City of Greenfield

599 El Camino Real
Greenfield, CA 93927

City Council Meeting Agenda
April 12, 2016
6:00 P.M.

Mayor John Huerta, Jr.

Mayor Pro-Tem, Raul Rodriguez

Councilmembers

Lance Walker
Avelina Torres
Leah Santibanez

Your courtesy is requested to help our meeting run smoothly.

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

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

Please turn off cell phones and pagers.

A. CALL TO ORDER

B. ROLL CALL – CITY COUNCIL

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

C. INVOCATION BY FATHER GREG SANDMAN

D. PLEDGE OF ALLEGIANCE

E. AGENDA REVIEW

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

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

G. 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 #298573 through #298740 and Bank Drafts #1785 through #1811 in the amount of $436,068.62 ***– Page 1***

G-2. APPROVE Minutes of the March 22, 2016 City Council Meeting ***– Page 23***

G-3. ADOPTION of a Resolution of the City Council of the City of Greenfield Authorizing Submittal of Applications for CalReycle Payment Programs and Related Authorizations ***– Page 27***

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

H-1. PROCLAMATION of the City of Greenfield Proclaiming 2016 to Be the Year of Veteran in the City of Greenfield ***– Page 30***

H-2. PRESENTATION by Eric Daniels, PG&E, Regarding LED Streetlighting Upgrade ***– Page 31***

I. PUBLIC HEARING

J-1. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Adopting a Negative Declaration and Amending the City of Greenfield General Plan to Incorporate the Fifth Cycle Housing Element Update ***– Page 41***
a. Staff Report
b. Open Public Hearing
c. Close Public Hearing
d. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-20**

J. CITY COUNCIL BUSINESS

J-1. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Approving the Transportation Safety & Investment Plan and Requesting It be Placed on a Future Ballot ***– Page 232***
a. Staff Report
b. Public Comments
c. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-21**

J-2. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Requesting the Transportation Agency of Monterey County (TAMC) Reduce Regional Development Impact Fees for the South Monterey County Zone ***– Page 246***
a. Staff Report
b. Public Comments
c. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-22**

J-3. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Providing Services and Enforcing Laws in a Professional, Nondiscriminatory, Fair and Equitable Manner ***– Page 250***
a. Staff Report
b. Public Comments
c. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-23**

J-4. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Approving the Purchase of Two Police Vehicles – ***Page 283***

a. Staff Report
b. Public Comments
c. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-24**

J-5. **ADOPTION** of a Resolution of the City Council of the City of Greenfield Approving a Contract with SSA Landscape Architects for the Design Services for U.S. Highway 101 Welcome Signs and the Civic Center Digital Reader Board Monument – ***Page 286***

a. Staff Report
b. Public Comments
c. City Council Comments / Review / Action
Staff Recommended Action – Adoption of **Resolution #2016-25**

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

a. City Council Development Committee
b. City Council Agenda Committee
c. City Council Parks Committee
d. League of California Cities Monterey Bay Division
e. Transportation Agency for Monterey County
f. Association of Monterey Bay Area Governments
g. Salinas Valley Solid Waste Authority
h. Monterey Salinas Transit
i. Mayor City Selection Committee
j. Salinas Valley Mayors/Managers Group
k. Planning Commission

L. COMMENTS FROM CITY COUNCIL

M. CITY MANAGER REPORT

N. ADJOURNMENT

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www.ci.greenfield.ca.us

Greenfield, CA

Check Report

By Check Number

Date Range: 03/18/2016 - 04/07/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00106	A&B FIRE PROTECTION & SAFETY, INC.	03/18/2016	Regular	0.00	41.46	298573
03963	AMERIPRIDE	03/18/2016	Regular	0.00	233.27	298574
00215	ANTHEM - BLUE CROSS	03/18/2016	Regular	0.00	33,848.70	298575
00130	AT&T	03/18/2016	Regular	0.00	1,182.70	298576
00201	BEN-E-LECT	03/18/2016	Regular	0.00	71.50	298577
03094	C & N ELECTRIC AND OUTDOOR	03/18/2016	Regular	0.00	51.00	298578
00396	CASEY PRINTING	03/18/2016	Regular	0.00	736.48	298579
00305	CHEVRON, U.S.A.	03/18/2016	Regular	0.00	221.88	298580
00752	CITY OF GREENFIELD	03/18/2016	Regular	0.00	1,087.90	298581
03052	COBRA GUARD, INC.	03/18/2016	Regular	0.00	41.95	298582
00487	DIRECT TV	03/18/2016	Regular	0.00	43.99	298583
03985	EDGES ELECTRICAL GROUP	03/18/2016	Regular	0.00	21.64	298585
00528	EL CAMINO ELECTRIC	03/18/2016	Regular	0.00	633.00	298586
00610	FEDERAL EXPRESS	03/18/2016	Regular	0.00	83.08	298587
00734	GOODYEAR TIRE & RUBBER CO.	03/18/2016	Regular	0.00	196.55	298588
00725	GREEN RUBBER-KENNEDY AG	03/18/2016	Regular	0.00	154.82	298589
00721	GREENFIELD TRUE VALUE	03/18/2016	Regular	0.00	105.83	298590
00845	HINDERLITER DE LLAMAS & ASSOC	03/18/2016	Regular	0.00	754.88	298591
00820	HOME DEPOT CREDIT SERVICES	03/18/2016	Regular	0.00	350.11	298592
00803	HYDRO TURF, INC.	03/18/2016	Regular	0.00	695.78	298593
00943	INDEPENDENT STATIONERS	03/18/2016	Regular	0.00	117.84	298594
00909	INTEGRATED CROP MANAGEMENT	03/18/2016	Regular	0.00	310.02	298595
04083	JOHNSON ASSOCIATES	03/18/2016	Regular	0.00	129.80	298596
03106	L+G, LLP Attorneys at Law	03/18/2016	Regular	0.00	3,469.50	298597
01206	LA PLAZA BAKERY	03/18/2016	Regular	0.00	90.00	298598
03923	Liebert Cassidy Whitmore	03/18/2016	Regular	0.00	1,198.50	298599
01258	LOZANO SMITH	03/18/2016	Regular	0.00	1,665.50	298600
13023	MARLIN LEASING	03/18/2016	Regular	0.00	76.30	298602
03880	MBS BUSINESS SYSTEMS	03/18/2016	Regular	0.00	130.35	298603
13015	MNS ENGINEERS, INC.	03/18/2016	Regular	0.00	21,912.50	298604
13004	MONTEREY BAY ANALYTICAL SERVIC	03/18/2016	Regular	0.00	5,190.00	298605
01348	MONTEREY COUNTY INFORMATION TECHNOLOG	03/18/2016	Regular	0.00	455.00	298606
01364	MONTEREY COUNTY MAYORS'	03/18/2016	Regular	0.00	1,100.00	298607
01506	OFFICE DEPOT	03/18/2016	Regular	0.00	459.42	298608
01654	PACIFIC COAST BATTERY SERVICE	03/18/2016	Regular	0.00	290.49	298610
01601	PACIFIC GAS & ELECTRIC	03/18/2016	Regular	0.00	17,679.26	298611
01629	PARTS & SERVICE CENTER	03/18/2016	Regular	0.00	94.11	298612
01630	PINNACLE HEALTHCARE	03/18/2016	Regular	0.00	370.00	298613
01677	PRAXAIR DISTRIBUTION, INC.	03/18/2016	Regular	0.00	95.82	298614
01667	PRINTING SYSTEMS, INC.	03/18/2016	Regular	0.00	108.83	298615
01705	QUINN COMPANY	03/18/2016	Regular	0.00	149.23	298616
01837	R G FABRICATION	03/18/2016	Regular	0.00	325.88	298617
01853	REDSHIFT	03/18/2016	Regular	0.00	204.89	298618
02367	ROBIN WARBEY CONSULTING	03/18/2016	Regular	0.00	5,610.86	298620
01908	SALINAS VALLEY PRO SQUAD	03/18/2016	Regular	0.00	157.09	298621
01999	SALINAS VALLEY SOLID WASTE AUTHORITY	03/18/2016	Regular	0.00	42,936.32	298622
19020	SAN BENITO SUPPLY	03/18/2016	Regular	0.00	229.24	298623
04010	SC FUELS	03/18/2016	Regular	0.00	3,761.20	298624
01933	SMITH & ENRIGHT LANDSCAPING	03/18/2016	Regular	0.00	14,295.00	298625
01983	SOLEDAD HARDWARE & LUMBER	03/18/2016	Regular	0.00	114.02	298626
01960	SOUTH COUNTY NEWSPAPER	03/18/2016	Regular	0.00	200.00	298627
04036	SSA LANDSCAPING ARCHITECTS, INC.	03/18/2016	Regular	0.00	1,111.13	298628
00386	STATE OF CA DEPT. OF JUSTICE	03/18/2016	Regular	0.00	356.00	298629
03920	STERICYCLE, INC.	03/18/2016	Regular	0.00	181.80	298630

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02071	TELCO AUTOMATION, INC.	03/18/2016	Regular	0.00	1,623.00	298631
03966	THE BRITTON DESIGNS COMPANY INC.	03/18/2016	Regular	0.00	5,755.00	298632
01904	THE SALINAS CALIFORNIAN	03/18/2016	Regular	0.00	2,453.22	298633
02037	TRI-CITIES DISPOSAL	03/18/2016	Regular	0.00	76,551.09	298634
02241	VAL'S PLUMBING AND HEATING	03/18/2016	Regular	0.00	391.37	298635
02210	VERIZON WIRELESS	03/18/2016	Regular	0.00	943.10	298636
02233	VISION TECHNOLOGY SOLUTIONS	03/18/2016	Regular	0.00	255.25	298637
00752	CITY OF GREENFIELD	03/24/2016	Regular	0.00	60.00	298674
00713	G P O A	03/24/2016	Regular	0.00	600.00	298675
00795	GREENFIELD POLICE SUPERVISORS	03/24/2016	Regular	0.00	150.00	298676
01911	SEIU 521	03/24/2016	Regular	0.00	345.58	298677
00614	STATE OF CALIFORNIA FRANSCHISE TAX BOARD	03/24/2016	Regular	0.00	196.89	298678
03913	DOWNTOWN FORD SALES	03/25/2016	Regular	0.00	31,112.11	298679
03987	U.S. BANK	03/25/2016	Regular	0.00	14,773.72	298680
03938	ACCOUNTEMPS	04/01/2016	Regular	0.00	2,199.20	298684
04086	ADAM SANDERS	04/01/2016	Regular	0.00	200.00	298685
00156	AMERICAN SUPPLY COMPANY	04/01/2016	Regular	0.00	181.50	298686
03963	AMERIPRIDE	04/01/2016	Regular	0.00	319.93	298687
00101	AT&T	04/01/2016	Regular	0.00	70.64	298688
00134	AT&T MOBILITY	04/01/2016	Regular	0.00	11.25	298689
00204	BEN-E-LECT	04/01/2016	Regular	0.00	12,708.95	298690
00396	CASEY PRINTING	04/01/2016	Regular	0.00	1,160.75	298691
04085	CASHIER DPR	04/01/2016	Regular	0.00	140.00	298692
03903	CENTRAL COAST SIGN FACTORY	04/01/2016	Regular	0.00	1,974.03	298693
00374	CODE PUBLISHING COMPANY	04/01/2016	Regular	0.00	815.10	298694
03968	DANIEL SOTELLO	04/01/2016	Regular	0.00	75.00	298695
00444	DAN'S TIRE & AUTO SERV	04/01/2016	Regular	0.00	89.95	298696
00461	DATAFLOW BUSINESS SYSTEMS	04/01/2016	Regular	0.00	45.49	298697
00651	FASTENAL COMPANY	04/01/2016	Regular	0.00	104.82	298698
00653	FOOD 4 LESS	04/01/2016	Regular	0.00	38.44	298699
00725	GREEN RUBBER-KENNEDY AG	04/01/2016	Regular	0.00	277.77	298700
00757	GREENFIELD FIRE PROTECTION DISTRICT	04/01/2016	Regular	0.00	95.00	298701
00721	GREENFIELD TRUE VALUE	04/01/2016	Regular	0.00	268.69	298702
03943	HD SUPPLY WATERWORKS	04/01/2016	Regular	0.00	10,583.21	298703
00803	HYDRO TURF, INC.	04/01/2016	Regular	0.00	74.59	298704
00943	INDEPENDENT STATIONERS	04/01/2016	Regular	0.00	235.52	298705
01646	JEREMY PURA ELECTRICAL	04/01/2016	Regular	0.00	12,190.00	298706
04046	JOSEPH DYELS	04/01/2016	Regular	0.00	75.00	298707
03783	MARIE AGUAYO	04/01/2016	Regular	0.00	18.99	298709
03746	MICHAEL K. NUNLEY & ASSOCIATES	04/01/2016	Regular	0.00	130.00	298710
13015	MNS ENGINEERS, INC.	04/01/2016	Regular	0.00	500.00	298711
01506	OFFICE DEPOT	04/01/2016	Regular	0.00	331.04	298712
01532	O'REILLY AUTO PARTS	04/01/2016	Regular	0.00	150.04	298713
01601	PACIFIC GAS & ELECTRIC	04/01/2016	Regular	0.00	11,589.76	298714
01629	PARTS & SERVICE CENTER	04/01/2016	Regular	0.00	815.28	298715
01630	PINNACLE HEALTHCARE	04/01/2016	Regular	0.00	70.00	298716
01813	RAINBOW PRINTING	04/01/2016	Regular	0.00	243.32	298717
04006	RANEY PLANNING AND MANAGEMENT, INC.	04/01/2016	Regular	0.00	150.00	298718
01802	RENAISSANCE RESOURCES WEST	04/01/2016	Regular	0.00	1,200.00	298719
04054	RENNE SLOAN HOLTZMAN SAKAI	04/01/2016	Regular	0.00	5,756.33	298720
01919	SALINAS VALLEY FORD	04/01/2016	Regular	0.00	99.29	298721
19028	SHORE CHEMICAL COMPANY, INC.	04/01/2016	Regular	0.00	1,613.32	298722
19026	SONIAN, INC.	04/01/2016	Regular	0.00	198.00	298723
01960	SOUTH COUNTY NEWSPAPER	04/01/2016	Regular	0.00	380.00	298724
03882	SPCA FOR MONTEREY COUNTY	04/01/2016	Regular	0.00	10,448.04	298725
01998	STANDARD INSURANCE COM	04/01/2016	Regular	0.00	990.93	298726
19035	SUSAN A. STANTON	04/01/2016	Regular	0.00	45.00	298727
02028	TAMC	04/01/2016	Regular	0.00	5,861.00	298728
03919	TELEPACIFIC COMMUNICATIONS	04/01/2016	Regular	0.00	943.55	298729
03895	TONY ACOSTA	04/01/2016	Regular	0.00	240.00	298730
00634	TYLER TECHNOLOGIES	04/01/2016	Regular	0.00	75.00	298731

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02201	VEGETABLE GROWERS SUPPLY	04/01/2016	Regular	0.00	7.17	298732
04079	VERIZON	04/01/2016	Regular	0.00	2,476.66	298733
02210	VERIZON WIRELESS	04/01/2016	Regular	0.00	333.08	298734
02601	ZUMAR INDUSTRIES, INC.	04/01/2016	Regular	0.00	3,503.10	298735
00752	CITY OF GREENFIELD	04/07/2016	Regular	0.00	60.00	298736
00713	G P O A	04/07/2016	Regular	0.00	600.00	298737
00795	GREENFIELD POLICE SUPERVISORS	04/07/2016	Regular	0.00	150.00	298738
01911	SEIU 521	04/07/2016	Regular	0.00	345.51	298739
00614	STATE OF CALIFORNIA FRANSCHISE TAX BOARD	04/07/2016	Regular	0.00	197.01	298740
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	120.34	DFT0001785
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	500.00	DFT0001786
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	300.00	DFT0001787
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	550.00	DFT0001788
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	100.00	DFT0001789
01916	STATE STREET BANK & TRUST CO.	03/25/2016	Bank Draft	0.00	470.00	DFT0001790
00431	DEPT OF CHILD SUPPORT SERVICES	03/25/2016	Bank Draft	0.00	802.61	DFT0001791
00384	STATE OF CALIFORNIA EDD	03/25/2016	Bank Draft	0.00	1,051.99	DFT0001792
03103	Internal Revenue Service	03/25/2016	Bank Draft	0.00	3,415.56	DFT0001793
03103	Internal Revenue Service	03/25/2016	Bank Draft	0.00	14,603.98	DFT0001794
00384	STATE OF CALIFORNIA EDD	03/25/2016	Bank Draft	0.00	4,602.53	DFT0001795
03103	Internal Revenue Service	03/25/2016	Bank Draft	0.00	13,954.69	DFT0001796
00107	AMERICAN FAMILY LIFE	03/24/2016	Bank Draft	0.00	898.96	DFT0001797
00107	AMERICAN FAMILY LIFE	04/07/2016	Bank Draft	0.00	898.96	DFT0001811

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	234	124	0.00	393,799.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	14	14	0.00	42,269.62
EFT's	0	0	0.00	0.00
	248	**138**	**0.00**	**436,068.62**

Fund Summary

Fund	Name	Period	Amount
999	CASH CONTROL	3/2016	341,713.41
999	CASH CONTROL	4/2016	94,355.21
			436,068.62

Greenfield, CA

Expense Approval Report
By Fund

Payment Dates 3/18/2016 - 4/7/2016

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Fund: 100 - GENERAL FUND					
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	100-24695	499.92
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	100-601-63600.000	300.00
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	100-901-89620.000	167.04
MONTEREY COUNTY INFORMA...	298606	03/18/2016	MOBILE DATA COMMUNICATI...	100-215-64500.000	455.00
Liebert Cassidy Whitmore	298599	03/18/2016	professional services regarding ...	100-150-63100.000	1,198.50
LA PLAZA BAKERY	298598	03/18/2016	MAX DEPLOYMENT	100-215-65100.000	90.00
THE BRITTON DESIGNS COMPA...	298632	03/18/2016	Painting of the Science Worksh...	100-310-63900.000	1,700.03
SOUTH COUNTY NEWSPAPER	298627	03/18/2016	AMENDING SECTION 2.20.010	100-170-67600.000	96.00
MBS BUSINESS SYSTEMS	298603	03/18/2016	PAPER	100-201-61400.000	130.35
PINNACLE HEALTHCARE	298613	03/18/2016	4395961-40 - J. JACOBO/EMPL...	100-601-68100.000	115.00
VERIZON WIRELESS	298636	03/18/2016	CELL PHONES - PD	100-201-64600.000	83.17
VERIZON WIRELESS	298636	03/18/2016	CELL PHONES - PD	100-215-64600.000	859.93
OFFICE DEPOT	298608	03/18/2016	PAPER TOWELS	100-111-65600.000	175.71
SC FUELS	298624	03/18/2016	GASOLINE	100-110-66100.000	30.60
SC FUELS	298624	03/18/2016	GASOLINE	100-201-66100.000	146.52
SC FUELS	298624	03/18/2016	GASOLINE	100-215-66100.000	1,292.09
SC FUELS	298624	03/18/2016	GASOLINE	100-311-66100.000	98.94
SC FUELS	298624	03/18/2016	GASOLINE	100-550-66100.000	90.03
PINNACLE HEALTHCARE	298613	03/18/2016	4407271-7/M. CONTRERAS - E...	100-215-68100.000	115.00
AT&T	298576	03/18/2016	PD - DOJ CONNECTION	100-215-64500.000	464.32
AT&T	298576	03/18/2016	PHONE LINES - ALARM/FAX/LIFT..	100-215-64500.000	718.38
EDGES ELECTRICAL GROUP	298585	03/18/2016	FUSES - TIMER	100-550-65700.000	21.64
DIRECT TV	298583	03/18/2016	COMMERCIAL BASIC MONTHLY	100-201-64900.000	29.32
DIRECT TV	298583	03/18/2016	COMMERCIAL BASIC MONTHLY	100-215-64900.000	14.67
VAL'S PLUMBING AND HEATING	298635	03/18/2016	CVC A/C MAINT.	100-111-63700.000	391.37
CASEY PRINTING	298579	03/18/2016	PARKING CITATIONS	100-215-61200.000	736.48
PACIFIC GAS & ELECTRIC	298611	03/18/2016	PINOT PARK	100-550-64100.000	10.51
OFFICE DEPOT	298712	04/01/2016	OFFICE SUPPLIES	100-111-61400.000	185.22
A&B FIRE PROTECTION & SAFET...	298573	03/18/2016	RED VYNYL (PRISONER TRANSP...	100-215-65100.000	41.46
INDEPENDENT STATIONERS	298594	03/18/2016	FOLDERS	100-215-61400.000	56.50
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-550-64100.000	154.92
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-550-64200.000	5.12
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-551-64100.211	61.24
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-551-64200.211	18.34
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-590-64100.000	220.86
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	100-590-64200.000	89.38
SOUTH COUNTY NEWSPAPER	298627	03/18/2016	CC NOTICE	100-170-67600.000	104.00
OFFICE DEPOT	298608	03/18/2016	OFFICE SUPPLIES	100-201-65600.000	15.17
OFFICE DEPOT	298608	03/18/2016	OFFICE SUPPLIES	100-215-61400.000	91.77
OFFICE DEPOT	298608	03/18/2016	LYSOL SPRAY	100-201-65600.000	15.19
OFFICE DEPOT	298608	03/18/2016	JANITORIAL SUPPLIES	100-201-65600.000	119.85
PRINTING SYSTEMS, INC.	298615	03/18/2016	BUSINESS LICENSE ENVELOPES	100-190-61200.000	108.83
VERIZON	298733	04/01/2016	VEHICLE GPS	100-125-71300.000	2,476.66
U.S. BANK	298680	03/25/2016	RANCHO - CITY COUNCIL 2/9/16	100-101-65100.000	27.84
U.S. BANK	298680	03/25/2016	RANCHO - CITY COUNCIL 2/23/...	100-101-65100.000	24.84
U.S. BANK	298680	03/25/2016	RANCHO - CITY COUNCIL 1/26/...	100-101-65100.000	29.61
U.S. BANK	298680	03/25/2016	CCAC ANNUAL CONFERENCE	100-170-67100.000	395.00
PINNACLE HEALTHCARE	298613	03/18/2016	4424431-40 - M. TAYROS/DRUG...	100-190-68100.000	40.00
U.S. BANK	298680	03/25/2016	THE SACRAMENTO BEE SUBSCR...	100-101-65100.000	99.95
U.S. BANK	298680	03/25/2016	GASOLINE	100-101-67300.111	20.01
U.S. BANK	298680	03/25/2016	MOCO WATER RESOURCES FIN...	100-101-67300.111	32.01
U.S. BANK	298680	03/25/2016	SAFEWAY - PARTNERS IN CRIME...	100-201-65100.000	29.91
U.S. BANK	298680	03/25/2016	STARBUCKS - PARTERNS IN CRI...	100-201-65100.000	29.90

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
U.S. BANK	298680	03/25/2016	SPYGLASS INN - A. FRESE/MOCO..	100-201-67100.000	302.94
U.S. BANK	298680	03/25/2016	RANCHO - AB109 211 INVESTIG...	100-215-65100.000	23.07
U.S. BANK	298680	03/25/2016	SUBWAY - AB109 211 INVESTIG...	100-215-65100.000	82.56
U.S. BANK	298680	03/25/2016	SAFE AND SECURE SCHOOLS - A...	100-215-67100.000	189.00
U.S. BANK	298680	03/25/2016	HILTON-R. MICHAEL - PROPERTY..	100-215-67200.000	433.96
U.S. BANK	298680	03/25/2016	TOLL FEES - D. SOTELLO	100-215-67200.000	11.20
U.S. BANK	298680	03/25/2016	FTO TRAINING - D. SOTELLO	100-215-67200.000	66.00
U.S. BANK	298680	03/25/2016	HAMPTOM - SOTELLO LODGING...	100-215-67200.000	325.47
U.S. BANK	298680	03/25/2016	SOUTH BAY REGIONAL PUBLIC ...	100-215-67200.000	117.30
U.S. BANK	298680	03/25/2016	RENT-A-CAR - D. SOTELLO - FTO...	100-215-67200.000	157.30
U.S. BANK	298680	03/25/2016	CARBONITE RENEWAL	100-110-63200.000	113.99
U.S. BANK	298680	03/25/2016	MBAMG PARKING	100-110-67100.000	3.75
U.S. BANK	298680	03/25/2016	CA LEAGUE CONFERENCE	100-110-67100.000	207.20
U.S. BANK	298680	03/25/2016	LUGGAGE INSURANCE	100-110-67100.000	20.13
U.S. BANK	298680	03/25/2016	PARKING PASS J. GARCIA	100-311-67300.000	40.00
U.S. BANK	298680	03/25/2016	MECHANIC TUITION - J. GARCIA	100-311-67400.000	194.00
U.S. BANK	298680	03/25/2016	MACHANIC BOOK - J. GARCIA	100-311-67600.000	215.70
U.S. BANK	298680	03/25/2016	AUTO TECH BOOK CREDIT	100-311-67600.000	-175.23
U.S. BANK	298680	03/25/2016	AUTOMOTIVE PROGRAM TEXT...	100-311-67600.000	52.65
U.S. BANK	298680	03/25/2016	AUTO TECH BOOKS	100-311-67600.000	175.23
U.S. BANK	298680	03/25/2016	APWA	100-310-67200.000	50.00
U.S. BANK	298680	03/25/2016	P. PARK GOPHER TRAPS	100-550-65700.000	54.40
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	100-310-52510.000	5.08
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	100-310-52510.000	65.13
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	100-310-52510.000	43.50
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	100-550-52510.000	7.91
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	100-550-52510.000	0.92
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	100-550-52510.000	11.84
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	100-601-52510.000	207.24
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	100-601-52510.000	16.17
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	100-601-52510.000	138.41
U.S. BANK	298680	03/25/2016	GREENFIELD SD NAME PLATE F...	100-101-65100.000	139.13
U.S. BANK	298680	03/25/2016	IPAD CASE	100-110-65300.000	28.99
U.S. BANK	298680	03/25/2016	KING CITY TRUE VALUE - KEYS F...	100-110-65900.000	12.38
U.S. BANK	298680	03/25/2016	ROSS - CITY HALL SUPPLIES	100-111-65100.000	124.29
U.S. BANK	298680	03/25/2016	RANCHO - WATER AWARENESS ...	100-111-65100.000	18.36
U.S. BANK	298680	03/25/2016	BIG LOTS - CITY HALL SUPPLIES	100-111-65100.000	148.41
U.S. BANK	298680	03/25/2016	SAFEWAY - CITY HALL SUPPLIES	100-111-65100.000	11.18
U.S. BANK	298680	03/25/2016	WALMART - CITY HALL SUPPLIES	100-111-65100.000	79.66
U.S. BANK	298680	03/25/2016	SMART&FINAL - COFFEEY FOR ...	100-111-65100.000	96.71
U.S. BANK	298680	03/25/2016	MICROSOFT	100-125-63200.000	220.00
U.S. BANK	298680	03/25/2016	CM REPORT	100-125-63200.000	25.00
U.S. BANK	298680	03/25/2016	MICROSOFT	100-125-63200.000	16.00
U.S. BANK	298680	03/25/2016	MICROSOFT	100-125-63200.000	60.00
U.S. BANK	298680	03/25/2016	DESK PLATFORM ERGONOMIC	100-26001	961.33
AMERIPRIDE	298574	03/18/2016	CVC CLEANING TOWELS	100-111-65600.000	10.38
AMERIPRIDE	298574	03/18/2016	UNIFORMS	100-310-65200.000	89.56
AMERIPRIDE	298574	03/18/2016	SHOP MOP	100-310-65600.000	1.50
AMERIPRIDE	298574	03/18/2016	SHOP TOWELS	100-311-66200.000	5.24
OFFICE DEPOT	298608	03/18/2016	OFFICE SUPPLIES	100-201-65600.000	41.73
PARTS & SERVICE CENTER	298612	03/18/2016	CARWASH SUPPLIES	100-311-66200.000	24.14
FEDERAL EXPRESS	298587	03/18/2016	TRANSPORTATON CHARGES	100-125-61100.000	41.41
FEDERAL EXPRESS	298587	03/18/2016	TRANSPORTATON CHARGES	100-601-61100.000	41.67
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66629	100-601-63600.000	199.99
MNS ENGINEERS, INC.	298711	04/01/2016	WALNUT AVENUE SPECIFIC PLA...	100-601-63600.000	400.00
MNS ENGINEERS, INC.	298711	04/01/2016	DEVELOPMENT REVIEW	100-24695	100.00
C & N ELECTRIC AND OUTDOOR	298578	03/18/2016	WEED EATER SUPPLIES	100-550-66300.000	17.00
THE SALINAS CALIFORNIAN	298633	03/18/2016	PUBLICATIONS	100-170-61300.000	342.00
CITY OF GREENFIELD	298581	03/18/2016	597 EL CAMINO REAL LS	100-111-64300.000	22.10
CITY OF GREENFIELD	298581	03/18/2016	599 EL CAMINO REAL	100-111-64300.000	49.61

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
CITY OF GREENFIELD	298581	03/18/2016	899 CHERRY AVENUE - CVC BKFL	100-111-64300.000	22.59
TRI-CITIES DISPOSAL	298634	03/18/2016	FEBRUARY 2016	100-191-64400.000	76,551.09
CITY OF GREENFIELD	298581	03/18/2016	801 APRIOT STREET PARK	100-550-64300.000	0.10
CITY OF GREENFIELD	298581	03/18/2016	890 TYLER AVE - CITY PARK	100-550-64300.000	0.21
CITY OF GREENFIELD	298581	03/18/2016	100 FIFTH STREET PARK	100-550-64300.000	19.38
CITY OF GREENFIELD	298581	03/18/2016	920 WALNUT AVE - CORP YARD	100-550-64400.000	112.75
CITY OF GREENFIELD	298581	03/18/2016	1351 OAK AVE FIRE PROTECTION	100-551-64300.000	22.59
CITY OF GREENFIELD	298581	03/18/2016	1351 OAK AVE/COMMUNITY C...	100-551-64300.000	24.54
CITY OF GREENFIELD	298581	03/18/2016	213 EL CAMINO REAL N	100-551-64300.211	14.05
CITY OF GREENFIELD	298581	03/18/2016	215 EL CAMINO REAL N	100-551-64300.211	15.75
CITY OF GREENFIELD	298581	03/18/2016	1351 OAK AVE/COMMUNITY C...	100-551-64400.000	193.89
CITY OF GREENFIELD	298581	03/18/2016	215 EL CAMINO REAL N	100-551-64400.211	36.07
CITY OF GREENFIELD	298581	03/18/2016	131 THIRTEENTH ST DAY CARE	100-590-64300.000	26.46
L+G, LLP Attorneys at Law	298597	03/18/2016	4874 general services exceed m...	100-150-63100.000	3,469.50
PARTS & SERVICE CENTER	298612	03/18/2016	7907 - BATTERY CABLES	100-311-66200.000	6.09
ROBIN WARBEY CONSULTING	298620	03/18/2016	FEBRUARY 2016	100-125-63200.000	4,600.00
ROBIN WARBEY CONSULTING	298620	03/18/2016	IT EQUIPMENT - FEBRUARY 2016	100-125-65300.000	587.71
ROBIN WARBEY CONSULTING	298620	03/18/2016	IT EQUIPMENT - FEBRUARY 2016	100-601-65300.000	368.97
RENNE SLOAN HOLTZMAN SAKAI	298720	04/01/2016	legal services carrera v.greenfie...	100-150-63100.000	5,756.33
FASTENAL COMPANY	298698	04/01/2016	NUTS/BOLTS	100-311-66200.000	25.43
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	P. PARK IRRIGATION	100-550-65700.000	108.36
SALINAS VALLEY PRO SQUAD	298621	03/18/2016	UNIFORM - S. CAMACHO	100-230-65200.000	118.95
SOLEDAD HARDWARE & LUMB...	298626	03/18/2016	DISPOSAL - WIRE CONNECTORS	100-201-65900.000	114.02
GOODYEAR TIRE & RUBBER CO.	298588	03/18/2016	7330 - TIRES	100-201-66200.000	196.55
SPCA FOR MONTEREY COUNTY	298725	04/01/2016	SPCA ANIMAL CONTROL SERVIC...	100-230-63400.000	10,448.04
SALINAS VALLEY PRO SQUAD	298621	03/18/2016	UNIFORM - CHIEF FRESE	100-201-65200.000	38.14
ANTHEM - BLUE CROSS	298575	03/18/2016	APRIL 2016	100-22320	33,848.70
REDSHIFT	298618	03/18/2016	INTERNET SERVICES	100-550-64900.000	16.23
SALINAS VALLEY SOLID WASTE ...	298622	03/18/2016	FEBRUARY 2016	100-191-64400.000	42,936.32
PARTS & SERVICE CENTER	298612	03/18/2016	7909 - SOLENOID	100-311-66200.000	25.05
GREENFIELD TRUE VALUE	298590	03/18/2016	P. PARK IRRIGATION	100-550-65700.000	12.14
GREENFIELD TRUE VALUE	298590	03/18/2016	POWER NOZZLE BELT	100-201-65600.000	4.33
STERICYCLE, INC.	298630	03/18/2016	STERI-SAFE COMPLIANCE SOLUT..	100-215-63400.000	181.80
COBRA GUARD, INC.	298582	03/18/2016	MARCH 2016	100-22320	41.95
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-110-52510.000	11.00
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-170-52510.000	5.50
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-190-52510.000	5.50
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-215-52510.000	11.00
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-310-52510.000	11.00
BEN-E-LECT	298577	03/18/2016	MARCH 2016	100-601-52510.000	5.50
OFFICE DEPOT	298712	04/01/2016	OFFICE SUPPLIES	100-190-61400.000	50.18
OFFICE DEPOT	298712	04/01/2016	OFFICE SUPPLIES	100-111-61400.000	37.96
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	100-110-64600.000	54.17
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	100-230-64600.000	50.92
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	100-230-64900.000	38.01
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	100-550-64600.000	37.02
TONY ACOSTA	298730	04/01/2016	TRANSLATION SERVICE FOR PD...	100-215-63400.000	240.00
PARTS & SERVICE CENTER	298715	04/01/2016	7331 - PREVENT MAINT	100-215-66200.000	88.30
PARTS & SERVICE CENTER	298715	04/01/2016	7919 - RIVETS	100-550-66200.000	2.14
AMERIPRIDE	298687	04/01/2016	CVC CLEANING TOWELS	100-111-65600.000	20.76
AMERIPRIDE	298687	04/01/2016	UNIFORMS	100-310-65200.000	148.05
AMERIPRIDE	298687	04/01/2016	SHOP MOP	100-310-65600.000	21.54
AMERIPRIDE	298687	04/01/2016	SHOP TOWELS	100-311-66200.000	5.24
GREENFIELD TRUE VALUE	298702	04/01/2016	P. PARK IRRIGATION	100-550-65700.000	39.81
CODE PUBLISHING COMPANY	298694	04/01/2016	GREENFIELD MUNICIPAL CODE	100-170-63100.000	815.10
SALINAS VALLEY FORD	298721	04/01/2016	7331 - OIL PAN	100-215-66200.000	99.29
PACIFIC GAS & ELECTRIC	298714	04/01/2016	CIVIC CENTER	100-111-64100.000	2,211.90
PACIFIC GAS & ELECTRIC	298714	04/01/2016	CIVIC CENTER	100-111-64200.000	487.89
FASTENAL COMPANY	298698	04/01/2016	NUTS/BOLTS ALL VEHICLES	100-311-66200.000	59.07
DAN'S TIRE & AUTO SERV	298696	04/01/2016	7331 - ALIGNMENT	100-215-66200.000	89.95

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
CENTRAL COAST SIGN FACTORY	298693	04/01/2016	BUSINESS CARD DESIGN	100-201-61200.000	65.00
CENTRAL COAST SIGN FACTORY	298693	04/01/2016	Department Business Cards	100-201-61200.000	222.78
CENTRAL COAST SIGN FACTORY	298693	04/01/2016	Department Business Cards	100-215-61200.000	1,596.00
CENTRAL COAST SIGN FACTORY	298693	04/01/2016	Department Business Cards	100-230-61200.000	90.25
PARTS & SERVICE CENTER	298715	04/01/2016	WRENCH - SHOP	100-311-65700.000	74.94
PARTS & SERVICE CENTER	298715	04/01/2016	BOLT GRIP EXTRACTION SET	100-311-65700.000	32.58
MARLIN LEASING	298602	03/18/2016	COPIER LEASE - PW	100-310-61200.000	76.30
O'REILLY AUTO PARTS	298713	04/01/2016	7902 - VEHICLE REPAIR	100-311-66200.000	139.64
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	HOSE/MARKING PAINT	100-550-65700.000	10.34
ADAM SANDERS	298685	04/01/2016	TRAINING PRESENTATION	100-215-67200.000	200.00
AMERICAN SUPPLY COMPANY	298686	04/01/2016	JANITORIAL SUPPLIES	100-201-65600.000	181.50
ACCOUNTEMPS	298684	04/01/2016	TEMP SERVICE - MARIA ANA TA...	100-190-63900.000	2,199.20
INDEPENDENT STATIONERS	298705	04/01/2016	CVC - GARBAGE BAGS	100-111-65600.000	160.52
SONIAN, INC.	298723	04/01/2016	MARCH 2016	100-125-63200.000	198.00
PARTS & SERVICE CENTER	298715	04/01/2016	SPARK PLUG SET	100-311-66200.000	32.31
GREENFIELD TRUE VALUE	298702	04/01/2016	DRAIN OPENER	100-550-65600.000	33.62
GREENFIELD TRUE VALUE	298702	04/01/2016	CEMENT	100-550-65700.000	23.88
TELEPACIFIC COMMUNICATIONS	298729	04/01/2016	INTERNET SERVICE	100-125-64900.000	943.55
PARTS & SERVICE CENTER	298715	04/01/2016	ANTI FREEZE ALL VEHICLES	100-311-66200.000	10.63
PARTS & SERVICE CENTER	298715	04/01/2016	7902 - V-BELT	100-311-66200.000	31.83
PARTS & SERVICE CENTER	298715	04/01/2016	2332 - 02 SENSOR	100-601-66200.000	119.63
PARTS & SERVICE CENTER	298715	04/01/2016	7902 - ALTERNATOR	100-311-66200.000	88.12
AMERIPRIDE	298687	04/01/2016	CVC CLEANING TOWELS	100-111-65600.000	10.76
AMERIPRIDE	298687	04/01/2016	UNIFORMS	100-310-65200.000	89.84
AMERIPRIDE	298687	04/01/2016	SHOP MOP/MATS	100-310-65600.000	18.50
AMERIPRIDE	298687	04/01/2016	SHOP TOWELS	100-311-66200.000	5.24
TELCO AUTOMATION, INC.	298631	03/18/2016	MARCH 2016	100-111-64500.000	1,623.00
SUSAN A. STANTON	298727	04/01/2016	REIMBURSEMENT - MBAMG L...	100-110-67100.000	45.00
MARIE AGUAYO	298709	04/01/2016	REIMBURSEMENT - J. JACOBO ...	100-601-65100.000	18.99
HYDRO TURF, INC.	298704	04/01/2016	CVC - IRRIGATION REPAIR	100-111-65700.000	74.59
PARTS & SERVICE CENTER	298612	03/18/2016	BATTERY TEST CLIP	100-311-65700.000	2.25
STATE OF CA DEPT. OF JUSTICE	298629	03/18/2016	FINGERPRINTS	100-190-68100.000	32.00
STATE OF CA DEPT. OF JUSTICE	298629	03/18/2016	FINGERPRINTS	100-215-65400.000	96.00
STATE OF CA DEPT. OF JUSTICE	298629	03/18/2016	FINGERPRINTS	100-215-68100.000	32.00
STATE OF CA DEPT. OF JUSTICE	298629	03/18/2016	FINGERPRINTS	100-601-68100.000	32.00
PACIFIC COAST BATTERY SERVI...	298610	03/18/2016	7319 - 7309 - CROWNVICS BAT...	100-215-66200.000	290.49
OFFICE DEPOT	298712	04/01/2016	OFFICE SUPPLIES	100-111-61400.000	27.20
OFFICE DEPOT	298712	04/01/2016	OFFICE SUPPLIES	100-601-61400.000	30.48
STANDARD INSURANCE COM	298726	04/01/2016	APRIL 2016	100-22340	990.93
TAMC	298728	04/01/2016	CITY SHARE CONGESTION MNGT..	100-110-68300.000	5,861.00
AMERICAN FAMILY LIFE	DFT0001797	03/24/2016	SUPPLEMENTAL BENEFITS - FEB...	100-22440	860.06
SEIU 521	298677	03/24/2016	Union Dues	100-22420	128.65
STATE STREET BANK & TRUST C...	DFT0001785	03/25/2016	Deferred Compensation Loan P...	100-22435	120.34
STATE STREET BANK & TRUST C...	DFT0001786	03/25/2016	Defer Comp-GPOA	100-22430	250.00
STATE STREET BANK & TRUST C...	DFT0001787	03/25/2016	Defer Comp-GPSA	100-22430	300.00
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	100-22430	377.25
STATE STREET BANK & TRUST C...	DFT0001789	03/25/2016	Defer Comp-Mid Management	100-22430	50.00
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	100-22430	86.50
G P O A	298675	03/24/2016	GPOA DUES	100-22410	200.00
CITY OF GREENFIELD	298674	03/24/2016	Misc Withholding	100-22490	60.00
GREENFIELD POLICE SUPERVIS...	298676	03/24/2016	GPSA DUES	100-22415	150.00
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	100-22490	39.40
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	100-22225	592.65
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	100-22215	1,935.50
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	100-22215	8,275.52
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	100-22220	2,992.40
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	100-22210	8,784.62
HINDERLITER DE LLAMAS & AS...	298591	03/18/2016	SALES TAX 3RD QUARTER	100-190-63300.000	754.88
PARTS & SERVICE CENTER	298612	03/18/2016	7329 - WINDOW REGULATOR	100-201-66200.000	36.58
AMERIPRIDE	298574	03/18/2016	CVC CLEANING TOWELS	100-111-65600.000	10.38

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
AMERIPRIDE	298574	03/18/2016	SHOP MOP	100-310-65600.000	1.50
AMERIPRIDE	298574	03/18/2016	UNIFORMS	100-311-66200.000	109.47
AMERIPRIDE	298574	03/18/2016	SHOP TOWLES	100-311-66200.000	5.24
HYDRO TURF, INC.	298593	03/18/2016	TURFLON ESTER PESTICIDES	100-550-65700.000	319.45
HYDRO TURF, INC.	298593	03/18/2016	IRRIGATION SUPPLIES	100-550-65700.000	376.33
PARTS & SERVICE CENTER	298715	04/01/2016	7909 - FLYWHEEL GEAR	100-311-66200.000	68.61
PARTS & SERVICE CENTER	298715	04/01/2016	7902 - WIPER BLADES	100-311-66200.000	11.51
PARTS & SERVICE CENTER	298715	04/01/2016	7309 - HEATER HOSE	100-215-66200.000	7.26
CASEY PRINTING	298691	04/01/2016	FEBRUARY 2016 UTILITY BILLS	100-551-61200.000	73.95
CASEY PRINTING	298691	04/01/2016	BILLING INSERT - MARCH CALE...	100-551-61200.000	367.15
CHEVRON, U.S.A.	298580	03/18/2016	GASOLINE - PD	100-215-66100.000	221.88
PARTS & SERVICE CENTER	298715	04/01/2016	7919 - HEAD LAMP	100-550-66200.000	15.86
DATAFLOW BUSINESS SYSTEMS	298697	04/01/2016	COPY FEES - PW	100-310-61200.000	6.13
DATAFLOW BUSINESS SYSTEMS	298697	04/01/2016	PW COPIES	100-310-61200.000	39.36
GREENFIELD TRUE VALUE	298590	03/18/2016	BATTERIES FOR RESTROOM SEN...	100-111-65100.000	25.46
GREENFIELD TRUE VALUE	298590	03/18/2016	BATTERIES FOR RESTROOM SEN...	100-111-65600.000	26.48
GREENFIELD TRUE VALUE	298590	03/18/2016	HARDWARE SUPPLIES	100-201-65900.000	22.99
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-110-52510.000	262.80
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-170-52510.000	284.45
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-201-52510.000	680.00
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-215-52510.000	651.50
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-310-52510.000	515.26
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-311-52510.000	79.91
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-550-52510.000	558.00
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-601-52510.000	36.23
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-601-52510.000	223.84
BEN-E-LECT	298690	04/01/2016	APRIL 2016	100-22320	1,173.00
FOOD 4 LESS	298699	04/01/2016	FOOD FOR 4C4P MEETING	100-201-65100.000	38.44
RENAISSANCE RESOURCES WEST	298719	04/01/2016	management consulting serv.c...	100-101-63100.000	1,200.00
DANIEL SOTELLO	298695	04/01/2016	PER DIEM - CRISIS INTERVENTI...	100-215-67200.000	75.00
JOSEPH DYELS	298707	04/01/2016	PER DIEM - CRISIS INTERVENTI...	100-215-67200.000	75.00
PARTS & SERVICE CENTER	298715	04/01/2016	GLOVES	100-311-66200.000	16.41
PARTS & SERVICE CENTER	298715	04/01/2016	7309 - CONNECTOR	100-215-66200.000	7.86
RAINBOW PRINTING	298717	04/01/2016	NOTICE OF CORRECTION	100-215-61200.000	243.32
VISION TECHNOLOGY SOLUTIO...	298637	03/18/2016	MARCH 2016	100-125-63200.000	255.25
O'REILLY AUTO PARTS	298713	04/01/2016	7909 - GASKETS	100-311-66200.000	10.40
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	P. PARK IRRIGATION REPAIRS	100-550-65700.000	50.46
PINNACLE HEALTHCARE	298716	04/01/2016	442371-7/H. ACEVES - PHYSCAL...	100-310-63900.000	70.00
PARTS & SERVICE CENTER	298715	04/01/2016	TRANSMISSION FLUID	100-311-66200.000	21.29
MONTEREY COUNTY MAYORS'	298607	03/18/2016	2016 ANNUAL DUES	100-101-68300.000	1,100.00
INDEPENDENT STATIONERS	298705	04/01/2016	BURGLARY MONITORING - CO...	100-551-63900.000	75.00
AMERICAN FAMILY LIFE	DFT0001811	04/07/2016	MARCH 2016 SUPPLEMENTAL B...	100-22440	860.06
SEIU 521	298739	04/07/2016	Union Dues	100-22420	128.64
G P O A	298737	04/07/2016	GPOA DUES	100-22410	200.00
CITY OF GREENFIELD	298736	04/07/2016	Misc Withholding	100-22490	60.00
GREENFIELD POLICE SUPERVIS...	298738	04/07/2016	GPSA DUES	100-22415	150.00
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	100-22490	39.40
GREENFIELD FIRE PROTECTION ...	298701	04/01/2016	FIRE MARSHAL REVIEW - LPG T...	100-601-63600.000	95.00
				Fund 100 - GENERAL FUND Total:	**258,350.34**
Fund: 201 - POLICE - OTHER GRANTS					
G P O A	298675	03/24/2016	GPOA DUES	201-22410	50.00
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	201-22225	25.49
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	201-22215	82.14
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	201-22215	351.22
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	201-22220	140.40
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	201-22210	455.15
BEN-E-LECT	298690	04/01/2016	APRIL 2016	201-205-52510.322	330.24
G P O A	298737	04/07/2016	GPOA DUES	201-22410	50.00
				Fund 201 - POLICE - OTHER GRANTS Total:	**1,484.64**

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Fund: 213 - PARKS					
MNS ENGINEERS, INC.	298604	03/18/2016	COMMUNITY PARK	213-905-87513.000	3,600.00
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	213-22430	29.68
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	213-22225	4.19
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	213-22215	13.48
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	213-22215	57.62
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	213-22220	26.58
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	213-22210	75.02
				Fund 213 - PARKS Total:	**3,806.57**
Fund: 215 - CDBG Fund					
MNS ENGINEERS, INC.	298604	03/18/2016	WATER/WASTEWATER MASTER...	215-501-68500.431	600.00
THE SALINAS CALIFORNIAN	298633	03/18/2016	PUBLICATIONS	215-950-85515.432	2,111.22
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	215-22430	50.00
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	215-22225	7.04
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	215-22215	22.70
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	215-22215	97.06
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	215-22220	44.77
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	215-22210	126.36
				Fund 215 - CDBG Fund Total:	**3,059.15**
Fund: 220 - Measure X Supplemental Sales & Use Tax Fund					
U.S. BANK	298680	03/25/2016	BASIC ACADEMY #134	220-215-52850.000	112.20
U.S. BANK	298680	03/25/2016	LC ACTION - POLICE SUPPLIES	220-215-71400.000	272.44
U.S. BANK	298680	03/25/2016	LC ACTION - POLICE SUPPLIES	220-215-71400.000	60.26
U.S. BANK	298680	03/25/2016	GLOCK MAGAZINES	220-215-71400.000	6,219.87
BEN-E-LECT	298577	03/18/2016	MARCH 2016	220-215-52510.000	16.50
STATE OF CA DEPT. OF JUSTICE	298629	03/18/2016	FINGERPRINTS	220-215-68100.000	164.00
STATE STREET BANK & TRUST C...	DFT0001786	03/25/2016	Defer Comp-GPOA	220-22430	250.00
DEPT OF CHILD SUPPORT SERVI...	DFT0001791	03/25/2016	Misc Withholding	220-22450	802.61
G P O A	298675	03/24/2016	GPOA DUES	220-22410	350.00
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	220-22225	194.48
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	220-22215	626.66
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	220-22215	2,679.60
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	220-22220	902.39
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	220-22210	2,262.17
G P O A	298737	04/07/2016	GPOA DUES	220-22410	350.00
PINNACLE HEALTHCARE	298613	03/18/2016	4056221-40/J. LEMONS - EMPL...	220-215-68100.000	100.00
				Fund 220 - Measure X Supplemental Sales & Use Tax Fund Total:	**15,363.18**
Fund: 222 - PARK IMPACT FUND					
EL CAMINO ELECTRIC	298586	03/18/2016	PATRIOT PARK LIGHT TIMER	222-905-87517.000	633.00
SSA LANDSCAPING ARCHITECTS,...	298628	03/18/2016	PATRIOT PARK CONCESSION ST...	222-905-87610.000	1,111.13
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66629	222-905-87517.000	224.98
				Fund 222 - PARK IMPACT FUND Total:	**1,969.11**
Fund: 223 - POLICE IMPACT FUND					
MNS ENGINEERS, INC.	298604	03/18/2016	CELL AREA IMPROVEMENTS - PD	223-902-89605.000	300.00
				Fund 223 - POLICE IMPACT FUND Total:	**300.00**
Fund: 230 - GAS TAX FUND					
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	230-320-63700.000	799.92
SC FUELS	298624	03/18/2016	GASOLINE	230-320-66100.000	993.49
PACIFIC GAS & ELECTRIC	298611	03/18/2016	STREET LIGHTING	230-320-64100.000	6,857.98
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	230-320-64100.000	201.19
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	230-320-64200.000	5.10
U.S. BANK	298680	03/25/2016	APWA	230-320-67200.000	50.00
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	230-320-52510.000	71.05
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	230-320-52510.000	47.46
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	230-320-52510.000	5.55
INTEGRATED CROP MANAGEM...	298595	03/18/2016	ROUNDUP	230-320-65700.000	155.01
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66629	230-320-63700.000	275.03
C & N ELECTRIC AND OUTDOOR	298578	03/18/2016	WEED EATER SUPPLIES	230-320-66300.000	17.00
CITY OF GREENFIELD	298581	03/18/2016	263 PALO VERDE ST - PERC PO...	230-320-64300.000	0.06

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
CITY OF GREENFIELD	298581	03/18/2016	920 WALNUT AVE - CORP YARD	230-320-64400.000	112.74
SAN BENITO SUPPLY	298623	03/18/2016	BASE ROCK	230-320-65700.000	114.62
REDSHIFT	298618	03/18/2016	INTERNET SERVICES	230-320-64900.000	16.23
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	230-320-64600.000	37.02
PACIFIC GAS & ELECTRIC	298714	04/01/2016	TRAFFIC LIGHTS ECR/OAK	230-320-64100.000	50.73
PACIFIC GAS & ELECTRIC	298714	04/01/2016	TRAFFIC LIGHTS ECR/TYLER	230-320-64100.000	48.74
PACIFIC GAS & ELECTRIC	298714	04/01/2016	TRAFFIC LIGHTS ECR/ELM	230-320-64100.000	51.29
FASTENAL COMPANY	298698	04/01/2016	STREET SIGN BOLTS/NUTS	230-320-65700.000	20.32
GREENFIELD TRUE VALUE	298702	04/01/2016	PAINT FOR MAIL BOXES	230-320-65700.000	7.58
PACIFIC GAS & ELECTRIC	298714	04/01/2016	STREET LIGHTS HIGH SCHOOL	230-320-64100.000	393.74
GREENFIELD TRUE VALUE	298702	04/01/2016	ANGEL BAR/MARKING PAINT	230-320-65700.000	51.02
CASHIER DPR	298692	04/01/2016	PESTICIDES APPLICATOR TEST F...	230-320-67400.000	140.00
SEIU 521	298677	03/24/2016	Union Dues	230-22420	53.27
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	230-22430	18.83
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	230-22430	167.50
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	230-22490	35.44
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	230-22225	51.39
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	230-22215	165.56
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	230-22215	707.96
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	230-22220	156.86
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	230-22210	581.80
INTEGRATED CROP MANAGEM...	298595	03/18/2016	ROUNDUP	230-320-65700.000	155.01
BEN-E-LECT	298690	04/01/2016	APRIL 2016	230-320-52510.000	4,044.42
ZUMAR INDUSTRIES, INC.	298735	04/01/2016	Order #0158318 - 24x6 - STREET..	230-320-65700.000	2,073.42
ZUMAR INDUSTRIES, INC.	298735	04/01/2016	Order #0158318 - 30x6 - STREET..	230-320-65700.000	671.79
ZUMAR INDUSTRIES, INC.	298735	04/01/2016	Order #0158318 - 36x6 - STREET..	230-320-65700.000	757.89
VEGETABLE GROWERS SUPPLY	298732	04/01/2016	RAIN COAT - H. ACEVES	230-320-65200.000	7.17
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	7804 - FITTINGS/COVER	230-320-66200.000	69.79
PACIFIC GAS & ELECTRIC	298714	04/01/2016	TRAFFIC LIGHTS WALNUT/3RD	230-320-64100.000	147.87
SEIU 521	298739	04/07/2016	Union Dues	230-22420	53.26
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	230-22490	35.46
				Fund 230 - GAS TAX FUND Total:	**20,477.56**
Fund: 240 - LOCAL TRANSPORTATION FUND					
MNS ENGINEERS, INC.	298604	03/18/2016	SAFE ROUTES	240-903-89505.491	14,312.50
				Fund 240 - LOCAL TRANSPORTATION FUND Total:	**14,312.50**
Fund: 263 - LLM #1 - LEXINGTON					
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	LEXINGTON SQUARE	263-360-63700.000	1,500.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	MARIPOSA PLACE SUBDIVISION	263-360-63700.000	620.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	LLMD 1 - NEW PRICING	263-360-63700.000	51.00
CITY OF GREENFIELD	298581	03/18/2016	0000 GIABOLINI PARKWAY	263-360-64300.000	15.64
PACIFIC GAS & ELECTRIC	298714	04/01/2016	VINEYARD GREEN	263-360-64100.000	105.86
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	263-22430	1.05
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	263-22490	1.98
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	263-22225	0.90
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	263-22215	2.88
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	263-22215	12.40
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	263-22220	3.85
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	263-22210	10.65
BEN-E-LECT	298690	04/01/2016	APRIL 2016	263-360-52510.000	30.11
PACIFIC GAS & ELECTRIC	298714	04/01/2016	LLMD LEXINGTON	263-360-64100.000	148.38
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	263-22490	1.97
				Fund 263 - LLM #1 - LEXINGTON Total:	**2,506.67**
Fund: 264 - LLM #2 - TERRA VERDE, ETC					
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	264-360-63700.000	199.92
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	ST CHRISTOPHER PARK	264-360-63700.000	975.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	BAROLO PARK	264-360-63700.000	175.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	LA VINA SUBDIVISION	264-360-63700.000	3,100.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	TRADITIONS SUBDIVISION	264-360-63700.000	2,800.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	TERRA VERDE SUBDIVISION	264-360-63700.000	1,500.00

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	LLMD 2 - NEW PRICING	264-360-63700.000	299.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	ST CHARLES SUBDIVISION	264-360-63700.000	2,275.00
SMITH & ENRIGHT LANDSCAPI...	298625	03/18/2016	ST CHARLES GAZEBO	264-360-63700.000	1,000.00
PACIFIC GAS & ELECTRIC	298611	03/18/2016	STREET LIGHTING	264-360-64100.000	697.67
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	264-360-64100.000	483.49
CITY OF GREENFIELD	298581	03/18/2016	300 LAS MANZANITAS	264-360-64300.000	15.64
CITY OF GREENFIELD	298581	03/18/2016	18 S EL CAMINO REAL - MEDIAN	264-360-64300.000	23.04
CITY OF GREENFIELD	298581	03/18/2016	207 TUSCANY AVENUE PARK	264-360-64300.000	0.08
CITY OF GREENFIELD	298581	03/18/2016	246 BORZINI CIRCLE	264-360-64300.000	0.01
CITY OF GREENFIELD	298581	03/18/2016	385 THORP AVE	264-360-64300.000	3.08
CITY OF GREENFIELD	298581	03/18/2016	355 THORP AVENUE - TREE LINE	264-360-64300.000	0.70
PACIFIC GAS & ELECTRIC	298714	04/01/2016	HUERTA RESIDENTIAL/VAZQUEZ..	264-360-64100.000	183.59
PACIFIC GAS & ELECTRIC	298714	04/01/2016	ST. CHRISTOPHER PARK	264-360-64100.000	60.08
PACIFIC GAS & ELECTRIC	298714	04/01/2016	ST, CHARLES COMMERICAL AREA	264-360-64100.000	297.53
PACIFIC GAS & ELECTRIC	298714	04/01/2016	LLMD LAS MANZANITAS	264-360-64100.000	35.63
PACIFIC GAS & ELECTRIC	298714	04/01/2016	LLMD MARIPOSA	264-360-64100.000	78.60
PARTS & SERVICE CENTER	298715	04/01/2016	DRIVER KIT	264-360-65700.000	23.65
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	264-22430	1.05
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	264-22490	1.98
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	264-22225	1.70
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	264-22215	5.48
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	264-22215	23.52
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	264-22220	7.44
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	264-22210	19.54
AT&T MOBILITY	298689	04/01/2016	CODE BLUE PARK	264-360-64500.000	11.25
BEN-E-LECT	298690	04/01/2016	APRIL 2016	264-360-52510.000	30.11
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	264-22490	1.97
				Fund 264 - LLM #2 - TERRA VERDE, ETC Total:	**14,330.75**
Fund: 265 - SMD #1					
PACIFIC GAS & ELECTRIC	298714	04/01/2016	LLMD LAS MANZANITAS	265-360-64100.000	10.83
SEIU 521	298677	03/24/2016	Union Dues	265-22420	3.04
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	265-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	265-22225	2.39
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	265-22215	7.68
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	265-22215	32.86
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	265-22220	6.80
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	265-22210	25.14
BEN-E-LECT	298690	04/01/2016	APRIL 2016	265-360-52510.000	348.22
SEIU 521	298739	04/07/2016	Union Dues	265-22420	3.04
				Fund 265 - SMD #1 Total:	**450.50**
Fund: 266 - SMD #2					
SEIU 521	298677	03/24/2016	Union Dues	266-22420	3.02
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	266-22430	10.50
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	266-22225	2.38
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	266-22215	7.64
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	266-22215	32.74
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	266-22220	6.79
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	266-22210	25.08
BEN-E-LECT	298690	04/01/2016	APRIL 2016	266-360-52510.000	348.22
SEIU 521	298739	04/07/2016	Union Dues	266-22420	3.04
				Fund 266 - SMD #2 Total:	**439.41**
Fund: 291 - HOME GRANT					
RANEY PLANNING AND MANAG...	298718	04/01/2016	Base Services	291-610-63900.000	150.00
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	291-22430	9.38
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	291-22225	1.32
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	291-22215	4.26
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	291-22215	18.20
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	291-22220	8.39

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	291-22210	23.69
				Fund 291 - HOME GRANT Total:	**215.24**
Fund: 297 - GREENFIELD SCIENCE WORKSHOP					
GREENFIELD TRUE VALUE	298702	04/01/2016	SAFETY HASPS FOR COMPUTERS	297-597-65500.292	16.68
THE BRITTON DESIGNS COMPA...	298632	03/18/2016	Painting of the Science Worksh...	297-597-63900.000	4,054.97
GREENFIELD TRUE VALUE	298702	04/01/2016	BOLTS/NUTS FOR BIKE CART	297-597-65500.292	19.74
GREENFIELD TRUE VALUE	298702	04/01/2016	FITTING FOR "MATRACA" PROJ...	297-597-65500.292	1.08
GREENFIELD TRUE VALUE	298702	04/01/2016	WASHERS FOR GENERAL USE	297-597-65500.292	4.01
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	PVC FOR GENERAL USE	297-597-65500.292	31.94
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	SANDPAPER FOR GENERAL USE	297-597-65500.292	29.83
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	LUMBER FOR GARDEN BEDS	297-597-65500.292	154.73
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	PAINT FOR TRASH BIN	297-597-65500.292	19.23
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	SPRAY PAINT FOR GENERAL USE	297-597-65500.292	38.01
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	PLUGS FOR OUTSIDE LIGHT	297-597-65500.292	9.22
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	TOMATO PLANTS	297-597-65500.292	18.51
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	LOCKS FOR COMPUTERS	297-597-65500.292	18.33
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	LUBRICANT FOR BIKES	297-597-65500.292	20.70
HOME DEPOT CREDIT SERVICES	298592	03/18/2016	PAINT FOR TRASH BIN	297-597-65500.292	9.61
GREENFIELD TRUE VALUE	298702	04/01/2016	NAILS FOR CAR RAMP	297-597-65500.292	6.48
GREENFIELD TRUE VALUE	298702	04/01/2016	EYE BOLT FOR DNA EXHIBIT	297-597-65500.292	1.94
GREENFIELD TRUE VALUE	298702	04/01/2016	EYE BOLTS FOR DNA EXHIBIT	297-597-65500.292	3.89
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	297-597-64100.292	280.33
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	297-597-64200.292	38.10
U.S. BANK	298680	03/25/2016	PAINT FOR SCREEN PRINTING	297-597-65500.292	32.82
U.S. BANK	298680	03/25/2016	LEDS FOR "GENERATOR" ACTIVI...	297-597-65500.292	36.55
U.S. BANK	298680	03/25/2016	TUBING FOR EYE MODEL	297-597-65500.292	166.09
U.S. BANK	298680	03/25/2016	GARDEN WORK DAY LUNCH	297-597-65500.292	26.06
U.S. BANK	298680	03/25/2016	STRAWS FOR DNA MODEL	297-597-65500.292	6.54
U.S. BANK	298680	03/25/2016	PHOTO EMULSION FOR SCREEN..	297-597-65500.292	33.42
U.S. BANK	298680	03/25/2016	PUMPS FOR AQUAPONICS EXHI...	297-597-65500.292	34.84
U.S. BANK	298680	03/25/2016	SPAGHETTI FOR "MARSHMALL...	297-597-65500.292	3.99
U.S. BANK	298680	03/25/2016	MAGNIFYING GLASSES FOR EYE...	297-597-65500.292	221.99
U.S. BANK	298680	03/25/2016	LEDS FOR "GENERATOR" ACTIVI...	297-597-65500.292	16.73
U.S. BANK	298680	03/25/2016	MARSHMALLOW FOR "MARSH...	297-597-65500.292	10.00
U.S. BANK	298680	03/25/2016	MAGNETS FOR "TUBE GENERA...	297-597-65500.292	297.58
U.S. BANK	298680	03/25/2016	TRASPARENCIES FOR "TUBE GE...	297-597-65500.292	47.77
U.S. BANK	298680	03/25/2016	WHEELS FOR BIKE CART	297-597-65500.292	17.40
U.S. BANK	298680	03/25/2016	FOOD FOR DAILY SNACKS	297-597-65500.292	74.92
U.S. BANK	298680	03/25/2016	TRASFORMER FOR SHOCKING ...	297-597-65500.292	11.27
U.S. BANK	298680	03/25/2016	TRASFORMER FOR SHOCKING ...	297-597-65500.292	11.27
U.S. BANK	298680	03/25/2016	FRUITS FOR DNA EXTRACTION L...	297-597-65500.292	4.71
U.S. BANK	298680	03/25/2016	PUMP FOR TADPOLE AQUARIUM	297-597-65500.292	17.37
U.S. BANK	298680	03/25/2016	GARDEN WORKDAY LUNCH	297-597-65500.292	26.06
U.S. BANK	298680	03/25/2016	GARDEN WORKDAY LUNCH	297-597-65500.292	26.06
U.S. BANK	298680	03/25/2016	BATTERY HOLDERS/SNAP FOR E...	297-597-65500.292	-190.05
U.S. BANK	298680	03/25/2016	PAINT FOR SCREEN PRINTING	297-597-65500.292	14.80
U.S. BANK	298680	03/25/2016	BATTERIES ELECTROMAGNET	297-597-65500.292	65.18
U.S. BANK	298680	03/25/2016	CANDY FOR COMPASS TREASU...	297-597-65500.292	23.87
U.S. BANK	298680	03/25/2016	GARDEN WORDAY LUNCH	297-597-65500.292	26.06
U.S. BANK	298680	03/25/2016	CHEESE CLOTH FOR DNA EXTRA...	297-597-65500.292	7.62
U.S. BANK	298680	03/25/2016	MATERIALS FOR "MARSHMALL...	297-597-65500.292	34.24
GREENFIELD TRUE VALUE	298702	04/01/2016	SAND PAPER FOR GENERAL USE	297-597-65500.292	7.05
GREENFIELD TRUE VALUE	298702	04/01/2016	PLYWOOD FOR MUSIC EXHIBITS	297-597-65500.292	27.15
CITY OF GREENFIELD	298581	03/18/2016	45 EL CAMINO REAL	297-597-64300.292	19.97
CITY OF GREENFIELD	298581	03/18/2016	45 EL CAMINO REAL	297-597-64400.292	58.62
R G FABRICATION	298617	03/18/2016	MATERIALS FOR WELDING STAT...	297-597-65500.292	325.88
GREENFIELD TRUE VALUE	298702	04/01/2016	HOSE CLAMP FOR ELECTROMA...	297-597-65500.292	4.32
REDSHIFT	298618	03/18/2016	INTERNET SERVICES	297-597-64900.000	99.99
GREENFIELD TRUE VALUE	298702	04/01/2016	BOLT/NUT FOR DUSTPAN REPA...	297-597-65500.292	0.63
DOWNTOWN FORD SALES	298679	03/25/2016	2016 FORD TRANSIT VAN	297-597-81520.291	31,112.11

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	297-22225	30.07
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	297-22215	96.92
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	297-22215	414.26
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	297-22220	44.17
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	297-22210	286.31
				Fund 297 - GREENFIELD SCIENCE WORKSHOP Total:	**38,409.94**
Fund: 503 - SEWER FUND					
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	503-950-89620.000	166.56
SC FUELS	298624	03/18/2016	GASOLINE	503-330-66100.000	427.35
SOUTH COUNTY NEWSPAPER	298724	04/01/2016	PW UTILITIES POSITION	503-330-68100.000	95.00
PRAXAIR DISTRIBUTION, INC.	298614	03/18/2016	INDUSTRIAL ACETYLENE	503-330-65700.000	95.82
GREEN RUBBER-KENNEDY AG	298589	03/18/2016	3720 - STARTER REWIND/DAM...	503-330-66300.000	154.82
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	503-333-64100.000	703.91
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	503-335-64100.000	2,941.20
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	503-335-64200.000	5.12
SOUTH COUNTY NEWSPAPER	298724	04/01/2016	PW UTILITIES POSITION	503-330-68100.000	95.00
U.S. BANK	298680	03/25/2016	ENGLISH CLASS - A. ALVAREZ	503-330-67200.000	286.00
U.S. BANK	298680	03/25/2016	PESTICIDES SEMINAR - A. ALVA...	503-335-67200.000	80.00
U.S. BANK	298680	03/25/2016	ENGLISH CLASS BOOK - A. ALVA...	503-335-67600.000	62.88
U.S. BANK	298680	03/25/2016	APWA	503-330-67200.000	50.00
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	503-330-52510.000	9.24
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	503-330-52510.000	118.42
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	503-330-52510.000	79.09
C & N ELECTRIC AND OUTDOOR	298578	03/18/2016	WEED EATER SUPPLIES	503-330-66300.000	17.00
CITY OF GREENFIELD	298581	03/18/2016	920 WALNUT AVE - CORP YARD	503-330-64300.000	27.95
CITY OF GREENFIELD	298581	03/18/2016	920 WALNUT AVE - CORP YARD	503-330-64400.000	112.74
ROBIN WARBEY CONSULTING	298620	03/18/2016	IT EQUIPMENT - FEBRUARY 2016	503-191-65300.000	27.09
REDSHIFT	298618	03/18/2016	INTERNET SERVICES	503-330-64900.000	36.24
BEN-E-LECT	298577	03/18/2016	MARCH 2016	503-191-52510.000	2.75
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	503-330-64600.000	38.97
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	503-330-64900.000	19.00
INDEPENDENT STATIONERS	298594	03/18/2016	OFFICE SUPPLIES	503-330-61400.000	30.67
GREENFIELD TRUE VALUE	298702	04/01/2016	4' PLUG/PIPE CUTTER	503-335-65700.000	4.66
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	COUPLING SLIP PVC	503-335-65700.000	17.12
AMERICAN FAMILY LIFE	DFT0001797	03/24/2016	SUPPLEMENTAL BENEFITS - FEB...	503-22440	19.45
SEIU 521	298677	03/24/2016	Union Dues	503-22420	103.62
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	503-22430	31.38
STATE STREET BANK & TRUST C...	DFT0001789	03/25/2016	Defer Comp-Mid Management	503-22430	33.00
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	503-22430	133.04
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	503-22490	59.08
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	503-22225	87.70
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	503-22215	282.48
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	503-22215	1,207.64
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	503-22220	172.72
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	503-22210	825.12
CASEY PRINTING	298691	04/01/2016	FEBRUARY 2016 UTILITY BILLS	503-191-61200.000	179.91
CASEY PRINTING	298691	04/01/2016	FEBRUARY 2016 UTILITY BILLS	503-191-63800.000	179.91
BEN-E-LECT	298690	04/01/2016	APRIL 2016	503-191-52510.000	519.13
BEN-E-LECT	298690	04/01/2016	APRIL 2016	503-330-52510.000	930.25
BEN-E-LECT	298690	04/01/2016	APRIL 2016	503-333-52510.000	103.98
BEN-E-LECT	298690	04/01/2016	APRIL 2016	503-335-52510.000	102.00
TYLER TECHNOLOGIES	298731	04/01/2016	UTILITY BILLING ONLINE COMP...	503-191-63300.000	37.50
AMERICAN FAMILY LIFE	DFT0001811	04/07/2016	MARCH 2016 SUPPLEMENTAL B...	503-22440	19.45
SEIU 521	298739	04/07/2016	Union Dues	503-22420	103.60
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	503-22490	59.11
				Fund 503 - SEWER FUND Total:	**10,894.67**
Fund: 504 - WATER FUND					
PARTS & SERVICE CENTER	298715	04/01/2016	7912 - STRAPS	504-345-66200.000	41.69
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	504-340-65100.254	100.08
MNS ENGINEERS, INC.	298604	03/18/2016	INVOICE 66519	504-950-89620.000	166.56

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
JOHNSON ASSOCIATES	298596	03/18/2016	3707 - TOW HITCH	504-340-66300.000	129.80
SC FUELS	298624	03/18/2016	GASOLINE	504-340-66100.000	682.18
SOUTH COUNTY NEWSPAPER	298724	04/01/2016	PW UTILITIES POSITION	504-340-68100.000	95.00
PARTS & SERVICE CENTER	298612	03/18/2016	7910 - SHOCKS	504-340-66200.000	156.03
MONTEREY BAY ANALYTICAL SE...	298605	03/18/2016	WATER SAMPLES FOR JANUARY...	504-345-63800.000	5,190.00
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	504-345-64100.000	4,899.68
PACIFIC GAS & ELECTRIC	298611	03/18/2016	MONTHLY UTILITIES	504-345-64200.000	5.12
SOUTH COUNTY NEWSPAPER	298724	04/01/2016	PW UTILITIES POSITION	504-340-68100.000	95.00
U.S. BANK	298680	03/25/2016	NCBPA MEMBERSHIP - I. BARR...	504-345-68300.000	30.00
U.S. BANK	298680	03/25/2016	GAS - BACKFLOW MEETING	504-340-67100.000	30.02
U.S. BANK	298680	03/25/2016	BACKFLOW MEETING	504-340-67100.000	40.00
U.S. BANK	298680	03/25/2016	APWA	504-340-67200.000	50.00
U.S. BANK	298680	03/25/2016	MEDICARE SUPPLEMENT PLAN F	504-340-52510.000	79.09
U.S. BANK	298680	03/25/2016	MEDICARE PREMIUM	504-340-52510.000	118.42
U.S. BANK	298680	03/25/2016	SILVER SCRIPT PREMIUM - JAN...	504-340-52510.000	9.24
GREENFIELD TRUE VALUE	298590	03/18/2016	3713 - NUTS/BOLTS	504-340-66300.000	1.48
CITY OF GREENFIELD	298581	03/18/2016	920 WALNUT AVE - CORP YARD	504-340-64400.000	137.54
SAN BENITO SUPPLY	298623	03/18/2016	BASE ROCK	504-345-65700.000	114.62
ROBIN WARBEY CONSULTING	298620	03/18/2016	IT EQUIPMENT - FEBRUARY 2016	504-191-65300.000	27.09
REDSHIFT	298618	03/18/2016	INTERNET SERVICES	504-340-64900.000	36.20
PARTS & SERVICE CENTER	298612	03/18/2016	7910 - SHOCKS	504-340-66200.000	-156.03
GREENFIELD TRUE VALUE	298590	03/18/2016	1" CAP	504-345-65700.000	12.95
BEN-E-LECT	298577	03/18/2016	MARCH 2016	504-191-52510.000	2.75
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	504-340-64600.000	38.96
VERIZON WIRELESS	298734	04/01/2016	CELL PHONES - PW	504-340-64900.000	19.01
INDEPENDENT STATIONERS	298594	03/18/2016	OFFICE SUPPLIES	504-340-61400.000	30.67
QUINN COMPANY	298616	03/18/2016	3713 - SPRINGS	504-340-66300.000	149.23
MICHAEL K. NUNLEY & ASSOCIA...	298710	04/01/2016	BOOSTER PUMP PRESSURE TEST	504-345-63800.000	130.00
GREENFIELD TRUE VALUE	298702	04/01/2016	4' PLUG/PIPE CUTTER	504-345-65700.000	15.15
PACIFIC GAS & ELECTRIC	298714	04/01/2016	13TH/ OAK WELL	504-345-64100.000	2,242.94
PACIFIC GAS & ELECTRIC	298714	04/01/2016	13TH/ OAK WELL	504-345-64200.000	8.12
PACIFIC GAS & ELECTRIC	298714	04/01/2016	10TH STREET WELL	504-345-64100.000	5,026.04
GREEN RUBBER-KENNEDY AG	298700	04/01/2016	HOSE/MARKING PAINT	504-345-65700.000	21.70
JEREMY PURA ELECTRICAL	298706	04/01/2016	WELL 6 - TROUBLESHOOTING	504-340-63700.000	195.00
JEREMY PURA ELECTRICAL	298706	04/01/2016	WELL #6 EMERGENCY REPLAC...	504-950-81915.000	11,995.00
HD SUPPLY WATERWORKS	298703	04/01/2016	2" WATER METERS	504-950-86101.000	6,401.54
SHORE CHEMICAL COMPANY, I...	298722	04/01/2016	SODIUM HYPHOCHLORITE	504-345-65700.000	1,713.32
SHORE CHEMICAL COMPANY, I...	298722	04/01/2016	DRUM DEPOSIT RETURN	504-345-65700.000	-100.00
AMERICAN FAMILY LIFE	DFT0001797	03/24/2016	SUPPLEMENTAL BENEFITS - FEB...	504-22440	19.45
SEIU 521	298677	03/24/2016	Union Dues	504-22420	53.98
STATE STREET BANK & TRUST C...	DFT0001788	03/25/2016	Defer Comp-Management	504-22430	31.38
STATE STREET BANK & TRUST C...	DFT0001789	03/25/2016	Defer Comp-Mid Management	504-22430	17.00
STATE STREET BANK & TRUST C...	DFT0001790	03/25/2016	Defer Comp-Misc Employees	504-22430	61.96
STATE OF CALIFORNIA FRANSCH..	298678	03/24/2016	Misc Withholding	504-22490	59.01
STATE OF CALIFORNIA EDD	DFT0001792	03/25/2016	SDI	504-22225	50.29
Internal Revenue Service	DFT0001793	03/25/2016	Medicare	504-22215	162.18
Internal Revenue Service	DFT0001794	03/25/2016	Social Security	504-22215	693.38
STATE OF CALIFORNIA EDD	DFT0001795	03/25/2016	State Withholding	504-22220	88.97
Internal Revenue Service	DFT0001796	03/25/2016	Federal Tax Withholding	504-22210	454.04
PARTS & SERVICE CENTER	298715	04/01/2016	7910 - SHOCKS	504-340-66200.000	94.98
PARTS & SERVICE CENTER	298715	04/01/2016	7912 - 20" BLADE	504-340-66200.000	25.68
CASEY PRINTING	298691	04/01/2016	FEBRUARY 2016 UTILITY BILLS	504-191-61200.000	179.91
CASEY PRINTING	298691	04/01/2016	FEBRUARY 2016 UTILITY BILLS	504-191-63800.000	179.92
AT&T	298688	04/01/2016	WATER LINES	504-345-64500.000	70.64
BEN-E-LECT	298690	04/01/2016	APRIL 2016	504-191-52510.000	519.14
BEN-E-LECT	298690	04/01/2016	APRIL 2016	504-340-52510.000	916.79
BEN-E-LECT	298690	04/01/2016	APRIL 2016	504-345-52510.000	21.35
HD SUPPLY WATERWORKS	298703	04/01/2016	2/19/2016 - 5/8" METERS	504-950-86101.000	4,181.67
TYLER TECHNOLOGIES	298731	04/01/2016	UTILITY BILLING ONLINE COMP...	504-191-63300.000	37.50
AMERICAN FAMILY LIFE	DFT0001811	04/07/2016	MARCH 2016 SUPPLEMENTAL B...	504-22440	19.45

Vendor Name	Payment Number	Payment Date	Description (Item)	Account Number	Amount
SEIU 521	298739	04/07/2016	Union Dues	504-22420	53.93
STATE OF CALIFORNIA FRANSCH..	298740	04/07/2016	Misc Withholding	504-22490	59.10
				Fund 504 - WATER FUND Total:	**48,032.89**
Fund: 705 - SUCCESSOR ADMINISTRATIVE FUND					
LOZANO SMITH	298600	03/18/2016	review bond docs re: BAM cond...	705-820-63100.000	1,665.50
				Fund 705 - SUCCESSOR ADMINISTRATIVE FUND Total:	**1,665.50**
				Grand Total:	**436,068.62**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	258,350.34
201 - POLICE - OTHER GRANTS	1,484.64
213 - PARKS	3,806.57
215 - CDBG Fund	3,059.15
220 - Measure X Supplemental Sales & Use Tax Fund	15,363.18
222 - PARK IMPACT FUND	1,969.11
223 - POLICE IMPACT FUND	300.00
230 - GAS TAX FUND	20,477.56
240 - LOCAL TRANSPORTATION FUND	14,312.50
263 - LLM #1 - LEXINGTON	2,506.67
264 - LLM #2 - TERRA VERDE, ETC	14,330.75
265 - SMD #1	450.50
266 - SMD #2	439.41
291 - HOME GRANT	215.24
297 - GREENFIELD SCIENCE WORKSHOP	38,409.94
503 - SEWER FUND	10,894.67
504 - WATER FUND	48,032.89
705 - SUCCESSOR ADMINISTRATIVE FUND	1,665.50
Grand Total:	**436,068.62**

Account Summary

Account Number	Account Name	Payment Amount
100-101-63100.000	Administration Services	1,200.00
100-101-65100.000	General Operating Suppli…	321.37
100-101-67300.111	Other Meals & Travel - M…	52.02
100-101-68300.000	Memberships	1,100.00
100-110-52510.000	Health Insurance	273.80
100-110-63200.000	Techology Services	113.99
100-110-64600.000	Cell Phone Charges	54.17
100-110-65300.000	Technology Operating Su…	28.99
100-110-65900.000	Building Maintenance Su…	12.38
100-110-66100.000	Gasoline & Oil	30.60
100-110-67100.000	Meetings & Conferences	276.08
100-110-68300.000	Memberships	5,861.00
100-111-61400.000	Office Supplies	250.38
100-111-63700.000	Public Works Services	391.37
100-111-64100.000	Electricity	2,211.90
100-111-64200.000	Gas Utility	487.89
100-111-64300.000	Water Utility	94.30
100-111-64500.000	Phone Charges	1,623.00
100-111-65100.000	General Operating Suppli…	504.07
100-111-65600.000	Janitorial Supplies	414.99
100-111-65700.000	Public Works Supplies	74.59
100-125-61100.000	Postage	41.41
100-125-63200.000	Technology Services	5,374.25
100-125-64900.000	Other Utilities	943.55
100-125-65300.000	Technology Supplies	587.71
100-125-71300.000	Electronic Equipment	2,476.66
100-150-63100.000	Administration Services	10,424.33
100-170-52510.000	Health Insurance	289.95
100-170-61300.000	Advertising	342.00
100-170-63100.000	Administration Services	815.10
100-170-67100.000	Meetings & Conferences	395.00
100-170-67600.000	Publications	200.00
100-190-52510.000	Health Insurance	5.50
100-190-61200.000	Printing and Copying	108.83
100-190-61400.000	Office Supplies	50.18

Account Summary

Account Number	Account Name	Payment Amount
100-190-63300.000	Financial Services	754.88
100-190-63900.000	General Services	2,199.20
100-190-68100.000	Recruitment	72.00
100-191-64400.000	Waste Disposal	119,487.41
100-201-52510.000	Health Insurance	680.00
100-201-61200.000	Printing and Copying	287.78
100-201-61400.000	Office Supplies	130.35
100-201-64600.000	Cell Phone Charges	83.17
100-201-64900.000	Other Utilities	29.32
100-201-65100.000	General Operating Suppli…	98.25
100-201-65200.000	Uniforms/Personnel Equi…	38.14
100-201-65600.000	Janitorial Supplies	377.77
100-201-65900.000	Building Maintenance Su…	137.01
100-201-66100.000	Gasoline & Oil	146.52
100-201-66200.000	Vehicle Maintenance	233.13
100-201-67100.000	Meetings & Conferences	302.94
100-215-52510.000	Health Insurance	662.50
100-215-61200.000	Printing and Copying	2,575.80
100-215-61400.000	Office Supplies	148.27
100-215-63400.000	Police Services	421.80
100-215-64500.000	Phone Charges	1,637.70
100-215-64600.000	Cell Phone Charges	859.93
100-215-64900.000	Other Utilities	14.67
100-215-65100.000	General Operating Suppli…	237.09
100-215-65400.000	Police Supplies	96.00
100-215-66100.000	Gasoline & Oil	1,513.97
100-215-66200.000	Vehicle Maintenance	583.15
100-215-67100.000	Meetings and Conferences	189.00
100-215-67200.000	Other Training	1,461.23
100-215-68100.000	Recruitment	147.00
100-22210	Federal Withholding Tax …	8,784.62
100-22215	FICA Payable	10,211.02
100-22220	State Withholding Tax Pa…	2,992.40
100-22225	S.D.I. Payable	592.65
100-22320	Medical Benefits Payable	35,063.65
100-22340	Long-Term Disability Paya…	990.93
100-22410	G.P.O.A. Union Dues Paya…	400.00
100-22415	G.P.S.A. Union Dues Payab..	300.00
100-22420	S.E.I.U. Union Dues Payab…	257.29
100-22430	Deferred Comp Payable	1,063.75
100-22435	PERS Loan Payable	120.34
100-22440	AFLAC Insurance Payable	1,720.12
100-22490	Miscellaneous Withholding	198.80
100-230-61200.000	Printing and Copying	90.25
100-230-63400.000	Animal Control Services	10,448.04
100-230-64600.000	Cell Phone Charges	50.92
100-230-64900.000	Other Utilities	38.01
100-230-65200.000	Uniforms / Personnel Equ…	118.95
100-24695	Autozone Project	599.92
100-26001	Suspense Account	961.33
100-310-52510.000	Health Insurance	639.97
100-310-61200.000	Printing and Copying	121.79
100-310-63900.000	General Services	1,770.03
100-310-65200.000	Uniforms/Personnel Equi…	327.45
100-310-65600.000	Janitorial Supplies	43.04
100-310-67200.000	Other Training	50.00
100-311-52510.000	Health Insurance	79.91
100-311-65700.000	Public Works Supplies	109.77

Account Summary

Account Number	Account Name	Payment Amount
100-311-66100.000	Gasoline & Oil	98.94
100-311-66200.000	Vehicle Maintenance	700.96
100-311-67300.000	Other Meals & Travel	40.00
100-311-67400.000	Certifications	194.00
100-311-67600.000	Publications	268.35
100-550-52510.000	Health Insurance	578.67
100-550-64100.000	Electricity	165.43
100-550-64200.000	Gas Utility	5.12
100-550-64300.000	Water Utility	19.69
100-550-64400.000	Waste Disposal	112.75
100-550-64600.000	Cell Phone Charges	37.02
100-550-64900.000	Other Utilities	16.23
100-550-65600.000	Janitorial Supplies	33.62
100-550-65700.000	Public Works Supplies	1,016.81
100-550-66100.000	Gasoline & Oil	90.03
100-550-66200.000	Vehicle Maintenance	18.00
100-550-66300.000	General Operations Equi…	17.00
100-551-61200.000	Printing and Copying	441.10
100-551-63900.000	General Services	75.00
100-551-64100.211	Electricity	61.24
100-551-64200.211	Gas Utility	18.34
100-551-64300.000	Water Utility	47.13
100-551-64300.211	Water Utility	29.80
100-551-64400.000	Waste Disposal	193.89
100-551-64400.211	Waste Disposal	36.07
100-590-64100.000	Electricity	220.86
100-590-64200.000	Gas Utility	89.38
100-590-64300.000	Water Utility	26.46
100-601-52510.000	Health Insurance	627.39
100-601-61100.000	Postage	41.67
100-601-61400.000	Office Supplies	30.48
100-601-63600.000	Community Development…	994.99
100-601-65100.000	General Operating Suppli…	18.99
100-601-65300.000	Technology Operating Su…	368.97
100-601-66200.000	Vehicle Maintenance	119.63
100-601-68100.000	Recruitment	147.00
100-901-89620.000	Field of Greens Solar Ener…	167.04
201-205-52510.322	Health Insurance	330.24
201-22210	Federal Withholding Tax …	455.15
201-22215	FICA Payable	433.36
201-22220	State Withholding Tax Pa…	140.40
201-22225	S.D.I. Payable	25.49
201-22410	G.P.O.A. Union Dues Paya…	100.00
213-22210	Federal Withholding Tax …	75.02
213-22215	FICA Payable	71.10
213-22220	State Withholding Tax Pa…	26.58
213-22225	S.D.I. Payable	4.19
213-22430	Deferred Comp Payable	29.68
213-905-87513.000	Prop 84 Greenfield Comm…	3,600.00
215-22210	Federal Withholding Tax …	126.36
215-22215	FICA Payable	119.76
215-22220	State Withholding Tax Pa…	44.77
215-22225	S.D.I. Payable	7.04
215-22430	Deferred Comp Payable	50.00
215-501-68500.431	Direct Administration	600.00
215-950-85515.432	CDBG Wastewater Treat…	2,111.22
220-215-52510.000	Health Insurance	16.50
220-215-52850.000	Police Academy Tuition	112.20

Account Summary

Account Number	Account Name	Payment Amount
220-215-68100.000	Recruitment	264.00
220-215-71400.000	Police Equipment	6,552.57
220-22210	Federal Withholding Tax …	2,262.17
220-22215	FICA Payable	3,306.26
220-22220	State Withholding Tax Pa…	902.39
220-22225	S.D.I. Payable	194.48
220-22410	G.P.O.A. Union Dues Paya…	700.00
220-22430	Deferred Comp Payable	250.00
220-22450	Wage Garnishments Paya…	802.61
222-905-87517.000	Patriot Park Ball Field Imp…	857.98
222-905-87610.000	Patiot Park Restroom Upg…	1,111.13
223-902-89605.000	Police Department Impro…	300.00
230-22210	Federal Withholding Tax …	581.80
230-22215	FICA Payable	873.52
230-22220	State Withholding Tax Pa…	156.86
230-22225	S.D.I. Payable	51.39
230-22420	S.E.I.U. Union Dues Payab…	106.53
230-22430	Deferred Comp Payable	186.33
230-22490	Miscellaneous Withholding	70.90
230-320-52510.000	Health Insurance	4,168.48
230-320-63700.000	Public Works Services	1,074.95
230-320-64100.000	Electricity	7,751.54
230-320-64200.000	Gas Utility	5.10
230-320-64300.000	Water Utility	0.06
230-320-64400.000	Waste Disposal	112.74
230-320-64600.000	Cell Phone Charges	37.02
230-320-64900.000	Other Utilities	16.23
230-320-65200.000	Uniforms / Personnel Equ…	7.17
230-320-65700.000	Public Works Supplies	4,006.66
230-320-66100.000	Gasoline & Oil	993.49
230-320-66200.000	Vehicle Maintenance	69.79
230-320-66300.000	General Operations Equi…	17.00
230-320-67200.000	Other Training	50.00
230-320-67400.000	Certifications	140.00
240-903-89505.491	Safe Routes to School Pro…	14,312.50
263-22210	Federal Withholding Tax …	10.65
263-22215	FICA Payable	15.28
263-22220	State Withholding Tax Pa…	3.85
263-22225	S.D.I. Payable	0.90
263-22430	Deferred Comp Payable	1.05
263-22490	Miscellaneous Withholding	3.95
263-360-52510.000	Health Insurance	30.11
263-360-63700.000	Public Works Services	2,171.00
263-360-64100.000	Electricity	254.24
263-360-64300.000	Water Utility	15.64
264-22210	Federal Withholding Tax …	19.54
264-22215	FICA Payable	29.00
264-22220	State Withholding Tax Pa…	7.44
264-22225	S.D.I. Payable	1.70
264-22430	Deferred Comp Payable	1.05
264-22490	Miscellaneous Withholding	3.95
264-360-52510.000	Health Insurance	30.11
264-360-63700.000	Public Works Services	12,323.92
264-360-64100.000	Electricity	1,836.59
264-360-64300.000	Water Utility	42.55
264-360-64500.000	Phone Charges	11.25
264-360-65700.000	Public Works Supplies	23.65
265-22210	Federal Withholding Tax …	25.14

Account Summary

Account Number	Account Name	Payment Amount
265-22215	FICA Payable	40.54
265-22220	State Withholding Tax Pa…	6.80
265-22225	S.D.I. Payable	2.39
265-22420	S.E.I.U. Union Dues Payab…	6.08
265-22430	Deferred Comp Payable	10.50
265-360-52510.000	Health Insurance	348.22
265-360-64100.000	Electricity	10.83
266-22210	Federal Withholding Tax …	25.08
266-22215	FICA Payable	40.38
266-22220	State Withholding Tax Pa…	6.79
266-22225	S.D.I. Payable	2.38
266-22420	S.E.I.U. Union Dues Payab…	6.06
266-22430	Deferred Comp Payable	10.50
266-360-52510.000	Health Insurance	348.22
291-22210	Federal Withholding Tax …	23.69
291-22215	FICA Payable	22.46
291-22220	State Withholding Tax Pa…	8.39
291-22225	S.D.I. Payable	1.32
291-22430	Deferred Comp Payable	9.38
291-610-63900.000	General Services	150.00
297-22210	Federal Withholding Tax …	286.31
297-22215	FICA Payable	511.18
297-22220	State Withholding Tax Pa…	44.17
297-22225	S.D.I. Payable	30.07
297-597-63900.000	General Services	4,054.97
297-597-64100.292	Electricity	280.33
297-597-64200.292	Gas Utility	38.10
297-597-64300.292	Water Utility	19.97
297-597-64400.292	Waste Disposal	58.62
297-597-64900.000	Other Utilities	99.99
297-597-65500.292	Recreation Supplies	1,874.12
297-597-81520.291	Vehicles- New	31,112.11
503-191-52510.000	Health Insurance	521.88
503-191-61200.000	Printing and Copying	179.91
503-191-63300.000	Utility Billing Financial Ser…	37.50
503-191-63800.000	Utility Bill Services	179.91
503-191-65300.000	Technology Supplies	27.09
503-22210	Federal Withholding Tax …	825.12
503-22215	FICA Payable	1,490.12
503-22220	State Withholding Tax Pa…	172.72
503-22225	S.D.I. Payable	87.70
503-22420	S.E.I.U. Union Dues Payab…	207.22
503-22430	Deferred Comp Payable	197.42
503-22440	AFLAC Insurance Payable	38.90
503-22490	Miscellaneous Withholding	118.19
503-330-52510.000	Health Insurance	1,137.00
503-330-61400.000	Office Supplies	30.67
503-330-64300.000	Water Utility	27.95
503-330-64400.000	Waste Disposal	112.74
503-330-64600.000	Cell Phone Charges	38.97
503-330-64900.000	Other Utilities	55.24
503-330-65700.000	Public Works Supplies	95.82
503-330-66100.000	Gasoline & Oil	427.35
503-330-66300.000	General Operations Equi…	171.82
503-330-67200.000	Other Training	336.00
503-330-68100.000	Recruitment	190.00
503-333-52510.000	Health Insurance	103.98
503-333-64100.000	Electricity	703.91

Account Summary

Account Number	Account Name	Payment Amount
503-335-52510.000	Health Insurance	102.00
503-335-64100.000	Electricity	2,941.20
503-335-64200.000	Gas Utility	5.12
503-335-65700.000	Public Works Supplies	21.78
503-335-67200.000	Other Training	80.00
503-335-67600.000	Publications	62.88
503-950-89620.000	Field of Greens Solar Ener…	166.56
504-191-52510.000	Health Insurance	521.89
504-191-61200.000	Printing and Copying	179.91
504-191-63300.000	Utility Billing Financial Ser…	37.50
504-191-63800.000	Utility Bill Services	179.92
504-191-65300.000	Technology Supplies	27.09
504-22210	Federal Withholding Tax …	454.04
504-22215	FICA Payable	855.56
504-22220	State Withholding Tax Pa…	88.97
504-22225	S.D.I. Payable	50.29
504-22420	S.E.I.U. Union Dues Payab…	107.91
504-22430	Deferred Comp Payable	110.34
504-22440	AFLAC Insurance Payable	38.90
504-22490	Miscellaneous Withholding	118.11
504-340-52510.000	Health Insurance	1,123.54
504-340-61400.000	Office Supplies	30.67
504-340-63700.000	Public Works Services	195.00
504-340-64400.000	Waste Disposal	137.54
504-340-64600.000	Cell Phone Charges	38.96
504-340-64900.000	Other Utilities	55.21
504-340-65100.254	Water Conservation Suppl…	100.08
504-340-66100.000	Gasoline & Oil	682.18
504-340-66200.000	Vehicle Maintenance	120.66
504-340-66300.000	General Operations Equi…	280.51
504-340-67100.000	Meetings & Conferences	70.02
504-340-67200.000	Other Training	50.00
504-340-68100.000	Recruitment	190.00
504-345-52510.000	Health Insurance	21.35
504-345-63800.000	Water Production Services	5,320.00
504-345-64100.000	Electricity	12,168.66
504-345-64200.000	Gas Utility	13.24
504-345-64500.000	Phone Charges	70.64
504-345-65700.000	Water Production Supplies	1,777.74
504-345-66200.000	Vehicle Maintenance	41.69
504-345-68300.000	Memberships	30.00
504-950-81915.000	Well Motor	11,995.00
504-950-86101.000	Annual Meter Replaceme…	10,583.21
504-950-89620.000	Field of Greens Solar Ener…	166.56
705-820-63100.000	Administration Services	1,665.50
	Grand Total:	**436,068.62**

Project Account Summary

Project Account Key		Payment Amount
None		436,068.62
	Grand Total:	**436,068.62**

CITY COUNCIL/SUCCESSOR AGENCY MINUTES

CITY COUNCIL MEETING OF MARCH 22, 2016

CALL TO ORDER

Mayor Huerta called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Mayor Huerta, Mayor Pro-tem Rodriguez, Councilmember Walker and Torres
Councilmember Santibañez arrived at 6:06 p.m.

ABSENT: None

STAFF: City Manager Stanton, Community Services Director Steinmann, Chief of Police Fresé, Administrative Services Director Corgill, City Attorney Sullivan, Building Inspector Jacobo, City Clerk Rathbun

GUESTS: Jose Vasquez, Brian Turlington, Teri Williams

MOMENT OF SILENT PRAYER

There was a moment of silent prayer.

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

Jose Vazquez stated that the Police Department needed a big sign in front of the police department so that people would know where the police department was located.

CONSENT CALENDAR

A MOTION by Mayor Pro-tem Rodriguez, seconded by Councilmember Walker to approve the consent items including Warrants #298517 through #298572 and Bank Drafts #1681 through #1692 in the amount of $110,595.36 and Minutes of the March 8, 2016 City Council Meeting. All in favor. Motion carried.

MAYORS PRESENTATIONS

INTRODUCTION OF NEW EMPLOYEE, JOSE JACOBO

Community Services Director Steinmann gave a brief background and introduced Jose Jacobo, Building Inspector/Code Enforcement, to the City Council.

Jose Jacobo, "JJ", thanked the City for the opportunity. City Council welcomed Mr. Jacobo.

PRESENTATION BY BRIAN TURLINGTON, EXECUTIVE DIRECTOR, MONTEREY COUNTY BUSINESS COUNCIL – PTAC

Brian Turlington, Executive Director, Monterey County Business Council – PTAC and Teri Williams gave a presentation regarding the PTAC.

REPORT BY CHIEF OF POLICE FRESÉ REGARDING POLICE OFFICER RECOGNITIONS AND AWARDS

Chief of Police Fresé announced the following police officer recognitions and awards: Officer of the 4th Quarter 2015 – Officer Sotello; Officer of the 1st Quarter 2015 - Officer Mendoza; Officer of the Year 2015 - Officer Smith and Employee of the 2015 Year – Silvia Camacho.

CITY COUNCIL – BUSINESS

ADOPTION OF THE 2016 STRATEGIC PLAN

Staff report was given by City Manager Stanton. She suggested that $100,000 from the Measure W be used for recreation and that a reference be made that the City would be allocating $600,000 to the police department which would include adding a sergeant and detective.

Mayor Pro-tem Rodriguez suggested the City Council make sure that the plan was followed while making future decisions. Councilmember Santibañez suggested that the Council re-visit the plan in six months. City Council agreed.

A MOTION by Councilmember Torres, seconded by Councilmember Walker to adopt the 2016 Strategic Plan as amended. All in favor. Motion carried.

ADJOURN TO CLOSED SESSION

Meeting adjourned to closed session at 6:47 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO PROPERTY: APN 109-131-009
AGENCY NEGOTIATOR: SUSAN STANTON
NEGOTIATING PARTIES: GREENFIELD SUCCESSOR AGENCY AND THE ADMINISTRATIVE OFFICE OF THE COURTS
UNDER NEGOTIATION: TERMS AND CONDITIONS OF REVERTER

RECONVENE TO OPEN SESSION

Meeting reconvened to open session at 7:18 p.m.

City Attorney Sullivan reported on the closed session.

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

Councilmember Santibañez stated that the sub-committee for the agenda had been discussing the resolution that the City approved regarding a sanctuary city in 2001 and repealing that resolution. She asked if the Council wanted to place it on the agenda. It was the consensus of the City Council to place it on the agenda; however, the Council would need to review it and get all the information prior to that. Chief of Police Fresé stated that the language of the resolution was not valid and it had created problems for the police department.

Mayor Huerta reported on the Monterey Bay League of California Cities Division meeting.

Mayor Huerta stated that at the AMBAG meeting they reviewed the budget.

Councilmember Torres reported on the Salinas Valley Solid Waste Authority meeting and their new location.

COMMENTS FROM CITY COUNCIL

Councilmember Torres reminded the Council regarding the Magnolia Grand Opening ceremony.

Councilmember Walker stated that the City's logo did not have the word, California, and he would like this addressed. He also asked about all the cars that were for sale that were parked in the empty lot next to the Valero. Chief of Police Fresé stated that she would address the issue.

Mayor Huerta stated that he had a meeting with the developer of The Vines and with the President, Kim, of the Monterey County Vintners & Growers Associates. He stated that Kim wanted to get involved in the development.

CITY MANAGER REPORT

City Manager Stanton reported that she was at the point of setting up a meeting for the stakeholders regarding the Fire Department. She also stated that staff was in the process of working with the other three south county cities regarding submitting for another grant for the 4C4P and that it needed to be submitted with two weeks. She also reported that the meeting that would be held on April 18th for the analysis and rate study for the water and wastewater. She reminded everyone of the Magnolia Place ribbon cutting on Thursday and that they would be coming to the Council for the second phase. She stated that there might be a road closure near the Terracina Oaks project due to drainage work. She reported that MBAISA was allowing the City of King to stay in the insurance joint powers because they had made improvement; however, the City of King would have to pay the first $250,000 of any claim instead of the $10,000 like the rest of the cities.

ADJOURNMENT

Mayor adjourned the City Council meeting at 7:51p.m.

_____
Mayor of the City of Greenfield

_____
City Clerk of the City of Greenfield

City Council Memorandum

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

MEMORANDUM: April 4, 2016

AGENDA DATE: April 12, 2016

TO: Mayor and City Council

FROM: Mic Steinmann, Community Services Director

TITLE: **RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATIONS FOR CALRECYCLE PAYMENT PROGRAMS AND RELATED AUTHORIZATIONS**

BACKGROUND

CalRecycle's City County Payment Program (CCPP) provides funding to eligible Cities and Counties for beverage container recycling and litter cleanup activities. The goal of the beverage container recycling program is to reach and maintain an 80 percent (80%) recycling rate for all California Refund Value (CRV) beverage containers. Projects implemented by cities and counties assist in reaching and maintaining this goal.

The Salinas Valley Solid Waste Authority (Authority) is a Joint Power Authority (JPA) in which the City of Greenfield is a member agency. As a JPA, the Authority assists its member agencies in achieving diversion goals and statutes, and reports annually to CalRecycle on AB 939 and AB 341 program progress. One of the services the Authority provides to its member agencies is grant procurement to implement waste reduction and litter abatement programs. For the past 13 years, the Authority has requested and administered the CalRecycle CCPP funds on behalf of the City of Greenfield and its other member agencies. In order to create economies of scale, CCPP funds from all member agencies are pooled and distributed equitably to provide expansive public outreach on the importance of bottle and can recycling through school programs, mass media advertising, and numerous outreach events. In addition, funds have been used to sponsor regional litter abatement activities and provide recycling infrastructure and park benches and tables (made from recycled materials) for member cities.

Beginning with the fiscal year 2015-16 funding cycle, CalRecycle requires all jurisdictions to provide a resolution authorizing the submittal of applications for CalRecycle Payment Programs. An authorizing resolution is a standard administrative requirement for procuring grant funding

from CalRecycle that will now be required for Payment Programs. In order for the Authority to continue submitting CCPP funding requests on the City's behalf, it is necessary for the City Council to approve a resolution authorizing the submittal of applications to CalRecycle for any and all payment programs offered. The program will continue to be administered by the Authority and Greenfield will continue to remit funds to the Authority on an annual basis.

BUDGET AND FINANCIAL IMPACT

Since the Authority requests and administers CCPP funding on behalf of the City of Greenfield, the adoption of the proposed resolution has no direct fiscal impact to the City. However, if the resolution is not adopted, Greenfield will be ineligible to receive future funding that provides assistance implementing recycling and litter abatement programs at no cost to the City.

RECOMMENDATION

Adoption of an authorizing resolution is necessary in order for the City to remain eligible for CCPP funding. In addition, for the City to accomplish its waste diversion mandates, in accordance with AB 939 and AB 341, it is necessary for the City to continue participating in the waste diversion and litter abatement programs that are funded through CalRecycle's CCPP.

City staff and the Authority have reviewed the proposed authorizing resolution and find it reasonable and consistent within the terms. Staff recommends the City Council adopt a resolution authorizing the submittal of applications for CalRecycle Payment Programs in order to remain eligible for future CCPP funding and also to ensure that there is no gap in continued funding.

POTENTIAL MOTION

I MOVE TO ADOPT RESOLUTION NO. 2016-26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE SUBMITTAL OF APPLICATIONS FOR CALRECYCLE PAYMENT PROGRAMS AND RELATED AUTHORIZATIONS.

RESOLUTION NO. 2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD AUTHORIZING SUBMITTAL OF APPLICATIONS FOR CALRECYCLE PAYMENT PROGRAMS AND RELATED AUTHORIZATIONS

WHEREAS, pursuant to Public Resources Code section 48000 *et seq*., the State Department of Resources Recycling and Recovery (CalRecycle) has established various payment programs to make payments to qualifying jurisdictions; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the administration of the payment programs; and

WHEREAS, CalRecycle's procedures for administering payment programs require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the payment program;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Greenfield that that the City is authorized to submit an application to CalRecycle for any and all payment programs offered; and

BE IT FURTHER RESOLVED that the City Manager, or his/her designee, is hereby authorized as Signature Authority to execute all documents necessary to implement and secure payment; and

BE IT FURTHER RESOLVED that this authorization is effective until rescinded by the Signature Authority or this Governing Body.

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

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

NOES, Councilmembers:

ABSENT, Councilmembers:

_____
John P. Huerta, Jr., Mayor

Attest:

_____
Ann F. Rathbun, City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD PROCLAIMING 2016 TO BE THE YEAR OF VETERAN IN MONTEREY COUNTY AND THE CITY OF GREENFIELD

WHEREAS, the Monterey County Military and Veterans Affairs office provides advocacy, assistance, and services designed to enhance the lives of County Veterans who served their Country in the Armed Forces, their families, and their survivors; and

WHEREAS, the Military and Veterans Services Advisory Commission works to keep the public aware of the problems and needs of our Veterans who fought and served to preserve our way of life; and

WHEREAS, during 2016 the California Central Coast Veterans Cemetery will open in Seaside; and

WHEREAS, during 2016 the new Joint Integrated Veterans Administration/Department of Defense Joint Health Center will open in Marina; and

WHEREAS, during 2016 the Veterans Transition Center of Monterey County will conduct a ground breaking to expand its resident facilities in Marina; and

W**HEREAS**, during 2016 the Monterey County Veterans Court will become operational; and

WHEREAS, during 2016 the United Veterans Council of Monterey County will conduct the third biennial Homeless Veterans Stand Down on the former Ford Ord.

NOW, THEREFORE BE IT RESOLVED, that the City Council on behalf of the City of Greenfield and all citizens thereof, honors all active duty service members, military veterans and their families on their long and dedicated efforts to bring these events to culmination and in recognition of their service to our Nation, our State, our County and our City the Mayor and City Council proclaim 2016 to be the Year of the Veteran in Monterey County and the City of Greenfield.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a regular meeting duly held on the 12TH day of April 2016.

_____

John P. Huerta, Jr., Mayor

LED Streetlight Upgrade

Greenfield
April 12, 2016

Program Overview

- CPUC authorizes replacement of 150,000 PG&E owned, High Pressure Sodium (HPS), non-decorative fixtures with LED fixtures
- Voluntary Program
- 50,000,000 kWh estimated annual energy savings across PG&E Territory

Old

New

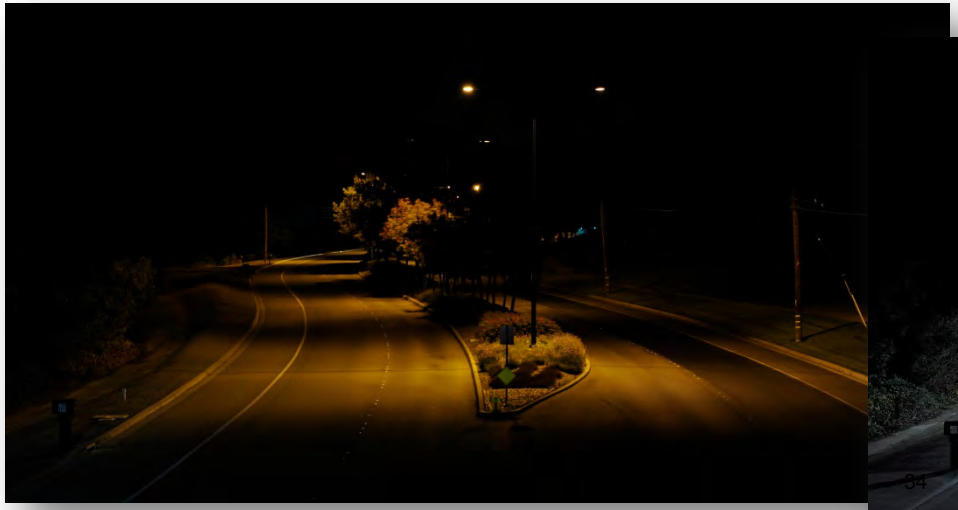
Upgrades in Greenfield

- PG&E will be replacing 517 non-decorative streetlights in Greenfield with Light-Emitting Diode (LED)
- More energy efficient: LEDs use 50-75% less energy
- Savings: Expected annual savings for Greenfield will be over $17,000
- Reliability: LEDs are up to 4 times longer lasting
- Improved Safety: Provide more natural lighting and better visibility
- Reduced Carbon Footprint: Using less energy per light reduces greenhouse gas emissions

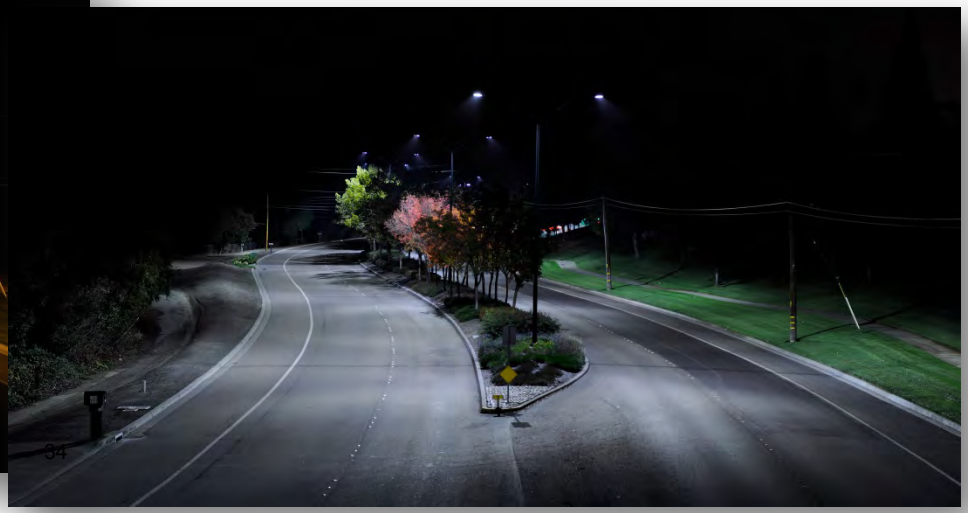
Installation Process

- Currently scheduled for late Spring
- Single bucket truck with 1-2 crew members
- Less than 10 minutes per lamp fixture
- Parking and traffic should not be impacted
- Completed within 2-3 weeks

Before



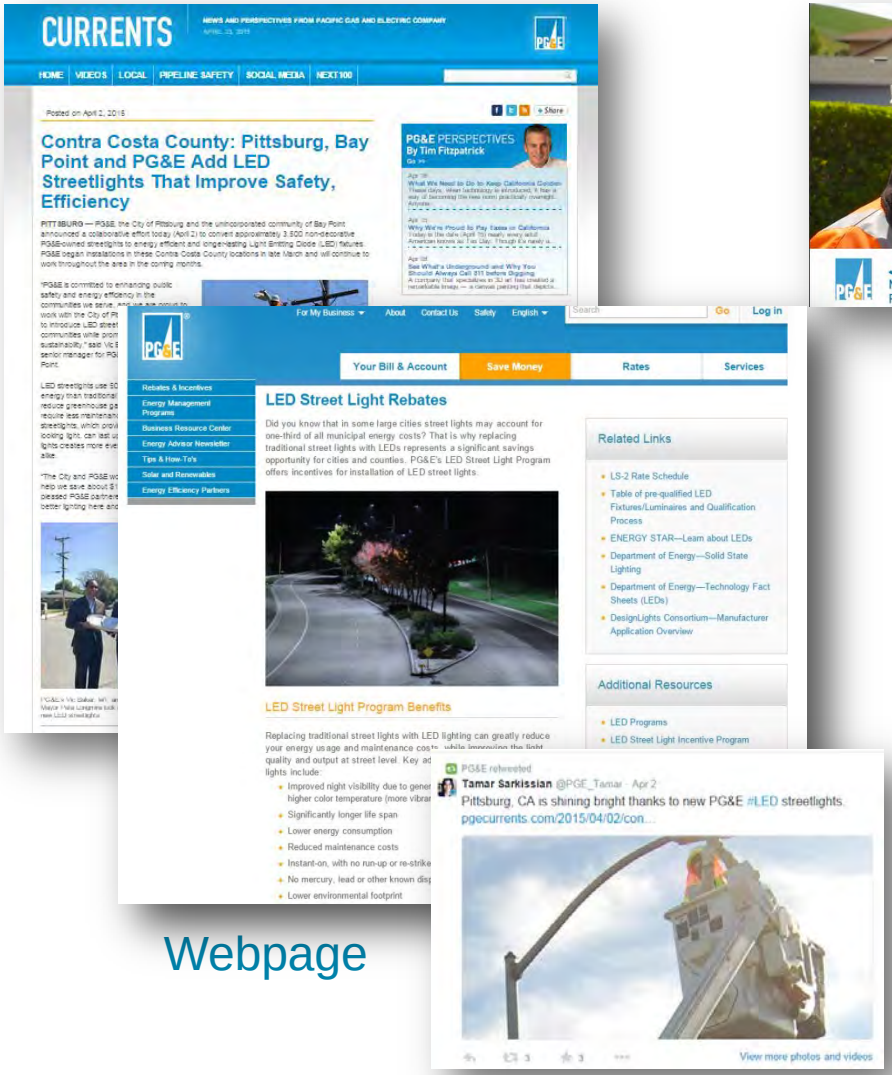
After



Outreach Strategy

Medium	Audience	Timing
Pre-installation letter & fact sheet	Direct to customer	Mailed 2-3 Weeks in advance of replacements
Website	Self Service	Ongoing at: pge.com/streetlightupgrade
Videos	Self Service	Ongoing at: pge.com/streetlightupgrade
Social Media – Facebook, Twitter, Instagram	Broad	Day of, or just prior to beginning replacements
Press Release	Broad	Day of, or just prior to beginning replacements
Post-installation post card	Direct to customer	1 week post completion
Post-installation survey	Direct to customer	2-4 weeks post completion

Outreach Materials



Webpage

Videos

Social media

Customer Mailings

Thank you

Together, Building
a Better California

Spotlight on Service Reliability

Upgrading to energy-efficient streetlights in your city

As part of our commitment to provide customers with safe, reliable, clean and affordable service, Pacific Gas and Electric Company (PG&E) is upgrading its non-decorative high pressure sodium vapor (HPSV) streetlights with more energy-efficient light-emitting diode (LED) fixtures.

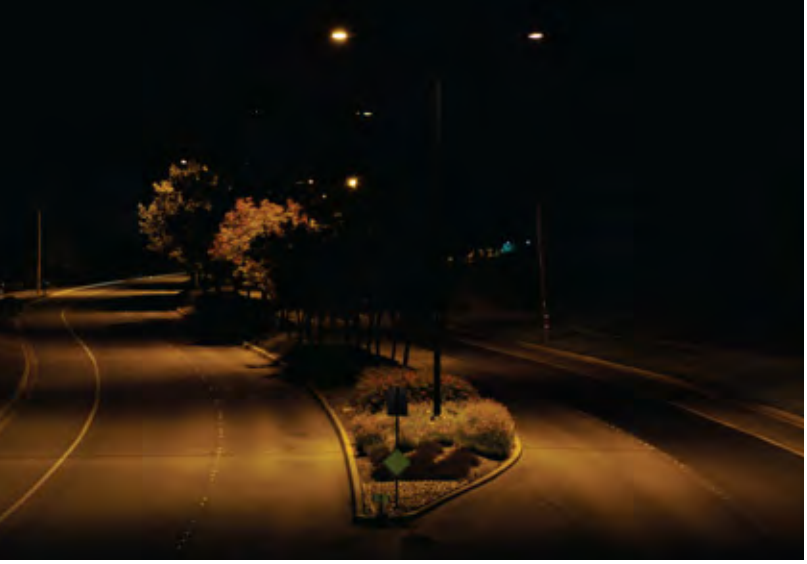
PG&E owns, operates and maintains approximately 160,000 non-decorative HPSV streetlights. In collaboration with cities and counties that opt in, PG&E will convert these streetlights within the next three years.

Technology that improves safety while decreasing energy consumption and greenhouse gas emissions

Streetlights serve to illuminate roadways and facilitate safe travel for vehicular and pedestrian traffic during periods of darkness.

Modern LED technology offers many improvements over older, HPSV lights. LED streetlights emit light in a specific direction and provide a more natural-looking light than older technologies. The most significant and noticeable difference is in the color of the light; LEDs give off a clear, white light that shines brighter to improve visibility for drivers and pedestrians alike. And, LED lights have different wattage options to provide a like-for-like replacement of the older lights.

Existing HPSV Sizes	Equivalent LED Size
70 Watt HPSV @ 120 Volts	29 Watt LED
100 Watt HPSV @ 120 Volts	34 Watt LED
150 Watt HPSV @ 120 Volts	56 Watt LED
200 Watt HPSV @ 120 Volts	73 Watt LED
250 Watt HPSV @ 240 Volts	101 Watt LED
400 Watt HPSV @ 240 Volts	139 Watt LED



Before LED lighting

After LED lighting*

Reliable lighting that uses less energy

Since LED lighting uses 50–75 percent less energy and lasts up to four times longer than HPSV lamps, significant cost savings can be realized. Cities will have the option to participate in the program and enjoy the benefits of LED fixtures without any upfront investment.

Installation schedule

Representatives from PG&E will meet with customers to discuss current lighting assets and explain how you can participate in this program.

LED upgrades will occur throughout the PG&E service area from 2015 through 2017. For specific information regarding when your city's lights could be converted to LED, please contact us at **streetlightupgrade@pge.com**.

What about city-owned streetlights?

Cities and counties are also encouraged to replace their own non-decorative HPSV streetlights. PG&E offers the LED Street Light Turnkey Replacement Service—a complete, one-stop solution that can provide significant cost savings and improve energy efficiency. For more information visit **pge.com/LED/turnkey**.

What to expect during installation

The installation process is quick and takes approximately 10 minutes per fixture. This project does not require work on private property nor will it require a service disruption.

Thank you

We appreciate your patience while we work to enhance the safety, reliability and efficiency of the streetlights in your community.

For more information on the PG&E Streetlight Upgrade program please go to pge.com/streetlightupgrade or email streetlightupgrade@pge.com

*Results may vary based on fixture and lamp choice.

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CCC-0515-3934

Spotlight on service reliability

Upgrading to more efficient streetlights

As part of our commitment to provide our customers with safe, reliable and affordable service, PG&E will be replacing its non-decorative streetlights. In collaboration with the cities and counties across its service territory, PG&E will replace 160,000 High Pressure Sodium Vapor (HPSV) streetlights with longer-lasting and more efficient Light-Emitting Diode (LED) fixtures over the next three years.

What are the benefits of LED streetlights?

Energy efficiency: LED fixtures use 50-75% less energy than HPSV bulbs. Once all replacements have been made throughout the entire PG&E service territory, the potential energy savings are estimated at more than 50 million kWh per year.

Cost savings: Monthly energy cost is significantly reduced when an HPSV bulb is replaced with an LED fixture of the same wattage.

Reliability: LED technology keeps most of its light output up to four times longer. Since all of the PG&E-owned streetlights in the city are being upgraded at the same time, the lights are not expected to burn out for up to 20 years.

Improved safety: LEDs provide a more natural-looking and evenly distributed light, resulting in greater visibility for pedestrians and drivers alike.

Reduced carbon footprint: Using less energy per light reduces greenhouse gas (GHG) emissions and helps each city reach its long-term energy goals.

What can I expect?

No action is required on your part. The installation takes approximately 10 minutes per lamp fixture. This project does not require any work on your property and you do not need to be present during installation. There will be no service disruption.

Thank you

We appreciate your patience while we work to enhance the safety, reliability and efficiency of the streetlights in your community.

If you have any questions about this work, please send an email to **streetlightupgrade@pge.com**

For more information go to **pge.com/streetlightupgrade**

How can I learn more?

If you have any questions about this work, please email **streetlightupgrade@pge.com**

Always assume a downed power line is energized

- DON'T touch or try to move the power line or anything in contact with it.
- DO call **911**.
- DO keep yourself, children and animals far away.

Before you dig, know what's below

Call Underground Service Alert (USA) at 811 at least two working days before you dig.

For more safety tips, please visit **pge.com/safety**

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City Council Memorandum

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

DATE: April 6, 2016

AGENDA DATE: April 12, 2016

PREPARED BY: Mic Steinmann, Community Services Director
Richard James, EMC Planning Group

TITLE: **RESOLUTION ADOPTING A NEGATIVE DECLARATION AND AMENDING THE GENERAL PLAN TO INCORPORATE THE FIFTH CYCLE HOUSING ELEMENT UPDATE**

AUTHORITY AND PROCEDURES

Section 17.10.030 of the City of Greenfield Zoning Code establishes the City Council as the designated approving authority for general plan amendments and section 17.10.040 provides that the Planning Director shall make recommendations to the City Council on any proposed general plan amendment. After public hearing by the Planning Commission and receipt of recommendations from the Planning Director and Planning Commission, the City Council then "approves, conditionally approves, or denies" the general plan amendment. General plan amendments shall be granted only when the City Council finds the proposed amendment (1) "is consistent with the general plan goals, policies, and implementation programs," (2) "will have no adverse effects on the public's health, safety, or welfare, and (3) if proposed by a private property owner, "there is a substantial benefit to the City to be derived from the amendment." (Sections 17.16.130 and 17.16.140)

The State's planning law requires the adoption of a general plan to guide land use within each city and county in the state (Government Code Section 65300 *et sec.*). In accordance with State law, Greenfield's general plan is the City's long range view of its future, and includes the seven mandated elements: land use, circulation, housing, conservation, open space, safety, and noise.

The housing element identifies and analyzes existing and projected housing needs within the community and establishes goals, policies, and implementation programs to address housing needs for all economic segments of the community. The housing element must identify adequate sites for housing and make adequate provision for the existing and projected housing needs of all economic segments of the community. Although housing elements address all economic segments, the focus tends towards meeting the housing needs of lower income households and disadvantaged populations.

Government Code section 65583 states the housing element must consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial

resources, and scheduled programs for the preservation, improvement, and development of housing." Specifically, the housing element must include the following:

- Analysis of population and employment trends and projections of existing and projected housing needs for all income levels, including the locality's share of the regional housing need.

- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding, and housing condition.

- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment or reuse, and an analysis of the relationship of zoning and public facilities and services to these sites.

- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

- Analysis of actual and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvement fees and other exactions required of developers, and local permit processing.

- Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs, such as those of the homeless, disabled, elderly, large families, female heads of households, and agricultural workers.

- Analysis of energy conservation opportunities with respect to residential development.

- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

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

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

The City's current (4th cycle) housing element was adopted in 2012 and certified by the state Department of Housing and Community Development (HCD). State law now requires local jurisdictions update their housing element every eight years based on the timeframes for the Regional Transportation Plan/Sustainable Communities Strategy. This update of the housing element (5th cycle) is for the 2014-2021 planning period. If the City fails to adopt its housing element update before April 15, 2016, HCD will require the next update in four years, rather than eight years.

HCD sets a State housing target for each planning period, and regional government agencies distribute the Regional Housing Needs Assessment (RHNA) among member land use jurisdictions. The RHNA quantifies the need for housing within each income level. The Association of Monterey Bay Area Governments (AMBAG) is responsible for developing RHNA allocations for this region. The RHNA for Greenfield is summarized in the following table.

Income Group:	Very Low	Low	Moderate	Above Moderate	**Total**
5th Cycle RHNA:	87	57	66	153	**363**

BACKGROUND AND ANALYSIS

City's Role

It is important to note the City is not responsible for the creation (construction) of the allocated housing units. The City needs needs to be able to show the ability to accommodate and/or facilitate the development of the specified housing units through its zoning regulations, policies, and programs. Additionally, the City must provide suitable zoning for various types of housing, including farmworker housing, housing for the developmentally disabled, and the homeless. As an element to its General Plan, the housing element provides policy direction for the facilitation of housing within the City. Although the City will strive to attain the goals and objectives set forth in the Housing Element, the only provisions for which the City could incur a penalty for failure to implement are the mandated zoning provisions addressing housing for special needs populations.

Accomplishments of 2009-2014 Housing Element

Considering the severe economic downturn, which encompassed much of the prior housing element planning period, the City was able to achieve positive housing outcomes in several areas. About 106 low and very low income housing units (about half of the RHNA for the planning period) were constructed by non-profit builders. These projects included Vineyard Green, Terracina Oaks, and Cambria Park. Chapter 17.51 Inclusionary Housing was added to the City's zoning code to encourage affordable housing. The City and LAFCO executed the 2013 Sphere of Influence Memorandum of Agreement, facilitating future annexations that will include housing.

The City has made additional progress since the beginning of the current housing element planning period, which began in January 2014. The Walnut Avenue Specific Plan was adopted that included provisions for high-density residential development; chapter 17.80 of the zoning code was amended to support development of emergency and transitional housing; chapter 15.28 was added to the municipal code establishing an expedited permitting procedure for small residential rooftop solar systems; chapter 17.81 was added to the municipal code regulating the conversion of garages into livable space; and the Magnolia Senior Apartment project was completed, Terracina Oaks II is under construction, and construction continues at the Cambria Park subdivision.

Changes from Prior Housing Element

The Housing Element update includes changes made to provide current demographic data, conform to State law mandates, and to further the accommodation of housing for low income persons and persons with special needs. Some changes were also necessary to respond to the dissolution of redevelopment agencies. The Housing Element has been reformatted to move much of the background material to a

separate report. Most of the Housing Element goals, policies, and programs were reviewed and refined. Several programs were removed, and a number of new or expanded programs added. The most significant substantive changes are summarized in the following list. The 5th Cycle Housing Element, including Background Report, is provided as Attachment A.

Housing Element Change (from 4th Cycle to 5th Cycle)	**Program(s)**
More specific programs were added regarding availability of vacant land for affordable housing	6.1.A, 6.1.C, 6.1.D
More specific programs were added to promote development of affordable housing	6.2.A, 6.2.B, 6.2.D, 6.2.E
Program to reduce affordable housing constraints was expanded	6.2.F
Program to reduce environmental mitigation requirements was replaced by programs to seek CEQA exemptions	6.2.G, 6.4.J
Specifics on affordable housing covenant duration and location were added	6.2.J, 6.2.K
Programs to encourage low cost transportation options were added	6.2.Q, 6.4.O, 6.4.P, 6.7.G, 6.7.H
Fair housing programs were expanded	6.3.A, 6.3.B, 6.3.C, 6.3.D, 6.3.E, 6.3.F
Programs to revise the zoning code were added for farm labor/employee and residential care facilities	6.4.B, 6.4.E
Programs to minimize barriers for physically and developmentally disabled were expanded	6.4.G, 6.4.H, 6.4.I
Programs regarding utility infrastructure were added	6.6.A, 6.6.B
Programs to promote healthful environments were added	6.7.I, 6.7.J
Programs to foster economic growth were added	6.7.K, 6.7.L. 6.7.M
Programs to promote housing rehabilitation and quality construction were expanded	6.8.C, 6.8.D, 6.8.E, 6.8.F, 6.8.K, 6.8.L, 6.8.M, 6.8.N, 6.8.O, 6.8.P
A program to establish a 2nd unit ordinance was revised to reflect prior implementation	6.2.L (4th Cycle 2.8, 5.5)
A program to adopt mixed use zoning provisions had been implemented and was removed	(4th Cycle 1.3)
A program to restrict affordable housing to City residents was removed	(4th Cycle 2.3)

Consultation with Housing and Community Development

The draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review in December 2015. The City's consultant conducted calls with an HCD analyst to discuss the draft Housing Element, and based on these discussions, revisions and clarifications were completed and submitted to HCD. A letter dated February 10, 2016 (Attachment B) confirms the draft

Housing Element meets the statutory requirements of State housing element law and will be in compliance once the final Housing Element is adopted by the City Council and submitted to HCD.

Planning Commission Action

The Planning Commission held public hearing on the proposed Negative Declaration and 5th Cycle Housing Element on April 5, 2016. The Planning Commission adopted a resolution recommending the City Council approve a resolution adopting the Negative Declaration and approving the 5th Cycle Housing Element Update.

CEQA

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared to analyze the potential impacts the Housing Element could have on the environment. The Initial Study identified no significant impacts and, therefore, a Negative Declaration was prepared, and circulated for comment from February 17, 2016 through March 18, 2016. The Initial Study and Negative Declaration are attached as Attachment C. One comment letter was received, from the Monterey Bay Unified Air Pollution Control District. The letter and the City's response to issues raised in the letter are included in Attachment D. Several programs and policies will result in future residential development projects, and the potential environmental impacts of these developments will be evaluated at the time they are proposed.

RECOMMENDATION

It is recommended the City Council approve the attached resolution adopting a Negative Declaration, approving the 5th Cycle Housing Element Update, and amending the General Plan to include this housing element update. Staff has found the proposed update to the housing element meets the requirements for a housing element as required by the California Government Code. The action requested of the City Council is summarized below:

CEQA Determination. *Request: Adopt Negative Declaration.* An initial study and negative declaration were prepared to evaluate potential environmental effects of the proposed update to the housing element. The evaluation concluded the update to the housing element would not result in any significant impacts not already identified in the General Plan EIR and no further mitigation measures are required.

Amendment of the Greenfield General Plan to Update the Housing Element. *Request: Approve Update to the Housing Element and direct staff to submit the approved Housing Element to the California Department of Housing and Community Development for certification.* The City's current housing element was approved in June 2012. The proposed update to the housing element covers the period 2014 to 2023. The update to the housing element is mandated by the California Government Code.

PROPOSED MOTION

I MOVE THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVE RESOLUTION 2016-20 TO ADOPT THE NEGATIVE DECLARATION AND AMEND THE GENERAL PLAN TO INCORPORATE THE FIFTH CYCLE HOUSING ELEMENT UPDATE.

Attachment A: 5th Cycle Housing Element, including Background Report
Attachment B: HCD Letter
Attachment C: Initial Study and Negative Declaration
Attachment D: Comment Letter

CITY OF GREENFIELD CITY COUNCIL
RESOLUTION NO. 2016-20

RESOLUTION OF THE CITY OF GREENFIELD CITY COUNCIL ADOPTING A NEGATIVE DECLARATION AND AMENDING THE CITY OF GREENFIELD GENERAL PLAN TO INCORPORATE THE FIFTH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, California Government Code sections 65300 *et seq.* mandate the adoption of a general plan for each city and county within the State and require, among others, a housing element within each general plan; and

WHEREAS, California Government Code sections 65500 *et seq.* prescribe the requirements for the preparation of housing elements; and

WHEREAS, the State Housing and Community Development Department establishes state-wide housing targets, and the regional governments allocate these housing targets to local land use jurisdictions; and

WHEREAS, the Association of Monterey Bay Area Governments is the regional body authorized to allocate housing targets in Monterey County; and

WHEREAS, the Association of Monterey Bay Area Governments has allocated housing targets of 87 units for very low income households, 57 units for low income households, 66 units for moderate income households, and 153 units for above moderate income households, for a total allocation of 363 housing units for the City of Greenfield during the 2014 to 2023 housing element planning period; and

WHEREAS, the Association of Monterey Bay Area Governments obtained State Housing and Community Development approval of the allocations and transmitted said allocation to the City; and

WHEREAS, the City of Greenfield prepared a draft Fifth Cycle Housing Element update and submitted said housing element to the State Housing and Community Development Department on December 15, 2015; and

WHEREAS, the City consulted with the State Housing and Community Development Department on January 26, 2016, and subsequent dates, and based on that consultation provided housing element revisions to the State Housing and Community Development Department on February 4, 5, and 8, 2016; and

WHEREAS, the State Housing and Community Development Department sent a letter on February 10, 2016 confirming the Fifth Cycle Housing Element update, as revised, met the State's statutory requirements for housing elements; and

WHEREAS, the Planning Commission has reviewed the negative declaration prepared for the Fifth Cycle Housing Element update and circulated from February 17, 2016 to March 18, 2016, and found it to be adequate under the California Environmental Quality Act; and

WHEREAS, the Planning Commission has reviewed the Fifth Cycle Housing Element update, the Housing Element Background Report, and the February 10, 2016 letter from the State Housing and

Community Development Department, and found the Fifth Cycle Housing Element update meets the statutory requirements for housing elements; and

WHEREAS, the negative declaration and the Fifth Cycle Housing Element update were considered by the Planning Commission at a duly noticed public hearing on April 5, 2016, and the Planning Commission adopted Resolution 2016-10 recommending the City Council adopt the Negative Declaration and approve the Fifth Cycle Housing Element Update;

NOW, THEREFORE, BE IT HEREBY RESOLVED, the City Council of the City of Greenfield has considered the proposed Negative Declaration and all written and verbal evidence regarding the proposed update to the Housing Element at the public hearing and has made the following findings regarding the proposed update to the Housing Element:

1. FINDING: The proposed update to the Housing Element will further the planning and housing development goals of the City.

   (a) The proposed update to the Housing Element continues existing housing policies and programs that have been effective in the past;

   (b) The proposed update to the Housing Element encourages, facilitates, and provides opportunity for affordable housing consistent with the goals set forth for the City by the Association of Monterey Bay Area Governments; and

   (c) The proposed update to the Housing Element adds new programs that will enhance the City's continuing efforts to encourage, facilitate, and provide opportunities for affordable housing.

2. FINDING: The proposed update to the Housing Element is consistent with the other elements of the City of Greenfield General Plan.

   (a) The proposed update to the Housing Element does not affect the existing Sphere of Influence for the City;

   (b) The proposed update to the Housing Element does not alter the General Plan land use diagram or circulation diagram, or the Zoning Map, and development under the update to the Housing Element would be consistent with the development densities of the General Plan and Zoning Ordinance;

   (c) The proposed update to the Housing Element will support residential development at a variety of densities and for a variety of income groups, consistent with the General Plan;

   (d) The proposed update to the Housing Element would not change the City's adopted growth rate or negatively affect the provision of City services;

   (e) The proposed update to the Housing Element would not alter the provision of parks, open space, or recreational opportunities, or negatively affect the conservation of agricultural lands or natural resources;

   (f) The proposed update to the Housing Element would not negatively affect the health or safety or noise environment within the City; and

(g) The proposed update to the Housing Element does not conflict with policies or programs within any other element of the General Plan.

3. FINDING: The sites proposed for residential development in the proposed update to the Housing Element are suitable for the type and density of development proposed.

(a) The sites proposed for residential development are already designated for such uses on the General Plan land use diagram and residential uses are compatible with the physical characteristics of the sites and with adjacent existing or planned uses;

(b) Existing or planned public streets do or will provide direct access to the sites;

(c) Existing or planned public utility infrastructure does or will provide services to the sites;

(d) The City does or will be able to provide fire and police services to the sites; and

(e) Appropriate private services and commercial opportunities are or will be available to serve future residents of the sites.

4. FINDING: The proposed update to the Housing Element is consistent with requirements of Government Code sections 65583 through 65590 which set forth the content and procedures for preparation of housing elements.

(a) A draft update to the Housing Element was prepared by the City and submitted to the California Department of Housing and Community Development on or about December 18, 2015;

(b) Comments from the California Department of Housing and Community Development have been incorporated into this final update to the Housing Element; and

(c) Following approval by the City Council the City will submit the Housing Element to the California Department of Housing and Community Development for certification.

5. FINDING: The development of residential uses under the proposed update of the Housing Element will not be detrimental to health, safety, peace, morals, comfort and general welfare of the persons residing or working in the vicinity of the residential development, or to its future residents, or to the general welfare of the City.

(a) The proposed update of the Housing Element has been reviewed by responsible City and State agencies to ensure the policies within the Housing Element and other elements of the General Plan provide for the continuing public health, safety and orderly development of the surrounding area; and

(b) All infrastructure required for residential uses under the proposed update of the Housing Element has been previously reviewed in light of the build out of the General Plan, and because development of residential uses under the proposed Housing Element would be consistent with the adopted General Plan land use diagram and development densities, a determination has been made the proposed housing sites can and will be provided with the required municipal services.

BE IT FURTHER RESOLVED, the City Council of the City of Greenfield does hereby adopt the Negative Declaration for the City of Greenfield Fifth Cycle Housing Element: 2014-2023;

BE IT FURTHER RESOLVED, the City Council of the City of Greenfield does hereby approve the City of Greenfield Fifth Cycle Housing Element: 2014-2023;

BE IT FURTHER RESOLVED, the City Council of the City of Greenfield does hereby amend the City of Greenfield General Plan to incorporate the approved Fifth Cycle Housing Element: 2014-2023; and

BE IT FURTHER RESOLVED, that staff shall submit the approved Fifth Cycle Housing Element: 2014-2023 to the California Department of Housing and Community Development for certification.

PASSED AND ADOPTED by the City Council of the City of Greenfield, as a duly noticed public hearing held on the 12th day of April 2016, by the following vote:

AYES, and all in favor, therefore, Council Members:

NOES, Council Members:

ABSENT, Council Members:

_____
John P. Huerta, Jr., Mayor

Attest:

_____
Ann F. Rathbun, City Clerk

C H A P T E R

6

HOUSING ELEMENT

CITY OF GREENFIELD

HOUSING ELEMENT: 2014-2023

Current City Council Members:

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

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

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1. INTRODUCTION

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

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

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

Organization of the Housing Element

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

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

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

Consistency with State Law

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

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

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

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

Public Participation

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

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

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

The workshop information was presented in simple but accurate terms. Ample opportunity was given for questions and comments from attendees. The City Council chambers in which the workshop was presented was easily accessible for persons with disabilities. The City Council meeting at which the housing element workshop was scheduled was heavily attended. An earlier item on the agenda was very controversial, and the entire Council chambers were full prior to the housing element workshop (about 200 persons), with additional persons waiting outside the chambers. Although many of these people stayed for later agenda items, including the housing element workshop, enough departed the council chambers prior to the housing element workshop that seating was readily available. Following presentation of the Housing Element update, three members of the public spoke regarding the Housing Element. An additional policy and several additional programs were added to the Housing Element in response to comments.

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

Consistency with other General Plan Elements

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

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

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

Land Use Element

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

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

The Housing Element is consistent with the land use element in that it utilizes the land use diagram (there are no discrepancies) in providing logical areas for growth and development of all types and densities of housing. The residential land uses identified in the Housing Element are consistent with the Land Use Element land use categories, densities, and related land uses, such as parks and recreation facilities. Any changes in land use to accommodate the City's regional housing share would require a General Plan Amendment and zoning change to ensure continued consistency. The Housing Element is not proposing any changes in land use that differ from those depicted in Figure 2-3, Land Use Diagram.

CIRCULATION ELEMENT

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

CONSERVATION

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

OPEN SPACE

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

NOISE ELEMENT

Noise Element analysis is based on the land uses identified in the 2005 General Plan, including the residential development identified in the Housing Element. Some areas designated for residential development are located in places that could potentially have noise levels in excess of the City's adopted standards for residential noise exposure. The Noise Element includes mitigation measures that will reduce any potential impacts resulting from housing development to a less than significant level. The Housing Element is consistent with the Noise Element.

SAFETY ELEMENT

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

.

2. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

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

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

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

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

Goal 6.1 **Housing sites for all income levels**

Goal 6.2 **Adequate affordable housing**

Goal 6.3 **Fair housing opportunity available to all**

Goal 6.4 **Housing for persons with special needs**

Goal 6.5 **Engagement with other agencies and organizations in the provision of housing**

Goal 6.6 **Adequate infrastructure and services to support housing**

Goal 6.7 **Reduced ongoing household costs and supporting incomes**

Goal 6.8 **Well maintained housing stock and neighborhoods**

Goal 6.1
Housing sites for all income levels.

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

Policy 6.1.1
Provide appropriate General Plan land use designations and zoning designations to accommodate the City's regional share of new housing for all income groups.

Program 6.1.A **GP MC Annually** **CD**
For each housing status report, confirm that adequate land is available to accommodate 144 low and very low income housing units, comprised of a combination of a) nine acres of vacant land designated at 21 units per acre (16 units per acre gross) or higher; and/or specific sites within the Mixed Use Overlay. These requirements may be adjusted based on remaining RHNA targets.
(General Fund)

Program 6.1.B **MC ➔ Each application** **CD**
Prior to re-designation of land with a General Plan land use designation of High Density Residential or located in the Downtown area, or re-zoning of land with a R-H or MUO overlay, confirm that the necessary inventory of vacant land for low and very low income housing is maintained.
(General Fund, Developers)

Program 6.1.C **GP 2016 ➔** **CD**
Maintain the City's General Plan high density land use designation and the City's R-H zoning district development standards that allow development up to 21 units per acre (16 units per acre net). The minimum density standard within the R-H zoning district shall be no fewer than 10 units per acre.

Policy 6.1.2
Maintain adequate supplies of residentially zoned land.

Program 6.1.D **➔ Each application** **CD**
Maintain a database of vacant and underutilized residential properties, and update as development applications are received, approved, and building permits issued.
(General Fund, Developers)

Program 6.1.E **GP ➔** **CD LAFCO**
Work with the Local Agency Formation Commission to annex lands in accordance with the Sphere of Influence as necessary to ensure an adequate

supply of residential land, and especially vacant land for low and very low income housing per Programs 6.1.A and 6.1.B. Timing on this program will be dependent on market conditions and the rate of residential development.
(General Fund, Developers)

Goal 6.2
Adequate affordable housing.

Objective 6.2
Ensure that no one is denied housing or shelter within the City on the basis of affordability.

Policy 6.2.1
Promote and assist with development of affordable housing.

Program 6.2.A **2017 ➔** **CD**
To achieve more efficient development of land in the Downtown area and R-H districts, encourage merger of small or otherwise constrained adjacent lots and residential infill, by providing expedited processing and/or parking reductions on such projects that include low or very low income housing units. Develop and mail an informational flyer to property owners in the Downtown area outlining the potential for residential development and inclusion of residential units within commercial developments and City incentives. Facilitate discussions between owners of adjacent properties. Quantified objective: 10 additional very low and 6 low units during planning period.
(General Fund)

Program 6.2.B **MC 2017 ➔** **CD**
Conditionally allow the application of the MUO overlay to any commercial property in which the applicant desires to incorporate low or very low income residential units with a commercial project.
(General Fund, Grants)

Program 6.2.C **2016 ➔** **CD**
Promote acquisition of sites for affordable housing by maintaining ongoing meetings and communications with non-profit affordable housing builders such as CHISPA and Habitat for Humanity, and actively promote their investment in the City.
(General Fund, Grants)

Program 6.2.D **2016 ➔** **CD**
Utilize program information from the Monterey County Housing Authority and other sources to compile and make available a comprehensive matrix of homebuyer and rental assistance programs, social services assistance programs, and affordable housing construction and incentive programs. Promote and market programs to prospective homebuyers or tenants through direct mailings as utility bill inserts, City representation at public events (such as the Greenfield Harvest Festival), distribution of material at key sites in the city (City Hall, library, social services

providers) , and by posting on the City's website. Promote programs to developers and builders by including information with application forms.
(General Fund)

Program 6.2.E **2016 ➔** **CD**
Expand or designate City staff, as funding permits, to provide for grant writing and grant administration activities, specifically to obtain funding for homebuyer, rental, or maintenance assistance for affordable housing or for supporting public improvements, including utility or mobility improvements. Quantified goal: rehabilitate 12 low units and fund 20 percent down payment on six units.
(General Fund, Grants)

Policy 6.2.2
Reduce housing constraints imposed by zoning regulations and approval processes.

Program 6.2.F **➔Each application CD**
For each residential development application received that includes low or very low income housing, consider the feasibility of waiving, reducing, subsidizing, or deferring development fees or providing other incentives (i.e., adjustments to lot size, parking, and open space requirements) to facilitate the provision of affordable housing, and present these potential incentives to the Planning Commission and/or City Council when project approvals are considered.
(General Fund, Grants, Non-profit Organizations)

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

Policy 6.2.3
Implement the City's density bonus/inclusionary housing program.

Program 6.2.H **MC ➔ Each application CD**
Make subdivision applicants aware of the City's Density Bonus/Inclusionary Housing program by providing information with application forms, and encourage participation in the City's Density Bonus/Inclusionary housing program by also allowing reductions in development standards for affordable units associated with the density bonus/inclusionary housing program. Quantified Objective: 6 new very low units
(General Fund)

Program 6.2.I **MC 2016 ➔** **CD**
Review the City's inclusionary housing and density bonus ordinance and update as necessary to ensure it is consistent with changes directed by AB 2222. Allow density bonuses up to 35 percent with the provision of low, very low, or moderate housing and up to 20 percent for senior housing, and require 55-year affordability, and replacement of any existing affordable housing that is eliminated.
(General Fund)

Program 6.2.J **MC ➔ Each application CD**
Require affordable housing units be income-restricted for the initial 55 years of occupancy through deed restriction or other legally binding instruments.
(General Fund)

Program 6.2.K **MC 2016 ➔ CD**
Require dispersal of affordable units throughout development projects, so that they are visually indistinguishable from market rate units. Add this requirement to the City's application completeness checklist.
(General Fund)

Policy 6.2.4
Encourage the construction of second dwelling units in appropriate locations in order to provide additional affordable housing opportunities.

Program 6.2.L **2016 CD**
Review Greenfield Zoning Code Chapter 17.90 to ensure provisions for second unit applications and application forms conform to State law and do not unnecessarily impede second unit development.
(General Fund, Grants)

Policy 6.2.5
Allow a variety of housing and lot designs, housing types, and housing ownership arrangements, including innovative approaches.

Program 6.2.M **2016 ➔ CD**
Review the residential zoning district development standards to ensure that a mix of unit sizes and lot configurations, including smaller lots and/or zero lot line lots, are allowed. Through development agreements, zoning, or other means, require at least 5 percent of land within Planned Developments be designated for 21 units per acre (16 units per acre net). Quantified objective: Assuming 200 acres of Planned Development approvals during the planning period, 160 new low units.
(General Fund)

Program 6.2.N **GP ➔ Each application CD**
Review proposed annexations to ensure that General Plan land use designations and zoning districts allow for a compatible mixture of different types of residential units. When annexation applications include general plan amendments, ensure that the availability of land designated for high density residential use is not reduced.
(General Fund, Developers)

Program 6.2.O **MC 2016 CD**
Amend the zoning ordinance to allow or conditionally allow single resident occupancy units in appropriate residential zoning districts.
(General Fund)

Policy 6.2.6
Accommodate the provision of shelter and services for the homeless in accordance with Zoning Code section 17.80.

Program 6.2.P **2017 ➔** **CD**
Work together with places of worship and non-profit organizations that propose the establishment of transitional or supportive housing or shelters. Provide zoning information and assist in understanding housing opportunities and constraints to assist the entities in successfully establishing the housing. Extend assistance to local agencies, non-profit organizations, and other organizations providing homeless assistance, including places of worship, the Salvation Army, Goodwill, and the Housing Authority of Monterey County. (General Fund, Non-profit Organizations)

Program 6.2.Q **➔ Each application CD**
In order to expand transportation options for those in transitional or supportive housing or shelters, encourage placement of transitional or supportive housing or shelters in locations near transit and services.
(General Fund)

Program 6.2.R **MC Annually ➔** **CD**
Maintain the current Emergency Shelters and Transitional Housing Facilities zoning ordinance (Chapter 17.80) that allows transitional housing, supportive housing, and shelters in appropriate zoning districts as required by the State Government Code and continue to review the capacity of those districts to ensure the capacity for those uses is adequate to meet the demands of those populations within the City. (General Fund)

Goal 6.3
Fair housing opportunity available to all.

Objective 6.3
Eliminate illegal discrimination in the sale and rental of housing units, and ensure fair housing opportunities for all residents regardless of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, age, or other factors.

Policy 6.3.1
Promote understanding of fair housing law.

Program 6.3.A **2016 ➔** **CD**
Utilize the standards of the Fair Employment and Housing Act and Unruh Civil Rights Act as the City's "Fair Housing Program," providing an information program to educate residents of their rights under the fair housing laws, and information regarding the roles of the California Department of Fair Employment & Housing, the Housing Authority of Monterey County, the California Rural Assistance League, and the Housing Resource Center of

Monterey County in accepting complaints and assisting in resolution of fair housing violations. Advise the State Department of Fair Employment and Housing of any complaints regarding housing discrimination received by the City.
(General Fund, Grants)

Program 6.3.B **2017 ➔** **CD**
Support efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination by providing contact information on the City's website and at City Hall. Provide free or low-cost meeting facilities to accommodate outreach and educational efforts of these groups.
(General Fund, Grants)

Program 6.3.C **2017 ➔** **CD**
Provide information on state and federal fair housing laws on the City's website and at City Hall. Seek the cooperation of the local homebuilders association, real estate association, and lenders in disseminating fair housing information.
(General Fund)

Program 6.3.D **2017 ➔** **CD**
Train City staff at the public counter to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission.
(General Fund)

Policy 6.3.2
Ensure housing providers abide by fair housing law.

Program 6.3.E **➔ Each application CD B**
Ensure all new, multifamily housing meets the accessibility requirements of the Americans with Disabilities Act and provisions of federal and State fair housing acts through the City's permitting and approval processes.
(General Fund)

Program 6.3.F **MC 2016 ➔** **CD**
Utilize the term "family" in compliance with federal and State housing laws. Maintain the municipal code's non-restrictive definition of "family."
(General Fund)

Goal 6.4
Housing for persons with special needs.

Objective 6.4
Ensure that no one is denied housing or shelter within the City, including those with special needs such as the physically or developmentally disabled, elderly, large families, single-parent households, farmworkers, and the homeless.

Policy 6.4.1
Allow and promote housing for persons with special needs in appropriate zoning districts.

Program 6.4.A **2017 ➔** **CD**
Identify suitable development sites for senior housing and housing for the physically and developmentally disabled, with a focus on sites that are convenient to medical and shopping services and/or public transit.
(General Fund)

Program 6.4.B **MC 2016** **CD**
Revise the Zoning Ordinance to allow farm labor and employee housing for up to six employees in residential zones within the City, and review, and if necessary, remove barriers to the development of other housing appropriate for agricultural workers and other employees.
(General Fund)

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

Program 6.4.D **2016 ➔ Each application** **CD**
Encourage the development of mixed-use projects close to downtown to include units identified for housing for elderly and persons with physical and developmental disabilities.
(General Fund)

Program 6.4.E: **2016 ➔** **CD**
Revise the City's Residential Care development standards to remove constraints related to proximity of facilities.
(General Fund)

Program 6.4.F: **➔ Each application CD**
Publicize to developers the need for development of housing appropriate for large households, by including information with application forms.
(General Fund)

Policy 6.4.2
Minimize physical barriers to accessible housing and require new housing to meet or exceed Americans with Disability Act requirements.

Program 6.4.G **➔ Each application CD B**
Implement the state building standards for handicapped accessibility and provide reasonable accommodations by requiring home builders to include a percentage of physically accessible residences in single-family residential development projects, a portion of playground facilities developed as part of housing developments to provide accessible play structures, and offer ADA-

accessible kitchen and bath upgrades as an option to buyers.
(General Fund)

Program 6.4.H **2016 ➔** **CD B**
Promote policies and development standards for persons with physical and developmental disabilities through information provided on the City's website and at City Hall.
(General Fund)

Policy 6.4.3
Minimize procedural barriers to special needs housing.

Program 6.4.I **MC 2016** **CD**
Provide a procedure for reasonable accommodation of people with physical and developmental disabilities to ensure that development regulations to do not pose potential constraints to accommodating persons with disabilities. Amend Zoning Code to allow administrative approval procedure for minor exceptions to zoning standards to accommodate the special needs of persons with physical and developmental disabilities, to allow the Community Development Director to approve encroachments into set-back areas or required yards, accessory structures, parking variations, and similar requests to accommodate the needs of persons with physical and developmental disabilities. Publicize the process for requesting accommodations on the City's website and at City Hall and by providing information to social services agencies.
(General Fund)

Program 6.4.J **➔ Each application CD**
Utilize California Environmental Quality Act exemptions for agricultural worker housing, and housing for the elderly and persons with physical and developmental disabilities, to the extent allowable.
(General Fund, Developers)

Policy 6.4.4
Promote the provision of housing for persons with special needs.

Program 6.4.K **MC 2016 ➔** **CD**
Coordinate development of affordable housing with needed facilities for single parent households such as daycare facilities, medical facilities, parks and recreation, and schools. Ensure that zoning district development standards, permitted uses, and zoning map allow the appropriate selection of uses.
(General Fund)

Program 6.4.L **2017 ➔** **CD**
Identify potential funding sources and development sites and work with non-profit developers to facilitate the development of affordable farmworker housing, senior housing, and housing for the physically and developmentally disabled.
(General Fund, Grants, Non-profit Organizations)

Program 6.4.M **2017 ➔** **CD**
Work with non-profit organizations to promote applications for creative project designs that could serve farmworkers during the growing season and homeless during the winter.
(General Fund, Grants, Non-profit Organizations)

Program 6.4.N **2017 ➔** **CD**
Work with the Housing Alliance for People with Disabilities to promote the availability of housing designed to accommodate persons with disabilities. Facilitate cooperation between developers and the Housing Alliance for People with Disabilities for the inclusion of accessible features in house designs.
(General Fund, Grants, Non-profit Organizations)

Policy 6.4.5
Design subdivisions to facilitate and promote mobility for the mobility-impaired.

Program 6.4.O **➔ Each application** **CD PW**
Assess continuity of sidewalks and ramps adjacent to new development, and especially on routes connecting to schools and services, and prioritize funding and completion of improvements in highest needs areas, including routes to schools, community facilities, and commercial areas. When justified during residential tentative map approvals, require completion of off-site sidewalks within one-quarter mile of the project site that lead to schools, community facilities, or commercial areas serving the residential development.
(General Fund Developers)

Program 6.4.P **➔ Each application** **CD PW**
Require new public and private streets and sidewalks to meet Americans with Disabilities Act requirements.
(Developers)

Goal 6.5
Engagement with other agencies and organizations in the provision of housing.

Objective 6.5
Achieve elevated and synergetic outcomes by cooperating with agencies and organizations to maximize benefits to the community.

Policy 6.5.1
Participate or coordinate with other agencies in home purchase and rental assistance programs and the provision of social services programs.

Program 6.5.A **2016 ➔** **CD**
Pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Housing Authority of Monterey County, and other interested entities to support efforts to meet the housing needs of very low, low, and moderate households

and conserve existing affordable housing. Quantified Objective: Conserve 10 very low and 20 low units.
(General Fund, Grants, Developers, Non-profit Organizations)

Program 6.5.B **2016 ➔** **CD**
Cooperate with the Housing Authority of Monterey County in the administration of the federal Section 8 Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers. Provide necessary documentation to the Housing Authority of Monterey County to apply for annual commitments from the U.S. Department of Housing and Urban Development. Encourage rental property owners who have participated in the City's housing rehabilitation program to participate in the Housing Choice Voucher program.
(General Fund)

Program 6.5.C **2016 ➔** **CD**
Work with agencies to implement the Home Buyer Assistance Program, a first-time homebuyer assistance program for low-income and moderate-income households, and coordinate processing of applications for first-time homebuyer's assistance, lending decisions with participating mortgage lenders, homebuyer training and technical assistance, and management of loan portfolios.
(General Fund)

Program 6.5.D **2016 ➔** **CD**
Work with non-profit organizations to develop self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The City can facilitate the development of the self-help housing through a variety of means, including: identification of potential sites, obtaining financing, including CDBG and HOME funds; identifying an appropriate site(s) for a self-help housing project and pursuing state and federal funds for the purchase of the site(s); and reducing the up-front costs of permit fees and/or development impact fees. Quantified Objective: 4 New Low Units.
(General Fund, Non-profit Organizations)

Program 6.5.K **➔ Each application CD B**
Facilitate collaborations between housing developers and service providers to incorporate services for low income and special needs households into project designs. Provide information on potential programs with application forms.
(General Fund)

Goal 6.6
Adequate infrastructure and services to support housing.

Objective 6.6
Provide adequate water, sewer, and storm drainage utilities, and adequate fire and police services, to accommodate projected residential development.

Policy 6.6.1
Ensure that adequate water, sewer, and storm drainage utilities, fire and police services, and school sites are provided to accommodate new development and future residents.

Program 6.6.A **➔ Each application** **CD**
Review specific plans and subdivision maps with city departments and utilities to ensure adequate provision of infrastructure and facilities. Review specific plans and subdivision maps with the school district to identify needs for new school sites and enable the school district to plan for future residents.
(General Fund)

Program 6.6.B **2016 ➔** **PW**
Prioritize the provision of water and sewer services to low income housing developments including granting a priority for service hook-ups to developments that help meet the City's RHNA.
(General Fund)

Goal 6.7
Reduced ongoing household costs and supporting incomes.

Objective 6.7
Provide energy, water, and transportation efficiencies to realize long-term cost savings for residents.

Policy 6.7.1
Promote energy and water efficiency in new houses and rehabilitated houses to reduce ongoing homeowner costs.

Program 6.7.A **2016 ➔** **CD B**
Participate in the Home Energy Renovation Opportunity financing program Quantified Objective: 4 Low, 12 Moderate, and 18 Above Moderate Rehabilitated Units.
(General Fund)

Program 6.7.B **2016 ➔** **CD**
Provide information on City-sponsored and utility company conservation improvement rebates, low-flow fixtures, and water conserving landscaping and irrigation practices, consistent with outreach methods in Program 6.2.D.
(General Fund)

Program 6.7.C **December 2016 ➔** **CD B**
Adopt and enforce the most recent state energy efficiency requirements for new residential construction (Title 24 Energy Code and California Green Building Standards Code).
(General Fund)

Program 6.7.D **2017 ➔** **CD B**
Instruct the City's plan reviewers to support building framing that promotes construction of tighter building envelopes.
(General Fund)

Program 6.7.E **December 2016 ➔** **CD B**
Require the use of Energy Star appliances in newly constructed or renovated housing as an amendment to the California Green Building standards Code as a condition of subdivision, site plan, or Planned Development approvals.
(General Fund)

Program 6.7.F **2017 ➔** **CD B**
Utilize provisions in the California Green Building Standards Code to require residential developers/builders to maximize energy conservation through proactive site, building and building systems design, use of solar hot water, solar voltaic electricity, and passive solar heating and lighting, and/or other materials and equipment to maximize energy efficiency that exceed the provisions of Title 24 Energy Code as a condition of subdivision, site plan, or Planned Development approvals.
(General Fund)

Policy 6.7.2
Provide transportation choices and travel efficiency in housing areas.

Program 6.7.G **➔ Each application** **CD PW**
Promote infill and compact development to facilitate non-motorized transportation. In the approval of subdivision maps and site plans, facilitate land use patterns and development densities that place services close to residences and promote use of lower-energy means of transportation, including walking, bicycling, and car-pooling to make less costly transportation alternatives available and feasible and reduce costs associated with transportation, especially for low income residents.
(General Fund)

Program 6.7.H **➔ Each application** **CD PW**
In new subdivisions, use complete street designs and interconnected bicycle, pedestrian, and transit routes to facilitate alternative transportation choices, where possible. Use the City's Mixed Use Overlay zoning to create mixed use opportunities along key commercial corridors as a means of enhancing residents' access to commercial services and transit.
(General Fund)

Policy 6.7.3
Reduce ongoing health costs.

Program 6.7.I **2017 ➔** **CD B**
Utilize provisions in the California Green Building Standards Code to require healthful construction materials and practices, including use of low or zero-VOC paint, wood finishes, and adhesives; and/or avoidance of products with added formaldehyde**.**
(General Fund)

Program 6.7.J **➔ Each application** **CD B**
Through the City's building permit and inspection processes, ensure that lead and asbestos are properly removed and disposed of during rehabilitation of older residences.
(General Fund, Developers)

Policy 6.7.4
Foster economic development to provide convenient income sources within the City.

Program 6.7.K **➔ Each application** **CD**
Extend the Mixed Use overlay in future annexations, as appropriate.
(General Fund)

Program 6.7.L **2017 ➔** **CD**
Provide information on vacant or re-developable commercial and mixed use land available within the City, at City Hall and on the City's website.
(General Fund)

Program 6.7.M **GP MC ➔ Each application CD**
When General Plan Land Use Diagram amendments or zoning map changes are proposed, consider the effects of those changes on the City's supply of land to accommodate housing for persons of all income levels and with special needs, and jobs and commercial services to serve the population, achieve a jobs-housing balance, and prevent retail leakage to other communities.
(Developers)

Goal 6.8
Well maintained housing stock and neighborhoods.

Objective 6.8
Rehabilitation or replacement of dilapidated housing, timely maintenance of the remaining housing, and preservation of neighborhood integrity.

Policy 6.8.1
Participate in housing rehabilitation programs.

Program 6.8.A **2016 ➔** **CD B**
Investigate new housing rehabilitation funding opportunities and administer funds as they become available, including, housing rehabilitation grants, Community Development Block Grant funding, Housing Rehabilitation Loan Program, Neighborhood Stabilization Program, Mr. Fix-It, Home Safety, and Housing Accessibility grant programs. Quantified Objective: Rehabilitate 6 very low, 6 low units, and 6 moderate units.
(General Fund, Grants)

Program 6.8.B **2016 ➔ Each application** **CD B**
Include information on housing rehabilitation when distributing building code and zoning information to prospective residential project applicants, and at City

Hall and on the City's website. Assist homeowners in applying for housing rehabilitation grants or tax credits.
(General Fund)

Program 6.8.C **2018 ➔** **CD B**
Assist mobile home park property owners in accessing state and federal funds for mobile home park improvements by providing information to mobile home park owners on state and federal programs, and/or providing referrals to nonprofit organizations who can assist in preparing funding requests.
Quantified Objective: 8 Rehabilitated Very Low Units.
(General Fund, Grants)

Program 6.8.D **2017 ➔** **CD B**
Work with financial institutions to resolve residential property foreclosures and maintenance of foreclosed properties.
(General Fund)

Program 6.8.E **➔ Each application** **CD**
Utilize California Environmental Quality Act exemptions for reconstruction projects to the extent allowable.
(General Fund)

Policy 6.8.2
Remove and prevent blight in residential areas.

Program 6.8.F **2016, 2021** **CD B**
Conduct a survey of exterior housing conditions every five years, based on the methodology recommended by the California Department of Housing and Community Development in its CDBG Program Grant Management Manual. Characterize housing rehabilitation and replacement needs by category of substandard condition (roof, for example), type of housing unit, and geographic area of the city.
(General Fund, Grants)

Program 6.8.G **2018 ➔** **CD B**
Adopt an ordinance that triggers an inspection of properties by the Building Official upon sale, for the purpose of creating a register of building code violations requiring remedy.
(General Fund)

Program 6.8.H **2018 ➔** **CD B**
Adopt a residential rental property inspection program to identify deficient, substandard, unsafe and/or unsanitary residential buildings and dwelling units and to ensure the rehabilitation or elimination of those buildings and dwelling units that do not meet minimum building, housing, zoning, and health and safety code standards, or are not otherwise safe to occupy.
(General Fund)

Program 6.8.I **2018 ➔** **CD B LS**
As budget allows, seek through code enforcement, the private rehabilitation of substandard dwelling units and the demolition of substandard units that are not economically feasible to repair. As budget allows, hire a code enforcement officer to identify and enforce code violations.
(General Fund, Grants)

Program 6.8.J **2018 ➔** **CD B**
Target the housing rehabilitation program to meet the most urgent needs, including substandard rental properties. Avoid the displacement of very low and low-income households during rehabilitation, or ensure temporary housing is provided. Quantified Objective: Conserve 4 very low and 4 low units.
(General Fund, Grants)

Program 6.8.K **2018 ➔** **CD B**
Offer inspection services and information on financial assistance available for housing rehabilitation to rental property owners whose properties are found to require substantial rehabilitation.
(General Fund)

Program 6.8.L **2017 MC ➔** **CD B LS**
Enforce provisions of the municipal code requiring the removal of weeds and rubbish from properties.
(General Fund)

Program 6.8.M **2018 ➔** **CD PW**
Support community improvement projects in neighborhoods and adjacent commercial areas that suffer from deterioration of structures and/or infrastructure.
(General Fund)

Program 6.8.N **2018 ➔** **CD**
Encourage and coordinate with neighborhood watch programs, neighborhood associations, and business district associations to reduce crime and address upkeep needs.
(General Fund)

Policy 6.8.3
Encourage high quality and appropriate housing construction.

Program 6.8.O **December 2016 ➔** **CD B LS**
Adopt the latest editions of the California Building Codes. Enforce housing and building codes to ensure safe structures and prevent the deterioration of housing stock.
(General Fund)

Program 6.8.P **December 2016 ➔** **CD B**
Adopt requirements that newly installed manufactured homes meet age and quality criteria.
(General Fund)

3. BACKGROUND/SETTING

Income Characteristics

HOUSEHOLD INCOME LEVELS

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

Table 1: Household Income Levels

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

Source: California Department of Housing and Community Development

Household income level is a determining factor of housing affordability. Table 2, Distribution by Income Category, shows AMBAG's distribution of Greenfield household income levels.

Table 2: 2013 Distribution by Income Category

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

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

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

In 2000 Greenfield was considered a "low income" residential area with a household median income of $37,600, or 78 percent of Monterey County's household median income. Average household size in 2000 was 4.72 persons. Greenfield's 2013 household median income was $53,805, or 91 percent of the County's household median income of $59,168. However, Greenfield's average household size is 44 percent larger than the County's, with 4.54 persons, while Monterey County's average household size is 3.15 persons. Thus; the corresponding adjusted household income is $36,525 which is only 63 percent of the County's median household income. Therefore, Greenfield can still be considered a "low income" residential area. Adjusted Greenfield household income distribution is shown in Table 3, 2013 Distribution by Income Category Adjusted for Household Size.

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

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

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

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

HOUSING NEEDS BY INCOME LEVELS

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

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

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

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

Table 4: Regional Housing Needs Allocations 2014-2023

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

Source: AMBAG Regional Housing Needs Assessment 2014.

Based on targets established for its housing programs, the City has established quantified objectives for attaining new, conserved, or re-habilitated housing. The City's quantitative goals are presented in Table 5, Quantified Housing Objectives 2014-2023.

Table 5: Quantified Housing Objectives 2014-2023

Income Level	New Construction	Rehabilitation	Preservation
Extremely/Very Low	16	14	14
Low	170	22	24
Moderate	--	18	--
Above Moderate	--	18	--

Source: City of Greenfield 2016, AMBAG Regional Housing Needs Assessment 2014.

GREENFIELD'S PROJECTED HOUSING NEEDS BASED ON INCOME

Projected housing needs are the total additional housing units required to house a jurisdiction's projected population by 2023 that are affordable to each income level, in standard condition, and not overcrowded. The definitions of income used in the AMBAG plan reflect the income definitions used by the State of California previously discussed. Projected housing needs include those of the existing population as well as the needs of the additional population expected to reside in the community through 2023. According to the AMBAG estimates, Greenfield has a need of 363 new housing units for the planning period of 2014-2023. This estimate was developed by AMBAG based on various factors including projected population, job growth, land availability, vacancy rates, and replacement housing needs. Given AMBAG's projected construction for the City of Greenfield of 363 units, Greenfield must construct approximately 45 housing units per year.

After determining the number of additional housing units expected by the end of the planning period, AMBAG further quantified future housing needs by income level in order to effectively distribute lower income households equitably throughout a region. As previously discussed, this serves to avoid undue concentrations of very low and low income households in one jurisdiction.

For Greenfield, the AMBAG goal is that 87 new housing units (24 percent of all new units) will be very low income and 57 new housing units (16 percent of all new units) will be low income. The remaining 219 housing units were allocated to moderate or above moderate-income households.

To avoid further concentration of development in one area, AMBAG allocated a construction goal of 40 percent of the overall housing units for Greenfield to be dedicated to very low and low income households for the 2014-2023 RHNA period. Therefore, through 2023, the City must assure that adequate sites and zoning are made available to meet these targeted allocations for each of the respective income groups.

The approved and pending residential developments identified in Table 6, Approved/Pending Housing Projects in Greenfield since January 1, 2014 will provide102 housing units. All of the units are expected to develop within the planning period, and will therefore contribute toward meeting the total allocations determined as necessary by AMBAG and the City.

Table 6: Approved/Pending Housing Projects in Greenfield Since January 1, 2014

Income Level	RHNA Regional Housing Need Targets	Pending/Approved Units within Planning Period	Remaining Regional Housing Need
Very Low Income	87 units	43	44
Low Income	57 units	56	1
Moderate	66 units	3	63
Above Moderate	153 units	--	153

Source: City of Greenfield Building Department

Note: One of the market rate units is an employee housing unit

Three development projects (Cambria Park, Terracina Oaks, and Magnolia Place) and two individual homes have been permitted, and partially constructed, since January 1, 2014.

CHISPA purchased the Cambria Park Subdivision from a private developer who intended to develop market rate units. Under CHISPA, Cambria Park will provide housing for low income families. The project consists of 39 total units, six of which were constructed in the prior planning period. CHISPA has built or pulled permits for 20 additional units during the current planning period.

Phase II of the Terracina Oaks project will have a total of 48 units with eight units for extremely low income, 31 units for very low income, and eight units for low income.

Magnolia Park is an 80-unit senior project in the western portion of Greenfield. Phase I has been constructed with four very low income units and 28 low income units.

More than half of the City's very low and low income housing target has been accomplished to date. The City has suitably located and zoned undeveloped sites to accommodate development of dwelling units suitable for all income groups sufficient to meet remaining units from AMBAG's 363-unit target for the planning period. Existing vacant residential sites within the City, and the sites available for residential construction within existing zoning, provide adequate sites (see Background Report for site inventory). Site availability will not prevent construction of sufficient units by 2023 to meet AMBAG's targets; however, rising construction and housing costs infuses some uncertainty into the anticipated construction of the subject housing units. Sites exist but economic resources may not.

Housing Costs

HOUSING AFFORDABILITY

One of the most important factors in evaluating a community's housing market is the cost of housing and whether it is affordable to current residents and those who would like to live in the community. In the mid-2000s there was a downturn in the residential housing market. However, costs are now on the rise again and Monterey County is still considered one of the least affordable places to live in the United States. According to the California Association of Realtors, home affordability in Monterey County hit record lows in 2014 with only 27 percent of homes being considered affordable based on median income.

According to Realtytrac.com, as of July 2014 the City of Greenfield had an estimated 25 pre-foreclosures (Notice of Defaults), trustee's sales (Auction Homes) and bank owned (REO) properties down from over 300 in 2009. Due to the recent decline in foreclosures, Greenfield median home sales prices have not driven up affordability factors like they had in previous years. With recent median home sales prices increasing in Greenfield the market for moderate income first-time homebuyers has decreased.

HOMEOWNERSHIP COSTS

The 2013 U.S. Census data reported a median value of $166,300 for owner occupied units in Greenfield, as shown in Table 7, Owner Occupied Housing Units by Value in 2013. This figure was based on values of 1,673 owner occupied units. Units valued at less than $50,000 totaled 83 and units valued at $500,000 or greater totaled 46. The vast majority of units, 1,202, representing approximately 72 percent, were valued between $100,000 and $299,999. However, the real estate market in most California communities has slowed since the 2013 census information was obtained and non-distressed sales have dropped for the first time since 2005 and median housing prices are rising.

Table 7 Owner Occupied Housing Units by Value in 2013

Housing Price Range*	Number of Units	Percent
Less than $50,000	83	4.96%
$50,000 to $99,999	214	12.79%
$100,000 to $149,999	416	24.87%
$150,000 to $199,999	266	15.90%
$200,000 to $299,999	520	31.08%
$300,000 to $499,999	128	7.65%
$500,000 to $999,999	46	2.75%
$1,000,000 or more	0	0.00%
Total	1,673	100.00%
Median value $166,300		

Source: U.S. Census 2013

*Valuation sampling consists of owner-occupied units only

According to the California Association of Realtors, July 2015 median home sales prices in Monterey County were up 7.8 percent to $479,500 from July 2014 when the median home sales price was

$445,000. According to Zillow, the average median home price in Greenfield was $226,600 in July of 2015, up 18.8 percent from the prior year.

With recent median home sales prices increasing in Greenfield and the larger Monterey County area, the market for moderate income first-time homebuyers has decreased. According to a Mark Bruno report, home sales have declined by over fifty percent in the last year. The recent rise in median home sales prices may prevent many low and moderate income households to purchase single family residences and/or condominiums as first-time homebuyers. There are few single-family residences and/or condominiums listed below the median $226,600 price level on the open market. However, in recent years mortgage interest rates have been historically low averaging approximately four percent. With additional subsidies such as down payment assistance, low and very-low income households would have more opportunity to purchase single-family residences and/or condominiums for the first time. Prior to 2007, local housing costs and the lack of housing supply significantly restricted the ability for very low, low, and moderate income households to enter the local housing market. There has been a recent similar upturn in the housing market that is driving home prices up and affordability down.

In 2013, owner occupied housing represented 1,673 units, or about 48.7 percent, of all housing units in 2013. Of these units, 1,390 or about 83 percent were mortgaged. The median cost for owner occupied housing with a mortgage was $1,500 and about 86.9 percent of owners with mortgages paid monthly costs of $1,000 or more per month.

Rental Costs

Greenfield's housing stock in 2013 included 1,761 renter occupied units. The median rent in 2013 was $1,141. About 2.3 percent of all renters paid the maximum rental price in Greenfield of $2,000 or more per month. Over 55 percent of all renters paid between $1,000 and $1,999 per month. Table 8, Comparison of Household Incomes and Affordability, presents data on affordable rents and home sales prices.

Table 8: Comparison of Household Incomes and Affordability
A. Affordable Rents by Household Income Level

Household Income	One Person Household*	Two Person Household*	Three Person Household*	Four Person Household*	Six Person Household*
Very Low	$527	$601	$677	$608	$705
Low	$632	$722	$812	$1,059	$1,230
Moderate	$1,096	$1,254	$1,411	$1,574	$1,827

** Maximum affordable rent includes allowance for utilities paid by the tenant*

B. Affordable Sales Prices by Household Income Level

Household Income	One Person Household	Two Person Household	Three Person Household	Four Person Household	Six Person Household
Extremely Low	$15,520	$17,400	$20,090	$24,250	$32,570
Very Low	$25,400	$29,000	$32,650	$36,250	$42,050
Low	$36,300	$41,500	$46,650	$51,850	$67,300
Moderate	$57,700	$65,950	$74,200	$82,450	$95,650

Assumptions:

1. Household income levels are based on California HCD 2013 income limits
2. Rents are calculated based on California HCD income limits:
   a. Very Low Income: 30% of 50% of area-wide median income, adjusted for household size.
   b. Low Income: 30% of 60% of area-wide median income, adjusted for household size. C. Moderate Income: 30% of 110% of area-wide median income, adjusted for household size.
3. Sale Prices are calculated based on California HCD income limits:
   a. Low Income: 30% of 70% of area-wide median income, adjusted for household size.
   b. Moderate Income: 35% of 110% of area-wide median income, adjusted for household size.
4. Sales Prices are calculated using the following loan terms: 7% interest rate, 30 year term, 10% down payment, 1.8% allowance for taxes, HOA dues, and insurance.

OVERPAYMENT

Approximately 38 percent of homeowners and 52 percent of renters in Greenfield were paying more than 30 percent of their household incomes for housing. As the price of housing increases, a greater segment of the population will either no longer be able to afford market-rate housing or will spend a greater percentage of household income to secure housing. This is undoubtedly a factor in the high household sizes seen in Greenfield, as people crowd into units or rent spare rooms to cut housing costs.

Table 9, Greenfield Housing Costs by Percentage of Household Income, illustrates overpayment for housing by household income.

Table 9: Greenfield Household Costs by Percentage of Household Income

Income	Housing Type				% of Total Occupied Housing Units
	Owner		Renter		
	29% or less	30% or more	29% or less	30% or more	
Less than $20,000	1.3%	2.2%	1.4%	16.5%	10.8%
$20,000 to $34,999	6.4%	9.1%	1.0 %	19.1%	17.9%
$35,000 to $49,999	5.4%	7.5%	7.2%	10.1%	15.2%
$50,000 to $74,999	10.6%	15.4%	13.1%	6.3%	22.6%
$75,000 and more	37.2%	3.8%	20.1%	0%	30.2%

Source: U.S Census, 2013

The data generally demonstrates a strong correlation between households with low incomes and overpayment. In the income categories of less than $49,999, over 45 percent of renter occupied households are overpaying with 30 percent or more of income going toward housing. In contrast, in the $75,000 and over income category, no renter occupied units and only 3.8 percent of owner occupied units are overpaying at the 30 percent rate. It must be further noted, that the foreclosures principally involve populations overpaying for housing units; units that artificially were overvalued.

JOB-BASED HOUSING NEED

Greenfield's jobs/housing balance, based on jobs and housing units in 2010, was 3.7 housing units per job. For the tri-county region the ratio was 4.5 housing units per job. This data indicates that most Greenfield residents are employed outside the community. In order to achieve a better jobs/housing balance, Greenfield must generate additional employment opportunities within the community. There are many advantages to a good jobs/housing balance, resulting from a balance between housing opportunities and employment opportunities within a community. When residents work near their homes, commuting time decreases while time for family, leisure pursuits, and community activities increases. A better jobs/housing balance also encourages purchasing from local businesses rather than those located at the place of employment or on the commute. This increases both local business and local government revenues. In addition, providing additional jobs benefits the regional transportation system by reducing the number of trips generated by residents commuting to jobs outside Greenfield.

AMBAG projects employment and population growth for Monterey and San Benito Counties in its Regional Forecasts. Released in 2014, the AMBAG Regional Forecast projects significant population growth, from 16,330 in 2010 to 22,061 in 2025, a 35 percent increase, while employment is estimated to decrease to 51 jobs per 1000 people in 2025, down from 54 jobs per 1000 people in 2010. Housing unit growth is expected to increase by 27.8 percent or 1,043 units by 2025. Despite the decrease in housing units per job, the projected jobs/housing balance by 2025 is estimated to improve to 1.2 based on AMBAG's Regional Forecast. Table 10, AMBAG Regional Forecast for Greenfield, shows the estimated Greenfield jobs-based housing demand by monthly housing payment. Although AMBAG predicts a significant improvement in the jobs/housing ratio by 2025, 1.2 is still below the appropriate jobs/housing ratio of 1.5 jobs per household. In order to improve Greenfield's jobs/housing balance to meet this ratio, Greenfield must generate additional employment opportunities within the community.

Table 10: AMBAG Regional Forecast for Greenfield

	2005	2010	2020	2025	2030	2035
Population	13,357	16,330	21,341	22,061	22,835	23,609
Housing Units	2,886	3,752	4,734	4,795	4,982	5,105
Employment	962	6,935	7,404	7,467	7,673	7,862

Source: 2014 Regional Forecast Population, Housing Unit and Employment Projection

Housing Characteristics

HOUSING UNITS

In 2013, there were 3,632 dwelling units in Greenfield. This represents a 22.5 percent increase since 2000 when there were a total of 2,726 housing units. Despite the increase in the number of housing units, persons per dwelling unit increased slightly from 4.62 persons per unit in 2000 to 4.78 persons per unit in 2013. Table 11, Population, Housing Units, and Persons per Unit, shows the changes in population, housing units, and persons per dwelling unit from 1980 through 2013.

Table 11: Population, Housing Units, and Persons per Unit

Year	Population	Housing Units	Persons per Dwelling Unit
1980	4,181	1,002	3.47
1990	7,709	1,970	4.17
2000	12,583	2,726	4.62
2009	14,428	3,340	4.32
2013	16,494	3,632	4.78

Source: U.S. Census 1980, 1990, 2000, 2009, 2013 and California Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013

As shown in Table 12, Dwelling Units by Type, California Department of Finance data indicates that in 2015, 81.4 percent of the housing units (3,090 units) in Greenfield were single-family units; either detached or in attached structures. There were 261 units in structures of 2-4 units, representing 6.9 percent of total units and 377 units in multifamily structures of 5 or more units, representing 9.9 percent of total units. There were 25 mobile homes or trailers used as dwelling units in the City, representing 0.7 percent of the total housing units.

Table 12: Dwelling Units by Type

Type of Dwelling Unit	2000	2013	2015
Single Family (attached or detached)	2,121	2,981	3,090
Duplex-Fourplex	274	278	261
Multi Family (five or more)	247	333	377
Mobile Home or Trailer	76	40	25
Other (boat, RV, van)	9	0	0
Total	2,727	3,632	3,794

Source: U.S. Census 2000, 2013; California Department of Finance 2015

The vacancy rate in a community indicates the percentage of units that are vacant and for sale or for rent at any one time. Low vacancy rates (typically defined as anything less than 3 percent for homeowner units and 5 percent or less for rental units) can indicate a tight housing market. This means that with few vacant units, an exceptionally high demand is created for the vacant units.

Data from the 2015 California Department of Finance tables indicate Greenfield has an overall vacancy rate of 7.8 percent up from 3 percent in 2009. The 2015 vacancy rates demonstrate that there may be a trend towards increased availability of units in relation to demand in comparison to 2009's extremely tight housing market.

Housing Condition

One common indicator used to determine housing condition is the age of housing. As the data in the Table 13, Year of Construction, indicates, approximately 55.3 percent of the City's housing stock was built since 1990. The last structural condition survey, which consisted of a visual inspection of the exterior of all dwellings in Greenfield, was completed by the City was in 1994. The survey consisted of. A

standardized point system supplied by HCD was used to assess the condition of each house, including foundation, roofing, siding, windows, and doors. Each dwelling was rated as sound, minor need of rehabilitation, moderate need of rehabilitation, substantial need of rehabilitation, or dilapidated condition. The total number of units surveyed was 1,926. Of that number, 98.2 percent were sound or were in need of only minor rehabilitation. Only 23 units, 1.2 percent, were in need of moderate or substantial rehabilitation and only 11 units, 0.6 percent, were dilapidated. The Greenfield Building Official, using the Uniform Building Code and Housing Code, made the final determination of condition. In 2016, the City reassessed the anticipated condition of its housing stock by using this pre-existing data, age of houses, and knowledge of the City's neighborhoods, to estimate current housing conditions. Table 14, Housing Conditions, shows the distribution of the housing units by category of condition.

Table 13: Year of Construction

Year Structure Was Built	Number Of Units	Percent Of Total
Before 1950	256	6.8%
1950-1969	593	15.7%
1970-1989	829	22.1%
1990-1999	879	23.2%
2000-2014	1,212	32.1%
TOTAL	3,769	100%

Source: U.S. Census 2000, 2013 and the City of Greenfield.

Note: the 2013 Census data used in the analysis does not include 44 units built in the last two years.

Table 14: Housing Conditions

Condition	Score	Units	Percentage
Sound Condition	0-2	2,175	57.7%
Minor Need of Rehabilitation	3-10	567	15%
Moderate Need of Rehabilitation	11-20	543	14.4%
Substantial Need of Rehabilitation	21-45	454	12%
Dilapidated Condition	46 and over	35	0.9%

Source: City of Greenfield, 2016

Approximately 55.3 percent of the City's housing stock was built subsequent to 1990 and is 25 years of age or less. During the decades from 1990 to 2000 and from 2000 to 2014, over 2,000 housing units were constructed.

Rehabilitation of Existing Units

Approximately 244.6 percent of Greenfield housing units are nearly30 years or older, the age at which maintenance is critical if houses have not been maintained on a regular basis. Around 23.1 percent are between 20 and 30 years old, a timeframe during which preventative maintenance should be occurring. The City supports rehabilitation of these older units as required and will continue its code enforcement efforts, as the City's budget and available revenues allow, to see that needed repairs are completed. Past rehabilitation efforts have generally been private-sector driven. The City has used grant funds (HOME

and CalHOME) for housing rehabilitation assistance to income-eligible households. To the extent such grant funds are available in the future, the City will continue the use of such funding to meet its rehabilitation goals.

HOUSEHOLD TENURE

Tenure distribution of a city's housing stock influences the local housing market. Rental houses tend to have a much higher frequency of turnover rates and overpayment than houses that are owner-occupied. Greenfield currently has more renter occupied units than owner occupied units which may result in a higher prevalence of overpayment. Greenfield must have sufficient number of houses for sale and for rent to accommodate a comprehensive range of households of varying compositions.

In 1990, owner-occupied homes comprised 59.8 percent of households. That percentage remained virtually unchanged from 1990 to 2000, increasing from 1,316 units in 1990 to 1,569 units in 2000. From 2000 to 2013 the percentage of owner-occupied homes reduced by 10 percent. The percent of households that were renter occupied units from 1990 to 2000 also remained constant at about 40 percent, with the percentage of units increasing from 2000-2013 to 51 percent. Thus, household tenure has shifted over the past few years from more owner occupied units to more renter occupied units. Based on housing projects approved and pending in the City the household tenure is likely to change over the next five years. Table 15, Households by Tenure, compares housing tenure in the City of Greenfield from 1990 to 2013.

Table 15: Households by Tenure

Occupied Housing Units	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,316	59.8%	1,569	59.4%	1,673	48.7%
Renter	883	40.2%	1,074	40.6%	1,761	51.3%

Source: U.S. Census 1990, 2000, 2013

Greenfield's percentage of homeowner units was 48.7 percent, while the percentage of homeowner occupied units in Monterey County was 49.7 percent. The rate for the State of California in 2013 was 55.3 percent of all households. This data would indicate that in comparison to County and State averages Greenfield has a comparable home ownership occupancy rate and, correspondingly, a comparable renter occupancy rate to Monterey County and that both the City and County are marginally below the state percentage. However, home ownership in the City has dropped significantly since the 2000 Census.

DISADVANTAGED COMMUNITIES

The Cortese-Knox-Hertzberg Act defines a disadvantaged community as consisting of a population with a median household income less than 80 percent of the statewide annual median. A city annexing territory adjacent to a disadvantaged community must also apply to annex the disadvantaged community. No known disadvantaged communities exist within the City (unincorporated island) or adjacent to the city limits.

Housing Constraints

GOVERNMENT HOUSING CONSTRAINTS

Both economic forces in the private market and regulations and policies imposed by public agencies can affect new housing development and housing affordability. Not only can these constraints impact the production and affordability of new housing but they can also affect maintenance and improvement of existing housing. It is the City's policy to eliminate all potential and actual governmental constraints upon the development of housing for all income levels and for persons with disabilities, including land use controls required of developers, and local processing and permit procedures.

The purpose of governmental housing regulations and policies is to protect the quality and safety of residential development in Greenfield. However, the cost of housing construction can be unintentionally affected by such regulations and policies which consequently affects housing affordability. Among these constraints are zoning regulations, land use controls, building codes, required site improvements, permit fees, processing costs, and other impact fees and exactions required of developers. Zoning and land use controls may limit density, require substantial setbacks and open space, or limit types of allowable units. Building codes may dictate types of materials and construction techniques. Such regulations may increase housing costs as developers pass on these additional development costs to homebuyers.

In addition, on-site and off-site improvements, including road improvements, traffic signalization, sewer improvements, project mitigation, and other related improvements that are required may increase a project's costs of development.

Land Use Controls

Greenfield's development controls include policies and regulations contained in the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and Building Code. The City currently has no growth management policies or regulations to constrain housing development. The City's policies and regulations have not restricted the development of affordable housing within the community. Section 2, Goals Polices and Implementation Plans, provides specific programs that the City will utilize to evaluate and address the current zoning ordinance provisions and other City requirements to determine if amendments or adoption of new provisions could further the City's affordable housing goals.

The City has adequate residential land available and has zoning classifications that provide for higher density residential development. In addition, the City has adopted a mixed-use overlay that will allow the construction of residential units within mixed-use development projects, providing another means to achieve affordable housing within the community. In 2013 a Memorandum of Agreement was approved that will allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence.

Greenfield's development standards, design requirements, and fee schedules are reasonable and comparable those of other Salinas Valley communities. These regulations and requirements do not present significant constraints to the development of affordable housing in the community.

The General Plan

New Residential development must be consistent with the adopted General Plan's policies which may present constraints to development. Specifically, the Land Use Element of the General Plan describes where and at what intensity different types of development can occur. The Land Use element also provides general land use designations which allocate the type and character of development permitted

in each designation, but without the level of specificity provided by the zoning ordinance. This Housing Element is consistent with the land use element because it provides logical areas for growth and development to all types and densities of housing.

Zoning Ordinance

The range of densities is shown in Table 16, Residential Densities by Zone. Most of the City's residential territory is zoned Single Family Residential (R-L). Currently no lands are zoned Residential Estate (R-E). Most of downtown is included in a Mixed Use (MUO) overlay, as are two neighborhood commercial areas in the western portion of the City. The Special High Density Residential Overlay (SHO) requires a density of between 20 and 21 units per acre, and has been applied to the Clifton Court mobile home park east of U.S. Highway 101. The Zoning Ordinance provides flexibility in development standards, including staggering of front setbacks and lot coverage. See Table 23 and Table 24 in the Background Report for further discussion of development standards. The City's Zoning Ordinance allows condominium units in all residential districts, with the requirement that certain standards are met. Further the City's Zoning Ordinance allows manufactured homes in all residential districts and in the retail business (C-R) district if it is part of a mixed-use development. The "Planned Development" (Municipal Code Section 17.16.080) permitting may be used in any zoning district through the specified application and approval process. Although density cannot exceed that of the underlying zone, the Planned Development permit has no pre-set site standards and can therefore be used for creative project designs. No land within the City is zoned for agricultural use – the City only annexes land that is intended for urban development.

Table 16: Residential Densities by Zone

Zone Designation	Density
R-E Residential Estate	1-2 dwelling units (du)/acre
R-L Single Family Residential	1-7 du/acre
R-M Multiple Residential	7-15 du/acre
R-H High Density Multi-family Residential	10-21 du/acre
SHO Special High Density Overlay	20-21 du/acre
MUX Mixed Use Overlay	1 residential unit per floor (maximum 3 floors) for every 3,000 square feet of commercial or office space. Additional units may be granted in accordance with density bonus provisions.

Source: Greenfield Municipal Code 17.24 (August 2007; Greenfield Zoning Map 2010)

Design Review

Most new development projects, including single-family and multi-family residential projects, require design review before the Planning Commission. Design review encompasses the review of dwelling design, color, landscaping, and other exterior treatments, and is intended, in part, to ensure compatibility between adjacent uses and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.

Design Standards for Residential Districts

Currently, development standards for multi-family residential districts allow significant design flexibility to encourage a broad range of housing types and are intended to ensure compatibility and

connectivity with surrounding neighborhoods and uses. Areas zoned for residential estates, single family residential, and multi-family residential uses must adhere to design standards for density, building heights, minimum parcel sizes, etc.

Off-site Improvements

According to Greenfield Municipal Code Section 16.36.010, "all improvements shall conform to the City's Standard Details and Specifications as adopted by the city council. Any deviations shall be only with the written approval of the city council. Permits shall be obtained from the city engineer, where required, before any construction is started."

Development Fees

The development of new housing units imposes certain costs upon local government, such as the cost of providing planning services and inspections. In addition, there are long-term costs such as the continued maintenance of a community's infrastructure and public facilities. In order to pay for such services, local governments charge fees for proposed development applications. Fees charged by the City of Greenfield for common planning and development applications are listed in Table 24 and Table 25 in the Background Report. Historically, Greenfield Planning Department fees were the lowest of any city in the Salinas Valley. Costs for particular projects vary depending on the type of approvals required.. As a preliminary step in the development of housing, the fees add directly or indirectly to housing costs. The City Council adopted a new fee schedule, which increased some of the City's fees, in December 2014 (effective February 2015). In addition to these development fees, the City charges fees associated with obtaining building permits, which are typically calculated based on the type of occupancy and the number of square feet of construction.

Subdivision Regulations

Title 16 of the Greenfield Municipal Code governs procedures for subdividing land, dedication of public facilities (parks and school sites), and the design of streets, utilities, lots and improvements. New lots must be at least 6,000 square feet and 60 feet in width. However, the ordinance contains a procedure that allows variance from minimum lot requirements in special circumstances.

The City's requirement for residential street width is 68 feet. The street pavement is 40 feet wide with four-foot wide bicycle lanes and a 10-foot easement area on each side. Arterial streets require two-way left turn lanes, also resulting in wider streets. Although wide streets add off-site improvement cost to projects, the increased safety makes such costs acceptable.

Building Codes

New construction must meet all state mandated building codes which can add substantially to the cost of development. These include the California Building Code, related trade codes, the California Energy Code, Title 24 regulations, and State seismic safety requirements. These codes and regulations are used in jurisdictions throughout California. The state mandates that these building, mechanical, plumbing, fire, housing, and historical building codes must be complied with in all construction. Local agencies may enact stricter requirements, but may not be less restrictive that the state codes. Chapter 15.04 of the Greenfield Municipal Code adopted the 2007 state building codes. Greenfield is currently in the process of putting together an amendment adopting the most recent building code. No local amendments have been adopted.

These codes and regulations are enforced through the development review process and through review of existing housing conditions by the Building Inspector. The Building Inspector reviews all building plans for new development to ensure compliance with the California Building Code. If unsafe conditions

are discovered or suspected, a correction notice is filed under the authority of the California Building Code for the abatement of dangerous structures. The Building Inspector or the Planning Director also responds to complaints filed by citizens regarding housing violations.

Regional and County Government Approval

Development upon land surrounding a city is subject to regional governmental approval. State, regional, and local agency policies regarding the conversion of agricultural land, groundwater overdraft, and ambient air quality degradation may result in constraints to the provision of additional housing units. However, these constraints are consistent with other areas of Monterey County and within California.

Monterey County LAFCO has the ultimate decision-making authority regarding annexations to the City of Greenfield. LAFCO policies are intended to ensure that growth occurs in an orderly and planned manner, discourage urban sprawl, and protect surrounding agricultural lands. LAFCO also reviews and approves spheres of influence for cities. The adopted sphere of influence for Greenfield designates several areas to the west and east of the City as suitable for future urban development. Most of these areas are currently designated for residential uses within Greenfield's General Plan. One industrial site of approximately 20 acres is in the current sphere of influence (designated as urban transition).

Monterey County Water Resources Agency

There is the possibility of the imposition of specific water conservation or allocation plans by the Monterey County Water Resources Agency (MCWRA), given the County's drought and seawater intrusion problems. Currently, MCWRA has no permit authority with regard to development projects in incorporated cities. However, MCWRA does have jurisdiction over the use of groundwater within the county and can impose a moratorium on development in all areas of the county, both unincorporated and incorporated.

The MCWRA has influence over the approval of annexations to Greenfield, which require LAFCO approval. Due to the County's current groundwater overdraft problem, one of LAFCO's prime objectives is ensuring that potentially adverse groundwater impacts are offset through the implementation of project conditions. By request of MCWRA, housing project approvals incorporate conditions that may increase construction costs. These conditions include individual lot landscaping implemented by the builder, rather than future lot owners, with lawn areas limited to 25 percent of each landscape area.

Monterey Bay Unified Air Pollution Control District (MBUAPCD)

Similar to the MCWRA, the Monterey Bay Unified Air Pollution Control District has no permitting authority over housing projects. However, the MBUAPCD has completed an air quality management plan for the Monterey Bay Region (including Monterey, Santa Cruz, and San Benito counties) identifying various air pollution control measures based on forecasted population growth in the region. Population increases generally occur with residential project construction. If growth exceeds forecasted population numbers established by the air quality management plan, the district would anticipate an adverse impact on air quality. Air quality concerns may limit the construction of new residential projects which could result in limited affordable housing.

MARKET CONSTRAINTS

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements (streets, sidewalks, etc.), sales and marketing, financing, and profit. Because these costs are so market sensitive, it is difficult for local government to reduce them.

Non-governmental building constraints do not appear overwhelming to potential housing development in Greenfield. The land purchase and development costs and housing construction costs in Greenfield are similar to those in other southern Monterey County cities, and much less than the northern portions of the county. This section evaluates both governmental and non-governmental constraints that have the potential to affect the Greenfield housing market.

Interest Rates

Since most homes are purchased with a relatively small percentage of cash down payment, the cost of borrowing money to buy a home is a major factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. Home mortgage interest rates have been between 3.5 and 5.0 percent since 2009. Credit had been very difficult to obtain, but this has normalized in recent years.

The effect of financing costs on housing costs is demonstrated by showing how monthly mortgage payments (principal and interest) on a 30-year $200,000 loan, increase with higher interest rates. At an interest rate of four percent, monthly payments would be $955 , requiring an income of about $54,571. At an interest rate 5 percent, monthly payments would be $1,074, requiring an income of about $61,360. At an interest rate of 6 percent, monthly payments would be $1,199, requiring an income of about $68,520.

Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost, although it has much less impact on the maintenance and improvement of existing stock. The cost of land will vary significantly depending on whether it has entitlements, graded or finished lots, or utilities installed. Raw un-entitled land will be less expensive in recognition of the costs and risks of achieving entitlements.

According to a 2014 report on affordable housing costs prepared by HCD, land cost accounted for about eight percent of the cost of affordable housing. Based on an analysis of the 251 projects, land costs varied considerably on a cost per acre basis. The median land cost in 2012 dollars for these projects was approximately $400,000 per acre. However, the average cost per acre was approximately $1,000,000 per acre, indicating that a few properties were very expensive, but most properties were less expensive. Approximately 27 percent of studied projects had land costs under $200,000 per acre. Specific geographical data on these land costs was not presented in the report, but many of the studied projects were located in the Bay Area and Los Angeles, where land costs are considerably higher than in Greenfield. A pro forma prepared in 2010 for the Magnolia Place Senior Apartments project, cited a land cost of $600,000 for a 1.9-acre site.

Construction Costs

High construction costs influence market rate housing costs and impact the production of affordable housing. The International Code Council provides a per-square-foot estimate of $119.73 for single-family residential construction and $107.72 for multi-family construction, but these are national averages for permit valuation purposes, and costs in California would be significantly higher. A tax credit application prepared in 2014 for the Magnolia Place Senior Apartments project cited a construction cost of $154 per square foot.

Housing Opportunities

Residential Build-out Under the General Plan

Table 2-7 in the Land Use Element shows the total potential for development of residential uses within the City's planning area, assuming development of all parcels at maximum density, is 10,717 units. Site-specific constraints, market factors, and development inefficiencies, actual development is likely to be considerably less than these potential build-out numbers.

Since most residential development of five or more lots is subject to the City's inclusionary housing requirement, these developments will result in the creation of a combination of market rate and affordable housing units. In addition, the General Plan provides for a Mixed Use Development designation, in which the same site could be used for both commercial and residential uses, at a ratio of up to one residential unit per 3,000 square feet of commercial space. A fiscal report prepared for the proposed Walnut Avenue Specific Plan in 2010 identified about 225,000 square feet of commercial uses within the El Camino Real core area, which could result in approximately 75 residential units.

Conversion of Industrial or Commercially Designated Land for Residential Use

There are over 200 acres of undeveloped land designated for either industrial or commercial use within the City. These land use designations and their corresponding zoning classifications do not permit residential use.

Memorandum of Agreement-Sphere of Influence

The establishment of a viable Sphere of Influence is critical for promoting logical and cost effective annexation for new residential development and economic development in Greenfield. The City adopted its new General Plan in 2005 and amended its Sphere of Influence. In 2007, LAFCO acted to officially expand the City's Sphere of Influence by 820 acres. However, there was no prior City-County Sphere of Influence agreement which left numerous unsettled issues between Monterey County and the City of Greenfield. Adoption of a Memorandum of Agreement addressing these issues became a condition of approval by LAFCO for the adoption of a new City Sphere of Influence to allow properties within the pre-2007 Sphere of Influence area to annex prior to formalization of the Memorandum of Agreement.

In 2013 the Memorandum of Agreement was approved to allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence. This will allow Greenfield to provide adequate land for residential development. The Memorandum of Agreement serves to satisfy the requirements imposed on the City which requires the City and LAFCO to enter into an agreement prior to any annexation to the City on 10 issues including: long term direction of growth, urban development patterns, and regional housing needs.

Alternate Financing and Homebuyer Assistance

Alternative residential financing methods are available, such as the USDA Rural Housing Service (RHS) loan program, available to rural areas showing need for low income housing (generally communities with populations less than 35,000 that are designated as non-metropolitan or are non-contiguous to metropolitan areas). Greenfield addresses are eligible for both single-family and multiple-family housing under this program. Low income applicants are eligible for interest assistance (write downs) under the same general conditions as the CHISPA programs. Housing loans may also be available to applicants not exceeding the County median income levels. RHS allows loans of up to 100 percent of present market value of a dwelling, including the site, or 100 percent of the acquisition costs, whichever is less. The low income level for a family of four is set at $30,400, with the moderate income level set at $38,000.

The California Housing Finance Agency (CHFA) offers a wide variety of programs to assist developers and first time homebuyers. Opportunities include financing assistance ranging from to 90 percent assistance to developers (depending on project characteristics and the market: single family and multi-family); first time buyer programs for single-family homes; and mortgage assistance programs. These projects depend on a partnership with land developers or housing agencies, creating involvement and financing assistance from the beginning of a project. Loan and mortgage assistance developed in cooperation with Federal Housing Assistance programs include:

- Home Purchase Assistance Program (HPA)
- Home Mortgage Purchase Program (HMP)
- Matching Down Payment Program
- Self- Help Housing Program
- Rental Housing Programs

According to the Department of Finance, the 2015 population of Greenfield is 16,870 residents. Forty-five percent of the households in Greenfield are currently considered low income households. Table 17, Maximum Household Income Levels, below provides the 2014 maximum household income limits for eligibility for state housing assistance programs for communities in Monterey County. Affordability of the units is based on the income level of the renter/buyer. The renter's/buyer's income cannot exceed the low-income level set by the USDA, which varies depending upon family size. All units built by non-profit developers who received subsidies through tax credits, etc. are required to enter into a 55-year affordability conveyance. This means that income levels and deed restrictions must be verified before a home can be sold.

Table 17: Maximum Household Income Levels

Household Size	Extremely Low Income 30%	Very Low Income 50%	Lower Income 70%	Low Income 80%	Median Income 100%	Moderate Income 120%
1 Person	$15,100	$25,200	$35,200	$40,250	$48,100	$57,700
2 Persons	$17,250	$28,800	$40,250	$46,000	$54,950	$65,950
3 Persons	$19,400	$32,400	$45,300	$51,750	$61,850	$74,200
4 Persons	$21,550	$35,950	$50,300	$57,500	$68,700	$82,450
5 Persons	$23,300	$38,850	$54,350	$62,100	$74,200	$89,050
6 Persons	$25,000	$41,750	$58,350	$66,700	$79,700	$95,650
7 Persons	$26.750	$44,600	$62,400	$71,300	$85,200	$102,250
8 Persons	$28,450	$47,500	$66,400	$75,900	$90,700	$108,850

Source: Monterey County Economic Development Department 2014 (2014 Housing Affordability Tables)

DENSITY BONUSES/INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENTS

According to AB 1866, SB 1818, AB 2222, and amended sections of the State Government Code, a density bonus (or equivalent financial incentives) of up to 35 percent must be granted to housing developers who agree to construct a specified minimum percentage of the units affordable to lower income households. The City of Greenfield has adopted a separate affordable housing ordinance section 17.51 which requires that "all residential development consisting of five (5) or more units or lots in the

city shall provide inclusionary units on site. The city's density bonus ordinance shall be applicable to proposed projects which conform to the density bonus ordinance requirements. Multifamily projects designed as rental projects shall require a set-aside of twenty percent (20%) of the units as inclusionary rental units. Traditional subdivision projects shall require a set aside of twenty percent (20%) of the units as for-sale inclusionary units. Both mixed-use projects and projects of mixed housing type shall require a set-aside of twenty percent (20%) of the units included in the development as inclusionary units; however, the number and type of rental inclusionary units and for-sale inclusionary units shall be determined on a case-by-case basis and set forth in the affordable housing agreement." According to Section 17.51.080 a developer of a residential development containing five or more units may elect to pay a fee (20 percent of the cost of developing the average market rate unit proposed multiplied by the number of inclusionary units for which the fee is being paid) in-lieu of providing a required inclusionary unit only if the twenty percent obligation results in a fractional unit and only as to that fractional unit. The City's affordable housing provisions do not yet reflect the latest revisions to State law, and the City will amend its zoning code for conformity to State law.

NON-PROFIT HOUSING ORGANIZATIONS

The City currently has partnerships with Community Housing Improvement Systems and Planning Association (CHISPA), Pacific West Communities, and the Housing Authority of Monterey County to develop low-income units.

After the last Housing Element update, the City was required to commit twenty percent of its increment revenue to the provision of affordable housing. In 2005, the City instituted two programs using RDA funds: a First-Time Homebuyer Down Payment Assistance Program (FTHB) and a grant program to pay up to $3,000 of closing costs for households that are income-eligible. The FTHB program provided a deferred 30-year loan of up to $50,000 to assist income-eligible households with the purchase of a residential unit.

CHISPA has constructed over 331 affordable housing units in the City since 1991, and has assumed development of the Cambria Park subdivision, which will include 39 low income units at completion. .

Pacific West Communities, another non-profit housing developer, utilized housing tax credits to construct 48 multi-family residential units (Terracina Oaks) for low and very low income households and a 32 unit senior complex (Magnolia Place Senior Apartments) also for low and very low income households. Planning will also soon begin for a second phase to the Magnolia Place Senior Apartments project.

In addition, the Housing Authority of Monterey County maintains 25 units of affordable housing in the City. The Housing Authority purchased an adjacent 2.43-acre site from the City on which 28 units for sale to very low and low income households is planned.

Other non-profit housing organizations in the area include:

- South County Housing, Gilroy, California
- Habitat for Humanity, Seaside, California
- Mid-Peninsula Housing Corporation, Foster City, California

Collaboration with additional organizations is discussed in greater detail in the Background Report's Support Services section.

COUNTY, STATE AND FEDERAL FUNDS

The City will apply for county, state, and federal programs that would help meet the City's identified housing needs and objectives. Some of the specific programs which the City will explore are: the State's Community Development Block Grant Program (CDBG), Joe Serna Jr. Farmworker Housing Grant Program (FWHG), Home Investment Partnership Program (HOME), CalHOME, and Multifamily Housing Program (MHP), as well as U.S. Department of Agriculture Rural Housing Service and U.S. Department of Housing and Urban Development programs to finance low- and moderate income housing, and state and federal programs aimed at providing housing and related services to homeless individuals. The City is a current recipient of a CDBG grant that will be used to establish housing rehabilitation and homebuyer assistance programs. Those programs will be implemented in 2016.

Community Development Block Grant (CDBG) Funds

The U.S. Department of Housing and Urban Development (HUD), through its Community Development Block Grant (CDBG) program, provides funds for community development and housing, homebuyer assistance, public facility and infrastructure improvements, among others. In 2015 the City was awarded a $2 million CDBG grant that included housing rehabilitation and homebuyer assistance programs. Beginning in 2016, the City has partnered with Monterey County and several other cities to become entitlement cities whereby the City will receive an annual CDBG award on a non-competitive basis. These future grant awards can be used for housing rehabilitation and other affordable housing activities.

HOME Investment Partnership Act (HOME) Funds

The HOME investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. In 2002, the City was awarded $500,000 in HOME funds for housing rehabilitation activities. In 2015, Pacific West Communities was awarded HOME funds in the amount of $5,000,000.00 for a 48-unit multifamily housing complex for families at 60 percent or less of the area's median income (the second phase of the Terracina Oaks Apartments project).

CalHOME Funds

These funds provide grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. The City was previously awarded CalHOME funds that it used to partner with CHISPA for the construction of two separate low and very low income multi-family residential projects.

Section 8 Rental Assistance

Section 8 Rental Assistance provides vouchers to very low-income and low income households in need of affordable housing. This program, funded by HUD and administered by the County Housing Authority, pays the difference between what the household can afford (i.e., 30 percent of household income) and the Fair Market Rate (FMR) for the region. Vouchers are portable and may be used for any rental unit that accepts them.

OTHER FUNDING SOURCES

Greenfield Redevelopment Agency

In the past, the City was able to utilize funds available through the Greenfield Redevelopment Agency for the provision of affordable housing. The City previously instituted two programs using RDA funds: a First Time Homebuyer Down Payment Assistance program (FTHB) and a grant program to pay up to $3,000 of closing costs for households that are income-eligible. The FTHB program provided a deferred 30-year loan of up to $30,000 to assist income-eligible households with the purchase of a residential unit. In 2011 the State Legislature directed all of the state's RDAs be dissolved. In 2015, State legislation was enacted that will allow cities and counties to create "community revitalization investment authorities" and require a minimum of 25% of the revenues for these authorities to be used toward affordable housing. At this time it is not known whether the City will be eligible to create such an authority. The City will, however, continue to explore this potential opportunity for affordable housing funds.

The following resources may also be available to the City or housing developers:

- California Housing Finance Agency financial assistance programs
- Federal/State Low-income Housing Tax Credits (see description of tax credit program in Appendix to this document)
- Federal Home Loan Bank, Affordable Housing Program
- Mortgage Credit Certificates
- HCD facilitates a clearinghouse for affordable housing finance information and resources. Information on additional resources for affordable housing can be accessed at the HCD web site, www.hcd.ca.gov/clearinghouse.

The Background Report provides a summary of federal, state, and local financial resources for housing.

CONSERVATION OF AFFORDABLE UNITS

Conservation and improvement of existing housing stock is beneficial to the city as it aids in maintaining investment in the community and it keeps housing affordable. The City will continue to implement its code enforcement activities and programs identified in the Background Report. These programs will help to conserve affordable housing units.

ENERGY CONSERVATION

Energy conservation measures can help reduce a household's overall housing costs. Weatherization, use of solar energy, and the use of other "green" building methods can help increase efficiency and lower energy consumption.

Greenfield cooperates with the local energy purveyor, Pacific Gas and Electric (PG & E), to make available information on energy saving programs; retrofitting and weather stripping for older non-insulated homes; and programs for low income individuals, including the elderly. Programs designed to assist lower income households with weatherization, energy efficiency improvements, and assistance with utility costs include the following programs:

- LIHEAP (Low Income Home Energy Assistance Program),: Low-income households (less than 60% of the State Median Income Level) qualify for financial assistance and free housing

renovations to offset their energy costs. Funded by the Department of Health and Human Services, the LIHEAP Block Grant provides two services, weatherization assistance and financial assistance.

  - The Weatherization Program provides homes with free weatherization services to conserve energy, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
  - The Homes Energy Assistance Program (HEAP) provides financial assistance to pay the energy bills. The average payment within the State of California is $182 per household per year.

- REACH: Sponsored by Pacific Gas and Electric and administered by the Salvation Army, REACH provides energy assistance to low-income customers. Households that do not qualify for HEAP or another alternative assistance program may receive a one-time payment aid for energy costs. In the last 18 years, REACH has assisted 369,000 households in Northern California with more than $56 million in total aid.
- Energy Efficient Mortgages (EEM): Homebuyers that purchase energy efficient homes or renovate houses to conserve energy qualify for special mortgage benefits through EEMs. Determined by results from the Home Energy Rating System (HERS), home loans may include energy improvement costs reducing homeowner's utility bills. The California Home Energy Efficient Rating System (CHEERS) is a local HERS and is supported by PG&E, lending institutions, and building associations.
- CARE Residential Single Family Program: provides a 20 percent discount to single-family low income customers who have their own accounts.
- CARE Sub-metered Tenant Program: provides a 20 percent discount to low-income tenants who are metered or billed by their landlord, including residents of mobile home parks, sub-metered apartments, and marinas.
- CARE for Qualified Nonprofit Group Living Facilities Program: provides a 20 percent discount to tax-exempt non-profit group living facilities serving low income groups such as homeless shelters, hospices, and domestic violence shelters.
- CARE for Qualified Agricultural Employee Housing Facilities Program: provides a 20 percent discount to privately owned and licensed employee housing, non-profit migrant housing, and migrant farmworker housing owned and operated by the State Office of Migrant Services (OMS).
- HERO Program operates under Property Assessed Clean Energy (PACE) legislations signed into law in 2008. This program allows property owners in participating cities and counties to finance renewable energy, water, and energy efficiency improvements on their property. Participation in this program is voluntary and participating property owners repay loan amounts through a voluntary property tax assessment. The City agreed to participate in this program in 2015.

In addition to the programs discussed above, the U.S. Department of Agriculture (USDA) provides assistance to low-income seniors with weatherization needs.

In the course of development permit processing and environmental review, the City reviews proposed projects for energy conservation and use of solar energy, encouraging energy conservation measures.

State Law requires findings relative to energy conservation in connection with major subdivisions. The Building Department enforces the State Residential Energy Standards.

Fair Housing Opportunity

It is vital that housing is available for all sectors of the population regardless of race, color ethnicity, national origin, ancestry, sexual orientation, marital status, sex, disability, age, source of income, religion or other factors.

The U.S. Department of Housing and Urban Development maintains records of all housing discrimination complaints according to jurisdiction. From 2006-2011, 53 complaints were received by HUD in Monterey County. Of these complaints, two were recorded from Greenfield. Both of the complaints were related to discrimination based on a disability; one of which was dismissed for no cause and the other was settled. Although the data indicates a low occurrence of discrimination based on race, color ethnicity, national origin, ancestry, sexual orientation, marital status, sex, disability, age, source of income, religion or other factors within Greenfield, this could be attributed to underreporting of discriminatory practices. Greenfield should provide adequate resources to help ensure fair housing opportunities for all residents.

Housing for the Special Needs Population

Within each community, certain sub-populations that have special housing needs and frequently have a more difficult time securing suitable affordable housing. The 2005 Greenfield Housing Element identified the City's need to provide equal access to housing for people with special needs. For purposes of this Housing Element, the following are the households that have been identified as having special housing needs:

- Homeless Households
- Single Parent Households
- Senior Headed Households
- Disabled Households (Physical and Mental)
- Farmworker Households
- Overcrowded and Large Households

This section will provide further detail on the housing needs of these groups, current services available, and areas zoned to accommodate special housing. Table 18, Special Needs Groups, presents the number and percentage of the 2013 population with special housing needs.

HOMELESSNESS

Homelessness is a housing issue that has become a significant social concern in recent years. Reasons for homelessness are varied, including the rising cost of housing, the continuing decrease in federal housing funds, the increase of mentally ill individuals living on their own, persons with substance abuse problems, persons fleeing from domestic violence, lack of family support networks, and more.

Determining the number of homeless people in an area is a difficult task. On the state level, the number of homeless people appears to have increased within the past decade. Correspondingly, available sources indicate that the number of homeless people in Monterey County also increased within the past decade.

Table 18: Special Needs Groups

Special Needs Groups	2013 Number and Percent of Persons	
	Number of Persons	Percent of Total Population
Senior Headed Households	253	1.5%
Disabled Persons (including developmental disabilities)	1276	7.7%
Large Family Households	1253	7.6%
Single Parents with Children	702	4.3%
Farming and Related Workers	2,375	14.4%
Homeless	0	0%

Source: U.S. Census 2013

A 2015 homeless census and survey, commissioned by Monterey County, found 2,308 homeless persons in the county down from 2,590 homeless persons in 2013. This marked the first decrease in number of documented homeless persons in a biennial enumeration. Table 19, Monterey County Homeless Survey Demographics depicts overall Monterey County survey demographics for 2013 and 2015. The homeless survey found that the City of Greenfield had a total homeless population of two, both of whom were un-sheltered homeless persons.

Table 19: Monterey County Homeless Survey Demographics

Category	2013	2015
Total Homeless Persons	2,590	2,308
Male	71%	49%
Female	28%	50%
Transgender	N/A	1%
Unsheltered	76%	71%
Homeless Household with no Children	78%	85%
Homeless Family Household	21%	15%
Children Only (excluding transition age youth)	Less than 1%	2%
Homeless Veterans	10%	6%
White/Caucasian	49%	47%
Hispanic/Latino	23%	35%
African- American	10%	15%
Other Race	18%	32%

Source: Monterey County Homeless Census and Survey, 2013, 2015

Prevention of homelessness is an important component of a comprehensive housing strategy. It is estimated that it is three to six times less costly to prevent an incidence of homelessness than it is to provide emergency shelter, transitional shelter, and services such as counseling.

Existing Services and Resources for Homeless Individuals and Households

According to the 2015 Monterey County Homeless Services Resource Guide, there are numerous support services within Monterey County including emergency shelters, community kitchens, transitional housing, rental support services, and ancillary services. Additionally, the Monterey County Social Services Agency provides vouchers for elderly or homeless persons with disabilities to allow limited local motel stays. Some local churches provide funds for emergency shelter in motels and people requesting aid from the Salvation Army are given a free motel stay of up to two night's duration. The Monterey County Mental Health Department assists in providing appropriate housing for mentally ill homeless persons. The Monterey County Homeless Services Resource Guide identifies the various existing components of services and facilities for homeless individuals in Monterey County. Table 20, Monterey County Homeless Resources documents the resources that are available.

Table 20: Monterey County Homeless Resources

Emergency Shelters	**229 total existing beds**
	65 for households with children
	164 for households without children
Transitional Housing	**675 total existing beds**
	424 for households with children
	251 for households without children
Permanent Supportive Housing	**243 total existing beds**
	145 for chronically homeless (most of which are restricted to Veterans as VASH vouchers
	65 new units in development for those that earn 30-60% of the Area Median Income

Source: Monterey County Department of Social Services: Game Plan for Housing Homeless People in Monterey and San Benito Counties (2011)

Lead Me Home: Game Plan for Housing Homeless in San Benito and Monterey Counties (Game Plan), listed the following priorities to prevent homelessness:

- Assure access to adequate housing
- Provide services to keep people housed
- Support economic stability
- Return people to housing through adequate discharge planning

In order to provide adequate access to housing the Game Plan prioritizes maintenance or development of emergency shelters or transitional housing as needed for targeted populations who are in life transition, including families, people with mental or substance abuse disorders, farm workers, youth, victims of domestic violence, and released prisoners. Next, the Game Plan suggests cities should analyze existing emergency shelter and transitional housing programs and develop a plan and timeline for converting units to permanent housing. Finally, each jurisdiction should measure performance "on a systemic level and make adjustments to the mix of housing, as appropriate."

Greenfield's affordable housing programs provide housing resources for very low-income households that may represent the population segment most susceptible to homelessness. Consequently, continuation of these programs is critical to homelessness prevention.

The Monterey County and Greenfield resources previously discussed provide adequate emergency services for the homeless, particularly since there are not any estimated homeless persons in Greenfield. Further, the implementation of the above goals would support the prevention of future homelessness in Greenfield.

Zoning Requirements for Emergency Shelters and Transitional and Supportive Housing

The 2005 Greenfield Housing Element identified the City's need to provide equal access to housing for people with special needs, including encouraging the development of emergency and transitional housing. The California Government Code establishes certain local government regulatory limits related to the development and approval of emergency shelters and transitional housing facilities. Greenfield Municipal code chapter 17.80 was amended to provide for adequate development and operational standards to assure appropriate housing and services for special needs populations. Chapter 17.80 is consistent with the requirements and restrictions of the California Government Code.

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. As per chapter 17.80, emergency shelters are permitted in R-M (medium density residential), R-H (high density residential), C-R (retail business), and I-L (light industrial) zoning districts subject to the following conditions: (1) emergency shelters are allowed in the C-R and I-L zoning districts as a permitted use without a conditional use or other discretionary permit (2) emergency shelters are allowed in the R-M and R-H zoning districts subject to issuance of a conditional use permit, and (3) allowance of an emergency shelter of 100 or more beds in the C-R and I-L zoning districts is subject to issuance of a conditional use permit. A use permit generally takes two to three months to process, and the applicant is required to submit site plans, floor plans, and other information pertinent to understanding impacts of development at the site. The application is routed to all departments for review, and the approving authority is the Greenfield Planning Commission. Conditions of Approval that are applied to use permits generally focus on building and other legal requirements, and are in no manner intended to constrain development of emergency shelter sites. The City has capacity, including infrastructure as evidenced in its site inventory within the Background Report, to provide at least one year round shelter in either it's R-M, R-H zones with a Conditional Use Permit or without a Conditional Use Permit in areas zoned I-L or C-R. The requirements of chapter 17.80 do not apply in situations of city or statewide designated disasters or catastrophic conditions, but only for the duration of the designated disaster or catastrophic condition.

Transitional housing contains living facilities with supportive services for up to 24 months, and targets recently homeless individuals. Greenfield Municipal Code states that transitional housing facilities shall be considered a residential use of property, and will be subject only to those restrictions and standards that apply to other residential dwellings of the same type in the same zoning district. In addition to those development standards, the following operational standards shall also apply to transitional housing facilities: (1) the program shall provide accommodations appropriate for a maximum stay of 24 months per client, (2) the facility shall have adequate private living space, shower and toilet facilities, and secure storage areas for its intended residents, and (3) support services shall be provided by the transitional housing provider including a drug or alcohol abuse counseling component, appropriate state and/or federal licensing shall be required, identification of a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social

services, housing and employment opportunities, specific mechanisms for residents to contact social service, clear and acceptable arrangements for facility residents, such as on site meal preparations or food provision and disbursement, and provide childcare services and ensure that school age children are enrolled in school during their stay at the facility.

Supportive housing as defined in Section 50675.14 of the Health & Safety Code has no limit on the length of stay and is linked to onsite or offsite services. "Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills." The City understands the importance of providing supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable homeless persons to live as independently as possible This housing element includes a program to permit supportive housing in zones allowing residential uses and is not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. In 2015 the City amended Chapter 17.80 of its municipal code to conform its emergency shelter and transitional housing ordinance with State law.

Single Parent Households

The U.S. Census Bureau defines a single parent headed household as one containing a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. However, the analysis of single parent households in this document is limited to a family household (with no spouse present) with one or more children under the age of 18 years. Approximately 702 households in Greenfield are single parent headed households. (However, some of these households include an unmarried partner that may lessen the impacts normally attributed to single parent households.)

Lower household income is one of the more significant factors affecting single parent households. Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-parent households with small children may need to pay for childcare, further reducing disposable income. This special needs group will benefit from expanded affordable housing opportunities, especially those in proximity to employment opportunities. More specifically, the need for dependent care also makes it important that housing for single-parent families be located near childcare facilities, schools, recreation programs, youth services, and medical facilities.

Single parent households often fall into the very low and low-income household category and face housing affordability problems. According to the 2013 American Community Survey,, of the total 3,434 households in Greenfield, single female head of householders with their own children less than 18 years of age total 464 households, or 13.6 percent of all Greenfield households. Single male head of householders, with their own children less than 18 years of age total 238, or approximately 6.9 percent of the population. Greenfield averaged single parent percentages slightly higher than Monterey County's female head of householders at 13.1 percent, and male head of householders at 6.7 percent, as well as the State of California average of 13.5 percent female head of householders and 5.9 percent male head of householders.

In addition, single parent heads of households with children often have special needs such as the availability of affordable daycare and adequately sized, low-cost housing. This is mirrored in the census data that indicates that approximately 28.7 percent (133 of 464 households) of the City's female head of households with children are below poverty level and approximately 33.6 percent of the male-headed

households with children are below poverty line. Based on household overpayment data, there appears to be an existing need for very low and low income housing for this special needs group. However, it is important to note that in 2010, 44 percent of female heads of household were below the poverty line so there has been a significant improvement for this demographic within the last few years.

Elderly Individuals and Households

Elderly individuals are described as individuals who are 65 years and older. According to the 2013 American Community Survey, Greenfield's population includes 799 elderly individuals representing 4.8 percent of the City's population (down from 911 in the 2010 U.S. Census). Two hundred and fifty-three households, representing only 1.5 percent of the City's households, are headed by a householder 65 years or older. Many of these households may be in need of services for the elderly such as medical facilities or adult daycare. In addition, due to increased longevity rates, it is probable that the percentage of elderly in the population will increase in the future.

Existing Services and Resources for the Elderly

Cielo Vista is a licensed adult residential care facility in the City of Greenfield, which accepts seniors. Residents must be ambulatory and in good health. While not strictly a senior care facility, it provides housing for 40 persons with physical and mental disabilities. The facility includes 40 bedrooms and is able to house only individuals. Cost is based on income, and supplanted by SSI, Medicaid and the Monterey County Health Department. The facility maintains a waiting list. Clients are referred to the facility by the Monterey County and other County mental health departments. The facility includes programs and therapy as part of its operations.

Touch of Grace Residential Care Home is a residential care facility that has 29 beds and accepts non-ambulatory residents. This facility accepts SSI benefits.

Zoning Requirements for Elderly Care Facilities

According to the Greenfield Zoning Code, Residential Care Homes are facilities that provide non-medical 24-hour care. Small and large Residential Care Homes are only permitted in areas zoned for residential use. Small Residential Care Homes, which provide care for six or less adults, do not require conditional use permits while large residential homes, caring for more than six adults, do require a CUP for the purpose of assuring compatibility with adjacent properties due to their potential size. Convalescent and nursing homes, which provide medical care, are allowed in commercially zoned areas.

Disabled Persons and Households

"Disabled households" include households containing persons that are disabled because of a physical disability or because of an intellectual or developmental disability. While some individuals may have both a physical and intellectual or developmental disability, the Census data does not provide that level of specificity. According to the 2013 U.S. Census data, there were 151 people with a disability from ages 5 to 17, 747 people with disabilities from ages 18 to 64, and 378 people with disabilities that were 65 and older. This a significant decline in persons living with disabilities in 2000 during which 2,334 people 16 to 64 years had a disability and 667 people 65 years and over had a disability.

In 2013, of the total 747 people with disabilities ages 18 to 64, 231 were employed. Of those employed with a disability, females with a disability make significantly less than males with a disability. Table 21, Median Income for Persons with a Disability presents this information. Information specific to how

disabilities affect housing needs is not available. However, persons with disabilities generally have lower incomes, especially when the disability affects the person's ability to work and thus affordable housing is a high priority for these individuals.

Table 21: Median Income for Persons with a Disability

Median Income	2012	2013
Disabled Male	$16,176	$14,779
Disabled Female	$8,125	$9,375
Employed Population	$55,814	$53,805

Source: U.S. Census 2013

Those with a disability that affects mobility are also often in need of affordable housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads) and special sensory devices (smoke alarms, light switches, door bells).

Developmentally Disabled Persons

A "developmental disability" is defined as a disability that originates before the individual is 18 years old and "continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." According to the Director of Developmental Services, this term includes mental retardation, including disabling conditions closely related to mental retardation or requiring similar treatment, cerebral palsy, epilepsy, and autism. However, this definition does not include disabilities that are strictly physical in nature.

While many developmentally disabled persons can live and work independently within a conventional housing environment, those with more severe disabilities may require a group living environment with supervision or an institutional environment where medical attention can be provided. Because developmental disabilities exist before the person has reached the age of 18, supportive housing for the transition from the person's living situation as a child to an adult is imperative. The State Department of Developmental Services currently provides community based services to persons with developmental disabilities through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center serving Monterey County is one of 21 regional centers in California that provides "point of entry" services to those that are developmentally disabled. The San Andreas Regional Center is a non-profit community agency that contracts with local businesses to provide services to developmentally disabled persons and their families. Table 22, Persons with Developmental Disabilities in Greenfield, provides information from the San Andreas Regional Center on persons with developmental disabilities.

Existing Services and Resources for the Disabled

Cielo Vista in Greenfield provides a housing resource for disabled individuals that are ambulatory. While there has been a decrease in the amount of disabled individuals living in Greenfield, it is likely that with 1,276 disabled individuals that the Cielo Vista residential care resource is inadequate to serve the disabled population and thus additional residential care facilities and services are needed.

Table 22 Persons with Developmental Disabilities in Greenfield

Age	Residence Type	Population
0-14	Foster/Family Home	1
0-14	Own Home	63
15-22	Foster/Family Home	1
15-22	IL/SL	1
15-22	Own Home	14
23-54	IL/SL	3
23-54	Own Home	30
55-64	Own Home	1
65+	Own Home	1

Source: HCD 2015

Zoning Requirements for Disabled Care Facilities

The City's zoning ordinance does not include a definition of "family," so does not exclude accommodation of non-blood relation households within single-family houses or residential districts. Small residential care facilities are permitted without the necessity of obtaining a conditional use permit within residential districts while large residential care facilities are subject to obtaining a use permit. However, these facilities do not provide medical care. The City imposes a 1,000 foot separation restriction on residential care homes.

No application for the construction of residential facilities for the disabled or for an emergency shelter has been denied by the City. In addition, the Building Code permits, and the City accommodates, the adaptation of structures for improved access for persons with disabilities. City staff is available to work with applicants to achieve a successful project to adapt a structure to improve accessibility. Many homes in Greenfield have been adapted for disabled access.

The City's Zoning Ordinance does not prohibit the development of residential facilities for the disabled or emergency shelters, nor does the ordinance discriminate against persons with disabilities in the enactment or administration of zoning regulations. The City does not impose different requirements on residential developments for the disabled or on emergency shelters that are assisted by the federal or state government or by a local public entity. Use permits are required for the development of large care facilities within the City, without regard to the type of residents that will be housed at the facilities.

The zoning ordinance is somewhat ambiguous regarding the permitted locations of facilities specifically providing care for the disabled. This ambiguity may serve as a disincentive to the proposed development of such facilities. The Housing Element contains policies and programs to evaluate the City's existing regulations and remove constraints on the development of housing for persons with disabilities. The program's purpose is the adoption of clear regulations that remove constraints to development and facilitate reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.

In addition, a program has been included to evaluate actions the City might implement to promote housing opportunities within the community for persons with disabilities.

FARMWORKER AND EMPLOYEE HOUSING

The State's definition of farmworker is broad, equating the term "farmworker" with the term "agricultural worker." This includes anyone involved in "cultivation or tillage of the soil; dairying; the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities; the raising of livestock, bees, fur-bearing animals, or poultry; and any incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market." The number of employees that fall under this category is large with varied housing needs.

As a result of unionization and extended growing seasons, the agricultural industry now provides more stable employment and higher wages than in the past. The result has been a reduction in migratory patterns; farm workers are staying longer or settling in areas offering a more regular income. These individuals are now considered a mainstay of the community and are no longer considered "transient workers." Growers often tend to hire workers who previously worked for them, encouraging more stable residence.

However, many agricultural workers have a difficult time finding affordable housing. This is due to a combination of factors such as limited English skills, large family size, and low household income. The problem is compounded because many farmworker housing units in California were originally constructed for seasonal use by single men. Now, laborers and their families often use these units year-round.

Accurate farmworker data and statistics are hard to gather due to the migrant status of some workers while others may simply reside in neighboring communities. Thus, reported numbers of farmworkers in Monterey County vary widely depending on the data source. The 2010 AMBAG population forecast reported 45,100 agricultural workers in Monterey County. While the 2007 Census of Agriculture counted only 26,181 hired farm labor workers in Monterey County working on 571 farms. Neither of these figures includes families of farmworkers, whose housing needs must also be considered. Median annual income was $18,852, lower than any other occupational category and less than the California Self-Sufficiency Standard, as well as federal poverty guidelines for a family of four.

The best available farmworker data, beyond the U.S. Census estimates, is a farmworker needs assessment conducted in 2000 by Applied Survey Research and the Center for Community Advocacy. This study, Farmworker Housing and Health Assessment Study, 2001, provides information from respondents in Monterey and Santa Cruz counties. In-person interviews were conducted with 780 farmworkers in the Salinas and Pajaro Valleys during October and November 2000. The respondents, however, may not have included a high proportion of seasonal workers since the survey was conducted after peak season. Of the farmworkers surveyed, 61 percent were male, 97 percent were Spanish speaking, 99 percent were Mexican-American or Mexican and 79 percent were between the ages of 18 and 44. The study found that 78 percent of respondents were living with a spouse and about two-thirds lived with a spouse and at least one child.

The study also found that housing costs are an obstacle for farmworkers. Only 10 percent of farmworkers owned a home and 89 percent rented from a non-employer. Fifty-seven percent paid a disproportionate amount of income for housing. Salinas Valley farmworker respondents paid an average of 47 percent of their income for housing. The average household size was 5.3 and 68 percent were living in units with more than two persons per bedroom and one-third shared their home with one or more non-family members.

According to 2013 Census data, Greenfield's total labor force was 6,692. This represents about 41 percent of the total population. Census data for employment by industry indicated that 2,375 persons

(35.5 percent) reported employment in "agriculture, forestry, fishing and hunting, and mining." Due to the limited opportunities for employment in fishing, forestry, and mining industries in Greenfield, it can be assumed that the vast majority of this employment is in agriculture. In 1990, 1,214 persons were employed in this category, as compared to 2,210 persons in 2000 and 2,375 in 2013.

Greenfield is heavily dependent on agriculture. Most of the land area surrounding the City and within its Sphere of Influence is in agricultural production. Consequently, farmworker and migrant worker housing needs are one of the more prevalent housing issues in the community due to the agriculture-based economy.

Given the circumstances of migrant farm labor, it is difficult to determine the full extent of unmet needs for farmworker housing. Greenfield currently has no units exclusively for use as farmworker housing. However, there are several farmworker labor camps adjacent to and within Greenfield city limits that house farmworkers, including Rocha's Camp on 13th and Apple and a second on Elm Avenue. Additionally, Community Housing Improvement Systems and Planning Association (CHISPA) built 40 self-help units for farmworkers.

In 2015, the Monterey County Board of Supervisors approved an affordable housing project for seasonal farmworkers in Spreckles that would house approximately 800 workers in dormitory style apartments. This project may address some of the farmworker housing needs for those who live outside of, but travel into Greenfield for work. However, the Farmworker Housing and Health Assessment Study, supra, found that group dormitory-type housing would not suitably address the housing needs of many of the respondents (78 percent), since they live with a spouse. Two-thirds of the respondents indicated that they also have children living with them and 57 percent of the respondents are paying a disproportionate amount of income on housing; thus, the greatest current housing need is for affordable family housing for farmworkers.

Zoning Requirements for Farmworker Housing

Greenfield's zoning ordinance includes the R-M Multiple Family Residential and the RH High Density Infill districts, which permit several residential categories that could accommodate construction of farmworker housing. These include multi-family dwellings, which are permitted by right, and group residential, which require a conditional use permit. Farmworker and employee housing consistent with Health and Safety Code section 17000 *et seq.* is not currently addressed in the City's zoning ordinance. The Housing Element includes a program to update the code to conform to state law.

Farmworkers could also be accommodated in single-room occupancy units. The R-H High Density Infill District provides a transition from the central business district to lower density residential areas. This district is reserved for those areas in close proximity to the central business district and community facilities. This district would be ideal for the development of single-room occupancy facilities that could serve the need of single farmworkers, along with other low-income individuals. The City should consider amending its zoning ordinance to allow or conditionally allow single resident occupancy units in appropriate residential zoning districts.

Infrastructure Capacity to Support Housing

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure, including water, sewer, and roadway networks. SB 1087 requires water and sewer providers to grant priority service allocations to proposed developments that include low-income housing.

Water Supply

California, including the Salinas Valley is currently experiencing groundwater overdraft. Water discharge from Lake Nacimiento and Lake San Antonio helps prevent the overdraft of aquifers in the southern Salinas Valley. However, these lakes are at record setting low water levels and discharges are minimal. Because of drought conditions in California, there are rising concerns over groundwater supplies in the area. Although water shortages have not led to the denial of housing projects, cumulative impacts associated with groundwater overdraft in the Salinas Valley may lead to denial of future projects resulting in a potential constraint. A review of groundwater quality data for Greenfield indicates that groundwater in the area is recharged by the Salinas and Arroyo Seco Rivers. The Greenfield Public Works Department is responsible for water supply and delivery in the community. Local groundwater is currently the sole source of water supply. The City currently serves over 3,700 water meters with nearly 90 percent of the service connections for single family and multi-family residences. In 2013 the total potable water demand in Greenfield was 5.4 acre- feet per day or 1,967 acre-feet annually (AFA). With the continuing severe drought facing California and executive orders issued by the Governor's Office, emergency water conservation regulations issued by the State Water Resources Control Board, and active water conservation programs implemented by the City, total water consumption for 2015 is on track to total approximately 1,570 acre-feet, or 4.3 acre-feet per day. Prior to the impact of these water conservation directives, the projected need for 2020 was 5.7 acre feet per day or 2093 AFA. Current capacity is 18.2 acre-feet per day, which equates to a total annual capacity of 6,694 AFA, which is sufficient to serve anticipated housing growth in the City. The City currently operates three groundwater wells. The wells pump directly into the one million-gallon Oak Avenue reservoir located at the intersection of 13th Street and Oak Avenue and the 1.5 million gallon reservoir located at the City's public works maintenance yard at Walnut Avenue and 10th Street. System demands are met by continually filling the reservoirs.

Sewer

Greenfield's sewer plant operates at a flow of approximately 930,000 gallons per day and has approval to expand the plant to a capacity of 2.0 million gallons per day (MGD). The treated water is dispersed using spray fields. The wastewater system includes over 110,000 feet of gravity sewer ranging in diameter from 6 to 24 inches. The City has over 3,600 sewer connections most of which are for single family residential accounts. The sewer system has been extended over time as the City has expanded. Located in alleys and easements of the original downtown area, the sanitary sewer is predominately 6-inches in diameter. Newer pipes in residential areas to the west and east of the downtown area tend to be 8-inches in diameter and are generally aligned in streets right-of-way. There is a network of trunk sewers that generally flow west to east and discharge into the Greenfield Wastewater Treatment Plant, located at the end of Walnut Avenue east of Second Street. The City's existing permit was issued in May of 2002 and it increased the City's allowable discharge to 1.5 million MGD from the previous limit of 1.0 MGD. When improvements to the water treatment ponds are completed in 2016, the permitted discharge capacity will be increased to 2.0 MGD. Thus, there is sufficient sewer capacity in the existing system to provide capacity for an additional flow rate of 1,070,000 gallons per day.

Roadways

U.S. Highway 101 provides regional access to the City of Greenfield. Two major interchanges are located at the intersections of the freeway with Oak Avenue and Walnut Avenue. Two other interchanges are located at both extremities of El Camino Real. El Camino Real serves as the City's main street and shopping district. The roadway network is comprised mainly of collector streets forming a grid with blocks of approximately 300-feet by 600-feet, bisected by alleys. At LOS "C," all four major intersections currently operate at levels of service above the standard for the City.

There is an important relationship between the ability to provide needed housing and functional transportation routes and systems. Anticipating significant increases in population, the City developed a Transportation Master Plan to be used with the circulation element of the General Plan. This plan determined the needed improvements for the anticipated future land uses along with the funding mechanisms for implementation of the various recommended roadway improvements.

4. EVALUATION OF PREVIOUS HOUSING ELEMENT

4th Cycle Programs

The Housing Element adopted by the City in 2012 (fourth cycle housing element) covered the five-year planning period from June 2009 through June 2014, and included one overall goal and seven focused goals with programs:

4th Cycle Overall Housing Goal: Provide safe, healthy, and affordable housing to all residents by maintaining and improving existing housing stock and by providing expanded housing opportunities. This goal reflects the City's intent to address the following goals, objectives, and policies, as well as implement the following programs.

GOAL ONE: PROVIDE FOR THE CITY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS

4th Cycle Program 1.1

Encourage the construction of at least 427 new housing units in Greenfield by 2014, rehabilitation/conservation of at least 35 units, and construction, rehabilitation, and conservation of at least an additional 245 housing units through the end of the planning period.

Specific Actions and Rationale: Pursuant to AMBAG's allocated housing numbers, the City shall encourage the construction of new housing, based on the quantified objectives by income group set forth in the table below:

Quantified Income Objective	New Construction	Rehabilitation	Conservation
Very Low	120	8	18
Low	90	3	6
Moderate	102	0	0
Above Moderate	226	0	0
TOTAL	538	11	24

Progress

The prior Housing Element covered a period of time characterized by a severe shift from good economic times to the most significant economic downturn since the Great Depression of the 1930s. Due to economic conditions, new housing development in the City from 2008 to 2011 was nearly non-existent. Because of these market conditions over which the City had no control or influence, the City was not able to meet the RHNA targets during the timeframe. Nonetheless, non-profit housing developers completed about 106 low and very low income units during the planning period, about half of the RHNA goal.

4th Cycle Program 1.2

Use the 2005 General Plan update Land Use Diagram and Sphere of Influence as guidelines for future residential development to meet the City's regional share of housing in all income categories.

Progress
The City continued to use the General Plan Land Use Diagram to guide development, but due to severe economic conditions, very little construction occurred during the planning period. The City had already adopted an updated zoning code in July of 2007.

4th Cycle Program 1.3

Encourage innovative housing design and "smart growth" strategies by adopting a provision to allow Mixed Use Development in the Zoning Ordinance.

Specific Actions and Rationale:

1. In accordance with commitments in the predecessor Housing Element, Section 17.42.030 of the City's current zoning ordinance adopted in July of 2007, provides for mixed use(s). The purpose of the Mixed Use Overlay District is to provide an opportunity for the development of residential units in conjunction with different underlying zoning designations.

2. The City further encourages use of the Planned Unit Development process to create additional inclusionary units in developments where mixed use(s) coexist with traditional zoning. For instance the Creekbridge St. Charles Place project, completed in 2007, includes 36,871 square feet of ground floor retail and 137 apartment units.

Progress

This program was already implemented prior to the planning period when the updated zoning code was adopted in July of 2007.

4th Cycle Program 1.4

The City shall encourage a diversity of housing types that will meet the range of needs of all income groups by maintaining an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups.

Specific Actions and Rationale:

1. The updated site inventory completed in 2008, demonstrates that sufficient capacity exists for the development of higher density, multi-family units and the City's AMBAG allocation. Specifically, densities as high as 21 units per acre are allowed in the Special High Density Multifamily Residential Overlay Zone.

2. The City is currently working with LAFCO to annex lands needed for residential development. The area is designated as the "Sphere of Influence". The County, the Local Agency Formation Commission, and the City agree this area represents acreage where development should occur. Since LAFCO is the governing body that authorizes requests for annexation into the City, staff continually collaborates with LAFCO personnel regarding the housing needs of City residents. When an annexation project comes before LAFCO, the LAFCO staff and board are well briefed regarding the need for additional land for residential development in Greenfield.

Progress

Municipal Code Section 17.42.080 presents the City's Special High Density Multifamily Residential Overlay Zone. Density up to 21 units per acre is allowed in this and the High Density Residential zoning districts within the City. The Special High Density Multifamily Residential Overlay Zone is currently

applied to the Clifton Court mobile home park. The City and LAFCO completed negotiations on their Sphere of Influence Memorandum of Agreement. In 2013 the Memorandum of Agreement was approved to allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence. This will allow Greenfield to provide adequate land for residential development. The Memorandum of Agreement serves to satisfy the requirements imposed on the City which requires the City and LAFCO to enter into an agreement prior to any annexation to the City on 10 issues including: long term direction of growth, urban development patterns, and regional housing needs.

4th Cycle Program 1.5

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

Specific Actions and Rationale: The City strives to create a successful jobs/housing balance and encourage a variety of residential types in lands annexed to the City. Toward that objective, the City adopted a mixed-use zoning overlay district, and will expand this overlay in future annexations when possible.

Progress

No annexations took place during the planning period.

4th Cycle Program 1.6:

Ensure that requisite parking requirements for residential development do not create a barrier to inclusionary housing developments, particularly as applied to multi-family projects.

Specific Actions and Rationale: The existing parking requirements were established pursuant to Chapter 3.0 of the Greenfield General Plan adopted in March of 2005 and its attendant Environmental Impact Report. The parking requirements were analyzed, reviewed and then established by the City Council with City-wide circulation best-practices paramount. This careful evaluation prevented both unwarranted regulatory barriers to residential development and also, excessive leniency which would itself create a barrier to development. The City of Greenfield has created a balance between parking requirements and seamless development that includes residential, inclusionary and mixed-use projects.

Progress

The parking standards were already in place and considered suitable prior to the planning period.

GOAL TWO: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING.

4th Cycle Program 2.1

Identify and participate in opportunities that encourage the provision of affordable housing.

Specific Actions and Rationale: The City shall consider, on a case-by-case basis, the waiver, reduction, or deferral of fees, or the provision of other incentives, which are appropriate for the provision of affordable housing. Additionally, the City routinely considers supporting applications for inclusionary projects through CTAC and CDBG programs.

Progress

Very few development applications were received during the planning period; however, non-profit housing builders did complete about 106 low and very low income units during the planning period.

4th Cycle Program 2.2

Continue to implement the inclusionary housing program.

Specific Actions and Rationale: The City shall continue to implement the inclusionary housing program to require affordable housing units with new development to ensure production of a minimum percentage of very low, low, and moderate-income units within new residential developments. The program requires that affordable residential units be included within all housing developments and that such units be dispersed throughout the development and is visually indistinguishable from market rate units.

Progress

Chapter 17.51, Inclusionary Housing, was added to the Greenfield Municipal Code during the planning period in 2011 (Note this had already happened when the 4th Cycle Housing Element was completed) This inclusionary housing ordinance was designed to enhance the public welfare by assisting in meeting the City's regional share of housing needs; assisting in the implementation of the Housing Element goals, policies, and programs; and ensuring compatibility between future housing development and housing units affordable to persons of very low, low, and moderate income by requiring that developable land in the City is utilized in a manner consistent with state and local land use and housing policies.

4th Cycle Program 2.3

Consider restricting a portion of the affordable housing developed in Greenfield for sale to existing residents.

Specific Actions and Rationale: The collapse of the housing industry in 2008 created an environment where today's pricing of market rate housing in Greenfield, remains on par with deed restricted inclusionary units. Also, an abundance of home foreclosures has left entire neighborhoods with unacceptable percentages of unoccupied residential dwellings in otherwise healthy neighborhoods. Neighboring communities in the Salinas Valley experiencing identical phenomena further exacerbates the City's ability to place low-income persons and families into affordable units. In short, an oversupply of housing stock -- both inclusionary and market rate, removes the need to restrict sale of affordable units to Greenfield residents. When the percentage of unoccupied units declines significantly, the City only then would consider the merits of limiting the sale of affordable units to Greenfield residents. Applicants to the City's First Time Home Buyer program, however, must be residents of Greenfield to qualify for the program.

Progress

Due to the severe economic downturn and significant supply of housing, this program was not considered necessary during the planning period and was not implemented. Very few vacancies remain now, but due to fair housing concerns, the City is not pursuing this under the 5th Cycle Housing Element.

4th Cycle Program 2.4

Reduce mitigation requirements for very low, low, and moderate income residential project sites.

Specific Actions and Rationale: The City shall exempt that portion of residential projects that contain dwelling units affordable to very low, low, and moderate-income households from the mitigation requirements of the agricultural land conversion ordinance. The City continues to work with applicants whose projects require Department of Fish and Game (DFG) mitigation to develop a mitigation plan that is financially feasible.

Progress

Very few development applications were received during the planning period; however, non-profit housing builders did complete about 106 low and very low income units during the planning period. Conversion of agricultural land to urban uses is now subject to the provisions of the City's Memorandum of Agreement with LAFCO.

4th Cycle Program 2.5

Pursue additional sources of funding for maintaining and expanding the supply of subsidized housing for low-income households.

Specific Actions and Rationale: The City shall apply for state and federal programs that would help meet the City's identified housing needs and objectives. Specific programs which the City will explore are: the State's Community Development Block Grant Program (CDBG), Joe Serna Jr. Farmworker Housing Grant Program (FWHG), Home Investment Partnership Program (HOME), CalHOME, and Multifamily Housing Program (MHP), as well as U.S. Department of Agriculture Rural Housing Service and U.S. Department of Housing and Urban Development programs to finance low- and moderate income housing, and state and federal programs aimed at providing housing and related services to homeless individuals. In past efforts to pursue every opportunity possible, Greenfield lost its eligibility to apply for CDBG programs due to; 1) non-performance of the developer and; 2) City staff turnover, which resulted in a breakdown in reporting to HCD. Consequently, while pursuing the aforementioned opportunities, the City also recognizes that subsidized projects must be sufficiently vetted to ensure construction and that the City possesses sufficient capacity to adhere to all attendant requirements associated with said programs.

The City shall work with non-profit and for-profit developers to make use of programs directed to housing builders and will support applications by such entities for housing that demonstrably benefits the community.

The City shall expand City staff, as funding permits, to provide for grant writing and grant administration activities.

The City shall develop a list of funding priorities of housing needs and objectives for the planning period.

Progress

Very few development applications were received during the planning period; however, non-profit housing builders did complete about 106 low and very low income units during the planning period. The City has not been able to fund additional staff positions and has not developed a priority list. The City was awarded a HOME grant for a 48 unit multi-family affordable housing project that is currently under construction. The City also partnered with a non-profit builder to obtain tax credit financing for the construction of a 32 unit senior housing project, which has been completed. The City now has a CDBG award, which includes homebuyer assistance and housing rehabilitation programs, and for the next three years has joined with Monterey County, Salinas, Gonzales, and Seaside to be an entitlement city. The City's CDBG allocation will be approximately $230,000 for each of the next three years.

4th Cycle Program 2.6

Cooperate with nonprofit organizations, public agencies, and for-profit housing providers that seek to develop affordable housing in the City to achieve the City's Housing Element goals.

Specific Actions and Rationale: The City shall provide information to the public and to developers regarding approved residential developments and vacant residential land supply. The City shall identify and provide information regarding sites that are suitable for multifamily and self-help single family housing. The City shall encourage a compatible mixture of different types of residential units within lands that annex to the City, in conformance with the 2005 General Plan Land Use Diagram.

Progress

The City worked with non-profit housing builders to complete 106 low and very low units during the planning period. Cooperation with LAFCO also resulted in success in completing the Sphere of Influence MOA that allows the City to proceed with annexations, which will allow the City to bring additional residential land into the City.

4th Cycle Program 2.7

Encourage and allow new subdivisions to contain a percentage of smaller lots and/or zero lot line lots in an effort to help provide the City's regional share of affordable housing.

Specific Actions and Rationale: The City shall continue to encourage and allow new single-family subdivisions in appropriately designated locations to contain a percentage of smaller lots and/or zero lot lines where appropriate, to provide diversity in housing availability.

Progress

Due to severe economic conditions, very little subdivision or development occurred during the planning period, and there was essentially no opportunity to implement this program.

4th Cycle Program 2.8

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

Specific Actions and Rationale: The City encourages second dwelling units in appropriately designated locations. The City will be moving forward to re-consider zoning requirements to reduce on-site parking for second dwelling units and evaluate lowering impact fees for second-dwelling units to enhance the viability of the program

Progress

Municipal Code Chapter 17.90 is the City’s secondary unit ordinance. The City did not further address this program during the planning period.

4th Cycle Program 2.9

Encourage and allow density bonuses to developments that provide affordable units in accordance with State law.

Specific Actions and Rationale: The density bonus program, contained in the density bonus ordinance section of the Greenfield Subdivision Ordinance, is a successful and quantifiable program that allows the developer of a project to develop while providing affordable housing. The density bonus ordinance will

be amended as required to maintain consistency with the requirements of State law. The City will encourage developers to use density bonuses through the use of the Planned Development process

Progress

Municipal Code Chapter 17.50 is the City's density bonus/inclusionary housing ordinance. The requirements of the ordinance apply to all new development applications. AB 2222 became effective after the close of the 4th Cycle.

4th Cycle Program 2.10

Encourage use of the Planned Unit Development by private developers as permitted by the zoning ordinance to help reduce costs and provide affordable housing units.

Specific Actions and Rationale: The Planned Unit Development process allows a developer the flexibility to deviate from a strict interpretation of the zoning code. When combined with the city's affordable housing program, both the city and the developer can effectively negotiate required affordable units to meet AMBAG milestones.

Progress

Municipal Code Section 17.16.080 presents the City's planned development process and regulations. The City utilizes this section when requested in development applications.

4th Cycle Program 2.11

Cooperate and work with the Housing Authority of Monterey County to preserve and increase the existing affordable units managed by the agency through their Section 8 certificate program.

Specific Actions and Rationale: To preserve and increase the numbers of assisted units in the City. Whenever funding is available for additional units, or new programs are made available through the agency, the City will work to ensure that information is disseminated to the general public. The Housing Department will continue to promote and market these programs to prospective tenants through its outreach programs. These include mailings, public events, and distribution of material at key sites in the city.

Progress

The City cooperates with other entities in regard to the provision of affordable housing. Despite severe economic conditions, about 106 low and very low income units were completed during the planning period. The City provides informational brochures in the City Hall lobby area and has posted information on its website about a CDBG homebuyer assistance program available through the City.

4th Cycle Program 2.12

Cooperate with public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.

Specific Actions and Rationale: The programs for Section 8 housing and the U.S. Department of Agricultural Rural Housing Services have been proven successful for the provision of housing for very low and low-income families. The City shall work closely with these organizations to ensure that all available programs are advertised to the citizens of the City for the attainment of affordable housing, either as homeowners or renters.

Progress

The City cooperates with other entities in regard to the provision of affordable housing. Despite severe economic conditions, about 106 low and very low income units were completed during the planning period. The City provides informational brochures in the City Hall lobby area and has posted information on its website about a CDBG homebuyer assistance program available through the City.

Goal Three: Improve/conserve the existing supply of housing

4th Cycle Program 3.1

Promote the rehabilitation of 20 units by 2014.

Specific Actions and Rationale: The City continues to implement its housing rehabilitation program through HOME and CalHOME funds. The City also partners with Monterey County for implementation of the Neighborhood Stabilization Program to rehab foreclosed properties. The Housing Department will continue to promote and market this program to prospective tenants through its outreach programs. These include mailings, public events, and distribution of material at key sites in the city.

Progress

The City participated in housing rehabilitation programs during the planning period including the HOME program, and has a 2015 CDBG award. The City provides informational brochures in the City Hall lobby area and has posted information on its website about a housing rehabilitation program available through the City.

4th Cycle Program 3.2

Survey all residential units within Greenfield annually for code violations and maintain a current database regarding needed housing repairs.

Specific Actions and Rationale: The City is considering an ordinance that triggers an inspection of properties by the Building Official upon sale, for the purpose of creating a register of building code violations requiring remedy.

Progress

The City did not implement this program during the planning period due to insufficient fiscal resources and staffing levels.

4th Cycle Program 3.3

Seek through code enforcement, the private rehabilitation of substandard dwelling units and the demolition of substandard units that are not economically feasible to repair. In concert with the Community Development Department, the City has assigned a community service officer within the Police Department to assist in the identification and enforcement of code violations.

Specific Actions and Rationale: The City shall attempt to identify substandard housing units that do not comply with City codes and require the repair of such code violations. The City shall pursue means to provide financial assistance to low income owners of dwelling units occupied by low-income households that are in need of repair when possible. In applying this policy, the City shall seek to avoid the displacement of very low and low-income households.

Progress

The City provides informational brochures in the City Hall lobby area and has posted information on its website about a housing rehabilitation program available through the City. The City hired a full-time code enforcement officer in November 2013, whose duties included identifying and enforcement of code violations. As of March 2015 that position has been vacant. The City is actively attempting to hire another code enforcement officer. The City has a current CDBG award for housing rehabilitation programs.

Goal Four: Ensure equal housing opportunity

4th Cycle Program 4.1

Cooperate with federal, state, and regional agencies to promote open housing choice and equal opportunity housing. The City will advise the State Department of Fair Employment and Housing of any complaints regarding housing discrimination received by the City.

Specific Actions and Rationale: The City shall work to develop an information program to promote housing opportunities for all persons of the community. The three components to the "Fair Housing Program" shall include the following:

An information program to educate residents of their rights under the fair housing law;

Information regarding the role of the Housing Authority of Monterey County in accepting complaints of fair housing violations; and

An outreach program to publicize the location of the referral agency. Outreach publicity should be targeted to those areas most suitable for reaching persons most likely to be subjected to housing discrimination. To reach the widest possible audience, the Housing Authority will be contacted to ascertain the availability of information in Spanish. If Spanish materials are not available, the City shall evaluate the possibility of providing that information.

Because the Housing Authority of Monterey County and the California Rural Assistance League are well-established and functioning agencies dealing with this issue, the City will meet with these agencies to determine the scope of their outreach into the community. The City shall focus on building upon those organizations' existing programs to enhance and tailor them to Greenfield and in the case where fair housing programs are not in existence, to develop them specifically for Greenfield.

Specific programs will include articles in the local newspapers, both English and Spanish publications; information bulletins posted in the local post office and the library, as well as the development of brochures describing what fair housing is and the rights of citizens to such housing. This brochure may be displayed and distributed in the City Hall lobby.

Progress

The City provides informational brochures in the City Hall lobby area.

Goal Five: Provide for the special housing needs of the community

(Many of the programs addressing the need for affordable housing will also benefit those households with special housing needs within the community.)

A. Homeless Individuals and Households

4th Cycle Program 5.1

Cooperate with all public and private agencies and organizations regarding emergency housing programs to address homelessness.

Specific Actions and Rationale: Because of the City's lack of expertise and funding for programs to benefit persons in need of emergency shelter, the City shall cooperate with existing local agencies and work to develop closer ties and an improved working relationship with non-profit and other organizations providing such assistance. The City shall contact churches, the Salvation Army, Goodwill, and the Housing Authority of Monterey County in order to implement this program.

Progress

The City works with outside agencies and other entities, and in 2015 adopted amendments to the zoning ordinance to facilitate the provision of homeless shelters and transitional housing.

4th Cycle Program 5.2

Encourage an affordable housing developer to consider construction of three, four, and five-bedroom units to address the high "large family" population and overcrowding.

Specific Actions and Rationale: City staff will work with affordable housing developers to provide a greater number of units for large very low income and low-income large families. The City will continue to provide direction and incentivize, where possible, through the use of RDA Housing funds to projects that meet this objective.

Progress

The City cooperates with other entities in regard to the provision of affordable housing. The City no longer has Redevelopment funds. Despite severe economic conditions, about 106 low and very low income units were completed during the planning period. Specific data on the size of the affordable units is not available.

4th Cycle Program 5.3

When new residential projects are proposed, continue to encourage construction of affordable ownership and rental units for large households and to ease overcrowding.

Specific Actions and Rationale:

City staff will inform each potential developer of residential units of the need for units able to accommodate larger families. The inclusionary housing program, in conjunction with the density bonus ordinance, will be used to stimulate such development.

The City will consider the use of in-lieu fees to provide incentives for the development of affordable rental and for-sale units for large households.

Progress

Due to severe economic conditions, very few development applications were received during the planning period, and there was little opportunity to implement this program.

4th Cycle Program 5.4

Encourage the coordination of development of affordable housing with needed facilities for single parent households such as daycare facilities, medical facilities, parks and recreation, and schools.

Specific Actions and Rationale: City staff will review the location of each potential development for access to facilities of particular need by single parent families and will consider providing incentives to mixed-use projects that serve this population.

Progress

The City coordinates with non-profit housing builders, and to extent practical, coordinates the location of these developments with support services.

D. Elderly Households

4th Cycle Program 5.5

Evaluate the concept of developing a "second residential unit" ordinance for the City and determine the potential for actual availability for use on existing single-family parcels.

Specific Actions and Rationale: The City will conduct a review of its policies regarding second dwelling units in residential areas to provide additional affordable housing for the elderly. Following the completion of the review, the City will develop a Second Dwelling Unit Program that encourages second dwelling units.

Progress

The City adopted Municipal Code Section 17.16.090 Secondary Units, prior to the planning period. In 2015 the City adopted an ordinance, Chapter 17.81 of the Municipal Code, regulating the conversion of garages into livable space in residential zoning districts.

4th Cycle Program 5.6

Support and work with other agencies to solicit federal and state funds for low interest loans and grants for the rehabilitation of units owned by seniors, if such funds are available.

Specific Actions and Rationale: The City shall consider the allocation of a portion of funds received for housing rehabilitation for loans to seniors for rehabilitation of owner-occupied housing units.

Progress

The City provides informational brochures in the City Hall lobby area and has posted information on its website about a housing rehabilitation program available through the City.

4th Cycle Program 5.7

Remove Constraints to Housing Development and Encourage Accessible Housing.

Specific Actions and Rationale: Conduct an evaluation of potential constraints to the development of housing for the disabled. Include community and non-profit groups who represent disabled households in the evaluation process. Develop a program to mitigate any identified constraints.

Progress

The City building department can waive certain development standards to accommodate improvements necessary for the physically disabled.

4th Cycle Program 5.8

Encourage the development of mixed-use projects close to downtown to include units identified for housing for elderly and persons with disabilities.

Specific Actions and Rationale: Utilize the mixed use designation included in the 2005 General Plan update for property in and near the downtown area to provide development of units for those very-low and low income households that include the elderly or persons with disabilities who, along with not having the financial ability to own their own homes, may also need the proximity of commercial areas to walk to downtown services. During the zoning ordinance update, the City will evaluate any constraints to the development of housing or care facilities for persons with disabilities in and near the downtown and will include provisions in the zoning ordinance to encourage the construction of such facilities.

Progress

The City's Mixed Use Overlay (MUO) zoning provisions facilitate this program, and were adopted prior to the planning period.

4th Cycle Program 5.9

Encourage the construction of additional residential care facilities in appropriate locations.

Specific Actions and Rationale: The City shall encourage the development of residential care facilities in appropriate locations within the community. The City shall follow the requirements of state law regarding the establishment and permitting of residential care facilities, as provided in the Government and Health and Safety Codes.

Progress

Municipal Code Chapter 17.88 presents the City's residential care facility regulations. The City utilizes this section when requested in development applications.

F. Farmworker Households

All programs in Goal 2. are intended to expand the supply of affordable housing which will benefit farmworker households, especially family households. The following program is intended to address the particular needs of single farmworkers.

4th Cycle Program 5.10

Explore the concept of single-room occupancy development in the downtown to provide affordable housing for single farmworkers.

Specific Actions and Rationale: The City shall explore appropriate locations and potential amendments to the zoning ordinance to determine whether single-room occupancy developments will be useful in providing housing for single farmworkers and other single low-income individuals. The City shall follow the requirements of state law regarding the establishment and permitting of farmworker labor housing, as provided in the Government and Health and Safety Codes.

Progress

The City has not yet adopted zoning provisions for single-room occupancy units.

Goal Six: Promote energy conservation

4th Cycle Program 6.1

Promote programs that emphasize energy retrofitting in existing residential structures with improvements such as weather-stripping and insulation.

Specific Actions and Rationale: Cooperate with the local energy purveyor, Pacific Gas and Electric (PG & E), to make available information on energy saving programs; retrofitting and weather stripping for older non-insulated homes; and programs for low income individuals, including the elderly.

Progress

The City provides information brochures in the City Hall lobby, and has information on home renovation programs on its website. In 2016 the City joined the Western Riverside Council of Governments to make the California HERO program available to residents of the City to finance fixed renewable energy, energy and water efficiency improvements, and electric vehicle charging infrastructure on their properties.

4th Cycle Program 6.2

Promote the use of passive and active solar systems in new and existing residential buildings.

Specific Actions and Rationale: Encourage the use of energy conservation adaptations to improve the energy efficiency of the existing housing stock and require the use of energy efficient site design and housing development guidelines in the design and construction of new or rehabilitated residential units. The City shall explore the development of energy conserving site design guidelines and housing development guidelines in the rehabilitation of existing units and the construction of new housing units.

Progress

The City adopts the current version of the California Green Building Standards Code and Title 24 Energy Code, which include the most stringent energy conservation standards for new construction. In 2015 the City added Chapter 15.28 to the Municipal Code establishing an expedited permitting procedure for small residential rooftop solar systems.

4th Cycle Program 6.3

Cooperate with other local, state, and federal agencies, public utilities, and community organizations to implement energy conservation programs and identify community priorities in energy matters.

Specific Actions and Rationale:

a. LIHEAP: Low-income households (less than 60% of the State Median Income Level) qualify for financial assistance and free housing renovations to offset their energy costs. Funded by the Department of Health and Human Services, the LIHEAP Block Grant provides two services, weatherization assistance and financial assistance.

The Weatherization Program provides homes with free weatherization services to conserve energy, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.

The Homes Energy Assistance Program (HEAP) provides financial assistance to pay the energy bills. The average payment within the State of California is $182 per household per year.

REACH: Sponsored by Pacific Gas and Electric and administered by the Salvation Army, REACH provides energy assistance to low-income customers. Households that do not qualify for HEAP or another alternative assistance program may receive a one-time payment aid for energy costs. In the last 18 years, REACH has assisted 369,000 households in Northern California with more than $56 million in total aid.

Energy Efficient Mortgages (EEM): Homebuyers that purchase energy efficient homes or renovate houses to conserve energy qualify for special mortgage benefits through EEMs. Determined by results from the Home Energy Rating System (HERS), home loans may include energy improvement costs reducing homeowner's utility bills. The California Home Energy Efficient Rating System (CHEERS) is a local HERS and is supported by PG&E, lending institutions, and building associations.

Progress

The City provides information brochures in the City Hall lobby, and has information on home renovation programs, including energy efficiency improvements, on its website. **Goal Seven:** Encourage cooperation and coordination in the provision of housing

4th Cycle Program 7.1

Evaluate and coordinate all opportunities for providing services to new developments, including formation of assessment districts, federal and state grants, and joint powers agreements.

Specific Actions and Rationale: Appropriate programs will be discussed with applicants for potential projects during the pre-application stage as well as throughout the development project. Development programs proven to be applicable to a particular project shall be discussed in the project's review before the Commission and Council as well as considered for inclusion in any subdivision agreements and/or conditions of approval.

Progress

Due to severe economic conditions, very few development applications were received during the planning period, and there was little opportunity to implement this program,

4th Cycle Program 7.2

Include non-profit organizations, developers, and other agencies involved in the provision of housing in the discussion and development of strategies to provide housing and to maintain housing affordability.

Specific Actions and Rationale: The City shall communicate with non-profit organizations to identify opportunities to construct affordable housing and to develop strategies to maintain housing affordability. The City shall utilize information available from local real estate agencies and shall monitor rental vacancy rates to determine if action is warranted by the City to maintain the affordability of rental housing in Greenfield.

Progress

The City coordinates with non-profit housing builders,

In spite of extremely adverse housing market circumstances, the City did, nonetheless, make progress during this period on several fronts related to housing.

Summary of Activities completed within the Fourth Cycle Planning Period

- 2009: CHISPA, a non-profit Housing Developer, completed construction of the Vineyard Green development, an affordable housing project consisting of 33 Moderate-Income Single-Family Homes, 25 Very-Low and Low Income deed-restricted self-help single-family homes, and 41 Multi-family rental units that included 16-Very-Low and 24-Low-Income rental units.
- 2010: The City Council approved the General Plan Map and Zoning Map amendments to change the land use designation at the 4.25 acre Clifton Mobile Manor property, located at 375 Oak Avenue, from Medium Density Residential (MDR) to High Density Residential (HDR) with a new Special High Density Overlay (SHO).
- 2010: Three homes were completed at Cambria Park under the City's Self-Build program.
- 2011: Chapter 17.51, Inclusionary Housing, was added to the Greenfield Municipal Code. This inclusionary housing ordinance was designed to enhance the public welfare by assisting in meeting the City's regional share of housing needs; assisting in the implementation of the Housing Element goals, policies, and programs; and ensuring compatibility between future housing development and housing units affordable to persons of very low, low, and moderate income by requiring that developable land in the City is utilized in a manner consistent with state and local land use and housing policies.
- 2012: Pacific West Communities constructed the Terracina Oaks affordable housing project. The first phase of this project included 41 low and very-low income restricted apartments.
- 2012: CHISPA built 3 single-family homes.
- 2013: The City and LAFCO completed negotiations on their Sphere of Influence Memorandum of Agreement. In 2013 the Memorandum of Agreement was approved to allow for the City, County, and LAFCO to evaluate future annexation proposals included in the March 2007 Sphere of Influence or in future amendments to the Greenfield Sphere of Influence. This will allow Greenfield to provide adequate land for residential development. The Memorandum of Agreement serves to satisfy the requirements imposed on the City which requires the City and LAFCO to enter into an agreement prior to any annexation to the City on 10 issues including: long term direction of growth, urban development patterns, and regional housing needs.
- 2013: CHISPA purchased the Cambria Park Subdivision, located on Apple Avenue, from a private developer who intended to construct market rate units on site. CHISPA constructed three low-income restricted homes.

Summary of Activities completed to date within the Fifth Cycle Planning Period

- 2014: The City adopted the Walnut Avenue Specific Plan and adopted Chapter 17.43 of the Municipal Code providing for specific plan zoning. The Walnut Avenue Specific Plan area includes approximately 10.5 acres for high-density residential development. Upwards of 220 multi-family residential units can be developed. Planning for the first phase of the Specific Plan development began in 2015 for retail/commercial uses. Residential development will be in a later phase.
- 2015: Chapter 17.80 of the Greenfield Municipal Code, Emergency Shelters and Transitional Housing Facilities, was amended to support the Housing Element's goals, policies, and programs encouraging the development of emergency and transitional housing; to provide development and operational standards to ensure appropriate housing and services for special needs

populations, and to ensure conformity with the Housing Element and the requirements of the California Government Code.

- 2015: Chapter 15.28 was added to the Municipal Code establishing an expedited permitting procedure for small residential rooftop solar systems.
- 2015: Chapter 17.81 was added to the Municipal Code regulating the conversion of garages into livable space in residential zoning districts.
- 2015: Pacific West Communities constructed the Magnolia Place Senior Apartments project that includes 32 low and very-low income apartment units for seniors. This is Phase I of a two phase project, the second phase of which will yield an additional 32 units of income restricted senior housing.
- 2015: Pacific West Communities began construction of Phase II of the Terracina Oaks project in late 2015. This project will include 47 low and very-low income restricted apartments and a manger's unit. Construction will be complete in 2016.
- 2014-2015: CHISPA continued construction on the Cambria Park subdivision. Ten new units are complete and ten more are permitted or under construction. Thirteen additional units will be permitted in the future.
- 2015: City Council approved participation in the Home Energy Renovation Opportunity (HERO) financing program.
- 2015: The City was awarded a CDBG grant to implement a homebuyer assistance program and a single-family housing rehabilitation program. Approximately $230,000 is available for each program. Program guidelines have been approved by HCD and these programs will be implemented in 2016.
- 2016: Initial discussions have begun with Pacific West Communities for development of Phase II of the Magnolia Place Senior Apartments project.
- 2016: A tentative map was approved by the Planning Commission and the City Council for a 43 unit single-family residential development project. Development of this project will first require annexation into the City. A LAFCO annexation application is anticipated to be submitted in 2016.
- 2016: Planning continues for the South End Annexation project which will include a residential subdivision for 149 single-family homes. Tentative map and LAFCO annexation applications are anticipated to be submitted in 2016 to the City and LAFCO, respectively.

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HOUSING ELEMENT BACKGROUND REPORT

CITY OF GREENFIELD

HOUSING ELEMENT: 2014-2023

2014-2023 Housing Element Background Report

Current City Council Members:

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

Resolution ___

Adopted April 12, 2016

POPULATION DATA

Housing Growth Trends

Greenfield's population increased from 7,464 in 1990 to 12,583 in 2000, representing a 68.5 percent increase (5.3 percent annualized increase). From 1990 to 2010, Greenfield's population rose to 15, 480, a 2.1 percent annualized increase from 2000. From 2010 to 2013 the population increased to 16,494 which was also a 2.1 annualized percent change. This indicates a slower pace of growth in comparison to 1990-2000 growth trends. See Table 1, Greenfield Population and Housing Growth Trends below illustrating population and growth trends. In comparison to population growth, the number of housing units increased by 50.9 percent from 1990 to 2000, while from 2000 to 2010 there was a 27 percent increase in housing or a 2.4 annualized percent change. From 2010 to 2013 there was only a 4.9 percent increase in the number of housing units (a 1.6 annualized percent change), thus increasing the average number of persons per household from 4.17 in 2000 to 4.78 in 2013.

Table 1: Greenfield Population and Housing Growth Trends

	1990	2000	Annualized Percent Change	2010	Annualized Percent Change	2013	Annualized Percent Change
Population	7,467	12,583	5.3%	15,480	2.1%	16,494	2.1%
Housing Units	1,807	2,726	4.2%	3,462	2.4%	3,632	1.6%

Source: U.S. Census 1990, 2000, 2013; Greenfield Building Department permit records; California Department of Finance

Future Population Growth

The Greenfield population forecast by AMBAG estimates an increase of 29.3 percent, increasing total population to 21,341 by 2020. This represents an additional 4,347 persons. The number of housing projects already approved or being processed by the City for the 2014-2015 year is two, comprising about 61 units.

Monterey County experienced a population increase of 3.8 percent during the period from 2009 to 2013, with a population gain of 4,489 persons. In comparison Greenfield had 14.3 percent population increase with a population gain of 2,066 persons during the same period.

Greenfield's growth from 1990 to 1999 outpaced that of all other Salinas Valley cities. This growth was consistent with the City's historical growth pattern; between 1985 and 1990 Greenfield's growth outpaced all neighboring Salinas Valley cities except for Gonzales, as well as Monterey County and the State of California. By the end of 2008, and continuing through 2013, Greenfield's population growth rate had slowed along with the majority of cities within Monterey County, with the exception of the City of Soledad, with its large growth increases and decreases attributable to a fluctuating prison inmate population.

The growth of agriculture and related business and industries in the Greenfield area has contributed to the City's significant growth since 1970. In addition, the price of land in Greenfield is generally more affordable than the price of land in much of Monterey County. This provides land for housing development at a more affordable price, resulting in the potential for significant housing growth. Table 2, Comparison of Growth Trends, illustrates population growth of the Salinas Valley cities, Monterey County, and California.

Table 2: Comparison of Growth Trends

Approximate Percentage Change in Population				
Jurisdiction	**1980 to 1989**	**1990 to 1999**	**2000 to 2008**	**2009--2013**
Greenfield	22.2%	68.6%	23%	14.3%
King City	14.9%	45.3%	11.8%	15.1%
Soledad	18.8%	57.6%	149.0%	-5.8%
Gonzales	27.0%	61.5%	19.9%	-2.7%
Monterey County	6.7%	1 3.0%	7.5%	3.8%
State of California	3.7%	13.8%	13.0%	3.4%

Source: *U.S. Census 1980, 1990, 2000, 2013; California Department of Finance*

Population by Ethnicity

During the steady growth of Greenfield's population, changes in the ethnic make-up of the population have occurred. From 1990-2000 the percent of persons identifying themselves as Hispanic or Latino of any race increased by 9.1 percent, from 5,829 people in 1990 to 11,055 in 2000. Concurrently, those persons identifying themselves as White decreased in both percent of population and numerically. In 1990, the 1,486 persons identifying themselves as White represented 20 percent of Greenfield's population. That number decreased to 1,188 persons during that time, representing only 9.1 percent of the City's population. Since 2000, population changes for those identifying themselves as Hispanic or Latino has been insignificant; however, those identifying themselves as White fell an additional 3 percent and the Asian/Pacific Islander population rose from 116 (1 percent of the population) to 746 (4.5 percent of the population). Table 3, Ethnicity in the City of Greenfield, provides information regarding Greenfield's ethnicity.

Table 3: Ethnicity in the City of Greenfield

Ethnicity	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino (any race)	5,829	78.1%	11,055	87.9%	14,637	88.7%
White	1,486	20.0%	1,188	9.4%	967	5.9%
Black	59	0.8%	148	1.2%	93	0.6%
Asian/Pacific Islander	45	0.6%	116	1.0%	746	4.5%
Native American	37	0.5%	150	1.2%	27	0.2%
Other	8	0.1%	0	0.0%	24	0.1%
Total	7,464	100%	12,583	100%	16,494	100%

Source: *U.S. Census 1990, 2000, 2013*

Population by Age

Greenfield's median age of 24 years, significantly lower than that of the county, state, and nation, has remained constant since 1990. In 2013, Monterey County's median age was 33.0 years and the median age statewide was 35.4 years. In comparison, the national median age in 2013 was 37.3 years.

In 2013, children, ages 19 years and younger, represented 46.2 percent of Greenfield's population while those persons between 20 and 44 years represent 39.3 percent. These two groups combined, all persons under 44 years, represent 85.5 percent of Greenfield's population. Persons 45 to 64 years represent 17.9 percent of Greenfield's population and the elderly, those 65 years and over, represent only 4.8 percent of the City's population.

Although median age remained constant from 1990 to 2013, the rate of population growth was not constant for all age groups. For example, the group that included children aged nine and younger decreased from 11.4 percent of the population in 2000 to 8.5 percent of the City's population in 2013. In contrast, adults from 55 to 59 years in age represented 4.9 percent of the population in 2013 as compared to the previous decade in which that age group represented only 2.3 percent of the City's population. This percentage change represents an actual population increase of 518 adults between the ages of 55 to 59 from 2000 to 2013.

The elderly bracket, consisting of those 65 years and older increased by 170 persons. The age group of persons 45 to 54 years increased to 10.4 percent of the City's population in comparison to the previous decade in which they represented only 8.4 percent of the population. This increase resulted in an additional 642 residents in this age bracket. In the same period, the rate of population growth in the 15-18 age group slowed, decreasing from 10.2 percent of Greenfield's population in 2000 to 8.1 percent in 2013. Table 4: Age of Population, compares Greenfield's age trends between 1990 and 2013.

Table 4: Age of Population

Age Group	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Less than 5 years	901	12.1%	1,316	10.5%	2,109	12.8%
5-9 years	927	12.4%	1,433	11.4%	1,402	8.5%
10-14 years	760	10.2%	1,298	10.3%	1,430	8.7%
15-19 years	528	7.1%	1,280	10.2%	1,329	8.1%
20-24 years	662	8.9%	1,184	9.4%	1,682	10.2%
25-34 years	1,494	20.0%	2,148	17.1%	2,950	17.9%
35-44 years	972	13.0%	1,721	13.7%	1,845	11.2%
45-54 years	409	5.5%	1,063	8.4%	1,705	10.4%
55-59 years	200	2.7%	291	2.3%	809	4.9%
60-64 years	217	2.9%	220	1.7%	434	2.6%
65-74 years	258	3.5%	368	2.9%	265	1.6%
75-84 years	96	1.3%	207	1.7%	397	2.4%
85 years and over	40	0.5%	54	0.4%	137	0.8%
Total	7,464	100%	12,583	100%	16,494	100%
Median Age	24		24		24	

Source: *U.S. Census 1990, 2000, 2013*

Population and Employment Projections

AMBAG uses employment and population data to estimate projections for employment by sector and population. In its 2014 Regional Growth Forecast, AMBAG's estimates 16,330 people in Greenfield for the 2010 population and its 2020 forecast is 21,241 people. AMBAG projected that there would be 7,404 total employed persons by 2020 in Greenfield, up 469 employed persons from 6,935 in 2010. However, despite the estimated increase in the number of employed persons, there would be a decrease in the percentage of employed persons relative to the population from 42 percent in 2010 to 35 percent in 2020. It is important to note that AMBAG's 2014 employment data is inconsistent with that of the US Census Bureau which found 6,261 total employed persons in 2010, which may indicate inconsistencies in the employment projections.

Regionally, the employment base of Greenfield is dominated by agricultural and visitor-serving jobs. Consistent with this trend, agricultural jobs consist of 35.5 percent of the total jobs and combined services and retail jobs represent 17.7 percent of total jobs in Greenfield in 2013. In 2000, Greenfield had a greater percentage of people employed in the agricultural sector than other central Salinas Valley cities and communities. However, by 2013, other central Salinas Valley cities had comparable percentages of persons with agricultural jobs with 37.1 percent in Gonzales, 32.3 percent in Soledad, and 45.8 percent in King City. Table 5, 2010 and 2013 Employment by Industry, represents Greenfield employment by industry in 2010 and 2013 by sector.

Table 5: 2010 and 2013 Employment by Industry

Industry	2010		2013	
	Number	Percent	Number	Percent
Agricultural, forestry, fishing and hunting, and mining	1,859	29.7%	2,375	35.5%
Construction	357	5.7%	249	3.7%
Manufacturing	546	8.7%	392	5.9%
Wholesale Trade	265	4.3%	164	2.5%
Retail Trade	508	8.1%	543	8.1%
Transportation and warehousing, and utilities	306	4.9%	266	4.0%
Information	26	0.4%	28	0.4%
Finance and Insurance, real estate, rental and leasing	82	1.3%	131	2.0%
Professional, scientific, management, administrative and waste management services	178	2.8%	221	3.3%
Educational services, health care, social assistance	1,036	16.6%	994	14.9%
Arts, entertainment, and recreation, accommodation and food services	372	5.9%	498	7.4%
Other services, except public administration	232	3.7%	299	4.5%
Public Administration	494	7.9%	532	7.9%
Total	6,261	100%	6,692	100%

Source: *U.S. Census 2010, 2013*

Households Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as the group of all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group quarter living situations are not considered households.

Current and Projected Households

The number of households in Greenfield increased from 5,680 in 2000 to 7,976 in 2013, representing a 40 percent increase. According to the AMBAG forecast of June 2008, Greenfield

households are projected to increase by an additional 834 households (30 percent) by 2020 and 537 households by 2025. However, based on approved and pending housing projects within the City, it is likely that the increase in the number of households will not be met as the City has received few applications for residential development permits over the last year.

Household Types

Between 2000 and 2013 the number of family households increased from 2,361 to 3,016 a 27.7 percent increase. The number of households containing married couples with children significantly increased by 63.7 percent. The most dramatic increases, however, were in single parent families. Single female-headed households with children increased from 223 to 464, a 108 percent increase. This was in addition to the exponential 158 percent increase in these households during the decade from 1990 to 2000. Single male headed households with children increased even more dramatically; from 91 to 238 representing a 168 percent increase. Large family households with 5 or more members increased from 1,310 to 1,526 a 16 percent increase. After a 17 percent decrease in non-family households from 1990-2000, these households increased by 48 percent from 2000 to 2013. Comparisons of the distribution of household types in Greenfield from 1990 to 2013 are tabulated below in Table 6, Household Types 1990 – 2013. There has been a substantial increase in single parent households, which are considered households with special needs. The housing needs of these household types are discussed in further detail within the Special Needs Households section.

Table 6: Household Types 1990– 2013

Household Type	1990 Number	2000 Number	2013 Number
Family	1,891	2,361	3,016
Married Couple w/children	1,182	1,413	2,314
Single Female w/ children	87	223	464
Single Male w/children	30	91	238
Large Family (5 or more persons)	837	1,310	1,526
Non-family	340	282	418

Source: *U.S. Census 1990, 2000, 2013*

Household Size

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, the number of households may increase due to divorce, as young people leave home, and for other reasons that people establish a new household.

Household size can be an indicator of changes in population or use of housing. For example, an increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in numbers of large families. See Table 7, Household Tenure by Size of Household, for a comparison of 2009 and 2013 household tenure by size of households for owners and renters.

Table 7: Household Tenure by Size of Household

	2009			2013		
Household Size	**Owner Occupied**	**Renter Occupied**	**Total Units**	**Owner Occupied**	**Renter Occupied**	**Total Units**
1-person household	129	77	**206**	91	142	**233**
2-person household	397	205	**602**	347	176	**523**
3-person household	389	102	**491**	358	217	**575**
4-person household	473	154	**627**	268	295	**563**
5-person household	194	221	**415**	243	312	**555**
6-person household	286	87	**373**	220	186	**406**
7-person (or more) household	203	260	**463**	146	433	**579**
Total Units	**2,071**	**1,106**	**3,177**	**1,673**	**1,761**	**3,434**

Source: *U.S Census 2013*

The average household size increased from 4.62 persons per household in 2000 to 4.78 in 2013. This trend would suggest that inadequate supplies of housing units are available within the City, or that housing is not affordable, and consequentially, more persons are occupying each housing unit. The disparity between average rental prices and the average wages earned, notably for agricultural workers, could be significantly contributing to the increase in persons per unit within the City. In addition, there are more seven-person, or greater, households, both owner occupied units and renter occupied units, than any other household size. The census indicates that there are 1,540 five-person or more families in Greenfield, 579 of which are seven-person or more households (see following section).

Table 8, Tenure by Occupant per Room, summarizes the 2000 and 2013 Census information on the tenure by occupants per room.

Table 8: Tenure by Occupant per Room

	2000			2013		
Range of Occupants per Room	**Rental Occupied Units**	**Owner Occupied Units**	**Total**	**Rental Occupied Units**	**Owner Occupied Units**	**Total**
0.5 or less	137	367	504	280	576	856
0.51 to 1.00	279	437	716	729	780	1509
1.01 to 1.50	214	299	513	361	251	612
1.51 to 2.00	221	342	563	270	54	324
2.01 or more	206	153	359	121	12	133
TOTAL	1,057	1,598	2,655	1,761	1,673	3434

Source: *U. S. Census, 2013*

Large Households

Traditionally, it has been challenging for large households (households of five or more persons) to secure and/or afford housing units of 3 or more bedrooms. Large renter families, in particular, have difficulty in finding rental housing stock that is both affordable and large enough for their household size. Large households (five person and greater) within Greenfield totaled 1,540, representing 44.8 percent of all households. There were 579 households, representing about 16.9 percent of all households, with seven or more persons. Of the 1,540 large households, 931 were renter households and 609 were homeowner households.

Table 9, Large Households and Housing Units 2000 and Table 10, Large Households and Housing Units 2013, demonstrate the number of large households compared to the number of multi-bedroom housing units within Greenfield. As shown in Table 10, Large Households and Housing Units 2013, three bedroom units and larger represent approximately 59 percent of the total owner occupied housing units in Greenfield. Large households living in owner occupied units represent about 48 percent of all owner occupied housing units. Consequently, in terms of number of bedrooms, there is an adequate number owner occupied housing units to house large households.

Large renter households represent about 51 percent of all renter households. However, three-bedroom and larger rental units represent only 41 percent of all rental units with only 34 five bedroom units. However, this is a significant increase from the 27 percent of large household units available in 2000 when there were zero 5 bedroom units.

Table 9: Large Households and Housing Units 2000

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	255	16.0%	3-Bedrooms	652	40.8%
6-Person	250	15.6%	4-Bedrooms	134	8.4%
7-Person or more	279	17.5%	5-Bedrooms (or more)	23	1.4%
Total	**784**	**49.1%**	**Total**	**809**	**50.6%**
Renter Units					
5-Person	177	16.8%	3-Bedrooms	237	22.4%
6-Person	107	10.1 %	4-Bedrooms	54	5.1%
7-Person or more	245	23.2%	5-Bedrooms (or more)	0	0.0%
Total	**529**	**50.0%**	**Total**	**291**	**27.5%**

Source: *U.S. Census 2000*

Table 10: Large Households and Housing Units 2013

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	243	19.4%	3-Bedrooms	696	27.4%
6-Person	220	17.6%	4-Bedrooms	688	27.1%
7-Person or more	146	11.7%	5-Bedrooms (or more)	108	4.3%
Total	**609**	**48.7%**	**Total**	**1492**	**59.4%**
Renter Units					
5-Person	312	24.9%	3-Bedrooms	803	31.6%
6-Person	186	14.8%	4-Bedrooms	211	8.3%
7-Person or more	146	11.7%	5-Bedrooms (or more)	36	1.4%
Total	**644**	**51.4%**	**Total**	**1050**	**41.3%**

Source: *U.S. Census 2013*

Household Income

The Department of Housing and Community Development (HCD) estimates area median incomes (AMI) for all counties in the State annually. In turn, this AMI is utilized in many housing programs, such as CDBG, HOME and LIHTC. Of particular note, the 2015 Monterey County AMI was $68,700.

In Greenfield, from 1990 to 2000, median household income increased from $26,816 to $37,602, approximately 40.2 percent. During the same period, median household income for Monterey County as a whole increased by approximately 44.1 percent. From 2000-2013, household income in Greenfield increased from $37,602 to $53,508 representing a 43 percent increase. During the same period Monterey County median household increased by approximately 23 percent from $48,305 to $59,169. Table 11, Relative Median Household Income, compares median incomes of Greenfield and Monterey County. Table 12, Households by Household Income Ranges, tabulates the number and percentage of households that fall within various income ranges.

Table 11: Relative Median Household Income

Year	Greenfield	Monterey County	Percent of County Median Income
1970	$ 6,100	$ 9,730	63%
1980	$14,526	$17,661	82%
1990	$26,816	$33,520	80%
2000	$37,602	$48,305	78%
2008	$46,219	$67,300	69%
2013	$53,805	$59,168	91%

Source: *U.S. Census 1970, 1980, 1990, 2000; Department of Housing and Community Development Official State Income Limits for 2009*

Table 12: Households by Household Income Ranges

Income Range	1990		2000		2013	
	Households	Percent	Households	Percent	Households	Percent
$0 -$9,999	238	10.7%	175	6.6%	108	3.1%
$10,000-$14,999	194	8.7%	150	5.6%	88	2.6%
$15,000-$24,999	481	21.5%	399	14.9%	436	12.7%
$25,000-$34,999	517	23.2%	508	19.0%	412	12.0%
$35,000-$49,999	431	19.3%	550	20.6%	521	15.2%
$50,000-$74,999	242	10.8%	563	21.1%	810	23.6%
$75,000-$99,999	80	3.6%	220	8.2%	600	17.5%
$100,000-$149,999	35	1.6%	95	3.6%	249	7.3%
$150,000 or more	13	0.6%	9	0.3%	210	6.2%
Total	**2,231**	**100%**	**2,669**	**100%**	**3,434**	**100%**

Source: *U.S. Census 1990, 2000, 2013*

Regional Housing Needs Assessment

The Housing Element must indicate the number of housing units that must be constructed in Greenfield between 2014 and 2023. The AMBAG housing needs projection indicates that number is 363 units. AMBAG construction goals by income are shown in Table 13, Regional Housing Needs.

Table 13: Regional Housing Needs

Household Income Level	RHNA Regional Housing Targets	Pending/Approved Units within Planning Period	Remaining Regional Housing Need
Very Low Income	87 units	43	44
Low Income	57 units	56	1
Moderate	66 units	3	63
Above Moderate	153 units		153
Total	363 Units	102	294

Source: *AMBAG Regional Housing Needs Allocation 2014-2023; City of Greenfield 2016*

Housing Availability

Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in Monterey County for 2015 is $68,700. For extremely low-income households, this results in an income of $25,250 or less for a four-person household or $15,250 or less for a one-person household. Table 14, Occupational

Wages Monterey County, provides examples of occupations with wages that would qualify as extremely low income households.

Table 14: Occupational Wages Monterey County

Occupation Title	Median Hourly	Median Annual
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	$9.07	$18,852
Waiters and Waitresses	$9.19	$19,115
Cashiers	$10.51	$21,860
Food Preparation and Serving Workers, Including Fast Food	$9.22	$19,166
Dishwashers	$9.10	$18,934
Graders and Sorters, Agricultural Products	$10.04	$20,886

***Source**: Employment Development Department, Projections of Employment by Occupation*

Households with extremely low incomes have a variety of housing situations and needs. Most families and individuals receiving public assistance, such as social security insurance or disability insurance (SDI) are considered extremely low-income households. Similarly, a minimum wage worker could be considered an extremely low-income household.

According to the 2008-2012 Comprehensive Housing Affordability Strategy housing data, there were approximately 285 extremely low-income households in Greenfield, representing 8.4 percent of 3397 total households in 2012. Most extremely low income households are renters and experience a high incidence of housing problems. Housing problems are defined as:

- Cost burden greater than 30 percent of income;
- overcrowding, and/or;
- without complete kitchen or plumbing facilities.

A thorough analysis includes an estimate of the number of existing households with extremely low-income. The Comprehensive Housing Affordability Strategy data table, as shown in Table 15, Housing Needs for Extremely Low Income Households, estimates that there are 285 extremely low-income households, which is approximately 8 percent of all households in Greenfield. Of all Greenfield households in 2012, 57.6 percent experience some kind of housing problem. Also, 28.3 percent experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing. Of these households, 16.4 percent have a housing cost burden of greater than 50 percent.

Table 15: Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Number Extremely Low Income Households	35	250	285
Number with any Housing Problems	1,065	890	1,955
Number with Cost Burden (30%-49% of income)	455	505	960
Number with Severe Cost Burden (50% of income)	330	230	560

Source: *State of the City's Data System: Comprehensive Housing Affordability Strategy Data: Housing Problems Output for All Households, 2008-2012*

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need is extremely low income households. As a result, from the very low-income need of units, the City has projected a need of 44 units for extremely low-income households. Many extremely low income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low income households could comprise of those with disabilities or other special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy units.

Despite policies that are already in place to facilitate affordable housing for lower income households, the city needs to further increase efforts to work with developers in expanding affordable housing opportunities, especially for extremely low income households. To accomplish this, the City could utilize the following strategies:

- build a long-term partnership in development;
- gain access to specialized funding sources, including applying for funding sources that support deeper targeting;
- identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households; and
- promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing;

Conversion of Subsidized Units

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This legislation was passed to address concerns that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing, affordability of the units could no longer be assured.

Housing that receives governmental assistance may, at an unspecified date, convert to market-rate housing. The loss of these affordable units, which meet the need of the low and very low income populations in the community, may constitute a significant reduction in the amount of affordable housing in a community. Due to that potential impact, Housing Elements are

required to identify the publicly assisted rental housing within the applicable jurisdiction and evaluate the potential for that housing to convert to market-rate housing. This inventory includes all multifamily rental units assisted under federal, state, and local programs, including HUD programs, inclusionary ordinances, density bonuses, and direct assistance programs. The inventory covers all units that are eligible to change to non-income based housing due to termination of subsidy contracts, mortgage prepayments, or expiring restrictions. Table 16, Potential "at Risk" Projects, identifies projects where there is potential for conversion to market-rate housing,

Table 16: Potential "at Risk" Projects

Project	Year Built	Total Number of Units	Affordable Units	Elderly/ Non-elderly Units	Type of subsidy	Date Affordability to end
Walnut Place	2005	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	2060
Vineyard Green	2009	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	2064
Villa Santa Clara 225 Third Street	1992	30	30 Low Income	Family	RHCP and Housing Tax Credits	2047
Tyler Park Town homes 1120 Heidi Drive	1995	88	88 Very Low and Low Income	Family	Housing Tax Credits	2050
Los Ositos 1083 Elm Avenue	1982	50	25 Very Low Income	Elderly		2037
Terracina Oaks I 13th Street	2012	18	4 Low 14 Very Low	Family	Housing Tax Credits	2067
Vista Verde I Don Vicente Dr.	2006	1	1 Low Income	Family	Inclusionary Housing	2061
Cambria Park Cardona Circle	2016	7	7 Low Income	Family	Housing Tax Credit	2071
Magnolia Place Senior Apartments, 12th Street	2015	32	28 Low Income 4 Very Low	Elderly	Housing Tax Credit	2070

Source: *City of Greenfield, project staff*

No developments in Greenfield are listed as "at risk" projects, according to City information. There are no assisted housing units in Greenfield anticipated to convert to market rate housing. Since there are no "at-risk" units in Greenfield, there is no further analysis required of resources for preservation of those units or quantified objectives.

Building Permits Issued

Between 2000 and 2009 Greenfield issued 1,143 new residential building permits, while from 2010-2014 only 57 were issued. Table 17, Residential Building Permits, documents the number and types of dwelling units approved for construction by building permit in Greenfield between 1994 and 2014. Table 18, Building Permits Dedicated to Low and Very Low Income Households, shows the number of residential building permits issued for low and very low-income households in the same period. Low and very low income housing has accounted for about 30 percent of residential permits issued during that timespan.

Table 17: Residential Building Permits

Year	Single-Family	Multi-Family*	Total
1994	79	0	79
1995	108	15	123
1996	18	73	91
1997	100	0	100
1998	26	0	26
1999	20	0	20
2000	12	0	12
2001	50	0	50
2002	20	6	26
2003	28	0	28
2004	191	12	203
2005	403	56	459
2006	93	78	171
2007	81	25	106
2008	11	36	47
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39
Total	1,248	391	1,639

Source: *City of Greenfield. *All of the multi-family units are in buildings of 4 or more units.*

Table 18: Building Permits Dedicated To Low and Very Low Income Households

Year	Low/Very Low Income Single Family Units*	Low/Very Low Income Multi-Family Units*	Total
1994	40	0	40
1995	44	15	59
1996	18	73	91
1997	68	0	68
1998	26	0	26
1999	10	0	10
2000	0	0	0
2001	0	0	0
2002	0	0	0
2003	0	0	0
2004	26	0	26
2005	0	40	40
2006	2	0	2
2007	25	0	25
2008	0	0	0
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39
2015	2	48	50
Total	269	258	527

Source: *City of Greenfield.*

*These units are included in the total residential building permits issued in Greenfield in Table 17 above.

Existing Site Inventory and Availability

This section evaluates the availability of land and services to meet the needs documented in within the housing element update, calculates the total build-out potential of this land, and reviews the adequacy of services to support future housing development. To ascertain this residential land use availability, the Greenfield Community Development Department completed an inventory of vacant and underutilized sites for various residential land use types utilizing County Assessor's Maps. Total existing acreages fall into four categories as summarized in Table 19, Existing Site Inventory and Availability.

Table 19: Existing Site Inventory and Availability

District Type	Developed (in acres)	Undeveloped (in acres)	Total City Acreage
Residential Districts	685	70	755
Commercial Districts	92	98	190
Industrial Districts	15	135	150
Other land use designations	23	n/a	23
Total City Acreage	815	303	1,118

Source: *City of Greenfield*

The City has designated about 75 acres of land within city limits as mixed use. The General Plan indicates a maximum residential build-out within the mixed-use overlay zone of 1,088 dwelling units, based on an assumption of one dwelling unit per 3,000 square feet. These dwelling units may be spread out at various densities throughout the mixed-use areas. There is no standard density for mixed-use sites, as each project is reviewed on a case-by-case basis. The City encourages higher density development at locations within walking distance of downtown and other commercial areas, and can offer incentives through the Planned Development process to facilitate mixed-use housing opportunities for lower-income households. Economic conditions have not favored mixed use commercial/residential during the prior planning period.

Available Land Inventory Summary

The following pages present data on vacant residential land within the City. Additional land outside the City limits has approved subdivisions and is awaiting annexation. For sites on which plans have been submitted or approved, those plans were the basis for determining the site capacity, regardless of the theoretical capacity. For sites on which no plans have been approved or submitted, the maximum capacity was reduced to 80 percent to account for infrastructure. Most sites do not have significant development constraints. Most sites are vacant, farmland, or have minor improvements from a prior use that would need to be removed. Several sites that are farther from existing utility lines would require infrastructure extensions. There are no significant flooding or geotechnical constraints. Sites listed for low or very low income housing are either zoned for 21 units per acre or have submitted plans that include affordable units. Due to the difficulty in accurately predicting re-development and infill development downtown, especially in light of a slowly recovering local economy, the potential units in the downtown area have not been quantified, and these potential units are not included in the site totals.

Site 1: Magnolia Place Senior Apartment Phase II

Address: 1191 Oak Ave near 12th Street (Phase II)
APN: 109-212-002
Acres: 2.6 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 39 units
Realistic Capacity: 42 (based on density for Phase I)
Infrastructure Capacity:
Project Status: vacant
Units/ Affordable Units: 42/42
On-site Constraints: no constraints

Site 2: Vintage Meadows Phase I

Address: Elm Ave. and 13th Street
APN: 109-223-001 through 110
Acres: 13.14 acres
GP Designation: Low Density Residential
Zone: R-L
Allowable Density: 7 du/acre = 92 units
Realistic Capacity: 110 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved in 2007
Units/ Affordable Units: 110/18
On-site Constraints: o constraints

Site 3: Vista Verde Phase I

Address: Elm and Don Vicente
APN: 024-191-033 through 040 (portion)
Acres: 2.96 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 44 units
Realistic Capacity: 16 (based on approved plans)
Infrastructure Capacity:
Project Status: 7 remaining units approved (2 under construction)
Units/ Affordable Units: 7/2
On-site Constraints: no constraints

Site 4: Cambria Park

Address: Apple Ave. and Third St.
APN: 024-411-001 through 039
Acres: 2.0 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 72 units
Realistic Capacity: 39 (based on approved plans)
Infrastructure Capacity:
Project Status: 13 units complete 2014-2016;; 20 additional units approved;
Units/ Affordable Units: 39/39
On-site Constraints: no constraints

Site 5: Woodridge II

Address: Orchard Street
APN: 024-341-009, -010 and -011
Acres: 2.7 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 89 units
Realistic Capacity: 47 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved
Units/ Affordable Units: 47/0
On-site Constraints: no constraints

Site 6: Elm Terrace

Address: south of Elm at Elmwood
APN:024-261-001
Acres: 3 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 45 units
Realistic Capacity: 28 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved
Units/ Affordable Units: 28/28
On-site Constraints: no constraints

Site 7: Las Brisas

Address: Walnut Avenue west of Tenth Street
APN: 109-171-004 and 109-171-005
Acres: 13.82 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 207 units
Realistic Capacity: 124 (based on submitted plans)
Infrastructure Capacity:
Project Status: Map Submitted
Units/ Affordable Units: 124/24
On-site Constraints: no constraints

Site 8: Downtown Mixed Use Sites

Address: El Camino Real Mostly between Walnut Avenue and Elm Avenue
APN: various
Acres: N/A
GP Designation: Downtown Commercial
Zone: C-R, Mixed Use
Allowable Density: average one unit per 3,000 square feet commercial space
Estimated Capacity: not quantified
On-site Constraints: demolition or renovation of existing buildings; site consolidation

Site 9: Monte Verde

Address: Cherry Avenue west of Tenth Street
APN: 109-171-002
Acres: 9.7
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 145
Estimated Capacity: 116 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 10: 1200 Block Oak Avenue

Address: Oak Avenue east of 13th Street
APN: 109-221-027 (partial)
Acres: 5 acres
GP Designation: Medium Density Residential
Zone: RM
Allowable Density: 15 du/acre = 75 units
Estimated Capacity: 60 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 11: 1200 Block Apple Avenue

Address: Apple Avenue east of 13th Street
APN: 109-221-001 (partial)
Acres: 5 acres
GP Designation: Medium Density Residential
Zone: RM
Allowable Density: 15 du/acre = 75 units
Estimated Capacity: 60 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 12: 3rd Street Walnut Avenue

Address: 3rd Street south of Walnut Avenue
APN: 109-082-001, 109-082-012, and 109-082-013
Acres: 20.4 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 306
Estimated Capacity: 244 (based on 80 percent of maximum)
On-site Constraints: no constraints

Site 13: Walnut Avenue Specific Plan

Address: Apple Avenue west of Third Street
APN: 1009-114-004,-005,-006 (portions)
Acres: 10.5 acres
GP Designation: Highway Commercial/Walnut Avenue Specific Plan
Zone: R-H
Allowable Density: 21 du/acre = 220 units
Estimated Capacity: 176 (based on 80 percent of units approved in Specific Plan)
On-site Constraints: no constraints

Sites Summary Table

Site	Name	Zoning	Acres	Very Low/Low	Moderate/Above Moderate
1	Magnolia Place Senior Phase II	R-M	2.6	42	
2	Vintage Meadows Phase I	R-L	13.14	18	92
3	Vista Verde Phase I	R-M	2.96	2	7
4	Cambria Park	R-M	2.0	33	
5	Woodbridge II	R-M	2.7		47
6	Elm Terrace	R-M	3.0	28	
7	Las Brisas	R-M	13.82	24	100
8	Downtown Mixed Use Sites	R-M			
9	Monte Verde	R-M	9.7		116
10	1200 Block Oak Avenue	R-M	5.0		60
11	1200 Block Apple Avenue	R-M	5.0		60
12	3rd Street/Walnut Avenue	R-M	20.4		244
13	Walnut Avenue Specific Plan	R-H	10.5	176	
	Total Sites			**323**	**726**

Figure 1, Vacant Residential Parcels, illustrates vacant residential parcels within Greenfield.

Table 20, Land Use Diagram Acreages, provides a more detailed breakdown of existing land use designations and the acreages available, based on the 2005 General Plan land use diagram (Figure 2-3 in the Land Use Element).

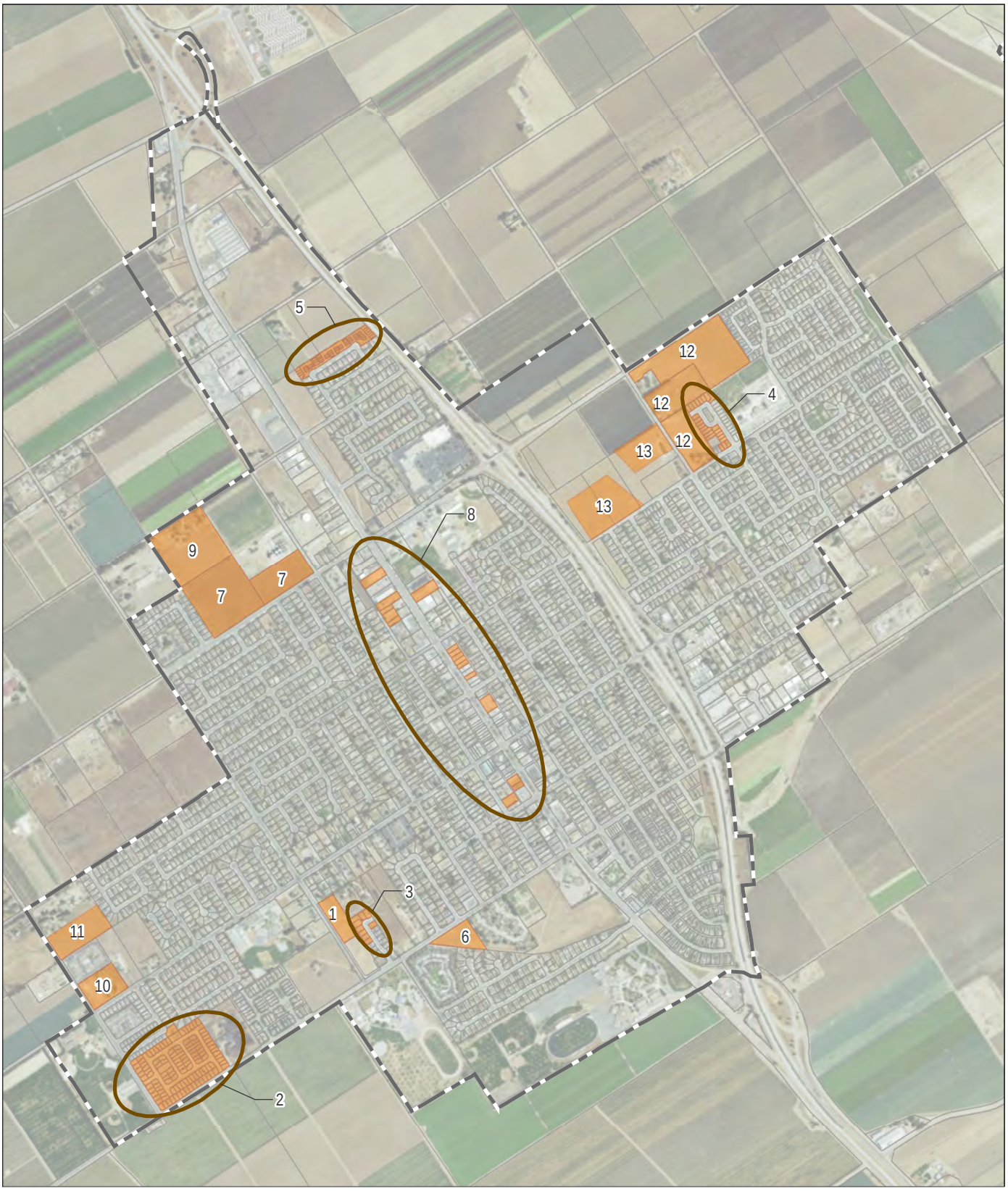
Table 20: Land Use Diagram Acreages (with Overlay Designations)

Land Use – Overlay	City Limits	Future Growth Area*	Total
Residential Estate	0.00	39.09	39.09
Residential Estate – Reserve	0.00	65.68	65.68
Low Density Residential	392.05	151.45	523.50
Low Density Residential – Reserve	0.00	42.13	42.13
Medium Density Residential	198.70	95.32	294.02
Medium Density Residential – Reserve	0.00	43.17	43.17
High Density Residential	20.10	0.00	20.10
Neighborhood Commercial Center	2.32	5.08	7.40
Downtown Commercial – Mixed Use	22.61	0.00	22.61
Downtown Commercial – Mixed Use – Gateway	10.86	0.00	10.86
Highway Commercial – Mixed Use	5.93	0.00	5.93
Highway Commercial – Mixed Use – Gateway	13.11	0.00	13.11
Highway Commercial – Regional Center Design	63.48	90.01	153.49
Professional Office – Mixed Use	22.44	0.00	22.44
Artisan Agricultural and Visitor Serving	0.00	205.38	205.38
Artisan Agricultural and Visitor Serving – Gateway	0.00	113.39	113.39
Artisan Agricultural and Visitor Serving – Reserve	0.00	107.77	107.77
Light Industrial	2.38	36.94	39.32
Light Industrial – Industrial Park	89.98	0.00	89.98
Highway Industrial	0.00	296.30	296.30
Public Quasi Public	201.34	60.00	261.34
Recreation and Open Space	8.96	49.11	58.07
TOTAL	**1,054.26**	**1,380.82**	**2,435.08**

Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

Housing Resources

Table 21, Summary of Federal, State, and Local Financial Resources for Housing, presents a brief description of each available housing financing program available.



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City of Greenfield

Vacant Parcels

Source: City of Greenfield 2011, Esri 2015

Figure 1

Vacant Residential Parcels

2014-2023 Greenfield Housing Element Update

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Table 21: Summary of Federal, State, and Local Financial Resources for Housing

Program Name	Description
FEDERAL PROGRAMS	
Community Development Block Grant Program	Federal block grant program administered and awarded by the State Department of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, infrastructure improvements, among other uses that assist low-income person.
HUD Continuum of Care Grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities and counties.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing.
HUD Section 202 Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low income elderly persons and provides rent subsidies for the projects.
HUD Section 203(k) Rehab. Mortgage Insurance	Provides funds to rehabilitate and repair single-family housing.
HUD Section 207 Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221 (d)(3) and 221(d)(4) Programs	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 Supportive Housing for Persons with Disabilities	Provides funding to non-profits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Home-ownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve other infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.

Program Name	Description
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on cost of acquiring, rehabilitating, or constructing low income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Guarantee Program (Section 502)	Provides low interest loans to lower income households and guarantees loans made by private sector landlords.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-family Housing Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provides financing for the purchase and development of affordable housing sites in rural areas for low and moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to non-profits, local governments, and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding for construction of multi-family housing units to be occupied by low-income families.
STATE PROGRAMS	
Cal Home Program	Provides grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units,

Program Name	Description
	including single-family subdivisions.
CDLAC Tax-exempt Housing Revenue Bond	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units and to reduce interest rates paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market rate mortgages to qualified low-income first-time homebuyers who receive direct financial assistance from the local government, such as down payment assistance.
CHFA Homeownership Program	Offers single family low interest homeownership loans with as little as 3 percent down payment to first-time low and moderate income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below-market interest rate first mortgage combined with a 3 percent "silent second" mortgage to purchase newly constructed or existing housing.
CHFA Self-help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership with borrower's labor as down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	Provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. Distributed to counties on a "need" formula.
Joe Serna, Jr. Farmworker Housing Grant (JSDWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. (Currently, no new funding.)
Mobile Home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, non-profits, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. (Currently, no new funding.)
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Child Care Facilities Finance Program	"The CCFRF is the State's lease-purchase program for relocatable child care facilities. All funds advanced from the

Program Name	Description
	CCFRF must be repaid by the contracting agency over ten years, with no interest. In accordance with EC 8278.3, funding is limited to only existing contracting agencies that provide CDE-subsidized child care program services. These include the following EESD administered programs: (1) General Child Care and Development; (2) California State Preschool; (3) Migrant Child Care and Development; (4) Child Care and Development Services for Children with Exceptional Needs; and (5) California School Age Families Education."
LOCAL PROGRAMS	
Redevelopment Set-aside Funds	A set-aside of 20 percent of tax-increment funds for affordable housing.
Single family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and rehabilitation of owner-occupied housing by lower or moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3 percent down payment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.
Low-income Housing Fund	Provides financing for low income housing at affordable rates.

Source: *HUD, HDC, USDA, and CCRC, January 2003*

Housing Constraints

Several government-imposed constraints affect what can be developed and the costs associated with that development. Table 22, Residential Development Standards by Zone: Lot Size and Setbacks and Table 23, Residential Development Standards by Zone: Additional Requirements present the City's development standards for each residential zone.

Table 22: Residential Development Standards by Zone: Lot Size and Setbacks

Zoning District	District Density Maximums	Minimum Lot Size (Sq. feet)	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-E Residential Estate	1-2 du/acre	15,000	25’	10’	15’
R-L Single Family Residential	1- 7 du/acre	6,000	20’	Interior 45’ Corner 10’	10’
R-M Multiple Residential	7 du/acre		10’		
R-4 High Density Infill	20 du/acre	No minimum	15’		

Source: *City of Greenfield Zoning Ordinance*

The City imposes fees on development approvals and associated processes. These costs factor into the overall cost of residential development in the City. Table 14, City Of Greenfield Development Permits and Fees and Table 25, Four Unit Multi-Family Residential Permit Fees summarize these costs. The current fees became effective in February 2015.

Table 23: Residential Development Standards By Zone: Additional Requirements

Zoning District	Maximum Height	Lot Coverage	Unit Size	Parking
R-E Residential Estate	2 stories not to exceed 35’	35% *	None	2 car garage or carport (min area 20’ by 20’)
R-1 Single Family		40% *	None	
R-2 Duplex		60% *	3,000 sq ft per family unit	1-2 bedroom units: 1 covered, 1 guest space 3-4 bedroom units: 2 covered, 1 guest space
R-3 Multiple		60% **	Studio: 450 sq ft 1 bd: 650 sq ft 2 bd: 800 sq ft each additional bd: 200 sq ft	
R-4 High Density Infill	3 stories or 45’	70% **		

Source: *City of Greenfield Zoning Ordinance*

* Not including open patios and swimming pools. Rear yard has a maximum coverage of 30 percent (by patios and other structures)

** Includes main and accessory buildings, parking areas, and covered patios. Minimum of 300 square feet per unit of open area (landscaping, walkway, recreation areas) required.

Table 24: City Of Greenfield Development Permits and Fees

Type of Permit	Fee	Deposit
ADMINISTRATIVE		
Preliminary Review	$244.00	
DEVELOPMENT AGREEMENT		
Development Agreement	$5,968.00	$3000.00

Type of Permit	Fee	Deposit
Development Agreement Recording	$270.00	
Amendment/Cancellation	$2,436.00	$1000.00
Annual Review	$1,066.00	
PLANNED DEVELOPMENT/SPECIFIC PLAN		
Planned Development	$5,968.00	$10,000.00
Revocation	$1,233.00	
Extension	$685.00	
Minor Modification	$685.00	$500.00
STANDARD SUBDIVISION		
Filing Fee	$270.00	
Tentative Map	$5,968.00	$10,000.00
Extension of Tentative Map	$929.00	
Final Map	$2,023.00	$5000.00
MINOR SUBDIVISION		
Parcel Map	$2,265.00	$2,000.00
Extension of Parcel Map	$929.00	
Parcel Map Recording	$2,023.00	$5,000.00
LOT ADJUSTMENT		
Lot Line Adjustment	$927.00	$3,000.00
Lot Merger	$1,340.00	$1,500.00
USE PERMIT		
Minor Use Permit	$655.00	
Conditional Use Permit	$1,066.00	
Temporary Use Permit	$1,066.00	
DESIGN REVIEW		
Single Family Residence (<500 sf).	$244.00	
Single Family Residence	$929.00	
Multi-Family	$1,340.00	
Non-Residential/Commercial Projects	$1,340.00	
Planned Development/Specific Plan	$1,614.00	
FENCE		
Under 6' (Planning Director)	$175.00	
Over 6' (Planning Commission)	$792.00	
SIGN		
Sign Permit	$244.00	

Type of Permit	Fee	Deposit
ZONING		
Zoning Clearance/Plan Check	$244.00	
Prezoning	$2,299.00	
Zoning Amendment	$2,847.00	
Variance	$1,203.00	
General Plan Amendment	$3,806.00	
ANNEXATION/SPHERE OF INFLUENCE		
Annexation/Sphere of Influence	$5,694.00	$5,000.00
LAFCO Application	$2,964.00	
ENVIRONMENTAL		
Initial Study	$3,395.00	$20,000.00
Environmental Impact Report	$7,779.00	$40,000.00
Negative Declaration/Mitigated Negative Declaration	$5,039.00	$10,000.00
CERTIFICATE OF COMPLIANCE/PARCEL LEGAL STATUS		
Certificate of Compliance	$2,299.00	$1,000.00
Certificate of Compliance Recording	$270.00	
APPEAL		
To Planning Commission (from Planning Director)	$683.00	
To City Council (from Planning Commission)	$683.00	
OTHER APPLICATION		
Document Recording/Filing	$270.00	
Other Application	$381.00	

Source: *Greenfield Building Department 2015*

Table 25: Single Family Dwelling Permit Fees

Fee (1,100 square-foot dwelling)	Amount
Building Permit Fee	$2,827.00
Plan Check Fee	$2,486.00
Sewer Impact Fee	$3,573.00
Transportation Agency for Monterey County Regional Traffic Fee	$3,624.00
Water Meter (5/8")	$282..00
Water Impact Fee	$3,110.00
Street Encroachment	$107.00
Police Impact	$495.91
Strong Motion	$27.01
Traffic Impact	$1,352.00
Park Impact	$1729.03
Department Training Fee (AB 71 7)	$40.13
Community Center Fee	$88.75
General Facilities Fee	$274.59
School Fees (GUSD) ($4.82/sq. ft. living (K.C.J.U.H.S.D.)	$5,300.00
Fire Impact ($.20/sq. ft. total)	$1,271.00
APPROXIMATE TOTAL FEES	$26,588.42

Total Costs for Single Family Dwelling

Component	Cost per Unit
Land	$75,000
Financing	$10,000
Construction	$190,000
Soft Costs	$66,400
Fees	$26,600
TOTAL	$368,000
Fees as a Percentage of Total	7.2%

Source: *Greenfield Building Department, 2016*

Table 26: Four Unit Multi-Family Residential Permit Fees

Fee (four units at 4,800 square feet total)	Amount
Building Permit Fee	$2,906.00
Plan Check Fee	$1,889.00
Sewer Impact Fee	$5,440.00
Transportation Agency for Monterey County Regional Traffic Fee	$6,055.00
Water Meter (5/8")	$1,128.00
Water Impact Fee	$6,180.00
Street Encroachment	$25.00
Police Impact	$1,568.96
Strong Motion	$30.68
Traffic Impact	$20,800.00
Park Impact	$0.00
Department Training Fee (AB 71 7)	$95.90
Community Center Fee	$355.08
General Facilities Fee	$1,098.36
School Fees (GUSD) ($4.82/sq. ft. living (K.C.J.U.H.S.D.)	$23,136.00
Fire Impact ($.20/sq. ft. total)	$960.00
APPROXIMATE TOTAL FEES	$66,355.98

Total Costs Per Multi-Family Unit

Component	Cost per Unit
Land	$20,000
Financing	$9,000
Construction	$185,000
Soft Costs	$72,000
Fees	$16,600
TOTAL	302,600
Fees as a Percentage of Total	5.5%

Source: *Greenfield Building Department, 2016*

Development Review

The City processes development applications through the building and planning department. Time required to process residential projects varies, depending upon a project's size and scope. The City of Greenfield processes development applications in a timely and efficient manner. Delays usually result when approvals from agencies other than the City are required or as a result of procedures required by state law, including requirements for General Plan

amendments; filing of tentative and final subdivision maps; and environmental review and requirements for the preparation of an environmental impact report. Generally, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects requiring no use permits or public hearings, such as individual single dwellings, generally require a maximum of 2 to 3 months for processing. More complex projects, such as a 6-unit apartment building, may take longer. For large or complex projects, pre-application meetings are generally scheduled for City staff and project proponents to ensure streamlined project processing (see Table 27, Development Review Process Timeline, for approximate timing of the development review process.)

Table 27: Development Review Process Timeline

Action	Approximate Timing
Minor Subdivision	30-60 days
Tentative Map	30-60 days
Final Map	30-60 days
California Environmental Quality Act Review	2-12 months
Planned Development/Specific Plan	2-6 months
Minor Use Permit	30-60 days

Source: *City of Greenfield* ***2016***

Planning Commission approval is required for a use permit or a variance. Appeals of Planning Commission decisions are heard by the City Council. Residential applications that require a use permit are summarized in Table 28, Residential Development Requiring a Use Permit.

Table 28: Residential Development Requiring a Use Permit

Zoning District	Housing Types	Allowable Density	Use Permit Required	Development Plan/ Design Review
R-E Residential Estate	Detached single-family	1-2 dwelling units per acre, minimum 15,000 sf parcel	None	Design Review
R-L Single Family Residential	Detached single-family, second units	1-7 dwelling units per acre, minimum 6,000 sf parcel	None	Design Review
R-M Multiple-Family Residential	Detached and attached single-family, duplexes, townhomes, condominiums, row houses, garden apartments	7-15 dwelling units per acre,	None	Design Review
R-H High Density Infill	Apartments, condominiums, townhomes	12-21 dwelling units per acre	None (high density detached homes allowed with conditional use permit)	Design Review

Source: *City of Greenfield*

The City of Greenfield amended its Zoning Ordinance on July 31, 2007 (Ordinance No. 473) with several minor changes and specifically a change that resulted in removing the requirement to obtain a conditional use permit for multi-family development in medium and high density residential districts (see table attached Allowed Uses and Permit Requirements for all Zoning and Special Districts). The Planned Development process is available to allow for the use of planning concepts not otherwise allowed in the Zoning Code. This process has successfully been used in the past to encourage low and moderate-income housing and provide affordable single and multi-family sites within otherwise traditional market-rate subdivisions. The Architectural Review process analyzes the design and aesthetics of all projects to ensure compatibility and connectivity within neighborhoods; however, it does not give authority to deny housing projects. Absent formal residential design guidelines, the Planning Commission has focused its efforts on assuring that projects are of similar architectural quality to those recently approved and constructed. This serves as a reliable baseline for applicants to use to evaluate proposed projects. Where necessary refinements have been made, but no projects presented to the City have been withdrawn due to Design Review issues. The City also provides a true one-stop permit center where grading, development and building permits may be obtained.

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

February 10, 2016

Mr. Mic Steinmann, Acting Director
Community Development Department
City of Greenfield
599 El Camino Real
P. O. Box 127
Greenfield, CA 93927

Dear Mr. Steinmann:

RE: Review of the City of Greenfield's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Greenfield's draft housing element update which was received for review on December 17, 2015 along with additional revisions received on February 4, 5 and 8, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on January 26, 2016 with the City's consultants, Mr. Richard James and Ms. Rachel Hawkins, EMC Planning Group, Inc.

The draft element with revisions meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 15, 2015 for AMBAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) based on available

data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. Additional information can be obtained from these two Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf http://opr.ca.gov/docs/Final_6.26.15.pdf.

Also, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html .

The Department appreciates the hard work and dedication Mr. James and Ms. Hawkins provided in preparation of the housing element and looks forward to receiving Greenfield's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley of our staff, at (916) 263-7422.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

Planning for Success.

PROPOSED NEGATIVE DECLARATION

CITY OF GREENFIELD 5TH CYCLE (2014-2023) HOUSING ELEMENT UPDATE

PREPARED FOR

City of Greenfield Community Services Department

February 17, 2016

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831·649·1799 Fax 831·649·8399
www.emcplanning.com

PROPOSED NEGATIVE DECLARATION

CITY OF GREENFIELD
5TH CYCLE (2014-2023)
HOUSING ELEMENT UPDATE

PREPARED FOR

City of Greenfield
Mic Steinmann, Community Services Director
599 El Camino Real
Greenfield, CA 93927
Tel 831.674.5591

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey,CA93940
Tel 831.649.1799
Fax 831.649.8399
Richard James, Principal
james@emcplanning.com
www.emcplanning.com

February 17, 2016

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), City of Greenfield has undertaken environmental review for the proposed Housing Element Update, and intends to adopt a Negative Declaration. The City of Greenfield invites all interested persons and agencies to comment on the proposed Housing Element Update.

Lead Agency:	City of Greenfield
Project Location:	Greenfield, California
Project Description:	The *City of Greenfield Housing Element: 2014-2023* is an element of the City's 2005 General Plan and evaluates the City's overall housing needs and affordable housing goals and provides policies and programs to guide the City's housing development in time period between 2014 and 2023.
Public Review Period:	February 17, 2016 to March 18, 2016 Written Comments may be sent to the address below.
Proposed Negative Declaration is Available for Public Review at these Locations:	City of Greenfield Community Services Department 599 El Camino Real Greenfield, CA 93927
Address Where Written Comments May be Sent:	Mic Steinmann Community Services Director City of Greenfield Community Services Department 599 El Camino Real Greenfield, CA 93927 (831) 674-5591
Tentative Public Hearing Dates:	Planning Commission April 5, 2016 City Council April 12, 2016 Hearings will be held at 6:00 PM at the City Hall Council Chambers 599 El Camino Real, Greenfield, CA 93927

PROPOSED NEGATIVE DECLARATION

FEBRUARY 17, 2016

City of Greenfield 5th Cycle (2014-2023) Housing Element Update
In Compliance with the
California Environmental Quality Act (CEQA)

Lead Agency: City of Greenfield

Project Proponent: City of Greenfield
City of Greenfield Community Services Department
599 El Camino Real, Greenfield, CA 93927
(831) 304-0333

Project Location: Greenfield, California

Project Description: The *City of Greenfield Housing Element: 2014-2023* is an element of the City's 2005 General Plan and evaluates the City's overall housing needs and affordable housing goals and provides policies and programs to guide the City's housing development in time period between 2014 and 2023.

Public Review Period: February 17, 2016 -
March 18, 2016

Address Where Written Comments May be Sent: Mic Steinmann
Community Services Director
City of Greenfield Community Services Department
599 El Camino Real, Greenfield, CA 93927
(831) 674-5591

Proposed Findings: The City of Greenfield is the lead agency and custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

The initial study has determined that the proposed project does not have the potential to result in significant adverse environmental impacts and no mitigation measures were required. There is no substantial evidence, in light of the whole record before the lead agency that the project may have a significant effect on the environment.

2

INITIAL STUDY

GREENFIELD 2014-2023 HOUSING ELEMENT UPDATE

PREPARED FOR

City of Greenfield
Mic Steinmann, Community Services Director
599 El Camino Real
Greenfield, CA 93927
Tel 831.674.5591

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
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Richard James, Principal
james@emcplanning.com
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February 17, 2016

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A. BACKGROUND

Project Title	City of Greenfield Housing Element Update
Lead Agency Contact Person and Phone Number	Mic Steinmann City of Greenfield Community Services Director (831) 674-5591
Date Prepared	February 17, 2016
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Richard James, AICP, Principal Planner
Project Location	City of Greenfield (refer to Figure 1 and 2)
Project Sponsor Name and Address	City of Greenfield Community Services Department 599 El Camino Real Greenfield, California 93927
General Plan Designation	City-wide (refer to Figure 3)
Zoning	City-wide (refer to Figure 4)

Setting

Greenfield is located in the Salinas Valley in southern Monterey County, approximately seven miles south of Soledad and approximately twelve miles north of King City. The Salinas Valley is bounded by the Gabilan Mountain Range on the east and the Santa Lucia Mountain Range to the west, both within California's Coast Range Mountains. Figure 1, Location Map, shows the location of Greenfield within central California. Figure 2, Project Vicinity, shows the City limits and sphere of influence on an aerial photograph.

Greenfield is a general law city, incorporated in 1947. The City's population as of January 1, 2015 was 16,870 according to the California Department of Finance. The City includes about 1,054 acres within its current City limits. The *City of Greenfield General Plan 2005-2025 and Environmental Impact Report* ("General Plan" or "General Plan and EIR") provides for an additional 1,381 acres within an amended Sphere of Influence, bringing the total acreage anticipated within the City as of General Plan build-out to about 2,435 acres.

Primary access to Greenfield is provided via U.S. Highway 101. The City's economy is driven by agricultural industries and local services. Housing demand is also influenced by workers in Monterey County and Santa Clara County seeking affordable housing.

In accordance with Government Code, Section 65000 *et seq.* each city in California must have a housing element in its general plan. Housing elements cover an eight-year time period, at the end of which they must be updated. The City's housing element was adopted with the rest of the General Plan in 2005 and was last updated in 2011. This mandated general plan element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing within the City. A background report has been prepared to present demographic data on the community.

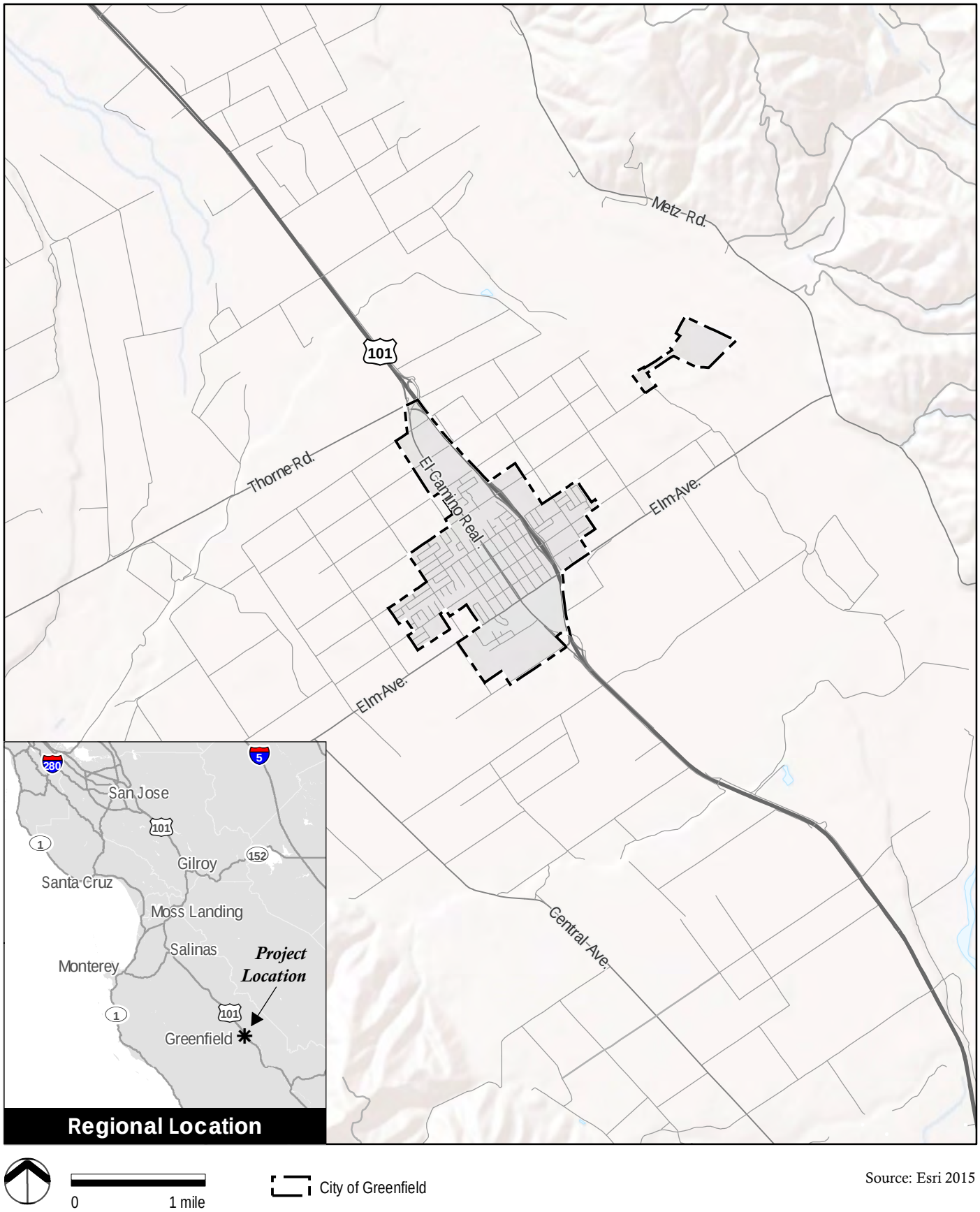
A housing element must identify adequate sites for housing and make adequate provision for the existing and projected housing needs of all economic segments of the community. Greenfield has designated land within its planning area and its City limits for residential development. Greenfield currently has about 70 acres of vacant residential land within its City limits and about an additional 440 acres within its planning area, of which about 315 acres is designated for single-family or medium density development (the remaining 105 acres is designated for estate residential). The City also has about 75 acres of land in the downtown area that is designated Mixed Use and could accommodate in-fill residential units. General Plan land use designations are shown in Figure 3, General Plan Land Use Map, and Zoning Code designations are presented in Figure 4, Zoning Designations.

The Association of Monterey Bay Area Governments (AMBAG) establishes housing goals for jurisdictions within Monterey County. For the City of Greenfield, AMBAG established the nine-year goals presented in Table 1, Greenfield New Housing Goals 2014-2023.

Table 1 Greenfield New Housing Goals 2014-2023

Household Income Level	New Residential Units
Very Low	87
Low	57
Moderate	66
Above Moderate	153
TOTAL	**363**

Source: City of Greenfield 2015 and AMBAG 2014



Source: Esri 2015

Figure 1

Location Map

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0 2,500 feet

City of Greenfield

Sphere of Influence

Source: Esri 2015

Figure 2

Project Vicinity

Greenfield 2014-2023 Housing Element Update Initial Study

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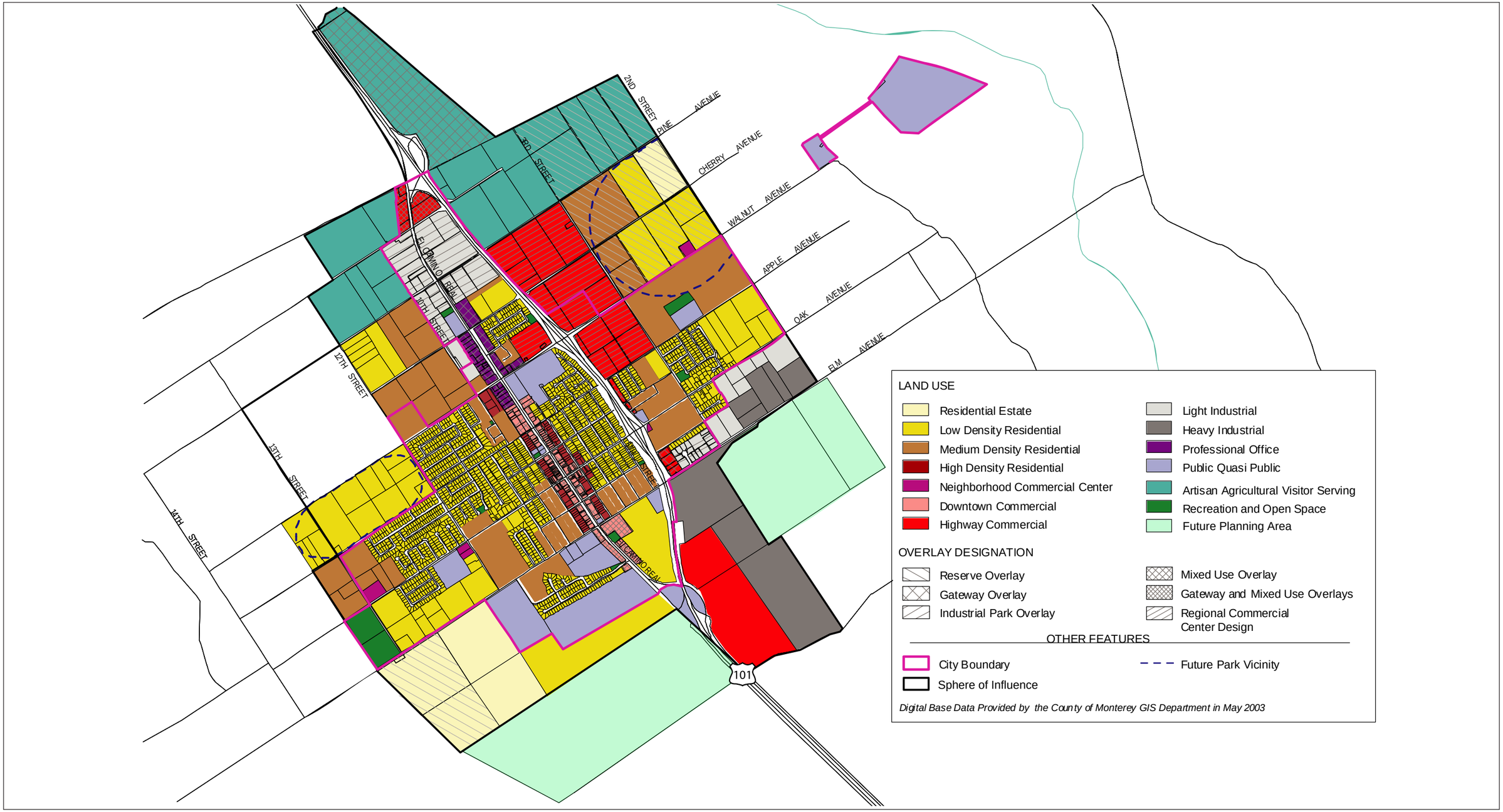

Source: PMC 2006

Figure 3

General Plan Land Use Map

Greenfield 2014-2023 Housing Element Update Initial Study

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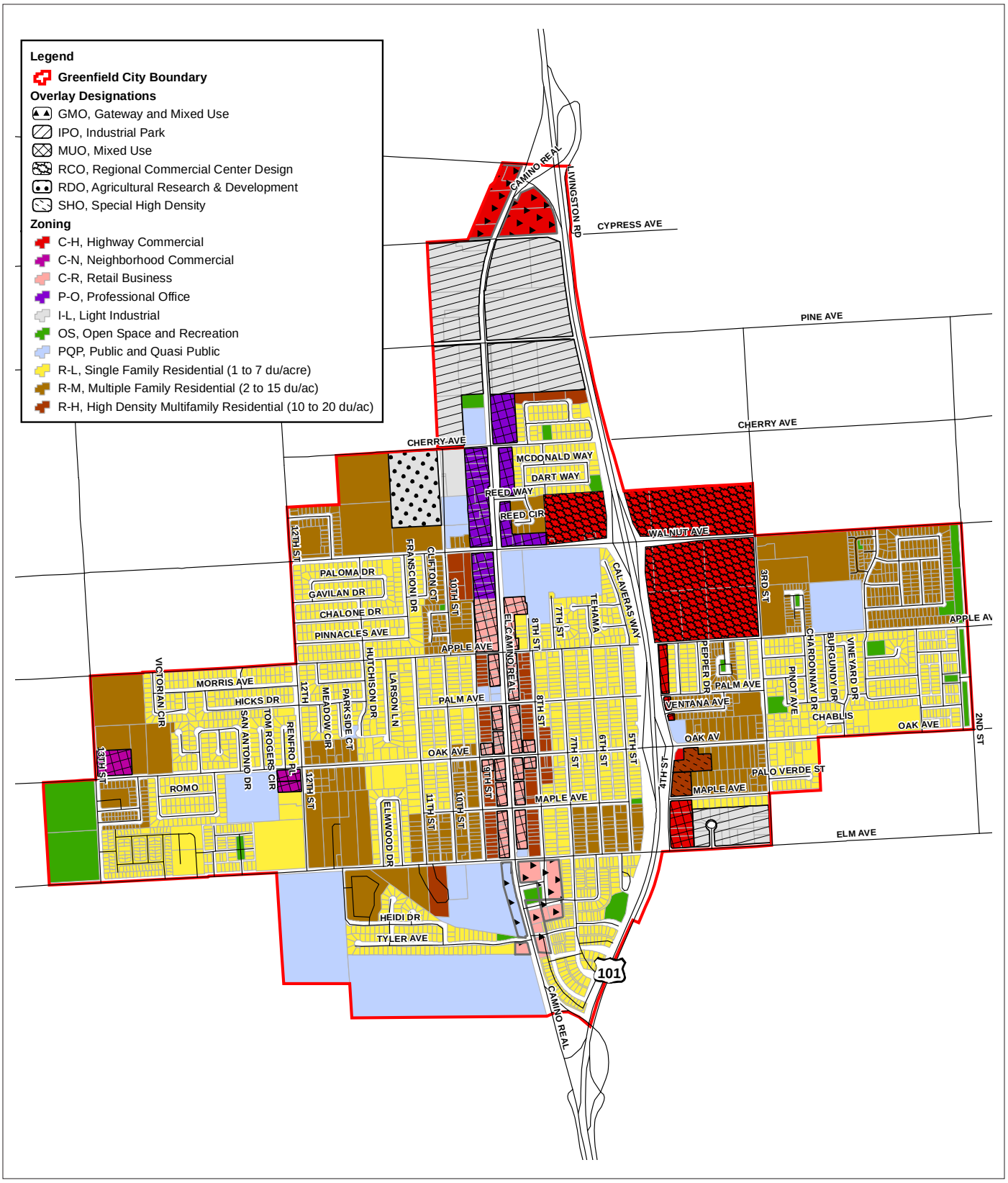

0 0.35 miles

Source: County of Monterey 2009, PMC 2010

Figure 4

Zoning Designations

Greenfield 2014-2023 Housing Element Update Initial Study

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According to figures in the draft *City of Greenfield Housing Element: 2014-2023* ("Housing Element Update"), the City's total vacant land would accommodate about 5,080 residential units, 1,580 within the current City limits and the remainder in the currently unincorporated portions of the planning area. The re-developable land in the City's downtown could accommodate about 1,090 residential in-fill units and the 70 acres of vacant residential land within the City limits could accommodate about 490 single-family units. The remainder of the planning area would build out with about 210 estate homes, 1,215 low density homes, and about 2,080 medium density homes.

The City submitted the Housing Element Update to the California Department of Housing and Community Development for review in December 15, 2015 along with additional revisions provided on February 4, 5, and 8, 2016. The Department of Housing and Community Development held a teleconference meeting with the city's consultant EMC Planning Group Inc. on January 26, 2016. This initial study is based on the version of the Housing Element Update resulting from the California Department of Housing and Community Development review that concluded on February 12, 2016, and focuses on changes to City policies or programs that may have physical effects on the environment.

Description of Project

Several programs within the Housing Element Update are already completed or ongoing within the City and have previously undergone environmental review. The environmental effects of these programs are not considered in the initial study. Examples of these programs include:

- Encourage Mixed Use development (Program 6.4.D and Program 6.7H). The City land use map includes a mixed use designation and the City adopted a mixed use zoning ordinance in 2007. No changes to this program are proposed in the Housing Element Update.
- Annex residential lands within the sphere of influence (Program 6.1.E). The General Plan and EIR considered the effects of annexing land within the City's sphere of influence. No changes to this program are proposed in the Housing Element Update.

  Encourage second dwelling units in appropriate locations (Program 6.2.L). Ministerial consideration of secondary dwelling units is required by state law, and the City already has an ordinance regulating secondary units (Municipal Code Chapter 17.90). No changes to this program are proposed in the Housing Element Update.
- Encourage density bonuses for affordable housing (Program 6.2.H and Program 6.2.I). State law has required a density bonus in conjunction with affordable housing development for many years, and the City has an existing density bonus provision (Municipal Code Chapter 17.50). No changes to this program are proposed in the Housing Element Update.

Programs within the Housing Element Update that are most likely to result in physical changes to the community include those in the following list. All of these except for certain energy conservation programs (Program 6.7.C, Program 6.7.D, and Program 6.7.F) were included in substantially similar form in the Housing Element adopted in 2011, although most have not been implemented or not fully implemented.

- Provide a waiver, reduction, or deferral of fees to facilitate the provision of affordable housing (Program 6.2.F).
- Encourage small lots and zero lot line units in all residential developments (Program 6.2.M).
- Require Building Official inspection of homes upon sale (Program 6.8.G).
- Encourage the development of housing appropriate for large households (Program 6.4.F).
- Amend the zoning ordinance to allow single-room occupancy units in appropriate residential zoning districts (Program 6.2.O).
- Promote solar energy and energy conservation (Program 6.7.A, Program 6.7.C, Program 6.7.D, and Program 6.7.F).

No amendments to the General Plan land use map or zoning map are proposed as part of Housing Element Update programs. The Housing Element Update would not alter the General Plan's population projections. The Housing Element Update would result in four changes to the City's zoning ordinance: allowing single resident occupancy units in residential zoning districts; farm labor and employee housing for up to six employees within the City's residential zones; adoption of a new ordinance that triggers an inspection of properties by the Building Office upon sale to monitor building code violations; and minor exceptions to zoning standards to accommodate the special needs of persons with disabilities. Additional amendments to the City's zoning ordinance may also occur to comply with changes directed by AB 2222 or upon annual review of state planning law requirements to permit mandated uses within the appropriate zoning districts.

Other Public Agencies Whose Approval is Required

California Department of Housing and Community Development

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ❑ Aesthetics
- ❑ Agriculture and Forestry Resources
- ❑ Air Quality
- ❑ Biological Resources
- ❑ Cultural Resources
- ❑ Geology/Soils
- ❑ Greenhouse Gas Emissions
- ❑ Hazards & Hazardous Materials
- ❑ Hydrology/Water Quality
- ❑ Land Use/Planning
- ❑ Mineral Resources
- ❑ Noise
- ❑ Population/Housing
- ❑ Public Services
- ❑ Recreation
- ❑ Transportation/Traffic
- ❑ Utilities/Service Systems
- ❑ Mandatory Findings of Significance

C. DETERMINATION

On the basis of this initial evaluation:

✓ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

❑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

❑ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

❑ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

❑ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

February 17, 2016

Richard James, AICP, Principal Planner, for

Mic Steinmann,
Director, Community Services Department

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Notes

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well a project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:

    a. "Earlier Analysis Used" identifies and states where such document is available for review.

b. "Impact Adequately Addressed" identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.

c. "Mitigation Measures"—For effects that are "Less-Than-Significant Impact with Mitigation Measures Incorporated," mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.

7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.

8. This is the format recommended in the CEQA Guidelines as amended.

9. The explanation of each issue identifies:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Have a substantial adverse effect on a scenic vista? (1, 2)	❑	❑	✓	❑
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (1, 2, 7)	❑	❑	❑	✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings? (1, 2)	❑	❑	✓	❑
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 2)	❑	❑	✓	❑

Comments:

a/c. General Plan Conservation, Recreation, and Open Space Goal 7.9 directs the preservation of views of the rural landscape, such as vineyards and fields, as well as views of the mountains to the east and west of the City. Per General Plan Conservation, Recreation, and Open Space Program 7.9.A, preservation of views is to be considered when discretionary approvals are considered. Although the General Plan includes goals and policies to protect scenic resources, the General Plan and EIR identified cumulative changes to the character of surrounding vistas due to development of uses in the General Plan as a significant and unavoidable impact.

Most Housing Element Update programs do not affect the visual character of the built environment and would not affect aesthetics. However, Housing Element Update Program 6.2.M would encourage the development of small residential lots and/or zero lot line lots, which would result in higher overall densities within residential areas of the City. This program could affect visual resources in two ways. Compact development could defer development of some of the scenic farmland surrounding the City. Conversely, more dense development, if not designed well, could result in unsightly buildings with reduced amounts of landscaping. The denser levels of development that could occur as a result of this program are within the City's planning area, and subject to City review, and subject to City requirements for street set-backs and landscaping. The City has a design review process (Municipal Code Section 17.16.070) that applies to new

residential development and residential additions greater than 500 square feet. With the City's site development standards and design review process, this program would not affect visual resources to a greater degree than already anticipated in the General Plan and EIR.

b. U.S. Highway 101 is the only state highway passing through the Greenfield planning area. This highway is not listed as either a designated or eligible scenic highway.

d. General Plan Land Use Policy 2.8.8 and Program 2.8.D restrict the use of reflective materials in building construction. General Plan Land Use Policy 2.8.8 and Program 2.8.D reduce the cumulative effects of nighttime lighting to a less than significant level. None of the proposed housing element programs would result in levels of nighttime lighting or daytime glare that significantly differ from typical residential development or would adversely affect views. Housing developed under the direction of Housing Element Update policies would be similar in terms of light or glare to typical housing and mitigated to a less than significant level by existing General Plan policies.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (1, 2, 3, 8, 9)	❑	❑	✓	❑
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 2, 3, 8, 9)	❑	❑	✓	❑
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (1, 6)	❑	❑	❑	✓
d. Result in the loss of forest land or conversion of forest land to non-forest use? (1, 6)	❑	❑	❑	✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (1, 2, 3, 8, 9)	❑	❑	✓	❑

Comments:

a/b/e. The General Plan and EIR considered the effects of build-out of the Greenfield planning area and identified a significant and unavoidable impact on agricultural resources. Nearly all farmland within the City's planning area is classified as Important Farmland by the California Department of Conservation. Several parcels within the planning area are under Williamson Act contracts. For mitigation of agricultural resources impacts the General Plan and EIR directs the City to adopt a right-to-farm ordinance to reduce impacts on remaining agricultural uses adjacent to developed areas.

In May 2013, in a memorandum of agreement with the County and LAFCO, the City agreed to consider the adoption of an agricultural land mitigation program, if the County and the cities of Gonzales, King City, Salinas, and Soledad also adopt such a program in the future. The City has not adopted an agricultural land mitigation program at this time, and neither have the cities of Gonzales, King City, Salinas, or Soledad. Until the agricultural land mitigation program is established, the City agrees that it will mitigate the loss of agricultural land on an individual basis as determined through the CEQA process. Mitigation measures include securing the voluntary dedication of conservation easements, payment of a mitigation fee to be used to purchase conservation easements, or other equally effective mechanisms that mitigate for the loss of Important Farmland. The voluntary dedication or payment of permanent conservation easements should be used to preserve other farmland in the "Greater Greenfield Area" rather than in other areas of the County. The memorandum of agreement also restricts the areas in which the City will expand its Sphere of Influence in the future.

The Housing Element Update does not include expansion of urban development beyond what is already anticipated in the General Plan and EIR, is consistent with the 2013 memorandum of agreement with the County and LAFCO, and would not significantly impact agricultural resources.

c/d. There is no forest land within the City of Greenfield planning area. Most undeveloped land within the planning area is in agricultural use.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Conflict with or obstruct implementation of the applicable air quality plan? (1, 2, 10)	❑	❑	❑	✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (1, 2, 10)	❑	❑	❑	✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (1, 2, 10)	❑	❑	❑	✓
d. Expose sensitive receptors to substantial pollutant concentrations? (1, 2, 10)	❑	❑	❑	✓
e. Create objectionable odors affecting a substantial number of people? (1, 2, 10)	❑	❑	❑	✓

Comments:

a-e. The General Plan and EIR concluded that build-out of the General Plan would result in significant and unavoidable impacts on air quality due to increased criteria air pollutant emissions, primarily associated with vehicle trips. The proposed Housing Element Update programs would not result in greater numbers of vehicular trips than anticipated by the General Plan and EIR. The following Housing Element Update programs promote development that would reduce vehicular miles traveled: Program 6.7.G promotes infill and compact development and facilitates land use patterns and development densities that place services close to residences; and Program 6.7.H uses complete street designs and interconnected bicycle, pedestrian, and transit routes to facilitate alternative transportation choices; and creates mixed use opportunities along key commercial corridors. These programs could reduce vehicle trips and associated air emissions. The Housing Element Update programs would not conflict with the Monterey Bay Unified Air Pollution Control District's *Air Quality Management Plan* or the *Report on Attainment of the California Fine Particulate Standard in the Monterey Bay Region*. The Housing Element Update programs would not result in substantial air pollutant concentrations or cause odors.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2)	❑	❑	❑	✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2)	❑	❑	❑	✓
c. Have a substantial adverse effect on federally protected wetlands, as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filing, hydrological interruption, or other means? (1, 2)	❑	❑	❑	✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 2)	❑	❑	❑	✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1, 2, 3)	❑	❑	❑	✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2)	❑	❑	❑	✓

Comments:

a-f. The General Plan and EIR identified several potential impacts to biological resources, including loss of special status plants (Congdon's tarplant); loss of special species animals

(San Joaquin kit fox, burrowing owl, nesting and foraging raptor species including Cooper's hawk, white-tailed kite, golden eagle, and prairie falcon); and loss of sensitive habitat (relatively small areas of riparian or wetland habitat). The Housing Element Update does not include any policies that would result in biological resources effects different than those already considered in the General Plan and EIR. Therefore, the Housing Element Update would not result in any significant biological resources impacts.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (1, 2)	❑	❑	✓	❑
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (1, 2)	❑	❑	❑	✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2)	❑	❑	❑	✓
d. Disturb any human remains, including those interred outside of formal cemeteries? (1, 2)	❑	❑	❑	✓
e. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? (1, 2)	❑	❑	❑	✓

Comments:

a. The General Plan and EIR identified the potential for development within the planning area to destroy or significantly alter historic resources. Programs included under General Plan Conservation, Recreation, and Open Space Goal 7.7 reduce potential impacts to a less than significant level by adopting policies and identifying funding mechanisms to preserve, restore, and enhance unique historic sites. Much of the housing constructed within the City would be built on open sites with no structures. Implementation of the General Plan historic resources programs would reduce potential impacts to a less-than-significant level.

b-e. The General Plan and EIR identified the potential for development within the planning area to disturb archaeological or paleontological resources. None of the Housing Element Update programs would result in greater potential for archaeological, paleontological, or tribal cultural resource impacts than the development considered in the General Plan and EIR.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (1, 2)	❑	❑	❑	✓
(2) Strong seismic ground shaking? (1, 2)	❑	❑	❑	✓
(3) Seismic-related ground failure, including liquefaction? (1, 2)	❑	❑	❑	✓
(4) Landslides? (1, 2)	❑	❑	❑	✓
b. Result in substantial soil erosion or the loss of topsoil? (1, 2)	❑	❑	❑	✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (1, 2)	❑	❑	❑	✓
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1, 2)	❑	❑	❑	✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (1, 2)	❑	❑	❑	✓

Comments:

a. The General Plan and EIR identified the potential for damage and injury resulting from seismic activity. Programs under General Plan Health and Safety Goal 8.1 would require adherence to the seismic safety requirements of the current California Building Code, which would minimize the effects of earthquakes and reduce impacts to a less-than-significant level. The Housing Element Update does not include any programs that would increase the potential for damage or injury in the event of a major earthquake, so would have no impact in terms of seismic activity.

b. The General Plan and EIR identified soil erosion as a potential impact of development. Implementation of programs under General Plan Growth Management Goal 4.10.1 would require erosion control plans and reduce erosion impacts to a less than significant level. The Housing Element Update does not include any policies that would increase the potential for soil erosion during or following construction so would have no impact in terms of soil erosion.

c/d. The General Plan and EIR identified the potential for highly expansive soils or potentially unstable soils within the planning area that could damage structures. Programs under General Plan Health and Safety Goal 8.1 would require adherence to the seismic safety requirements of the current California Building Code, which would minimize the effects of expansive soils or unstable soils. The Housing Element Update does not include any policies that would increase the potential for building damage from expansive or unstable soils and would have no impact in terms of these issues.

e. Future housing development within the City would be connected to the City's sewer system and not utilize septic systems.

7. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (1, 2, 10)	❑	❑	✓	❑
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (1, 2, 10)	❑	❑	✓	❑

Comments:

a-b. The General Plan and EIR was prepared prior to inclusion of greenhouse gas (GHG) analysis in CEQA documents and does not address this issue. California policy on GHG emissions comes from three principal sources: Governor Schwarzenegger's Executive Order S-3-05 established the State's first GHG emission reduction goals in June 2005; Assembly Bill 32 (AB32) passed in 2006 set a target of reducing GHG emissions to 1990 levels, and charged the California Air Resources Board with setting up a GHG emissions monitoring program; and Senate Bill 375 (SB375) established links between development projects and indirect GHG emissions. Reduction of GHG emissions to 1990 levels is more or less equivalent to a 25 percent reduction.

Development of housing proposed by the Housing Element Update would result in GHG emissions both during construction and from ongoing energy consumption following occupancy of the housing. Two primary approaches to mitigating for greenhouse gas emissions are reduction of vehicle miles traveled and reduction of building energy use, both of which involve fuel combustion that produces greenhouse gas emissions. Two of the Housing Element Update programs would reduce GHG emissions by reducing vehicle emissions: Program 6.7.G promotes infill and compact development and facilitates land use patterns and development densities that place services close to residences; Program 6.7.H uses complete street designs and interconnected bicycle, pedestrian, and transit routes to facilitate alternative transportation choices; and creates mixed use opportunities along key commercial corridors. These programs could reduce total vehicle trips and associated greenhouse gas emissions. Implementation of five Housing Element Update programs would reduce GHG emissions by reducing building energy use: Program 6.7.D promotes construction

of tighter building envelopes; Program 6.7.E requires use of Energy Star appliances; and Program 6.7.F encourages the use of solar energy or other solar energy conservation approaches. In addition, Program 6.7.C and Program 6.7.F will meet or exceed provisions of Title 24 Energy Code requirements and the state's Green Building Code which will reduce energy use of housing developed under the Housing Element Update. These programs would reduce building energy use and associated greenhouse gas emissions. Greenhouse gas emissions could also be mitigated during construction of housing developed or renovated under the Housing Element Update by Program 6.7.I (favor healthful construction materials and practices, including use of low or zero-VOC products and avoidance of products with formaldehyde). Therefore, the Housing Element Update would have a less-than-significant impact on GHG emissions.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2)	❑	❑	❑	✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2)	❑	❑	❑	✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2)	❑	❑	❑	✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment? (1, 2, 12)	❑	❑	❑	✓
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard for people residing or working in the project area? (1, 2, 11)	❑	❑	❑	✓
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? (1, 2, 11)	❑	❑	❑	✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1, 2)	❑	❑	❑	✓
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands? (1, 2)	❑	❑	❑	✓

Comments:

a-c. The Housing Element Update is a policy document guiding the City's housing development. Neither the Housing Element Update nor its ultimate implementation would involve the transport or use of significant quantities of hazardous materials.

d. The General Plan and EIR identified the potential for as yet unknown hazardous materials sites within the planning area. Implementation of programs under General Plan Health and Safety Goal 8.4 that require compliance with all existing federal, state, and local regulations regarding the use, transport, and remediation of hazardous materials reduces this impact to a less than significant level. The Housing Element Update does not include any programs that would increase the risk of development within sites with hazardous materials.

The California Department of Toxic Substances Control lists one public school site undergoing site assessment for future redevelopment within the planning area, and three leaking underground storage tank sites within the planning area. The three leaking underground storage tank sites have received case closure. The public school site located east of the intersection of El Camino Real and Walnut Avenue is being evaluated for organochlorine pesticides, cadmium, and lead. The site is within the developed areas of the City and not a potential location for housing that would be developed under the Housing Element Update.

e/f. There are no commercial or private airports or air strips within two miles of the planning area; however, the Yanks Air Museum project, for which a subdivision map application is pending with Monterey County Resources Management Agency, is anticipated to include a private air strip at some point in the future. The Yanks Air Museum project is located to the north and east of U.S. Highway 101 and Thorne Avenue, at the northernmost extent of the City's planning area. The General Plan and EIR considered the future construction of this project and determined that because flights would be infrequent, the potential safety impacts would be less than significant. The Housing Element Update does not include any programs that would increase the potential for risks from flights at this private air strip.

g. The Housing Element Update is a policy document guiding the City's housing development. Neither the Housing Element Update nor its ultimate implementation would interfere with emergency response plans.

h. The Housing Element Update is a policy document guiding the City's housing development. Neither the Housing Element Update nor its ultimate implementation would increase the risk of wild fire at residential areas within the City. The City is surrounded by agricultural land well removed from brush or woodlands.

9. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Violate any water quality standards or waste discharge requirements? (1, 2, 13)	❑	❑	❑	✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted? (1, 2)	❑	❑	❑	✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in *substantial erosion or siltation on- or off-site?* (1, 2)	❑	❑	❑	✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in *flooding on- or off-site?* (1, 2)	❑	❑	❑	✓
e. Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off? (1, 2, 13)	❑	❑	❑	✓
f. Otherwise substantially degrade water quality? (1, 2)	❑	❑	❑	✓
g. Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1, 2)	❑	❑	❑	✓

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1, 2)	❑	❑	❑	✓
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (1)	❑	❑	❑	✓
j. Be subject to inundation by seiche, tsunami, or mudflow? (1)	❑	❑	❑	✓

Comments:

a/c/f. The General Plan and EIR identified the potential for new urban development to result in the accidental discharge of contaminants into water bodies or streams. Implementation of programs under General Plan Health and Safety 8.2, requiring construction and post-construction water quality efforts, would reduce these impacts to a less than significant level. The State Water Resources Control Board is responsible for regulating and permitting the City's storm water discharges under the *National Pollutant Discharge Elimination System (NPDES) General Permit/Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Water Sewer System,* pursuant to State Water Resources Control Board Water Quality Order No. 2013-0001-DWA and General Permit No. CAS000004, dated February 5, 2013. The intent of the NPDES permit is to mitigate pollution of "waters of the United States" from storm water run-off and storm water drainage systems in order to minimize impact to water quality. The City has been granted a waiver from the NPDES requirements because storm water discharges from the City "do not cause or contribute to, or have the potential to cause or contribute to, a water quality impairment…" (Findings of Central Coast Water Board dated November 20, 2014, granting "Approval of Waiver from NPDES General Permit/Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer System, City of Greenfield, WDID 327M200058, Monterey County"). The fact that City storm water discharges do not flow to a water body or stream reduces the impacts from accidental discharge of contaminants into water bodies or streams to less than significant level. The Housing Element Update does not include any programs that would increase the potential for water pollution.

b. According to the General Plan EIR, residential and non-residential development resulting from buildout of the General Plan would increase annual water demand from 1,811 acre-feet annually (current as of 2003) to an estimated 5,937 acre-feet annually at

buildout. According to the Water Master Plan, the City has the capacity to provide 6,500 acre-feet annually with expansion of its system. The Housing Element Update would not result in a greater amount of development than considered in the General plan and EIR, and would not result in an increase in future anticipated water demand.

d/e/g-i. The planning area is not within 100-year flood zones and would be only minimally affected in the event of failure of the dams at Nacimiento or San Antonio reservoirs. The Housing Element Update does not include any programs that would increase the risk of flooding on or off development sites or exceed drainage facility capacity. See also discussion under a/c/f above pertaining to impact of storm water run-off and storm water drainage systems on water quality.

j. The planning area is not near a large body of water subject to seiche or tsunami, or near sloping hillside areas prone to mudflows.

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Physically divide an established community? (1, 2, 3)	❑	❑	❑	✓
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 2, 3)	❑	❑	❑	✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (1, 2)	❑	❑	❑	✓

Comments:

a. The Housing Element Update is a component of the General Plan and provides housing policy guidance that is applicable City-wide. It would not divide an established community. The City's existing inclusionary housing ordinance requires that affordable housing be integrated with market rate housing in new subdivisions to prevent the creation of new socioeconomic divisions (Municipal Code Section 17.50.040).

b. The Housing Element Update is a part of the General Plan and is consistent with the General Plan. The amount of housing and population targeted in the Housing Element (363 new residential units over an eight-year period) is well within the number of residential units projected by the General Plan.

c. The Housing Element Update would not conflict with a habitat conservation plan.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1)	❑	❑	❑	✓
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (1)	❑	❑	❑	✓

Comments:

a-b. The City's planning area is not a known area of significant mineral resources.

12. NOISE

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies? (1, 2)	❑	❑	❑	✓
b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels? (1)	❑	❑	❑	✓
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2)	❑	❑	❑	✓
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2)	❑	❑	❑	✓
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels? (1, 2, 11)	❑	❑	❑	✓
f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels? (1, 2 ,11)	❑	❑	❑	✓

Comments:

a/c. The General Plan and EIR identifies noise from traffic on planning area roadways as a significant impact on adjacent uses. The programs presented in the General Plan Noise Element would reduce potential noise impacts to a less-than-significant level. The Housing Element Update does not include any programs that would increase traffic levels or otherwise result in new or increased noise impacts not previously addressed in the General Plan Noise Element. Housing Element Update programs promoting energy

efficient building envelope improvements would have a secondary benefit of reducing interior noise levels in those houses.

b. The General Plan and EIR does not identify ground-borne vibration or noise as an environmental impact. The nearest railroad tracks are located more than one mile to the east of the planning area.

d. The General Plan and EIR identified potential impacts from construction noise at nearby sensitive noise receptors. The programs presented in the General Plan Noise Element would reduce potential construction noise impacts to a less than significant level. The Housing Element does not include any programs that would result in new or increased construction noise impacts.

e/f. There are no commercial or private airports or air strips within two miles of the planning area; however, the Yanks Air Museum project will include a private air strip at some point in the future. The Yanks Air Museum project is located to the north and east of U.S. Highway 101 and Thorne Avenue, at the northernmost extent of the City's planning area. The General Plan and EIR considered the future construction of this project and determined that because of low density development in the vicinity of the air strip, aircraft noise would be a less than significant issue. The Housing Element Update does not include policies that would result in new or increased noise impacts related to aircraft operations.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (1, 2)	❑	❑	❑	✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)	❑	❑	❑	✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2)	❑	❑	❑	✓

Comments:

a. The General Plan and EIR indicates that buildout of the General Plan would induce growth within the planning area, resulting in a variety of population-driven impacts, such as increased traffic, noise, and services demands. Policies throughout the General Plan would reduce these impacts to a less-than-significant level. The Housing Element Update provides the specific housing policy within the General Plan, including setting goals for the provision of affordable housing and establishing programs to attain those goals. The existing General Plan Land Use Element establishes the extent of residential land within the City. The Housing Element Update is consistent with the Land Use Element and does not include any programs that would affect the City's population projections. The Housing Element Update includes some programs to remove barriers to the construction of affordable housing, but these are intended to affect the range of housing prices rather than increase total number of units.

The General Plan estimates that the City's planning area could yield about 5,080 new housing units through buildout in 2025, although AMBAG projects only 2,800 new residential units from 2005 to 2025 (the General Plan's timeframe). In addition, updated AMBAG projections for the City indicate a goal of only 363 new construction housing for 2014 to 2023 timeframe. Of the 363 new units, approximately half of the units would need to be affordable to meet the AMBAG affordable housing targets. The Housing

Element Update would not result in increased growth inducement given that AMBAG's target housing goal projections for 2005 to 2025 and 2014 to 2023 timeframes do not exceed the General Plan projections for growth within the City.

b/c. The Housing Element Update provides housing policy guidance for the City. The Housing Element Update includes several programs under Policy 6.8.1 and Policy 6.8.2 to preserve and revitalize existing housing. Although some houses may be removed, that housing would be replaced by new housing providing a significantly greater numbers of units.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Fire protection? (1, 2, 3)	❑	❑	✓	❑
b. Police protection? (1, 2, 3)	❑	❑	✓	❑
c. Schools? (1, 2)	❑	❑	❑	✓
d. Parks? (1, 2, 3)	❑	❑	✓	❑
e. Other public facilities? (1, 2, 3)	❑	❑	✓	❑

Comments:

a/b. The General Plan and EIR identified the need for expanded police and fire services as potentially significant impacts. Programs under General Plan Growth Management Goals 4.4 and 4.5 outline how acceptable service levels will be maintained, including fair share financing from new development to offset the cost of additional service needs. As a preliminary step in the development of housing, the development fees are added directly or indirectly to housing costs. The City Council adopted a new fee schedule, which increased some of the City's fees, in December 2014 (effective February 2015). Implementation of the General Plan programs will maintain performance standards for police and fire facilities. The Housing Element Update does not result in increased population projections or increased demand for services or facilities.

Housing Element Update Program 6.2.I provides for waiver, reduction, or deferral of fees for affordable housing and could potentially affect funding of new or expanded police and fire facilities. The program does not provide details on implementation, such as how it would be applied to each of the housing income levels. Until the program is implemented, it not known whether fees would be waived entirely, reduced, or paid at a later date. Therefore, it is impossible to gauge the effect this program would have on funding for fire and police facilities, and it is difficult to predict the percentage of funding that would be waived, reduced, or deferred. The City can adjust its development impact fees each year. Since this program was already included in the General Plan in 2005, the development impact fees can be adjusted to compensate for the reduced funding from

low or very low income affordable housing projects, or alternative funding sources can be identified. Therefore, the effect on police and fire services and facilities would be less than significant.

c. The Housing Element Update would not increase the City's projected population and would not add students not already anticipated in the General Plan and EIR. School impact fees are mandated by State law and are collected by the City on behalf of the school district as part of the building permit fees. The fee waivers and or deferrals under Housing Element Update Program 2.1 would not apply to school fees.

d/e. Refer to the discussion in items a-b above. The City collects fees for general City administration and a community center. Funds for these purposes could also be reduced under the fee waiver program. Waiver is optional on the City's part, and it is difficult to estimate the effects that this program could have on funding. As with the fire and police fees, the City can adjust its development impact fees each year to compensate for the reduced funding from low or very low income affordable housing projects, or alternative funding sources can be identified. Therefore, the effect on administrative services and community center facilities would be less than significant.

15. RECREATION

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (1, 2)	❑	❑	❑	✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (1, 2)	❑	❑	❑	✓

Comments:

a/b. The Housing Element Update would not increase the population nor would it result in additional demand for recreational facilities. The City collects a park impact fee on new development to pay for the cost of additional park and recreation facilities necessitated by that additional development. The increase in population associated with the Housing Element Update is well within the projections included in the General Plan and EIR. The Housing Element Update is a policy document that would not directly result in the development or use of recreational facilities.

16. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (1, 2, 3, 14, 17)	❑	❑	✓	❑
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (1, 2, 14, 17)	❑	❑	❑	✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2)	❑	❑	❑	✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2)	❑	❑	❑	✓
e. Result in inadequate emergency access? (2)	❑	❑	❑	✓
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities? (1, 2)	❑	❑	❑	✓

Comments:

a. The General Plan and EIR identifies the need for additional streets and improvements to existing streets to maintain adequate levels of service, as a result of new development under the General Plan. Implementation of the General Plan Circulation Element would

reduce potential impacts to a less than significant level. The Housing Element Update would not increase the City's population, nor increase traffic generated, so would not significantly affect the need for new or improved streets. Housing Element Update Program 6.2.I provides for waiver, reduction, or deferral of fees for affordable housing and could potentially affect funding of new or expanded streets. It is difficult to estimate the effects that this program could have on street improvement funding. As with the other development impact fees (refer to Section 14 Public Services), the City can adjust its development impact fees each year. The City Council adopted a new fee schedule, which increased some of the City's fees, in December 2014 (effective February 2015). Since this program was already included in the General Plan in 2005, the development impact fees can be adjusted to compensate for the reduced funding from low or very low income affordable housing projects, or alternative funding sources can be identified. A number of local, regional, state, and federal funding sources are used for transportation improvements in addition to City development impact fees. Therefore, the effect on transportation would be less than significant.

Consistent with the Sustainable Communities Strategy, the Housing Element Update also includes the following programs that would promote alternatives to automobile travel within the City and reduce the demand on the City's street network: Program 6.7.G promotes infill and compact development and facilitates land use patterns and development densities that place services close to residences; and Program 6.7.H uses complete street designs and interconnected bicycle, pedestrian, and transit routes to facilitate alternative transportation choices, and creates mixed use opportunities along key commercial corridors. These programs would reduce total vehicle trips and traffic volumes on City streets.

b/f. The Housing Element Update does not include any programs that are in conflict with traffic policies in either the General Plan Circulation Element or the County's congestion management plan. The Housing Element Update programs address housing needs and do not directly affect any transportation policies. Consistent with the Sustainable Communities Strategy, the Housing Element Update also includes programs that would promote alternatives to automobile travel within the City and reduce the demand on the City's street network (refer to item a above).

c-e. The Housing Element Update is a policy document that would have no effect on air traffic patterns, design details, or emergency access.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2)	❑	❑	❑	✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 3)	❑	❑	✓	❑
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2)	❑	❑	❑	✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2)	❑	❑	❑	✓
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1, 2)	❑	❑	✓	❑
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs? (1, 2)	❑	❑	❑	✓
g. Comply with federal, state, and local statutes and regulations related to solid waste? (1, 2)	❑	❑	❑	✓

Comments:

a/b/e. At the time the General Plan was prepared, daily flow though the City's wastewater system was approximately 0.88 million gallons per day (MGD) and the treatment plant had a permitted capacity of 1.0 MGD. The City's treatment plant has since been permitted for, and expanded to treat and dispose 2.0 MGD. The General Plan and EIR found this increased capacity would accommodate the City's growth well into the future,

but that wastewater generation may exceed capacity at buildout. Additional water facilities will be required as the City grows in accordance with the General Plan. The General Plan and EIR cites payment of development impact fees for water and sewer as mitigating factors.

Programs under General Plan Growth Management Goal 4.9 would mitigate potential effects on water and wastewater system capacity by requiring fee payments and coordination of development approvals with capacity upgrades as needed. The Housing Element Update would not increase the population or the demand for water consumption or wastewater treatment. Housing Element Update Program 6.2.I provides for waiver, reduction, or deferral of fees for affordable housing developments and could potentially affect funding of new or expanded water or wastewater facilities. As with the other development impact fees (refer to Section 14 Public Services), the City can adjust its development impact fees each year. Since this program was already included in the General Plan in 2005, the development impact fees can be adjusted to compensate for reduced funding from low or very low income affordable housing projects, or alternative funding sources can be identified. Therefore, the effect on water and wastewater systems would be less than significant.

c. The General Plan and EIR identified the eventual conversion of hundreds of acres of vacant and agricultural land to residential, industrial, commercial, and public uses, thus increasing the percentage of imperious surfaces within the planning area and intensifying storm water run-off during large storms. Programs under Growth Management Goal 4.12 and Health and Safety Goal 8.2 would require detention basins and other storm water run-off improvements, and would reduce impacts to a less than significant level. The Housing Element Update does not include programs that would increase the amount of impervious surface or the amount or rate of storm water run-off.

d. Residential and non-residential development resulting from buildout of the General Plan would increase annual water demand from 1,811 acre-feet annually (current as of 2003) to an estimated 5,937 acre-feet annually at buildout. According to the Water Master Plan, the City has the capacity to provide 6,500 acre-feet annually with expansion of its system. The Housing Element Update would not result in an increase in water demand and would have no impact on water supplies.

f/g. The City's solid waste is sent to the Johnson Canyon landfill, about 15 miles northwest of Greenfield. Johnson Canyon Landfill is a Class III facility that accepts municipal solid waste from: Salinas, Gonzales, Soledad, Greenfield, King City, Gilroy, Morgan Hill and the eastern portion of Monterey County, as well as a small portion of unincorporated south Santa Clara County. Based on its design capacity and permitted maximum tonnage per day, the landfill has capacity to the year 2040, its estimated closure date.

The Salinas Valley Solid Waste Authority (SVSWA) doing business as Salinas Valley Recycles (SVR) assumed operations of the Johnson Canyon Landfill in December 2014 and implemented a diversion program to reduce landfill tonnage which, in conjunction with ending waste importation, extended the life of the landfill by over 10 years. The SVSWA is obligated to comply with the state's solid waste diversion regulations. The state's current goal is 75 percent of waste intake diverted from landfills. At present, the SVSWA is diverting an average of 72 percent of the solid waste it receives. The City's recycling program is also operated by SVR. The Housing Element Update would not increase the population of Greenfield or increase solid waste generation.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (1, 2)	❑	❑	❑	✓
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (1, 2, 3)	❑	❑	✓	❑
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (1, 2)	❑	❑	❑	✓

Comments:

a. The Housing Element does not include any policies that would result in biological resources or cultural resources effects different than those already considered in the General Plan and EIR.

b. The Housing Element Program 6.2.I allows the City to waive, reduce, or defer development impact fees for low and very low income affordable housing developments. This program could reduce cumulative funding necessary to provide City services or utilities. The City can adjust its development impact fees each year. The City Council adopted a new fee schedule, which increased some of the City's fees, in December 2014 (effective February 2015). Since this program was already included in the General Plan in 2005, the development impact fees can be adjusted to compensate for the reduced funding from low or very low income affordable housing projects, or alternative funding sources can be identified. Therefore, this cumulative impact would be less than significant.

c. The Housing Element would not result in adverse impacts on human beings.

E. SOURCES

1. **City of Greenfield General Plan 2005-2025 and Environmental Impact Report, July 2005.**

2. **Greenfield Draft 2014-2023 Housing Element. December 2015.**

3. **Greenfield Municipal Code.**

4. California Department of Finance. Redistricting Data (Public Law 94-171) Summary File. March 8, 2011.

5. **Association of Monterey Bay Area Governments. *Regional Housing Needs Allocation Plan: 2014-2023.* June 2014.**

6. Google Earth aerial photographs dated 2015.

7. California Department of Transportation. Scenic Highways website: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm. January 6, 2016.

8. California Department of Conservation. *Important Farmlands Map Monterey County*. 2012.

9. Stanton, Susan A., City Manager. City Council Memorandum, subject: Greater Greenfield Memorandum of Agreement, dated 14 May 2013. Accessed online at: http://www.ci.greenfield.ca.us/Modules/ShowDocument.aspx?documentid=2344

10. Monterey Bay Unified Air Pollution Control District. *Air Quality CEQA Guidelines*. February 2008.

11. "Air Museum Breaks Ground in Greenfield." http://www.kionrightnow.com. December 31, 2010; accessed May 5, 2011.

12. Department of Toxic Substances Control. Envirostor database. January 5, 2016.

13. State Water Resources Control Board. Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004 Waste Discharge Requirements (WDRs) For Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4s). 5 February 2013. Accessed online at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/docs/phsii2012_5th/order_final.pdf

14. Transportation Agency for Monterey County. *2014 Monterey County Regional Transportation Plan.* Accessed online at: http://tamcmonterey.org/programs/rtp/pdf/2014_rtp/0-2014-Monterey-County-RTP.pdf.

15. CalRecycle, Johnson Canyon Landfill Facility/Site Summary. Accessed online at: http://www.calrecycle.ca.gov/SWFacilities/Directory/27-AA-0005/Detail/

16. Salinas Valley Solid Waste Authority. 2014-2015 Annual Report. Accessed online at: http://svswa.org/wp-content/uploads/2014-2015-Annual-Report-Final4.pdf.

17. Association of Monterey Bay Area Governments. *Moving Forward Monterey Bay 2035.* February 2014. Accessed online at: http://ambag.org/programs/met_transp_plann/documents.

All documents indicated in bold are available for review at the **City of Greenfield, Community Services Department, 599 El Camino Real, Greenfield, California 93927; (831) 674-5591** during normal business hours.

All documents listed above are available for review at EMC Planning Group Inc., 301 Lighthouse Avenue, Suite C, Monterey, California 93940, (831) 649-1799 during normal business hours.

Monterey Bay Unified
Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

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Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

March 18, 2016

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

SUBJECT: Proposed ND for City of Greenfield 2014-2023 Housing Element Update

Dear Mr. Steinmann,

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments.

Back on page 10-32 of the 2005 FEIR for Greenfield's 2005 General Plan it was found that the General Plan was inconsistent with the AQMP because the population increase associated with the Plan exceeded AMBAG's population forecasts for Greenfield. This represents a potentially significant cumulative impact. The Air District supports 6.7G and 6.7.H mentioned on page 21 of the Housing Element Update since these measures may partially mitigate excess VMT and emissions associated with the implementation of Greenfield's General Plan.

Additionally, for new residential units the District suggests:

- Prohibiting the construction of open fireplaces in new residential units.
- Having future building permits require 240/40 amp electric outlets so residents will have the option of charging EVs at home.
- Implementing measures from Table 8 on page 32 of Greenfields Energy Action Strategy that will increase residential energy efficiency and thereby reduce emissions. These include CW-4, Solar Power and CW-5, which requires new residential construction to exceed Tile 24 requirements.

Best Regards,

Robert Nunes

Robert Nunes
Air Quality Planner

Planning for Success.

March 28, 2016

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

Re: Response to Comments for Initial Study for City of Greenfield 5th Cycle (2014-2023) Housing Element

Dear Mr. Steinmann,

The City of Greenfield prepared an Initial Study/Negative Declaration for the City's 5th Cycle (2014-2023) Housing Element and circulated it for public review from February 18, 2016 through March 19, 2016. The Monterey Bay Unified Air Pollution Control District (Air District) submitted a comment letter during the public review period, which is included as Attachment A.

The Air District letter, dated March 18, 2016, noted that the City's projected population in the 2005 General Plan was inconsistent with the projected population in the Air Quality Management Plan, which may represent a potentially significant cumulative impact. The significant impact would be cumulative air pollutant emissions resulting from implementation of the 2005 General Plan. The 2005 General Plan estimated a population of approximately 36,379 people at maximum residential build out in 2020. The Air District has updated its Air Quality Management Plan since the 2005 General Plan was adopted. The Air District's 2008 Air Quality Management Plan and its Triennial Plan Revision 2009-2011 forecast a City of Greenfield 2020 population of 21,855. The Association of Monterey Bay Area Governments (AMBAG) 2014 Regional Growth Forecast predicts a population of 21,341 people for the City of Greenfield in 2020 (AMBAG 2014 Regional Growth Forecast, page A-45).

According to the State of California Department of Finance, the population estimate for Greenfield on January 1, 2015 was 16,870 people. In order to meet this estimated population

at maximum residential build out under the 2005 General Plan, approximately 4,000 new residential units would need to be added by 2020 (a five-year timeframe, or about 800 units per year). The AMBAG Regional Housing Needs Allocation (RHNA) Plan: 2014 – 2023, reflected in the Hosuing Element policies and programs, projects 363 new residential units for the City of Greenfield through 2023. With a persons per household ratio reported to be 4.81 (Department of Finance) the addition of 363 new residential units would add approximately 1,746 people resulting in an increase of the city's population to approximately 18,616 people by 2023, significantly below the AMBAG and Air Quality Management Plan projections. Therefore, there will be no significant cumulative impact to regional air pollutant emissions resulting from future population growth for the City through 2023.

The Air District also suggested the following guidance for new residential units:

- Prohibit the construction of open fireplaces.
- Future building permits shall require 240/40 amp electric outlets for potential charging of electric vehicles.
- Increase residential energy efficiency and reduce emissions by implementing measures from Table 8 on page 32 of Greenfield's Energy Action Strategy. These include CW-4, Solar Power and CW-5, which requires new residential construction to exceed Title 24 requirements.

The Housing Element is a policy document guiding the City's housing development and does not specifically address specific details of housing, such as listed by the Air District. The City of Greenfield has made progress to promote energy conservation under Goal Six of the 4th Cycle Housing Element Program (2009-2014). In 2016, the City joined the Western Riverside Council of Governments to make the California Home Energy Renovation Opportunity (HERO) program available to residents of the City to finance fixed renewable energy, energy and water efficiency improvements, and electric vehicle charging infrastructure on their properties (Housing Element, page 6-70). To encourage the use of solar energy systems, the City added Chapter 15.28 to the Municipal Code in 2015, to establish an expedited permitting procedure for small residential rooftop solar systems. The City also adopted the current version of the California Green Building Standards Code and Title 24 Energy Code, which include the most stringent energy conservation standards for new construction (Housing Element, page 6-70).

Programs listed under the 5th Cycle Housing Element (2014-2023) Policy 6.7.1 address implementation of some of the energy efficiency measures identified in Table 8 of the

Greenfield Energy Action Strategy that are applicable to new or existing residential units. Housing Element Program 6.7.C ensures that the City continues to adopt the most recent state energy efficiency requirements for new residential construction, and Housing Element Program 6.7.F encourages residential developers/builders to maximize energy conservation through use of solar hot water, solar voltaic electricity, and passive solar heating and lighting. Implementation of Housing Element Programs 6.7.C and 6.7.F will result in lower energy consumption and air emissions. The Housing Element also includes several programs aimed at reducing transportation costs for low income residents, by facilitating walking, bicycling, and transit use, which would reduce air emissions.

Should you have any questions or comments regarding the contents of this letter, please contact me at james@emcplanning.com or (831) 649-1799 ext. 206.

Sincerely,

Richard James, AICP
Principal

Attachment A: Monterey Bay Unified Air Pollution Control District Letter

City Council Memorandum

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

DATE: April 8, 2016

AGENDA DATE: April 12, 2016

PREPARED BY: Debbie Hale/Todd Muck, TAMC
Mic Steinmann, Community Services Director

TITLE: **TRANSPORTATION SAFETY & INVESTMENT PLAN FOR TRANSPORTATION AGENCY FOR MONTEREY COUNTY (TAMC) AND FUTURE BALLOT MEASURE**

BACKGROUND

The Transportation Safety & Investment Plan will guide the investment of an estimated $20 million per year for a total of $600 million in new revenues over the next 30 years. The revenue will be raised from a 3/8 percent sales tax that will sunset after 30-years, if approved by the voters in the November 4, 2016 election. The Investment Plan will supply locally-controlled funding for critical local and regional transportation projects where safety improvements and congestion relief are vitally needed. It provides a balance between local road maintenance, pothole repairs and safety; and regional safety and mobility projects. The Investment Plan will fund local street and road maintenance and regional bicycle and pedestrian projects, develop a bus rapid transit corridor, increases bus service, offer safe routes to school for children and expands focused transportation services for the elderly and people with disabilities. Local projects must be directly correlated to safety of the user and funds cannot be used to increase motor vehicle lane miles, except for the Pinnacles Parkway Connection project in Soledad. Maintenance of prior years' funding levels from other sources is also required. The Investment Plan is a crucial part of becoming a "self-help" county. Gaining this status would significantly enhance the ability for local projects in Monterey County to compete for federal and state grants.

On February 24, 2016, the Transportation Agency for Monterey County's Board of Directors agreed to a spending plan for the Transportation Safety & Investment Plan that will split the estimated $600 million raised through the transportation sales tax. The Board approved a 60%/40% split of revenues between local and regional projects, respectively; 60% of the funds (est. $360 million) will be allocated to the cities and County for road repairs and safety projects, and 40% (est. $240 million) for regional safety and mobility projects. The Board also approved

a formula based upon 50% population and 50% lane miles for distribution of the 60% local share amongst the cities and the county. The population distribution base includes existing institutional populations. The Board also adopted a cost-sharing policy for payment of election costs based thereon, should the measure not be approved.

Community leaders from around the county have joined with the Transportation Agency for Monterey County to develop this Transportation Safety & Investment Plan, which identifies solutions to regional safety and local road needs of the highest priority. Numerous public meetings were held to encourage dialogue and input. The Transportation Agency Board of Directors approved the components of the balanced investment plan at their March 23, 2016 meeting.

The Transportation Agency Board also approved a set of Policies and Project Descriptions to provide additional detail for the anticipated uses of the revenue to be generated by the measure. This document calls for cities and the County of Monterey to identify examples of the types of road repair and safety projects anticipated to be funded by the 60% of revenues allocated to the local jurisdictions. Projects using this funding "will be thoroughly studied for environmental impacts and the identified environmental mitigations will be included in the project." Because the Transportation Safety & Investment Plan tax is only a funding mechanism, approval of this Resolution does not constitute approval of a "project" under CEQA.

The City of Greenfield has identified the following type of projects anticipated to be funded through this sales tax measure. This list will be included in the Policies and Project Description document being prepared by the Transportation Agency for dissemination to the voters, if the measure is approved to go on the ballot.

- Conduct deferred maintenance and repair of City streets
- Replace curbs, repair and replace gutters
- Resurface, reconstruct and construct existing street pavement or dirt streets
- Reconstruct or construct needed sidewalks
- Add ADA pedestrian intersection ramps
- Repair traffic control devices (signals, stop signs, etc.)

A majority of cities representing a majority of the population must approve the Investment Plan for Transportation Sales Taxes in Monterey County before it can proceed to an election. After the Plan is approved by the required majority of cities, the Transportation Agency must adopt a tax ordinance and request the Board of Supervisors place the ordinance on the ballot. The Board of Supervisors must take action by July in order to place the ordinance on the November 8, 2016 ballot.

BUDGET AND FINANCIAL IMPACT

The 3/8 percent sales tax will generate an estimated $20,000,000 per year countywide. The City of Greenfield's allocation will be approximately $304,000 per year, or approximately $9,131,000 over the 30 year term of this sales tax increment. These funds will be used for local road

maintenance and safety projects, projects that would more than likely not be funded in the absence of this sales tax revenue.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution adopting the Transportation Safety & Investment Plan to be placed before the voters on a future ballot and approve the list of examples of local road repair and safety projects anticipated to receive tax revenues, if the ballot measure is approved.

POTENTIAL MOTION

I MOVE TO ADOPT RESOLUTION NO. 2016-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TRANSPORTATION SAFETY & INVESTMENT PLAN AND REQUESTING IT BE PLACED ON A FUTURE BALLOT.

Attachment
Transportation Safety & Investment Plan

RESOLUTION NO. 2016-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TRANSPORTATION SAFETY & INVESTMENT PLAN AND REQUESTING IT BE PLACED ON A FUTURE BALLOT

WHEREAS, there is an unfunded need for regional transportation improvements over the next thirty years;

WHEREAS, a three eight of one percent (3/8%) sales tax would help fill this unfunded need, leverage additional state and federal funding, provide additional flexibility in times of state and federal funding shortfalls, and provide local control over our ability to meet our transportation needs; and

WHEREAS, the Transportation Agency for Monterey County (TAMC) is a Regional Transportation Agency with the power to impose a tax, consistent with conditions and requirements of State law; and

WHEREAS, the TAMC Board of Directors is comprised of elected or appointed officials from the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, Soledad and the County of Monterey;

WHEREAS, the TAMC Board of Directors is proposing to place before the voters a three eight of one percent (3/8%) sales tax for 30 years to fund projects and programs by adoption of a transportation expenditure plan entitled "Transportation Safety & Investment Plan"; and

WHEREAS, a majority of the cities representing a majority of the population, and the County, must approve the Transportation Safety & Investment Plan before the TAMC Board of Directors can request that the Board of Supervisors of the County of Monterey place the proposal on a future ballot for the voters of Monterey County to consider; and

WHEREAS, payment of election costs will be reimbursed from tax revenues should the measure pass, or shared proportionately between the Transportation Agency for Monterey County and each incorporated city and the County of Monterey based on the 60/40% local/regional formula and 50/50% population/lane mile formula to calculate distribution of the local share should the measure not be approved; and

WHEREAS, the Transportation Safety and Investment Plan tax is only a funding mechanism, projects using this funding will be thoroughly studied for environmental impacts and the identified environmental mitigations will be included in the project; approval of this Resolution does not constitute approval of a "project" under CEQA; and

WHEREAS, in order to assure the public of the City's intent to use its share of investment tax revenues for local road maintenance, pothole repairs and safety projects, a list of examples of anticipated use by the City is identified below;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Greenfield hereby finds as follows:

1. The City finds that the act of approving the Transportation Safety & Investment Plan itself will have no impact on the environment but that the future discretionary implementation of the transportation projects identified in the Transportation Safety & Investment Plan by the applicable lead agencies for these transportation projects could potentially lead to one or more significant environmental effects and that the lead agencies for such projects will have responsibility to impose such mitigation measures or make such changes or alterations as are within their responsibility and jurisdiction to mitigate identified impacts on the environment to the extent feasible;

2. The City finds that the Transportation Safety and Investment Plan provides economic, legal, social, technological, and other benefits -- including increased safety, congestion reduction, and meets identified community priorities; and

3. The City has identified examples of local road maintenance, pothole repairs and safety priority projects that would benefit from the City's share of the anticipated revenues to be generated by the proposed sales tax; and

4. The City supports placing the tax contemplated by Transportation Safety and Investment Plan on a future ballot for consideration by the voters of Monterey County;

AND BE IT FURTHER RESOLVED that the City Council of the City of Greenfield hereby:

1. Approves the Transportation Safety & Investment Plan as the expenditure plan for Transportation Sales Taxes in Monterey County;

2. Commits to funding a proportional share of election cost should the tax measure not be approved;

3. Requests that the Board of Supervisors of the County of Monterey approve the placement of the Transportation Safety and Investment Tax on the ballot for consideration by the voters; and

4. Adopts the following example Local Road Maintenance; Pothole Repairs and Safety Priority Projects for the City of Greenfield for inclusion into the Policies & Project Descriptions for the Transportation Safety & Investment Plan being developed by the Transportation Agency for Monterey County:

- Conduct deferred maintenance and repair of City streets;
- Replace curbs, repair and replace gutters;
- Resurface, reconstruct and construct existing street pavement or dirt streets;
- Reconstruct or construct needed sidewalks;
- Add ADA pedestrian intersection ramps; and
- Repair traffic control devices (signals, stop signs, etc.);

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

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

NOES, Councilmembers:

ABSENT, Councilmembers:

_____
John P. Huerta, Jr., Mayor

Attest:

_____
Ann F. Rathbun, City Clerk

Transportation Safety & Investment Plan

TAMC
TRANSPORTATION AGENCY
FOR MONTEREY COUNTY

Our Plan

ROADS & POTHOLES

MOBILITY & ACCESS

SAFETY & TRAFFIC

WALKING & BIKING

Safety & Investment Plan – $600 million (est.)

The Safety & Investment Plan is estimated to receive $20 million per year, or $600 million total, funded by a 3/8-percent sales tax over 30-years. The revenues are split with 60% dedicated to local road maintenance, pothole repairs and safety projects, and 40% dedicated to regional safety and mobility projects.

Local Road Maintenance, Pothole Repairs & Safety – $360 million (est.)

- Funding is divided among the cities and the County according to the formula 50% population/5o% lane miles
- Cities and County select their projects, with Transportation Agency oversight.
- Funding is restricted to expenditures for local road maintenance and safety projects.
- Local safety projects are defined as projects that directly correlate to safety of the user and do not increase motor vehicle lane miles with the exception of the Pinnacles Parkway Connection project.
- Maintenance of prior years' funding levels from other sources is required.

Local Road Maintenance, Pothole Repairs & Safety

Jurisdiction	Est. 30-Year Distribution
Carmel	$4,292,000
Del Rey Oaks	$1,566,000
Gonzales	$4,386,000
Greenfield	$9,131,000
King City	$8,097,000
Marina	14,370,000
Monterey	$22,643,000
Pacific Grove	$12,314,000
Salinas	$91,383,000
Sand City	$586,000
Seaside	$22,193,000
Soledad	$12,595,000
County Roads	$156,444,000
Total	**$360,000,000**

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Regional Safety, Mobility & Walkability Projects - $240 million (est.)

- Constructs regionally significant improvements selected based on input from key community leaders, transportation planners and engineers, and your elected representatives.
- Includes traffic flow improvements on Highways 68, 101 and 1.
- Includes safety improvements at the top collision locations and corridors within the county.

Highway & Road Safety	**$160 million**
Highway 68 Safety & Traffic Flow *Salinas to Monterey*	$50 million
US 101 Safety Improvements - South County	$30 million
State Route 156 Safety Improvements *Castroville Boulevard Interchange*	$30 million
Imjin Safety & Traffic Improvements *Multimodal Corridor Improvements*	$20 million
Highway 1 Rapid Bus Corridor	$15 million
Holman Highway 68 Safety & Traffic Flow *Monterey to Pacific Grove*	$10 million
Habitat Preservation/Advance Mitigation *Habitat Plan and Advance Right-of-way for Projects*	$5 million

Mobility for All	$80 million
Pedestrian & Bike Safety *Fort Ord Regional Trail and Greenway - paved pathway*	$20 million
Transportation for Youth, Seniors Disabled & Working Families	
Safe Routes to Schools	*$20 million*
Senior & Disabled Transportation	*$15 million*
Commuter Bus, Salinas Valley Transit Center(s) & Vanpools	*$25 million*

Visit tamcmonterey.org for policies and project descriptions.

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The Transportation Agency for Monterey County's mission is to proactively fund and plan a transportation system that enhances mobility, safety, access, environmental quality and economic activities by investing in regional transportation projects for Monterey County residents, businesses and visitors.

Our Board of Directors is made up of local elected officials who want to make our transportation system better by filling potholes, making our roads safer, and reducing traffic. Representative of the County's diversity, our Board has one elected official from each of our twelve cities, and all five county supervisors.

The Transportation Agency for Monterey County, working with our local, state, and federal partners, has made great progress on making our highways safer and reducing traffic, ranging from large projects, such as US 101 at San Juan Road; to rail or bus service; to smaller projects such as neighborhood sidewalks, bicycle paths and bike racks. However, our transportation system in Monterey County is aging and the county roads and city streets are crumbling. There are still significant safety concerns and traffic jams, such as those on Highway 68, Highway 156 and US 101. These issues stifle our regional economy and make it more difficult for our vulnerable populations – the elderly, children and the disabled – to get around.

The challenge facing us is that we have fallen off the fiscal cliff when it comes to transportation revenues. The gas tax hasn't been raised for 20 years, and our cars are more fuel-efficient than ever before. We can't count on the State and federal government to bail us out. Meanwhile, the cost of projects rises with inflation, and road repairs become more expensive the longer we wait. We have over $2 billion dollars in unfunded road maintenance, safety and traffic reduction needs in Monterey County.

Community leaders have joined with the Transportation Agency for Monterey County to develop this Transportation Safety & Investment Plan, which identifies solutions to regional safety and local road needs of the highest priority.

Community Leaders have joined with the Transportation Agency for Monterey County to develop this Transportation Safety & Investment Plan

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$600 Million Estimated Tax Revenues

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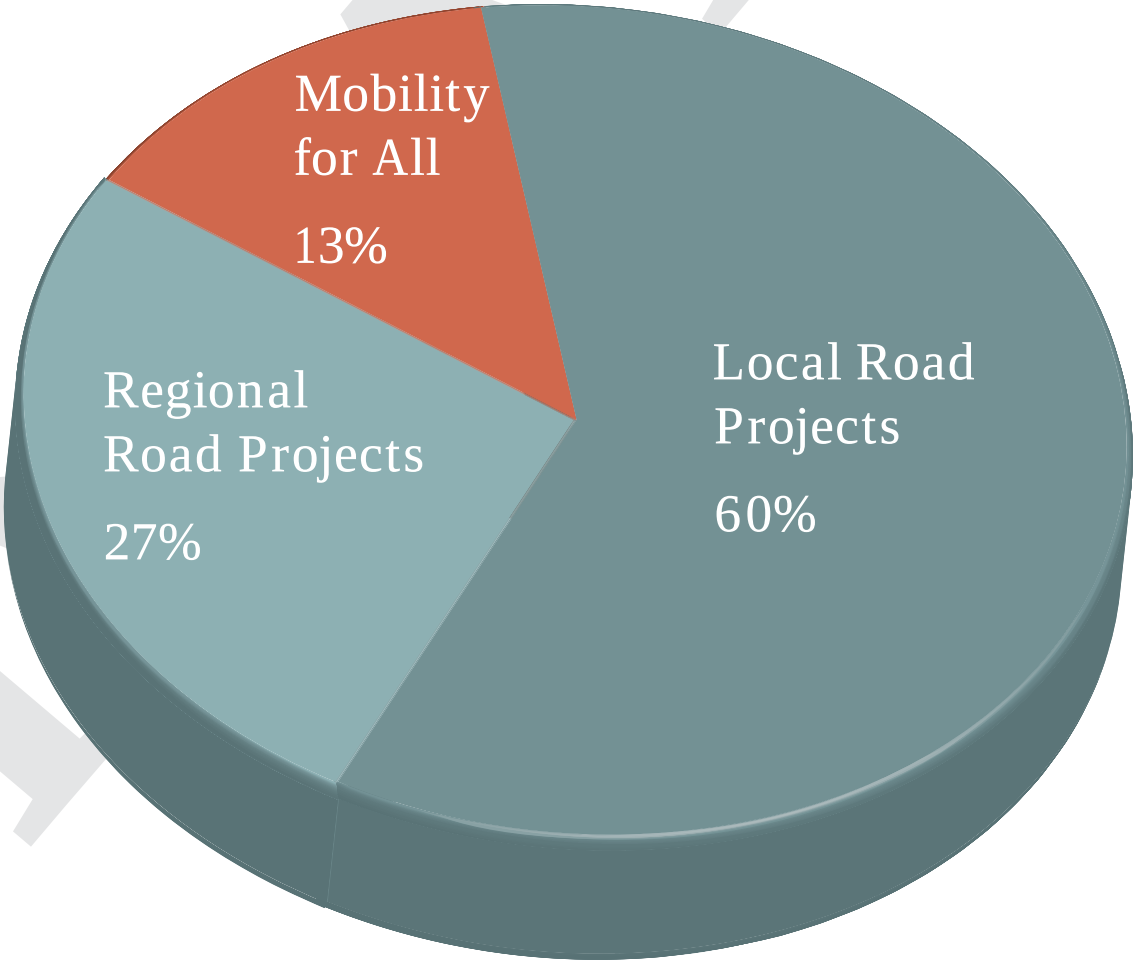
Road Projects

- $360 million to Local Road Maintenance, Pothole Repairs & Safety
- $160 million to Regional Road Safety & Congestion Improvements

Mobility for All

- $80 million to Pedestrian & Bike Safety and Mobility Projects



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WALKING & BIKING

Local Road Maintenance, Pothole Repairs & Safety

$360 million for maintenance of local streets, pothole repairs, and safety improvements.

Transportation for Youth, Seniors, Disabled & Working Families

Investing in transportation options for older adults to support their ability to live independently in their homes and communities. Also, funding for youth transportation and new bus and vanpool service for workers to reach jobs throughout the region.

Increase Safety and Reduce Traffic Congestion

Constructing regionally significant improvements based on input from key community leaders, the TAMC Board, city managers and mayors. These projects include safety improvements at the top collision locations and/or corridors within the county.

Make Walking and Biking Safer

Improving the safety and health of children by funding Safe Routes to Schools projects and programs that promote safe walking, bicycling and rides to schools, including transportation to Rancho Cielo. Also includes funding for a safe, paved regional biking and walking path that links California State University Monterey Bay, local schools and residents to parks, shops and jobs in Seaside, Marina, Del Rey Oaks, and Monterey (the Fort Ord Recreational Trail and Greenway).

Matching Funds

With an approved transportation measure, our County will qualify for State and federal matching funds, essentially doubling our money. Making this investment now in our future transportation needs will help to maintain our quality of life and ensure safer travel for all of Monterey County's residents, workers and visitors.

Making this investment now in our future transportation needs will help to maintain our quality of life and ensure safer travel for all of Monterey County's residents, workers and visitors.

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Our Plan

ROADS & POTHOLES

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WALKING & BIKING

Taxpayer Safeguards

To ensure proper safeguards for these funds, this Investment Plan will be approved by the County, the cities, and then the voters. Strong taxpayer safeguards have been put in place to ensure that the projects and programs proposed in this balanced plan can be funded over its lifetime. This plan:

- Guarantees that funding raised by the sales tax can only be used for the transportation projects and programs in this investment plan;
- Specifies that the Transportation Agency for Monterey County will oversee the distribution of revenues to the projects and programs in this plan;
- Assures that these local monies cannot be taken and used for other purposes by TAMC or another government agency;
- Appoints an independent Citizens Oversight Committee to assure that revenues are spent according to the plan;
- Requires annual independent audits and reports to the taxpayers;
- Limits the ability to change the programs or projects in the Investment Plan;
- Limits funds for administrative costs; and
- Provides the ability to issue bonds to deliver projects ahead of schedule.

Strong taxpayer safeguards ensure that the projects and programs will be funded over the lifetime of the plan.

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TAMC Board of Directors

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Voting Representatives

County of Monterey Board of Supervisors

City of Carmel-by-the-Sea

City of Del Rey Oaks

City of Gonzales

City of Greenfield

City of King City

City of Marina

City of Monterey

City of Pacific Grove

City of Salinas

City of Sand City

City of Seaside

City of Soledad

Non-voting Ex-officio Representatives

Association of Monterey Bay Area Governments

Caltrans District 5

City of Watsonville

Monterey Bay Unified Air Pollution Control District

Monterey Regional Airport

Monterey-Salinas Transit

City Council Memorandum

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

DATE: April 8, 2016

AGENDA DATE: April 12, 2016

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **RESOLUTION REQUESTING THE TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) REDUCE REGIONAL DEVELOPMENT IMPACT FEES FOR THE SOUTH MONTEREY COUNTY ZONE**

BACKGROUND

In 2004, the Transportation Agency of Monterey County (TAMC) prepared a Nexus Study for a Regional Development Impact Fee, and a fee structure was approved in August 2008. The purpose of the regional traffic fee is to fund capital improvements for transportation infrastructure on a regional scale in recognition of the impact of new development on existing road networks.

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. The South County zone includes the cities of Gonzales, Soledad, Greenfield, and King City. Developments in each zone pay a different calculated fee based upon projected development potential and listed projects from that zone. 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.

The fees for the South County zone are currently the highest of all four zones, primarily due to the inclusion of interchange improvements for each of the four cities in the South County zone. Each of the South County jurisdictions has local interchange projects costing in the range of $20 to $30 million per city. These local interchange projects were added to the original regional fee structure at the request of the South County cities because there was a concern that the projects

included in the county-wide project list provided little direct benefit to the South County communities.

The proposal to remove the interchanges from the South County zones has been discussed among the South County City Managers, Mayors, and with TAMC staff. King City and Soledad have already adopted similar resolutions requesting the regional traffic impact fee be recalculated to exclude all of the local South County interchanges. It is expected that Gonzales will also adopt a similar resolution. For Greenfield, this would mean eliminating the U.S. 101/Walnut Avenue interchange project from the regional development impact fee program. TAMC staff has indicated that eliminating the South County local interchanges will reduce the regional development impact fee in South County by approximately 50%.

A number of factors have been identified for consideration in requesting a modification to the fees at this time. First, while the projects for the other regional zones do 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 since the regional fee was adopted, little revenue is being generated by the program. It will take decades before sufficient revenue will be collected to complete one of the local South County projects. Based on how the program is structured, even when funding does become available, each of the communities will have to compete for the funding for their project. There is no certainty that the regional fees collected from local Greenfield development would actually be available to construct the U.S. 101/Walnut Avenue interchange project.

Third, the regional development impact program is structured such that it will fund only a small portion of the total project costs. To fund the U.S. 101/Walnut Avenue interchange project, even if Greenfield is successful in competing for funding for this project, the City will have to supplement limited TAMC regional funds with other local funds or revenue sources. Given the cost of the U.S. 101/Walnut Avenue interchange, it is highly unlikely the City would have the funds necessary to cover the remaining costs.

BUDGET AND FINANCIAL IMPACT

There is no immediate cost impact on the City from the proposed action. Reduction of the regional impact fee could, however, provide an inducement to future development, which will result in further economic development within the community and a corresponding long-term increase in City revenues from increased property values, increased sales tax collections, and additional local development impact fees.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution requesting TAMC reduce the regional development impact fee for the South County zone by removing all local interchange projects from the South County regional project list.

POTENTIAL MOTION

I MOVE TO ADOPT RESOLUTION NO. 2016-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD REQUESTING THE TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) REDUCE REGIONAL DEVELOPMENT IMPACT FEES FOR THE SOUTH MONTEREY COUNTY ZONE.

RESOLUTION NO. 2016-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD REQUESTING THE TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC) 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; 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 additional required project funding; and

WHEREAS, the regional development impact fee program should be viewed as a CEQA mitigation measure rather than as a revenue source to fund local interchange projects;

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 regular meeting duly held on the 12th day of April 2016, by the following vote:

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

NOES, Councilmembers:

ABSENT, Councilmembers:

_____

John P. Huerta, Jr., Mayor

Attest:

_____

Ann F. Rathbun, City Clerk

City Council Memorandum

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

MEMORANDUM: **April 8, 2016**

AGENDA DATE: **April 12, 2016**

TO: Mayor and City Council

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

TITLE: **RESOLUTION 2001-16**

BACKGROUND:

With all of the recent statements concerning immigration expressed by various candidates running for President in 2016, the discussion of immigration is a highly sensitive matter. The purpose of this memorandum is to provide general information regarding the meaning of being a "sanctuary city," recent federal actions that have impacted the discussion of immigration law enforcement, other governmental actions in Monterey County concerning immigration reform and potential revisions to Greenfield's current immigration resolution to affirm the City of Greenfield's commitment to provide services and enforce laws in a professional, nondiscriminatory, fair and equitable manner.

In an effort to clarify complex legal issues, I have attempted to summarize key elements of various resolutions and policy statements in an objective fashion and avoid using terms and phases that might be offensive or politically polarizing to any city resident or immigrant. As indicated, I am very aware of the sensitivity of this topic here in Greenfield which values the diversity and nationality of all its residents.

During the past year, there has been a lot of discussion regarding the City of Greenfield's status as a "Sanctuary City," what the term means and why some cities around the nation have declared themselves to be sanctuary communities. Notwithstanding all the negative rhetoric that seems to

be expressed during the current Presidential primaries, there is a lot of misunderstanding concerning the definition of a Sanctuary City and the advantages and disadvantages.

As indicated in earlier discussions with the City Council, there is no official legal definition on what it means to be a Sanctuary City and it can vary significantly from place to place. Generally, Sanctuary City status refers to localities that help protect undocumented residents from deportation by refusing to fully cooperate with federal immigration authorities. Most take a "don't ask, don't tell" approach. Local policies range from nonbinding resolutions and police department orders to enforceable laws. The roots of the modern sanctuary movement date back to the 1980s. U.S. churches, synagogues and other religious institutions began to provide refuge and services to thousands of undocumented immigrants from Guatemala and El Salvador who had fled civil unrest at home but were denied sanctuary in the U.S., largely due to Cold War politics. These efforts became known as the sanctuary movement, and as it spread, a number of cities throughout the country joined in solidarity, passing resolutions to overlook the immigration status of residents.

Supporters of sanctuary cities argue that cities have bigger public safety priorities and too few resources to handle immigration enforcement. Additionally, many local policymakers and law enforcement agencies argue that cracking down on undocumented residents undermine community relations, disrupt services and dissuade those residents from cooperating with crime prevention effort. (Jessica Tarlton and Matthew Green, KQED News, October 20, 2015).

Cities that have decided to become sanctuary cities cite two primary reasons. First, it is asserted that sanctuary cities protect immigrant rights and they improve relations between local law enforcement and the immigrant community because illegal immigrants are more likely to work with law enforcement if they are not afraid of deportation. Second, it is argued that sanctuary policies, especially those that are informal and not written or published, may improve relations with the immigrant community without causing the city to act in a blatantly illegal fashion.
(Jerry Shaw, Pro and Cons of Sanctuary Cities, Newsmax).

Critics of sanctuary cities assert that sanctuary policies bar state or local officials, including law enforcement officials, from asking persons about their immigration status, reporting them to federal immigration authorities, or otherwise cooperating with or assisting federal immigration authorities. They cite studies that show that the overwhelming majority of sanctuary policies either prohibit state or local officials from inquiring, acting on, or reporting an individual's immigration status, even when there is reasonable suspicion that federal immigration laws are being violated. Still other policies represent more aggressive efforts to shield illegal immigrants, such as anti-detainer policies that restrict local and state police from cooperating with federal authorities seeking to remove immigrants who have been arrested and charged with other crimes. Critics assert that the cost of illegal immigration in terms of education, health care, crime committed by undocumented people themselves, and overall declines in a community's quality of life are far greater than any benefit that may accrue from undocumented people sharing information with police. These critics assert that by accommodating those who violate national immigration law, sanctuary policies only serve to encourage others to follow the same path.
A growing undocumented population lowers wages and work standards at the low end of the job market, adds to overcrowded housing, creates an underground economy that undermines the tax

base, and has other negative consequences. (Federation for American Immigration Reform, Sanctuary Policies Across the US, October 25, 2013)

The City of Greenfield adopted Resolution 2001-16 in May 2001 which contained many of the typical aspirational statements concerning constitutional protections for immigrating residents, the value of diversity and importance of protecting families. Resolution 2001-16 also contained very proscriptive directives to the Immigration and Naturalization Service, Police Chief and City Manager:

- The Immigration and Naturalization Service should notify the City at least 72 hours before conducting any operations within the City of Greenfield.
- The Chief of Police should provide notice of any impending Immigration and Naturalization Service operation to each city council member as near as possible to the time the Chief of Police receives the notification.
- The Immigration and Naturalization Service should comply with the United States Constitutional federal guidelines and recent United States Court decisions regarding the detentions, holds and arrests of any residents.
- Greenfield residents only be detained on reasonable suspicion that the individual is an undocumented alien and only be held or arrested if there exists probable cause that an illegal entry into the United States has occurred or that some other offense has been committed.
- A prohibition that ethnic appearance and/or lack of proper documentation, alone are not sufficient to establish probable cause regarding the detentions, holds and arrests.
- The President of the United States shall direct the Commissioner of the Immigration and Naturalization Service to refrain from the inhumane practice of separating families.
- Local law enforcement activities conducted by the Greenfield City Police Department be conducted without regard to immigration status.
- The Chief of Police to specifically consider policies currently enforced in other cities in the Salinas Valley, San Francisco and Sonoma County and proposed policies submitted to the City Council by the United Farm Workers' Union, the Citizenship Project and the Teamsters and other groups serving the immigrant community.
- The City Manager shall contact other communities within the INS sub-region and provide copies of the City policy resolution for their review.

Since the adoption of Resolution 2001-16 by the City of Greenfield, the U.S. Immigration and Customs Enforcement has issued a new policy directive concerning the enforcement of immigration law on based on the threat to national security and the U.S. House of Representatives has considered, but failed to pass, legislation that would withhold federal funds from any sanctuary city. Both developments may justify the reevaluation of Resolution 2001-16.

Apprehension, Detention and Removal of Undocumented Immigrants:

In 2014, the U.S. Immigration and Customs Enforcement issued a new policy directive concerning the enforcement of immigration law titled “Policies for the Apprehension, Detention and Removal of Undocumented Immigrants” which set forth a three part priority status for civil immigration enforcement based on 1) threats to national security, border security, and public

safety, 2) misdemeanants and new immigration violators, and 3) other immigration violations (see Attachment 1: Homeland Security Policy Statement concerning I & C Enforcement). As set forth by this Homeland policy (the Apprehension, Detention and Removal of Undocumented Immigrants), Secretary Johnson directed that prosecutorial discretion would apply not only to the decision to issue, serve, file, or cancel a Notice to Appear, but also to a broad range of other discretionary enforcement decisions, including deciding: whom to stop, question, and arrest; whom to detain or release; whether to settle, dismiss, appeal, or join in a motion on a case; and whether to grant deferred action, parole, or a stay of removal instead of pursuing removal in a case. This policy statement fundamentally changed the way the federal government enforced immigration laws and the treatment of undocumented persons in the United States.

HR 2058: Prohibition on Sanctuary Cities receiving Federal financial assistance

In 2011, Representative Barletta introduced House Resolution 2058 which provided that any State or local government that violates section 642 of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (8 U.S.C. 1373) would be ineligible receive any federal financial assistance. (Attachment #2.) If adopted by Congress, any jurisdiction found to be out of compliance with federal Immigration law would be ineligible to receive Federal financial assistance for a minimum period of one year, and would have only become eligible again after the Attorney General certified that the jurisdiction was in compliance. The act also provided the Attorney General to annually determine which State or local jurisdictions were not in compliance with section 642 of the Illegal Immigration Reform and Immigrant Responsibility Act and report such determinations to Congress on March 1 of each year. As indicated, while HR 2058 did not pass, opponents of Sanctuary City status worry that future legislation might pass and could conceivably be signed into law by future Congresses and change of Presidential administration.

In summary, the policy directives outlined in Greenfield Resolution 2001-16 are practically "less relevant" with issuance of Homeland Security Policy Statement and the Secretary's directive to use prosecutorial discretion in the enforcement of immigration law. However, conversely, if support for the continuation of this policy changes due to Congressional and Presidential elections, the provisions outlined in Resolution 2001-16 might prove to be problematic for communities considered to be sanctuary cities.

Immigration Policies in Monterey County:

The City of Salinas, Monterey County and the Monterey County Sheriff's Office all have resolutions and/or policy statements that address the enforcement of national immigration policies.

Monterey County Resolution No. 13-089 was adopted in March 2013 and states:

> Our nation's immigrants have made invaluable contributions to the progress of the United States, and immigrants continue to enrich the social, economic, cultural and civic life of our country. Our immigration policies must recognize these contributions, as well as the important role that immigrant workers and their families play in the future growth of our nation. In order to best ensure our

> nation's security, our immigration enforcement measures must be effective, fair and humane. Thus, we believe that comprehensive immigration reform must be accomplished in accordance with the following principles (Attachment #3).

Some of the significant provisions of Monterey County Resolution 13-089 recognize the importance of immigrants' contributions to the County of Monterey and states that comprehensive immigration reform must provide:

- Realistic pathway to citizenship;
- Mechanism for persons who have grown up in this country to become U.S. citizens;
- Meaningful opportunity for immigrant students to pursue a college education;
- Update the legal immigration system so future immigrant workers match labor needs; and
- Reform to reduce the wait times and arbitrary rules that keep families separated.

Following the adoption of Monterey County Resolution 13-089, the City of Salinas adopted a Resolution in April 9, 2013 which included many of the same provisions contained in Monterey County's Resolution including some slight differences. (Attachment # 4.) It is hard to know if the different wording is reflective of policy concerns or just unimportant composition. The Salinas resolution provided that comprehensive immigration reform must include:

- A process that builds on the strength and unity of working people;
- Realistic pathway to citizenship for all hardworking, taxpaying, aspiring citizens who live in the U.S., *if they meet reasonable requirements*;
- Mechanism for aspiring citizens who have grown up in this country *to become U.S. citizens* and be able to *fully contribute* to our joint future;
- Update to the legal immigration system so that the future flow of immigrant workers matches the nation's labor needs and is *structured to protect the wages and working conditions of U.S. and immigrant workers*;
- Visa program for new workers which provides for *strict compliance* with U.S. labor standards and wage and hour standards;
- Portability of visas so that workers can change jobs; and the ability for workers *to petition for permanent residency*;
- Reduction of the unreasonable wait times and arbitrary rules that keep families separated;
- Respect for law by promoting *strict adherence to nation's values* including due process, civil and human rights, accountability, and *proportionality*; and
- Long-term solution to the broken immigration system

In 2014, the Monterey County Sheriff's Office issued General Order No. 14-01 (Attachment #5) which provides staff with guidelines on their duties and responsibilities associated with detention and release of foreign nationals and the application of immigration law, enforcement, arrests, and detentions. This directive, known as the Priority Enforcement Program (PEP), states the Monterey County Sheriff's Office will:

> equally enforce laws and serve the public without consideration of immigration status. Except as specifically outlined in the General Order, the immigration status of a person has no bearing on the manner in which staff executes their duties.

> Under no circumstances shall a person be contacted, detained, or arrested by agency members based solely on his/her immigration status whether known or unknown.

Some of the more important provisions of this policy include:

- Public complaints about suspected immigration violations will be directed to ICE;
- Staff's suspicion about any person's immigration status shall not be used as the basis to initiate contact, detain, or arrest that person unless such status is reasonably relevant to the investigation of a crime, such as, but not limited to, trafficking, smuggling, harboring, and/or terrorism;
- Sweeps intended solely to locate and detain undocumented immigrants shall not be conducted;
- Deputies shall inquire into a whether or not a person placed under arrest for any reason is a foreign national for the purpose of consular notification;
- Any person who would be cited and released, but who is unable to present satisfactory evidence of his or her identity, will be detained for the purpose of establishing their identity;
- No person may be held in custody solely on the basis of an immigration detainer if he or she is otherwise eligible to be released from custody;
- Immigration detainers shall not be honored based solely on a subject's immigration status; and
- ICE staff shall only be provided access to information from the booking packet that is a public record, unless a subpoena or court order is provided.

Most recently, on October 14, 2015, Sheriff-Coroner Steve Bernal reaffirmed his commitment to General Order No. 14-01 stating his office was not enforcing immigration law or collaborating with ICE and no member of the Sheriff's Office would detain or arrest a member of the community based on the person's immigration status (Attachment No. 6).

Going Forward

In recognizing that the Greenfield Police Department does not, as a matter of policy and practice, detain undocumented persons, discriminate based on ethnic appearance and/or lack of proper documentation and takes steps to ensure that all local law enforcement activities are conducted without regard to immigration status, the policy directives contained in Resolution 2001-16 may be unnecessary in 2016. In fact, Chief Fresé has expressed her concern that some people in the community think they are exempt from following local laws or cannot be detained by the Police Department.

As discussed with the City Council last year, Resolution 2016-00 contains a number of provisions in response to 1) the potential negative impact of HR 2058, 2) the new federal immigration enforcement priorities and guidance on the exercise of prosecutorial discretion and 3) the City's current commitment to provide services and enforce laws in a professional, nondiscriminatory, fair and equitable manner. In an effort to avoid taking policy positions on

national immigration related matters that might polarize the community, the proposed resolution simply repeals Resolution 2001-16.

REVIEWED AND RECOMMENDED:

Law enforcement today is very different than it was in 2001. As expressed, the final report of the President's Task Force on 21st Century Policing, "building trust and nurturing legitimacy on both sides of the police/citizen divide is the foundational principle underlying the nature of relations between law enforcement agencies and the communities they serve." Decades of research and practice support the premise that people are more likely to obey the law when they believe that those who are enforcing it have authority that is perceived as legitimate by those subject to the authority. The public confers legitimacy only on those whom they believe are acting in procedurally just ways. In addition, law enforcement cannot build community trust if it is seen as an occupying force coming in from outside to impose control on the community.

POTENTIAL MOTION:

I MOVE TO APPROVE RESOLUTION NO. 2016-23, A RESOLUTION OF THE CITY OF GREENFIELD PROVIDING SERVICES AND ENFORCING LAWS IN A PROFESSIONAL, NONDISCRIMINATORY, FAIR AND EQUITABLE MANNER AND THE REPEAL OF RESOLUTION 2001-16.

RESOLUTION NO. 2016-23

A RESOLUTION OF THE CITY OF GREENFIELD PROVIDING SERVICES AND ENFORCING LAWS IN A PROFESSIONAL, NONDISCRIMINATORY, FAIR AND EQUITABLE MANNER

WHEREAS, House Resolution 2057 (Mobilizing Against Sanctuary Cities Act of 2011) provided that any state or local government that violates section 642 of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (8 U.S.C. 1373) may not receive any Federal financial assistance (as such term is defined in section 7501(a)(5) of title 31, United States Code); and

WHEREAS, House Resolution 2057 provided that U.S. the Attorney General shall determine annually which State or local jurisdictions are not in compliance with section 642 of the Illegal Immigration Reform and Immigrant Responsibility Act and shall report such determinations to Congress on March 1 of each year; and

WHEREAS, House Resolution 2057 provided The Attorney General shall also issue a report concerning the compliance of any particular State or local jurisdiction at the request of any Member of Congress; and

WHEREAS, House Resolution 2057 provided Any jurisdiction that is found to be out of compliance shall be ineligible to receive Federal financial assistance for a minimum period of one year, and shall only become eligible again after the Attorney General certifies that the jurisdiction is in compliance; and

WHEREAS, on November 20, 2014, the Secretary of Homeland Security announced new immigration enforcement priorities and guidance on the exercise of prosecutorial discretion entitled *Policies for the Apprehension, Detention and Removal of Undocumented Immigrants Memorandum* providing the U.S. Immigration and Customs Enforcement (ICE), will apply these priorities when deciding which aliens to arrest, detain, and remove from the United States; and

WHEREAS, the U.S. Immigration and Customs Enforcement (ICE) has improved border security by increasing its presence on the southwest border and strengthening their relationships with local law enforcement partners by targeting immigration enforcement by, first and foremost, criminal aliens and those who pose a threat to the nation; and

WHEREAS, crimes committed by illegal aliens in the City harm the health, safety and welfare of U.S. citizens and aliens lawfully present in the United States; and

WHEREAS, the City of Greenfield is committed to providing services and enforcing laws in a professional, nondiscriminatory, fair, equitable, and lawful manner; and

WHEREAS, the City of Greenfield Police Department Officers do not engage in bias-based profiling, defined as an act that relies on actual or perceived race, national origin, color, creed, age, gender, sexual orientation, gender identity, disability, socio-economic status, or housing status or any characteristic of protected classes under federal, state or local laws, as the determinative factor initiating law enforcement action against an individual, rather than an individual's behavior or other information or circumstances that links a person or persons to suspected unlawful activity; and;

WHEREAS, the City of Greenfield does not limit the ability of any City employee from cooperating with federal law enforcement authorities;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenfield that Resolution No. 2001-16 entitled "A Resolution of the City Council of the City of Greenfield requesting suspension of freedom detentions and arrests of residents residing in the City of Greenfield by the Immigration and Naturalization Service insisting upon compliance with federal laws and notification of the City Council before conducting and operations" is hereby repealed.

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

AYES, and all in favor thereof, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

_____
Mayor of the City of Greenfield

Attest:

_____
City Clerk of the City of Greenfield

RESOLUTION NO. 2001-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD REQUESTING SUSPENSION OF RANDOM DETENTIONS AND ARRESTS OF RESIDENTS RESIDING IN THE CITY OF GREENFIELD BY THE IMMIGRATION AND NATURALIZATION SERVICE, INSISTING UPON COMPLIANCE WITH FEDERAL LAWS AND NOTIFICATION OF THE CITY COUNCIL BEFORE CONDUCTING ANY OPERATIONS

WHEREAS, a portion of the residents who live in the City of Greenfield have no documentation to prove that they are either citizens of the United States or non-citizens; and

WHEREAS, these non-documented persons are taxpayers, consumers of City services and entitled to constitutional protections under the Constitution of the United States of America; and

WHEREAS, the ethnic, cultural and linguistic diversity of the City of Greenfield is one of its strengths; and

WHEREAS, both growers and food processors in the Salinas Valley rely on a labor force that is in large part immigrant; and

WHEREAS, it is unconstitutional for the Immigration and Naturalization Service to detain and arrest persons solely on the basis of their ethnic origin; and

WHEREAS, Immigration and Naturalization Service raids in private homes are inhumane, discriminatory and often violate constitutional protections; and

WHEREAS, Immigration and Naturalization Service activities spread fear and intimidation throughout a substantial segment of the Greenfield community; and

WHEREAS, all residents of the City of Greenfield, who contribute to their community and live in peace with their neighbors should be free from harassment, intimidation, or discrimination by any governmental authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENFIELD, AS FOLLOWS:

4-30-01 (18329.1)

1. The City of Greenfield respectfully requests that President George W. Bush direct the Commissioner of the Immigration and Naturalization Service to suspend any operations that result in the arrest of residents based solely on their skin color or appearance in the City of Greenfield. Further, such activities constitute a form of "profiling" which is contrary to state and federal law.

2. Except where specifically authorized otherwise by order of an appropriate court of federal jurisdiction, the City Council does hereby insist that the Immigration and Naturalization Service notify the City Council of the City of Greenfield, through the Chief of Police at least 72 hours before conducting any operations within the City of Greenfield. The Chief of Police is hereby directed to provide notice of any impending Immigration and Naturalization Service operation to each city council member as near as possible to the time the Chief of Police receives the notification.

3. The City Council hereby insists that the Immigration and Naturalization Service comply with the United States Constitution, federal guidelines and recent United States Court decisions regarding the detentions, holds and arrests of any residents of the City of Greenfield of an ethnic appearance for immigration violations to wit:

a. A Greenfield resident should only be detained on "reasonable suspicion" that the individual is an undocumented alien. Ethnic appearance, or more specifically "Mexican" appearance, alone is not sufficient to establish reasonable suspicion to stop any individual.

b. A Greenfield resident may only be held or arrested if there exists "probable cause" that an illegal entry into the United States has occurred or that some other offense has been committed. Ethnic appearance and/or lack of proper documentation, alone, are not sufficient to establish probable cause.

4. The City Council respectfully requests that the President of the United States direct the Commissioner of the Immigration and Naturalization Service to refrain from the inhumane practice of separating families. Specifically, the City Council of the City of Greenfield finds it inhumane for the Immigration and Naturalization Service to detain and in many cases deport husbands and fathers who often are the sole source of support for their families. Deporting husbands and fathers leaves wives and young children terrified and frightened about their future.

5. The City Council directs that local law enforcement activities conducted by the Greenfield City Police Department be conducted without regard to immigration status. The Chief of Police is hereby directed to provide to this Council, at its first meeting in June 2001, a set of proposed procedures which implement and enforce this policy. In this process, the Chief of Police is hereby directed to specifically consider policies currently enforced in other cities in the Salinas Valley as well as the policies in force for the San Francisco Police Department and the Sonoma County Sheriff's Department. The Chief of Police may also consider the proposed policies submitted to the City Council by the United Farm Workers' Union, the Citizenship Project and the Teamsters

on April 17, 2001, or any other source, including community meetings and meetings with representatives of nonprofit organizations serving the immigrant community in Greenfield, that the Chief of Police deems appropriate.

6. The City Council hereby directs the City Manager to contact the local government bodies within the INS subregion of which Greenfield is a part. Specifically, the City Manager will convey copies of this resolution to the governing bodies of cities, counties and school districts within the Counties of Monterey, Santa Cruz, San Benito and Santa Clara.

7. The City Council directs that this resolution be sent to the President of the United States, the Attorney General of the United States, local federal representatives, Senators Diane Feinstein and Barbara Boxer, appropriate legislative committees, as well as representatives of the United States Immigration and Naturalization Service.

* * * * * * * * *

PASSED AND ADOPTED at a special meeting of the City Council of the City of Greenfield held on May 1, 2001, by the following vote:

AYES: BOARD MEMBERS: Mayor Pro-tem Huerta, Councilmembers Banales and Teneyuque

NOES: BOARD MEMBERS: Mayor Romo, Councilmember Salvagno

ABSENT: BOARD MEMBERS: None

J. M. Romo

Joseph Romo, Mayor of the
City of Greenfield

[S E A L]

ATTEST:

Ann Rathbun, City Clerk of the
City of Greenfield

4-30-01 (18329.1)

Secretary
U.S. Department of Homeland Security
Washington, DC 20528

Homeland Security

November 20, 2014

MEMORANDUM FOR: Thomas S. Winkowski
Acting Director
U.S. Immigration and Customs Enforcement

R. Gil Kerlikowske
Commissioner
U.S. Customs and Border Protection

Leon Rodriguez
Director
U.S. Citizenship and Immigration Services

Alan D. Bersin
Acting Assistant Secretary for Policy

FROM: Jeh Charles Johnson
Secretary

SUBJECT: **Policies for the Apprehension, Detention and Removal of Undocumented Immigrants**

This memorandum reflects new policies for the apprehension, detention, and removal of aliens in this country. This memorandum should be considered Department-wide guidance, applicable to the activities of U.S. Immigration and Customs Enforcement (ICE), U.S. Customs and Border Protection (CBP), and U.S. Citizenship and Immigration Services (USCIS). This memorandum should inform enforcement and removal activity, detention decisions, budget requests and execution, and strategic planning.

In general, our enforcement and removal policies should continue to prioritize threats to national security, public safety, and border security. The intent of this new policy is to provide clearer and more effective guidance in the pursuit of those priorities. To promote public confidence in our enforcement activities, I am also directing herein greater transparency in the annual reporting of our removal statistics, to include data that tracks the priorities outlined below.

The Department of Homeland Security (DHS) and its immigration components-CBP, ICE, and USCIS-are responsible for enforcing the nation's immigration laws. Due to limited resources, DHS and its Components cannot respond to all immigration violations or remove all persons illegally in the United States. As is true of virtually every other law enforcement agency, DHS must exercise prosecutorial discretion in the enforcement of the law. And, in the exercise of that discretion, DHS can and should develop smart enforcement priorities, and ensure that use of its limited resources is devoted to the pursuit of those priorities. DHS's enforcement priorities are, have been, and will continue to be national security, border security, and public safety. DHS personnel are directed to prioritize the use of enforcement personnel, detention space, and removal assets accordingly.

In the immigration context, prosecutorial discretion should apply not only to the decision to issue, serve, file, or cancel a Notice to Appear, but also to a broad range of other discretionary enforcement decisions, including deciding: whom to stop, question, and arrest; whom to detain or release; whether to settle, dismiss, appeal, or join in a motion on a case; and whether to grant deferred action, parole, or a stay of removal instead of pursuing removal in a case. While DHS may exercise prosecutorial discretion at any stage of an enforcement proceeding, it is generally preferable to exercise such discretion as early in the case or proceeding as possible in order to preserve government resources that would otherwise be expended in pursuing enforcement and removal of higher priority cases. Thus, DHS personnel are expected to exercise discretion and pursue these priorities at all stages of the enforcement process-from the earliest investigative stage to enforcing final orders of removal-subject to their chains of command and to the particular responsibilities and authorities applicable to their specific position.

Except as noted below, the following memoranda are hereby rescinded and superseded: John Morton, *Civil Immigration Enforcement: Priorities for the Apprehension, Detention, and Removal of Aliens,* March 2, 2011; John Morton, *Exercising Prosecutorial Discretion Consistent with the Civil Enforcement Priorities of the Agency for the Apprehension, Detention and Removal of Aliens*, June 17, 2011; Peter Vincent, *Case-by-Case Review of Incoming and Certain Pending Cases,* November 17, 2011; *Civil Immigration Enforcement: Guidance on the Use of Detainers in the Federal, State, Local, and Tribal Criminal Justice Systems,* December 21, 2012; *National Fugitive Operations Program: Priorities, Goals, and Expectations,* December 8, 2009.

A. Civil Immigration Enforcement Priorities

The following shall constitute the Department's civil immigration enforcement priorities:

Priority 1 (threats to national security, border security, and public safety)

Aliens described in this priority represent the highest priority to which enforcement resources should be directed:

(a) aliens engaged in or suspected of terrorism or espionage, or who otherwise pose a danger to national security;

(b) aliens apprehended at the border or ports of entry while attempting to unlawfully enter the United States;

(c) aliens convicted of an offense for which an element was active participation in a criminal street gang, as defined in 18 U.S.C. § 521(a), or aliens not younger than 16 years of age who intentionally participated in an organized criminal gang to further the illegal activity of the gang;

(d) aliens convicted of an offense classified as a felony in the convicting jurisdiction, other than a state or local offense for which an essential element was the alien's immigration status; and

(e) aliens convicted of an "aggravated felony," as that term is defined in section 101(a)(43) of the *Immigration and Nationality Act* at the time of the conviction.

The removal of these aliens must be prioritized unless they qualify for asylum or another form of relief under our laws, or unless, in the judgment of an ICE Field Office Director, CBP Sector Chief or CBP Director of Field Operations, there are compelling and exceptional factors that clearly indicate the alien is not a threat to national security, border security, or public safety and should not therefore be an enforcement priority.

Priority 2 (misdemeanants and new immigration violators)

Aliens described in this priority, who are also not described in Priority 1, represent the second-highest priority for apprehension and removal. Resources should be dedicated accordingly to the removal of the following:

(a) aliens convicted of three or more misdemeanor offenses, other than minor traffic offenses or state or local offenses for which an essential element

was the alien's immigration status, provided the offenses arise out of three separate incidents;

(b) aliens convicted of a "significant misdemeanor," which for these purposes is an offense of domestic violence;[1] sexual abuse or exploitation; burglary; unlawful possession or use of a firearm; drug distribution or trafficking; or driving under the influence; or if not an offense listed above, one for which the individual was sentenced to time in custody of 90 days or more (the sentence must involve time to be served in custody, and does not include a suspended sentence);

(c) aliens apprehended anywhere in the United States after unlawfully entering or re-entering the United States and who cannot establish to the satisfaction of an immigration officer that they have been physically present in the United States continuously since January 1, 2014; and

(d) aliens who, in the judgment of an ICE Field Office Director, USCIS District Director, or USCIS Service Center Director, have significantly abused the visa or visa waiver programs.

These aliens should be removed unless they qualify for asylum or another form of relief under our laws or, unless, in the judgment of an ICE Field Office Director, CBP Sector Chief, CBP Director of Field Operations, USCIS District Director, or users Service Center Director, there are factors indicating the alien is not a threat to national security, border security, or public safety, and should not therefore be an enforcement priority.

Priority 3 (other immigration violations)

Priority 3 aliens are those who have been issued a final order of removal[2] on or after January 1, 2014. Aliens described in this priority, who are not also described in Priority 1 or 2, represent the third and lowest priority for apprehension and removal. Resources should be dedicated accordingly to aliens in this priority. Priority 3 aliens should generally be removed unless they qualify for asylum or another form of relief under our laws or, unless, in the judgment of an immigration officer, the alien is not a threat to the integrity of the immigration system or there are factors suggesting the alien should not be an enforcement priority.

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[1] In evaluating whether the offense is a significant misdemeanor involving ..domestic violence," careful consideration should be given to whether the convicted alien was also the victim of domestic violence; if so, this should be a mitigating factor. *See generally,* John Morton, *Prosecutorial Discretion: Certain Victims, Witnesses, and Plaintiffs,* June 17, 2011.

[2] For present purposes, "final order" is defined as it is in 8 C.F.R. § 1241.1.

B. Apprehension, Detention, and Removal of Other Aliens Unlawfully in the United States

Nothing in this memorandum should be construed to prohibit or discourage the apprehension, detention, or removal of aliens unlawfully in the United States who are not identified as priorities herein. However, resources should be dedicated, to the greatest degree possible, to the removal of aliens described in the priorities set forth above, commensurate with the level of prioritization identified. Immigration officers and attorneys may pursue removal of an alien not identified as a priority herein, provided, in the judgment of an ICE Field Office Director, removing such an alien would serve an important federal interest.

C. Detention

As a general rule, DHS detention resources should be used to support the enforcement priorities noted above or for aliens subject to mandatory detention by law. Absent extraordinary circumstances or the requirement of mandatory detention, field office directors should not expend detention resources on aliens who are known to be suffering from serious physical or mental illness, who are disabled, elderly, pregnant, or nursing, who demonstrate that they are primary caretakers of children or an infirm person, or whose detention is otherwise not in the public interest. To detain aliens in those categories who are not subject to mandatory detention, DHS officers or special agents must obtain approval from the ICE Field Office Director. If an alien falls within the above categories and is subject to mandatory detention, field office directors are encouraged to contact their local Office of Chief Counsel for guidance.

D. Exercising Prosecutorial Discretion

Section A, above, requires DHS personnel to exercise discretion based on individual circumstances. As noted above, aliens in Priority 1 must be prioritized for removal unless they qualify for asylum or other form of relief under our laws, or <u>unless</u>, in the judgment of an ICE Field Office Director, CBP Sector Chief, or CBP Director of Field Operations, there are compelling and exceptional factors that clearly indicate the alien is not a threat to national security, border security, or public safety and should not therefore be an enforcement priority. Likewise, aliens in Priority 2 should be removed unless they qualify for asylum or other forms of relief under our laws, or <u>unless</u>, in the judgment of an ICE Field Office Director, CBP Sector Chief, CBP Director of Field Operations, USCIS District Director, or USCIS Service Center Director, there are factors indicating the alien is not a threat to national security, border security, or public safety and should not therefore be an enforcement priority. Similarly, aliens in Priority 3 should generally be removed unless they qualify for asylum or another form of relief under our laws or, <u>unless</u>, in the judgment of an immigration officer, the alien is not a threat to the

integrity of the immigration system or there are factors suggesting the alien should not be an enforcement priority.

In making such judgments, DHS personnel should consider factors such as: extenuating circumstances involving the offense of conviction; extended length of time since the offense of conviction; length of time in the United States; military service; family or community ties in the United States; status as a victim, witness or plaintiff in civil or criminal proceedings; or compelling humanitarian factors such as poor health, age, pregnancy, a young child, or a seriously ill relative. These factors are not intended to be dispositive nor is this list intended to be exhaustive. Decisions should be based on the totality of the circumstances.

E. Implementation

The revised guidance shall be effective on January 5, 2015. Implementing training and guidance will be provided to the workforce prior to the effective date. The revised guidance in this memorandum applies only to aliens encountered or apprehended on or after the effective date, and aliens detained, in removal proceedings, or subject to removal orders who have not been removed from the United States as of the effective date. Nothing in this guidance is intended to modify USCIS Notice to Appear policies, which remain in force and effect to the extent they are not inconsistent with this memorandum.

F. Data

By this memorandum I am directing the Office of Immigration Statistics to create the capability to collect, maintain, and report to the Secretary data reflecting the numbers of those apprehended, removed, returned, or otherwise repatriated by any component of DHS and to report that data in accordance with the priorities set forth above. I direct CBP, ICE, and USCIS to cooperate in this effort. I intend for this data to be part of the package of data released by DHS to the public annually.

G. No Private Right Statement

These guidelines and priorities are not intended to, do not, and may not be relied upon to create any right or benefit, substantive or procedural, enforceable at law by any party in any administrative, civil, or criminal matter.

I

112TH CONGRESS
1ST SESSION

H. R. 2057

To prohibit the receipt of Federal financial assistance by sanctuary cities, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 31, 2011

Mr. BARLETTA introduced the following bill; which was referred to the Committee on the Judiciary, and in addition to the Committee on Oversight and Government Reform, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

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A BILL

To prohibit the receipt of Federal financial assistance by sanctuary cities, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the ''Mobilizing Against Sanctuary Cities Act of 2011''.

SEC. 2. SANCTUARY CITIES INELIGIBLE FOR FEDERAL FINANCIAL ASSISTANCE.

Any State or local government that violates section 642 of the Illegal Immigration Reform and Immigrant Re-

sponsibility Act of 1996 (8 U.S.C. 1373) may not receive any Federal financial assistance (as such term is defined in section 7501(a)(5) of title 31, United States Code). The Attorney General shall determine annually which State or local jurisdictions are not in compliance with section 642 of the Illegal Immigration Reform and Immigrant Responsibility Act and shall report such determinations to Congress on March 1 of each year. The Attorney General shall also issue a report concerning the compliance of any particular State or local jurisdiction at the request of any Member of Congress. Any jurisdiction that is found to be out of compliance shall be ineligible to receive Federal financial assistance for a minimum period of one year, and shall only become eligible again after the Attorney General certifies that the jurisdiction is in compliance.

○

Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Salinas, seconded by Supervisor Potter and carried by those members present, the Board of Supervisors hereby:

Receive a report and approved Resolution No. 13-089 recommendation from the Legislative Committee in response to a Board Referral related to possible adoption of a resolution in support of comprehensive immigration reform.

PASSED AND ADOPTED on this 19th day of March 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Salinas, Parker, and Potter
NOES: None
ABSENT: Supervisor Calcagno

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on March 19, 2013.

Dated: March 21, 2013
File Number: 13-0260

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No.: 13-089

Our nation's immigrants have made invaluable)
contributions to the progress of the United States,)
and immigrants continue to enrich the social,)
economic, cultural and civic life of our country.)
Our immigration policies must recognize these)
contributions, as well as the important role that)
immigrant workers and their families play in the)
future growth of our nation. In order to best)
ensure our nation's security, our immigration)
enforcement measures must be effective, fair and)
humane. Thus, we believe that comprehensive)
immigration reform must be accomplished in)
accordance with the following principles.....)

WHEREAS, Immigration is a federal responsibility and a comprehensive approach to solve our broken immigration system would strengthen our County of Monterey and nation's economy and liberates aspiring citizens to make an even greater contribution to our communities; and

WHEREAS, Becoming a citizen in the United States means taking a solemn oath to uphold our nation's Constitution, and

WHEREAS, We believe in the human dignity of all County of Monterey residents, regardless of immigration status, and recognize the importance of immigrants' many contributions to the social and economic fabric of the County of Monterey; and

WHEREAS, Keeping families together not only is the right thing to do, but is also good for the economy because families provide a base of support that increases worker productivity and spurs entrepreneurship; and

WHEREAS, Comprehensive immigration reform must include a realistic pathway to citizenship for all hardworking, taxpaying, aspiring citizens who live in the U.S. if they meet reasonable requirements; and

WHEREAS, Comprehensive immigration reform must provide a mechanism for aspiring citizens who have grown up in this country to become U.S. citizens and be able to fully contribute to our joint future; and

WHEREAS, Comprehensive immigration reform must provide a meaningful opportunity for immigrant students to pursue a college education; and

WHEREAS, Comprehensive immigration reform must update the legal immigration system so that the future flow of immigrant workers more realistically matches our nation's labor needs and is structured to protect the wages and working conditions of U.S. and immigrant workers; and

WHEREAS, Any new worker visa program must provide for strict compliance with U.S. labor standards and wage and hour standards; portability of visas so that workers can change jobs; and the ability for workers to petition for permanent residency; and

WHEREAS, Understanding the importance agriculture plays in the economy of Monterey County, securing a reliable, competent, and legal workforce for Monterey County's farms and ranches is essential and needs to be addressed through legislative reform that specifically includes an Agricultural Visa Program component that meets the needs of both agricultural employers and agricultural workers; and

WHEREAS, Comprehensive immigration reform must reduce the unreasonable wait times and arbitrary rules that keep families separated from their loved ones; and

WHEREAS, Internal and border law enforcement should focus on preventing criminals, drug cartels and other bad actors from entering the U.S. or engaging in criminal activities; and

BE IT RESOLVED BY THE COUNTY OF MONTEREY: That this Board of Supervisors urges the 113th Congress to enact comprehensive immigration reform as outlined in this resolution that addresses full legalization with a path to citizenship and future immigration of families and workers.

BE IT FURTHER RESOLVED, That a copy of this resolution shall be delivered to the United States President, Speaker of the House of Representatives, and Senate Majority Leader; and to the California Governor, Speaker of the Assembly, and President Pro Tempore of the Senate.

PASSED AND ADOPTED upon motion of Supervisor Salinas, seconded by Supervisor Potter, and carried this 19th day of March 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Salinas, Parker and Potter
NOES: None
ABSENT: Supervisor Calcagno

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on March 12, 2013.

Dated: March 21, 2013
File Number: 13-0260

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

REPORT TO THE CITY COUNCIL
City of Salinas, California

Agenda Item Number

CR 4

Department Director Approval

Finance Director Review

City Attorney Review

City Manager Approval

DATE: April 9, 2013

FROM: Ray E. Corpuz, Jr., City Manager

BY: Jim Pia, Assistant City Manager

SUBJECT: **COMPREHENSIVE IMMIGRATION REFORM RESOLUTION**

RECOMMENDATION:

It is recommended that the City Council consider and approve the attached resolution supporting comprehensive immigration reform and urging action from the 113th United States Congress.

DISCUSSION:

Immigration reform is important for our City, our Salinas Valley and the United States. At the request of Councilmembers Barrera and De La Rosa, the attached resolution describing the importance of comprehensive immigration reform is being brought to the full Council for consideration. Highlights of the resolution include:

1. A recognition that our City, the Salinas Valley and the United States has prospered because of the contributions of hardworking immigrants.
2. Our nation's current immigration system is dysfunctional, harms our economy, and does not reflect our City of Salinas values.
3. Immigration is a federal responsibility and a comprehensive approach to solve our broken immigration system would strengthen our City's and our nation's economy and frees aspiring citizens to make an even greater contribution to our community.
4. The resolution calls on the 113th United States Congress to take action on immigration reform in 2013.

ISSUE:

Shall the City Council approve the attached resolution supporting comprehensive immigration reform urging action from the 113th United States Congress?

FISCAL IMPACT:

There is no direct fiscal impact to the City by approving the attached resolution on comprehensive immigration reform. It is hoped that important action on immigration reform is taken by the U.S. Congress, and that action will work to strengthen the national economy as well as local economies throughout the United States.

TIME CONSIDERATION:

For the first time in many years, communities throughout the United States are hopeful that the 113th Congress is poised to take meaningful action relating to immigration reform. As our nation moves toward possible progress in comprehensive immigration reform, it is important that the Council consider and adopt this resolution to be sent to the U.S. Congress.

ALTERNATIVES/IMPLICATIONS:

1. Not adopt the resolution and provide staff direction on how to proceed.

CONCLUSION:

Staff recommends that the City Council consider and approve the attached resolution supporting comprehensive immigration reform and urging action from the 113th United States Congress.

Distribution:
City Council
City Manager
City Attorney
Department Directors

Back Up Pages:
Resolution

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS SUPPORTING COMPREHENSIVE IMMIGRATION REFORM AND URGING ACTION FROM THE 113th UNITED STATES CONGRESS

WHEREAS, the City Council of the City of Salinas is calling on the 113th United States Congress to take action on immigration reform in 2013; and

WHEREAS, Our City of Salinas, the Salinas Valley and the United States has prospered because of the contributions of hardworking immigrants; and

WHEREAS, the Federal Government's inability to enact immigration reform has created severe economic, cultural and political strains here and in communities across the United States; and

WHEREAS, Becoming a citizen in the United States means taking a solemn oath to uphold our nation's Constitution, and

WHEREAS, Keeping families together not only is the right thing to do, but is also good for the economy because families provide a base of support that increases worker productivity and spurs entrepreneurship; and

WHEREAS, the U.S.'s current immigration system is dysfunctional, harms our economy, and does not reflect our City of Salinas values; and

WHEREAS, Immigration is federal responsibility and a comprehensive approach to solve our broken immigration system would strengthen our City's and our nation's economy and frees aspiring citizens to make an even greater contribution to our communities; and

WHEREAS, The Federal Government's inability to enact immigration reform has created severe economic, cultural and political strains here and in communities across the U.S.; and

WHEREAS, Immigration reform must occur in a comprehensive, thoughtful manner that builds the strength and unity of working people, keeps families together, and guarantees the same rights, obligations, and basic fairness for all workers, no matter where they come from; and

WHEREAS, Comprehensive immigration reform must include a realistic pathway to citizenship for all hardworking, taxpaying, aspiring citizens who live in the U.S. if they meet reasonable requirements; and

WHEREAS, Comprehensive immigration reform must provide a mechanism for aspiring citizens who have grown up in this country to become U.S. citizens and be able to fully contribute to our joint future; and

WHEREAS, Comprehensive immigration reform must update the legal immigration system so that the future flow of immigrant workers more realistically matches our nation's labor needs and is structured to protect the wages and working conditions of U.S. and immigrant workers; and

WHEREAS, Any new worker visa program must provide for strict compliance with U.S. labor standards and wage and hour standards; portability of visas so that workers can change jobs; and the ability for workers to petition for permanent residency; and

WHEREAS, Comprehensive immigration reform must reduce the unreasonable wait times and arbitrary rules that keep families separated from their loved ones; and

WHEREAS, Comprehensive immigration reform enforcement provisions must restore respect for law by promoting strict adherence to our nation's values including due process, civil and human rights, accountability, and proportionality; and

WHEREAS, the Salinas City Council supports a comprehensive Immigration Reform bill that keeps families together, upholds our values as a nation, promotes economic growth, and provides a long-term solution to the broken immigration system; and

WHEREAS, Our elected officials must create an immigration process that strengthens our nation's economy and lets aspiring citizens continue their contributions to our communities to our communities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALINAS. CALIFORNIA, AS FOLLOWS:

1. That this City Council urges the 113th Congress to enact comprehensive immigration reform as outlined in this resolution that addresses full legalization with a path to citizenship and future immigration of families and workers.
2. That the City Clerk is hereby directed to send a copy of this resolution to John Boehner, U.S. Speaker of the House, Harry Reid, Majority Leader of the U.S. Senate, Luis Alejo, California State Assembly Member, Bill Monning, California State Senator, and Governor Brown of the State of California.

PASSED AND ADOPTED this 9th day of April 2013, by the following votes:

AYES:

NOES:

ABSENT:

_____
Joe Gunter, Mayor

Attest:

_____
Patricia Barajas, City Clerk

Monterey County Sheriff's Office

General Order No: 14-01

SUBJECT: DETENTION OF UNDOCUMENTED PERSONS. EFFECTIVE: 05/09/2014

I. PURPOSE: To provide staff with guidelines on their duties and responsibilities associated with detention and release of foreign nationals and the application of immigration law, enforcement, arrests, and detentions.

II. POLICY: The Monterey County Sheriff's Office will equally enforce laws and serve the public without consideration of immigration status. Except as specifically outlined in this General Order, the immigration status of a person has no bearing on the manner in which staff execute their duties.

Under no circumstances shall a person be contacted, detained, or arrested by agency members based solely on his/her immigration status whether known or unknown.

III. Guidelines:

A. IMMIGRATION ENFORCEMENT JURISDICTION: The U.S. Department of Homeland Security's Immigration and Customs Enforcement Agency (ICE) has primary responsibility to investigate and enforce federal immigration laws. Monterey County Sheriff's personnel may assist ICE in the enforcement of federal immigration laws upon its specific request and in those situations where ICE initiated investigations have led to the discovery of criminal violations of California law. Assistance to ICE will also be provided in response to officer safety issues or emergency requests for immediate assistance.

B. Detentions and arrests shall be based on reasonable suspicion, probable or consensual cause in a manner prescribed by law. Staff shall not initiate law enforcement action based solely on observations related to a subject's immigration status.

This General Order allows inquiries as to a person's immigration status where necessary to thoroughly investigate a criminal activity. Inquiries will be based on a "need to know" to complete investigations of criminal violations. Examples of when these inquiries may be needed, include, but are not limited to, investigations into human trafficking, smuggling, harboring, and terrorism.

IV. ORDER: When Monterey County Sheriff's staff encounters perceived immigration law violations, members shall be guided by the options set forth in this General Order, which is in compliance with state law.

A. IMMIGRATION VIOLATION COMPLAINTS:

1. If members of the public contact any member of the Monterey County Sheriff's Office to report suspected immigration violations, such persons should be directed to ICE.

B. IMMIGRATION STATUS:

1. Staff's suspicion about any person's immigration status shall not be used as the basis to initiate contact, detain, or arrest that person unless such status is

reasonably relevant to the investigation of a crime, such as, but not limited to, trafficking, smuggling, harboring, and/or terrorism.

2. Sweeps intended solely to locate and detain undocumented immigrants shall not be conducted. Staff will not participate in ICE organized sweeps to locate and detain undocumented residents. This does not preclude staff from assisting ICE during criminal investigations, critical incidents or emergency requests for assistance. Each level of assistance will be evaluated by the on-scene supervisor to ensure the Sheriff's Office's level of participation remains consistent with this order while protecting human life and property.
3. Deputies shall inquire into a whether or not a person placed under arrest for any reason is a foreign national for the purpose of consular notification as required by section 834c P.C. and Article 36 of the 1963 Vienna Convention.

C. ESTABLISHING IDENTITY:

1. Staff should utilize all resources to identify any person they detain, arrest, or who comes into the custody of the Sheriff's Office.
2. Any person who would be cited and released, but who is unable to present satisfactory evidence of his or her identity, will be detained for the purpose of establishing their identity as required by 853.6 P.C.

D. ICE IMMIGRATION DETAINEES:

1. The Monterey County Sheriff's Office regularly receives immigration detainer requests (Form I-247) from ICE. A detainer serves to advise that ICE seeks custody of an individual in the custody of the Sheriff's Office. The detainer requests the Sheriff's Office to notify ICE, prior to releasing the individual, in order for ICE to arrange to assume custody. These detainer requests will be honored only within the guidelines established in this General Order.
2. As a result of Court decisions in the following cases Miranda-Olivares v. Clackamas County (2014), Morales v. Chadbourne (2014), Garza v. Szalczyk (2014), Buquer v. City of Indianapolis (2011) which found that ICE Detainers are voluntary and non-binding instruments. No person may not be held in custody solely on the basis of an immigration detainer if he or she is otherwise eligible to be released from custody. "Eligible for release from custody" means that the individual may be released from custody because one of the following conditions has occurred:
   a. All criminal charges against the individual have been dropped or dismissed; or
   b. The individual has been acquitted of all criminal charges; or
   c. The individual has served all the time required for their sentence; or
   d. The individual has posted a bond; or
   e. The individual is otherwise eligible for release under state or local law
3. ICE IMMIGRATION DETAINERS. Immigration detainers shall not be honored based solely on a subject's immigration status. The Trust Act allows immigration detainers to be honored for convictions for certain felony offenses listed in Government Code 7282.5(a). Immigration detainers shall only be honored by the Monterey County Sheriff's Office under the following conditions:
   a. ICE requests an immigration hold be placed on a detainee and provide an affidavit of probable cause stating the person is being held for a criminal violation or an warrant issued by a state or federal magistrate to hold the person. The detainer shall only be honored until the criminal proceedings brought by ICE are adjudicated or ICE removes the person from custody.

b. If one of these conditions is met an individual shall be detained only if such detention does not conflict with federal, state, or local law or local policy.

E. ICE REQUESTS TO HOLD DETAINEES:

1. MCSO may honor immigration detainers (Form I-247) issued by ICE consistent with section D above. When MCSO receives an ICE immigration detainer on a subject in our custody on local charges, the subject will be booked on the new offense(s) consistent with the appropriate criminal charge(s). When the detainee becomes eligible for release on the local charges, a records check shall be conducted by the Lobby or Desk Correctional Specialist (CS) similar to any other subject to be released from custody. The CS shall be responsible for the following:
   a. Check jail records to ensure the detained subject has no further criminal matters pending in Monterey County, detainers, or active warrants from other jurisdictions and is eligible for release.
   b. Evaluate the ICE immigration detainer and verify that it is complete and valid and ensure the proper documentation is present in Section D, 3 is present.
   c. Notify the Main Jail or Rehab Sergeant of the findings and provide supporting documentation. The Main Jail or Rehab Sergeant will immediately evaluate the information and authorize the release or continued detention of the subject based on this policy and current law.
   d. If the Main Jail or Rehab Sergeant determines ICE has not provided and affidavit of probable cause or warrant to mandate the continued detention of the individual , the CS will process the subject for release as soon as possible in the manner that all persons are normally released from the jail.
   e. If the Main Jail or Rehab Sergeant determines the subject is eligible to be held for ICE, ICE shall l be notified and request that they remove their lawfully detained person from the Monterey County Jail within forty-eight (48) hours.
2. ICE detainees in the custody of the Sheriff's Office will receive all the rights and privileges consistent with a county inmate.
3. Valid warrants of arrest, regardless of crime, shall be treated equally and will not be confused with an immigration detainer. This General Order does not affect the proper handling of arrests and detentions associated with arrest warrants.

F. ICE ACCESS TO CUSTODY RECORDS

1. ICE staff shall only be provided access to information from the booking packet that is a public record, unless a subpoena or court order is provided. ICE shall only be allowed to view those documents that they individually request. ICE may be provided a list of inmates in the custody of the Monterey County Jail when one is available.

G. U Visas

1. The U nonimmigrant status (U visa) is set aside for victims of certain crimes who have suffered mental or physical abuse and are helpful to law enforcement or government officials in the investigation or prosecution of criminal activity. Congress created the U nonimmigrant visa with the passage of the Victims of Trafficking and Violence Protection Act (including the Battered Immigrant Women's Protection Act) in October 2000. The legislation was intended to strengthen the ability of law enforcement agencies to investigate and prosecute cases of domestic violence, sexual assault, trafficking of aliens and other crimes, while also protecting victims of crimes who have suffered substantial mental or physical abuse due to the crime and

are willing to help law enforcement authorities in the investigation or prosecution of the criminal activity. The legislation also helps law enforcement agencies to better serve victims of crimes.

2. Investigators shall provide information to ICE for the processing of U Visa's.

MONTEREY COUNTY SHERIFF'S OFFICE

RECEIVED
MONTEREY COUNTY
2015 OCT 14
CLERK OF THE BOARD
DEPUTY

October 14, 2015

Monterey County Board of Supervisors
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Monterey County Board of Supervisors:

On August 14, 2015, the Monterey County Sheriff's Office and United States Department of Homeland Security Immigration and Customs Enforcement (ICE) initiated a pilot program at the Monterey County Jail. The intent of this pilot project is to prevent the release of inmates who are considered threats to public safety before they are released back into our community.

Let me be clear, my Office is not enforcing immigration law. We are not collaborating with ICE out in the community with immigration matters and no member of the Sheriff's Office will detain or arrest a member of the community based on the person's immigration status. Upon consultation with County Counsel, we are in compliance with the California's Trust Act (AB4). Additionally, we are not holding inmates on ICE detainer requests under any circumstance.

We are, however, operating under the new Priority Enforcement Program (PEP) which replaced Secure Communities. Unlike Secure Communities, PEP targets only individuals who have significant criminal convictions in their backgrounds and those considered threats to the public. We are not holding any inmate past their release date and we are not releasing inmates earlier for ICE. In fact, all inmates, regardless of their status under PEP, are released at the same time.

Under PEP, ICE agents identify potential priority inmates after the individual is arrested and fingerprints are taken and submitted to the Federal Bureau of Investigation. These biometric identifications allow ICE to determine if the individual has had prior contact with ICE and the individual's criminal history. This information is used to determine whether the individual is a priority for removal. If the person is a priority removal, ICE requests to be notified before release. If ICE is at the facility, they take custody of the inmate after release. If ICE is not present at the time of release, the inmate is released and not held on the ICE detainer request.

ICE personnel are currently at the Monterey County Jail at varying times. They have access to public information and any other information we would normally share with other local, state and federal law enforcement agencies. ICE personnel have a desk at the Jail and they are clearly identified as ICE agents. However, ICE agents do not have unescorted access throughout the Jail.

Steve Bernal, Sheriff-Coroner
1414 Natividad Road, Salinas, CA 93906 www.co.monterey.ca.us/sheriff (831) 755-3700

We are collecting data on the inmates released to ICE and between August 14, 2015 – October 8, 2015, ICE has removed 85 persons under PEP. Of the 85 removals, 27 were Priority 1 removals. ICE identifies a Priority 1 removal as threats to national security, border security, or public safety and it includes but is not limited to individuals involved in criminal street gangs and those with prior felony convictions. The remaining 58 removals were Priority 2. ICE identifies a Priority 2 removal as misdemeanants and new immigration violators and this includes but is not limited to individuals convicted of 3 separate misdemeanor convictions, other than minor traffic, and individuals with "significant" misdemeanor convictions (domestic violence, weapons, sexual abuse, drug distribution, and DUI). New immigration violators may include anyone apprehended in the United States unlawfully who cannot prove they have been physically present in the United States since before January 1, 2014.

Sincerely,

Steve Bernal
Sheriff-Coroner

SB/MM/jr

City Council Memorandum

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

MEMORANDUM: April 7, 2016

AGENDA DATE: April 12, 2016

TO: Mayor and City Council

FROM: Adele Frese, Chief of Police

TITLE: **AUTHORIZATION TO PURCHASE (2) 2016 FORD UTILITY POLICE INTERCEPTORS**

BACKGROUND:

The City of Greenfield Vehicle and Equipment Replacement Policy recommends service life based on vehicle type and usage and recommends the retirement and disposition of such vehicles based on estimated life and/or retirement. The department currently has a fleet of 10 patrol vehicles; 3 of which have extensive mileage.

Greenfield Police Department has been utilizing the Ford Utility Police Interceptor for several years. This model was chosen as the primary patrol vehicle by the California Highway Patrol after extensive testing which include safety, reliability, fuel consumption, acceleration and braking and vehicle stability. The Ford Utility Police Interceptor will provide Greenfield Officers with additional working space. This vehicle has a 6-cylinder engine which will consume less fuel and produce less carbon emissions.

BUDGET AND FINANCIAL IMPACT:

The Department is proposing to purchase two 2016 Ford Utility Police Interceptor from Sacramento Downtown Ford. The total cost of both Utility Police Interceptors is $60,654. The Department will also submit to purchase two 2017 Ford Taurus vehicles, however, pricing for these have not yet been made available. The total amount of $60,654 will be paid by Measure W funds. The general fund will advance the funds until Measure W funds are collected.

REVIEWED AND RECOMMENDED:

I recommend that the Greenfield City Council authorize the purchase of two Police Utility Interceptors.

POTENTIAL MOTION:

I MOVE TO APPROVE/DENY ADOPTING RESOLUTION NO. 2016-24, AUTHORIZING THE CHIEF OF POLICE TO PURCHASE TWO 2016 FORD UTILITY POLICE INTERCEPTORS

ATTACHMENT:

Exhibit “A” – Resolution

RESOLUTION NO. 2016-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE PURCHASE OF TWO FORD UTILITY POLICE INTERCEPTORS

WHEREAS, The City's Vehicle and Equipment Replacement Policy recommends service life based on vehicle type and usage and recommends the retirement and disposition of such vehicles based on estimated life and/or retirement mileage, and;

WHEREAS, the police department is requesting approval to purchase two Ford Utility Police Interceptors for a total price of $60,654 and;

WHEREAS, the adequate funding is available from City's General Fund, a total of $60,654 will be charged to the General Fund against Measure W Account, and;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenfield does hereby:

1. Approve the purchase of two Ford Utility Police Interceptors

2. Authorize the Chief of Police to execute the purchase agreements on behalf of the City.

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

AYES, COUNCILMEMBERS:

NOES, COUNCILMEMBERS:

ABSENT, COUNCILMEMBERS:

ABSTAIN, COUNCILMEMBERS:

_____

John Huerta, Jr., Mayor

Attest:

_____

Ann F. Rathbun, City Clerk

City Council Memorandum

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

DATE: April 4, 2016

AGENDA DATE: April 12, 2016

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **DESIGN SERVICES FOR U.S. HIGHWAY 101 WELCOME SIGNS AND CIVIC CENTER DIGITAL READER BOARD MONUMENT**

BACKGROUND

The City currently has two "welcome" signs on U.S. Highway 101. These signs were put up a number of years ago and they are now looking their age. Both council members and staff have discussed on multiple occasions the need to rehabilitate those signs to present a more appropriate "Welcome to Greenfield" message and image. The existing welcome signs are located within the Caltrans right of way along U.S. Highway 101. The design and construction of new welcome signs will, therefore, require coordination with Caltrans and obtaining an encroachment permit.

When the McDonald's restaurant project was approved by the City, the original design concept included, at the City's request, a digital message screen incorporated into the monument sign on the El Camino Real frontage. The intent was that this digital board would display important public information and notices. Its content would be controlled exclusively by the City. As the design of the restaurant proceeded, staff had a number of discussions with the project architect and McDonald's management and came to the conclusion that a more appropriate location for this digital monitor would be in front of the Civic Center. McDonald's agreed with this assessment and agreed to make a payment of $17,000 to the City towards the cost of designing and constructing a digital screen and monument sign in front of the Civic Center.

SSA Landscape Architects is currently providing full design services for the replacement of the existing turf areas around the Civic Center with a more water-wise drought tolerant landscape scheme. As an extension of those services, staff desires to contract with SSA to provide full design services for the Civic Center monument sign and digital screen to ensure it is fully integrated into the new landscape design. SSA has submitted a proposal to provide design services for a fee of $9,293.

Staff also desires to contract with SSA to develop alternative design concepts for the U.S. Highway 101 welcome signs. SSA will develop four or five different design concepts. These concepts will be presented to the City Council and the community in two public community meetings. Based on comments from the community and the council members, a final design concept will be prepared for

review by the City Council. SSA will also coordinate with Caltrans to ensure the design and reconstruction of the existing welcome signs meets Caltrans standards. SSA has submitted a proposal for these preliminary design services in the amount of $10,781. Once a final design concept is accepted by the City, additional design services will be required to prepare final design and construction bid documents.

BUDGET AND FINANCIAL IMPACT

The cost of the design services for the City welcome signs along U.S. Highway 101 and the digital monument sign in front of the Civic Center will be charged to the general fund. The cost at this time totals $20,074. Additional design services will be required to prepare bid documents for the welcome signs. The cost of those services will also be charged to the general fund. Once final designs are completed, there will be additional costs to the general fund for construction. Those costs cannot be estimated pending completion of design. For the Civic Center digital monument sign, the City has already received $17,000 as part of the McDonald's project that will be applied to the total construction costs. Those funds have been deposited into the general fund.

RECOMMENDATION

Staff recommends the City Council approve a contract with SSA Landscape Architects to provide design and planning services for the City welcome signs along U.S. Highway 101 and full design services for a new digital monument sign at the Civic Center.

POTENTIAL MOTION

I MOVE TO ADOPT RESOLUTION NO. 2016-25, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING ADDITIONAL DESIGN SERVICES WITH SSA LANDSCAPE ARCHITECTS FOR THE U.S. HIGHWAY 101 CITY WELCOME SIGNS AND A DIGITAL MONUMENT SIGN FOR THE CIVIC CENTER.

RESOLUTION NO. 2016-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING ADDITIONAL DESIGN SERVICES WITH SSA LANDSCAPE ARCHITECTS FOR THE U.S. HIGHWAY 101 CITY WELCOME SIGNS AND A DIGITAL MONUMENT SIGN FOR THE CIVIC CENTER

WHEREAS, the City has an existing contract with SSA Landscape Architects to provide design services for a new water-wise, drought tolerant landscape scheme around the Civic Center; and

WHEREAS, as part of the McDonald's restaurant project, McDonald's Corporation made a payment to the City in the amount of $17,000 toward construction of a digital monument sign at the Civic Center; and

WHEREAS, the City has two "Welcome to Greenfield" signs along U.S. Highway 101 at both the north and south entrances to the City; and

WHEREAS, the "Welcome to Greenfield" signs have become dated and are in need of rehabilitation to provide a more inviting image and message to travelers along U.S. Highway 101; and

WHEREAS, the City requires design services for both the U.S. Highway 101 "Welcome to Greenfield" signs and the Civic Center digital monument sign; and

WHEREAS, SSA Landscape Architects has submitted a proposal to the City for the required design services, and that proposal is acceptable to the City;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Greenfield that the City Manager is authorized to execute a design services contract with SSA Landscape Architects for rehabilitation of the U.S. Highway 101 "Welcome to Greenfield" signs and a new Civic Center digital monument sign.

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

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

NOES, Councilmembers:

ABSENT, Councilmembers:

_____
John P. Huerta, Jr., Mayor

Attest:

_____
Ann F. Rathbun, City Clerk