

# CHAPTER

# 4

## GROWTH MANAGEMENT ELEMENT

### **I**NTRODUCTION

The Growth Management Element of the Greenfield General Plan addresses a broad range of community issues, with an emphasis on ensuring that public facilities and services are maintained as the City of Greenfield grows.

#### **Growth Management within Greenfield**

While State law does not require this element, it is important to the City that it is able to accommodate future growth. The necessity of a growth management plan is illustrated by the rapid expansion experienced in the Greenfield community over the past decade; between the years of 1990 and 2000, Greenfield's population increased by 68.6 percent, from 7,464 to 12,583.

Due to this recent and anticipated growth, the intent of Greenfield's Growth Management Policy and Program is:

- To establish a long-range program matching the demand for public facilities to serve new development with plans, capital improvement programs, and development impact mitigation programs; and,

- To ensure that growth takes place in a manner that will ensure protection of the health, safety and welfare of both existing and future residents of Greenfield.

The Greenfield community is committed to managing new development in a manner that not only ensures adequate public facilities, but also protects the quality of life enjoyed by residents. As such, substantial treatment of growth management issues is provided in various other elements of this General Plan, including Land Use, Circulation, Conservation, Recreation, and Open Space, and Economic Development.

#### **Organization of the Element**

The Growth Management Element is organized into three main sections. This Introduction provides an overview of growth management topics, a description of the organization of the element, and requirements for the element as specified under State law. A Goals, Policies and Implementation Program section provides specific policy guidance for growth management topics, including:

- Overall Growth Management
- Facilities and Services Financing

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- City Government and Governmental Services
- Fire Protection and Emergency Services
- Law Enforcement
- Public Schools
- Solid Waste/Recycling and Hazardous Materials

A background Setting section that provides additional information on each of the policy sections listed above.

### **Consistency with State Law**

#### Authorization for Growth Management Element

California Government Code Section 65302 does not require a Growth Management Element to be included in a General Plan. However, Section 65303 states the following:

*"The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the City."*

This element has been prepared in conformance with all mandatory requirements of state law.

#### Relationship to Other Elements of the General Plan

This Growth Management Element is closely related to the Land Use and Circulation Elements. It is also related to the Health and Safety Element, the Housing Element, and the Conservation, Recreation, and Open Space Element.

Consistency with the Health and Safety Element is achieved through goals and policies which afford protection related to police and fire service, threats from flooding, avoidance of health hazards associated with inadequate provisions of potable water and sanitary sewer facilities, and the management of hazardous materials. Consistency with the Housing Element is achieved through the provision of infrastructure supporting housing. Consistency with the Open Space and Conservation Element is guaranteed through the policies related to prohibiting the premature extension of infrastructure and public services.

# **G**OALS, POLICIES, AND PROGRAMS

## **I. GROWTH CONTROL GOALS AND POLICIES**

### **Goal 4.1**

**Provide for future growth and development as depicted in the Land Use Element by attaining public facility and traffic levels of service necessary to protect the public health, safety, and welfare.**

#### **Policy 4.1.1**

Analyze all development projects, such as subdivision maps or land use permits, for conformity with the growth management standards.

#### **Policy 4.1.2**

New development or major modifications of existing development shall construct all necessary on- or off-site infrastructure and public services needed to serve the project in accordance with City standards.

#### **Policy 4.1.3**

Direct growth toward areas with existing infrastructure.

#### **Policy 4.1.4**

Retain the City's flexibility to determine the most cost effective and efficient manner to provide all public services.

#### Program 4.1.A

Prior to approval of any development project, the applicant shall demonstrate that traffic levels of service and performance standards outlined in the Circulation Element will be maintained, or that a funding mechanism and timeline has been established which will provide the infrastructure to meet the standards.

#### Program 4.1.B

If it cannot be demonstrated prior to project approval that levels of service will be met per Policy GM 4.1.1, the City may consider the development but defer its approval until the standards can be met or assured. In the event that a signalized intersection exceeds the applicable level of service standard, the City may approve projects which potentially impact the City only if the City can establish appropriate mitigation measures, determine that the intersection or portion of roadway is subject to a finding of special circumstances, or determine that the intersection or roadway segment is located on a route of regional significance.

## **II. FACILITIES FINANCING**

### **Goal 4.2**

**Ensure responsive and sufficient funding mechanisms for the future development and improvement of public facilities that serve the City of Greenfield.**

#### **Policy 4.2.1**

Permit development only when financing mechanisms are in place or committed which assure that adopted performance standards for public facilities will be met.

**Policy 4.2.2**

Ensure that any future development project provides public infrastructure and public services that fully serve the needs of the project and address any impacts created by such project and does not adversely affect public facilities or services.

**Policy 4.2.3**

Ensure that future development projects are included in special districts (i.e., lighting, landscaping, etc.), when applicable.

**Policy 4.2.4**

New development shall be responsible for its fair share of the cost of all public facilities and services it utilizes, based upon project demand for these facilities and services and reasonable nexus.

**Policy 4.2.5**

New development shall be responsible for all costs of upgrading existing public facilities, constructing new facilities or expanding services that are needed to serve the development.

**Policy 4.2.6**

Determine financial impacts of new development on public facilities and services during the project review process, basing such determinations on the analysis contemplated under the Land Use Element. As part of the project approval process, adopt specific findings that relate to the demand for public facilities and services.

**Policy 4.2.7**

Review and update the Capital Improvement Program every one to three years to forecast and prioritize specific improvements to public facilities that will be built in the City, including cost estimates, the phasing of specific improvements and associated costs, and financing methods for specific improvements.

**Policy 4.2.8**

Recover all costs for administrative and technical services provided in the development review process through the use of fees, charges, and reimbursements.

**Policy 4.2.9**

Allow reimbursement agreements for development that installs off-site facilities in excess of its fair-share. Reimbursement will allow development to recoup the costs of such improvements from future development that benefits from the facilities. Reimbursements should not be made from the City's General Fund.

**Policy 4.2.10**

New development should not result in inconsistent street frontage improvements along streets adjacent to and serving the project.

**Program 4.2.A**

Comment to the sponsoring agency, such as Monterey County, nearby cities, or special districts, on any proposed capital improvements to be located in, or directly adjacent to Greenfield, that are found to be inconsistent with the City's General Plan.

**Program 4.2.B**

New development shall contribute toward the cost of adjacent off-site road improvements to avoid irregular and inconsistent frontage improvements. Establish fair share reimbursement agreements where appropriate.

Program 4.2.C

Update the City's cost recovery procedures and application fees every two years.

**III. COMMUNITY BUILDINGS & SERVICES**

**Goal 4.3**

**Assure that high quality civic and community facilities are provided to meet the broad range of needs of the community.**

**Policy 4.3.1**

Evaluate the need for public assembly and meeting space and assure the availability of public space through coordinated actions of existing service providers, where possible.

**Policy 4.3.2**

Seek a balance between social, cultural, and recreational needs of the community when developing new general-purpose public facilities.

**Policy 4.3.3**

Encourage the development of facilities and services to serve the needs of the youth, the elderly, and other special needs groups within the community.

**Policy 4.3.4**

Ensure that high quality library services are maintained for community.

**Policy 4.3.5**

Encourage the development of quality childcare and pre-school facilities in appropriate locations and in conjunction with educational facilities.

**Policy 4.3.6**

Develop a coordinated telecommunications system to enhance the availability of information to the community.

**Policy 4.3.7**

Explore public/private partnerships and agreements with the development community as a method of providing civic and community facilities.

Program 4.3.A

Amend the Zoning Ordinance to include schools, fire stations, places of worship and religious buildings, and day care facilities as conditionally allowable uses in all residential districts in the Zoning Ordinance.

Program 4.3.B

Within six months of General Plan adoption, identify priority public/community building needs and potential building sites.

Program 4.3.C

Review and update development impact fees on a regular basis to address community and civic facility funding.

#### IV. FIRE PROTECTION AND EMERGENCY SERVICES

##### Goal 4.4

**Maintain a high level of emergency preparedness toward the protection of public health and safety in the event of a natural or human-caused disaster.**

##### **Policy 4.4.1**

Promote and maintain the high service level of fire protection services within Greenfield.

##### **Policy 4.4.2**

New development shall pay its fair share of costs for new fire protection facilities and services.

##### **Policy 4.4.3**

Identify needed upgrades to fire facilities and equipment during project environmental review and planning activities.

##### **Policy 4.4.4**

Adequate fire and emergency service access shall be incorporated into circulation system design to maximize the effectiveness of existing and proposed fire protection facilities.

##### **Policy 4.4.5**

Special fire protection measures shall be incorporated in high-risk uses (i.e., those developments where hazardous materials are used and/or stored) as conditions of approval.

##### Program 4.4.A

Fire facilities shall be considered consistent with all land use designations in the General Plan and all zoning districts. The architectural design and landscaping of new fire stations shall be complementary with surrounding land uses.

##### Program 4.4.B

Participate in discussions regarding fire district annexations, consolidations, and other service management programs.

##### Program 4.4.C

Work with the Fire District to create a Fire Services Master Plan that is consistent with the Greenfield General Plan and updated every five years.

##### Program 4.4.D

The fire protection district shall be forwarded all plans for review that involves development projects and submit conditions of approval for consideration to determine whether: 1) there is adequate water supply for fire fighting; 2) road widths, road grades, and turnaround radii are adequate for emergency equipment; and 3) structures are built to the standards of the California Building Code, the Uniform Fire Code, other State regulations, and local ordinances regarding the use of fire-retardant materials and detection, warning, and extinguishment devices.

##### Program 4.4.E

Levy fire facility impact fees for new development and modify as necessary in accordance with the Fire District's Master Plan and Capital Improvement Plan.

## V. LAW ENFORCEMENT

### Goal 4.5

**Provide a high standard of police protection services for the community.**

#### **Policy 4.5.1**

Configure police patrol beats to assure minimum response times and efficient use of resources.

#### **Policy 4.5.2**

Adopt police protection standards and requirements and analyze any new development for consistency during project review.

#### **Policy 4.5.3**

Provide sufficient personnel and capital facilities to ensure adequate police protection and appropriate response times.

#### **Policy 4.5.4**

Refer, as appropriate, development proposals to the Police Department for review and comment.

#### **Policy 4.5.5**

Support citizen participation within programs such as Neighborhood Watch and Community Oriented Policing and Problem Solving (COPPS).

#### **Policy 4.5.6**

Impact fees shall be calculated to ensure that each dwelling unit, business, and vacant parcel pays a fair share of the cost of police services.

##### Program 4.5.A

The City shall participate in community outreach and informational programs to promote Neighborhood Watch and Community Oriented Policing and Problem Solving (COPPS).

##### Program 4.5.B

Use community service officers to provide law enforcement outreach programs to schools and other institutions.

##### Program 4.5.C

Seek additional State and Federal funding to augment Greenfield law enforcement services.

## VI. PUBLIC SCHOOLS

### Goal 4.6

**Coordinate with local school districts to ensure sufficient capacity in elementary, middle, and high schools in appropriate locations to serve planned growth.**

#### **Policy 4.6.1**

Coordinate development review with local school districts to designate and obtain dedication of school sites.

### **Policy 4.6.2**

Require new residential development, General Plan Amendments, or rezoning to residential use to mitigate impacts on public school facilities, unless the City Council makes a finding of overriding considerations.

### **Policy 4.6.3**

Ensure that adequate land remains available within areas designated for proposed school sites.

#### Program 4.6.A

Amend the General Plan to designate future school site properties to Public/Semi Public upon acquisition of properties by the school districts.

#### Program 4.6.B

Require residential developments or annexations of 20 acres or greater to consult with affected school districts regarding potential impact prior to submittal of project application.

#### Program 4.6.C

Consider the use of density transfers or other appropriate land use mechanisms to encourage the dedication of school sites by developers.

### **Goal 4.7**

**Collaborate with local school districts to establish and expand joint use of school and recreational facilities.**

#### **Policy 4.7.1.**

Coordinate with local school districts to address planning, design, maintenance, and operation of joint recreational facilities.

#### **Policy 4.7.2**

Coordinate with local school districts to secure federal, state, or other funding for school and recreational facility financing.

#### Program 4.7.A

Establish regular joint meetings between the City and local school districts to encourage development of joint use agreements.

#### Program 4.7.B

Consider the submittal of joint applications by the City and school district(s) to secure funding for multi-use facilities.

### **Goal 4.8**

**Promote safe and efficient access to school facilities.**

#### **Policy 4.8.1**

Coordinate with local school districts to promote safe and efficient pedestrian and vehicular circulation within the City, minimizing traffic conflicts.

#### **Policy 4.8.2**

Site school facilities in proximity to local parks and trails wherever possible.

#### **Policy 4.8.3**

Coordinate development of trails and bicycle lanes, where possible, to provide improved access to school and recreational facility locations.

Program 4.8.A

Coordinate with the local elementary school district to establish a school safety patrol program.

Program 4.8.B

Collaborate with local school districts to evaluate the need for expanded bus service to school as the City grows.

## VII. SOLID WASTE/RECYCLING AND HAZARDOUS MATERIALS

### Goal 4.9

**Plan for safe, efficient, and cost-effective removal of waste from residences, businesses, and industry.**

**Policy 4.9.1**

Promote the reduction of the amount of waste disposed of in landfills by: 1) reducing the amount of solid waste generated within the city (waste reduction); 2) reusing as much of the solid waste as possible (recycling); 3) utilizing the energy and nutrient value of the solid waste (waste to energy and composting); and 4) properly disposing of the remaining solid waste (landfill disposal).

**Policy 4.9.2**

Coordinate waste disposal with the Salinas Valley Solid Waste Authority.

**Policy 4.9.3**

Encourage the development of waste transfer, processing, and disposal facilities that satisfy the highest established environmental standards and regulations.

**Policy 4.9.4**

Minimize the potential impacts of waste collection, transportation, processing, and disposal facilities upon residential land uses.

**Policy 4.9.5**

Encourage solid waste resource recovery (including recycling, composting, and waste to energy) so as to extend the life of sanitary landfills, reduce the environmental impact of solid waste disposal, and to make use of a valuable resource, provided that specific resource recovery programs are economically and environmentally feasible.

**Policy 4.9.6**

Avoid solid waste hauling on collectors and local streets through residential areas, except where providing local service.

**Policy 4.9.7**

Facilities handling and storing hazardous materials shall be identified and monitored by the local fire district.

Program 4.9.A

Support school and community programs that promote recycling.

Program 4.9.B

Prepare a recycling and composting plan showing how the City intends to meet the goals set forth in the California Integrated Waste Management Act (CIWMA) of 1989 and ensure that solid waste activities in Greenfield are carried out in accordance with

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the CIWMA and coordinated with other jurisdictions, as enforced by the Monterey County Division of Environmental Health.

### Program 4.9.C

Ensure the health and safety of the public by inspecting solid waste facilities and equipment on a regular basis.

### Program 4.9.D

Adopt standards and guidelines for waste disposal facilities and containers to preclude all nuisance and unsightly and unsafe conditions.

## VIII. WATER SERVICES

### **Goal 4.10**

**Assure that potable water supplies are available in quantities sufficient to serve the community and to develop supplies and facilities to meet future water needs.**

#### **Policy 4.10.1**

Manage future development so that facilities are available for proper water supply.

#### **Policy 4.10.2**

Support water conservation throughout the City.

#### **Policy 4.10.3**

New development shall pay the costs related to the need for increased water system capacity.

#### **Policy 4.10.4**

Water service systems shall meet regulatory standards for water delivery, water storage, and emergency water supplies.

#### **Policy 4.10.5**

Rural residences currently served by private well water shall connect to municipal water service when it becomes available. Upon connection to municipal water service, any private water well(s) may be maintained for irrigation purposes only and non-irrigation wells shall be capped and properly abandoned per Monterey County Division of Environmental Health standards.

#### **Policy 4.10.6**

Identify and develop opportunities for use of non-potable water, including ground water, reclaimed water, and untreated surface water, for other than domestic use.

#### **Policy 4.10.7**

Identify, monitor, and regulate land uses and activities that could result in contamination of groundwater supplies to minimize the risk of such contamination.

#### **Policy 4.10.8**

Reduce the need for water system improvements by encouraging new development to incorporate water conservation measures to decrease peak water use.

#### **Policy 4.10.9**

The City will support the Salinas Valley Water Project at a policy level toward maintaining long-term groundwater supply and quality.

### Program 4.10.A

Prior to project approval, new development shall demonstrate that adequate water quantity and quality can be provided. The City shall determine whether 1) capacity exists within the water system if a development project is built within a set period of time, or 2) capacity shall be provided by a funded program or other mechanism. This finding will be based on information furnished or made available to the City from consultations with the Public Works Department, the applicant, or other sources.

### Program 4.10.B

Cooperate with other regulatory agencies to control point and non-point water pollution sources to protect water resources.

### Program 4.10.C

Periodically update the City's drought contingency plan.

### Program 4.10.D

All new water and other service systems shall be placed within roads and existing easements whenever feasible to minimize environmental impact.

## **IX. WASTEWATER SERVICES**

### **Goal 4.11**

**Maintain adequate sewer collection, treatment and disposal in a manner that meets the current and projected needs of the community.**

#### **Policy 4.11.1**

Coordinate future development with the capacity of the Greenfield Wastewater Treatment Plant to ensure facilities are available for proper wastewater disposal.

#### **Policy 4.11.2**

Include wastewater reclamation concepts into resource management programs and land use planning.

#### **Policy 4.11.3**

Reduce the need for sewer system improvements by requiring new development to incorporate water conservation measures that reduce flows into the sanitary sewer system.

#### **Policy 4.11.4**

Plan and secure permits for expanded wastewater treatment before the need is immediate.

### Program 4.11.A

New development shall pay its fair share of the cost of on- and off-site sewer infrastructure. This shall include installation of necessary public facilities, payment of impact fees, and participation in a Capital Improvement Program.

### Program 4.11.B

Prohibit development of rural residences served by septic tank and leach fields in the City if sewer connections are available at a reasonable distance.

### Program 4.11.C

At the project approval stage, new development shall demonstrate that wastewater treatment capacity can be provided. The City shall obtain assurance that 1) capacity exists within the wastewater treatment system if a development project is built within a set period of time, or 2) capacity will be provided by a funded program or other

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mechanism. This finding will be based on information furnished or made available to the City from consultations with the Greenfield Wastewater Treatment Plant, the applicant, or other sources.

### Program 4.11.D

Pursue opportunities for using reclaimed wastewater as part of a long-term wastewater management strategy.

## X. DRAINAGE FACILITIES

### Goal 4.12

**Protect persons and property from the damaging impacts of flooding.**

#### **Policy 4.12.1**

Work cooperatively with Monterey County Water Resources Agency (MCWRA) to ensure and enhance flood protection in the City of Greenfield. Develop flood control plans and identify discharge points for unincorporated areas annexed by the City of Greenfield. Ensure that flood control implementation and maintenance are performed.

#### **Policy 4.12.2**

Pursue and achieve compliance with all regional, State, and Federal regulations related to flood control, drainage, and water quality.

#### **Policy 4.12.3**

Where possible, develop new drainage facilities and/or improvements to existing facilities in order to provide additional recreational or environmental benefit; as such, detention basins over 5 acres in size shall be designed for multiple uses such as parks and playing fields when not used for holding water.

#### **Policy 4.12.4**

Land use planning and zoning should be the primary means for flood management.

#### **Policy 4.12.5**

Adopt standards for detention basin design that require water entering the basin to flow out completely within a specified time thereby minimizing standing water and long-term saturation within the basin.

#### **Policy 4.12.6**

Develop open bypass channels, detention basins, and all drainage facility rights of way as a secondary recreation use for the development and adjacent neighborhood.

#### **Policy 4.12.7**

Explore the feasibility of a long-term drainage concept east of Highway 101 that collects drainage within a storm drain system with discharge to the Salinas River, as an alternative to surface basins.

### Program 4.12.A

Develop and adopt a Drainage Master Plan and associated impact fee for the City of Greenfield and the surrounding Planning Area.

### Program 4.12.B

Pursue funding from public agencies and other grant sources to plan, design, and implement drainage improvements.

### Program 4.12.C

Require development projects with considerable drainage impacts to prepare a detailed drainage study by a registered engineer. The study shall include: detailed hydrologic modeling that considers land use, existing facilities, soil, and topographic data; erosion control and best management practices, descriptions of proposed flood control facilities; compliance with waste discharge requirements; cost estimates and construction schedule; and identification of the entity that is responsible for facility design and construction, Clean Water Program compliance, and facility maintenance.

### Program 4.12.D

Drainage detention basins for individual projects will be combined where feasible to avoid the need for numerous smaller basins.



LOCATION OF PUBLIC SERVICES.CDR (FROM LAND USE.APR) 03/04/05



FIGURE 4-1  
LOCATION OF PUBLIC SERVICES



## **P**UBLIC SERVICES SETTING

### **FINANCING OF IMPROVEMENTS**

The issue of financing capital improvements and funding ongoing public services relates to other elements within the General Plan. The Land Use Element defines the extent of urban growth and development. The designation of urban land uses will create a proportional need for additional facilities and services.

These additional facilities and services can be funded by a multitude of means, including Capital Improvement Program funds, State and federal funds, developer contributions and fees, special districts, etc.

As the City develops, it will be critical that urban development provides appropriate financial contributions and that the City actively pursues alternative funding sources.

### **CITY GOVERNMENT AND GOVERNMENTAL SERVICES**

The organizational structure of the local government is of the City Council-City Manager form. In this arrangement, an elected City Council and citizens are responsible for policy making. The role of the City Manager is to provide oversight to professional administrators within the City's six departments.

The six administrative departments within the City of Greenfield include Customer Services, Finance, City Clerk, Community Development, Police, and Public Works. City Hall, located in downtown Greenfield at 45 El Camino Real, houses the departments of City Clerk, Finance Manager, Customer Services, and

Community Development, as well as the office of the City Manager.

The Public Works Department, which includes sub-departments of Building and Planning, Public Works, and Transit Operations, is located at 920 Walnut Avenue. The City Engineer also works within the Public Works Department.

The Police Department is currently located at 215 El Camino Real.

#### County Offices

Monterey County offices are located throughout Monterey County and offer services to the City of Greenfield. Services include Emergency Communications, Agricultural Commissioner, Assessor, Auditor-Controller, Child Support Services, District Attorney, Free Libraries, Health Department, Military and Veterans' Affairs, Nutrition, Parks System, Probation, Public Defender, Recorder/County Clerk, Social & Employment Services, Sheriff, Treasurer/Tax Collector, and Water Resources Agency.

#### Courts

Superior Courts of California in Monterey County are located in Salinas, Monterey, King City, and Marina. The Salinas Division includes Appellate, Criminal, Grand Jury, and Juvenile Dependency/Delinquency Departments, as well as an annexed Drug Treatment Court. The Monterey Division includes Appellate, Civil, Domestic Violence, Family Law, Family Support, Mental Health, and Probate Departments. The King City Division contains only a Criminal Department, and the Marina Division contains departments of Small Claims, Traffic, and Juvenile Traffic.

### Libraries

Greenfield Branch Library is located in the downtown area on El Camino Real. This is Greenfield's only library facility and is run by Monterey County Free Libraries. The Greenfield Branch Library is open on Tuesdays and Wednesdays from 12-8 pm, Thursdays from 10am-6pm, Fridays from 12-5pm, and Saturdays from 10am-5pm. The library offers the following programs: story time, silent reading time, craft time, and other special programs. Other libraries in close proximity to Greenfield are the King City Branch Library, approximately 13 miles south of Greenfield, and the Soledad Branch Library, 11 miles north.

### **Fire Protection and Emergency Services**

#### Greenfield Fire Protection District

The Greenfield Fire Protection District provides service to the City of Greenfield and outlying rural areas. It is estimated that the fire district serves a population of approximately 18,000 residents. The District currently has one station, the Greenfield Volunteer Fire Department, which is located near the corner of Oak Avenue and 4<sup>th</sup> Street. The District is currently an independent district, governed by a five-member board of directors.

The Greenfield Fire Protection District provides service to structural, wildland, vehicle, and miscellaneous exterior fires; vehicle accidents involving disentanglement and extrication; medical emergencies upon request by American Medical Response or the police department; and hazardous materials incidents. The Greenfield Volunteer Fire Department currently has two full time engineers and 14 volunteers. The department has five fire engines and one patrol car, as well as the chief vehicle.

In 2003, it was estimated that the department responded to 250 calls, as

compared with 150 calls in 2002. Moreover, the department responded to over 150 calls during the first six months of 2004. The Chief believes that this increase is due to population growth. To accommodate increased service calls, the Greenfield Fire Protection District plans to expand paid and volunteer staff, as well as increase available infrastructure.

The National Insurance Underwriters Association, Insurance Services Office (ISO) annually evaluates the ability of fire departments to protect commercial property within their jurisdictions. The ISO uses a "1 through 10" rating scale with "1" representing the best and "10" representing an unprotected area with poor service. In the 2002 annual evaluation, the Greenfield Volunteer Fire Department received a rating of "5" on the ISO scale. The Greenfield Fire Protection District plans to increase this rating with planned improvements.

#### Fire District Coverage

The Greenfield Fire Protection District covers approximately 36 square miles. This district includes the entire City of Greenfield and extends south, approximately 1 mile south of Underwood Road, east to the Salinas River, west to the Arroyo Seco River, and north to Hudson Road, which is approximately halfway between Greenfield and Soledad.

#### Greenfield Fire Protection District

The Greenfield Fire Protection District also conducts inspections of buildings and properties to insure fire safety; reviews new construction plans for fire code compliance; fire arson investigation; develops and delivers fire safety and burn prevention programs to school children, senior citizens, community groups, businesses and industry.

### Dispatching Services

Monterey County Communications provides fire, police, and medical dispatching services for nearly all cities and unincorporated areas of the county. There are two communication centers, one at the Courthouse in Salinas, and the other at the Courthouse in the City of Monterey. The communication center in Salinas dispatches Greenfield Volunteer Fire Department to service calls that are within the Fire District's limits.

### Mutual Aid Agreement

The Greenfield Volunteer Fire Department has a mutual aid agreement for emergency response from area fire departments and, when necessary, receives assistance from the Monterey county Fire Department, the California Department of Forestry and Fire Protection, and other community fire departments within the Salinas Valley, including Gonzales and Arroyo Seco.

### Future Fire Department Expansion

The proposed growth in the General Plan Buildout includes extensive new residential, industrial, and commercial uses. This growth will require additional staff, equipment, and possibly a new station. Currently the Fire District's revenues are from county taxes, impact fees, and a property tax benefit assessment tax. These revenue sources will not be adequate to expand services, therefore the Fire District will have to develop a Master Plan that incorporates a Capital Improvement plan to document the future fire needs in the City and identify sufficient revenues to implement the improvements.

## **Law Enforcement**

### Greenfield Police Department

The Greenfield Police Department (GPD) is

located at 215 El Camino Real, downtown Greenfield. Construction of a new police station, to be located at the corner of Elm Avenue and 5<sup>th</sup> Street is scheduled to begin in 2005. The Police Department staff currently consists of 19 members; there are 15 sworn officers (one who is a School Resource Officer), the Police Chief, a Community Service Officer who serves as a Code Enforcement Officer and Animal Control Officer, and two administrative assistants. The GPD owns 11 marked patrol cars, one marked transport van, one marked van for volunteers and two unmarked cars. Currently the Greenfield police department patrols the City limits and up to one mile outside the current City limits.

### Dispatching Services

Monterey County Communications provides police, fire, and medical dispatch for nearly all cities and unincorporated areas of the county. This includes answering all emergency and non-emergency calls. The Communication Center in Salinas dispatches Greenfield Police Officers to service calls that are within the City of Greenfield limits or to calls outside of the city, at the request of the Monterey County Sheriff's Office.

### Mutual Aid Agreement

The City of Greenfield Police Department participates in a Mutual Aid Agreement with County of Monterey Sheriff's Department, which is responsible for patrolling areas around the Greenfield City limits. This program provides for the sharing of resources to respond to significant public safety events.

### Level of Service

In FY 2003 (July 1, 2003 to June 30, 2004), the GPD responded to 8,437 Priority I and Priority II calls for service. Priority I calls correspond to either crime in progress or

life threatening emergencies. Priority II calls are non-emergencies, but with a potential for danger or disturbance. Additionally, the police responded to 1,658 Priority III calls (routine calls with no immediate danger) and conducted 2,905 Priority IV (lower priority or self-initiated calls). Lastly, 613 E calls (medical emergencies and fire calls) were run.

The Police Department does not currently have a means of accurately measuring response time, but it is believed that the present level of service is adequate.

According to the 2000 Census, the population of Greenfield is 12,850. There are approximately 1.25 officers per each 1,000 residents. The City's goal is to maintain at least the current number of officers per 1,000 residents given the present community circumstances. At buildout (approximately 36,000 people), it is estimated that GPD will need approximately 23 more officers, 13 additional support staff, and 4 new patrol cars.

### Future GPD Expansion

The single largest improvement will be the new police station at Elm Avenue and 5<sup>th</sup> Street. The new facility is primarily funded by a voter-approved bond and will provide sufficient space for an expanded police force. Additional officers as well as cars, computers, and other equipment will be funds through development impact fees and the General Fund. A Capital Improvement Program is currently being updated and will be continuously updated every five to seven years to ensure that there are sufficient funds to accommodate the City's future safety needs.

## **PUBLIC SCHOOLS**

### Greenfield Union Elementary School District

The Greenfield Union Elementary School District spans the entire City of Greenfield and contains three elementary schools and one middle school. School district boundaries include the entire City limits and extend to include the surrounding rural areas as far west as Arroyo Seco. The schools in the Greenfield Union Elementary School District include:

- ❑ Greenfield Elementary School, located at 493 El Camino Real. This location serving grade levels 2 through 6, has a total student population of 609.
- ❑ Greenfield Primary School, located at 801 Walnut Avenue. Current student population is approximately 481, and includes Kindergarten and 1<sup>st</sup> through 3<sup>rd</sup> grades.
- ❑ Oak Avenue School, located at 1239 Oak Avenue. Oak Avenue serves 709 students ranging from Kindergarten through 5<sup>th</sup> grade levels.
- ❑ Verde Vista Middle School, located at 1199 Elm Avenue. Students attend grades 6 through 9. Student population is approximately 749.

Each of the elementary schools was constructed to house 600 students and Vista Verde middle school was constructed to house approximately 825 students. Each elementary school is close to capacity and currently uses overflow space to accommodate enrollment. Vista Verde Middle School can accommodate an additional 75 students by utilizing overflow space and portable classrooms.

According to the Greenfield Elementary School District School Facilities Needs Analysis, the number of students expected to be generated on a per-unit basis for

single-family and multi-family units is 0.558 Kindergarten through 6<sup>th</sup> grade students and 0.176 7<sup>th</sup> and 8<sup>th</sup> grade students, for a total of 0.764 elementary and middle school students per household. Maximum residential buildout would potentially result in up to 10,737 dwelling units, with a maximum anticipated population of 36,379.

The elementary and middle schools in Greenfield are currently close to capacity. School facility expansions will be required to absorb all of the projected growth. The School District has submitted plans for a new 10-acre elementary school to be located in the vicinity of 2<sup>nd</sup> Street and Apple Avenue. The planned school would support approximately 600 students. However, an additional middle school and three additional elementary schools will be required to meet the educational needs of future residents through General Plan build-out.

### Siting of New Elementary Schools

In selecting a site for new schools, the State Department of Education utilizes the following criteria:

- Proximity to airports
- Proximity to high-voltage power transmission lines
- Presence of toxic and hazardous substances
- Hazardous air emissions and facilities within 1/4 mile
- Other health hazards
- Proximity to railroads
- Proximity to high-pressure natural gas lines, gasoline lines, pressurized sewer lines or high-pressure water pipelines.
- Proximity to propane tanks.
- Noise
- Proximity to major roadways.
- Results of geological studies and soils analyses.
- Condition of traffic and school bus safety.

- Safe routes to school
- Safety issues for joint-use projects.

**Figure 4-2** identifies the areas for prospective 20 acre and 10 acres school sites for future middle schools and elementary schools, respectively. When these areas are developed, the specific site for the schools will be identified at that time.

### High School Facilities

The King City Joint Union High School District (KCJHSD) includes four high schools, two which are within the Greenfield City Limits. These schools are primarily attended by Greenfield residents.

- Greenfield High School is located at 2025 El Camino Real. Approximately 934 students of grades 9 through 12 are served at this campus.
- Ventana High School is located at 2015 El Camino Real. This campus serves approximately 49 students, grades 9 through 12.

The other two KCJHSD high schools are located in King City, and very few, if any, Greenfield residents attend these schools.

Greenfield High School serves the agricultural and residential areas of Greenfield, Arroyo Seco, and other surrounding rural areas. Ventana High School, a continuation high school, also serves Greenfield and the proximate rural area, but provides an alternative traditional high school education. The school serves those students who are not able to function satisfactorily in a traditional comprehensive high school.



LOCATION OF FUTURE SCHOOLS.CDR (FROM LAND USE.APR) 03/04/05



FIGURE 4-2  
LOCATION OF FUTURE SCHOOLS



Greenfield High School opened in 1999 and currently enrolls 943 students and is considered "at capacity." Greenfield High School houses 29 classrooms. During the 2002-03 school year, each of these classrooms, as well as four additional portable classrooms were necessary to accommodate enrollment. Eleven additional classrooms were incorporated as part of the school design to allow the campus to accommodate up to 1,200 students. Currently, district staff is developing a Facilities Master Plan for Greenfield High School in order to ensure that it will be able to accommodate the City's anticipated growth.

Ventana School currently has an enrollment of 59 students and has three classrooms. The District Parenting and Pregnant Teen Program and Special Education for Independent Study are located at this site as well.

The King City Joint Union High School District estimates that each new dwelling unit will generate 0.12 students for grades 9-12. Maximum residential buildout would potentially result in up to 10,737 dwelling units, with a maximum anticipated population of 36,379. Based upon these projections, the District anticipates that the planned expansion of Greenfield High School will be sufficient to accommodate additional growth.

### **SOLID WASTE/RECYCLING AND HAZARDOUS MATERIALS SERVICES**

The Salinas Valley Solid Waste Authority (SVSWA), is responsible for ensuring secure long-term solid waste disposal service to Greenfield and other Salinas Valley communities. SVSWA is a joint powers agency made up of the following local governments: unincorporated East Monterey County, and the cities of Gonzales, Greenfield, King City, Salinas, and Soledad. The Authority currently owns four landfills

and oversees the contract operation of these facilities. The Authority is also responsible for overseeing future landfill siting or expansion to meet the area's long-term solid waste disposal needs.

#### *Solid Waste/Recycling*

Currently, Tri-Cities Disposal and Recycling, Inc. is responsible for the collection of solid waste in Greenfield. Tri-Cities Disposal is a franchise of the Monterey City Disposal Service, formed by a joint-member agreement Greenfield, Gonzales, and Soledad. Tri-Cities Disposal provides collection and processing services for residential waste including refuse, source-separated recyclables and yard waste; commercial waste including refuse, recyclables and drop box-roll-off containers; and city waste from city and public facilities.

The solid waste collected by Tri-County Disposal Service is hauled Johnson Canyon Landfill, located in Gonzales, where it is processed and stored. Salinas Valley Solid Waste Authority operates this privately owned 163-acre facility. In June 1999, the landfill was estimated to have a remaining refuse capacity of 2.9 million cubic yards. Additionally, it was projected that if current rate of service were to be maintained, that this facility would provide disposal capacity through the year 2042. Expansion possibilities at this site are currently being considered in order to accommodate refuse from other areas covered by SVSWA.

Refuse increases from the Greenfield service area would necessitate adding additional personnel and equipment. Funding for the addition of equipment and drivers would be collected from the increased customer base. Streets in new development areas must be designed to accommodate waste collection vehicles to allow collection of solid waste and recyclables.

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### Hazardous Materials

The Salinas Valley Solid Waste Authority (SVSWA) provides facilities throughout South Monterey County for proper disposal of hazardous materials.

The Salinas Household Hazardous Waste Facility is located in Salinas at 1104 Madison Lane and is part of the SVSWA Madison Lane Transfer Station. The facility collects many household hazardous items, including used oil, filters, antifreeze, paint, thinners, batteries, lamps, solvents, household cleaners, aerosols, pesticides, and more.

Although none are located in Greenfield, there are many collection centers in communities nearby that accept used motor oil and other household wastes. There are two collection centers in Salinas, one in King City, and one in Gonzales, as well as numerous other locations within the County.

### **WATER SERVICES**

#### **Overview of Water Service**

The City of Greenfield Public Works Department is responsible for water supply and delivery in the City of Greenfield. Boundaries of service area extend include the City limits and the entire Planning Area. Approximately 13,000 people are currently served by the Department.

The groundwater basin underlying Greenfield is the Lower Aquifer sub-basin in the Salinas River Basin. Regional groundwater flow in the Lower Aquifer sub-basin is northerly toward the Monterey Bay. This resource, as well as other water resources in the Salinas River Basin, are managed by the Monterey County Water Resources Agency, a chartered agency whose governing board is comprised of the Monterey County Board of Supervisors.

Water from the Lower Aquifer sub-basin is used for irrigation, domestic, municipal, and industrial uses.

### Master Plan

In 1986, the City of Greenfield developed a Water Master Plan. This Plan includes water demands projections, plans to accommodate future growth, a phased Capital Improvement Program for implementation of improvements, an evaluation of the financial impacts of the proposed improvements.

The existing Water Master Plan projected a future population and number of dwelling units at full buildout. At the time the Plan was completed, the projected population at buildout was approximately 12,500. Greenfield's population has since surpassed this projection, and a new Water Master Plan is currently being developed to accommodate projected buildout for 2020. The Updated Water Master Plan will be completed in 2005.

### Water System Capital Improvement Plan Update

In March 2000, the City of Greenfield completed a Water System Capital Improvement Plan Update to ensure adequate water system capacity for existing and future users and to plan for water line extensions and other facilities in developing areas. In addition to the analysis of the major waterlines, this Update provided a base map of the existing water system.

The plan identifies water system capacity deficiencies, recommends projects to correct these deficiencies, and summarizes the planning level capital costs associated with the projects. The recommendations in the Update were based upon the water system existing at the time of the report, as well as anticipated demands within the

service area. At the time of this project, buildout was 12,500.

Recommended improvements contained in the Update included the addition of a 1.0 MG ground-level storage tank, the creation of a new well in conjunction with the new storage reservoir, a pumping system to accommodate the new well, and an expansion of the water distribution system to the peripheral areas of the City. Currently, the distribution system has been expanded and the other three recommendations will be implemented as soon as funding becomes available.

The 2000 Water System Capital Improvement Plan is being updated concurrently with the Water Master Plan and the update will be finished in 2005.

### System Demand

The 2003 total potable water demand served by the City of Greenfield was 4.9 acre-feet per day or 1,811 AFY. The City currently has capacity to serve 17.8 acre-feet per day, which equates to a total annual capacity of 6,500 AFY. The highest population projections (approximately 36,000 residents) suggest a 2020 demand of 5,937 AFY. This increase in population will require three additional wells, an additional 2.75 MG in storage, and distribution infrastructure.

### **Water Facilities**

#### Water Quality

Currently, 100 percent of the City's raw water supply is from groundwater from the Lower Aquifer sub-basin. Greenfield's municipal water receives only light chlorinating at each well site. As the 2003 Annual Water Quality Report showed that well water sources were below the Maximum Contaminant Levels set by the state and federal governments, water quality

of active wells is generally considered to be good.

### Wells and Pump Stations

In 2003, groundwater wells supplied 590 million gallons of water (1,811 Acre Feet) to Greenfield's 12,948 residents. The city currently operates 3 deep-water wells to supply all municipal water. Wells 1, 5, and 6, pump groundwater directly into the one million-gallon Oak Avenue reservoir and meet system demands by continually filling the reservoir.

Well 1, located on 14<sup>th</sup> Street between Walnut Avenue and Cherry Avenue. As the City's primary water supply, it has the operating capacity to produce 1,800 gallons per minute (GPM). Well 5, located at 13th Street and Oak Avenue, operates concurrently with Well 1. Well 5 is capable of producing 900 GPM. Well 6 is located adjacent to Well 1. This well has the capacity to produce 1,800 GPM.

The City alternates the operation of Wells 1 and 5 unless simultaneous operation is necessary. Due to the close proximity of Wells 1 and 6, the concurrent operation of these sources results in a drawdown effect. However, there is sufficient distance between wells 1 and 5, and wells 5 and 6, to ensure that they do not adversely influence each other while pumping simultaneously. As a result, well V is continuously in operation.

Three other wells, Wells 2, 3, and 4, exist in Greenfield; however, each of these groundwater sources is obsolete. Well 2, located at Oak Avenue between 10<sup>th</sup> Street and 11<sup>th</sup> Street, has been capped off due to nitrates. However, the pump to this water source is still installed. Well 3, located on Seventh Street, between Oak Avenue and Maple Avenue has been abandoned and since filled with concrete. Well 4, located at Oak Avenue between 11<sup>th</sup> Street and 12<sup>th</sup>

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Street, is no longer in service, but the pump at this facility remains intact.

A new well, Well 7, is planned in conjunction with addition of a new 1.0 MG storage reservoir. This will simplify the system's operation and provide for increased system reliability.

### System Pressure

The water system maintains its pressure with variable frequency drive pumps. The variable frequency drive pumps respond automatically to the system demand by drawing water from the city's storage tank, the Oak Avenue Reservoir. A 1,500-gallon surge tank serves as a surge protector for the system. As the one million-gallon tank is drawn down, the pumps respond to refill the tank.

### Water Storage

The Oak Avenue Reservoir is ground level storage tank, located at the intersection of 13<sup>th</sup> Street and Oak Avenue. This facility has the capacity to store 1.0 MG. All water stored in the Oak Avenue Reservoir is obtained through the city's wells. This storage facility does not provide static water pressure of note.

According to the 1986 Water Master Plan, the storage capacity required to accommodate buildout population of 12,500 was 1.8 MG. Current water storage capacity is 1.0 MG. It is projected that 2.75 MG additional storage will be required to accommodate the buildout projections for 2020.

### Distribution System

The City's existing transmission and distribution water lines vary in diameter from four to 16 inches. According to the Capital Improvement Plan Update, the water distribution system consisted of over

17 miles of transmission and distribution mains made of cast iron, asbestos cement, plastic (C-900), and in a few instances, steel. Since the time of the Update, the distribution system has been expanded.

The distribution system is a pressurized system, which is served by one pressure zone. Since there are no significant changes in elevation throughout the City, this zone serves all of the existing developed areas in the City. Pressure is maintained with the use of variable frequency drive pumps.

The forthcoming updated Water Master Plan will document any necessary improvement to the distribution infrastructure that will be required for General Plan Buildout.

### Future Improvements

Each new residential, commercial or industrial development will contribute to the cumulative need for water system expansion. Each development proposed will be responsible for installing a water line of a size required to adequately service the property being developed. Impact fees are also collected and used for improvement, or portions of improvement, whose needs have been attributable to new development.

Groundwater recharge is also being evaluated as a method of augmenting the City's groundwater resources. **Figure 4-3** shows potential recharge areas.

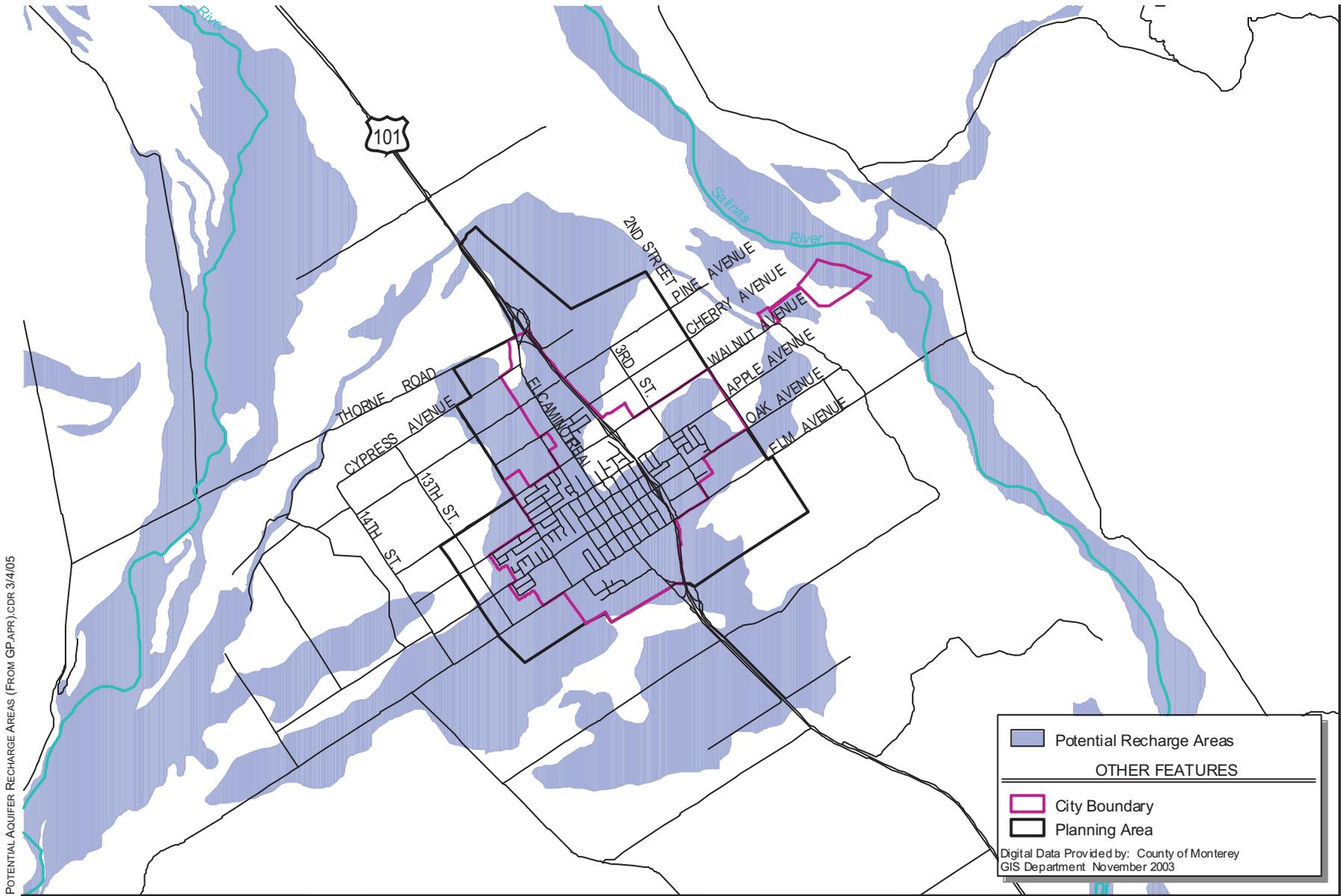


FIGURE 4-3  
POTENTIAL AQUIFER RECHARGE AREAS



### Wastewater Services

#### City of Greenfield Wastewater System

The Greenfield Wastewater System provides wastewater service to Greenfield and surrounding unincorporated areas of the County. The City of Greenfield and its SOI areas are entirely within the Wastewater System's boundary. The wastewater services involve the transmission of wastewater from residential, commercial, and light industry areas to a treatment facility and the final disposal of the wastewater and residual waste solids.

Wastewater collection, treatment, storage, and effluent recycling facilities are owned and operated by the City of Greenfield. Much, but not all, of the existing District area is presently served by collection systems owned and operated by the City, although approximately 15 septic systems still remain within the existing City limits.

#### Master Plan

Between 1987 and 2000, several major capital improvements to the wastewater collection and treatment system were completed consistent with the *1987 Master Plan Revision and Update Report*. These improvements included construction a new lift station, as well as lines to deliver sewage to the Greenfield Wastewater Treatment Plant; addition of a second Primary Clarifier at the treatment plant; and replacement of the existing communtor at the wastewater treatment plant with two larger more efficient communtors.

#### Wastewater System Capital Improvement Plan Update

In March 2000, the City of Greenfield developed a Wastewater Capital Improvement Plan Update. The purpose of this undertaking was to identify sanitary sewer capacity deficiencies, develop

projects to correct these deficiencies, and summarize the planning level capital costs associated with these projects. In addition, the plan identifies the general locations and sizes for trunk sanitary sewer extensions to serve further development.

The recommendations included in the Update were based on the conditions existing at the time of the report and anticipated demands within the service area as defined by the City's General Plan, which includes the City, as well as surrounding unincorporated areas. At the time the plan was completed, the projected buildout for Greenfield was 12,500.

Improvement recommendations pertaining to treatment systems within the Wastewater System included installation of a 0.5 MG Aerobic Digester Tank, preparation and subsequent use of spray irrigation fields, application for future expansion of facilities, as well as plan preparation to implement these changes.

The Update also recommended that the City make improvements to its sewer system. This included installation of an additional interceptor sewer, as well as installation of a new sanitary sewer in the northeast portion of the City.

By the end of 2005 the City will have installed a 1.0 MG clarifier tank, prepared additional spay irrigation fields, installed a 24 inch interceptor sewer, and installed an 8-inch sanitary sewer in Walnut Avenue in conformance with the recommendations in the 2000 Wastewater Capital Improvement Plan Update.

#### Waste Discharge Permit No. 89-18

The Central Coast Regional Water Quality Control Board approved Waste Discharge Permit No. 89-18 in February 1989. The permit sets forth the average monthly treatment volume of one million gallons per

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day (1.0 MGD) and the constituents in the discharge effluent. The permit also limits the locations for disposal of the treated effluent in the ponds and irrigation areas presently used by the City. Monitoring and reporting requirements are also described in the permit.

Operation of the Wastewater Treatment plant and disposal facilities has been within the requirements of the Waste Discharge Permit. The 1999 annual report indicates the average daily flow ranged from a low of 0.68 MGD to 0.94 MGD. In the same year, the average daily flow exceeded 0.75 MGD during seven months of the year, and was 0.90 MGD or more during four months of the year.

As per recommendations made within the Wastewater Capital Improvement Plan, Greenfield applied for a new Waste Discharge Permit. In May of 2002, CCRWQCB issued the City a permit to increase waste discharge to 1.5 MGD. This request was authorized on the contingency that the City makes the following modifications to its Wastewater System: installation of a 1.0 MG clarifier, adequate disposal (spray fields) and installation of a digester. As noted above, these improvements will be completed by the end of 2005.

### Current System Capacity

The wastewater system is composed of collection, treatment, and effluent recycling facilities. Currently, daily flow through the Wastewater System is approximately 0.88 MGD, as compared with the allowable daily flow of 2.0 MGD with approved modifications. While collection structures are sufficient to serve the City's current and future needs, treatment, storage, and effluent and sludge recycling facilities must be expanded to meet future requirements.

### Collection System

The wastewater collection system includes approximately 108,125 feet of gravity sewer, ranging in diameter from 6 to 24 inches. 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 of the downtown area tend to be 8-inch diameter pipes and are generally aligned in street rights-of-way.

There is a network of trunk sewers, 12 inches in diameter or larger that generally flow from the west to east and discharges into the Greenfield Wastewater Treatment Plant. Wastewater flow from Greenfield discharges with a 24-inch diameter interceptor that carries wastewater east to the treatment plant located at the end of Walnut Avenue east of Second Street.

### Wastewater Treatment Plant

Greenfield Wastewater Treatment Plant, located at the end of Walnut Avenue, east of Second Street, provides wastewater treatment services for Greenfield and its Sphere of Influence area. This plant provides primary treatment to remove solid waste from incoming wastewater. Currently, treated water is not stored, but dispersed using spray fields. Additional acreage for storage or spray fields will be required as flows increase.

### Wastewater Standards

The Greenfield Wastewater Treatment Plant adheres to wastewater standards set forth by Central Coast Regional Water Quality Control Board (CCRWQCB) and standards of the Greenfield Wastewater System. Current discharge standards to regulate the System's treatment process require monitoring of effluent pH, total dissolved solids, heavy metals, and biological oxygen

demand. Failure to comply with established standards could result in facility closure.

### Effluent and Solid Sludge Recycling

Effluent reclamation is accomplished through spray fields. Effluent is dispersed through the fields and is returned to the groundwater aquifer.

### **Future Improvements**

Wastewater extension will be required to serve future development projects that are located primarily in the eastern and western portions of the Planning Area. Developers shall be responsible for installing wastewater infrastructure to service the property being developed.

The Wastewater Capital Improvement Plan Update will identify the funding requirements for any necessary improvements and program these costs into the impact fees.

## **DRAINAGE FACILITIES**

### **Overview of Storm Drain Service**

Current drainage facilities in Greenfield are minimal. Storm water generally drains to the east of the City, where it is collected in retention ponds near the sewage plant. Storm water does not drain to the Salinas River. Financial constraints have prevented the implementation of a more sophisticated drainage system in Greenfield, as well as the production of a City of Greenfield Drainage Master Plan.

Thus far, lack of an integrated drainage plan has not been a significant problem in Greenfield, as the City is not prone extensive or regular flooding. New drainage needs are met by project developers; current public works regulations require new projects to provide drainage infrastructure to accommodate

development. These facilities usually comprise on-site retention basins. This has been an effective manner of drainage because local soil acts as an effective matriculation system.

### Regional Drainage Patterns

The Salinas River, located approximately three miles east of the City of Greenfield, is the main drainage feature of the Salinas Valley. The river is approximately 155 miles in length and is the largest submerged river in the United States. Precipitation drains downward into the Valley from the slopes of the Sierra de Salinas and Gabilan Mountains. The principal tributaries of the Salinas River are the Arroyo Seco, Nacimiento and San Antonio Rivers, which drain the Santa Lucia Mountains, and the San Lorenzo River, which flows from the Gabilan Mountains. Water flows from the Salinas River into the Pacific Ocean via Monterey Bay.

Locally, the Arroyo Seco River drains the eastern face of the Sierra de Salinas Mountains. These drainage systems have constructed the alluvial fan deposits near the mouths of the streams and are noticeable when observed from the eastern face of the Gabilan Mountains.

### Flood Hazards

A small part of the Planning Area is subject to periodic flooding and are categorized in Zone A on the National Flood Insurance Rate Map (FIRM) Community Panel No. 060195 0375 D. FIRM is a federal program enabling property owners to purchase insurance protection against losses from flooding. Zone A areas are subject to inundation by a 100-year flood event; however, these are areas for which no detailed hydraulic analyses have been performed and no base flood elevation or depths are shown on the map.

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According to the map, Zone A areas in Greenfield exist east of the main City Limits at the site of the Wastewater treatment plant.

According to the *1981 Greenfield General Plan*, another potential flood hazard in the area would occur with the failure of either Nacimiento Reservoir Dam in San Luis Obispo County, 40 miles to the southwest, or the San Antonio Reservoir Dam, 30 miles to the southwest. This has been deemed to be a low risk hazard by the National Flood Insurance Program. However, if failure were to occur due to seismic activity, the City of Greenfield would be affected to a small degree. It is estimated that travel time of a peak flood due to dam failure would be approximately 14 hours from San Antonio Reservoir and 15 hours from Nacimiento Reservoir.

### **ELECTRICAL, NATURAL GAS, AND TELEPHONE**

Pacific Gas and Electric (PG&E) provides electricity and natural gas, Pacific Bell provides telecommunications services and AT&T provides cable television infrastructure and service in the City of Greenfield. Electrical, natural gas and telephone distribution lines would need to be extended and/or improved to PG&E and Pacific Bell standards to serve future growth.

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