/24/2016	TEMP SERVICES - G. ALBOR	503-191-63900.000	472.53
SEIU 521	298453	02/24/2016	Union Dues	503-22420	103.65
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	503-22430	43.27
STATE STREET BANK & TRUST C...	DFT0001669	02/26/2016	Defer Comp-Mid Management	503-22430	33.00
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	503-22430	123.03
STATE OF CALIFORNIA FRANSCH...	298454	02/24/2016	Misc Withholding	503-22490	57.88
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	503-22225	89.67
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	503-22215	288.82
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	503-22215	1,234.62
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	503-22220	185.41
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	503-22210	863.83
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	503-191-52510.000	2.75
BEN-E-LECT	298383	02/24/2016	MARCH 2016	503-191-52510.000	221.72
BEN-E-LECT	298383	02/24/2016	MARCH 2016	503-330-52510.000	69.68
BEN-E-LECT	298383	02/24/2016	MARCH 2016	503-333-52510.000	562.55
BEN-E-LECT	298383	02/24/2016	MARCH 2016	503-335-52510.000	562.55
GREENFIELD TRUE VALUE	298405	02/24/2016	GATE LOCK	503-335-65900.000	24.43
<b>Fund 503 - SEWER FUND Total:</b>					<b>17,135.29</b>
<b>Fund: 504 - WATER FUND</b>					
PRAXAIR DISTRIBUTION, INC.	298428	02/24/2016	WELDING GAS	504-345-65700.000	47.91
OFFICE DEPOT	298420	02/24/2016	OFFICE SUPPLIES	504-340-61400.000	65.69
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	MARKING PAINT	504-345-65700.000	5.18
MONTEREY BAY ANALYTICAL SE...	298415	02/24/2016	WATER & SEWER SAMPLES DEC...	504-345-63800.000	1,059.93
BURTON & ASSOCIATES	298386	02/24/2016	TASK 2	504-340-73605.000	6,571.50
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	WATER HOOK UP	504-345-65700.000	138.32
QUINN COMPANY	298429	02/24/2016	3713 & 3738 - BACKHOE SEATB...	504-340-66300.000	161.11
U.S. BANK	298514	03/01/2016	MEDICARE SUPPLEMENT PLAN F	504-340-52510.000	26.36
U.S. BANK	298514	03/01/2016	DCS PWS APPLICATION FEE - TR...	504-340-67200.000	12.50
U.S. BANK	298514	03/01/2016	PWHS MEMBERSHIP APPLICATI...	504-340-68300.000	206.67
U.S. BANK	298514	03/01/2016	PWHS MEMBERSHIP APPLICATI...	504-340-68300.000	206.66
U.S. BANK	298514	03/01/2016	3707 - AIR COMPRESS	504-345-66300.000	129.80
ACCOUNTEMPS	298379	02/24/2016	TEMP SERVICES - G. ALBOR	504-191-63900.000	384.92
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	PRESSURE TEST	504-345-65700.000	35.72
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	BALL VALVE & HOSE BARB	504-340-66300.000	14.50
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	WATER PRESSURE GAUGE	504-345-65700.000	37.48
GREEN RUBBER-KENNEDY AG	298403	02/24/2016	PRESSURE GAUGE	504-345-65700.000	18.74
GREENFIELD TRUE VALUE	298405	02/24/2016	PAINT - USA'S	504-345-65900.000	7.59
CITY OF GREENFIELD	298392	02/24/2016	920 WALNUT AVE - CORP YARD	504-340-64400.000	118.95
REDSHIFT	298433	02/24/2016	INTERNET SERVICES	504-340-64900.000	36.20
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	504-345-64100.000	5,146.95
PACIFIC GAS & ELECTRIC	298424	02/24/2016	MONTHLY UTILITIES	504-345-64200.000	11.72
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	504-340-64600.000	45.33
VERIZON WIRELESS	298447	02/24/2016	CELL PHONES - PW	504-340-64900.000	19.01
DAN'S TIRE & AUTO SERV	298396	02/24/2016	7923 - REPLACED SENSORS	504-340-66200.000	258.69
ACCOUNTEMPS	298379	02/24/2016	TEMP SERVICES - G. ALBOR	504-191-63900.000	472.52
SEIU 521	298453	02/24/2016	Union Dues	504-22420	54.03
STATE STREET BANK & TRUST C...	DFT0001668	02/26/2016	Defer Comp-Management	504-22430	43.26
STATE STREET BANK & TRUST C...	DFT0001669	02/26/2016	Defer Comp-Mid Management	504-22430	17.00
STATE STREET BANK & TRUST C...	DFT0001670	02/26/2016	Defer Comp-Misc Employees	504-22430	51.97
STATE OF CALIFORNIA FRANSCH...	298454	02/24/2016	Misc Withholding	504-22490	57.88
STATE OF CALIFORNIA EDD	DFT0001672	02/26/2016	SDI	504-22225	51.62
Internal Revenue Service	DFT0001673	02/26/2016	Medicare	504-22215	166.44
Internal Revenue Service	DFT0001674	02/26/2016	Social Security	504-22215	711.76
STATE OF CALIFORNIA EDD	DFT0001675	02/26/2016	State Withholding	504-22220	99.06

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Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Internal Revenue Service	DFT0001676	02/26/2016	Federal Tax Withholding	504-22210	482.32
BEN-E-LECT	298384	02/24/2016	FEBRUARY 2016	504-191-52510.000	2.75
BEN-E-LECT	298383	02/24/2016	MARCH 2016	504-191-52510.000	221.72
BEN-E-LECT	298383	02/24/2016	MARCH 2016	504-340-52510.000	613.23
<b>Fund 504 - WATER FUND Total:</b>					<b>17,812.99</b>
<b>Fund: 735 - SUCCESSOR AGENCY CAPITAL PROJECTS FUND</b>					
MNS ENGINEERS, INC.	298414	02/24/2016	MNS INVOICE 66483	735-901-83127.000	7,806.15
<b>Fund 735 - SUCCESSOR AGENCY CAPITAL PROJECTS FUND Total:</b>					<b>7,806.15</b>
<b>Grand Total:</b>					<b>256,264.35</b>

## Report Summary

## Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	170,296.96
201 - POLICE - OTHER GRANTS	2,663.31
213 - PARKS	7,189.24
215 - CDBG Fund	113.70
220 - Measure X Supplemental Sales & Use Tax Fund	8,937.20
230 - GAS TAX FUND	11,028.94
240 - LOCAL TRANSPORTATION FUND	8,177.50
263 - LLM #1 - LEXINGTON	64.56
264 - LLM #2 - TERRA VERDE, ETC	1,276.16
265 - SMD #1	98.50
266 - SMD #2	98.48
291 - HOME GRANT	1,395.47
297 - GREENFIELD SCIENCE WORKSHOP	2,169.90
503 - SEWER FUND	17,135.29
504 - WATER FUND	17,812.99
735 - SUCCESSOR AGENCY CAPITAL PROJECTS FUND	7,806.15
<b>Grand Total:</b>	<b>256,264.35</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-101-61400.000	Office Supplies	58.47
100-101-63100.000	Administration Services	300.00
100-101-65100.000	General Operating Suppli...	4,155.40
100-101-67300.000	Other Meals & Travel	27.37
100-110-52200.000	Unemployment Insurance	116.00
100-110-52510.000	Health Insurance	3,659.93
100-110-63100.000	Administration Services	395.00
100-110-63900.000	General Services	3.50
100-110-64600.000	Cell Phone Charges	67.32
100-110-65100.000	General Operating Suppli...	66.65
100-110-65200.000	Uniforms / Personnel Equ...	136.00
100-110-67100.000	Meetings & Conferences	449.38
100-110-67300.000	Other Meals & Travel	60.00
100-110-68100.000	Recruitment	95.00
100-110-68300.000	Memberships	150.00
100-111-52510.000	Health Insurance	1.27
100-111-61400.000	Office Supplies	252.78
100-111-64300.000	Water Utility	95.01
100-111-64500.000	Phone Charges	1,623.00
100-111-65600.000	Janitorial Supplies	116.19
100-111-65900.000	Building Maintenance Su...	86.89
100-115-62100.000	Insurance	5,038.23
100-125-61700.000	Software Maintenance Ch...	2,388.00
100-125-63200.000	Technology Services	5,349.25
100-125-65300.000	Technology Supplies	13,846.15
100-125-71300.000	Electronic Equipment	908.91
100-170-52510.000	Health Insurance	5.50
100-170-67600.000	Publications	456.00
100-190-52510.000	Health Insurance	137.27
100-190-61100.000	Postage	29.83
100-190-61200.000	Printing and Copying	7.92
100-190-61400.000	Office Supplies	370.25
100-190-63300.000	Financial Services	1,800.00
100-190-68100.000	Recruitment	199.00
100-190-68300.000	Memberships	110.00
100-191-64400.000	Waste Disposal	43,642.21
100-201-52510.000	Health Insurance	258.47

## Account Summary

Account Number	Account Name	Payment Amount
100-201-61200.000	Printing and Copying	169.87
100-201-65100.000	General Operating Suppli...	119.34
100-201-65400.000	Police Supplies	72.08
100-201-65600.000	Janitorial Supplies	398.71
100-201-66200.000	Vehicle Maintenance	56.86
100-201-67200.000	Other Training	40.00
100-215-52510.000	Health Insurance	5,248.77
100-215-61400.000	Office Supplies	553.09
100-215-63400.000	Police Services	1,103.11
100-215-64500.000	Phone Charges	607.25
100-215-64700.000	Radios	125.00
100-215-65300.000	Technology Supplies	144.85
100-215-66100.000	Gasoline & Oil	3,050.82
100-215-66200.000	Vehicle Maintenance	2,253.81
100-215-67200.000	Other Training	542.40
100-22210	Federal Withholding Tax ...	8,833.09
100-22215	FICA Payable	10,131.44
100-22220	State Withholding Tax Pa...	3,038.93
100-22225	S.D.I. Payable	587.97
100-22320	Medical Benefits Payable	32,584.70
100-22410	G.P.O.A. Union Dues Paya...	200.00
100-22415	G.P.S.A. Union Dues Payab..	150.00
100-22420	S.E.I.U. Union Dues Payab...	128.64
100-22430	Deferred Comp Payable	1,093.01
100-22435	PERS Loan Payable	120.34
100-22490	Miscellaneous Withholding	98.59
100-230-61400.000	Office Supplies	7.17
100-230-64600.000	Cell Phone Charges	52.42
100-230-64900.000	Other Utilities	38.01
100-230-67200.000	Other Training	81.60
100-24604	EIR Deposit - Tunzi Project	620.00
100-26160	State Strong Motion Fees	1,676.98
100-310-52510.000	Health Insurance	34.37
100-310-61200.000	Printing and Copying	50.80
100-310-61400.000	Office Supplies	65.69
100-310-63900.000	General Services	396.00
100-310-65200.000	Uniforms/Personnel Equi...	294.42
100-310-65600.000	Janitorial Supplies	4.50
100-310-68300.000	Memberships	206.67
100-311-63900.000	General Services	382.00
100-311-65200.000	Uniforms/Personnel Equi...	19.04
100-311-65700.000	Public Works Supplies	56.36
100-311-65900.000	Building Maintenance Su...	43.26
100-311-66100.000	Gasoline & Oil	803.36
100-311-66200.000	Vehicle Maintenance	73.80
100-311-66300.000	General Operations Equi...	163.51
100-550-52510.000	Health Insurance	53.32
100-550-64100.000	Electricity	154.97
100-550-64200.000	Gas Utility	11.72
100-550-64300.000	Water Utility	19.59
100-550-64400.000	Waste Disposal	118.94
100-550-64600.000	Cell Phone Charges	35.14
100-550-64900.000	Other Utilities	16.23
100-550-65600.000	Janitorial Supplies	254.45
100-550-65700.000	Public Works Supplies	408.86
100-550-66300.000	General Operations Equi...	14.51
100-550-67200.000	Other Training	12.50
100-551-64100.211	Electricity	48.92

## Account Summary

Account Number	Account Name	Payment Amount
100-551-64200.211	Gas Utility	16.23
100-551-64300.000	Water Utility	47.35
100-551-64300.211	Water Utility	29.68
100-551-64400.000	Waste Disposal	193.89
100-551-64400.211	Waste Disposal	36.07
100-590-64100.000	Electricity	202.98
100-590-64200.000	Gas Utility	133.94
100-590-64300.000	Water Utility	26.59
100-601-52510.000	Health Insurance	687.67
100-601-63600.000	Community Development...	4,788.63
201-22210	Federal Withholding Tax ...	1,086.04
201-22215	FICA Payable	1,031.12
201-22220	State Withholding Tax Pa...	385.49
201-22225	S.D.I. Payable	60.66
201-22410	G.P.O.A. Union Dues Paya...	100.00
213-22210	Federal Withholding Tax ...	8.38
213-22215	FICA Payable	7.80
213-22220	State Withholding Tax Pa...	2.99
213-22225	S.D.I. Payable	0.46
213-22430	Deferred Comp Payable	3.11
213-905-87513.000	Prop 84 Greenfield Comm...	7,166.50
215-22210	Federal Withholding Tax ...	41.90
215-22215	FICA Payable	38.90
215-22220	State Withholding Tax Pa...	14.98
215-22225	S.D.I. Payable	2.29
215-22430	Deferred Comp Payable	15.63
220-215-52510.000	Health Insurance	16.50
220-22210	Federal Withholding Tax ...	2,757.92
220-22215	FICA Payable	3,603.02
220-22220	State Withholding Tax Pa...	1,095.22
220-22225	S.D.I. Payable	211.93
220-22410	G.P.O.A. Union Dues Paya...	350.00
220-22430	Deferred Comp Payable	100.00
220-22450	Wage Garnishments Paya...	802.61
230-22210	Federal Withholding Tax ...	477.26
230-22215	FICA Payable	892.06
230-22220	State Withholding Tax Pa...	102.85
230-22225	S.D.I. Payable	52.48
230-22420	S.E.I.U. Union Dues Payab...	53.26
230-22430	Deferred Comp Payable	193.46
230-22490	Miscellaneous Withholding	34.73
230-320-52510.000	Health Insurance	392.12
230-320-63700.000	Public Works Services	1,022.63
230-320-64100.000	Electricity	6,866.85
230-320-64200.000	Gas Utility	11.72
230-320-64300.000	Water Utility	6.74
230-320-64400.000	Waste Disposal	118.94
230-320-64600.000	Cell Phone Charges	35.13
230-320-64900.000	Other Utilities	16.23
230-320-65200.000	Uniforms / Personnel Equi...	14.73
230-320-65700.000	Public Works Supplies	41.00
230-320-66100.000	Gasoline & Oil	23.64
230-320-66200.000	Vehicle Maintenance	35.00
230-320-66300.000	General Operations Equi...	175.61
230-320-67200.000	Other Training	462.50
240-903-89505.491	Safe Routes to School Pro...	8,177.50
263-22210	Federal Withholding Tax ...	6.75
263-22215	FICA Payable	16.32

## Account Summary

Account Number	Account Name	Payment Amount
263-22220	State Withholding Tax Pa...	1.78
263-22225	S.D.I. Payable	0.96
263-22430	Deferred Comp Payable	1.44
263-22490	Miscellaneous Withholding	1.93
263-360-52510.000	Health Insurance	10.14
263-360-64300.000	Water Utility	15.64
263-360-65700.000	Public Works Supplies	9.60
264-22210	Federal Withholding Tax ...	8.84
264-22215	FICA Payable	30.02
264-22220	State Withholding Tax Pa...	2.04
264-22225	S.D.I. Payable	1.76
264-22430	Deferred Comp Payable	1.44
264-22490	Miscellaneous Withholding	1.93
264-360-52510.000	Health Insurance	22.81
264-360-64100.000	Electricity	1,142.46
264-360-64300.000	Water Utility	64.86
265-22210	Federal Withholding Tax ...	20.04
265-22215	FICA Payable	40.50
265-22220	State Withholding Tax Pa...	4.29
265-22225	S.D.I. Payable	2.39
265-22420	S.E.I.U. Union Dues Payab...	3.04
265-22430	Deferred Comp Payable	10.50
265-360-52510.000	Health Insurance	17.74
266-22210	Federal Withholding Tax ...	20.03
266-22215	FICA Payable	40.52
266-22220	State Withholding Tax Pa...	4.30
266-22225	S.D.I. Payable	2.35
266-22420	S.E.I.U. Union Dues Payab...	3.04
266-22430	Deferred Comp Payable	10.50
266-360-52510.000	Health Insurance	17.74
291-22210	Federal Withholding Tax ...	25.14
291-22215	FICA Payable	23.34
291-22220	State Withholding Tax Pa...	8.99
291-22225	S.D.I. Payable	1.37
291-22430	Deferred Comp Payable	9.38
291-610-63900.000	General Services	1,327.25
297-22210	Federal Withholding Tax ...	298.52
297-22215	FICA Payable	575.80
297-22220	State Withholding Tax Pa...	42.52
297-22225	S.D.I. Payable	33.89
297-597-64100.292	Electricity	282.43
297-597-64200.292	Gas Utility	38.57
297-597-64300.292	Water Utility	20.09
297-597-64400.292	Waste Disposal	58.62
297-597-64900.000	Other Utilities	99.99
297-597-65500.292	Recreation Supplies	719.47
503-191-52510.000	Health Insurance	224.47
503-191-63900.000	General Services	857.44
503-22210	Federal Withholding Tax ...	863.83
503-22215	FICA Payable	1,523.44
503-22220	State Withholding Tax Pa...	185.41
503-22225	S.D.I. Payable	89.67
503-22420	S.E.I.U. Union Dues Payab...	103.65
503-22430	Deferred Comp Payable	199.30
503-22490	Miscellaneous Withholding	57.88
503-330-52510.000	Health Insurance	96.04
503-330-61400.000	Office Supplies	150.75
503-330-64300.000	Water Utility	23.20

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
503-330-64400.000	Waste Disposal	118.94
503-330-64600.000	Cell Phone Charges	45.33
503-330-64900.000	Other Utilities	55.24
503-330-65700.000	Public Works Supplies	47.91
503-330-66300.000	General Operations Equi...	79.69
503-330-67200.000	Other Training	12.50
503-330-73605.000	Sewer Revenue Sufficienc...	6,571.50
503-333-52510.000	Health Insurance	562.55
503-333-64100.000	Electricity	662.82
503-335-52510.000	Health Insurance	562.55
503-335-63800.000	Sewer Treatment Services	405.07
503-335-64100.000	Electricity	2,855.08
503-335-64200.000	Gas Utility	11.71
503-335-65200.000	Uniforms / Personnel Equ...	48.90
503-335-65700.000	Public Works Supplies	453.88
503-335-65900.000	Building Maintenance Su...	24.43
503-335-66400.000	Sewer Operations Eqt Ma...	242.11
504-191-52510.000	Health Insurance	224.47
504-191-63900.000	General Services	857.44
504-22210	Federal Withholding Tax ...	482.32
504-22215	FICA Payable	878.20
504-22220	State Withholding Tax Pa...	99.06
504-22225	S.D.I. Payable	51.62
504-22420	S.E.I.U. Union Dues Payab...	54.03
504-22430	Deferred Comp Payable	112.23
504-22490	Miscellaneous Withholding	57.88
504-340-52510.000	Health Insurance	639.59
504-340-61400.000	Office Supplies	65.69
504-340-64400.000	Waste Disposal	118.95
504-340-64600.000	Cell Phone Charges	45.33
504-340-64900.000	Other Utilities	55.21
504-340-66200.000	Vehicle Maintenance	258.69
504-340-66300.000	General Operations Equi...	175.61
504-340-67200.000	Other Training	12.50
504-340-68300.000	Memberships	413.33
504-340-73605.000	Water Revenue Sufficienc...	6,571.50
504-345-63800.000	Water Production Services	1,059.93
504-345-64100.000	Electricity	5,146.95
504-345-64200.000	Gas Utility	11.72
504-345-65700.000	Water Production Supplies	283.35
504-345-65900.000	Building Maintenance Su...	7.59
504-345-66300.000	General Operations Equi...	129.80
735-901-83127.000	Streetscape Plan Implem...	7,806.15
	<b>Grand Total:</b>	<b>256,264.35</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>
**None**	256,264.35
	<b>Grand Total:</b>
	<b>256,264.35</b>

## **CITY COUNCIL MINUTES**

### **CITY COUNCIL MEETING OF FEBRUARY 23, 2016**

#### **CALL TO ORDER**

Mayor Huerta called the meeting to order at 6:02 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, Commander Allen, Administrative Services Director Corgill, City Attorney Sullivan, City Clerk Rathbun

**GUESTS:** Eulogio Donato, Luis Garcia Lopez, Tony Acosta, Beatriz Diaz, Sergio Valderrama, Jose Vasquez, Gabriel Trujillo, Aaron Johnson, Jason Klein, Michael Tidwell, Stephanie Garcia, Yrma Rendon, Michelle Perez, Kaz Ajir, Nick King, Sal Palma

#### **INVOCATION**

Invocation by Pastor Earl Clements.

#### **PLEDGE OF ALLEGIANCE**

All recited the Pledge of Allegiance.

#### **AGENDA REVIEW**

No changes were made.

#### **PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

Eulogio Donato asked for the City Council's support for a march that they would like to have on March 13<sup>th</sup> in memory of Cesar Chavez.

Luis Garcia Lopez also asked for the City Council's support for the march.

Tony Acosta stated that he was here to ask for the Council's support for a Cesar Chavez March and to waive any fees associated with the march.

Beatriz Diaz stated that she supported the march for Cesar Chavez.

Sergio Valderrama stated that he was concerned about the utility billing and wanted to know why the City had not responded regarding his concern that he filed at the January 26<sup>th</sup> meeting.

Jose Vasquez stated his concerns regarding house parties that were happening and suggested that residents be required to get a permit. He also stated that he was concerned about the safety of the community because fights might break out during the parties.

Gabriel Trujillo stated that the march was a great idea and suggested that the Council have workshops regarding politics so that the residents could know the rules and conduct of public meetings.

## **CONSENT CALENDAR**

**A MOTION** by Councilmember Walker, seconded by Councilmember Torres to approve the consent items including Warrants #298315 through #298374 and Bank Drafts #1651 through #1663 in the amount of \$222,118.23 and Minutes of the February 9, 2016 City Council Meeting. All in favor. Motion carried.

## **MAYORS PRESENTATIONS**

### **PRESENTATION BY CHIEF OF POLICE FRESÉ REGARDING POLICE STAFFING**

Chief Fresé gave a brief presentation regarding police staffing and the need for a detective and another sergeant. She also explained the different workshops that the police department would be hosting.

## **CITY COUNCIL – PUBLIC HEARING**

### **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AMENDING SECTION 2.20.010, PLANNING COMMISSION ESTABLISHED, TO REDUCE THE PLANNING COMMISSION MEMBERSHIP FROM SEVEN TO FIVE MEMBERS ORDINANCE #516**

Staff report was given by Community Services Director Steinmann.

Mayor Huerta opened the public hearing at 6:36 p.m.

No comments were received.

Mayor Huerta closed the public hearing at 6:37 p.m.

**A MOTION** by Mayor Pro-tem, seconded by Councilmember Torres to read by title only, second reading, and adopt **Ordinance #516, “An Ordinance of the City Council of the City of Greenfield Amending Section 2.20.010, Planning Commission Established, to Reduce the Planning Commission Membership from Seven to Five Members”**. All in favor. Motion carried.

## **CITY COUNCIL – BUSINESS**

### **ACCEPT & FILE – 2014/2015 AUDIT**

Staff report was given by Administrative Services Director Corgill.

City Council accepted the 2014/2015 Audit.

### **ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING ADMINISTRATIVE REGULATIONS FOR IMPLEMENTATION OF MEDICAL MARIJUANA FACILITY REGULATORY PERMIT PROGRAM RESOLUTION #2016-15**

Staff report was given by Community Services Director Steinmann.

Mayor Huerta suggested that the permit be for 24 months; \$30 per square feet was too high and to have a development agreement with each business. He stated that this was an unknown industry and the City should do all it could to help make the business successful.

There was discussion among the City Council regarding having the permit valid 24 months instead of 12 months. City Attorney Sullivan stated that at any time if the use permit conditions of approval were not being followed, the permit could be revoked.

Aaron Johnson thanked everyone for their time on this issue. He suggested that the \$30 amount be lowered because it was too high and people might hesitate to come to Greenfield. He suggested the City include the manufacturing of volatile solvents and extraction methods. He also suggested that the Council consider adding more time for the permit and that more than one dispensary be allowed.

Gabriel Trujillo stated that he was from Greenfield and would do what was best for Greenfield and that there were a lot of new faces here regarding this matter.

Jason Klein encouraged the Council to do what was best for the City and stated that \$30 a square foot was too high to be competitive with the other cities.

Nick King stated that they were here to build a better City and push the City forward in the right direction.

Sergio Valderrama spoke against the marijuana regulatory permit and stated he would oppose all businesses that involved marijuana.

Beatriz Diaz stated that all permits go through a rigorous process.

Sal Palma addressed the issue regarding the \$30 per square foot and that the price might detour people from coming to Greenfield.

Councilmember Walker stated that he was totally against it. He stated that there were over 800 signatures gathered against it and that should say something even though the petition did not get approved. He also stated that it was all but the money.

Mayor Pro-tem Rodriguez commented that this was just beginning and the Council needed to make sure that all aspects of the matter were considered and reviewed.

Councilmember Santibañez asked staff to explain the manufacturing of volatile solvents and extraction methods. Community Services Director Steinmann explained the process and if the Council wanted to include it, language could be included in the resolution. Councilmember Santibañez asked about multiple permits on the same property. Community Services Director Steinmann that one permit holder could lease land to another business. Councilmember Santibañez asked what the average size was for a facility. Community Services Director stated around 20,000 square feet for the first phase and then it would probably grow.

Council discussed limiting the amount of dispensaries; changing the permit from 12 to 24 months and the \$30 fee per square feet.

**A MOTION** by Mayor Huerta, seconded by to adopt **Resolution #2016-15, “A Resolution of the City Council of the City of Greenfield Approving Administrative Regulations for Implementation of Medical Marijuana Facility Regulatory Permit Program” with the following amendments: the permit be either 12 or 24 months, \$15 fee per square feet with a \$20 ceiling and that the manufacturing of volatile solvents and extraction methods be included.** AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmembers Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

**ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADOPTING A MEDICAL MARIJUANA FACILITY REGULATORY PERMIT FEE SCHEDULE  
RESOLUTION #2016-16**

Staff report was given by Community Services Director Steinmann.

Michael Tidwell stated that he believed that cannabis saved his life. He gave a brief explanation regarding his situation and how cannabis helped him.

Eulogio Donato thanked Councilmember Walker for listening to the people and stated that he was against the medical marijuana.

Stephanie Garcia asked if the revenue would be designated for recreation or certain areas. City Attorney Sullivan stated that the funds would be general fund revenues.

Yrma Rendon asked about the dispensaries and stated that the Council might want to hold workshops in order to educate the public regarding this matter.

Beatriz Diaz stated that she was in favor of it.

Councilmember Santibañez stated that educational workshop would be very important and helpful to the residents.

**A MOTION** by Councilmember Santibañez, seconded by Councilmember Torres to adopt **Resolution #2016-16, “A Resolution of the City Council of the City of Greenfield Adopting a Medical Marijuana Facility Regulatory Permit Fee Schedule”, as amended.** AYES: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmembers Torres and Santibañez. NOES: Councilmember Walker. Motion carried.

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

None

**COMMENTS FROM CITY COUNCIL**

Councilmember Torres stated that the staff at Oak Avenue School asked if their Student Council would come to the City Council Chamber and hold a meeting in the chambers. Council agreed to have the students come and hold a meeting in the Council chambers.

Councilmember Walker stated that the ambulance driver and staff just hang around when they were in town and asked if they could just hang out in one of the offices at the Civic Center. Staff stated they would look into the matter.

Councilmember Rodriguez asked if it was the City's responsibility to educate the public regarding new businesses. City Manager Stanton suggested that the City provide information regarding the matter; however not appear bias.

Mayor Huerta stated that he hoped that in the future the residents of Greenfield realize the benefits that would be coming with this business and thanked Councilmember Walker for his patience during the matter.

### **CITY MANAGER REPORT**

City Manager Stanton stated that staff was continuing the process for the master plan for water/sewer. She also stated that staff was meeting with OpTerra on a regular basis.

Max Basierra, commercial developer, stated that they were planning on coming to Greenfield with a well-planned master plan for the Walnut Avenue area. He stated that his company embraces the community in which they build in and wanted to enhance the quality of life in Greenfield.

### **ADJOURNMENT**

Mayor adjourned the City Council meeting at 8:12 p.m.

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Mayor of the City of Greenfield

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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:** March 2, 2016

**AGENDA DATE:** March 8, 2016

**TO:** Mayor and City Council

**FROM:** Mic Steinmann, Community Services Director

**TITLE:** **APPROVAL OF TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN AREA**

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## **AUTHORITY AND PROCEDURES**

The requirements for tentative maps are set forth in the California Government Code, Subdivision Map Act, §§ 66452 – 66452.24 and Chapter 16.16 of the Greenfield Municipal Code. Sections 16.16.100, 16.16.110, and 17.14.050 of the municipal code establish the City Council as the final approving authority for tentative subdivision maps. The Planning Commission is charged with responsibility to review tentative map applications; make a report to the City Council with respect to the design of the subdivision and the kind, nature, and extent of the proposed improvements; and make findings and recommendations for approval, conditional approval, or denial of the proposed tentative map to the City Council. The City Council shall not approve or conditionally approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, zoning and subdivisions codes, and any applicable specific plan. The Subdivision Map Act and the Subdivisions Code specify that the City Council shall not approve or conditionally approve a tentative map if it makes any of a number of specified findings.

## **BACKGROUND AND ANALYSIS**

In 2010 the City began a process to develop the Walnut Avenue Specific Plan for approximately 63 acres of agricultural land located along Walnut Avenue immediately adjacent to U.S. Highway 101 between 3<sup>rd</sup> Street and 4<sup>th</sup> Street and from Apple Avenue to north of Walnut Avenue. In 2014, the Walnut Avenue Specific Plan was officially adopted by the City Council. An Environmental Impact Report was prepared and certified by the City Council. A Mitigation

Monitoring and Reporting Program was prepared and adopted as part of the EIR to address the potential environmental impacts of the development of the specific plan area.

The vision of the City Council was to create a multi-functional focal point for both shopping and community events and activities. The adopted specific plan provides guidance and establishes development standards for the area within its boundary, streamlines land use and zoning entitlements, and facilitates new commercial and residential development in the City. The specific plan will enable the City to respond to growth trends and retail commercial demand in the City and the Salinas Valley region. The implementation of the specific plan will also generate job growth, provide residents and visitors with a more diverse offering of commercial uses, support the development of high density residential housing, develop a new community park, and provided revenue to support City services.

The parcels that are the subject of The Vines at Greenfield subdivision and tentative map are part of the specific plan area (*see* map on following page). They are located on the south side of Walnut Avenue and immediately east of U.S. Highway 101. These parcels encompass approximately 11 acres, which is nearly 20% of the entire specific plan area. This subdivision and tentative map represents the first phase of development in accordance with the vision of the Walnut Avenue Specific Plan. After many years of creation and germination, commercial and retail development within this specific plan area is soon to become a reality.

#### Site Description

The two existing parcels total approximately 11 acres. The current topography of the site is nearly flat and contains no significant natural hills, ridges, ravines, or other topographic features. There are no watercourses or wetlands on the property or in the vicinity, nor are there any trees. The parcels are under current agricultural production for row crops. As part of the earlier Walnut Avenue widening project, water and sewer utility services were extended along 3<sup>rd</sup> Street and Walnut Avenue to facilitate extension of services to the specific plan area. Electrical and gas service is available to the site from PG&E. A City-owned storm water detention basin was previously designed and constructed to collect anticipated storm water run-off from the properties developed within the specific plan area.

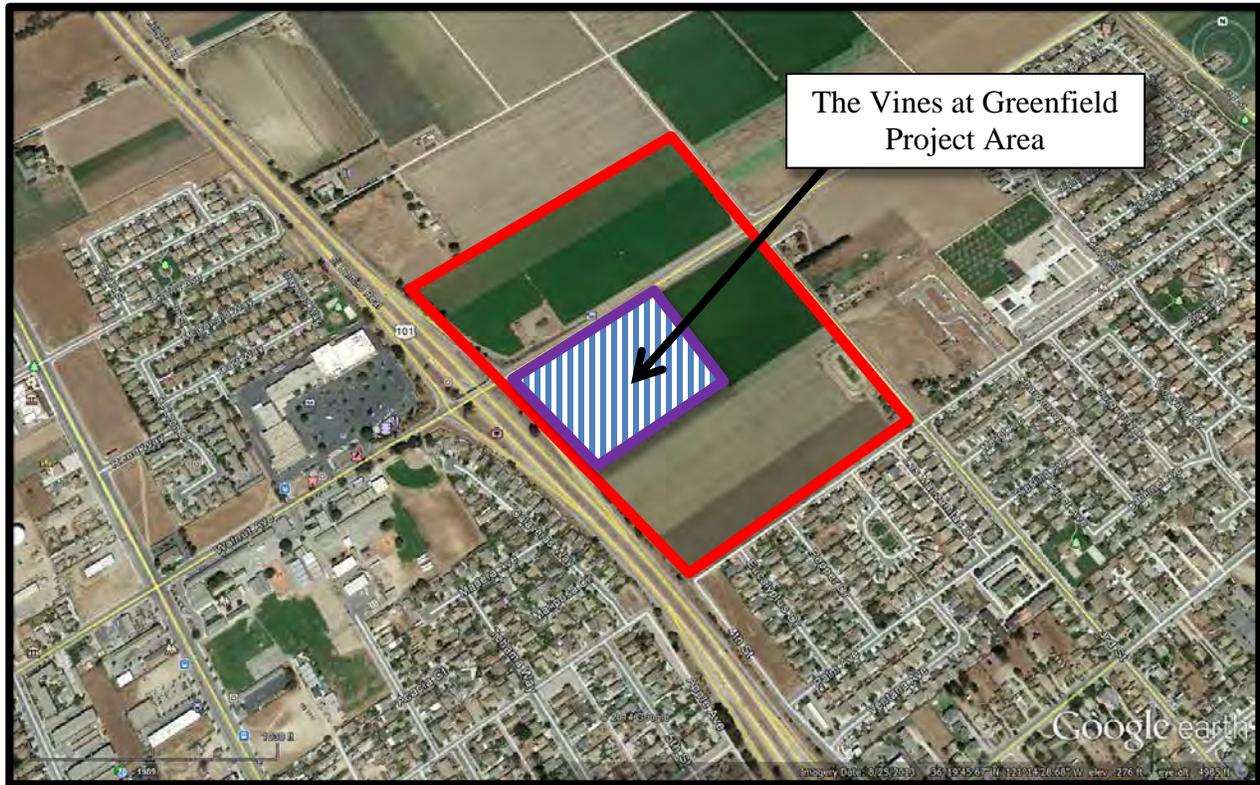
#### Conformance with the General Plan and Zoning Ordinance

When the Walnut Avenue Specific Plan was adopted in 2014, the general plan and its land use map were amended to recognize and incorporate the Walnut Avenue Specific Plan. At that same time, chapter 17.43 was added to the municipal code to incorporate regulations for creation of specific plan areas and to specify specific plan provisions as the zoning for the specific plan area. The City's zoning map was amended to reflect the Walnut Avenue Specific Plan designation.

The land uses allowed within the specific plan area under both the general plan and zoning code include commercial/retail uses such as small- to large-scale retail development including neighborhood grocery/drug/hardware stores, service/gas stations, restaurants, motels/hotels/entertainment venues, and "big box" retail. These land uses are similar to those allowed in the Highway Commercial general plan and zoning district designations. These are the types of

retail/commercial uses envisioned as part of the first phase of development of the specific plan area. Development standards will be as set forth in the Walnut Avenue Specific Plan and chapter 17.43 (Specific Plan Zoning) of the municipal code.

### Walnut Avenue Specific Plan Area The Vines at Greenfield



The exhibit on the following page is the conceptual land use map included in the Walnut Avenue Specific Plan. The distribution and total square footage of commercial/retail uses is flexible and intended to allow flexibility in how commercial/retail uses are arranged, located, and sited relative to each other. The proposed development is generally consistent with this conceptual layout and its underlying intent and purpose.

#### Conformance with Subdivisions Code and State Subdivision Map Act

The tentative map submitted with this application was prepared in compliance with the requirements of §§ 16.16.020 and 16.16.030 of the City of Greenfield Subdivisions Code and the State Government Code, Subdivision Map Act, §§ 66452 – 66452.25. The tentative map complies with all local and state requirements for approval of the proposed tentative map.

## Walnut Avenue Specific Plan Area Conceptual Land Use Plan



### Public Services and Infrastructure Needs

Potential impacts to water, sewer facilities, and storm drainage facilities were evaluated in the EIR prepared for the Walnut Avenue Specific Plan. The City of Greenfield will provide water and sewer services; PG&E will provide natural gas and electricity; AT&T will provide telephone service; and Charter Cable Company (or current provider) will provide cable service. Storm

water drainage will be directed via on-site driveways, parking areas, and culverts that lead to a storm drain system connected to the detention pond on 3<sup>rd</sup> Street.

As part of the Walnut Avenue Widening and Improvement Project, the City has previously constructed a storm water detention basin on 3<sup>rd</sup> Street, extended and improved water and sewer lines in 3<sup>rd</sup> Street and Walnut Avenue, and made roadway improvements to Walnut Avenue and 3<sup>rd</sup> Street in anticipation of development in accordance with the Walnut Avenue Specific Plan. The project developer will be responsible for verifying the adequacy of existing utilities to service the project and will be responsible for designing, constructing, and paying for any additional off-site utility, roadway, and storm water system improvements necessary to provide required services to the project. All utility and site infrastructure improvements will be designed and constructed in conformance with City Standards.

The Greenfield Police Department will provide law enforcement services to the development. Firefighting and emergency response services will be provided by the Greenfield Fire Protection District.

#### Storm Water Detention Basin

The City previously constructed a storm water detention basin along 3<sup>rd</sup> Street to service the storm water run-off and detention needs of the specific plan area. The first phase of commercial/retail development will connect to this detention basin via underground storm water culvert.

#### Dedications, Public Improvements, Maintenance

A public street will be constructed along the eastern border of the project area. This street will provide vehicular access to and from the project area. It will also serve future commercial/retail development east of the project area towards 3<sup>rd</sup> Street and development to the south towards Apple Avenue and the new community park. This street will be a dedicated public street, with an ultimate 60 foot right-of-way. Upon completion of the project, the City will assume responsibility for maintaining this public street.

Water, sewer, and storm water mains will be located in the street, a minimum of five feet from the face of curb. Water and sewer laterals will extend from these mains to service the commercial/retail development of the project area. A six foot public utilities easement will be provided for electric, gas, telephone, and cable TV.

To ensure an appropriate funding source is available for landscape and roadway maintenance of the public right-of-way, including the Walnut Avenue right-of-way, both a Lighting and Landscape Maintenance District (LLMD) and a Street and Drainage Maintenance District (SDMD) will be created. The conditions of approval of this tentative map include additional public improvement requirements and development standards that will apply to this project.

### Community/Neighborhood Impacts

The EIR for the Walnut Avenue Specific Plan identified potential community and neighborhood impacts from the development of the overall 63 acre project area. A mitigation monitoring and reporting program was adopted by the City Council to address those potential impacts. The development of this first phase development, and all subsequent development within the specific plan area, will be in accordance with the requirements of the Walnut Avenue Specific Plan, the certified EIR, the adopted Mitigation Monitoring and Reporting Program, and the conditions of approval. With the payment of required development and impact fees and adherence to the requirements of the Mitigation Monitoring and Reporting Program, the proposed commercial/retail development will have less-than-significant impacts on City services including water, sewer, trash, police, fire, and schools.

### Traffic and Circulation Improvements

Potential traffic impacts were evaluated in the EIR prepared for the Walnut Avenue Specific Plan. The level of development for this first phase will not introduce or result in any additional traffic impacts that were not analyzed in the EIR.

The EIR also identified a need for a new Walnut Avenue/U.S. Highway 101 overcrossing at some future time. To accommodate this new overcrossing, sufficient right-of-way along the southern edge of Walnut Avenue and the eastern edge of U.S. Highway 101 needs to be reserved. The final map will accommodate the appropriate right-of-way.

Primary access to the project site will be from two access points along Walnut Avenue – one being the public street along the eastern property line and a second mid-block entrance connecting to the interior round-a-bout. The primary interior roadways will be 40 feet wide. The public street along the eastern property line will have an ultimate width of 60 feet. The public street will also provide access to future development to the east towards 3<sup>rd</sup> Street and to the south towards Apple Avenue. All roadway construction and any required improvements to Walnut Avenue will be in accordance with City standards.

### Landscaping

The proposed project does not include a detailed landscaping plan. Landscape plans will be required for submittal, review, and approval prior to issuance of building permits. Preliminary information from the project developer indicates a wine country/vineyard theme will include grape vine trellises along the entrance to the site from Walnut Avenue. A park or public gathering area will be provided adjacent to the interior round-a-bout. All landscaping will utilize drought tolerant species and water efficient drip or micro spray irrigation systems.

### Parking

All parking will be provided on-site. There will be no on-street parking within or adjacent to the project area. The quantity of required on-site parking will be in conformity with the parking requirements of chapter 17.58 of the zoning code.

### Construction/Site Preparation

Clearing/grading typical for construction of an urban commercial/retail center will be necessary. The project is the first phase of development of the Walnut Avenue Specific Plan area. All aspects of construction and site preparation will be required to comply with all applicable federal, state, and local codes, the conditions of approval for this project, and will be reviewed and approved by the Building Official or City Engineer prior to the initiation of any construction activities.

### Development Schedule

Preliminary information from the project developer indicates that initial site and utility work may well commence in Spring 2016 and as soon as possible after tentative and final map approvals. It is anticipated that the first commercial/retail buildings would then be under construction during the summer and fall. The first of the commercial/retail tenants could then be open for business by the end of 2016. Construction and additional grand openings would continue into 2017.

### Design Theme

The Walnut Avenue Specific Plan includes a series of design guidelines that are intended to establish “minimum standards of design quality and harmony with the community of Greenfield.” The design guidelines encourage high quality design and development that will endure and maintain value over time. They aim to cultivate a visually stimulating urban fabric through the provision of well-defined exterior spaces; diverse streetscapes; pedestrian amenities such as benches, shade trees, attractive lighting, and inviting places to eat and drink; and spaces that offer more shared cultural opportunities, such as outdoor art and music.

Preliminary design concepts prepared by the project developer are consistent with the guidelines and standards of the specific plan. The primary design theme will draw upon winery and vineyard elements of the Greenfield environment. This design theme recognizes the importance of the wine industry to the local economic, cultural, and social fabric. It recognizes the importance of Greenfield’s location along the Monterey County Wine Trail. The entrance to the project area from Walnut Avenue will be lined with trellises supporting grape vines. At the round-a-bout in the center of the site provisions can be accommodated for a visitor center and wine tasting/retail store to celebrate and promote the local wine industry. Building designs will have a decidedly winery/vineyard theme and ambience. As the design of the project moves forward, adherence to the design guidelines of the specific plan will be required.

### CEQA

All CEQA analyses and reviews have been previously 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 that development in accordance with the Walnut Avenue Specific Plan could result in potentially significant adverse environmental effects. With that determination, the City had a draft environmental impact report

(Draft EIR) prepared to evaluate the potentially significant adverse environmental impacts of the project. The Draft EIR was circulated for public review from January 29, 2014, to March 14, 2014, and public comments received. A Final EIR was prepared to respond to the public comments received and to identify changes to the Draft EIR, if any, that were required in response to the public comments received. The Final EIR was distributed to each public agency from which comments were received during the public review period. Findings, a statement of overriding considerations, and a mitigation monitoring and reporting program were prepared as required by CEQA.

On August 12, 2014, the City Council held public hearing and adopted a series of resolutions and ordinances to (1) certify the Walnut Avenue Specific Plan EIR, (2) adopt required CEQA findings, (3) adopt required statements of overriding considerations, (4) adopt the proposed mitigation monitoring and reporting program, (5) amend the City's general plan to allow for the creation of specific plan areas, (6) adopt the Walnut Avenue Specific Plan, (7) amend the City's general plan and land use map to recognize and incorporate the Walnut Avenue Specific Plan, (8) amend the City's zoning code to incorporate regulations for creation of specific plans and to specify specific plan regulations as the zoning for specific plan areas, and (9) amend the City's zoning map to reflect the Walnut Avenue Specific Plan designation.

The EIR certified by the City Council states that the "land use types and development intensities included in the specific plan represent the development scenario used as the basis for analysis of project impacts in this EIR. Future development proposals that modify the location or intensity of uses described by the specific plan may require further CEQA review if found to be inconsistent with the objectives, policies, standards, and implementation measures of the adopted specific plan."

The proposed project is part of the Walnut Avenue Specific Plan area. The proposed development does not modify the location or intensity of uses described by the specific plan. The proposed development is consistent with the level, type, and extent of commercial/retail development envisioned by the specific plan. It is consistent with the objectives, policies, standards, and implementation measures of the adopted specific plan. Development of the project must be consistent with the mitigation measures set forth in the Mitigation Monitoring and Reporting Program and the mitigation policies incorporated into the Walnut Avenue Specific Plan. With this consistency, the significant environmental impacts addressed by the respective policies and mitigation measures will be reduced to less-than-significant levels. Since the time the EIR was certified and the Mitigation Monitoring and Reporting Program and Walnut Avenue Specific Plan were adopted, there have been no new impacts that require further CEQA review. No further environmental review is required at this time.

### **PLANNING COMMISSION ACTION**

The City of Greenfield Planning Commission held public hearing on this tentative map application on March 1, 2016. After hearing and discussion, the Planning Commission adopted Resolution 2016-08 recommending the City Council approve the tentative map subject to the specified conditions of approval.

**RECOMMENDATION**

It is recommended the City Council adopt the attached resolution to (1) approve the tentative map for The Vines at Greenfield project and (2) approve the conditions of approval attached to this resolution.

**PROPOSED MOTION**

**I MOVE TO ADOPT RESOLUTION #2016-17, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN PROJECT AREA, SUBJECT TO THE SPECIFIED CONDITIONS OF APPROVAL.**

**RESOLUTION NO. 2016-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN PROJECT AREA**

**WHEREAS**, California Government Code, Subdivision Map Act, §§ 66452 – 66452.25 and Chapter 16.16 of the Greenfield Municipal Code set forth requirements for subdivisions and tentative maps; and

**WHEREAS**, the City of Greenfield Municipal Code establishes the City Council as the designated Approving Authority for subdivisions and tentative maps; and

**WHEREAS**, the City of Greenfield Municipal Code charges the Planning Commission with responsibility to review tentative map applications; make a report to the City Council with respect to the design of the subdivision and the kind, nature, and extent of the proposed improvements; and make findings and recommendations for approval, conditional approval, or denial of the proposed tentative map to the City Council; and

**WHEREAS**, an application has been submitted for the creation of a subdivision and tentative map for certain property on the south side of Walnut Avenue as part of the Walnut Avenue Specific Plan area, APNs: 109-114-001 and 109-114-002, located in the City of Greenfield, California; and

**WHEREAS**, the tentative map application consists of a project analyzed as part of the Environmental Impact Report prepared for the Walnut Avenue Specific Plan, and such EIR was certified by and the specific plan adopted by the City Council on August 12, 2014; and

**WHEREAS**, the City of Greenfield Planning Commission has held public hearing and adopted Resolution 2016-08 recommending the City of Greenfield City Council approve such tentative map, subject to certain conditions of approval attached to that resolution; and

**WHEREAS**, the application for the proposed tentative map was heard, reviewed, and discussed by the City of Greenfield City Council at a duly noticed public hearing;

**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 tentative map at the public hearing and has made the following findings:

1. **FINDING:** The proposed project is substantially in conformance with the City of Greenfield General Plan, Subdivisions Code, Zoning Code, and other Municipal Code requirements and standards.

- a. The general plan and the zoning code denote the project site as Highway Commercial, SP-1. The type of commercial/retail development in this area is the same type of proposed development for this project.
  - b. As this project proceeds through the development review and approval process, all development standards for the SP-1 zoning district as set forth in the Walnut Avenue Specific Plan and chapter 17.43 of the zoning code will be met as a condition of further project approvals.
  - c. All utility and infrastructure improvements, both on- and off-site, will be designed and constructed in conformance with City Standards.
  - d. The project will be required to meet all applicable local, regional, state, and federal requirements in regards to future developments.
2. FINDING: The proposed project will further the planning and economic development goals of the City.
- a. The proposed project adds commercial/retail properties and uses consistent with the economic development goals of the City's general plan.
  - b. The proposed project is the first phase of implementation of the commercial and retail development envisioned by the Walnut Avenue Specific Plan.
  - c. The development proposed for this project is consistent with the commercial/retail development goals of the Walnut Avenue Specific Plan.
  - d. The proposed project will provide additional and new commercial and retail opportunities to the residents of the City that do not currently exist, and provide a greater diversity of the type of retail establishments available in the community.
3. FINDING: The site is physically suitable for the type and density of development proposed.
- a. The natural topography of the site is nearly flat, vacant, and located outside any flood plain.
  - b. As part of the Walnut Avenue Widening Project, utility infrastructure for water, sewer, and storm water was constructed along Walnut Avenue and 3<sup>rd</sup> Street to facilitate and support development of the Walnut Avenue Specific Plan area. The proximity of the project area to these utility extensions makes infrastructure improvements to serve the site feasible economically and physically.

4. FINDING: All requirements of the California Environmental Quality Act have been met.
  - a. The proposed project area is part of the Walnut Avenue Specific Plan area for which an Environmental Impact Report was prepared. This EIR was certified by City Council on August 12, 2014, a Mitigation Monitoring and Reporting Program was adopted, and additional mitigation measures were included in the Walnut Avenue Specific Plan.
  - b. Development of the project must be consistent with the mitigation measures set forth in the Mitigation Monitoring and Reporting Program and the mitigation policies incorporated into the Walnut Avenue Specific Plan. With this consistency, the significant environmental impacts addressed by the respective policies and mitigation measures will be reduced to less-than-significant levels.
  - c. Since the time the EIR was certified and the Mitigation Monitoring and Reporting Program and Walnut Avenue Specific Plan were adopted, there have been no new impacts that require further CEQA review.
5. FINDING: The proposed project will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.
  - a. Mitigation measures have been included in the Walnut Avenue Specific Plan, the Mitigation Monitoring and Reporting Program, and the conditions of approval to reduce potential environmental impacts will be reduced to a less-than-significant level.
  - b. The Environmental Impact Report for the Walnut Avenue Specific Plan identified no native habitat, fish or wildlife on the site, which had been previously used for row crops.
  - c. All storm water on the site will be collected in an on-site storm drainage system and transported via underground storm pipe to a detention basin located adjacent to the project site, thereby ensuring no storm water is discharged to City streets or rights-of-way, other private property, and there are no adverse water quality impacts from drainage on the site.
6. FINDING: The establishment, maintenance, and operation of the project and type of its improvements will not, under the circumstances, be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood of the proposed development, or to its future residents, or to the general welfare of the City.
  - a. This project has been previously 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, peace, morals, comfort, general welfare, and orderly development of the surrounding area.

- b. All infrastructure requirements have been reviewed and a determination has been made that the site can and will be provided with the required municipal services and utilities.

**NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED** that the City Council of the City of Greenfield approves the proposed tentative map for The Vines at Greenfield commercial/retail subdivision for certain property located on the south side of Walnut Avenue as part of the Walnut Avenue Specific Plan area, APNs: 109-114-001 and 109-114-002, located in the City of Greenfield, California, subject to the conditions of approval attached to this resolution.

**PASSED AND ADOPTED** by the City Council of the City of Greenfield, at a duly noticed public hearing held on the 8<sup>th</sup> day of March, 2016, by the following vote:

**AYES**, and all in favor, therefore, Councilmembers:

**NOES**, Councilmembers:

**ABSENT**, Councilmembers:

**ABSTAIN**, Councilmembers:

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John Huerta, Jr.  
Mayor of the City of Greenfield

ATTEST:

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Ann F. Rathbun  
City Clerk of the City of Greenfield

**CONDITIONS OF APPROVAL FOR  
THE VINES AT GREENFIELD SUBDIVISION AND TENTATIVE MAP**

**CITY OF GREENFIELD CITY COUNCIL  
RESOLUTION NO. 2016-17**

**CITY OF GREENFIELD PLANNING COMMISSION  
RESOLUTION NO. 2016-08**

**Project Description:** Tentative Map for approximately 11 acres of land within the Walnut Avenue Specific Plan area for commercial/retail construction on APNs: 109-114-001 and 109-114-002, located in the City of Greenfield.

**GENERAL**

1. The applicable mitigation measures which are contained in the Mitigation Monitoring and Reporting Program for the Walnut Avenue Specific Plan Environmental Impact Report shall be considered additional conditions of approval for this project, and are hereby incorporated by reference.
2. The Walnut Avenue Specific Plan includes a number of mitigation measures incorporated in the form of policies, thereby ensuring that development in accordance with those policies will reduce potential significant environmental impacts to less-than-significant levels. The mitigation policy requirements of the specific plan shall be considered additional conditions of approval for this project, and are hereby incorporated by reference.
3. The Final Map shall reserve sufficient right-of-way to accommodate a new Walnut Avenue/U.S. Highway 101 overcrossing.
4. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.
5. Modifications to the project or to the conditions imposed may be considered in accordance with the City Zoning Ordinance and the Walnut Avenue Specific Plan. 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.
6. 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.

7. 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.
8. The project applicant shall comply with all of the provisions of the approved Tentative Map, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Title 16 “Subdivisions” 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.
9. 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.
10. 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 a street.
11. 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.
12. 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.
13. The project applicant shall be responsible for designing, constructing, and paying for all off-site utility, roadway, and storm water system improvements necessary to provide required services to the project. All utility and infrastructure improvements will be designed and constructed in conformance with City Standards.
14. 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.
15. 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.
16. 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**

17. 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.
18. 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.
19. 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. This paragraph applies only to projects that include the construction of new housing to which the inclusionary housing provisions of the municipal code apply.

#### **PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS**

20. 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.
21. 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.
22. 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.
23. 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.
24. 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 during the applicable warranty period(s).

25. 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 during the applicable warranty period(s).
26. 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.
27. No work shall commence on the subject property until required improvement plans and performance bonds have been submitted to the City and appropriate grading, building or other permits have been issued.
28. The project applicant shall submit for approval of the Planning Director and City Engineer, a Final Landscape Plan for the landscaping of park and open space, planting strips, landscaping and fencing surrounding the open space/detention basin, and public right-of-ways. All landscaping shall utilize drought tolerant species and water efficient drip or micro spray irrigation systems.
29. The project applicant shall prepare a parking plan indicating the location and number of on-site parking spaces available within the subdivision.
30. The project applicant shall submit a list of street names in accordance with the City of Greenfield policy and approved by the City Council.

31. 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 roadways, mailboxes, and driveways are not blocked.
32. 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.
33. Plans showing how the sewer and water lines will be linked to the subdivision shall be provided to the Public Works Director and City Engineer for review and approval.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

40. 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.
41. 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.
42. 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**

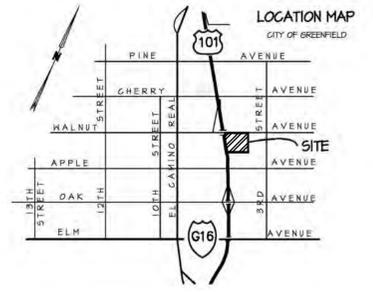
43. The project applicant shall obtain an encroachment permit(s) from the Public Works Department for all work constructed in the public right-of-way. This permit shall be obtained prior to commencement of any work in the public right-of-way.
44. Trash, scrap and debris shall be stored in a container(s) on the construction site.
45. No person shall place or maintain a container in the public right-of way without an encroachment permit.
46. 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.
47. 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.

48. 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.
49. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.
50. 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).
51. 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).
52. 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.
53. All water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, with service laterals up to the property line for each individual lot included within the project area, shall be installed prior to surfacing the streets.
54. 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.
55. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.
56. 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.
57. 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.

58. All fixtures and appliances 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.
59. The project applicant shall prepare a Post-Construction Storm Water 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.
60. When all construction is substantially complete, a temporary certificate of occupancy may be issued at the discretion of the Building Official.
61. 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.



4300 ASHLE ROAD, SUITE 103  
 BAKERSFIELD, CALIFORNIA 93313  
 (661) 661-1806 Land  
 (661) 661-1806 Survey  
 (661) 661-1806 Fax



VICINITY MAP  
 NOT-TO-SCALE

**LEGAL DESCRIPTIONS**  
 APN 109-114-001  
 THAT PART OF LOT 154, OF THE CLARK COLONY, COUNTY OF MONTEREY, AS SAID LOT IS DELINEATED ON THE MAP FILED JUNE 19, 1905 IN VOLUME 1 OF MAPS, "CITIES AND TOWNS", AT PAGE 64, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE EASTERLY CORNER OF SAID LOT; THENCE
1. ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 56°42'13" WEST (ALL BEARING AND DISTANCES USED HEREIN ARE BASED ON THE GRID MERIDIAN OF THE CALIFORNIA COORDINATE SYSTEM, ZONE 4; MULTIPLY DISTANCES SHOWN BY 1.0000453 TO OBTAIN GROUND LEVEL DISTANCES) A DISTANCE OF 105.59 FEET; THENCE
  2. NORTH 38°04'07" WEST, 304.56 FEET; THENCE
  3. NORTH 28°49'31" WEST, 290.88 FEET; THENCE
  4. NORTH 53°35'51" EAST, 108.07 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT; THENCE
  5. ALONG SAID NORTHEASTERLY LINE, SOUTH 33°19'47" EAST, 599.32 FEET TO THE POINT OF BEGINNING.

APN 10-114-002  
 LOT 149, AS SAID LOTS ARE SHOWN ON MAP ENTITLED "MAP OF THE CLARK COLONY, MONTEREY COUNTY, CALIFORNIA, SURVEYED BY H.B. FISHER, SURVEYOR & C.E., 1905", FILED FOR RECORD JULY 19, 1905 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 1 OF MAPS, "CITIES AND TOWNS", AT PAGE 64.

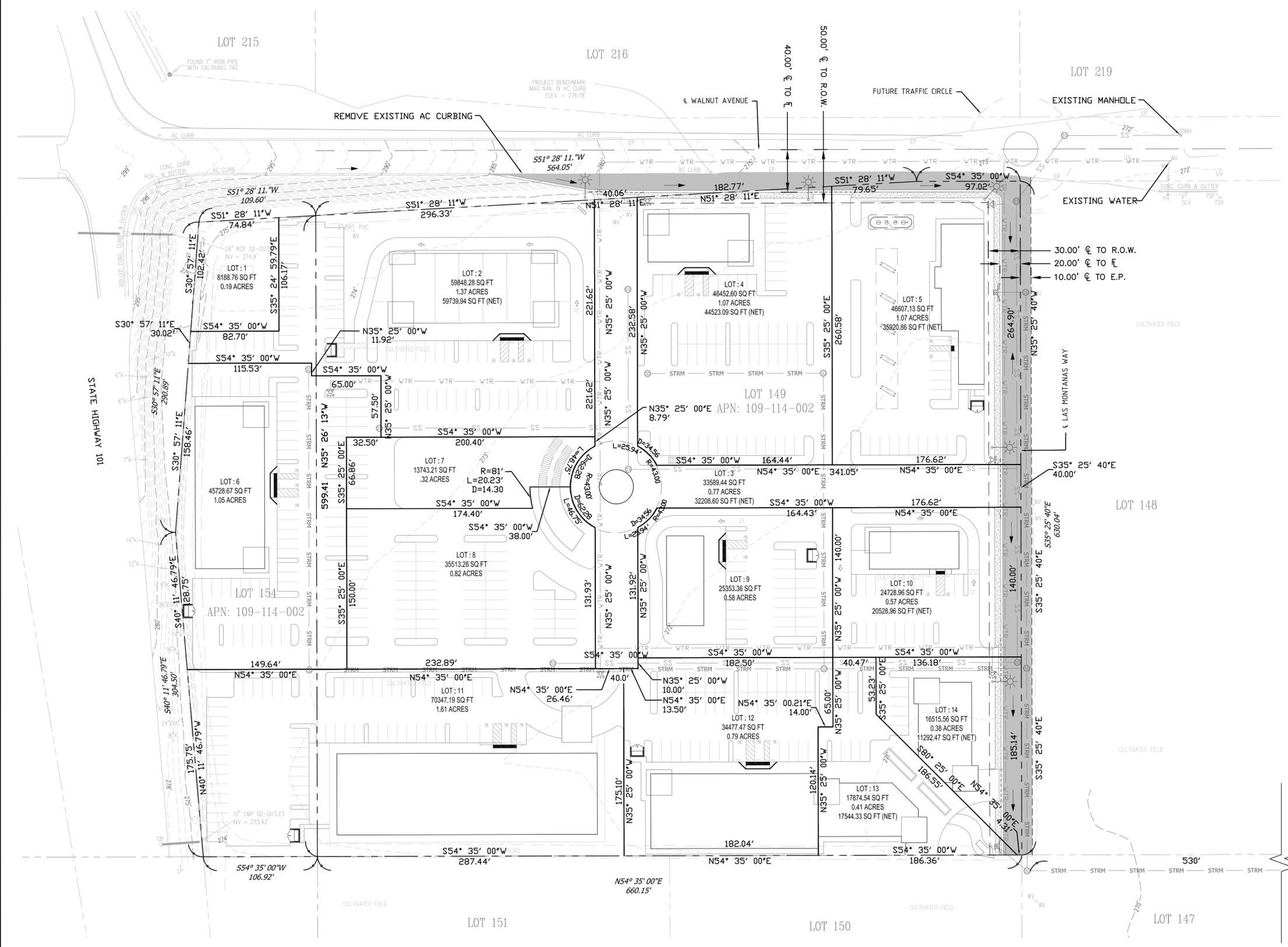
EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 7, 1960 IN REEL 2033, OFFICIAL RECORDS, PAGE 363.

- UTILITY INFORMATION**
1. ELECTRIC AND GAS PROVIDED BY PACIFIC GAS & ELECTRIC COMPANY (PG&E).
  2. WATER TO BE PROVIDED BY THE CITY OF GREENFIELD.
  3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF GREENFIELD.
  4. ALL DRY PUBLIC UTILITIES (ELECTRIC, GAS, TELEPHONE, CABLE TV) TO BE INSTALLED UNDERGROUND IN A COMMON TRENCH LOCATED WITHIN A 6' PUBLIC UTILITIES EASEMENT (PUE) LOCATED IMMEDIATELY BEHIND STREET RIGHT-OF-WAY.
  5. WATER MAINS TO BE LOCATED IN STREETS UNDER PAVEMENT AREA, 5 FEET FROM FACE OF CURB.

**OWNER INFORMATION**  
 JOANNE RIANDA (42.5% INTEREST)  
 JOANNE RIANDA REVOCABLE TRUST UAD 03/08/2006 - JOANNE D. RIANDA, TRUSTEE (7.5% INTEREST)  
 YOP LIVING TRUST - LINDA O. YOP AND DANNY M. YOP, TRUSTEES (50% INTEREST)  
 691 SANTA CRUZ AVENUE  
 SALINAS CALIFORNIA 93901

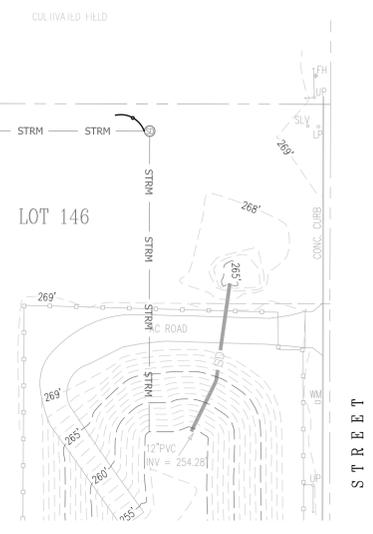
**SUBDIVIDER/DEVELOPER INFORMATION**  
 EVCAP LLC  
 2415A LARKIN STREET  
 SAN FRANCISCO, CALIFORNIA 94109

CURRENT ZONING: C-H (HIGHWAY COMMERCIAL) WITH REGIONAL COMMERCIAL CENTER DESIGN OVERLAY



**LEGEND**

	RIGHT-OF-WAY		PROPOSED STORM DRAIN LINE (18")		PROPOSED CATCH BASIN
	EXISTING LOT LINE		PROPOSED STORM DRAIN MAN-HOLE		PROPOSED ASPHALT CONCRETE
	EXISTING PROPERTY BOUNDARY		PROPOSED SEWER LINE (8")		DRAINAGE DIRECTION
	PROPOSED EDGE-OF-PAVEMENT		PROPOSED SEWER MAN-HOLE		EXISTING MAJOR CONTOUR
	PROPOSED LOT BOUNDARY		PROPOSED WATER LINE (8")		EXISTING MINOR CONTOUR
	PROPOSED FIRE HYDRANT				PROPOSED STREET LIGHTING



TENTATIVE MAP  
**THE VINES AT GREENFIELD**  
 CITY OF GREENFIELD, COUNTY OF MONTEREY, CALIFORNIA



## *City Council Memorandum*

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

**MEMORANDUM:** February 29, 2016

**AGENDA DATE:** March 8, 2016

**TO:** Mayor and City Council

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

**TITLE:** **REQUEST TAMC TO REDUCE SOUTH COUNTY REGIONAL  
TRANSPORTATION IMPACT FEE**

### **BACKGROUND:**

In 2004, TAMC released the Nexus Study for a Regional Development Impact Fee, which outlined a development fee program for Monterey County. After preparing an update to address concerns regarding regional fairness, the study and fee was approved by TAMC in 2008.

Impact fees are established in order to fund capital improvements necessary to mitigate the impacts of new development on infrastructure systems. Preparation of an engineering study is required in order to identify necessary projects, future projected development, and then a calculation of fees based upon the amount each future project shall pay in order to fund the projects.

In order to address concerns regarding fees charged to developments in one area that would only benefit other areas of the County, the TAMC regional development impact fees were structured by zones. Four zones were established, which include North County, Salinas, Peninsula/South Coast, and South County. Developments in each zone pay a different fee calculated based upon projected development potential and listed projects from that zone.

The City has received a number of complaints regarding the amount of the fee and its impact on the feasibility of proposed development. As a result, staff has researched the fee, discussed options with TAMC staff representatives, and developed recommendations in coordination with staff from each of the other South County cities. A schedule of the current TAMC fees by use is provided in Exhibit 1.

## **DISCUSSION:**

The fees charged for South County are the highest of the four zones. The list of projects included in the program for the South County zone include some portion of the cost for regional improvements, such as highway widening and frontage road projects, as well as local interchange projects. Each of the South County jurisdictions has local interchange projects costing in the range of \$20 to \$30 million per city. The local interchange projects were added at the request of the South County cities at the time the fee was established largely because there was a concern that the other projects provided little direct benefit to the South County communities.

However, since that time, attracting development to the South County area has remained challenging despite improvements in the overall economy and housing market. Fees can have a significant impact on project feasibility given the economics of new construction in this area. As a result, it is proposed to reduce the fees by eliminating the local interchange projects from the program. For Greenfield, this would mean eliminating the US-101/Walnut Interchange project from the regional development impact fee program.

A number of factors have been identified for consideration in requesting a modification to the fees at this time. First, while the remaining projects would not provide a significant direct benefit to the South County communities, continued participation in the regional development impact fee program does provide an important indirect benefit. Since Caltrans considers participation in the program as an adequate mitigation for the impact on the regional transportation system caused by new development projects, it effectively facilitates the approval of environmental review for any proposed new project without the need for other lengthy and costly studies and mitigation measures.

Second, due to the low level of development activity, little revenue is being generated by the program. It will take decades before sufficient revenue will be collected to complete one of the projects. Based on how the program is structured, even when funding does become available, each of the communities will have to compete in order for the funding to go to their project. Therefore, it could be many decades before funding is allocated to Greenfield's project. By that time, costs for the project may escalate to the point that cost estimates are no longer valid. As a result, if any of the individual cities wants to continue to collect development impact fees for the interchange project in their community, they are better off collecting it through local development impact fees so they can maintain control and ensure that fees paid by developments in their community are dedicated to local mitigation projects.

Third, each of these interchange projects are extremely costly and the regional development impact program is only structured to pay a small portion of the project costs. In the case of Greenfield, the program would only pay about \$6.3 million of the project that is estimated to cost at least \$20.1 million. Therefore, even if Greenfield's Interchange was selected to be the first project, it is highly unlikely the City would have the funds necessary to cover the remaining costs.

Lastly, the Walnut Interchange project has been substantially reevaluated since the City discontinued the effort to get CALTRANS approval for a redesign of the interchange and the installation of four-way stop signs to allow approximately 200,000 square feet of new commercial development before having to provide additional capacity. Additionally, staff is exploring the potential advantages of constructing a more environmental friendly roundabout design that might eliminate the need to replace the overpass and add future lanes. Roundabouts are circular intersections in which all vehicles travel in a counter-clockwise direction. Compared with signalized and stop controlled intersections, roundabouts are safer, lower maintenance, more efficient, better for the environment and more aesthetically pleasing:



Source: 66<sup>th</sup> Street Roundabout, Richfield, MN. This two-lane roundabout was chosen for traffic control at the intersection because it provided the safest intersection with the least delay and allowed Richfield to develop a gateway into the City. ([wsbeng.com/service/roundabouts](http://wsbeng.com/service/roundabouts))

Studies conducted by the Traffic Institute and others have reported significant improvements in traffic flow following conversion of traditional intersections to roundabouts. Because roundabouts can process traffic more efficiently than traffic signals and stop signs, roundabouts typically require fewer traffic lanes to accommodate the same amount of traffic.

TAMC staff has indicated they would support the change if approved by each of the cities involved. They have also indicated that only small amounts have been collected from this area thus far. Therefore, it would not result in having to reprogram any meaningful amount of funds previously paid by developers. According to TAMC staff, the proposed change will reduce the fee in South County by approximately 50%.

The proposal has been coordinated jointly with the city managers of each of the South County cities. They have unanimously concurred with the recommendation and each agreed to present

the recommendation to their respective city councils. The proposed change was also reviewed at the last monthly Mayors' meeting. It was agreed at that meeting to present the recommendation to each of the city councils for direction. Special recognition should be given to King City's newly appointed City Manager who initiated the discussion to address this matter.

**BUDGET AND FINANCIAL IMPACT:**

Reducing this fee will promote development in South County and enhance the City's competitive position within the regional for commercial development of the land situated in the Walnut Specific Plan and South End Development.

**REVIEWED AND RECOMMENDED:**

The City Manager and Community Service Director recommend the reduction of this regional impact fee.

**POTENTIAL MOTION:**

**I MOVE TO APPROVE/DENY ADOPTION OF RESOLUTION #2016-18, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD REQUESTING THE TRANSPORTATION AGENCY FOR MONTEREY COUNTY TO REDUCE REGIONAL DEVELOPMENT IMPACT FEES FOR THE SOUTH MONTEREY COUNTY ZONE**

**Transportation Agency for Monterey County**  
**Regional Development Impact Fee Program**  
**2015 Strategic Expenditure Plan**

Revenue Estimates	Previous Cycle 2009-2013	Tier 1 2014-2015	Tier 2 2016 - 2024	Tier 3 2025 - 2030
<b>Revenue Distribution Forecasts (Derived from the 2014 Regional Transportation Plan)</b>		5%	48%	47%
Regional Fees Collected (Estimated)	\$ 4,177,103	\$ 4,231,210	\$ 56,318,783	\$ 55,145,475
Balance from Previous Cycle		\$ 1,635,330	\$ 4,231,210	\$ 3,805,903
<b>Total Estimated Revenues</b>	<b>\$ 4,177,103</b>	<b>\$ 5,866,540</b>	<b>\$ 60,549,993</b>	<b>\$ 58,951,378</b>

Completed Projects	Previous Cycle 2009-2013	Tier 1 2014-2015	Tier 2 2016 - 2024	Tier 3 2025 - 2030
US 101 San Juan Road Interchange	\$ 2,234,375			
<b>Total Regional Fee Expenditures on Completed Projects</b>	<b>\$ 2,234,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Expenditure Projections	Total Project Cost	Regional Fee Share of Cost	Previous Cycle 2009-2013	Tier 1 2014-2015	Tier 2 2016 - 2024	Tier 3 2025 - 2030
SR-1 Widening	\$ 56,434,275	\$ 2,698,901				\$ 2,698,901
SR-68 (Holman Hwy) Roundabout	\$ 26,619,941	\$ 792,514		\$ 342,496	\$ 450,018	
SR-156 Improvements	\$ 268,000,000	\$ 7,637,953		\$ 980,629	\$ 6,657,324	
Marina-Salinas Corridor	\$ 90,507,800	\$ 20,322,081				\$ 20,322,081
Del Monte Corridor Improvements	\$ 43,000,000	\$ 2,388,773			\$ 2,388,773	
US-101 - South County Phase 1 (Frontage Rds - Salinas to Chualar)	\$ 80,334,105	\$ 23,659,221			\$ 9,463,688	\$ 14,195,532
US-101 South County Phase 2 (Harris Road Interchange)	\$ 57,662,128	\$ 7,169,469				\$ 7,169,469
SR-68 Commuter Improvements	\$ 25,555,144	\$ 4,213,734	\$ 307,398	\$ 312,205	\$ 3,594,131	
Gloria Rd (Gonzales) Interchange	\$ 29,960,000	\$ 10,190,026			\$ 10,190,026	
South Soledad Interchange	\$ 14,020,499	\$ 2,944,097			\$ 2,944,097	
North Soledad Interchange	\$ 13,037,040	\$ 5,199,838			\$ 5,199,838	
Walnut Ave / US 101 Interchange	\$ 20,148,450	\$ 6,370,864			\$ 6,370,864	
US-101 / First Street Interchange (King City Loop Rd)	\$ 29,814,334	\$ 4,976,271			\$ 4,976,271	
US 101 Widening from Airport Blvd to Boronda Rd	\$ 52,000,000	\$ 8,097,773				\$ 8,097,773
G11 San Juan Road Improvements	\$ 71,900,000	\$ 2,751,207			\$ 2,751,207	
G12 San Miguel Canyon Improvements	\$ 55,000,000	\$ 6,467,621				\$ 6,467,621
Salinas Road Improvements	\$ 15,200,000	\$ 1,757,852			\$ 1,757,852	
<b>Total Regional Fee Projected Expenditures</b>	<b>\$ 949,193,716</b>	<b>\$ 117,638,195</b>	<b>\$ 307,398</b>	<b>\$ 1,635,330</b>	<b>\$ 56,744,090</b>	<b>\$ 58,951,378</b>

**Additional Projected Revenue Sources from 2014 Regional Transportation Plan**

The Regional Development Impact Fee provides one source of funding to cover the costs of the fee program projects. Each of these projects are listed on the constrained list for the 2014 Regional Transportation Plan. The financial element of the 2014 Regional Transportation Plan has identified a sufficient pool of forecasted funding from various sources to fully fund these projects. Those funding sources include: City / County Developer Fees; FORA Capital Improvement Program Fees; Countywide Transportation Improvement Measure; Highway 156 Toll Revenues; State Transportation Improvement Program; and Regional Surface Transportation Program.

**RESOLUTION NO. 2016-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD  
REQUESTING THE TRANSPORTATION AGENCY FOR MONTEREY COUNTY  
TO REDUCE REGIONAL DEVELOPMENT IMPACT FEES  
FOR THE SOUTH MONTEREY COUNTY ZONE**

**WHEREAS**, the Transportation Agency for Monterey County (TAMC) established a regional development impact fee program in 2008 based upon a nexus study that was prepared; and

**WHEREAS**, the regional development impact fee program is structured to calculate fees by four zones based upon a list of projects; and

**WHEREAS**, the list of projects for the South County zone includes local interchange projects;

**WHEREAS**, issues regarding implementation of the local interchange projects include lack of revenues generated by the program, the need for cities within the zone to compete for the sequence of obtaining the funding for projects within their jurisdiction, and the need for local jurisdictions to generate other project funding required; and

**WHEREAS**, the local interchange projects have not been projected as necessary to address future deficiencies in the regional transportation system.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the City Council of the City of Greenfield that the City of Greenfield hereby requests TAMC to amend its regional development impact fee program in order to reduce the regional development impact fees charged to the South County zone by removing all local interchange projects in the South County regional development impact fee project list.

**PASSED AND ADOPTED** by the City Council of the City of Greenfield at a regularly scheduled meeting held on the 8<sup>th</sup> of March 2016 by the following vote:

**AYES**, and in favor, thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers;

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Mayor of the City of Greenfield

Attest:

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City Clerk of the City of Greenfield

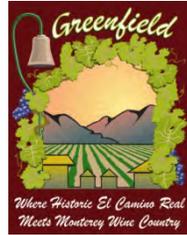
# Transportation Agency for Monterey County

## Regional Development Impact Fees

Fee Schedule By Land Use - No South County Interchanges

**DRAFT**

LAND USE DESIGNATION	ITE CODE	ITE TRIP RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY
<b>Residential Average (dwelling unit)</b>						
Single-Family	210	9.57	\$4,291	\$2,948	\$1,939	\$2,149
Apartment	220	6.72	\$3,013	\$2,070	\$1,362	\$1,509
Condo/Townhome	230	5.86	\$2,628	\$1,805	\$1,187	\$1,316
Multi-Family / Secondary Unit	251	3.71	\$1,664	\$1,143	\$752	\$833
<b>Retail (Square Feet)</b>						
Building Materials and Lumber Store	812	45.16	\$6.19	\$4.25	\$2.71	\$3.10
Free-Standing Discount Superstore	813	49.21	\$6.75	\$4.64	\$2.95	\$3.38
Specialty Retail Center	814	44.32	\$6.08	\$4.17	\$2.66	\$3.04
Free-Standing Discount Store	815	56.02	\$7.68	\$5.28	\$3.36	\$3.85
Hardware/Paint Store	816	51.29	\$7.03	\$4.83	\$3.08	\$3.52
Nursery (Garden Center)	817	36.08	\$4.95	\$3.40	\$2.16	\$2.48
Nursery (Wholesale)	818	39.00	\$5.35	\$3.67	\$2.34	\$2.68
Shopping Center	820	42.94	\$5.89	\$4.04	\$2.58	\$2.95
Factory Outlet Center	823	26.59	\$3.65	\$2.50	\$1.60	\$1.83
New Car Sales	841	33.34	\$4.57	\$3.14	\$2.00	\$2.29
Automobile Parts Sales	843	61.91	\$8.49	\$5.83	\$3.71	\$4.25
Tire Store	848	24.87	\$3.41	\$2.34	\$1.49	\$1.71
Tire Superstore	849	20.36	\$2.79	\$1.92	\$1.22	\$1.40
Supermarket	850	102.24	\$14.02	\$9.63	\$6.13	\$7.02
Discount Supermarket	854	96.82	\$13.27	\$9.12	\$5.81	\$6.65
Discount Club	861	41.80	\$5.73	\$3.94	\$2.51	\$2.87
Home Improvement Superstore	862	29.80	\$4.09	\$2.81	\$1.79	\$2.05
Electronics Superstore	863	45.04	\$6.18	\$4.24	\$2.70	\$3.09
Discount Home Furnishing Superstore	869	47.81	\$6.56	\$4.50	\$2.87	\$3.28
Apparel Store	870	66.40	\$9.10	\$6.25	\$3.98	\$4.56
Arts and Crafts Store	879	56.55	\$7.75	\$5.33	\$3.39	\$3.88
Pharmacy/Drugstore (no Drive-Thru)	880	90.06	\$12.35	\$8.48	\$5.40	\$6.18
Pharmacy/Drugstore (Drive-Thru)	881	88.16	\$12.09	\$8.30	\$5.29	\$6.05
Furniture Store	890	5.06	\$0.69	\$0.48	\$0.30	\$0.35
<b>Office (Square Feet)</b>						
General Office	710	11.01	\$4.96	\$3.41	\$2.24	\$2.49
Government Office	730	27.92	\$12.58	\$8.65	\$5.67	\$6.30
Office Park	750	11.42	\$5.15	\$3.54	\$2.32	\$2.58
Medical-Dental Office	720	36.13	\$16.28	\$11.19	\$7.34	\$8.16
Business Park	770	12.76	\$5.75	\$3.95	\$2.59	\$2.88
<b>Industrial / Ag (Square Feet)</b>						
Light Industrial	110	6.97	\$3.49	\$2.39	\$1.61	\$1.75
Heavy Industrial	120	1.50	\$0.75	\$0.52	\$0.35	\$0.38
Warehouse	150	4.96	\$2.48	\$1.70	\$1.15	\$1.24
Manufacturing	140	3.82	\$1.91	\$1.31	\$0.88	\$0.96
<b>Lodging (room)</b>						
Hotel	310	8.17	\$3,663	\$2,517	\$1,655	\$1,835
Motel	320	5.63	\$2,525	\$1,734	\$1,141	\$1,264
<b>Fee per Trip</b>			<b>\$448</b>	<b>\$308</b>	<b>\$203</b>	<b>\$225</b>



\_\_\_\_\_, 2016

Debra L. Hale  
Executive Director  
Transportation Agency of Monterey County  
55-B Plaza Circle  
Salinas, CA 93901

**RE: 2013 TAMC Regional Traffic Improvement Fee Update – South County Region –  
Removal of South County Interchanges**

Dear Ms. Hale,

On June 13, 2013, the Mayors from the four South County cities submitted a joint letter in regards to the 2013 Regional Traffic Fee Update in support of a “70% proposal” in order to maintain certain South County interchange improvements in the fee program without having to increase the overall amount of the fees. The cities participated in numerous meetings to let TAMC know that we collectively view these projects as critical links between our communities and the vital transportation artery that is US 101. We all view regional transportation as a common interest to all our cities, and we believe that acting in unison on these matters is of great importance.

As we are all aware, these interchanges are in most cases approaching 50 years old, are all severely outdated per current CalTrans standards and were built in a time when the cities were much smaller and traffic was minimal. As the Salinas Valley has prospered and significant growth has occurred throughout the region, our transportation infrastructure has not been modernized to keep up with increased traffic demand.

The lack of interchange capacity in each of our cities severely limits the opportunity for South County as a whole to succeed in attracting a regional shopping center with the retail, entertainment and employment opportunities that our residents currently have to travel long distances to either Salinas or Paso Robles to reach. Traffic constraints will continue to be the number one reason deterring both commercial and industrial growth in South County for the foreseeable future.

Unfortunately, it is of our collective opinion that after nearly eight years of seeing minimal development since the implementation of the Regional Traffic Fee, the backlog of projects and

lack of funding sources available to TAMC make us believe that the South County interchange projects will not be funded through the Regional Traffic Fee program for many years, well beyond the sunset of the current fee program.

Given that our cities are starting to see renewed signs of optimism for future economic development, these current impact fees represent a significant obstacle that jeopardizes the ability to build needed facilities to facilitate job creation in the Salinas Valley. As such, we find it an unfair burden on developers to pay this fee for projects that will not be developed in the lifetime of the program, and respectfully request that TAMC remove the interchanges from the Regional Traffic Fee program and lower the fees accordingly.

However, the elimination of the interchanges from the impact fee program CANNOT eliminate the projects from prioritization on TAMC's radar for funding. We strongly support including these interchange projects in any future expenditure plans from a potential future sales tax increase to be paid by our local residents, along with a commitment of the local jurisdictions to provide a fair-share contribution through their own revenue sources. Having an available amount of regional money to contribute to an interchange project when necessary will greatly assist in our combined efforts to increase the local tax base by bringing more business into South County.

The four South County cities are in agreement that the removal of the interchanges from the Regional Traffic Impact Fee is a prudent course to take given the lack of available funding in the program. In addition, we agree that any future sales tax revenues should include in its expenditure plan funding specifically for future South County interchange projects as the need arises for such improvements, in collaboration through local revenues. We remain committed to working with TAMC and our jurisdictions to wisely plan for regional infrastructure needs in the future, properly phase these improvements, and maintain a fee structure that does not drive potential business out of the Salinas Valley. We sincerely thank TAMC staff for their cooperation and request that the TAMC Board support this proposal at the next available opportunity.

Sincerely,

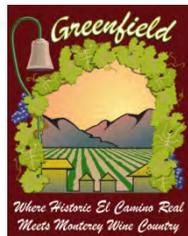
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Maria Orozco  
Mayor  
City of Gonzales



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John P. Huerta  
Mayor  
City of Greenfield



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Robert Cullen  
Mayor  
King City



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Fred Ledesma  
Mayor  
City of Soledad





## City Council Memorandum

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

**DATE:** March 3, 2016

**AGENDA DATE:** March 8, 2016

**TO:** Mayor and City Council

**FROM:** Mic Steinmann, Community Services Director

**TITLE:** **APPROVAL OF CDBG URBAN COUNTY APPLICATION FOR 2016-2017**

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### **BACKGROUND AND ANALYSIS**

The U.S. Department of Housing and Urban Development (HUD) administers the Community Development Block Grant (CDBG) program. Local cities and counties are eligible to receive CDBG funds in either of two ways: (1) as an entitlement city or county or (2) on a competitive statewide basis. By Resolution 2015-47 on July 14, 2015, the City Council approved joining the Monterey County Urban County program as an entitlement city. The cities of Gonzales and Sand City are also part of the Urban County program. This participation will be for a period of three years ending September 30, 2018.

By joining the Monterey County Urban County, Greenfield is now entitled to receive an annual allocation of CDBG funds as an entitlement city. Annual competition for available statewide funds is not required. For each of the next three years, it is estimated that Greenfield's annual share of CDBG funding will be approximately \$248,000. Over the three year term of this agreement, the City will receive approximately \$744,000 to use at its discretion for any CDBG eligible project.

In January of this year the Community Services Director submitted an application to Monterey County for the City's allocation of CDBG entitlement funds for the upcoming 2016-2017 fiscal year. That application stated it was the City's desire to use its 2016-2017 allocation to fund capital improvements to the public restrooms at Patriot Park and to connect the restroom facility to the City's sewer system. At the time the restrooms were originally constructed, they were connected to a dedicated septic tank system, and continue to be so connected to this day. The restroom facility has never been connected to the City's sewer system.

The improvements to the restroom facility will be part of a larger Patriot Park improvement project that will include construction of a food service facility to support the Little League and the adjacent ballfields, the construction of ballfield storage and meeting facilities, and an outdoor seating/picnic area. The total project is estimated to cost approximately \$470,000, with \$250,000 funded through the 2016-2017 CDBG entitlement allocation, \$70,000 from the Sewer Fund, and \$150,000 from the Park Impact Fund. These are preliminary estimates and the cost of the total project, and the final allocation of funds between the Sewer Fund and the Park Impact Fund, will not be known until site master planning and design is completed. SSA Landscape Architects is currently providing the required master planning and design services.

### **BUDGET AND FINANCIAL IMPACT**

The City's allocation of CDBG grant funding as part of the Monterey County Urban County program will be budgeted to the CDBG Fund. There will be no direct impact on the General Fund. To the extent CDBG funds are used to construct new restroom facilities and connect those facilities to the City's sewer system, the use of Park Impact Funds and Sewer Funds for those activities will not be required.

### **RECOMMENDATION**

As part of the Urban County's application to HUD for its 2016-2017 CDBG entitlement funds, a resolution from the City Council is required approving the City's application for funding and authorizing the City Manager execute a subrecipient agreement with Monterey County. To ensure the City receives its entitlement allocation, it is recommended that the City Council adopt the attached resolution approving the City's application for CDBG entitlement funds for the 2016-2017 fiscal year.

### **PROPOSED MOTION**

**I MOVE THAT THE CITY COUNCIL OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2016-19 APPROVING THE CITY'S APPLICATION FOR FUNDING AND EXECUTION OF A SUBRECIPIENT AGREEMENT FOR THE HUD 2016-2017 URBAN COUNTY ENTITLEMENT ALLOCATION OF CDBG FUNDS TO THE CITY OF GREENFIELD.**

**RESOLUTION NO. 2016-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING AN APPLICATION FOR FUNDING AND EXECUTION OF A SUBRECIPIENT AGREEMENT AND ANY AMENDMENTS THERETO FOR THE HUD 2016-2017 URBAN COUNTY ENTITLEMENT ALLOCATION OF CDBG FUNDS TO THE CITY OF GREENFIELD**

**WHEREAS**, the United States Congress has enacted the Housing and Community Development Act of 1974, as amended (the “Act”); and

**WHEREAS**, Title I of the Act provides for a program of Community Development Block Grants (“CDBG”); and

**WHEREAS**, Title I of the Act makes entitlement grants available to cities with a population of 50,000 or more persons and to counties that qualify as an Urban County; and

**WHEREAS**, the City of Greenfield is not eligible to apply directly for entitlement funds under the Act but may, by entering into a Joint Exercise of Powers Agreement and Cooperation Agreement with the County of Monterey, qualify with the County of Monterey as an Urban County and may thereby receive such funds; and

**WHEREAS**, the City Council of the City of Greenfield by Resolution 2015-47 on July 14, 2015, approved a Joint Exercise of Powers Agreement and Cooperation Agreement with the County of Monterey to be eligible for entitlement grants as part of the Monterey County Urban County; and

**WHEREAS**, the Urban County issued a Notice of Funding Availability for the 2016-2017 HUD Community Development Block Grant (CDBG) Program, and

**WHEREAS**, the City of Greenfield has a need for a number of capital improvement projects that are eligible program activities for CDBG funding, and

**WHEREAS**, the regulations of the CDBG program require the City Council to adopt a resolution approving the submission of such application and authorizing the City Manager to do so, and

**WHEREAS**, the City Council supports the application for CDBG grant funding for the 2016-2017 funding cycle;

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

1. That the City Council has reviewed and hereby approves an application for the maximum entitlement amount to which the City of Greenfield is entitled under the Monterey County Urban County CDBG program, estimated at approximately \$248,000, for Public Improvements for the Patriot Park public restrooms, connection to the City sewer system, and related park improvements eligible for CDBG funding; and

2. That the City hereby authorizes and directs the City Manager, or designee, to sign this application and act on the City's behalf in all matters pertaining to this application; and

3. That if the application is approved, the City Manager, or designee, is authorized to enter into and sign a subrecipient agreement and any subsequent amendments with the Urban County for the purposes of this grant; and

4. That if the application is approved, the City Manager, or designee, is authorized to sign Funds Requests and other required reporting forms.

**PASSED AND ADOPTED** by the City Council of the City of Greenfield at a regularly scheduled meeting on the 8<sup>th</sup> day of March 2016, by the following vote:

**AYES**, and in favor, thereof, Councilmembers:

**NOES**, Councilmembers:

**ABSENT**, Councilmembers:

**ABSTAIN**, Councilmembers:

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John Huerta, Jr.  
Mayor of the City of Greenfield

I, Ann F. Rathbun, City Clerk of the City of Greenfield, State of California, hereby certify the above and foregoing to be a full, true, and correct copy of a resolution adopted by said City Council on this 25<sup>th</sup> day of March, 2014.

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Ann F. Rathbun  
City Clerk of the City of Greenfield