

City of Greenfield General Plan 2005-2025



JULY 2005

City of Greenfield

General Plan 2005-2025

JULY 2005

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All Technical Reports and Final EIR are on file at the City of Greenfield.



CHAPTER

1

INTRODUCTION

INTRODUCTION TO GREENFIELD

The City of Greenfield is located in the heart of California's Salinas Valley, nestled between the Gabilan mountain range to the east and the Santa Lucia range to the west. Located approximately 35 miles southeast of Monterey Bay, within California's Central Coast region, Greenfield is centered in one of the most productive agricultural areas in the world. Known as the "Salad Bowl of the World", the Salinas Valley ships over \$2 billion (US) worth of fruits and vegetables annually across the United States and abroad. Local tourism is increasing, as more people are attracted to the area, also known as the center of "Steinbeck Country."

The Central Coast region is also known as a premier wine grape growing region due to favorable soils and climate. Vineyards, wineries, and wine tasting rooms continue to expand throughout the region.

Greenfield has small town charm and a sense of community, affordable prices (comparatively) for land and housing, a growing population of professional and skilled workers, and a variety of nearby outdoor recreational opportunities. Within this diverse community, rural and suburban lifestyles coexist with ongoing agricultural activities.

The City's development of this General Plan represents a major effort toward establishing and promoting a community that reflects the values and character of local residents. This General Plan provides the fundamental blueprint for Greenfield's growth and development through the year 2025.

The City last updated its General Plan in 1981. The community is therefore due for comprehensive planning and a complete update of its vision for the community over the next twenty years.

Community Goals and Vision

Greenfield prides itself on its forward-thinking approach to community life. The municipal government, churches, schools, and service organizations create the kinds of close-knit relationships most often found only in small towns. The City is proud of its accomplishments, and looks forward to an even better future. Dedicated to its agricultural roots, Greenfield is also committed to diversification and increased opportunities for residents and businesses.

The mission of the City of Greenfield is to provide personalized, quality community services. The City of Greenfield exists to

1.0 – Introduction

enhance the well being of the community while balancing conflicting interests.

The City of Greenfield aspires to:

- ❑ Promote a high quality physical and social environment with rural character that fosters a sense of wholeness, vitality, and balance within a highly diversified residential and business community, and
- ❑ Provide a full range of municipal services, with a commitment to affordable housing and leadership in the delivery of social services, and
- ❑ Support a people-oriented environment sensitive to the human rights of all people that is attractive to residents, visitors, and business.

Overview of General Plans

Within California, all counties and incorporated cities are required by law to adopt a General Plan. State law is quite specific on the topics that must be addressed within the General Plan. The chapters, or Elements, of the Plan must address various State-mandated topics, but the organization of the Elements is at the discretion of each jurisdiction. Additionally, the State recognizes that each jurisdiction may face unique issues and authorizes the adoption of optional Elements that address issues of local concern.

Requirement for Internal Consistency

The General Plan must fully integrate its separate parts and relate them to each other without conflict. Internal consistency applies as much to figures and tables as to the 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. No Element may supercede another.

Organization of this General Plan

This Greenfield 2004 General Plan addresses the State-mandated requirements and local issues through inclusion of the following Elements:

- ❑ Land Use Element
- ❑ Circulation Element
- ❑ Growth Management Element
- ❑ Economic Development Element
- ❑ Housing Element
- ❑ Conservation, Recreation, and Open Space Element
- ❑ Health & Safety Element
- ❑ Noise Element

The organization of material within each Element is at the discretion of the local jurisdiction. Each Element of this General Plan has been organized as follows: a brief Introduction that describes the Element's content and mandatory components; a Goals, Policies, and Programs section that establishes the City's long-term goals, along with policies and regulations designed to achieve these goals; and a Setting section that provides supporting information and data that relates specifically to the policy statements.

This Plan is intended to be concise and easily understood. While substantial technical data was collected to support this planning effort, the majority of the data is contained within separate technical reports and is not reproduced herein. Technical reports on traffic, noise, air quality, and public facilities such as water service, wastewater treatment, and drainage have

been prepared to support this General Plan. These reports are available through the City for readers seeking more detailed information.

Planning Horizon and Planning Area

General Plans are required to establish a planning horizon and a Planning Area. The planning horizon, or the date through which this Plan could reasonably guide Greenfield, is approximately twenty years. However, it is typical for developing cities to update their General Plans every ten years as development occurs and conditions change. The Planning Area for this General Plan is the incorporated City limits, plus additional land to the east and west of the City. The incorporated City limits include approximately 1,054 acres, while the Planning Area includes 1,1380 additional acres.

The boundary of the Planning Area constitutes a proposed Sphere of Influence (SOI) boundary. This proposed SOI must be approved by the Monterey County Local Agency Formation Commission (LAFCo) after adoption of the General Plan. Once the SOI is approved, if Greenfield wishes to expand its City limit in the future, it must submit a request to the LAFCo to annex additional land, thereby expanding the City boundary.

Monterey County has approved urban intensity development immediately north of the City (Yanks Air Museum site) that will significantly affect Greenfield. In the interest of guiding such development, the City will seek annexation of these lands when developed.

Projected Growth

As stated above, the City plans to more than double in size. This growth will increase the City to approximately 36,000 residents. Additionally, the City plans on expanding

industrial, visitor serving, and commercial activities to increase the number and variety of available jobs. This increase in populations and jobs will result in approximately 163,400 trips on the road network and require significant upgrades to the City's roads, sewer, water, schools and other infrastructure.

Projected future growth will require careful planning to ensure the community character is maintained and environmental impacts are minimized.

Related Planning Activities

This General Plan will be implemented in concert with various programs already underway by the City. Such programs include, but are not limited to, the following:

Greenfield Redevelopment Agency

The Greenfield Redevelopment Plan has a project area of 693.3 acres and was amended in 2003 to include an additional 200 acres. The Plan is administered under the direction of the Greenfield Redevelopment Agency, comprised of the members of the City Council. Implementation of the Greenfield Redevelopment Plan will enhance and improve underutilized land within the Redevelopment Area, resulting in job creation and other benefits to the community.

Greenfield Parks and Recreation Master Plan

The City has worked diligently over the past year to identify Parks and Recreational needs in the community. The City intends to begin development of a Parks and Recreation Master Plan tailored to the specific needs of the community shortly after the adoption of the General Plan.

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Long Range Water and Wastewater Plans

Concurrent with the General Plan Update, the City initiated updates of the water and wastewater capital improvement plans. These plans identify specific infrastructure improvements and funding sources needed to complete these identified improvements. These reports will be finalized shortly after the adoption of the General Plan.

Environmental Review

Adoption of a General Plan is considered a “project” under the California Environmental Quality Act (CEQA). As such, the potential impacts of adoption of the General Plan must be identified and analyzed. For the Greenfield 2023 General Plan, an integrated Environmental Impact Report (EIR) has been prepared.

From the outset, it was the City’s intention to create a self-mitigating Plan. This strategy required the City to consider potential impacts and incorporate policies and programs within the General Plan that would reduce potential impacts to a less than significant level.

Subsequent Actions

While adoption of the General Plan represents a major milestone for the City of Greenfield, additional planning efforts will be required. Immediately following General Plan adoption, the City intends to begin the process to amend the Zoning Ordinance and Zoning Map to achieve consistency with this General Plan. The amendment and adoption of a revised Zoning Code and Zoning Map prepared specifically for Greenfield will be a substantial and important undertaking. Development and implementation of Design Guidelines will also begin shortly after General Plan adoption. These additional regulatory documents will

provide standards and direction for future development in Greenfield.

CHAPTER

2

LAND USE ELEMENT

INTRODUCTION

The purpose of the Land Use Element is to designate the pattern and type of land development within the City of Greenfield and its future growth area. **Figure 2-3** *Land Use Diagram* provides a graphic illustration of this pattern and the text describes the future development envisioned for the City. The Land Use Element also delineates the geographic areas that are anticipated to be developed over the term of this General Plan.

Goals and Policies to guide the City's decision makers in their review of development proposals are included. The element also defines land use categories and provides supporting detail for the uses depicted on **Figure 2-3** *Land Use Diagram*. A description of the location and future development concepts for identified Special Planning Areas is also included.

General Description of the Element

The Land Use Element is the core of the General Plan and is typically the element most frequently consulted. The Land Use Diagram designates land uses for all lands within the City and its future growth area and visually depicts the community's intended physical form and areas for

growth. The Land Use Diagram is supported by text that describes building intensity, population density, and development expectations of the Greenfield community. The framework of Goals and Policies will guide the community's decision making throughout the term of the General Plan. The element also identifies implementation actions that will be required to bring about the development envisioned in the Land Use Plan.

Organization of the Element

This element is organized into five main sections:

- Introduction. This section includes an overview, discussion of consistency of the element with state law, description of planning boundaries, information regarding the General Plan process, and describes the community vision and character.
- Background and Land Use Setting. This section provides background information and a description of the current setting, including supporting data.
- Description of Land Use Designations. This section includes text explanations of the various existing, revised and new land use designations.

2.0 – Land Use Element

- ❑ Goals, Policies, and Implementation Programs. This section outlines Greenfield’s overall goals, and the policies and implementation programs designed to attain these goals.
- ❑ Special Planning Areas. This section provides guidance for the development or redevelopment of specific geographic areas within Greenfield that have been designated as special planning areas.
- ❑ Future Growth. This section describes the potential growth of the community and projects the maximum buildout potential under the proposed land use designations.

Consistency with State Law

California Government Code Section 65302(a) requires that a land use element be included in a General Plan and mandates that the element address the following:

"...the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan..."

This element has been prepared in conformance with all mandatory requirements of state law. Specific topics addressed include:

- ❑ Planning Boundaries
- ❑ Land Use Setting and Planning Area

- ❑ Population and Employment Projections
- ❑ Community Issues and Trends
- ❑ Special Land Use Considerations
- ❑ Land Use Diagram
- ❑ General Plan Land Use Designations
- ❑ Land Use Intensity Standards
- ❑ General Plan Holding Capacity
- ❑ Land Use and Zoning Compatibility

Planning Boundaries

California Government Code Section 65300 states that a General Plan shall be adopted

"for the physical development of a county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

Greenfield initiated an amendment to its Sphere of Influence boundary in 2002. The area located within this Sphere of Influence represents the City’s anticipated future growth area during the time frame addressed by this General Plan. This area is depicted on **Figure 2-1 City of Greenfield Planning Boundaries**. The land within the existing city limits combined with the future growth area constitutes Greenfield’s General Plan Planning Area.

The boundaries of this Planning Area were established with regard to physical constraints and growth projections for the community. These growth projections were based on 2000 Census data, historical growth rates, and pending and proposed development projects. The boundaries reflect the City’s calculation of the amount of land needed for development during the General Plan’s twenty-year time frame, consistent with the goals, policies, and programs included in this element. These

requirements are intended to result in an overall growth pattern of compact development in Greenfield.

Portions of the Planning Area have been designated as “reserve”. The areas with the “reserve” overlay should not be developed until almost all non-reserve land with the same land use designation has been developed. This policy will help Greenfield achieve an orderly pattern of compact city growth.

Internal Consistency

The elements of the General Plan must be fully integrated and must relate to each other without conflict. Internal consistency applies as much to figures and diagrams as to the 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.

Relationship to Other Elements of the General Plan

When the General Plan is completed, it will maintain consistency between individual elements. The Housing Element, the first element to be updated, was adopted in June 2003. It addresses the type, availability, and condition of housing; methods of purchasing; and programs for the development of affordable housing in the City. The Land Use Element and Circulation Element, which are closely tied, are the next two elements that have been updated. The circulation element, which addresses the transportation network that allows people, vehicles, and goods to move freely from one area to another, was updated along with the Land Use Element. It was important to determine appropriate access

needed for the land uses proposed in the Land Use Diagram.

Due to the nature of topics addressed in the Land Use Element, all other elements of the General Plan overlap land use issues and topics to varying degrees. The Growth Management Element will consider physical facilities that provide drainage, domestic water, and wastewater treatment services. The Economic Development Element will establish a framework for promoting employment and economic development in the City. The Open Space, Conservation, and Recreation Element will address a variety of issues, including biological, cultural, and historic resources, locations of existing and potential park sites, active and passive recreational opportunities, and agricultural activities. The Health and Safety Element will consider issues of flooding, ground shaking, and other possible hazards. In addition, this element will address existing and potential noise impacts, analyzing conflicts between noise generating and noise sensitive land uses. The Health and Safety Element will also address issues of air quality.

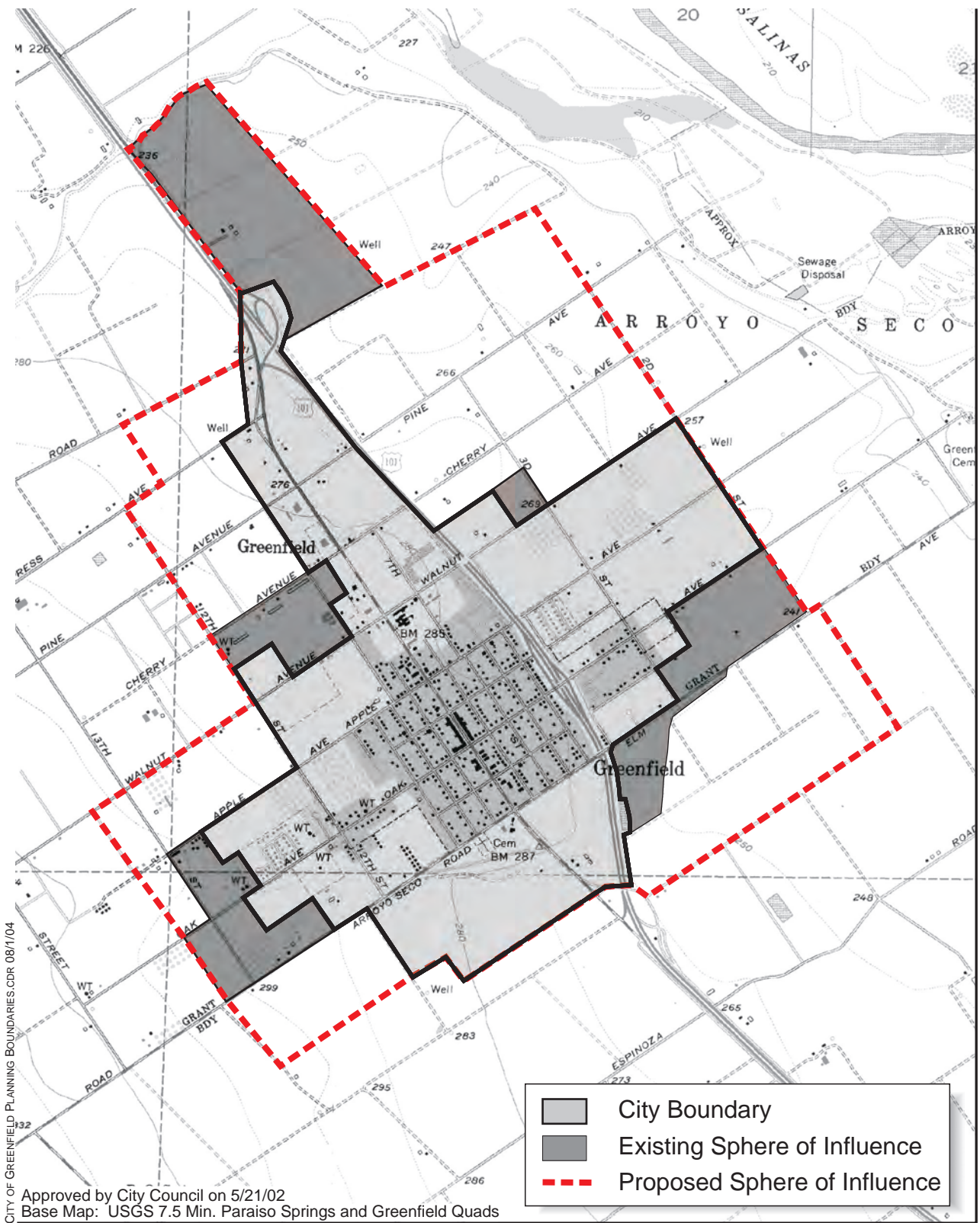


FIGURE 2-1
 CITY OF GREENFIELD PLANNING BOUNDARIES

Overview of Major Land Use Issues

The City has encouraged public participation and held a series of community workshops to guide the Land Use Element update and visioning process for the community. Among the issues discussed were the type and scale of new development, protection of community character, impacts on the downtown by future commercial development, job creation, conversion of agricultural land, and expectations of the City. The workshop comments that pertain most directly to the Land Use Element are summarized below:

- ❑ Continue efforts to redevelop the downtown area, including the establishment of a museum and park, to create a sense of place for the City.
- ❑ Maintain and enhance architecturally significant, landmark, and historic buildings.
- ❑ Create attractive “gateways” to the community, including signs incorporating Greenfield’s logo, at entrances to the City.
- ❑ Continue efforts to improve the jobs/housing balance by encouraging the expansion of existing businesses and industries and the location of new businesses to create more jobs in a greater variety of employment opportunities.
- ❑ Continue efforts to provide affordable housing, including the adoption of an inclusionary housing ordinance.
- ❑ Develop market-rate “move-up” housing and an area for “residential estates” to encourage families to stay in Greenfield.
- ❑ Enhance the character of the community by developing vibrant neighborhoods with housing and neighborhood commercial centers that complement the City’s agricultural heritage.
- ❑ Encourage the redevelopment of sub-standard and underutilized existing facilities and sites in areas designated for commercial and industrial use.
- ❑ Create more open space, recreational facilities, parks, and a citywide trail system and integrate these facilities into new development.
- ❑ Encourage regional commercial development consistent with design standards appropriate to the City’s character.
- ❑ Adopt policies to require compact city growth to minimize conversion of agricultural land.
- ❑ Require buffers between residential development and adjacent agricultural uses.
- ❑ Use “reserve” designations on land adjacent to the Planning Area boundaries and require the development of the majority of non-reserve land in the same land use designation prior to development of “reserve” areas.

Issues not related to land use but discussed at the workshops are addressed in the appropriate element(s). Many of the community’s concerns and ideas have been incorporated and addressed within the goals, policies, and programs in the various elements of this General Plan.

Community Vision

The City’s vision is to retain aspects of its rural community character as it grows over the next two decades, while providing greater opportunities for industrial and commercial development and new jobs for the community. While residential opportunity abounds, the City will also encourage industrial and commercial development to create a more vibrant community with an improved jobs/housing balance. The downtown must remain the

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heart of the community. However, the City will support the development of regional retail as well.

To help maintain its small-town feel, the City will develop cohesive neighborhoods. By creating a sense of place, each neighborhood will take ownership and pride in its area. The use of traditional neighborhood design (“TND”) principles will be encouraged, as will site plans that include trails, open space, and similar amenities.

Greenfield is committed to compact future development. For this reason, the community has embraced the concept of TND. The City encourages the development of neighborhoods based on TND principles in both low and medium density residential designations. Although TND principles are often considered “urban” concepts, the City has determined that the principles of TND development also foster neighborhoods that are compatible with Greenfield’s character. Based on Greenfield’s experience, other communities located within prime agricultural areas may be encouraged to use TND to minimize agricultural land conversion and foster compact city growth.

TND development results in higher density residential neighborhoods in which homes are constructed on smaller lots within walking distance of neighborhood commercial centers, schools, and parks. The development of a neighborhood, rather than just a housing area, is a critical component of TND. Healthy neighborhoods create a sense of community. Such neighborhoods share a number of common design elements. These include a walkable scale, mixed-use design, narrow pedestrian-friendly streets, houses that face the street, and lots that offer some private outdoor space. The use of these design principles will result in neighborhoods that reflect Greenfield’s “hometown” charm. The City plans to

adopt and implement detailed standards for TND development in both low and medium density residential designations.

The provision of housing for all income levels is also a goal of the community. Affordable housing is essential to the City and the region. However, the development of market-rate single-family homes and other “move-up” units that provide housing choices for all income levels is important to the community. The General Plan Housing Element, adopted by the City in June 2003, describes the City’s goals, policies, and programs for housing in greater detail.

Historically, agriculture has been the primary economic activity in and around Greenfield. The community’s agricultural heritage remains strong and is evident in the surrounding fields and vineyards. As new development occurs, the City will seek to protect agricultural areas outside the Planning Area and to maintain the cultural connection to the community’s agricultural heritage through design standards, development project reviews, construction of community entry signs, and the design of public facilities serving Greenfield residents.

Community Character

A description of the vision for Greenfield would not be complete without a discussion of community character. The land use designations and overlays included in the Land Use Element, as well as the zoning regulations and design guidelines envisioned as future implementation tools, should reflect and enhance Greenfield’s rural community character.

Street patterns, type of development, scale of structures, exterior appearance of buildings, signage, landscaping, and parking configuration of new developments are all elements that can contribute to the enhancement of the community’s character. However, if undertaken in an insensitive

way, these same factors can undermine the vision of the community and can negatively impact the City's character. Some of these factors are discussed in more detail below while others are discussed in the Circulation Element or other relevant elements.

Most residents, property owners, and business owners have chosen to reside or invest in Greenfield because they appreciate its rural community character and "hometown" charm. The atmosphere is safe and friendly. Greenfield has preserved a sense of its agricultural heritage, resulting in a community in harmony with the surrounding farmlands and vineyards.

The community's vision is to continue to complement, rather than compete with, its agricultural neighbors over the next twenty years. Preserving this balance is essential to retaining and reinforcing the character of the community. Greenfield is committed to compact city growth and the goals, policies, and programs in this document are intended to further this objective.

Street Patterns

The physical scale and alignment of roadways contribute to the character of a community by dictating the direction of traffic, influencing views, determining levels of traffic, and influencing safety. Historically, Greenfield has developed along the Highway 101 corridor. El Camino Real has become a parallel, "main" street, functioning as the community's downtown arterial.

The residential neighborhoods adjacent to the downtown are laid out in a traditional grid system pattern. Neighborhoods surrounding this area, however, have a more "suburban" pattern, using cul-de-sacs and other patterns that limit "through" streets. While grid patterns may increase levels of traffic in residential neighborhoods, as street hierarchies are less differentiated

and almost all streets are "through" streets, they encourage pedestrian and bicycle accessibility. Although cul-de-sacs diminish traffic levels in residential neighborhoods, they may discourage pedestrian and bicycle travel unless provisions are made for convenient access. Use of reduced street widths is also a typical component in traditional neighborhood development. Further discussion of street patterns is found in the Circulation Element.

Median and Street Trees

In addition to the pattern of roadways, the amenities that a street provides are important elements contributing to community character. Sidewalks, especially those separated from vehicular traffic by parkways, provide a physical separation improve the pedestrian experience while increasing safety. Planted medians allow for increased traffic flow where left turns are not permitted.

Bicycle lanes, of sufficient width, encourage a safe alternative to automotive travel. By providing additional amenities to the roadways, the physical appearance and utility of the streets will be greatly improved.

Typical roadway sections identifying frontage improvements, road widths, and landscaping for local, collector, and arterial streets are provided within the Circulation Element of this General Plan, along with a pedestrian/bicycle circulation plan.

Parking

Safe and convenient parking is an important element in enhancing community character. The existing angled parking and landscaped median in the commercial area on El Camino Real contribute to the "hometown" feel of the business district. Bicycle parking areas should also be provided at convenient locations throughout the downtown.

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Further information regarding parking is included in the Circulation Element.

Type and Scale of Development

A compact development pattern that results in neighborhoods with schools, parks, and shopping within walking and biking distance of housing is an important element in maintaining and enhancing Greenfield's character. By locating small commercial centers in neighborhoods throughout the City, the residents of Greenfield will have greater and more convenient access to goods and services, often without using automobiles for transportation. While such facilities are desirable in every neighborhood, their inclusion is a core concept in traditional neighborhood design ("TND"). The goals, policies, and programs included in this element encourage development based on TND principles.

While areas for regional shopping centers are designated within the Land Use Element, it is important that these centers be developed with community character in

mind. The scale, exterior appearance, signage, landscaping, and parking must be designed to reflect Greenfield's commitment to complement, rather than compete with, the surrounding agricultural area. Design standards should be adopted to address these concerns.

Exterior Appearance

The policies and programs included in this element call for the development of design standards in several land use designations. Implementation of these standards will enhance the community, resulting in building styles and exterior appearance that reflect community character and complement neighboring structures. This concept is particularly important in the downtown area, where redevelopment efforts have resulted in a more vibrant and attractive commercial district. Continued implementation of the adopted design guidelines and streetscape plan will result in new development that complements the downtown area.

BACKGROUND INFORMATION AND LAND USE SETTING

The City of Greenfield is located in the south Salinas Valley in southern Monterey County. Monterey County is bordered by Santa Cruz and San Benito counties to the north and San Luis Obispo County to the south. Highway 101, the major north-south route through Monterey County goes through Greenfield. Access is provided at four freeway interchanges.

Greenfield is one of the cities in the fertile Salinas Valley and has retained its rural community character. Salinas, the county seat, is located 35 miles to the north. Soledad and Gonzales are located 9 and 19 miles north, respectively. King City is located 13 miles to the south. Greenfield is bounded by the Santa Lucia Mountains and benchlands and Los Padres National Forest on the west and the Gabilan Mountain Range and benchlands to the east. The mountains provide visual relief from spreading urban development and agricultural uses on the valley floor. The elevation of the City ranges between approximately 290 and 310 feet above mean sea level. The terrain is mostly flat and level and slopes downward toward the east.

Other important visual features in the area include the Salinas, San Antonio and Nacimiento Rivers and tributaries, the San Antonio and Nacimiento Reservoirs and numerous canyons, valleys and creeks.

Local Climate

A semi-permanent high pressure in the eastern Pacific is the controlling factor in the climate of the Greenfield area. In late spring and summer, the high-pressure system is dominant and causes persistent west and

northwesterly winds over the entire California Coast. The onshore air currents pass over cool ocean waters to bring fog and relatively cool air into the coastal valleys. In the fall, the surface winds become weak, and the marine layer grows shallow, dissipating altogether on some days. The airflow is occasionally reversed in a weak offshore movement. During winter and early spring the high pressure system over the Pacific migrates southward and has less influence on the air basin. Wind direction is more variable, but northwest wind still dominates.

Recent Annexations

Greenfield has recently annexed four areas within its existing Sphere of Influence. These annexations, along with redevelopment in the existing City limits, will shape the near-term growth of the City. The annexations added approximately 200 acres to the incorporated City limits with approximately 84% of the land designated for residential uses.

**Table 2-1
Recent Annexation Land Use (Acres)**

Annexation	Residential	Commercial	Public	Total Acres
Thorp	70	20	10	100
Rava	47	0	0	47
Gianolini	43	0	0	43
CHISPA	9	0	0	9
Total	169	20	10	199

Source: City of Greenfield.

**Table 2-2
Approved Residential Annexations in Greenfield**

Annexation	Type of Units	No. of Units	Affordable Units	Acreage
Thorp	SF, MF	476	0	70
Rava	SF	282	0	47
Gianolini	SF	323	0	43
CHISPA	SF, MF	77	66	7.6
Total		1,158	66	167.6 acres

Source: City of Greenfield.

Growth

Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

This growth was consistent with the city’s historical growth pattern. Between 1985 and 1990 Greenfield’s growth kept pace with neighboring Salinas Valley cities, and this trend has generally continued in the period between 2000 and 2005.

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

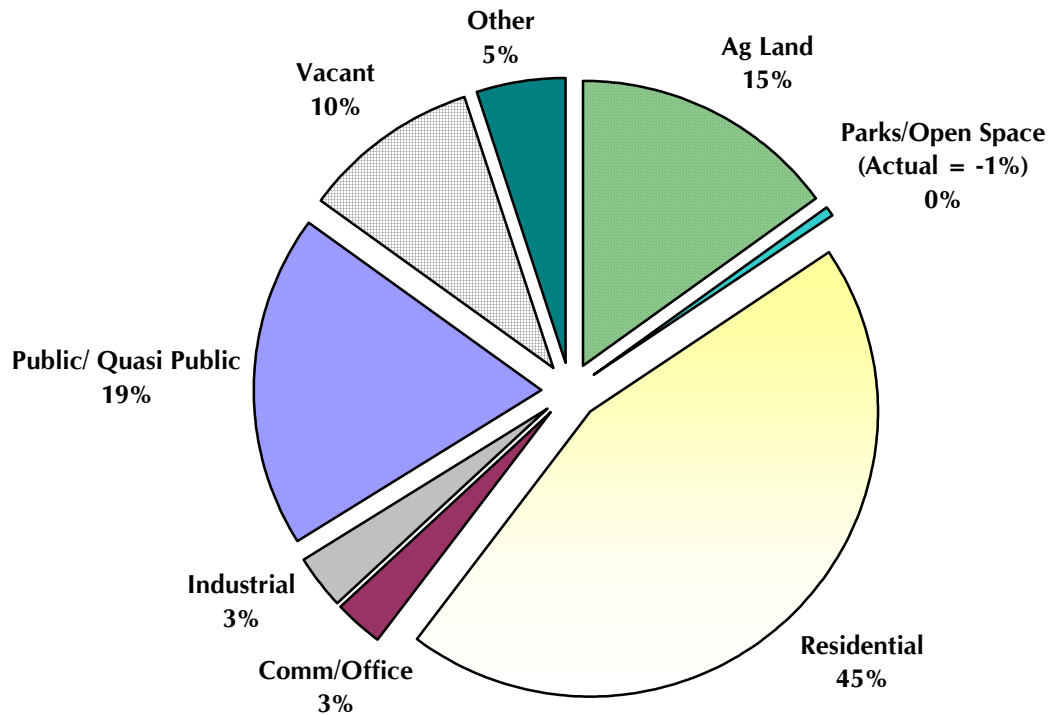
land in Greenfield is generally more affordable than the price of land in much of Monterey County. This provides land for housing development at a more affordable price, resulting in significant housing growth.

Description of Existing Land Uses

The City of Greenfield currently contains over 1,000 acres of land within the City limits. Most of this area is currently built out or committed to urban land uses.

Table 2-3 Existing Land Use (In Acres) provides a breakdown by land use category of developed and undeveloped land within Greenfield. Approximately 270 acres are undeveloped in the City limits (undeveloped is defined as land that is either vacant, in agricultural production, or in open space). **Figure 2-2** graphically depicts the current allocation of land use in the City.

**Figure 2-2
Existing Land Use Distribution**



**Table 2-3
City of Greenfield
Existing Land Use (In Acres)**

Land Use	City Limits	Future Growth Area	Total
Residential Estate	30.31	54.60	84.91
Low Density Residential	381.87	0.00	381.87
Medium Density Residential	61.26	12.76	74.02
High Density Residential	17.77	0.00	17.77
Neighborhood Commercial	0.36	0.00	0.36
Downtown Commercial	17.94	0.00	17.94
Highway Commercial	14.19	0.00	14.19
Professional Office	3.63	0.00	3.63
Light Industrial	30.42	0.69	31.11
Public Quasi Public	197.07	2.08	199.15
Recreation and Open Space	4.41	19.11	23.52
Agricultural	155.27	1,277.84	1,433.11
Vacant	110.61	13.74	124.35
Mixed Use	29.15	0.00	29.15
TOTAL	1,054.26	1,380.82	2,435.08

DESCRIPTION OF LAND USE DESIGNATIONS

This section of the Land Use Element describes land use designations for the various uses throughout the City of Greenfield. These Land Use Designations have been crafted with the intention of maintaining Greenfield’s rural community character as the city grows to include a greater number and diversity of common urban amenities currently underprovided to City residents. By defining residential, commercial, and industrial uses, along with public and open-space lands, this portion of the Element provides clear direction for the various types of potential development.

The Land Use Diagram by itself does not govern future development in Greenfield, but must be used in conjunction with plan goals and policies. **Figure 2-3** shows the Land Use Diagram and **Figure 2-4** shows the existing land uses in the City.

Residential Uses

The land use designations in the General Plan that provide for residential uses include Residential Estate, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed-Use Overlay areas in the Downtown Commercial and Artisan Agriculture/Visitor Serving designations. These designations provide for a healthy mix of various residential uses within the City. The following descriptions provide further clarification of the intended character, type of dwelling units, density, and potential for impacts resulting from the allowed development. The residential designations prescribe density ranges, lot sizes, allowable uses, and dwelling types. The purpose of these varied land use designations is to ensure the continued use of residential property in a manner that reflects the community’s character and

provides for appropriate future residential growth in Greenfield.

Primary land uses include detached single-family homes and accessory uses. Non-residential uses anticipated within the residential land use designations include places of worship, schools, home occupations, parks, recreation facilities, community facilities, and day care facilities for children and adults. This combination of uses, along with nearby neighborhood commercial centers, will create a vibrant balance of development within existing and future neighborhoods.

Residential Estate

The purpose of the Residential Estate designation is to encourage the development of high quality homes on large lots in a low-density setting with significant open space. This designation provides for the development of a type of housing unit that is currently not available in Greenfield. Providing a wide range of housing types, prices, and styles is important to the community and will result in a vibrant and economically strong city that is also socio-economically diverse. By providing this distinctive type of residential development within the community, upper-income individuals and families who may currently be deterred from locating in or remaining in the community, will be provided with a strong incentive to reside in Greenfield.

This designation allows for a maximum of 2 dwelling units per acre, with a minimum parcel size of 15,000 square feet.

Low Density Residential

The purpose of the Low Density Residential Land Use Designation is to recognize existing low density, single-family residential development and to designate areas for future development of such housing. This designation allows for a

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minimum of 1 dwelling unit and a maximum of 7 dwelling units per acre, with a minimum parcel size of 6,000 square feet. However, developments at the same overall density but utilizing TND principles in site design may use smaller lots to achieve a walkable scale, while preserving areas for open space, recreational facilities, and other amenities.

Medium Density Residential

The purpose of the Medium Density Residential Land Use Designation is to accommodate moderate residential development at more units per acre than low density allows, but at less than high density. This designation allows for a minimum of 1 dwelling unit and a maximum of 15 dwelling units per acre, with a minimum parcel size of 2,900 square feet. This designation works well for residential development based on TND principles. Attached single-family residences, duplexes, and row houses are permitted in this designation.

High Density Residential

The purpose of the High Density Residential Land Use Designation is to provide residential units, most of which will be rental units, at a density greater than the Medium Density standard. This designation allows for apartment-style buildings and condominiums. This designation allows a minimum of 10 dwelling units and a maximum of 21 dwelling units per gross acre.

Appropriate primary land uses include attached multiple-family residences and accessory structures normally auxiliary to the primary uses.

Mixed Use Overlay

The purpose of the Mixed Use Overlay is to provide an opportunity for the development

of residential units in conjunction with a different underlying land use designation. Areas designated Downtown Commercial, and Professional Office are also designated with the Mixed Use overlay. Areas designated neighborhood Commercial and Highway Commercial would be considered for the addition of the Mixed Use overlay on a case by case basis.

The combination of residential use with the commercial and professional office designations can result in several positive impacts on the community. It creates housing opportunities without reducing available land for commercial and professional office development, it allows people to live and work in the same area, and the presence of people in the downtown area 24-hours a day results in increased vitality in the center of the community.

Residential uses are permitted on the second and third stories of structures and parking for residents must be provided. One (1) residential unit for each 3,000 square feet of commercial or office space is permitted.

Commercial Uses

The provision of commercial land use designations is critical for the long-term economic success of Greenfield. Thoughtful placement of commercial uses will allow convenient access by the community and will ensure compatibility with adjacent uses. Establishing an appropriate balance between commercial and other uses in the community is important.

The City encourages further commercial development, including neighborhood commercial centers, regional shopping opportunities, highway commercial businesses, and visitor-serving uses, while protecting the economic stability of local businesses. In addition, placement of future

commercial development should avoid negative impacts on other uses in the vicinity. Providing this balance will help to retain Greenfield's character and will encourage responsible growth.

Neighborhood Commercial Center

This designation allows for a broad range of commercial uses appropriate within or adjacent to residential neighborhoods. These uses are intended to serve day to day needs of neighborhood residents.

General types of commercial uses include retail stores, service facilities, and limited office uses, all developed at a neighborhood scale. Since these uses will be convenient for pedestrian and bicycle access, vehicular parking standards may be reduced to reflect the diminished dependence on vehicular access with increased bicycle parking required.

Through sensitive design, these uses can be located near single-family residences with minimal impact or incompatibility. Typical uses may vary widely from center to center, but uses such as mini-markets, convenience stores, branch banks, video rental establishments, hair and nail salons, dry cleaners, laundromats, and other uses with similar characteristics and impacts are encouraged.

Downtown Commercial

Downtown Commercial uses can provide an innovative mix of retail commercial, service, and residential uses, often in the same structures. By linking the two uses, it is possible to create and sustain vitality in the heart of the community. This designation encourages the development of residential units above a business, in which the owner of the business located on the ground floor dwelling occupies the dwelling unit above. The Downtown Commercial designation is intended to provide flexibility

in both the reuse of existing structures and the construction of infill projects.

Highway Commercial

This designation allows for a broad range of commercial and service activities that require convenient vehicular access and adequate parking. This designation is intended primarily for service and retail uses that are not appropriate for the downtown area due to operational needs and characteristics. Uses include regional shopping centers, banquet facilities, gas stations, vehicle sales and services, building material supply, warehousing, and similar facilities.

Regional Commercial Center Overlay

Highway commercial areas that are intended to draw from a regional market should provide amenities that are not required for uses that are designed to serve more local needs. The purpose of the regional commercial overlay is to require increased standards for parking spaces, additional landscaping, and greater attention to buffering the center from nearby residential and agricultural uses. In addition, standards should be developed that allow signage that is more visible from Highway 101. Consequently, in order to ensure regional commercial development that enhances the community, a design overlay that addresses such requirements is provided for areas designated for this type of development.

Gateway Overlay

Commercial and visitor serving areas that are located at the northern and southern entrances to the community serve as "gateways" to Greenfield. These areas should be aesthetically attractive since they provide an influential visual statement regarding the character of the community. Such areas should be designed to provide

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visual amenities that are not required for uses designed to serve more local needs. The purpose of the gateway overlay is to require the provision of attractive signage, additional landscaping, and greater attention to building design. The gateway overlay is intended to accomplish these purposes.

Artisan Agriculture and Visitor Serving

The purpose of the Artisan Agriculture and Visitor Serving designation is to allow small-scale agricultural activities such as vineyards, orchards, artisan crops (such as herbs, specialty lettuces, and flowers, etc.); while simultaneously accommodating visitor-serving uses. These uses include bed and breakfast establishments; hotels, motels, or inns of not more than 12 rooms; tasting rooms for wine and other agricultural products; cafes and other small-scale dining facilities, retail facilities featuring visitor-serving items such as agriculture-related products.

Primary land uses would include small-scale agricultural activities, equestrian facilities and other recreational uses; kennels and hatcheries, and visitor-serving uses, including overnight accommodations, retail sales, and tasting rooms.

Minimum parcel size is five (5) acres. Site coverage (total coverage including buildings and paved areas) is limited to 5% of the total parcel. Maximum building height is 2 stories not to exceed 30 feet.

Professional Office

The Professional Office designation is intended to provide space for medical facilities, business uses, and professional offices. Among the uses anticipated are medical facilities, including offices and labs, professional offices such as law firms, insurance, and real estate, administrative offices, corporate offices, and research and development facilities. Development in this

designation is characterized by attractive, landscaped sites with shared parking areas. Complimentary retail and commercial uses may be allowed only as secondary uses in office complexes.

A Mixed-Use overlay is also included for this designation. Residential units, either owner-occupied or rental, may be located on the second story of professional office buildings. Standards for site design, exterior appearance, landscaping, and parking will be adopted.

Industrial Uses

The industrial land use designations of the General Planning Area consist of Light Industrial and Heavy Industrial. Greenfield does not accommodate all Heavy Industrial uses. Typical light industrial uses would include warehousing, construction support facilities, fabrication and assembly, and similar uses. Typical heavy industrial uses would include processing of agricultural products, major wineries, and agricultural support facilities.

Other industrial uses would be appropriate pending discretionary review and application of performance standards to determine compatibility. Industrial land use designations require consideration of environmental and land use compatibility criteria to optimize location. Among these considerations are truck or rail access, buffering from incompatible uses, and environmental impacts such as noise, odor, or vibration.

Light Industrial

The Light Industrial designation allows for uses such as processing, packaging, machining, repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which do not result in significant impacts from noise, odor, vibration, smoke, or pollutants. These

uses should, when possible, be combined in development projects that incorporate various uses to minimize travel and transport for goods and services related to and required to support the industrial use. This approach is also designed to help reduce regional commuter traffic by providing employment opportunities for residents of Greenfield within the City Limits.

Heavy Industrial

The Heavy Industrial designation allows for industrial uses that, due to potential impacts such as noise, dust, odor, and vibration, would not be appropriate in the light industrial areas. Heavy industrial uses would include processing of agricultural products, wineries, and agricultural support facilities such as box-making facilities, packaging plants, equipment repair, trucking companies, or similar uses. Other uses would include manufacturing, fabrication, cement batch plants, asphalt plants, and other heavy industrial uses.

Industrial Park Overlay

This designation is designed as an overlay for light industrial areas. The intent is to provide an area that will develop in a more cohesive manner, with appropriate design, signage, and landscaping guidelines. These guidelines will ensure that the layout and development in this designation is attractive and functional. It will provide the community with an area to attract users such as research and development facilities, light manufacturing and assembly, high-tech and precision fabrication, and similar uses.

Public and Quasi-public Uses

Public and Quasi-Public Facilities

Numerous public, semi-public, quasi-public, and private facilities are required to serve the needs of the community. These uses support government, civic, cultural,

health, education, and infrastructure aspects of the City.

Public and Quasi-Public facilities should be located in a manner that best serves the community's interests, allows for adequate transit, bicycle, and pedestrian access to minimize trip generation and maximize community convenience. This designation includes properties owned by public agencies such as libraries, fire stations, schools, and privately owned transportation and utility corridors such as railroads, and power transmission lines. In specific locations, mixed-use projects may be determined consistent with this designation.

A wide variety of public and private uses are allowed within this General Plan category. However, residential subdivision of this designation is not allowed.

Recreation and Open Space

Parks, recreational facilities, and passive open space contribute to the quality of life in a community, providing visual buffers, natural areas, traditional parks, hiking and biking trails, and other landscaped areas. Large-scale projects should include landscaping and open space as part of the overall site plan. The responsibility and financial capability to develop, maintain, and manage open space areas in a sound manner must also be considered during site plan review.

Open space can be integrated into a project as a parkway along arterials adjacent to the site or as a required agricultural buffer. These areas can provide buffering for adjacent uses and add aesthetic appeal to the development. Landscaped berms can be used to provide a more aesthetic setting for bicyclists, motorists, and pedestrians. These "linear parkways" can also be designed to link neighborhood commercial centers, schools, recreation, and other public facilities with convenient access.

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Appropriate uses in this designation are passive open space, recreational activities, local and regional parks, trails, and ancillary commercial uses specifically related to adjoining recreational activities. The

construction of privately owned residences, general commercial uses, or the subdivision of land for purposes of urban development is inconsistent with the Recreation and Open Space land use designation.

LAND USE DIAGRAM.CDR (FROM LAND USE.APP) 03/04/05

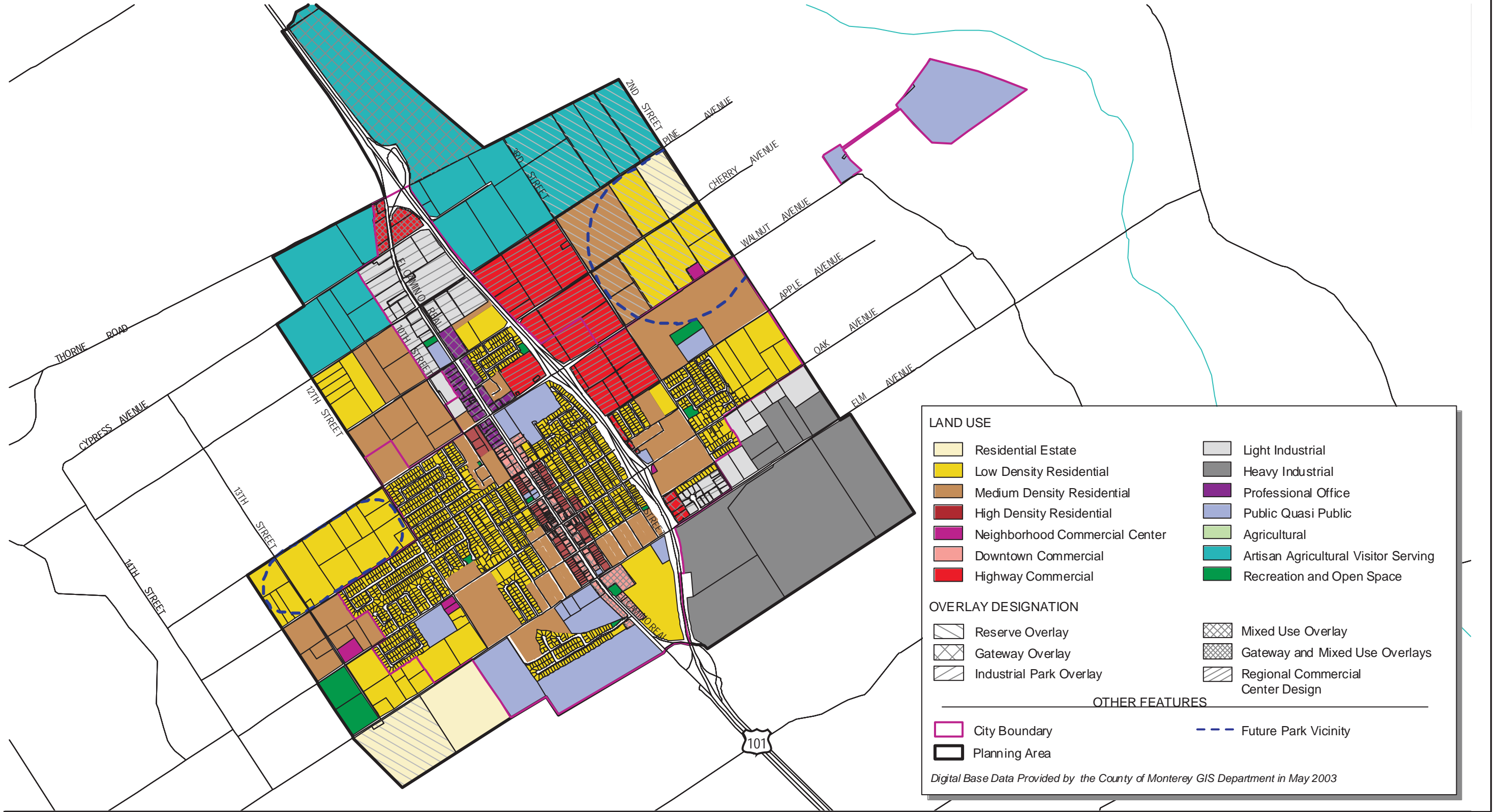
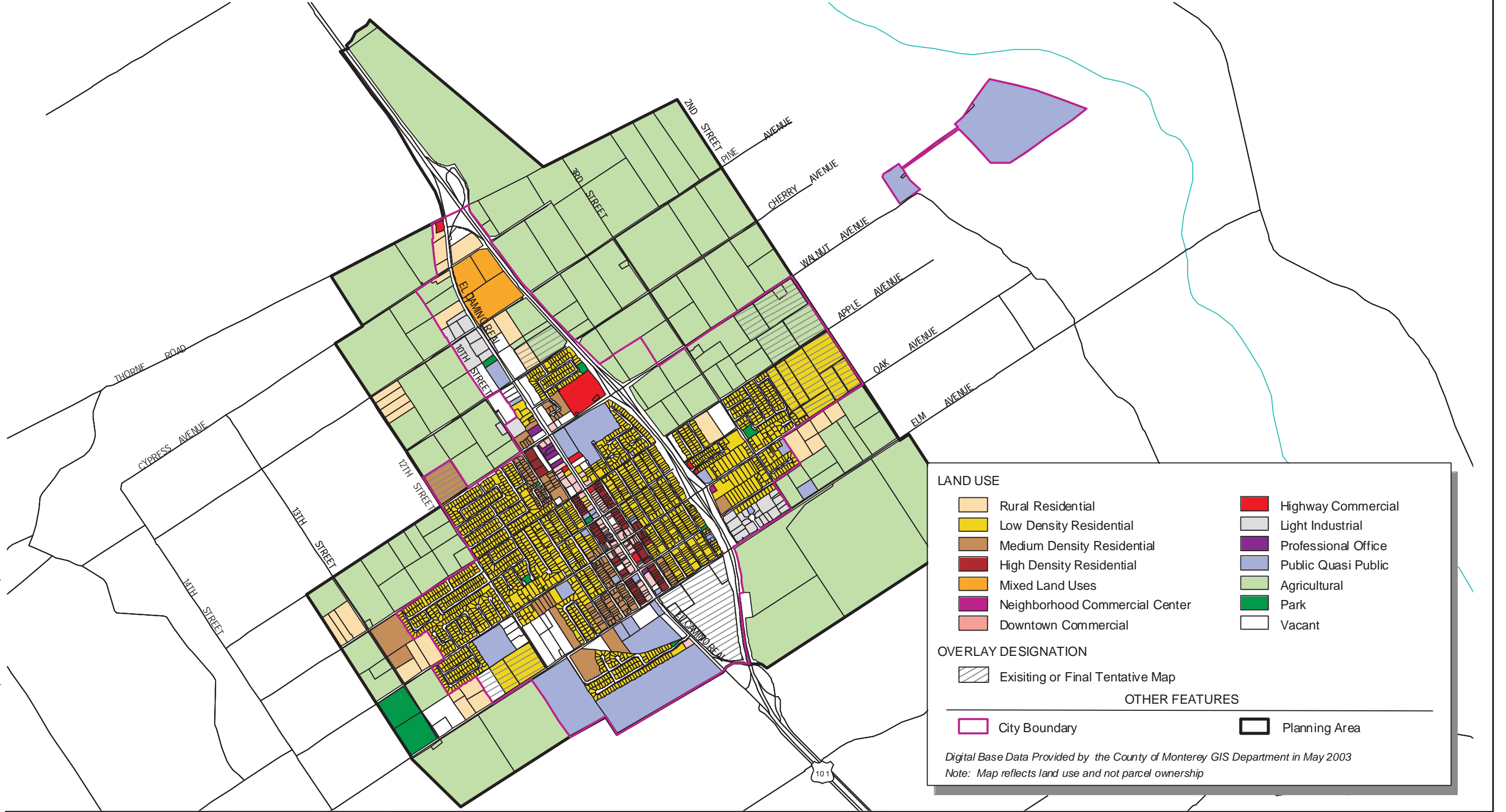


FIGURE 2-3
LAND USE DIAGRAM

EXISTING LAND USE.CDR (FROM LAND USE.APP) 03/04/05



LAND USE

Rural Residential	Highway Commercial
Low Density Residential	Light Industrial
Medium Density Residential	Professional Office
High Density Residential	Public Quasi Public
Mixed Land Uses	Agricultural
Neighborhood Commercial Center	Park
Downtown Commercial	Vacant

OVERLAY DESIGNATION

Existing or Final Tentative Map

OTHER FEATURES

City Boundary

Planning Area

Digital Base Data Provided by the County of Monterey GIS Department in May 2003
Note: Map reflects land use and not parcel ownership



FIGURE 2-4
EXISTING LAND USE

GOALS, POLICIES AND PROGRAMS

I. GENERAL POLICIES

Goal 2.1

Ensure that redevelopment and new development is designed, sited, and constructed in a manner that creates a balanced and desirable city, maintains and enhances the character and best qualities of the community, and ensures that Greenfield remains economically viable.

Policy 2.1.1

New development shall be consistent with the scale, appearance, and rural community character of Greenfield’s neighborhoods.

Policy 2.1.2

Encourage a combination of employment and residential uses that provide both jobs and housing for Greenfield’s residents.

Policy 2.1.3

Consider the fiscal impacts of development in order to ensure that the City has adequate financial resources to fund services, projects and programs for the community.

Policy 2.1.4

Consider the financial impacts of providing required public facilities, infrastructure, and services during the review of development projects.

Policy 2.1.5

Promote commercial, industrial, and residential development that supports the community character of Greenfield. New development shall consider scale, building design and exterior materials, signage, landscaping, and proximity to services, shopping, parks, and schools.

Policy 2.1.6

Limit intensive commercial and industrial development to the industrial park on the north side of the City and areas east of Highway 101.

Policy 2.1.7

Require agricultural buffers on developments adjacent to agricultural land consistent with the Local Agency Formation Commission’s (LAFCO) requirements.

Policy 2.1.8

Preserve and promote open space and recreational areas of varying scales and uses in Greenfield.

Policy 2.1.9

Encourage infill and intensification of land uses through the reuse or redevelopment of vacant or underutilized industrial, commercial and residential sites where infrastructure supports such development.

Policy 2.1.10

New development shall undergo appropriate environmental review for all development in conformance with current federal, state, and local regulations.

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Policy 2.1.11

The City shall encourage industrial and large-scale commercial uses in areas designated as such and shall discourage such uses in close proximity to residential areas, schools or other incompatible use.

Policy 2.1.12

Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary, construction of sound walls.

Policy 2.1.13

When considering large-scale development projects, the City may require a Specific Plan (SP) or Planned Unit Development (PUD) approach that allows flexibility in development standards in return for creativity in design and other project amenities. Uses that undermine the overall intent of the General Plan policies and Land Use Diagram shall not be permitted.

Policy 2.1.14

Encourage projects to utilize Traditional Neighborhood Development (TND) and New Urbanist design principles when such projects would provide tangible public benefit.

Program 2.1.A

The City shall complete a comprehensive revision of the Zoning Code following adoption of the General Plan. The updated code shall establish zoning districts and overlays, revise the zoning map, adopt requirements for Specific Plan (SP) and Planned Unit Development (PUD) submittals and processing, and adopt appropriate regulations for all new General Plan designations and overlays.

Program 2.1.B

The City shall complete a comprehensive revision of the Subdivision Ordinance following adoption of the General Plan to establish consistency with the updated General Plan.

Program 2.1.C

A fiscal impact analysis shall be required as part of application submissions for projects with the potential for significant fiscal impacts. The City shall adopt appropriate standards and requirements for the fiscal impact analysis.

Program 2.1.D

Require new development to construct and dedicate infrastructure and public facilities to the City, and/or to pay impact and other fees that represent the development's respective fair share of the cost of installation, operation and maintenance of those facilities and services as a condition of project approval.

Program 2.1.E

The City shall develop a capital improvements plan for the extension of sewer, water, and other municipal services.

Program 2.1.F

The City shall coordinate regional and local planning efforts, including schools, with regional, local, and private jurisdictions.

II. RESIDENTIAL

Goal 2.2

Create new residential neighborhoods and preserve existing neighborhoods to improve quality of life in Greenfield.

Policy 2.2.1

Protect existing residential areas from intrusion of incompatible land uses and disruptive traffic to the extent possible.

Policy 2.2.2

Where higher density residential is directly adjacent to low density residential or agricultural uses, effective buffers shall be provided.

Policy 2.2.3

Encourage higher density residential development at locations within walking distance of the downtown area, commercial areas and shopping opportunities, and bus routes.

Policy 2.2.4

Preserve the areas planned for multi-family residential development and discourage amendments to other uses.

Policy 2.2.5

Encourage naming of subdivisions and streets to reflect the community's geography and history.

Program 2.2.A

Periodically update development application materials and guidelines to facilitate compliance with policies established in the General Plan and applicable state and federal laws.

Program 2.2.B

Within one (1) year following the adoption of the General Plan, revise and adopt residential subdivision and multi-family housing design guidelines (Residential Design Guidelines).

Program 2.2.C

Establish policies and standards that facilitate compliance with the Americans with Disabilities Act (ADA).

III. COMMERCIAL

Goal 2.3

Support the retention and expansion of existing commercial centers and establishments, and encourage new, high-quality commercial development in the City to meet growing needs.

Policy 2.3.1

Encourage businesses that support and contribute to an economically vibrant and diverse Greenfield community.

Policy 2.3.2

Promote retention of businesses and commercial districts within Greenfield and encourage renewal and renovation where needed.

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Policy 2.3.3

Enhance the City's downtown by concentrating business services and public buildings and spaces in a functional and efficient manner, creating an attractive center for retail services and social activities.

Policy 2.3.4

Regional commercial uses shall be strategically located in the area designated as such on the Land Use Diagram.

Policy 2.3.5

The Regional Commercial Center Overlay shall be applied when additional Highway Commercial lands have been annexed for regional commercial development.

Policy 2.3.6

Encourage the location of highway commercial uses, such as gas stations, convenience stores, and restaurants, in areas convenient to regional travelers.

Policy 2.3.7

Encourage development of neighborhood commercial centers that are located in close proximity to residential uses that serve higher density uses, are bicycle and pedestrian friendly, and are compatible with surrounding uses.

Policy 2.3.8

Adopt and apply different design standards for different scales of commercial development.

Policy 2.3.9

Encourage the redevelopment and reuse of vacant and/or underutilized commercial buildings.

Policy 2.3.10

Ensure the provision of sufficient, adequately distributed, and well designed parking in commercial areas. Where appropriate, encourage the use of shared circulation and parking facilities for new and existing businesses.

Policy 2.3.11

Commercial development projects shall incorporate landscaping that enhances the character and quality of the project and its immediate vicinity and reduces visual impacts of the development on surrounding properties.

Program 2.3.A

Periodically review the commercial land use designations within the General Plan Land Use Diagram to ensure that there is an adequate mix of parcel sizes, zoning, and infrastructure to accommodate new commercial development.

Program 2.3.B

Add a zoning classification of "Professional Office" in the City's Zoning Ordinance to accommodate and encourage the development of professional office space.

Program 2.3.C

Within one (1) year, prepare and adopt design guidelines requiring design standards for different scales of commercial development including regional commercial centers, highway commercial, neighborhood commercial centers, professional office, and downtown commercial. The design standards shall provide for the inclusion of residential uses in areas with Mixed-Use overlays.

Program 2.3.D

Apply the Regional Commercial Center Overlay to lands that are annexed for regional Highway Commercial development.

Program 2.3.E

Continue to implement the Downtown Streetscape Plan and Downtown Design Guidelines to promote a landscaped, vibrant and diverse downtown and to provide a design framework to enhance the character and identity of Greenfield’s downtown.

IV. INDUSTRIAL

Goal 2.4

Provide land with available infrastructure to attract light and heavy industrial uses suitable to Greenfield to help achieve an appropriate jobs/ housing balance.

Policy 2.4.1

Discourage the premature conversion of industrially designated land to other designations or uses.

Policy 2.4.2

Encourage the owners of industrially designated land to invest in the development of infrastructure and other site improvements needed to attract industrial and business park uses.

Policy 2.4.3

Encourage existing industries to remain, expand and if necessary relocate within Greenfield.

Policy 2.4.4

Aggressively attract light industrial and business park enterprises in Greenfield.

Program 2.4.A

Periodically review the industrial land use designations within the General Plan Land Use Diagram to ensure that there is an adequate mix of parcel sizes, zoning and infrastructure to accommodate new industrial development.

Program 2.4.B

Within two (2) years, establish an industrial business retention and attraction program to encourage existing businesses to remain and expand within the Greenfield Planning area.

Program 2.4.C

Within two (2) years, develop design guidelines and performance standards for the construction, development, and operation of industrial uses (Light industrial, Industrial Park, and Heavy Industrial). The performance standards shall address noise, odor, vibration, visual impacts, and similar potential impacts.

V. HISTORIC RESOURCES

Goal 2.5

Encourage the protection of historic, landmark or other structures significant to the City.

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Policy 2.5.1

Review all development proposals involving historic buildings to ensure that modifications or other treatments are consistent with the historic architecture and authenticity of the building, and consistent with Secretary of the Interior standards.

Policy 2.5.2

Support redevelopment and rehabilitation efforts for historic resources in the community.

Policy 2.5.3

Review proposed infill development projects for consistency with the architectural character of the surrounding neighborhood and structures.

Policy 2.5.4

Consider reducing or waiving certain development requirements (where public safety and the general welfare is not impaired) to encourage the reuse of existing significant or historic structures.

Program 2.5.A

Develop a consistent process of review for all development applications involving modification to historically significant structures.

Program 2.5.B

Support and facilitate grant applications for inventorying, renovating, and restoring significant and historic commercial and residential structures throughout the City.

Program 2.5.C

Create and periodically update the City's inventory of historic resources.

VI. AGRICULTURAL RESOURCES

Goal 2.6

Preserve and protect the viability of agricultural areas surrounding Greenfield and within the Planning Area while promoting planned, sustainable growth.

Policy 2.6.1

Promote compact city growth and phased extension of urban services to discourage sprawl and encourage development that improves agriculture and vital public services.

Policy 2.6.2

Preserve agricultural land and open space around the city to inhibit sprawl and maintain the rural community character of Greenfield.

Policy 2.6.3

Land designated on the Land Use Map as "Residential Reserve" and in agricultural production shall not be converted to residential uses unless the specific findings are made.

Policy 2.6.4

Protect rural views through development regulations, landscape plans, and sensitive location of buildings and public facilities.

Policy 2.6.5

Utilize the Artisan Agriculture/Visitor Serving land use designation as a tool to retain agriculture and viticulture within the City, maintain the City's agrarian character, create jobs, and to serve as a transitional land use between urban areas and intensive agriculture.

Policy 2.6.6

Promote agritourism, the local wine industry and capitalize on the established wine road as an economic opportunity.

Program 2.6.A

Develop and adopt local standards for the conversion of agricultural land or changes in the designation of agriculturally-designated lands.

Program 2.6.B

Adopt annexation policies consistent with the General Plan policies to guide the timing of growth and expansion within the Planning Area.

Program 2.6.C

Land designated on the Land Use Map as “Residential Reserve” and in agricultural production shall not be converted to residential uses until the following findings are made: 1) that the development of the land will contribute to the establishment of a stable urban limit, and 2) that 80% of the land designated in the City for residential uses has been developed or has been approved for such development.

Program 2.6.D

Establish a permanent 200-foot agricultural buffer along the west side of 2nd Street throughout the Planning Area for all future development.

Program 2.6.E

Within fifteen (15) years from the adoption of the General Plan, update and revise the City’s Sphere of Influence Study.

Program 2.6.F

Produce and release promotional materials in consultation with the Chamber of Commerce or others specific to the winery, tourism and agritourism opportunities in Greenfield.

VII. OPEN SPACE AND RECREATION

Goal 2.7

Provide a variety of parks, recreational facilities, open space, and system of trails to ensure residents have adequate public and private recreational and alternative transportation opportunities.

Policy 2.7.1

Provide adequate park space and recreational facilities in Greenfield to serve the needs of all households in the community through the dedication of land as part of residential development proposals or through the assessment of appropriate impact fees.

Policy 2.7.2

Design parks and recreational facilities with site plans, materials and equipment that are low maintenance and discourage vandalism.

Policy 2.7.3

Provide access via a public street for all public parks and recreational facilities.

Policy 2.7.4

Encourage new development to incorporate trails, bicycle paths, pedestrian crosswalks, and active and passive open space into site design.

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Program 2.7.A

Adopt and regularly update the Trail and Bicycle Path Plan every two (2) years following adoption of the General Plan.

Program 2.7.B

Adopt site development standards to require developers of projects located adjacent to trail and bicycle path alignments to provide dedications or easements to allow continued maintenance of those facilities.

Program 2.7.C

Coordinate Greenfield's trail and bicycle path system with county and regional systems in the vicinity of Greenfield.

VIII. COMMUNITY CHARACTER AND DESIGN

Goal 2.8

Improve the community's physical appearance through creative planning, redevelopment and design of new development areas.

Policy 2.8.1

Future development shall employ planning principles that enhance community character in project design.

Policy 2.8.2

Encourage continued downtown redevelopment, consistent with the adopted design guidelines, streetscape plans and the redevelopment plan.

Policy 2.8.3

Encourage the planting of street trees in downtown and throughout the City to provide shade and visual interest.

Policy 2.8.4

Encourage trails, bicycle paths, and Americans with Disabilities Act (ADA) accessible sidewalks in street improvement programs.

Policy 2.8.5

Encourage the use of attractive signage and monumentation at the entrances to residential districts, commercial areas, and other appropriate locations.

Policy 2.8.6

Encourage development of commercial and industrial uses that are consistent with the scale and character of surrounding land uses.

Policy 2.8.7

Future development shall be encouraged to demonstrate environmental sensitivity in site planning and construction.

Program 2.8.A

Require future development to employ planning principles (including but not limited to Traditional Neighborhood Design and New Urbanist design) that enhance community character in project design such as, but not limited to, creating distinct neighborhoods with schools, parks, and commercial services within walking distance, promoting bicycling and walking by creating pedestrian and bicycle friendly streets and trails, and minimizing vehicle trips.

Program 2.8.B

Pursue State, Federal, and other potential funding sources to implement the continued redevelopment and visual enhancement of the downtown area.

Program 2.8.C

Implement regulations requiring pedestrian-friendly design in the downtown such as attractive storefront display windows, sidewalk cafes, exterior seating, and pedestrian-scale signage.

Program 2.8.D

Within two (2) years, the City shall develop Gateway Overlay and Mixed Use Overlay design guidelines and regulations.

Program 2.8.E

Within two (2) years, develop standards that require Americans with Disabilities Act (ADA) accessible sidewalks, street trees, and bicycle lanes for new streets or significant improvement of existing streets.

Program 2.8.F

Investigate and implement a tree-planting program requiring incorporation of street trees in downtown developments and throughout the City, as appropriate.

Program 2.8.G

Provide developer incentives to encourage incorporation of “green building” technology and materials into private and public projects.

IX. SIGNAGE AND MONUMENTATION

Goal 2.9

Establish a sense of community character through the use of consistent sign regulations and design standards.

Policy 2.9.1

Enhance community character by the development of entry signs, landscaping, and other appropriate amenities in the northern and southern Gateway Overlay areas.

Policy 2.9.2

Encourage construction of attractive identification signs at the entry to major residential and commercial developments.

Program 2.9.A

Adopt sign regulations to provide for consistency in signage throughout the City to enhance rural community character.

Program 2.9.B

Adopt specific design standards for Gateway Overlay area entry signs.

Program 2.9.C

Adopt specific design standards for identification signs required at the entry to major residential and commercial developments.

SPECIAL PLANNING AREAS

In addition to the land use designations described above, the City recognizes that certain geographic areas within and surrounding the City merit special consideration. The following Special Planning Areas are established to identify the opportunities and constraints unique to these areas and to provide further direction regarding the City's expectations for development in these areas.

Thorne Road AA/VS Planning Area

The Thorne Road Planning Area encompasses approximately 300 acres of land located south of Thorne Road and East of 3rd Street. Adjacent existing land uses include agriculture (row crops and vineyards), residential, and industrial uses. Most of the Thorne Road Special Planning Area is currently in agricultural production.

The County has proposed the development of three wine corridors. The Central/Arroyo Seco/River Road wine corridor includes a portion of Thorne Road on the northwest side of the City. One of purposes of the County wine corridors is to enhance the marketing capabilities of the wine industry to promote local Monterey County wines. The Thorne Road Planning Area builds on this concept by promoting agricultural tourism.

The land use designation would allow the continued use of the land for vineyards and crop production. Small-scale organic farming would be encouraged. These agricultural uses would provide educational and interesting activities for tourists, school groups, and local residents. Organic production would be required in order to minimize impacts from pesticides and herbicides on visitor serving uses. Types of crops envisioned include vineyards, heirloom fruits and vegetables, herbs, flowers, ornamental plants, orchards, and

similar uses. In addition, kennels and hatcheries would be permitted.

Along with the agricultural uses, visitor serving uses such as bed and breakfasts, inns, and other lodging would be allowed. Small cafes, delis, retail facilities, and mixed-use home based businesses would also be appropriate uses.

Both the agricultural uses and the visitor serving uses within this designation would provide entry-level employment. In addition, the designation also provides for home-based and other small-scale business development opportunities.

Industrial Park Planning Area

The Industrial Park designation is designed as an overlay for light industrial areas. This special planning area is located along both sides of El Camino Real a few blocks south of the northern entrance to Greenfield. While there is an existing industrial park located in the southeast part of the City, this area is not included within this special planning area. However, when design guidelines and other requirements for industrial park development are adopted the overlay requirements will apply to any proposed changes or construction within this existing industrial park.

Since the Industrial Park Planning Area is located along El Camino Real, the community's "main street", appearance is important. The intent of the overlay is to provide an area in the City for light industrial uses where development occurs in a cohesive manner using appropriate design, signage, and landscaping guidelines. These guidelines will ensure that the layout and development in this designation is attractive and functional. Among appropriate uses for this designation are research and development facilities, light manufacturing and assembly, high-tech and

precision fabrication, and similar businesses.

By creating a location for business attraction, the City hopes to generate needed job creation opportunities in the community. In addition, the guidelines associated with this overlay will result in a more attractive entrance to the City's downtown area.

Mixed-Use Planning Areas

Downtown Mixed-Use

The Downtown Mixed-Use Planning Area encompasses the area from mid-block between Pine Avenue and Cherry Avenue south to Elm Avenue along both sides of El Camino Real. The underlying General Plan designations are Downtown Commercial and Professional Office. The Mixed-Use overlay is intended to encourage the development of residential units on upper floors.

The City supports an intensification of both commercial and residential uses within the Downtown Mixed-Use Area. Projects that combine residential and commercial uses have the advantage of presenting street level shopping and services, while increasing the general activity in the downtown through upstairs residences.

Design guidelines for the downtown have already been adopted. Other mixed-use development requirements will be adopted when the zoning ordinance is updated.

St. Charles Place Mixed-Use

The St. Charles Place development is located on the southern end of the City, between El Camino Real and Highway 101. The site is bounded by Espinosa Road to the south and Elm Street to the north.

The proposed development includes a mix of apartments and higher density residential units as well as space for commercial uses fronting El Camino Real and other key locations. The purpose of providing mixed-use development is to create an opportunity for affordable housing, combined with appropriate business and commercial uses, in an integrated neighborhood.

As part of the St. Charles Place development, design guidelines and other requirements have been imposed on both the site plan and construction. These guidelines address exterior appearance, landscaping, signage, and other criteria. The Land Use designation for this part of the St. Charles Place development, located along El Camino Real, is downtown commercial. The area just south of Elm Street is designated with a "mixed-use" overlay. A "Gateway" overlay is designated on property immediately south of this area, along El Camino Real at the southern entrance to the City.

Artisan Agriculture/Visitor Serving

As described previously, an area on the north side of the City is designated as Artisan Agriculture/Visitor Serving. This designation, with a 5-acre minimum parcel size, encourages and protects small-scale farming as the primary land use. However, compatible visitor serving uses such as boutique wineries, tasting rooms, lodging, cafes, and recreational facilities are also permitted.

Residential units may also be permitted in this designation. Specific criteria for AA/VS residential units will be included in the update of the zoning ordinance following the adoption of the City's General Plan update. Generally, a unit for an owner, manager, or caretaker is permitted. Units that provide space for home-based services and businesses are also encouraged. The purpose of these live/work units is to

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encourage small-scale business development while providing affordable housing opportunities.

The live/work units will provide a residence joined with space for a home-based craft or business, such as artists' studios, specialty foods, woodworking, custom handiwork, and other cottage industries.

Gateway Planning Areas

Creating attractive entries to the City and to its major residential and commercial developments will enhance Greenfield's sense of place. In addition, these entries can provide a transition between the surrounding fields and vineyards and the City. Gateway areas should create visual interest and emphasize distinctions between the City's commercial and industrial areas and residential neighborhoods.

A Gateway overlay designation is provided for areas at the north and south entrances to the community. The standards for development within the Gateway overlay will require attention to aesthetics, landscaping, and signage to ensure that those entering the City of Greenfield are provided with an attractive view that reinforces the character of the community. Gateways signs, within the Gateway overlay areas and at entry points to the City along major roadways, will help to create an identity for Greenfield.

Yanks Air Museum Project

Within the Gateway Overlay area north of Thorne Road is the planned Yanks Air Museum project. This 111-acre area has been planned for a combination of uses including an air museum, runway and hanger facilities, hotel/motel, winery and tasting room, and commercial uses including restaurants and gasoline service stations. An EIR was prepared in 1997 and the County of Monterey subsequently

approved the project. The City of Greenfield applied for and Monterey County LAFCO approved a Sphere of Influence Amendment to bring the project area within the City's SOI. This action was completed to facilitate the extension of City Services (sewer and water) to the site, and to set the stage for eventual annexation of the Yanks Air Museum project into the City of Greenfield. A Memorandum of Understanding between the County of Monterey and the City of Greenfield documents the future use, vision and annexation procedures for this property.

The Yanks Air Museum project is anticipated as the primary use within this Gateway Overlay area north of Thorne Road. The General Plan (and EIR) has assumed the Yanks project within the General Plan's development assumptions. As such, any application to construct the site as originally proposed and to annex the site into the City as originally intended would be considered consistent with the General Plan Land Use Element.

This recognition of the Yanks project is part of the City's land use program, despite the fact that the uses proposed assume more development than would normally be allowed by the underlying AAVS land use designation.

As a Gateway Planning Area, any proposal for this location (Yanks Air Museum or other) would be subject to specific design guidelines that require attention to aesthetics, landscaping and signage to recognize the location as an important point of entry into the City of Greenfield.

SPECIAL PLANNING AREAS.CDR (FROM LAND USE.APR) 03/04/05

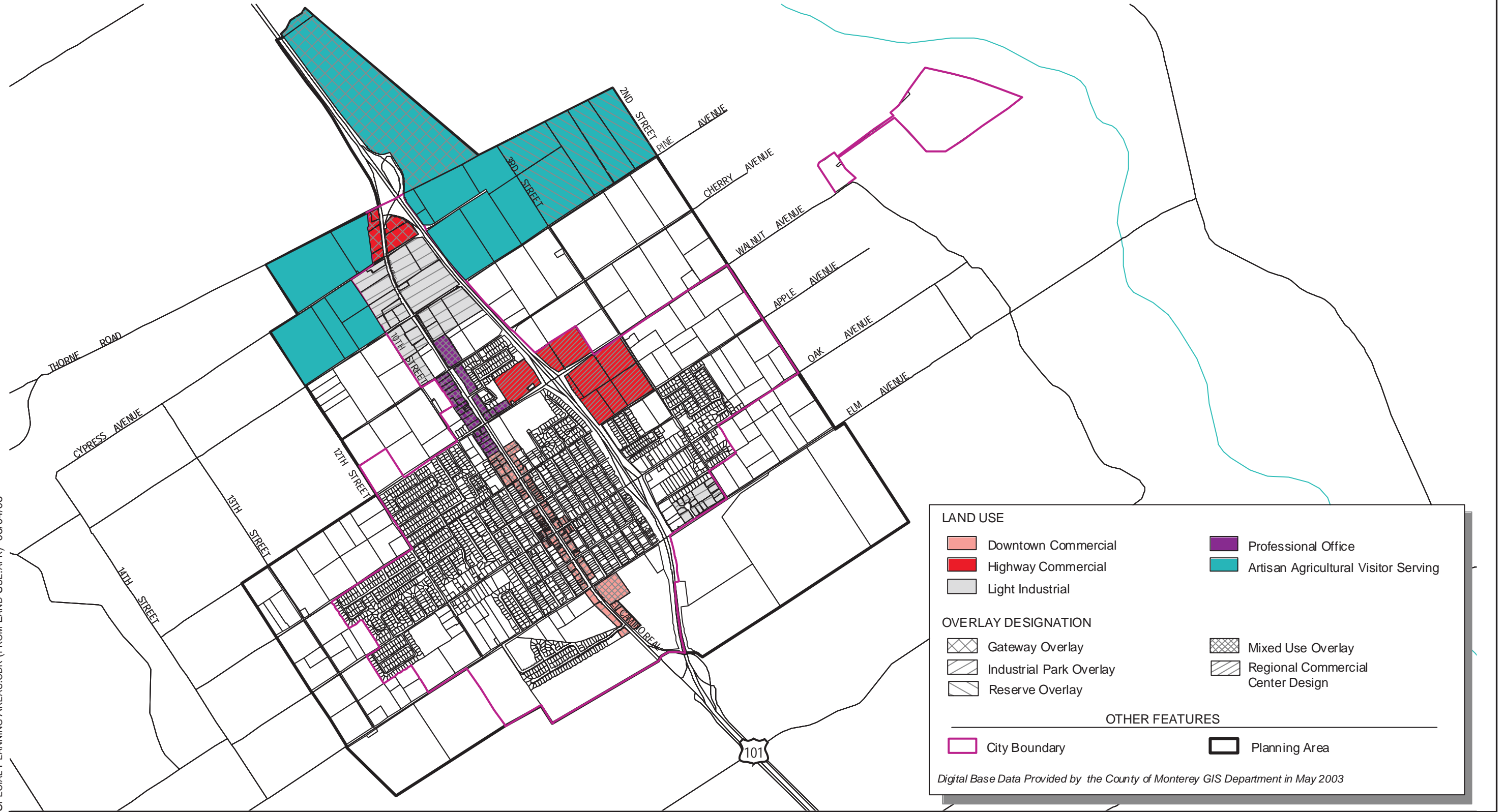


FIGURE 2-5
SPECIAL PLANNING AREAS

MAXIMUM GROWTH WITHIN THE GENERAL PLAN

The General Plan establishes general uses and densities of land within the City. From the Land Use Diagram and the undeveloped acreages as presented in **Tables 2-4** through **2-7**, it is possible to estimate the maximum population, number of new homes, and acreages of non-residential uses that could result from the General Plan within the City and within the Planning Area. **Tables 2-4** and **2-5** provide a breakdown of all land use acreage for the Planning Area at full build-out.

The maximum buildout potential described herein assumes all undeveloped lands within the future growth area would be developed at maximum allowable intensities. No date for completion has been established, but it is anticipated residential buildout will not occur by year 2020, and that non-residential buildout will occur more slowly than residential buildout.

Table 2-7, *Maximum Residential Buildout Potential*, shows the total acres of undeveloped land for both single-family and multi-family, the number of dwelling units possible in each undeveloped residential designation, the total dwelling units, and population estimates. This table also documents the existing population for developed lands within the City and the Planning Area. The population estimates are based on an assumption of 4.00 persons per single-family unit, and 3.00 persons per multi-family unit. If Greenfield's residential

land were built to its maximum potential, with the density of each dwelling unit matching the persons per household as stated above, the total population within the 2003 incorporated City limits could exceed 22,000 persons, while the population within the Expansion Area could exceed 13,000 persons. The calculated maximum buildout potential for the entire Planning Area under this General Plan is approximately 36,000 persons. Site-specific constraints, design requirements, and market factors may reduce the potential buildout to a level below the theoretical calculations.

Table 2-6, *Non Residential Maximum Buildout Potential*, shows the potential buildout for non-residential uses such as commercial, professional office, industrial park, light industrial, heavy industrial, public/quasi public, and recreation and open space. The table identifies total acres of land designated for the various non-residential uses. As noted in **Table 2-6**, the core employment generating uses, Downtown, Neighborhood, and Regional Commercial; Light Industrial, Industrial Park, and Heavy Industrial; and Professional Office are comprised of a combined total of 432.5 acres. An additional 315 acres of employment generating lands are designated Artisan Agriculture/Visitor Serving, a use that includes the growing of agricultural crops. Consequently, the number of employees per acre in this land use designation may be significantly less than those generated by a typical visitor serving designation.

**Table 2-4
City of Greenfield
Land Use Diagram Acreages (No Overlay Designation)**

Land Use	City Limits	Future Growth Area*	Total
Residential Estate	0.00	104.77	104.77
Low Density Residential	392.05	173.58	565.63
Medium Density Residential	198.70	138.49	337.19
High Density Residential	20.10	0.00	20.10
Neighborhood Commercial Center	2.32	5.08	7.40
Downtown Commercial	33.47	0.00	33.47
Highway Commercial	82.52	90.01	172.53
Professional Office	22.44	0.00	22.44
AAVS	0.00	426.54	426.54
Light Industrial	92.36	36.94	129.30
Heavy 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 Acreage includes Projected School Acreage (60 acres) and Community Park Acreage (30 Acres) Not Specifically Identified on the Land Use Diagram.

**Table 2-5
City of Greenfield
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	131.45	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 Commercial 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
Heavy 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 Acreage includes Projected School Acreage (60 acres) and Community Park Acreage (30 Acres) Not Specifically Identified on the Land Use Diagram.

Maximum Development Potential under General Plan

The maximum development potential of the City at total buildout was determined by summing the maximum number of possible residential dwelling units, then multiplying that total by an average persons per household, using estimates of 4.0 persons per household for single-family residences and 3.0 persons per household for multi-family dwellings. While low, over the 20 year

period this assumes that enough new units will be constructed to relieve current overcrowded conditions.

Table 2-7 Maximum Residential Build-out Potential shows existing dwelling units, maximum dwelling units within undeveloped areas based on densities shown in **Table 2-1**, total dwellings, and population estimates based on an average persons per household number.

**Table 2-6
Non-Residential Maximum Buildout Potential
Land Use Diagram (No Overlay Designation)**

Land Use	City Limits		Future Growth Area		Total	
	Acres	Employees	Acres*	Employees	Acres	Employees
Neighborhood Commercial Center	2	9	5	20	7	29
Downtown Commercial	33	132	0	0	33	132
Highway Commercial	83	332	90	360	173	692
Professional Office	22	88	0	0	22	88
AA/VS	0	0	427	1,708	427	1,708
Light Industrial	92	368	37	148	129	516
Heavy Industrial	0	0	296	1,184	296	1,184
Public Quasi Public	201	804	60	240	261	1,044
Recreation and Open Space	9	36	49	196	58	232
TOTAL	442	1,768	964	3,856	1,406	5,625

* Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

**Table 2-7
Maximum Residential Buildout Potential**

Land Use	DU's ¹	City Limits			Future Growth Area			TOTAL		
		Acres	Dwelling Units	Pop. ²	Acres*	Dwelling Units	Pop.	Acres	Dwelling Units	Pop
Residential Estate	2	0	0	0	104.77	210	838	104.77	210	838
Low Density Residential	7	392.05	2,744	10,976	173.58	1,215	4,860	565.63	3,959	15,836
Medium Density Residential	15	198.70	2,981	8,943	138.49	2,077	6,232	337.19	5,058	15,175
High Density Residential	21	20.10	422	1,266	0	0	0	20.10	422	1,266
Mixed Use ³	1,088	74.95	1,088	3,264	0	0	0	74.95	1,088	3,264
Total	NA	685.80	7,235	24,449	416.84	3,502	11,930	1102.64	10,737	36,379

1. Maximum number of Dwelling Units allowed by this element.
2. Population estimates assume 4 persons for RE and LDR households and 3 persons per MDR, HDR, and Mixed Use households.
3. Mixed-use densities assume 1 dwelling unit per 3000 square feet. Therefore, the maximum buildout on 74.95 acres is anticipated to be 1,088 mixed use dwelling units and 3,264 persons (74.95 acres = 3,264,822 square feet divided by 3,000 = 1,088 mixed use dwelling * 3 = 3,264 persons).

* Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

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Relationship to Monterey County

Greenfield is located in the southern portion of Monterey County. The County stretches approximately 100 miles along California's central coast, covering approximately 3,324 square miles. The total county population, according to the 2000 Census, is 390,391 (not including the prison population in Soledad). Greenfield's 2000 population was 12,583. Greenfield's population is growing at a significantly faster rate than the county growth rate. While the county's change in population from 1990 to 2000 was approximately 13.0%, Greenfield's was 68.6%.

Greenfield is surrounded by land designated as prime farmland in the Monterey County General Plan. Other Salinas Valley cities include Salinas, Soledad, and Gonzales to the north and King City to the south.

Land Use Designations and Zoning Compatibility Table

One of the most familiar methods of implementing General Plan land use policy and designations is through the Zoning Ordinance. Although separate from the General Plan, it is essential that the zoning districts be utilized to implement General Plan land use designations that are consistent with the intent of each General Plan designation. **Table 2-6** *General Plan/Zoning Compatibility Matrix* identifies each Land Use designation in the left column and each zoning district along the top row. Zoning districts considered compatible with a General Plan designation are marked with either a solid circle for those zoning districts compatible with the General Plan and a hollow circle for those zoning districts that could be compatible with the General Plan under particular circumstances. Those that could be compatible are discretionary and would depend on the specific proposed use. Because of the specific nature of zoning

regulations, more than one zoning district may be compatible with a single land use designation.

**Table 2-8
General Plan/Zoning Compatibility Matrix**

General Plan Designations	Residential Estate R-E	Single-family Residential R-1	Duplex Residential R-2	Multiple Residential R-3	High Density Infill R-4	Neighborhood Commercial C-N	Retail Business C-1	Highway Commercial H-C	General Commercial C-2	Light Industrial M	Public/Quasi-public P/QP	Planned Unit Development PUD	Open Space OS
Residential Estate	●											o	
Low Density Residential		●	●									o	
Medium Density Residential			●	●								o	
High Density Residential					●							o	
Mixed-use Overlay				o			o		o			o	
Downtown Commercial							●						
Neighborhood Commercial Center						●						o	
Professional Office							o		o			o	
Highway Commercial								●	●			o	
Regional Commercial Center Overlay								o	o			o	
Light Industrial										●			
Industrial Park Overlay											o	o	
Heavy Industrial										o			
Recreation and Open Space	o	o	o	o	o	o	o	o	o	o	o	o	●
Public and Quasi-public	o	o	o	o	o	o	o	o	o	o	●	o	
Artisan Agriculture and Visitor Serving												o	o
● Consistent with General Plan o Could be consistent with General Plan													

Source: Pacific Municipal Consultants, 2003

- The Mixed Use Overlay, Professional Office, Industrial Park Overlay, Heavy Industrial, Regional Commercial Center Overlay, and Artisan Agriculture and Visitor Serving are newly established General Plan designations. The City, following adoption of this General Plan, will revise the Zoning Ordinance and adopt appropriate zoning districts. Until such time as revised zoning designations are adopted, the City shall determine zoning compatibility on a case-by-case basis.

CHAPTER

3

CIRCULATION ELEMENT

INTRODUCTION

Greenfield's history and past development patterns have been closely tied to the City's location on Highway 101. Greenfield's future development will similarly depend on and be affected by its circulation system. The Circulation Element provides an overview of the existing and planned transportation network along with the City's policies and implementation program within Greenfield for all major transportation modes. These include motor vehicles, pedestrians, public transit, and bicycles. An introductory section provides a context for the Circulation Element, followed by a section on Goals, Policies and Implementation Programs. The circulation plan section documents planned circulation improvements at build-out of this General Plan, and the setting section provides current conditions.

OVERVIEW

The Circulation Element outlines Greenfield's plan for the provision of convenient and efficient travel within the community and between Greenfield and the

region. Key circulation issues for Greenfield include:

- ❑ Prioritization and construction of roadway improvements necessary to improve circulation and levels of service;
- ❑ Establishment of a minimum Level of Service (LOS) standard for the community;
- ❑ Agreement on street design standards that will foster optimal living environments;
- ❑ Standardization of streetscape elements on major public streets;
- ❑ Identification of measures necessary to enhance pedestrian and bicycle safety;
- ❑ Development of minimum emergency access standards;
- ❑ Support for increased public transit use;
- ❑ Encourage increased bicycle usage;
- ❑ Enforcement of traffic laws; and
- ❑ Assurance of adequate funding for necessary circulation improvements

These issues are addressed in the Circulation Element sections that follow.

Organization of the Element

The Circulation Element is organized into four main sections; 1) an Introduction section that includes an overview of the

3.0 – Circulation Element

Element and its consistency with State law; 2) a Goals, Policies, and Implementation Programs section addressing all modes of travel and the relationship between transportation and land use; 3) a Circulation Plan; and 4) a setting section that describes current conditions.

CONSISTENCY WITH STATE LAW

Minimum Requirements

The Circulation Element is one of the seven mandated general plan elements identified in State planning and zoning law. Section 65302(b) of the California Government Code specifies that each general plan must include “a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.” The Greenfield Circulation Element meets these requirements.

California Government Code Section 65401 specifies that public works projects must be in conformity with the General Plan. In practice, this will require that the City, during adoption of the Capital Improvement Program (CIP), make findings that the proposed City of Greenfield CIP is in conformance with the General Plan, including the Circulation Element.

Relationship to Other General Plan Elements

According to state planning law, the Circulation Element must be consistent with the other General Plan Elements, which are all interrelated to a degree. Certain goals and policies of one Element may address issues that are primary subjects of other Elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Circulation Element is most directly related to the Land Use, Growth Management, and Economic Development Element.

CONSISTENCY WITH COUNTYWIDE PROGRAMS

Since the intent of a circulation system is to link not only different parts of a community, but also the community with the surrounding region, consistency of the Circulation Element with County and State transportation plans and programs is important.

GOALS, POLICIES AND PROGRAMS

I. GENERAL

Goal 3.1

Provide a safe, efficient, and balanced transportation system that accommodates the circulation of vehicles, bicycles, and pedestrians.

Policy 3.1.1

New development shall be consistent with the scale, appearance, and rural community character of Greenfield’s neighborhoods.

Policy 3.1.2

Develop and maintain convenient linkages for both vehicular and non-vehicular transportation modes between Greenfield and the surrounding region.

Policy 3.1.3

During project planning and design, developments shall recognize streets as multi-modal transportation corridors and as an interactive community space.

Policy 3.1.4

During the planning and development review process, encourage the incorporation of bicycle, pedestrian, and public transit modes where appropriate.

Program 3.1.A

Prepare and adopt engineering and design standards for circulation facilities, including streets; pedestrian, transit, and bicycle facilities; and multi-modal linkages.

Program 3.1.B

Prepare and adopt design standards for residential streets that balance vehicular movement and safety with slower speeds and avoid the creation of hazards for bicyclists and pedestrians.

Program 3.1.C

Develop and maintain a multi-model circulation and transportation system through regular updates of the Capital Improvement Program.

II. ROADWAYS

Goal 3.2

Ensure that future road development and maintenance of existing roads provides safe pedestrian and vehicle access and movement along City streets.

Policy 3.2.1

Ensure that the City’s roadway facilities are maintained with a focus on aesthetics and functionality.

Policy 3.2.2

New development shall include construction or in-lieu fees of new roadways or roadway improvements prior to or concurrent with new development and as deemed appropriate by the City.

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Policy 3.2.3

Strive to maintain Level of Service C as the minimum acceptable service standard for intersections and roadways during peak periods and accept an LOS D only when unavoidable and at identified locations.

Policy 3.2.4

Address future roadway needs through both new road construction and management of existing and planned roadway capacity.

Policy 3.2.5

Provide truck routes for large capacity trucking as required for industry and commerce and direct trucks to said routes.

Policy 3.2.6

Encourage and promote vehicle pools, use of public transportation, and incentives to reduce single-occupant vehicle trips.

Program 3.2.A

Establish and adopt a street classification system that identifies the functions of different types of streets for future planning.

Program 3.2.B

Restrict driveway access on streets where the City has 82-foot rights of way or greater.

Program 3.2.C

Regularly revise the Capital Improvement Program budget to include planned transportation maintenance and upgrades.

Program 3.2.D

Update and implement traffic impact fee programs and other programs as necessary to assure sufficient financing and right of way to maintain and achieve prescribed Levels of Service.

Program 3.2.E

Monitor intersection Levels of Service on a biannual basis at key reporting intersections identified by the Public Works Department.

Program 3.2.F

Prepare and adopt City standards for prioritizing roadway improvement projects using the following criteria: traffic volume, traffic safety, pedestrian and bicyclist safety, availability of funding, and other measures of need as appropriate.

Program 3.2.G

Install and maintain truck route signing and marking to direct truck traffic onto designated truck routes that bypass residential neighborhoods and higher density areas.

III. BICYCLES AND PEDESTRIANS

Goal 3.3

Promote walking and bicycling for recreation and transportation by residents and visitors to Greenfield.

Policy 3.3.1

Provide maximum opportunities for bicycle and pedestrian circulation on existing and new roadway facilities.

Policy 3.3.2

Incorporate convenient bicycle and pedestrian access and facilities in new public and private development projects where appropriate.

Policy 3.3.3

Create a bicycle and pedestrian system that provides connections throughout Greenfield and within the region designed to serve both recreational and commuter users.

Policy 3.3.4

Design new roadway facilities to accommodate bicycle and pedestrian traffic.

Program 3.4.A

Develop and implement a Bicycle and Pedestrian Master Plan, which includes design standards for bicycle and pedestrian facilities, evaluation of current bicycle promotion programs, analysis of bicycle and pedestrian accidents, and a capital improvement program to ensure adequate maintenance of bicycle and pedestrian facilities.

Program 3.4.B

Prepare and adopt guidelines for new development to incorporate design features that support bicycling and walking, including bicycle racks, lockers, and other support facilities; continuous sidewalks; an internal pedestrian circulation plan; walkways for pedestrians and bicyclist between cul-de-sacs; and at least one major entrance adjacent to a sidewalk, particularly in those areas that could provide access to and between major destinations.

Program 3.4.C

Develop a strategic approach to pursuing funding opportunities for bicycle and pedestrian improvement projects, working closely with other agencies and neighboring jurisdictions.

Program 3.4.D

Coordinate with the local school districts to create well-designed safe routes to schools, maps for bicyclists and pedestrians, and to provide adequate facilities for bicycle parking.

Program 3.4.E

Prepare and adopt development standards that require the inclusion of Class I, II, or III bicycle facilities on new roadways as appropriate.

Program 3.4.F

Prepare and adopt development standards that require sidewalks on all roads, except in cases where very low pedestrian volumes and/or safety considerations warrant elimination or reduction of sidewalks.

IV. PUBLIC TRANSPORTATION

Goal 3.4

Work with transportation agencies to provide adequate, convenient, and affordable public transportation.

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Policy 3.4.1

Design new roadways to physically accommodate public transit.

Policy 3.4.2

Encourage transit providers to improve transit routes, frequency, and level of service to serve the mobility needs of Greenfield residents.

Policy 3.4.3

Support County programs that provide transportation services to the elderly and handicapped.

Policy 3.4.4

Support the use of transit facilities by promoting public transit, ride sharing, and Dial-a-Ride systems.

Program 3.4.A

Coordinate with the local school districts to promote access and roadway designs that support future school bus requirements.

Program 3.4.B

Prepare and adopt development standards that require convenient access to public transit including but not limited to public transit vehicle stops and associated turning maneuvers.

Program 3.4.C

Develop a strategic approach to pursue funding opportunities for public transit service within Greenfield and linking with the surrounding region, while working closely with other agencies and neighboring jurisdictions.

Program 3.4.D

Coordinate with Monterey Salinas Transit to ensure that adequate fixed route transit service is provided within Greenfield, and linking with the surrounding region, including convenient transfers between transit services and other modes of travel.

V. NEIGHBORHOOD TRAFFIC MANAGEMENT AND SAFETY

Goal 3.5

Monitor, improve, and enhance traffic and pedestrian safety by reducing the risk of vehicle conflicts with pedestrians and other vehicles.

Policy 3.5.1

Provide consistent, comprehensive traffic safety law enforcement throughout Greenfield.

Policy 3.5.2

Develop and maintain a roadway system that maximizes safety for all users.

Policy 3.5.3

Provide safe and efficient emergency response routes throughout the City.

Program 3.5.A

Allocate adequate funding and other resources for traffic enforcement activities during the development of the City's annual budget.

Program 3.5.B

Allocate adequate funding to maintain roadway marking, signs, and striping during the development of the City's annual budget.

Program 3.5.C

Coordinate with local fire protection and law enforcement agencies regarding emergency response routes and plans.

Program 3.5.D

Support and pursue funding for *Safe Routes to Schools* projects to enhance pedestrian safety within Greenfield.

VI. REGIONAL COORDINATION

Goal 3.6

Participate in regional transportation and land use planning to promote and protect the interests and objectives of the community.

Policy 3.6.1

Ensure that Greenfield is represented in all Monterey County regional and sub-regional forums.

Policy 3.6.2

Work with other agencies to address multi-jurisdictional issues affecting Greenfield.

Policy 3.6.3

Coordinate with Monterey County in planning and design of roadway facilities that link Greenfield with the region.

Policy 3.6.4

Ensure that Greenfield obtains its fair share of regional improvements funded from impact fees collected within Greenfield.

Program 3.6.A

Provide written comments on environmental documents prepared by other agencies that affect Greenfield.

Program 3.6.B

Coordinate with TAMC, Monterey-Salinas Transit, Caltrans, and other transportation agencies to ensure that Greenfield's transportation planning objectives are included in the roadway planning and design process.

VII. LAND USE COORDINATION

Goal 3.7

Coordinate land use and transportation planning with other public and private agencies to ensure the most efficient and usable circulation program possible.

Policy 3.7.1

Minimize the noise, visual, and other impacts of major roadway projects on surrounding land uses.

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Policy 3.7.2

Integrate land use development and transportation planning in project design.

Policy 3.7.3

Ensure that the density and pattern of future land uses (both public and private) encourage transit usage, walking, and bicycling.

Policy 3.7.4

New development shall provide sufficient parking, while considering the effect of parking supply on the use of alternate modes of transportation.

Policy 3.7.5

Minimize potential circulation conflicts between new and existing roadways.

Policy 3.7.6

Minimize vehicular trips between different land uses and encourage multi-modal access.

Policy 3.7.7

Ensure safe pedestrian, bicycle, and vehicle access to existing Greenfield schools and through the proactive planning and design of future school facilities.

Policy 3.7.8

Encourage mixed-use development that decreases the number of vehicle trips required between uses, maximizes trip-linking opportunities, and encourages walking and bicycling.

Policy 3.7.9

Implement the Thorne Road interchange upgrade prior to installing the Pine Street Bridge over Highway 101.

Program 3.7.A

Develop and maintain a close working relationship with public and private agencies to minimize the effect of major roadway construction projects on nearby land uses.

Program 3.7.B

Review off-street parking standards for various land uses, and prepare and adopt revised parking requirements that are consistent with the goals for increased use of alternative transportation modes, and encourage shared parking where appropriate.

Program 3.7.C

Analyze the feasibility of public parking lots in the downtown area if on-street supply becomes insufficient to serve the parking demand.

Program 3.7.D

Analyze potential physical barriers to walking and bicycling in the City and develop a program for elimination of identified barriers.

Program 3.7.E

Continue to implement Greenfield's Downtown Streetscape design standards and develop and adopt streetscape standards for other City locations, as appropriate.

C

IRCULATION PLAN

Build-out of the Greenfield General Plan will result in an estimated population of over 36,000. Other communities in the Salinas Valley are also anticipating substantial growth in the future. This growth in population and employment will cause significant increases in travel in and around the City. Additional transportation facilities will be needed to accommodate the increased demand. The following sections describe how the components of the City's circulation system are expected to change over time to meet transportation needs.

ROADWAYS AND INTERSECTIONS

The future circulation system in Greenfield is designed to accommodate forecasts of traffic demand based on the land use projections contained in the Land Use Element, while continuing to achieve the Level of Service standard presented in this Element. The land uses in **Figure 2-3** would generate approximately 163,400 trips on the road network. **Figures 3-1A** *Circulation Diagram and Roadway Classification* and **3-1B** *Future Right-of-Way*, present the proposed circulation system for Greenfield, showing the street classification and size needed to accommodate the growth in travel demand. **Table 3-1** shows the City's LOS standard, the mitigated LOS at General Plan Buildout, and the roadway type. (The concept of level of service is described in greater detail in the Setting section of this chapter.) Information on the future daily traffic volumes and trip distribution can be found in the Higgins & Associates Traffic Report in the Technical Appendices.

Key features of the Greenfield roadway system include:

- ❑ Improvement of Highway 101 interchanges.
- ❑ Widening of Walnut Avenue between Highway 101 and El Camino Real.
- ❑ Construction of a new north-south arterial along Third Street from the Thorne Road interchange to the Espinosa Road/El Camino Real (South) interchange. This arterial would follow the existing alignment between Pine Avenue and Elm Avenue.
- ❑ Construction of a bridge on Pine Avenue across Highway 101.
- ❑ Widening of El Camino Real north of Cherry Avenue to include four lanes and a median.

These improvements are discussed in more detail in the Higgins & Associates Traffic Report in the Technical Appendices.

It must be noted that the alignment of future roadways as presented on the Circulation Diagram is schematic. Precise alignments will be subject to further study prior to development. Further details about the methodologies used to determine circulation needs and the results of the analysis can be found in the Higgins & Associates Traffic Report in the Technical Appendices.

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**Table 3-1
Future Roadway Levels of Service with Recommended Road Type**

Roadway Segment	City LOS Standard	Mitigated LOS	Required Roadway Type
Walnut Avenue - between -10 th Street and El Camino Real	C	B	4 lane undivided Arterial (no left turn lane)
Walnut Avenue - east of - El Camino Real	C	B	4 lane undivided Arterial (no left turn lane)
Walnut Avenue - west of - Hwy 101	D	D	4 lane undivided Arterial (no left turn lane)
Walnut Avenue - east of - Hwy 101	D	D	6 lane divided Arterial (w/ left turn lane)
Walnut Avenue - west of - 3 rd Street	D	D	4 lane divided Arterial (w/ left turn lane)
Walnut Avenue - east of - 3 rd Street	C	A	2 lane Arterial (w/ left turn lane)
Oak Avenue - between - El Camino Real and 7 th Street	C	B	2 lane Arterial (w/ left turn lane)
Oak Avenue - between - 7 th Street and Hwy 101	C	B	2 lane Arterial (w/ left turn lane)
Oak Avenue - between - Hwy 101 and 3 rd Street	C	B	2 lane Arterial (w/ left turn lane)
Elm Avenue - between - 12 th Street and 11 th Street	C	A	2 lane Arterial (w/ left turn lane)
Elm Avenue - between - 11 th Street and El Camino Real	C	A	2 lane Arterial (w/ left turn lane)
Elm Avenue - between - El Camino Real and 7 th Street	C	A	2 lane Arterial (w/ left turn lane)
Elm Avenue - between - 7 th Street and Hwy 101	C	A	2 lane Arterial (w/ left turn lane)
El Camino Real - between - Walnut Avenue and Reed Way	C	B	4 lane undivided Arterial (no left turn lane)
El Camino Real - north of - Cherry Avenue	C	C	2 lane Arterial (w/ left turn lane)
El Camino Real - south of - Pine Avenue	C	C	2 lane Arterial (w/ left turn lane)
El Camino Real - north of - Pine Avenue	C	B	4 lane undivided Arterial (no left turn lane)
El Camino Real - south of - Cypress Avenue	C	C	4 lane undivided Arterial (no left turn lane)
El Camino Real - between - Cypress Avenue and Thorne Road	C	C	4 lane undivided Arterial (no left turn lane)
3 rd Street - between - Oak Avenue and Palm Avenue	C	C	2 lane Arterial (w/ left turn lane)
3 rd Street - between - Palm Avenue and Apple Avenue	C	A	4 lane undivided Arterial (no left turn lane)
3 rd Street - north of - Apple Avenue	C	D	2 lane Arterial (w/ left turn lane)
3 rd Street - south of - Walnut Avenue	C	A	2 lane Arterial (w/ left turn lane)
3 rd Street - north of - Walnut Avenue	C	C	4 lane undivided Arterial (no left turn lane)
3 rd Street - south of - Cherry Avenue	C	A	4 lane undivided Arterial (no left turn lane)
3 rd Street - north of - Cherry Avenue	D	D	2 lane Arterial (w/ left turn lane)

Source: Higgins & Associates, January 2005

Road Classifications

Local Streets

Local streets are two-lane undivided streets designed for trips within neighborhoods, and to connect to collectors and arterial streets. Local streets provide low-speed access to neighborhood land uses, and usually carry less than 2,000 vehicles per day.

Collector Streets

Collector streets are two-lane divided streets used to travel between neighborhoods, usually for relatively short trips within neighborhoods or between local streets and the arterial street system. Collector streets have relatively low speed limits, and sometimes may have restricted access to neighboring land uses.

Arterial Streets

Arterial streets accommodate relatively high traffic volumes and provide the major circulation between activity centers, freeways, and other arterials. Access to local land uses is restricted along arterial streets, to preserve their capacity to serve higher volumes and longer-distance travel. Minor arterials can have two or four lanes, and typically do not have a median or other divider. Major arterials are typically divided streets with four or more lanes.

A single road section within Greenfield, Walnut Avenue east of the Highway 101, will require an upgrade to six lane arterial to serve the City at build-out. Typically, once traffic exceeds 35,000 average daily vehicle trips an upgrade from four to six lanes is required.

Illustrative Road Sections

Typical road sections are shown on **Figures 3-2** through **3-5** depicting appropriate design of the major categories of streets described above. In all cases, the ultimate design of each individual street should be sensitive to the surrounding land uses and the needs of the neighborhoods through which it passes.

The road sections illustrated in **Figures 3-2** through **3-5** represent varied design strategies that the City may determine appropriate based upon the circulation requirements within the vicinity of roads that are to be either expanded or newly constructed.

Truck Routes

The industrial and agricultural uses in and around the City generate truck traffic on the local road network. As the City develops, 2nd Street will provide the primary route for regional goods movement through the area. El Camino Real will continue to serve as the primary route for goods movement within Greenfield, and will be connected to 2nd Street by most east-west streets in the City (Walnut Avenue, Oak Avenue, Apple Avenue, etc.)

The following routes are recommended as truck routes in the City. The selection of these routes is based on citywide land use designations and the regional significance of Elm Avenue and Thorne Road.

- ❑ Elm Avenue
- ❑ Thorne Road
- ❑ 13th Street
- ❑ 2nd Street
- ❑ Walnut Avenue between El Camino Real and 2nd Street

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- ❑ El Camino Real north of Walnut Avenue and south of Elm Avenue.
- ❑ Third Street south of Elm Avenue and north of Apple Avenue.

These routes would be signed as truck routes and enforced as such.

BICYCLE AND PEDESTRIAN CIRCULATION

Bicycles are a promising mode of transportation in Greenfield because of the relatively flat terrain and generally favorable climate. Development of a comprehensive bikeway system within Greenfield would encourage the use of bicycles as a regular mode of transportation, which is a goal of this General Plan. Another goal of the General Plan is to support pedestrian activity by providing pedestrian facilities within existing and new development areas, and to eliminate both physical and perceived barriers that prevent or discourage pedestrians from walking between destinations.

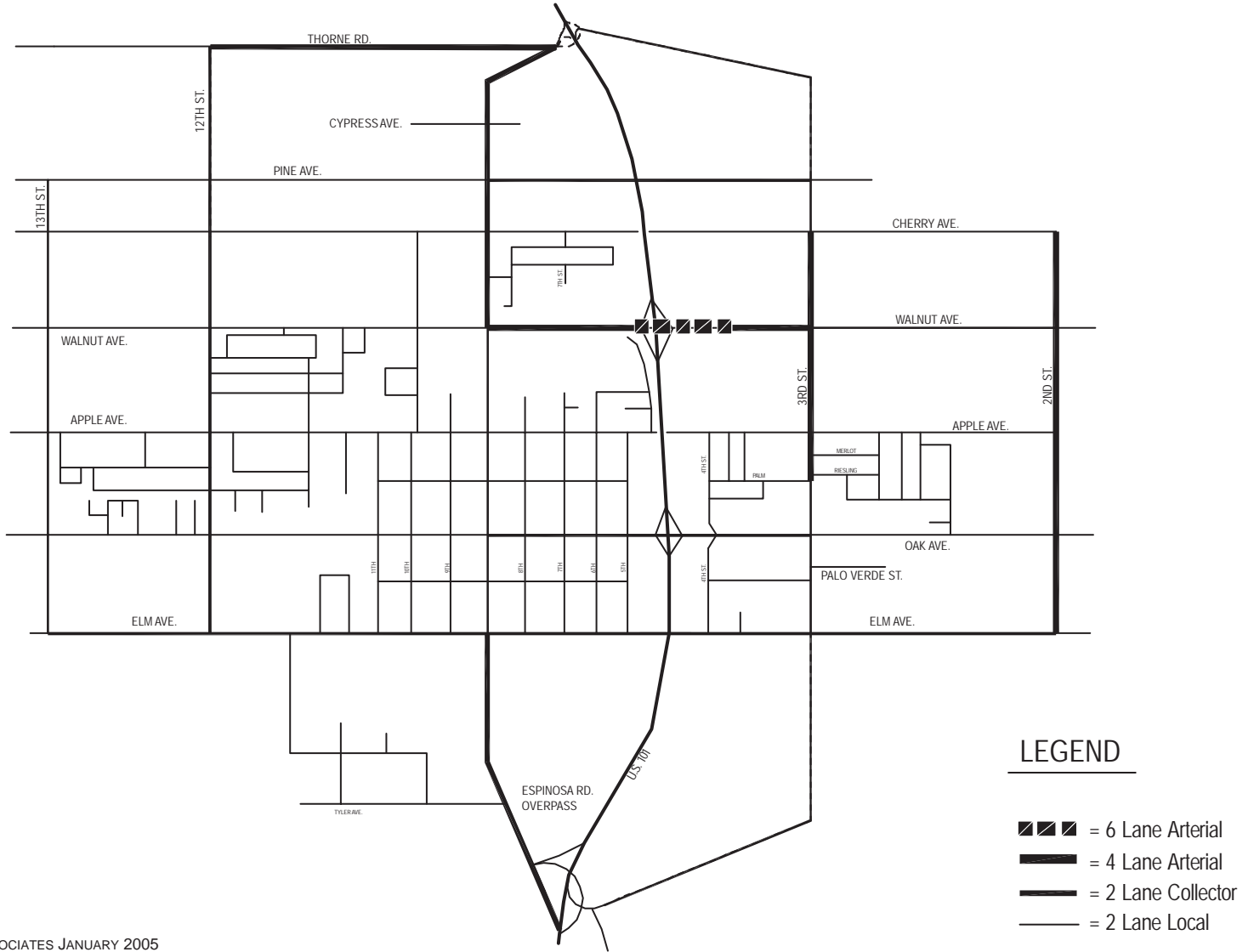
To further the objective of providing a well-designed and convenient bicycle and pedestrian circulation system, a Bicycle and Pedestrian Master Plan will be developed, including design standards for bicycle and pedestrian facilities, evaluation of current bicycle promotion programs, analysis of bicycle and pedestrian accidents, and a capital improvement program to ensure adequate maintenance of bicycle and pedestrian facilities. The City will also maintain an inventory of bicycle and pedestrian facilities, which will allow identification of gaps in the bicycle/pedestrian system and will contribute to the development of the Bicycle and Pedestrian Master Plan. A map of proposed bicycle lanes is included as **Figure 7-5** in the Conservation, Recreation and Open Space Element.

TRANSIT

Future transit needs in Greenfield include both internal circulation and commute services. The City should continue to coordinate with Monterey-Salinas Transit to improve service within Greenfield, and between Greenfield and other Monterey County destinations. Improvements to longer-distance commute routes could include service between Greenfield and major employment centers on the Monterey Peninsula. The City should work with regional transit agencies to coordinate this type of service, and should identify locations for additional park-and-ride facilities that could contribute to the success of commute-oriented transit services.

The policies in the General Plan support the use and expansion of transit services in Greenfield. Some policies call for the City to work with Monterey Salinas Transit and major developers to ensure that new roads and development projects include appropriate facilities for transit service, such as bus stops and shelters. Others encourage land use patterns that minimize vehicle trips and support transit usage.

GREENFIELD GENERAL PLAN BUILDOUT ROADWAY CLASSIFICATION



CIRCULATION DIAGRAM, CDR 228/05

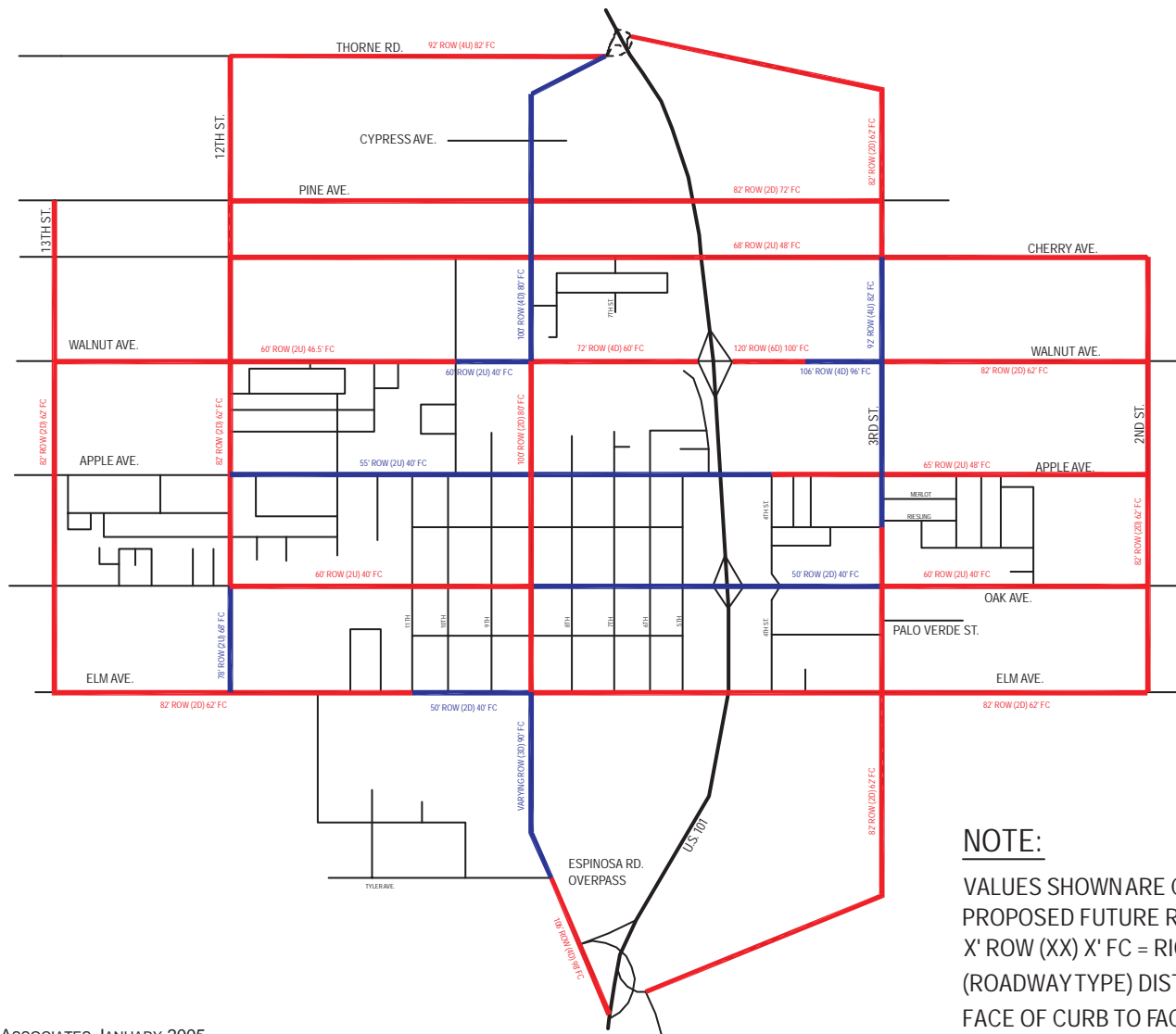
SOURCE: HIGGINS ASSOCIATES JANUARY 2005

No SCALE



FIGURE 3-1A
CIRCULATION DIAGRAM (ROADWAY CLASSIFICATIONS)

GREENFIELD GENERAL PLAN BUILDOUT FUTURE RIGHT-OF-WAY (ROW)



NOTE:
 VALUES SHOWN ARE CITY OF GREENFIELD'S PROPOSED FUTURE ROW
 X' ROW (XX) X' FC = RIGHT OF WAY (ROADWAY TYPE) DISTANCE FROM FACE OF CURB TO FACE OF CURB

CIRCULATION DIAGRAM CDR 2/28/05

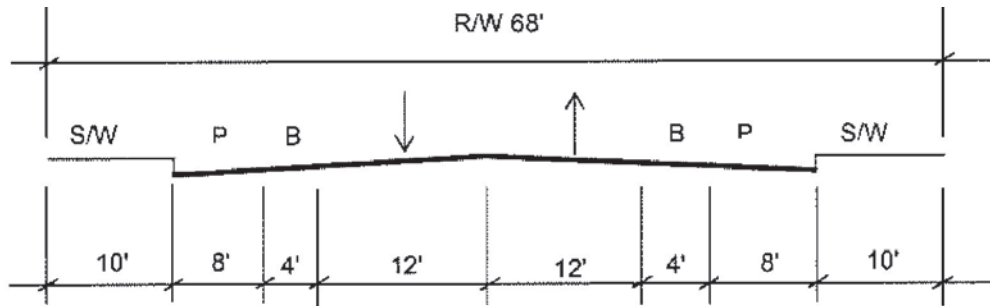
SOURCE: HIGGINS ASSOCIATES JANUARY 2005

No SCALE

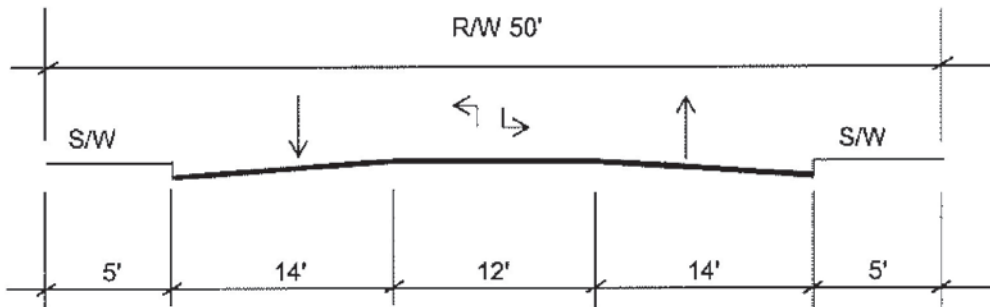


FIGURE 3-1B
 GREENFIELD GENERAL PLAN BUILDOUT FUTURE RIGHT-OF-WAY (ROW)

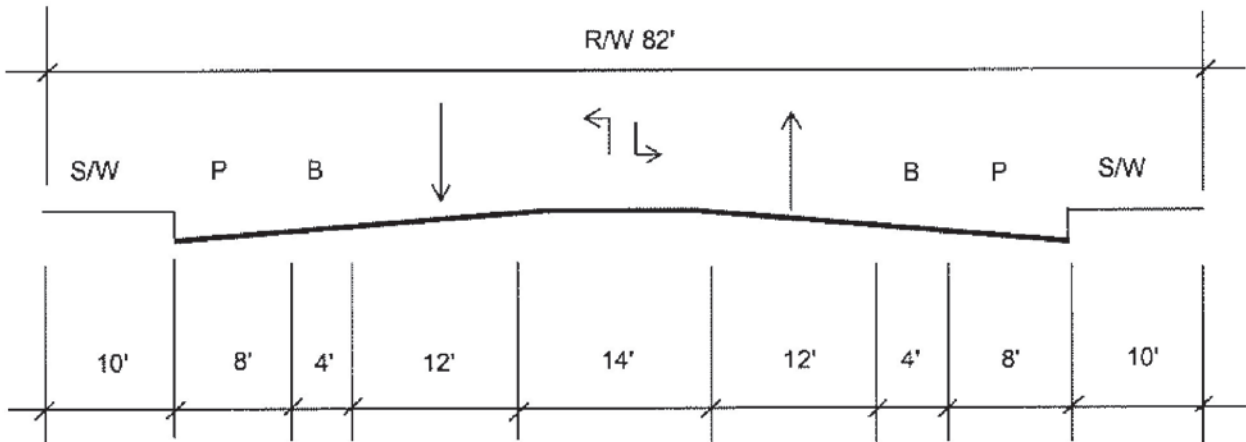




2- Lane Local street with Parking and Bike Lane



2- Lane Divided Collector, no Parking or Bike Lane



2-Lane Divided Collector with Parking and Bike Lane

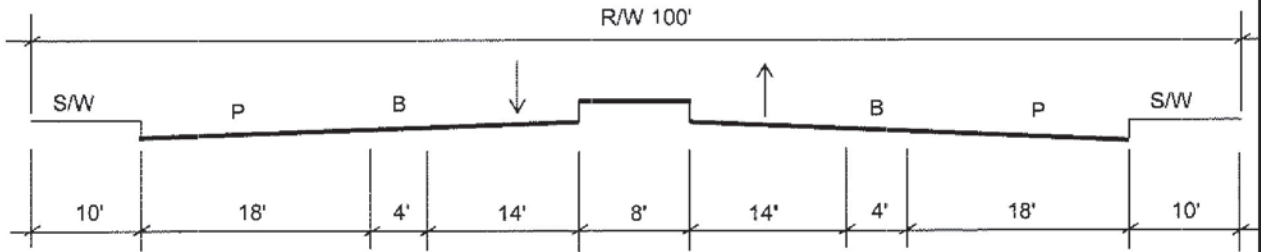
CROSS SECTION 1.CDR 09/3/04

Source: Higgins Associates January 2005

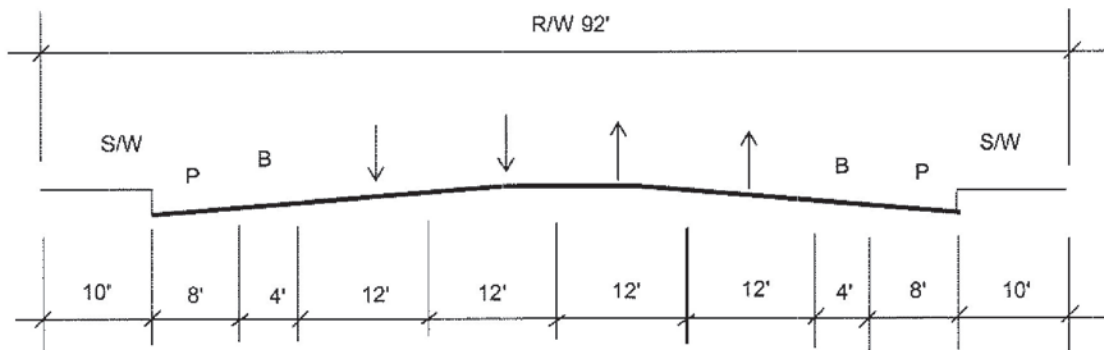
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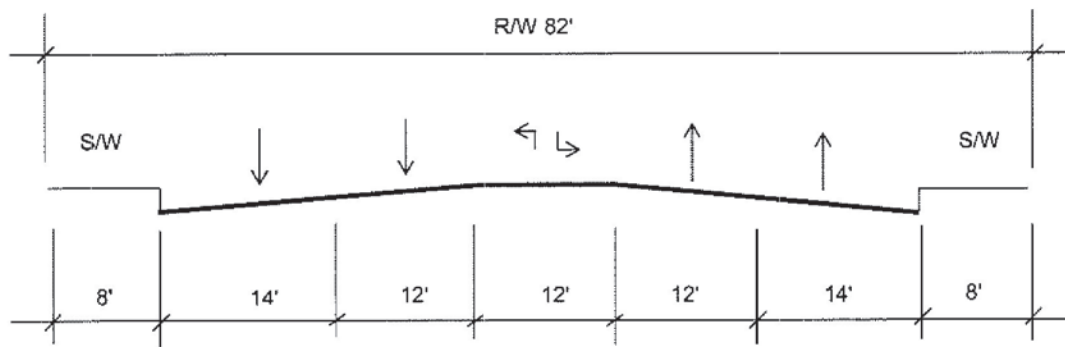
FIGURE 3-2
STREET CROSS SECTION 1



2-Lane Divided Collector with Diagonal Parking and Bike Lane (Downtown)



4-Lane Undivided Arterial with Parking and Bike Lane



4-Lane Divided Arterial

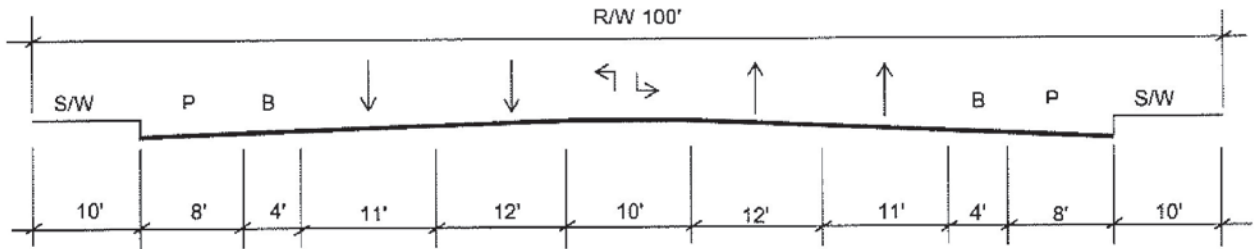
CROSS SECTION 2.CDR 09/3/04

Source: Higgins Associates January 2005

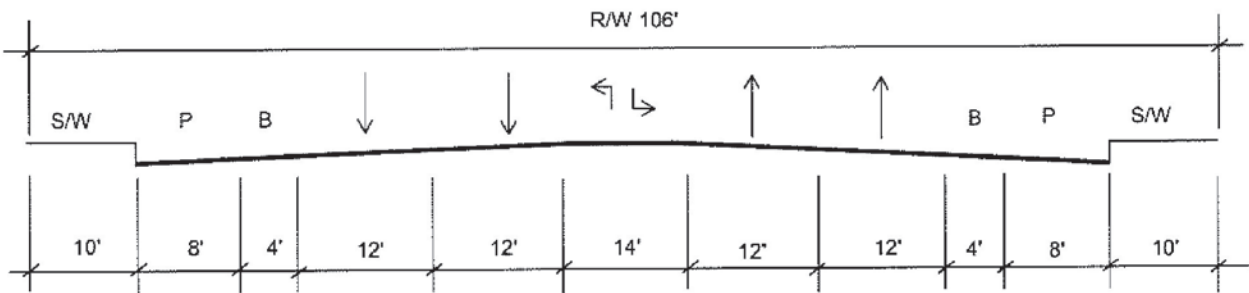
NO SCALE



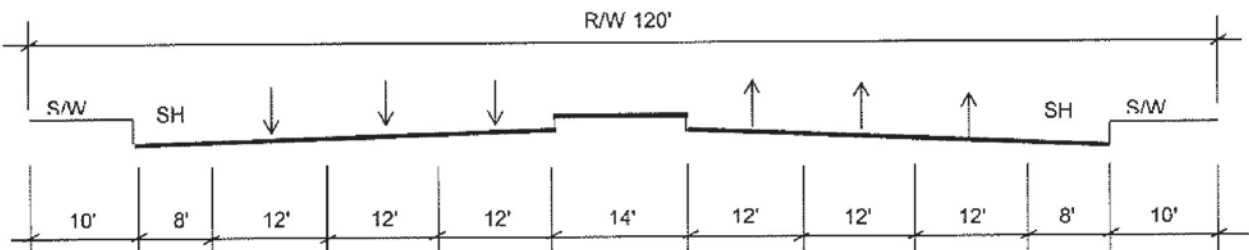
FIGURE 3-3
STREET CROSS SECTION 2



4-Lane Divided Arterial with Parking and Bike Lane
EXISTING TYPICAL CROSS SECTION



4-Lane Divided Arterial with Parking and Bike Lane
(Future Development)



6-Lane Divided Arterial with Shoulders

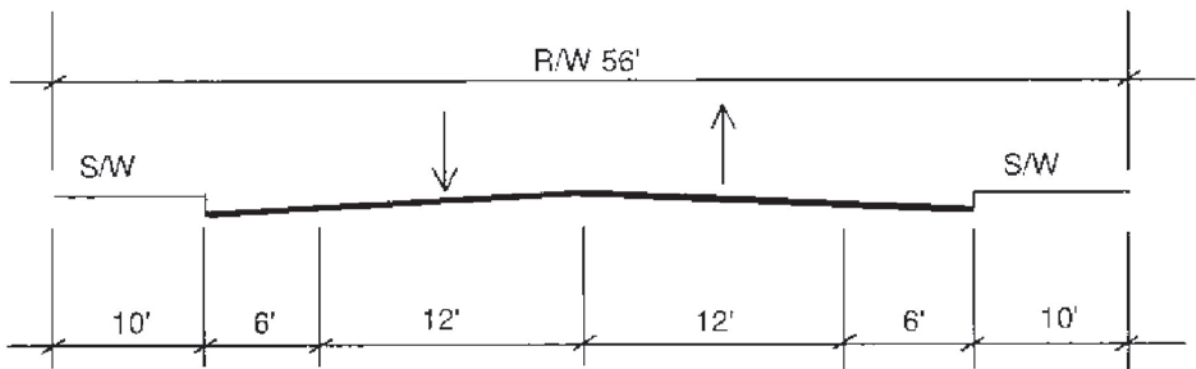
CROSS SECTION 3.CDR 09/3/04

Source: Higgins Associates January 2005

NO SCALE



FIGURE 3-4
STREET CROSS SECTION 3



2- Lane Undivided Local Street for Subdivision

CROSS SECTION 3.CDR 09/14/04

Source: Higgins Associates January 2005

NO SCALE



FIGURE 3-5
STREET CROSS SECTION 3

SETTING

The Setting section of the Circulation Element describes existing conditions of the City's transportation system, including the legislative and policy environment that affects circulation plans and programs. This information provides the background for the goals, policies, and implementation programs that reflect the community's vision for the future of Greenfield.

Project Description

The City of Greenfield is located in an agricultural area within the Salinas Valley in Monterey County. Although it has many land uses, Greenfield is primarily a residential community. The downtown area along El Camino Real provides most of the commercial/service employment within the City. There is additional commercial land between Highway 101 and El Camino Real along Walnut Avenue. The industrial areas are located primarily on Elm Avenue between Third Street and Fourth Street and between Walnut Avenue and Cherry Avenue. Employment for many Greenfield residents is provided by the vast amount of agriculture activities throughout Salinas Valley. Greenfield also serves as a bedroom community for Salinas and other larger cities in northern Monterey County. The existing major streets in the City of Greenfield are shown on **Figure 3-5**.

The Transportation and Traffic Study by Higgins & Associates describes the existing and future traffic conditions within Greenfield and identifies the required roadway improvements and associated costs. It also includes the development of a Revised Traffic Impact Fee to fund the required improvements.

General Plan Development of the City of Greenfield

The Transportation Master Plan for the City of Greenfield was last updated in 1998. It includes existing and future traffic conditions analysis and established a Capital Improvement Plan, which provides means to finance roadway improvements within the City for future development.

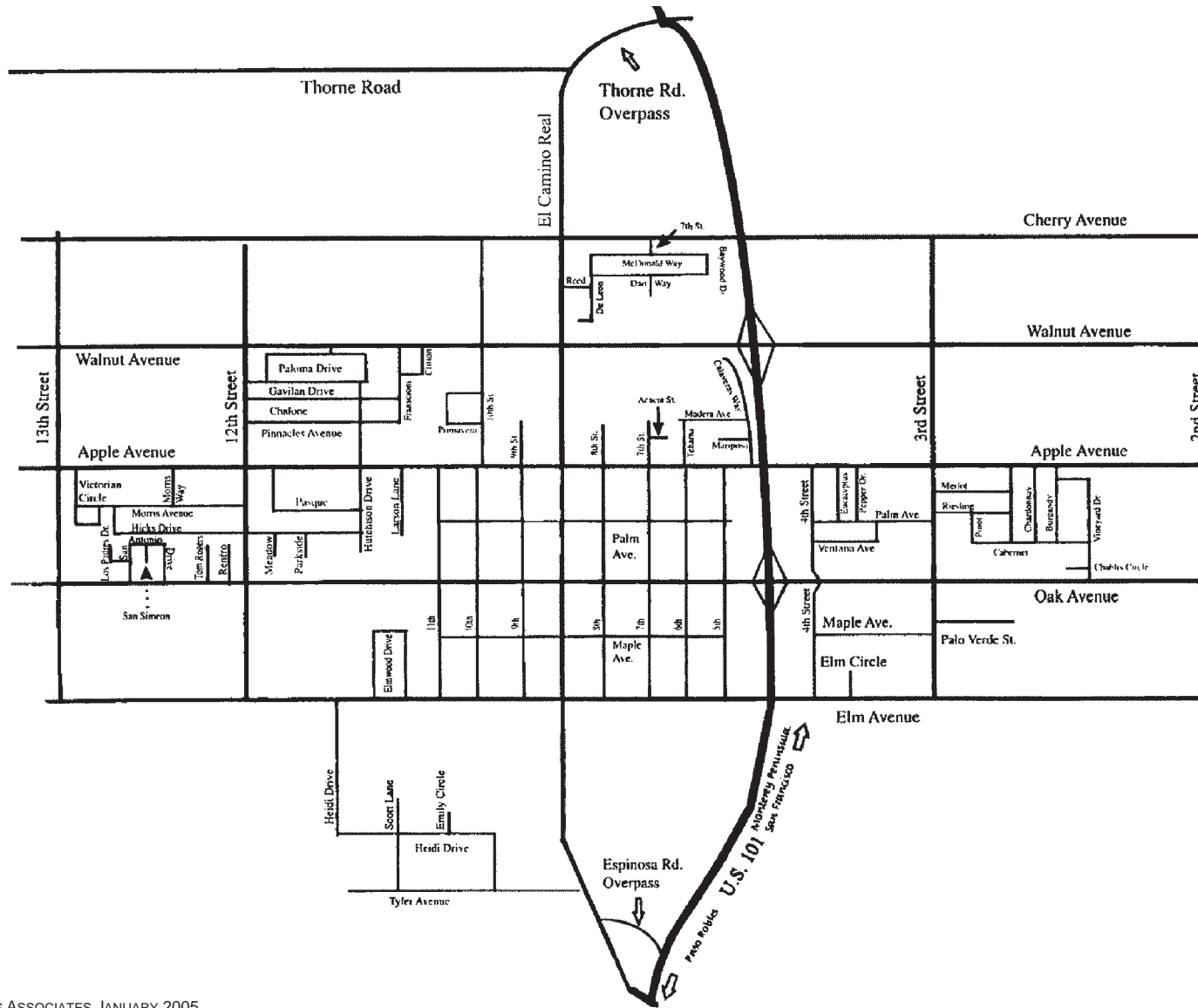
A grid of major arterials, collectors and local streets is indicated in **Figure 3-6**. The fringe areas around the City are expected to develop first and a similar expanding grid is expected to develop within the next 20 years. The road portion of the network is fundable within the General Plan timeframe.

The previous General Plan was compiled in 1981 with various updates performed since. A brief update of the Circulation Element was provided in 1996 to take into account new annexation areas to the north and the east, as well as the future Yanks Air Museum, northeast of the present City boundary. A further update was completed in 1998 that revised forecast volumes to reflect changes in the City's General Plan Land Use Map, in particular the change of 30 acres of commercial to light industrial north of Apple Avenue and West of Third Street. (Refer to the City of Greenfield's Land Use Map, **Figure 2-3**). It also focused on several specific portions of the City's street network to ensure that the road system is adequately designed to accommodate General Plan Buildout traffic conditions. The update included anticipated traffic conditions associated with the City's modified Sphere of Influence (SOI). Since the last Circulation Element update, several new annexations and development projects have been proposed in the City. These include the following:

- Yanks Air Museum
- Cherry Avenue Subdivision

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- ❑ Gianolini Residential Annexation
- ❑ Rava Residential Annexation
- ❑ Thorp Annexation
- ❑ Walnut Place Subdivision
- ❑ St. Charles Place Mixed Use
Development



STREET NETWORK.CDR 9/3/04

SOURCE: HIGGINS ASSOCIATES JANUARY 2005

NO SCALE

FIGURE 3-6
EXISTING STREET NETWORK

Existing Road Network

Greenfield has a grid system of roadways with Highway 101 traversing through the City in a north-south direction. The major roads in the existing roadway network are described below.

Highway 101 is a four lane freeway running in a north-south direction, owned and maintained by the State of California. Highway 101 provides regional access to Greenfield, connecting the City with Soledad, Gonzales, and Salinas to the north and King City to the south. There are four full access interchanges on Highway 101 that provide access to the City, including the northern end of El Camino Real, Walnut Avenue, Oak Avenue, and the southern end of El Camino Real.

El Camino Real is classified as an arterial and has a north-south alignment terminating at Highway 101 at both ends. El Camino Real is approximately 80 feet wide with one travel lane in each direction between Cherry Avenue and Apple Avenue. South of Apple Avenue, El Camino Real provides one lane in each direction, a raised island in the median and diagonal parking on both sides of the street within downtown.

Walnut Avenue has an east-west alignment traversing the central portion of the City.

Walnut Avenue provides for one lane of travel in each direction and gives direct access to the main shopping center as well as the Highway 101 interchange.

Elm Avenue has an east-west alignment traversing the southerly portion of the City. Elm Avenue provides for one lane of travel in each direction. To the west of town, Elm Avenue becomes Arroyo Seco Road. To the east it links to Metz Road.

Collector streets, which include Apple Avenue, Oak Avenue, Third Street, Fifth Street, Eleventh Street, and Twelfth Street provide access between residential areas and arterial streets. Most of the collector streets are 40 to 44 feet wide and have one lane in each direction, except Apple Avenue where portions are only 30 feet wide. Oak Avenue also provides access to Highway 101.

Segments and Intersections Analyzed for Existing Conditions

The following segments and intersections were selected for analysis. The street segment included in the analysis takes into account future development of the City and the roadway network requirements to support the expected growth.

**Table 3-2
Segments Studied for Existing Conditions**

STATE HIGHWAYS		
Highway 101	- north of -	Thorne Road
Highway 101	- between -	Thorne Road and Walnut Avenue
Highway 101	- between -	Walnut Avenue and Oak Avenue
Highway 101	- between -	Oak Avenue and Espinosa Road Overpass
Highway 101	- south of -	Espinosa Road Overpass
COUNTY ROADS		
Thorne Road	- west of -	El Camino Real
Elm Avenue	- west of -	12 th Street
Elm Avenue	- east of -	3 rd Street

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CITY STREETS		
Pine Avenue	- between -	3 rd Street and 12 th Street
Cherry Avenue	- between -	2nd Street and 12th Street
Walnut Avenue	- between -	2nd Street and 12th Street
Apple Avenue	- between -	2nd Street and 12th Street
Oak Avenue	- between -	2nd Street and 12th Street
Elm Avenue	- between -	2nd Street and 13th Street
13th Street	- between -	Elm Street and Cherry Avenue
12th Street	- between -	Elm Street and Cherry Avenue
10th Street	- between -	Elm Street and Cherry Avenue
El Camino Real	- between -	Highway 101 south and Highway 101 north
5th Street	- between -	Elm Avenue and Apple Avenue
4th Street	- between -	Elm Avenue and Apple Avenue
3rd Street	- between -	Elm Avenue and Cherry Avenue
2nd Street	- between -	Elm Avenue and Cherry Avenue

**Table 3-3
Intersections Studied for Existing Conditions**

STATE
Hwy 101 NB On-Ramp and Livingston Road
El Camino Real and Hwy 101 SB Off-Ramp – Thorne Road
El Camino Real and Hwy 101 SB On-Ramp
Hwy 101 NB On-Ramp and Hwy 101 SB On-Ramp (El Camino north)
Hwy 101 SB Ramps and Walnut Avenue
Hwy 101 NB Ramps and Walnut Avenue
Hwy 101 SB Ramps and Oak Avenue
Hwy 101 NB Ramps and Oak Avenue
El Camino Real (S) and Hwy 101 NB – Espinosa Road Overpass
Hwy 101 NB Off-Ramp and Hwy 101 NB On-Ramp (S) – Patricia Lane
CITY
El Camino Real and Pine Avenue
El Camino Real and Cherry Avenue
El Camino Real and Walnut Avenue
El Camino Real and Apple Avenue
El Camino Real and Oak Avenue
El Camino Real and Elm Avenue
El Camino Real and Tyler Avenue
12th Street and Oak Avenue
12th Street and Elm Avenue
2nd Street and Elm Avenue
4th Street and Elm Avenue
5th Street and Elm Avenue
3rd Street and Oak Avenue
4th Street and Oak Avenue
7th Street and Oak Avenue
12th Street and Walnut Avenue
3rd Street and Apple Avenue
El Camino Real and Cypress Avenue

Existing Traffic Conditions

Level of service (LOS) is a qualitative assessment of motorist and passenger perceptions of traffic conditions. LOS generally reflects traveling conditions such as travel time and speed, freedom to maneuver, and traffic interruptions, using quantifiable traffic measures such as average speed, intersection delays, and volume to capacity ratios to approximate driver satisfaction. The LOS measures differ by roadway type because the user's perceptions and expectations vary by roadway type. Individual levels of service are designated from LOS A for most favorable to LOS F for the least favorable conditions, which each represent a range of conditions. LOS A represents free-flow conditions, while LOS F indicates excessive delays and jammed conditions. Intersection and roadway segment traffic operations are evaluated using the Level of Service (LOS) concept. Descriptions for each LOS are shown in **Table 3-4**. LOS definitions for

Two-Way-Stop Control (TWSC), All-Way-Stop Control (AWSC), and signalized intersection control are shown in **Table 3-5** and **Table 3-6**.

Factors that may affect traffic flow conditions on roadway segments include intersection channelization design, type of traffic control devices, bicycle and pedestrian volumes, driveway activities, and on-street parking activities. Furthermore, urban street levels of service are based on through-vehicle travel speed for the segment or for the entire street under consideration. Travel speed is the basic service measure for urban streets. **Table 3-7** and **Table 3-8** list the current and proposed LOS standard for the study segments and study intersections, respectively. To accommodate future land use development in an efficient and effective manner, certain roadways and intersections have been assigned an LOS D standard threshold. These roadways include El Camino Real, Third Street and sections of Walnut Avenue.

**Table 3-4
Corridor Traffic Level of Service (LOS) Descriptions**

LOS	Descriptions
A	Description includes free-flow conditions; vehicles are unimpeded and free to set their own speed. Maneuverability (ability to change lanes and merge) is very easy, and there are many gaps in the arterial traffic for vehicles to turn out of side-streets or driveways into the arterial. Most vehicles pass through signalized intersections without stopping. For freeways, the average speed is 65 mph or greater.
B	Some restriction in the ability of drivers to set their own speed occurs, but overall conditions are very good. The average actual speed of travel (including stops) varies by type of facility and speed limit, but typically is 19-34 mph (including stops). Most freeway traffic flows at 65mph or greater, but slower vehicles may occasionally reduce speeds for some vehicles.
C	Restrictions in maneuverability begin to occur; vehicle speeds are generally limited by the other vehicles in the traffic stream, but conditions are still generally acceptable to good. Depending on the type of street, the average speed is between 13 and 28 mph, including stops. Freeway traffic continues to flow smoothly, but the density of traffic impedes easy lane changes, and slower vehicles (trucks, RV's, etc.) begin to have a noticeable impact on the speed of other vehicles. Average freeway speeds are generally close to 65 mph.
D	Considerable restriction in the ability to maneuver or change lanes; number of vehicles waiting at signals ("queues") may be quite long at some intersections. Arterials average 9 to 22 mph, depending on the street. Freeway traffic moves well (55-60 mph) but is very "tight".
E	Great restriction on maneuverability; vehicles on city streets may have to wait through more than repetition of lights (a "cycle") to get through a signalized intersection. Arterial speeds are typically in the 7 to 17 mph range including stops. Freeway traffic is very dense with little ability to maneuver. Speeds can be erratic and vary greatly during the peak hour. As a freeway gets near its physical capacity, speeds will generally drop to 25 to 35 mph.
F	Although LOS "F" does not automatically imply "gridlock", speeds are low overall and delay is very high. At intersections, the stopped delay of all vehicles passing through the intersection averages more than a minute. Arterial speeds overall may be less than 7 mph on business district streets, and less than 13 mph on other streets. Freeway speeds will be erratic with stop-and-go operation, but generally average at least 9 mph. Vehicles may wait at ramps to get on the freeway.

Source: Transportation Research Board, Highway Capacity Manual 2000

**Table 3-5
Level of Service Definitions for TWSC and AWSC Intersections**

Level of Service	Expected Delay	Average Total Delay (Seconds/Vehicle)
A	Little or no delay	≤ 10
B	Short traffic delays	> 10-15
C	Average traffic delays	> 15-25
D	Long traffic delays	> 25-35
E	Very long traffic delays	> 35-50
F	Extreme delays potentially affecting other traffic movements in the intersection	> 50

Source: Transportation Research Board, Highway Capacity Manual 2000

**Table 3-6
Level of Service Definitions for Signalized Intersections**

Level of Service	Expected Delay	Average Total Delay (Seconds/Vehicle)
A	Little or no delay	≤ 10
B	Short traffic delays	> 10-20
C	Average traffic delays	> 20-35
D	Long traffic delays	> 35-55
E	Very long traffic delays	> 55-80
F	Extreme delays potentially affecting other traffic movements in the intersection	> 80

Source: Transportation Research Board, Highway Capacity Manual 2000

**Table 3-7
LOS Standard for Segments Studied**

Road Segment			LOS Criteria (Existing) GPBO
STATE HIGHWAYS			
Highway 101	- north of -	Thorne Road	C/D
Highway 101	- between -	Thorne Road and Walnut Avenue	C/D
Highway 101	- between -	Walnut Avenue and Oak Avenue	C/D
Highway 101	- between -	Oak Avenue and Espinosa Road Overpass	C/D
Highway 101	- south of -	Espinosa Road Overpass	C/D
COUNTY ROADS			
Thorne Road	- west of -	El Camino Real	C/D
Elm Avenue	- west of -	13 th Street	C/D
Elm Avenue	- east of -	2 nd Street	C/D
CITY STREETS			
Cherry Avenue	- between -	2 nd Street and 12 th Street	(C)C
Walnut Avenue	- between -	2 nd Street and 12 th Street	(C)C
Apple Avenue	- between -	2 nd Street and 12 th Street	(C)C
Oak Avenue	- between -	11 th Street and 12 th Street	(C)C
Oak Avenue	- between -	2 nd Street and 11 th Street	(C)D
Elm Avenue	- between -	11 th Street and 13 th Street	(C)C
Elm Avenue	- between -	2 nd Street and 11 th Street	(C)D
13 th Street	- between -	Elm Street and Cherry Avenue	(C)C
12 th Street	- between -	Elm Street and Cherry Avenue	(C)C
10 th Street	- between -	Elm Street and Cherry Avenue	(C)C
5 th Street	- between -	Elm Avenue and Apple Avenue	(C)C
4 th Street	- between -	Elm Avenue and Apple Avenue	(C)C
3 rd Street	- between -	Elm Avenue and Pine Avenue	(C)D
2 nd Street	- between -	Elm Avenue and Cherry Avenue	(C)C
El Camino Real	- between -	Walnut Avenue and Thorne Road	(C)C
El Camino Real	- between -	Elm Avenue and Walnut Avenue	(C)D
El Camino Real	- between -	Hwy 101 NB Overpass to Elm Avenue	(C)C

**Table 3-8
LOS Standard for Intersections Studied**

#	Intersection	LOS Criteria (Existing) GPBO
STATE		
1	Hwy 101 NB On-Ramp and Livingston Road	C/D
2	El Camino Real and Hwy 101 SB Off-Ramp – Thorne Road	C/D
3	El Camino Real and Hwy 101 SB On-Ramp	C/D
4	Hwy 101 NB On-Ramp and Hwy 101 SB On-Ramp (El Camino north)	C/D
5	Hwy 101 SB Ramps and Walnut Avenue	C/D
6	Hwy 101 NB Ramps and Walnut Avenue	C/D
7	Hwy 101 SB Ramps and Oak Avenue	C/D
8	Hwy 101 NB Ramps and Oak Avenue	C/D
9	El Camino Real (S) and Hwy 101 NB – Espinosa Road Overpass	C/D
10	Hwy 101 NB Off-Ramp and Hwy 101 NB On-Ramp (S) – Patricia Lane	C/D
CITY		
11	El Camino Real and Pine Avenue	(C)C
12	El Camino Real and Cherry Avenue	(C)C
13	El Camino Real and Walnut Avenue	(C)D
14	El Camino Real and Apple Avenue	(C)D
15	El Camino Real and Oak Avenue	(C)D
16	El Camino Real and Elm Avenue	(C)D
17	El Camino Real and Tyler Avenue	(C)C
18	12th Street and Oak Avenue	(C)C
19	12th Street and Elm Avenue	(C)C
20	2nd Street and Elm Avenue	(C)D
21	4th Street and Elm Avenue	(C)D
22	5th Street and Elm Avenue	(C)D
23	3rd Street and Oak Avenue	(C)D
24	4th Street and Oak Avenue	(C)D
25	7th Street and Oak Avenue	(C)D
27	12th Street and Walnut Avenue	(C)C
28	3rd Street and Apple Avenue	(C)D
29	El Camino Real and Cypress Avenue	(C)C
30	3rd Street and Walnut Avenue	(C)D
31	3rd Street and Elm Avenue	(C)D
32	3rd Street and Cherry Avenue	(C)D
33	3rd Street and Pine Avenue	(C)D
34	12th Street and Pine Avenue	(C)C
35	12th Street and Thorne Avenue	(C)C
36	3rd Street and Palm Avenue	(C)D

Note: For two-way stop controlled intersections, the LOS standard for the worst approach is E for existing and General Plan Buildout conditions.

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Existing Traffic Conditions – Segment Analysis Results

The LOS for the study segments is determined by performing planning level analysis. This level of analysis uses the 2000 Highway Capacity Manual volume thresholds to determine the levels of service on segments. Appendix A of the Traffic Study in the Technical Appendix indicates the average daily traffic (ADT) volume

thresholds for the LOS analysis. The results are summarized in **Table 3.9** and illustrated graphically on Exhibit 4 of the Traffic Study in the Technical Appendix. Appendix C in the Traffic Study in the Technical Appendix indicates the existing Right-of-Way (ROW) information. Traffic counts were conducted over the last few years for the various development projects within the City. The City has not experienced significant growth since the counts were conducted. The count data was used in the existing analysis.

**Table 3-9
Existing Roadway Operations**

Road Segment	Roadway Class Code	ADT Volume	LOS
STATE HIGHWAYS			
Highway 101 - north of - Thorne Road	4F	27,000	B
Highway 101 - between - Thorne Road and Walnut Avenue	4F	21,000	A
Highway 101 - between - Walnut Avenue and Oak Avenue	4F	21,000	A
Highway 101 - between - Oak Avenue and Espinosa Road Overpass	4F	20,200	A
Highway 101 - south of - Espinosa Road Overpass	4F	22,000	A
COUNTY ROADS			
Thorne Road - west of - El Camino Real	2	970	A
CITY STREETS			
Pine Avenue - between - 12 th Street and El Camino Real	2	330	A
Pine Avenue - between - El Camino Real and Livingston Road	3	220	A
Walnut Avenue - between - 10 th Street and El Camino Real	2	3440	A
Walnut Avenue - east of - El Camino Real	3	5700	A
Walnut Avenue - west of - Hwy 101	3	4760	A
Walnut Avenue - between - Hwy 101 and 3 rd Street	2	3800	A
Apple Avenue - between - 3 rd Street and 2 nd Street	2	520	A
Oak Avenue - between - 12 th Street and El Camino Real	2	2610	A
Oak Avenue - between - El Camino Real and 7 th Street	2	5190	A
Oak Avenue - between - 7 th Street and Hwy 101	2	5310	A
Oak Avenue - between - Hwy 101 and 3 rd Street	2	1360	A
Elm Avenue - between - 13 th Street and 12 th Street	2	1180	A
Elm Avenue - between - 12 th Street and 11 th Street	2	2260	A
Elm Avenue - between - 11 th Street and El Camino Real	2	3880	A
Elm Avenue - between - El Camino Real and 7 th Street	2	3880	A
Elm Avenue - between - 7 th Street and Hwy 101	2	2790	A
Elm Avenue - between - Hwy 101 and 3 rd Street	2	2780	A
Elm Avenue - between - 3 rd Street and 2 nd Street	2	560	A
12 th Street - north of - Elm Avenue	2	1840	A

Road Segment			Roadway Class Code	ADT Volume	LOS
12 th Street	- south of -	Oak Avenue	2	1940	A
12 th Street	- between -	Oak Avenue and Walnut Avenue	2	2210	A
El Camino Real	- between -	Tyler Avenue and Elm Avenue	3	3740	A
El Camino Real	- between -	Elm Avenue and Maple Avenue	3	4260	A
El Camino Real	- between -	Maple Avenue and Oak Avenue	3	5070	A
El Camino Real	- between -	Oak Avenue and Palm Avenue	3	5870	A
El Camino Real	- between -	Palm Avenue and Apple Avenue	3	5900	A
El Camino Real	- north of -	Apple Avenue	3	6770	A
El Camino Real	- south of -	Walnut Avenue	3	6770	A
El Camino Real	- between -	Walnut Avenue and Reed Way	3	6070	A
El Camino Real	- between -	Reed Way and Cherry Avenue	3	5910	A
El Camino Real	- north of -	Cherry Avenue	2	5360	A
El Camino Real	- south of -	Pine Avenue	2	5230	A
El Camino Real	- north of -	Pine Avenue	2	4860	A
El Camino Real	- south of -	Cypress Avenue	2	4720	A
El Camino Real	- between -	Cypress Avenue and Thorne Road	2	5690	A
3 rd Street	- south of -	Oak Avenue	2	1730	A
3 rd Street	- between -	Oak Avenue and Palm Avenue	2	1040	A
3 rd Street	- between -	Palm Avenue and Apple Avenue	2	1890	A
3 rd Street	- north of -	Apple Avenue	2	1940	A

Notes: The indicated volume represents the maximum PM peak hourly two-way volume counted. The Roadway Class is as per Appendix A.

The analysis indicates that all of the street segments operate at Levels of Service A which is better than the City’s standard of C and thus no improvements are required.

Existing Traffic Conditions – Intersection Analysis Results

Traffic Version 7.6 software was utilized in evaluating the existing operational levels of service at the study intersections. Existing traffic volumes are indicated on Exhibit 4.2 of the Traffic Study in the Technical Appendix.

Intersections have been evaluated based on count data that is available for the time period from 2001 to 2003. HCM 2000 methodology was utilized to evaluate operations at these intersections and the results are indicated below. Only the PM peak hour was evaluated for the Circulation

Element Update because the highest travel demand occurs during this period. Refer to Exhibit 5.1 Traffic Study in the Technical Appendix for a summary of the intersection analysis results and Appendix B in the Traffic Study in the Technical Appendix for Existing Conditions LOS calculation sheets. Exhibit 5.2 in the Traffic Study in the Technical Appendix indicates the Existing Conditions LOS graphically. The results of the analysis are as follows.

The two-way stop intersection of Hwy 101 NB On-Ramp / Livingston Road operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of El Camino Real / Hwy 101 SB Off-Ramp – Thorne Road operates at LOS A during the PM peak

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hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Hwy 101 SB On-Ramp operates at LOS B during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of Hwy 101 NB On-Ramp / Hwy 101 SB On-Ramp (at El Camino) operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of Hwy 101 SB Ramps / Walnut Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of Hwy 101 NB Ramps / Walnut Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of Hwy 101 SB Ramps / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of Hwy 101 NB Ramps / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Hwy 101 NB Overpass operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of Hwy 101 NB Off-Ramp / Hwy 101 NB On-Ramp – Patricia operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Pine Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Cherry Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of El Camino Real / Walnut Avenue operates at LOS B during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of El Camino Real / Apple Avenue operates at LOS B during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of El Camino Real / Oak Avenue operates at LOS B during the PM peak hour, thus with an LOS standard of D no mitigation is required.

The all-way stop intersection of El Camino Real / Elm Avenue operates at LOS B during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Tyler Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of 12th Street / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of 12th Street / Elm Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of 2nd Street / Elm Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The one-way stop intersection of 4th Street / Elm Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of 5th Street / Elm Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of 3rd Street / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of 4th Street / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of 7th Street / Oak Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The all-way stop intersection of 12th Street / Walnut Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of 3rd Street / Apple Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

The two-way stop intersection of El Camino Real / Cypress Avenue operates at LOS A during the PM peak hour, thus with an LOS standard of C no mitigation is required.

Existing Traffic Conditions – Mitigation for Segments

The analysis results indicate that none of the roadway segments analyzed operates at unacceptable levels of service and no deficiencies exist. Thus no mitigation is required for the segments for the Existing Conditions.

Existing Traffic Conditions – Mitigation for Intersections

The analysis results indicate that none of the intersections analyzed operates at an unacceptable level of service and no deficiencies exist. Thus no mitigation is required at the intersections for the Existing Conditions.

Existing Transit and Non-motorized Transportation

Existing transit services include the public Monterey Salinas Transit District service and private services by Greenfield Autolift and Greyhound.

Public Transit Service

The Monterey-Salinas Transit (MST) District provides transit services to the greater Salinas and Monterey areas plus routes to Carmel Valley, North County, and South County. Route 23 serves King City with stopovers in Chualar, Gonzales, Soledad, and Greenfield. The service is provided on weekdays and Saturdays and the schedule is the same for all the days. The route continues along Highway 101 and exists from the freeway into each city. Within the City of Greenfield, the route exits the freeway at Walnut Avenue, proceeds west on Walnut to El Camino Real and turns left on El Camino Real where the bus stop is located. The route proceeds south on El Camino Real to Highway 101 and further south to King City and the service is provided at 3 hour intervals or five services per day. For the northbound, the route follows the reverse order. The first southbound stop in Greenfield is at 9:00 AM and the first northbound stop is at 6:29 AM on both weekdays and Saturdays. The last southbound stop is at 6:50 PM and the last northbound stop is at 7:47 PM.

Route 23 information is available on the Monterey-Salinas Transit website as follows:

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http://www.mst.org/routes/23/1_new_route_23.html

Other transit services in Greenfield are provided by Greenfield Autolift, a demand responsive system for intra city trips, rural rides, and Greyhound lines for inter-city trips.

Bike Lanes

Greenfield does not have a Bikeway Master Plan. The City does however adopt the Caltrans description for bikeways (i.e., bicycle facilities) for bicycle facilities in the city. Types of bikeways are described by Caltrans in the Highway Design Manual as follows:

- ❑ Class I Bikeway - Referred to as a “bike path” or “multi-use trail”. Provides for bicycle travel on a paved ROW completely separated from any street or highway.
- ❑ Class II Bikeway - Referred to as a “bike lane”. Provides striped lane for one-way travel on a street or highway.
- ❑ Class III Bikeway – Referred to as a “bike route”. Provides for shared use with pedestrians or motor vehicle traffic and is identified only by signing.

Bike lanes are provided on both sides of El Camino Real between Walnut and Elm Avenues. The remaining sections of El Camino Real are designated as Bike Routes in the General Plan. However, no signing or striping is provided. A new bike plan is being established as part of the General Plan update as a separate document. Cognizance was taken of the provision of bike lanes in the street classification in this report.

Pedestrian Facilities

Pedestrian Facilities in Greenfield include sidewalks and crosswalks. Sidewalks are constructed along El Camino Real and the

majority of collector streets. Crosswalks are provided at all intersections along El Camino Real south of Cherry. Additionally, four mid-block crosswalks are provided at various locations on El Camino Real between Apple and Elm Avenues as well as on Oak Avenue between El Camino Real and Ninth Street.

Parking

Parking is permitted on most streets in the City. Additional off-street parking facilities are provided by the private developments based on the off-street parking requirements set forth in the Zoning Ordinance. No public off-street facility is currently available in the City.

Certain sections of El Camino Real and Oak Avenue allow diagonal parking. The advantages of this type of configuration are the proximity of the parked vehicles to their destination of choice and the increased on street capacity. The disadvantages of diagonal parking are the space required (width of the street) and safety concerns as outgoing parking maneuvers may conflict with through traffic. Given the low volumes forecasted on El Camino Real, the only argument for replacing the diagonal parking is a safety versus capacity issue. As the speed limit is very low (25 MPH) and no significant off street parking lots exist, it is not recommended to remove the diagonal parking.

CHAPTER

4

GROWTH MANAGEMENT ELEMENT

INTRODUCTION

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.

GOALS, 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

PUBLIC 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 4th 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 5th 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 5th 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 1st through 3rd grades.
- ❑ Oak Avenue School, located at 1239 Oak Avenue. Oak Avenue serves 709 students ranging from Kindergarten through 5th 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 6th grade students and 0.176 7th and 8th 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 2nd 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



	Future Vicinity of 10-Acre Elementary School
	Future Vicinity of 20-Acre Middle School
OTHER FEATURES	
	City Boundary
	Planning Area
<small>Digital Base Data Provided by the County of Monterey GIS Department in May 2003</small>	

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 14th 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 10th Street and 11th 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 11th Street and 12th

4.0 – GROWTH MANAGEMENT ELEMENT

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 13th 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.

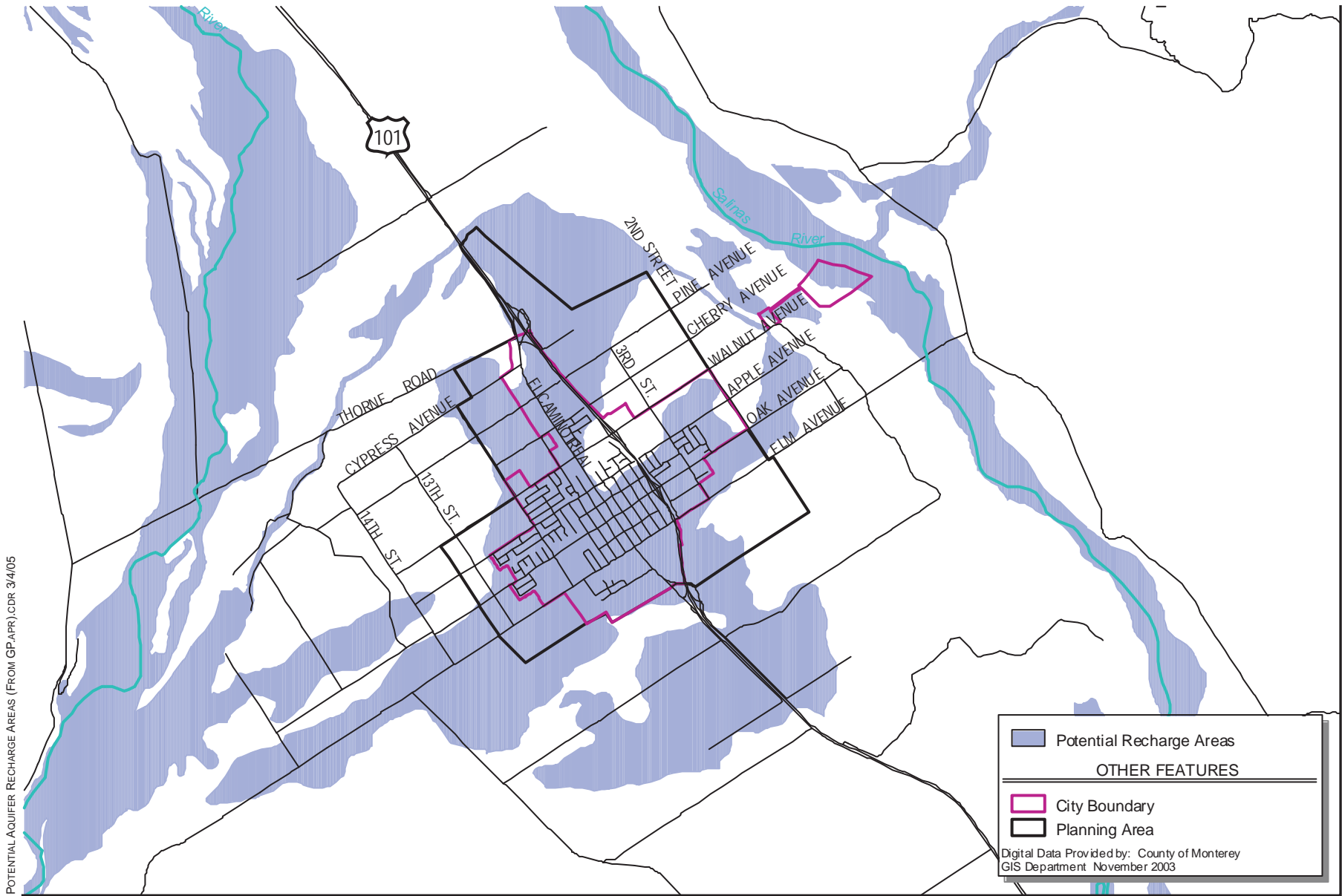


FIGURE 4-3
POTENTIAL AQUIFER RECHARGE AREAS

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

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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C H A P T E R

5

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The California Government Code, Section 65303, allows a city to adopt optional elements within its general plan to address “subjects which, in the judgment of the legislative body, relate to the physical development of the (city).” While this Economic Development Element is not mandated by the State, the City, by inclusion of this element in the General Plan, acknowledges the importance of economic development to Greenfield’s physical and economic development. The Economic Development Element provides direction regarding job creation, establishment of a clear economic strategy to enhance the City’s economic base, and effective utilization of the City’s finances, public services, and facilities as they relate to economic development. This element serves as a guide for City officials, staff, citizens, and the businesses community as economic development issues and opportunities within Greenfield are addressed.

The Economic Development Element includes a set of goals, policies, and implementation strategies to achieve desired

economic development over the twenty-year term of this General Plan.

This Element provides an overview of the economic conditions affecting Greenfield, including an historical perspective, a description of current and projected economic conditions, and a discussion of challenges facing Greenfield, including a poor jobs/housing balance and significant “leakage” of retail sales from the community. The element identifies economic opportunities and constraints within the community and discusses implementation of the Economic Development Strategic Plan, including “economic gardening”, cooperative regional marketing, and development and promotion of artisan agriculture and visitor-serving uses.

In October 2003, the City Council approved the Jobs/Housing Balance Implementation Plan (JHBIP). This strategic plan was funded by and submitted to the State Department of Housing and Community Development (HCD). The JHBIP provides an implementation plan to address the City’s low jobs to housing ratio by encouraging economic development.

G OALS, POLICIES AND PROGRAMS

Goal 5.1

Promote economic development in Greenfield through the retention and expansion of existing businesses.

Policy 5.1.1

Prepare, adopt, and periodically update an Economic Development Strategic Plan that promotes economic development and that is prepared in collaboration with residents and the business community.

Policy 5.1.2

Encourage the retention and expansion of existing target businesses identified in the Economic Development Strategic Plan and the expansion of businesses in target business expansion areas identified in the Economic Development Strategic Plan.

Policy 5.1.3

Assist existing businesses in expanding markets, providing value-added products, identifying and addressing constraints to retention and expansion, and establishing networks and linkages within their industry.

Program 5.1.A

Prepare and adopt an Economic Development Strategic Plan that:

- i. Identifies the needs of existing businesses and acknowledges their important contributions to the community.
- ii. Identifies specific goals and targets for business retention and expansion over the next twenty years, in 5-year increments.
- iii. Includes a business visitation plan to evaluate the business climate in Greenfield in collaboration with existing businesses.
- iv. Includes an implementation plan to achieve goals and targets.
- v. Analyzes the feasibility of establishing and operating a business incubator in the City.
- vi. Includes a targeted Business Attraction Program.
- vii. Is updated every five years.

Program 5.1.B

Identify incentives that the City might offer to promote economic development through Redevelopment Agency funds and other revenue sources including, but not limited to, financial assistance with infrastructure improvements, land cost subsidy, development fee reduction, land and/or building acquisition or leasing, enhancement of project design, marketing, and façade improvements.

Program 5.1.C

Evaluate the possibility of reducing impact fees for the expansion of businesses in unique circumstances where it can be demonstrated that the development project is already served by all necessary infrastructure and public services.

Program 5.1.D

Evaluate the potential for financial incentives through the Redevelopment Agency for projects located within the Redevelopment Project Area to offset costs of expanding or enhancing existing businesses.

Program 5.1.E

Through the Economic Development Strategic Plan, explore means to assist local businesses in expanding operations. This may include pursuit of financial assistance grants, identification and removal of local impediments to business growth, and streamlined City permitting.

Goal 5.2

Attract businesses to the City that improve the balance between commercial, professional office and industrial businesses in the City so that the needs of Greenfield residents is provided for, a variety of employment opportunities is ensured, and tax revenue for the City increases.

Policy 5.2.1

Recruit businesses, industries, and other employers whose operations are consistent with long-term economic development goals.

Policy 5.2.2

Expand retail opportunities within Greenfield, including the establishment of a regional commercial center, to minimize retail sales leakage to other communities, provide jobs, and increase tax revenues.

Policy 5.2.3

Continue to provide a sufficient supply of land available for economic development within appropriate land use designations.

Program 5.2.A

Within the Economic Development Strategic Plan, include a targeted Business Attraction Program, incorporating a focused market effort to assist businesses in relocating to Greenfield. This effort may include:

- i. Preparing and distributing marketing information to developers, business interests and commercial real estate brokers identifying the City's economic development targets and available sites.
- ii. Promoting Greenfield as a desirable, small community offering a positive lifestyle and high quality of life.
- iii. Attending business development fairs, expositions, and trade shows to promote economic development opportunities in Greenfield.
- iv. Participating in local and regional organizations that promote business development and job creation.
- v. Hosting promotional events and inviting prospective business interests to Greenfield.
- vi. Providing excellent customer service at all City facilities as a means of fostering a positive climate for economic development.

Program 5.2.B

Periodically review the General Plan, Zoning Ordinance, and Zoning Map to ensure an adequate supply of land designated for economic development with flexibility in the commercial, artisan agriculture/visitor-serving, industrial, and professional office land

use designations to allow a wide range of targeted businesses to avoid or minimize delays associated with amendments to the General Plan needed for business attraction.

Program 5.2.C

Consider adjustments to and streamline the development application process, permitting requirements, and review process to encourage the attraction of targeted businesses.

Program 5.2.D

Identify and target businesses that have the potential to create jobs and generate increases to the City's tax base. Uses that meet this intent include, but are not limited to:

- Retail commercial businesses
- Restaurants
- Professional and medical offices
- Specialty commercial uses that enhance the character of the Downtown
- Specialty stores intended to attract customers from the entire region
- Uses that provide needed services to the residential community
- Light Industrial uses that generate minimal impacts
- Business and technology parks
- Tourism destination and recreational uses
- Visitor-serving uses
- Heavy Industrial uses

Goal 5.3

Remove existing constraints to economic development.

Policy 5.3.1

Increase the amount of private lending and investment in Greenfield, by banks and other financial institutions, public-private financing entities, and small business assistance, with such efforts to be coordinated with the City's Redevelopment Agency.

Policy 5.3.2

Identify infrastructure and other facilities and improvements needed for business retention and expansion, the cost of improvements, and potential revenue sources and partnerships for construction of improvements.

Policy 5.3.3

Improve the appearance of the City as a means of attracting new businesses to Greenfield.

Policy 5.3.4

Improve the skills of the existing labor pool and attract additional skilled employees to the community.

Program 5.3.A

Work proactively with businesses to identify and construct needed infrastructure and facilities to encourage the expansion of existing businesses and attraction of new business. City actions may include:

- Sharing of engineering studies and plans on water supply and treatment capacities, wastewater collection, treatment and conveyance capacities, storm water drainage, and roadway improvements.

- Working jointly with developers where City Capital Improvement Plans call for extension or upgrades to City infrastructure.
- Pursuing financing options through the Redevelopment Agency, including possible tax credits, deferred fee payment programs, reimbursement of infrastructure improvement costs, and amortization of infrastructure fees to assist developers with infrastructure construction.
- Allowing for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.

Program 5.3.B

Prepare and adopt the Design Guidelines identified in the Land Use Element and continue to implement the Downtown Streetscape Plan and Design Guidelines.

Program 5.3.C

Adopt property maintenance standards to improve the City's appearance.

Program 5.3.D

Identify and address the condition of blighted properties and structures in Greenfield.

Program 5.3.E

Actively support the use of Assessment Districts and other financing tools to support economic development where it can be demonstrated that the financing mechanism does not create an adverse financial impact to the City or City residents.

Program 5.3.F

Develop a program to increase the amount of private lending and investment in Greenfield, by banks and other financial institutions, public-private financing entities, and small business assistance, coordinating efforts with the City's Redevelopment Agency.

Program 5.3.G

Encourage local job training opportunities through training sponsored by local employers, continuing educational programs, attraction of job training facilities to the City, and partnering with educational providers.

Goal 5.4

Promote and encourage the expansion of tourism and visitor serving uses in the City of Greenfield and in the South Monterey County region.

Policy 5.4.1

Coordinate with the Chambers of Commerce, regional economic development organizations, and City administrators, elected officials, and community leaders in Greenfield, Soledad, Gonzales, and King City to promote tourism in the South Monterey County region.

Policy 5.4.2

Work with local vineyards, other Valley cities, and other tourist destinations to develop a collective vision of tourism in Greenfield and the South Monterey County region.

Policy 5.4.3

Encourage the development of tourist destinations by reserving lands designated Artisan Agriculture and Visitor Serving for development of projects that are consistent with the Land Use Designation and that promote and preserve the agrarian character of the region while

5.0 – ECONOMIC DEVELOPMENT ELEMENT

providing goods and services to the community, create jobs, and provide increased tax revenue.

Program 5.4.A

Develop and implement a comprehensive strategy that promotes tourism in and near the City.

Program 5.4.B

Revise and adopt zoning requirements that are designed to encourage and accommodate desirable and unique tourist destinations.

Program 5.4.C

Pursue potential funding sources to assist with the development and promotion of tourist destinations in Greenfield.

Program 5.4.D

Continue to support the construction and promotion of the Yanks Air Museum and related facilities.

S

SETTING

HISTORIC PERSPECTIVES

COMMUNITY GROWTH

Greenfield and the surrounding region experienced dramatic growth, both in absolute and relative terms. During the last decade, Greenfield's population increased by 69% and the number of households increased by 46%. This rate of growth outpaced both Monterey County as a whole and the other South County cities.

Population changes over the last decade indicate a continuing increase in the number of young adults who will soon enter their prime working age (between 25 and 64). During the past ten years, the number of 25-34 year olds increased by 34% and the number of 35-54 year olds increased by 53%. This compares to Monterey County's growth rates of -9 and 20%, respectively.

HOUSEHOLD INCOME

During the 1990s, Greenfield experienced a 12% increase in inflation-adjusted dollars in average income. Average income increased from \$43,970 to \$49,099. However, it appears that this figure is influenced by a few households with extremely high income. In comparison, median income, which is less affected by these few high-income households, actually declined by 10% during the decade. Median income decreased from \$41,597 to \$37,602. In contrast, in Monterey County as a whole average household income increased by 45%, rising from \$60,460 in 1989 to \$87,531 and median household income increased by 3% from \$46,928 to \$48,305 (in inflation-adjusted dollars). (See Table 5-1 below.)

Table 5 – 1
Median Household Income for
Monterey County and Greenfield

Median Household Income	Monterey County	Greenfield
1989	\$46,928	\$41,597
1999	\$48,305	\$37,602
Percent Change	3%	-10%

Source: Greenfield Economic Strategic Plan, October 2003, Applied Development Economics

The average annual wage is also less in Greenfield and other South County cities when compared to Monterey County as a whole. In 2000, the Greenfield average annual wage was \$27,873, while the Monterey County average wage was \$31,034. Monterey County, however, has a significantly lower annual average wage than nearby Santa Clara and San Mateo Counties, which have annual average wages of \$77,000 and \$62,000, respectively. Greenfield and Monterey County average annual wages are also lower than the state annual average wage of \$39,920. The low annual average wages are attributable to the predominance of low-paying jobs in the agricultural, retail, and service sectors in the region, as well as the seasonal nature of agricultural employment.

Table 5 – 2
Average Wages for Greenfield
and Comparison Areas

Area	Avg. Wage
Greenfield	\$27,873
Gonzales	\$21,347
Soledad	\$24,857
King City	\$28,106
Monterey County	\$31,034

Sources: US Census 2000, ZIP Code Business Patterns and County Business Patterns

CURRENT ECONOMIC CONDITIONS

A Strategic Economic Assessment prepared for the City by Applied Development Economics in October 2003 identified several factors that have influenced Greenfield's economic development setting. As with most cities in California, Greenfield is faced with severe fiscal constraints. This is manifested in deteriorating or inadequate infrastructure and public services. These deficiencies include inadequate water and sewage systems, inadequate water storage capacity, sub-standard streets, an inadequate public works fleet, and non-existent or inadequate street lighting.

In addition, existing public facilities are insufficient to serve a growing population. Among the most pressing needs are the rehabilitation of some of the City's parks, the construction of a community swimming pool, and the development of a downtown plaza. Greenfield also needs a recreation director and expanded recreational opportunities for all age groups in the City.

Greenfield suffers from lack of a positive image. To many businesses, Greenfield may be seen as a quiet, lower-end residential city without the necessary resources, infrastructure, or population to warrant business development or expansion. The lack of attractive entrances to the community reinforces this image.

REDEVELOPMENT PLAN

The Redevelopment Plan is intended to eliminate and prevent the spread of blight in the Redevelopment Area. **Figure 5-1** shows the City's redevelopment area. Proposed actions by the City's Redevelopment Agency may include the construction of streets, curbs, gutters, and other public improvements; the acquisition, disposition, and redevelopment of property for uses in accordance with the Redevelopment Plan;

and the construction and improvement of recreational facilities; community facilities; and other public facilities. Participation in the redevelopment of property by owners who agree to participate in conformity with the Plan

The Agency intends to encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities.

In addition, the Redevelopment Plan is intended to increase the availability of affordable housing in the community through the rehabilitation of housing for low and moderate income families, seniors, and the disabled. The Redevelopment Plan also provides for the ability of the Redevelopment Agency to finance the construction and mortgage financing of residential, commercial, and industrial buildings to increase temporary and permanent jobs within the City.

Within the limits and restrictions of the Redevelopment Plan, the City's Redevelopment Agency is authorized to establish traffic circulation, traffic access, and other development controls necessary for proper development of both private and public areas within the Redevelopment Area. The Agency may also permit uses in the Redevelopment Area, such as park and recreational facilities, parking facilities, libraries, educational institutions, multi-modal transit facilities, and similar facilities, in conformance with the City's General Plan.

EMPLOYMENT

According to Dun and Bradstreet, there were 1,261 jobs within Greenfield in 2000. The preponderance of these jobs is in the agricultural, service, and retail sectors, which tend to pay lower wages than other sectors. Greenfield's employment base shows a higher proportion of service and

retail jobs than do those of nearby cities. Agricultural jobs represent a smaller proportion of total jobs in Greenfield than in neighboring communities.

**Table 5 - 3
Economic Composition of Greenfield
by Major Employment Sectors**

Employment Sector	# of Jobs	% of Total Jobs
Services	454	36%
Agriculture	265	21%
Retail	202	16%
FIRE*	25	2%
Construction	13	1%
Manufacturing	13	1%
Transportation and Public Utilities	13	1%
Wholesale	13	1%

* Finance, Insurance & Real Estate;
Source: Greenfield Economic Strategic Plan, October 2003, Applied Development Economics.

Nine employers in Greenfield provide 68.4% of the jobs. (See Table 5-4 below.) Valles Harvesting, an agriculture-based employment agency, leads with 300 jobs, or 24% of total jobs. The Greenfield Union School District is the second largest employer, providing 190 jobs, or 15% of total jobs. The top five employers include two vineyards, Scheid and J. Lohr.

**Table 5 – 4
Major Employers
Greenfield 2000**

Company	Employees
Valles Harvesting	300
Greenfield Union School District	190
Scheid Vineyards California	90
Neil Bassetti Farms	85
J. Lohr Vineyards	50
Charles G. Watts	50
Nob Hill General Store	40
Integrated Crop Management	30
Burger King	28
Sub-Total:	863
Total Greenfield Employment	1,261

Source: Dun and Bradstreet

REDEVELOPMENT AREA MAP.CDR (FROM LAND USE.APR) 03/04/05



FIGURE 5-1
REDEVELOPMENT AREA MAP

JOBS/HOUSING BALANCE

Greenfield continues to experience a significant jobs/housing imbalance. A balance between jobs and housing is attained when a jurisdiction has achieved a ratio of about one and one-half jobs for every housing unit available for occupancy. In Greenfield, the jobs/housing ratio is about 0.5, calculated by dividing the number of workers (1,261) by the number of housing units (2,727). Consequently, the jobs/housing ratio for Greenfield falls significantly below the 1.5 HCD target ratio.

Since for every one job in the City there are about two housing units, local residents must commute to other areas for work. Historic development patterns help to explain the difficulty Greenfield has faced in creating additional jobs to help keep pace with population growth in recent years.

The Land Use Element of this General Plan Update identifies a significant amount of undeveloped land for industrial, commercial, professional office, and visitor-serving use development within the City's planning area. An area along El Camino Real at the City's northern end has been identified for future light industrial and industrial park development, while a large area of approximately 300 acres has been identified for heavy industrial development in the southeast part of the City. The area east of Highway 101 to Third Street, between Pine Avenue on the north and Apple Avenue on the south has been designated for Highway Commercial Development. Within this area, a Regional Commercial Center overlay designation has been placed on land between Highway 101 and Third Street on the north side of Walnut Avenue and south to Apple Avenue. The area within this land use designation is identified for regional commercial development. In the northern part of the City, from Twelfth Street to Third Street north of Pine Avenue, an area has been

identified for artisan agriculture/visitor-serving development. A series of infrastructure improvements will be necessary in order to achieve full use of these sites. (See **Figure 2-3 Land Use Diagram**, Land Use Element).

Land supply issues go beyond the extent of available, undeveloped acreage; they also include assessment of underutilized properties, properties which may be appropriate for redevelopment, and removal of impediments to economic development (such as local land use processes and policies, provision of infrastructure and key public services, and compatibility with surrounding land uses). The City's commitment to providing a supportive local climate for business expansion and location represents a positive stimulus to economic development in the community.

Many businesses seek skilled or knowledgeable labor as a factor in business location or expansion. As more and more workers seek affordable housing opportunities, locales such as Greenfield continue to see increased market interest in residential development. Businesses, in turn, are seeking opportunities to locate closer to worker housing to reduce worker time lost in long commutes, especially when combined with available land at competitive costs for their business needs. However, without appropriate job training opportunities, the lack a skilled labor force in Greenfield may serve as deterrent with respect to future economic development efforts.

REGIONAL ECONOMIC TRENDS AND MARKETS

Greenfield is recognized as part of the South Monterey County regional market, an area that includes several other cities. As part of the Highway 101 corridor, Greenfield interacts with markets in the cities of Salinas, Soledad, and Gonzales to the north and King City and Paso Robles to the south.

Also influencing the economic market is the Monterey Peninsula area.

Any economic development actions within Greenfield are determined, in part, by their context within this regional setting. These economic development actions range from a decision by a business considering establishing or expanding operations to the decision of a consumer regarding buying a meal or convenience goods. Perhaps most important in determining an appropriate economic development strategic plan for Greenfield is recognition of the City's role, along with competitive advantages and disadvantages, in the Highway 101 corridor.

Tax Base and Retail Trade

With its fast-growing population, Greenfield will need to strengthen its tax base to ensure financial stability in the coming years and to ensure sufficient revenue for the provision of future public service and facility needs. Property taxes and sales taxes are critical components of the City's financial foundation. These revenue sources currently comprises a modest percentage of the City's General Fund.

By comparison, most cities in California receive substantially higher percentages of their General Funds from property and sales taxes (approximately 30 percent), highlighting the need for Greenfield to expand its economic base as a means of attaining financial stability.

ECONOMIC DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

Greenfield continues to lose substantial potential sales tax revenue to other locations, especially Salinas and Paso Robles. The goals, policies, and implementation programs in the Economic Development Element are intended to help the City expand its base of economic development opportunities. Increased

economic development will result in an expanding base, reducing the extent of sales tax revenue "leakage" and increasing jobs for Greenfield residents. In addition, expanding economic development opportunities will expand the range of services provided to local residents.

Greenfield has a number of operational constraints that affect its economic development potential. Some of these constraints are beyond the ability of the City to control, such as the geographic setting of Greenfield within Monterey County and the regional market. However, economic development policies and programs can mitigate some constraints to reduce their negative impact on the Greenfield economy. The following section summarizes some of these key economic development constraints and opportunities.

ECONOMIC DEVELOPMENT CONSTRAINTS

- ❑ Geographical location of Greenfield relative to employment opportunities.
- ❑ Perception of Greenfield as a predominantly residential community.
- ❑ Lack of a cohesive economic development plan.
- ❑ Lack of participation by the local business community in creation of an economic development strategy.
- ❑ Lack of adequate infrastructure at or leading to key properties designated for economic development.
- ❑ Lack of skilled labor pool

ECONOMIC DEVELOPMENT OPPORTUNITIES

- ❑ Availability of land for residential, commercial, professional office, industrial, and artisan agriculture/visitor serving uses.
- ❑ Support for the establishment of clear City policies and programs to implement the Economic Development Strategic Plan.

- ❑ Ongoing market interest in Greenfield as a desirable residential community, competitively priced compared to the Monterey Peninsula.
- ❑ Support to adopt Design Guidelines and property maintenance codes, resulting in an improved community image.
- ❑ Regional and countywide wine-corridor development and tourism promotion to encourage the establishment and patronage of visitor-serving uses.
- ❑ Attraction potential at build-out of \$7.6 million in household retail demand supporting potential development of 23 additional retail stores.

FACTORS TO BE CONSIDERED

The success of economic development within Greenfield will be influenced by many factors. Some factors, such as the national economy, will be beyond the City’s ability to influence. However, many factors are within the City’s ability to influence, including the following:

- ❑ Availability and adequacy of public facilities and services
- ❑ City budget (Revenues and Costs)
- ❑ Cost of public services
- ❑ Economic Development Strategic Plan
- ❑ Employment (by sector, with targets at 5-year intervals through 2020)
- ❑ Investments
- ❑ Business climate (including such factors as City permit processing, development standards, fees, and tax incentives)
- ❑ Commercial/Retail development
- ❑ Office development
- ❑ Industrial development
- ❑ Residential development
- ❑ Diversity of economic base/targeted land uses
- ❑ Business retention and attraction strategies
- ❑ Transportation infrastructure
- ❑ Redevelopment/revitalization strategies
- ❑ Labor force training

Implementation of Economic Development Strategic Plan

Economic Gardening

Greenfield has the opportunity to implement measures to grow local businesses through what has been called “economic gardening.” Economic gardening is an entrepreneurial approach to economic development that fosters the development and growth of local businesses and industries. A successful program will nurture an entrepreneurial environment within the community, resulting in local business creation and expansion.

This approach builds relationships with existing local businesses with expansion potential and encourages business start-ups. Along with traditional retail, service, and industrial start-ups, new businesses generated by economic gardening might include home-based businesses, visitor-serving uses such as bed and breakfasts, and artisan agriculture operations.

The economic gardening approach in Greenfield would benefit from the City offering research assistance for businesses, building infrastructure, and increasing connections among businesses. Two key measures in implementing an economic gardening program in Greenfield include connecting with local businesses to offer services and developing a small business incubator.

Connecting with local businesses

The establishment of a City Community Development Department has created the opportunity to develop additional connections between the City and the local business community. The establishment of a business retention and expansion program, including regular visitation of existing businesses, will be an important

component. In addition, the Community Development Department will provide linkages and networking among local businesses through cooperative efforts with the Chamber of Commerce, City-sponsored business seminars and workshops, and other effective strategies.

Development of a Small Business Incubator

The Gavilan Small Business Development Center (SBDC) submitted a market analysis that indicated high demand for a retail/professional services incubator. The establishment of a small business incubator in Greenfield would support the development of the types of retail and service opportunities identified in the City's Economic Development Strategic Plan.

Cooperative Regional Marketing

Given its proximity to the Monterey Peninsula to the north, the Pinnacles mountain range and Pinnacles National Monument to the east, Paso Robles to the south, and the South County wine corridor, Greenfield is in a position to join with other South County cities to improve tourism in the region. The proposed Yanks Air Museum is an example of the type of tourist venue that would draw people to Greenfield. The proposed artisan agriculture/visitor-serving area on the City's northwest side, near the wine corridor and the Jekel wine tasting room, could be developed into a tourism destination.

A regional approach to tourism marketing would maximize the efforts of each South County community in by creating a theme statement for the region, developing joint marketing materials, and planning and implementing a regionally-funded marketing and advertising campaign.

In addition, regional venues such as the Missions, local wineries, and the Pinnacles National Monument should be encouraged

to improve their offerings and capacities and to work cooperatively with the South County area in tourism promotion.

Promotion of Artisan Agriculture and Visitor-Serving Uses

The northwest side of the City has been identified as an area in which artisan agriculture and related visitor-serving uses should be developed. The purpose of this land use designation is to encourage agricultural activities of a small scale including boutique vineyards, orchards, artisan crops (such as herbs, flowers, specialty fruits and vegetables), kennels and hatcheries, and similar agricultural uses while simultaneously accommodating visitor-serving uses.

In addition, recreational activities would be encouraged. The development of these agricultural activities, visitor-serving uses, and recreational facilities would create employment opportunities for existing Greenfield residents. Such uses would also provide entrepreneurial opportunities for residents.

Bed and breakfasts; small hotels, motels, or inns could provide lodging for tourists who would patronize tasting rooms for wine and other agricultural products, cafes and other small-scale dining facilities, and retail facilities featuring visitor-serving items such as agriculture-related products.

New annual spending on recreation and entertainment by local residents and visitors, by the year 2020, is estimated at \$26,996,655. Capture of less than half of projected revenue could support the development of a variety of recreational, entertainment, and visitor-serving activities in the City. Table 5-5, below, identifies one example of a potential mix of financially supportable recreation and entertainment uses.

**Table 5 – 5
Potential Recreational and
Entertainment Establishments
Greenfield - 2020**

	Number of anticipated establishments	Revenue required per establishment (\$ 1,000s)	Total Revenue required (\$ 1,000s)
Amusement Arcade	3	\$ 456	\$ 1,368
Bicycle rental facility	1	500	500
Botanical Garden	1	828	828
Bowling Center	2	505	1,010
Demonstration Farm	2	828	1,656
Horseback riding facility	1	500	500
Local museum, historical site	1	615	615
Miniature Golf	2	296	592
Regional museum (Yanks Air Museum)	1	1,500	1,500
Waterpark	1	2,184	2,184
Total Annual Revenue Required			\$10,753
Anticipated Annual Spending by 2020	\$26,996,655		

Source: South County CEDS, US Census Bureau, Economic Census, 1997, ADE

In addition, the development of recreational uses such as bicycle rental, miniature golf, arcades, and other recreation facilities would complement other visitor-serving and tourism activities in the City and provide jobs and business opportunities for residents. **Figure 5-2** shows the regional wine corridors in the Salinas Valley. **Figure 5-3** shows the visitor serving facilities in the city.

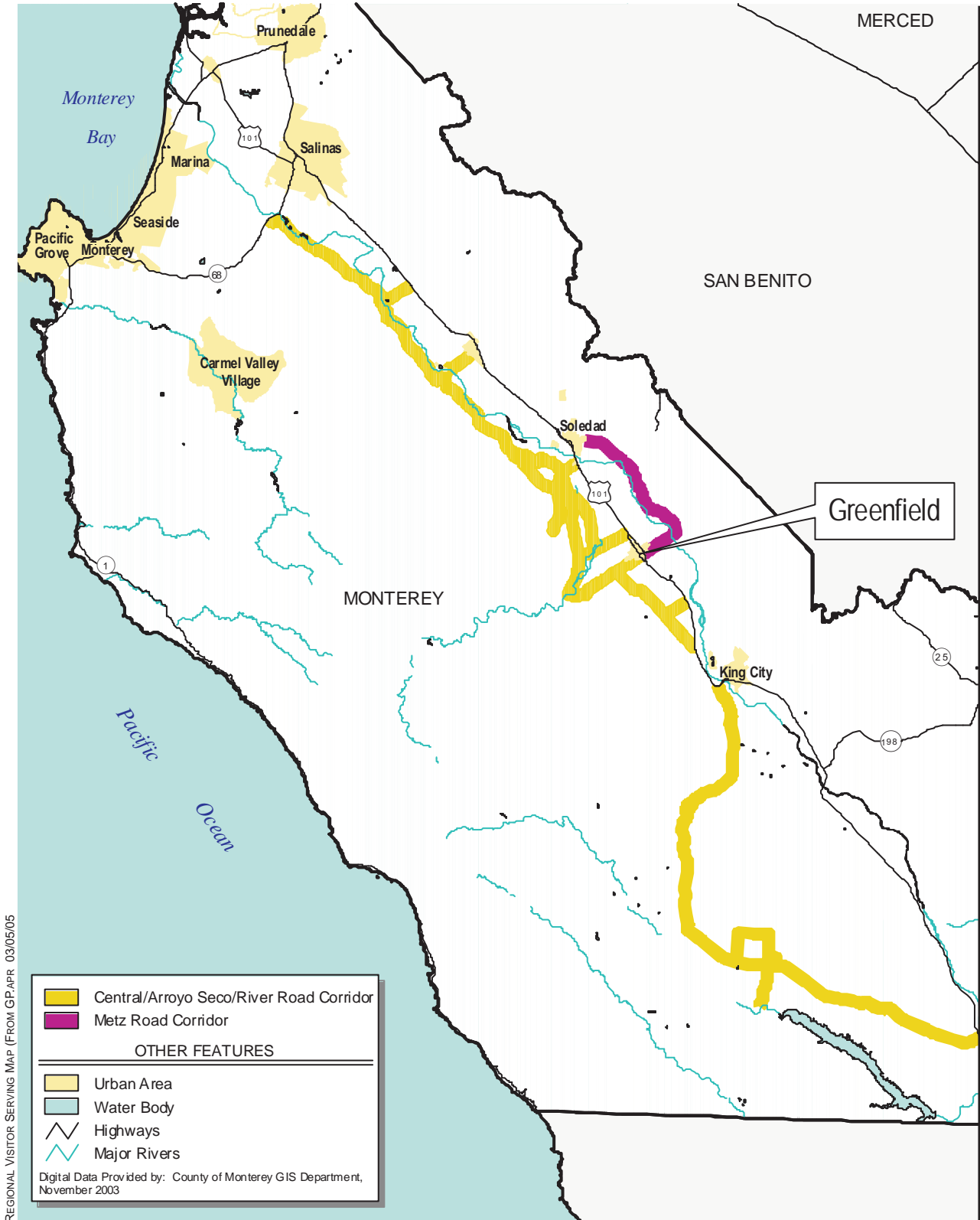
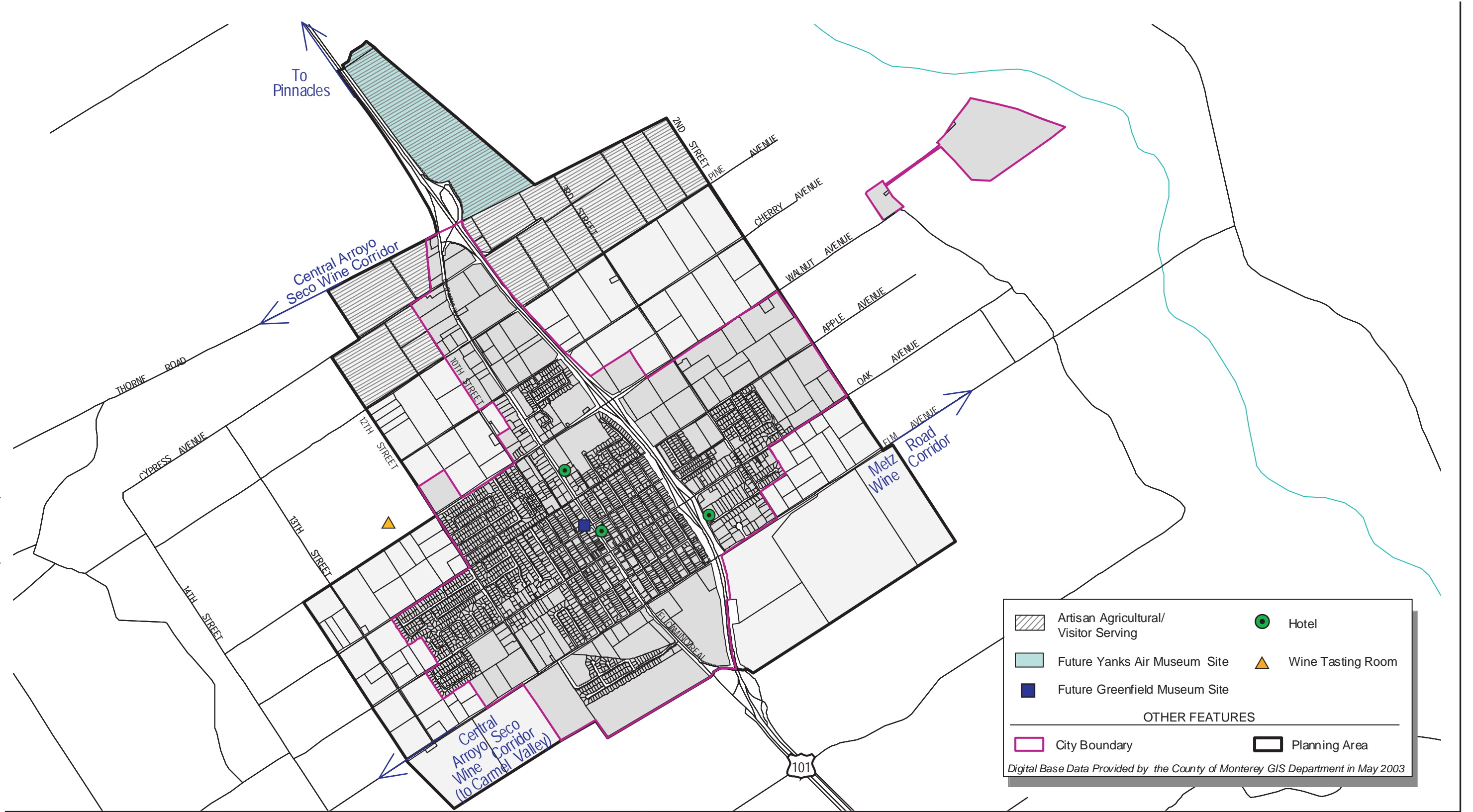


FIGURE 5-2
REGIONAL VISITOR SERVING MAP

CITY OF GREENFIELD VISITOR SERVING MAP.CDR (FROMG.P.APR) 03/04/05



0 1000 2000
SCALE IN FEET
N

	Artisan Agricultural/ Visitor Serving		Hotel
	Future Yanks Air Museum Site		Wine Tasting Room
	Future Greenfield Museum Site		
OTHER FEATURES			
	City Boundary		Planning Area

Digital Base Data Provided by the County of Monterey GIS Department in May 2003

FIGURE 5-3
CITY OF GREENFIELD VISITOR SERVING MAP

C H A P T E R

6

HOUSING ELEMENT

Note to Reader:

An update to the Housing Element update was completed in 2005 and adopted by City Council as part of this General Plan.

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.

CITY OF GREENFIELD

HOUSING ELEMENT: 2005-2010

Current City Council Members:

Mayor John Huerta, Jr.
Mayor Pro-Tem Yolanda Teneyuque
Councilmember Annie Moreno
Councilmember Agapito Vazquez
Councilmember Yvette Gonzales

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EXECUTIVE SUMMARY

1. Greenfield's Population Is Expected to Increase Significantly by 2007.

In 2000, Greenfield's population was 12,583 persons. Projections by AMBAG (Association of Monterey Bay Area Governments) estimate a population of 14,826 by 2007. Based on current housing projects under construction and those approved but not yet constructed, the City estimates that the population of the City may increase to as much as 16,083 by 2007.

2. The number of large family households (5 or more members) and single parent families have increased dramatically since 1990.

Since 1990 large family households with 5 or more members increased from 837 to 1,310, a 56.5 percent increase. The most dramatic increases, however, were in single parent families. Single female headed households with children increased from 87 to 223, a 156 percent increase during the decade from 1990 to 2000. Single male headed households with children increased even more dramatically; from 30 to 91, representing a 200 percent increase.

3. Completion of pending annexations or rezoning of sites is necessary to provide adequate land for housing.

In order to meet its regional housing needs for the period from 2002-2007, the City will need to ensure adequate sites with infrastructure at appropriate densities for very low, low, and moderate income housing. There is insufficient undeveloped land designated for residential use within the current city limits to provide for Greenfield's regional share of housing units. Adoption of the 2005 General Plan update is critical to the accomplishment of the City's housing goals, since Implementation of the plan will result in the annexation of sufficient land for housing development through 2025.

4. A comprehensive Housing Program Strategy is included in this document.

In order to address the issues identified above and other concerns, this document includes a comprehensive Housing Program Strategy for the time period through June 30, 2007. The Strategy includes seven housing goals and 39 programs to implement the goals. One of the most significant programs is the implementation of the City's inclusionary housing ordinance, adopted in March 2004. This ordinance requires developers of residential projects of five (5) or more lots to include affordable units within the development.

1. INTRODUCTION

PURPOSE OF HOUSING ELEMENT

Each city in California must have a Housing Element in its General Plan, according to State law (Government Code, Section 65000 *et. seq.*) This mandated 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. 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.

State law also requires that the housing element cover a five-year time period and be revised every five years. (This element is a revision of the City's Housing Element adopted in June 2003.) The State Office of Housing and Community Development (HCD) must review revisions to Housing Elements in accordance with housing element law. Specific areas of concern which must be evaluated in a housing element include:

1. 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.
2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding, and housing condition.
3. 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.
4. 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.
5. Analysis of actual and potential non-governmental constraints, including the availability of financing, the price of land, and the cost of construction.
6. Analysis of any special housing needs, such as those of the homeless, disabled, elderly, large families, female heads of households, and agricultural workers.
7. Analysis of energy conservation opportunities with respect to residential development.

GREENFIELD PLANNING AREA AND COMMUNITY CONTEXT

Greenfield was incorporated as a general law city in 1947. The population as of the 2000 U.S. Census was 12,583 persons. The City includes 1054.26 acres within its current City limits. The 2005 General Plan provides for an additional 1360.82 acres within an amended Sphere of Influence, bringing the total acreage anticipated within the City as of General Plan buildout to 2,435.08 acres.

6.0 – HOUSING ELEMENT

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 by Highway 101. 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 Gilroy for affordable housing.

As an element of the City of Greenfield General Plan, the goals, policies, and 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. Its central location in the Salinas Valley on Highway 101 places it within a major transportation hub of the state.

PROGRESS TO DATE

The City has made considerable progress toward meeting the housing goals identified in the 1994 Housing Element. The City has experienced an increase in housing supply, generally keeping pace with population growth. The City has made significant strides in providing affordable housing, especially for moderate and low income families. Additional information on the City's progress is presented in Chapter 6, including an analysis of each policy and program of the 1994 Housing Element.

TIME PERIOD COVERED BY THIS HOUSING ELEMENT

This updated Housing Element covers the five-year planning period from June 2005 through June 2010.

HOUSING ELEMENT ORGANIZATION AND STRUCTURE

The Greenfield Housing element includes the following nine sections, 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**—The Introduction provides background information on the Housing Element update process.
2. **Housing Needs Assessment**—This Chapter documents the City's population and household characteristics, employment and economic trends, and housing stock data. Categorical information presented throughout this section is used later in the document to support analysis, make projections, and formulate programs.
3. **Projected Housing Needs**—This Chapter estimates new construction needs through 2010 and includes information on potential housing rehabilitation and conservation of affordable units.
4. **Housing Constraints**—This Chapter discusses housing constraints. Governmental and non-governmental constraints on the production of affordable housing are identified. Discussion includes land availability, land use controls, development standards, and energy conservation.

5. **Housing Resources**—This Chapter identifies Greenfield’s ability to provide adequate residential opportunities for all segments of the population. This section provides an identification of available sites for housing, including the availability of services.
6. **Evaluation of Previous Housing Element**—This Chapter reviews past and current housing efforts in Greenfield. An evaluation of the City’s progress in achieving the goals and implementing the programs included in the 1994 Housing Element is provided.
7. **Housing Program Strategy**—This Chapter sets forth housing goals and outlines City programs intended to address housing problems. In addition, this section identifies both the party responsible for implementation and the program funding sources.
8. **Public Participation Process**—This Chapter describes the public participation process used in the development of this Housing Element.
9. **Consistency with the General Plan**—This Chapter reviews the Housing Element for consistency with the Greenfield General Plan.

2. HOUSING NEEDS ASSESSMENT

POPULATION INFORMATION

POPULATION DATA

Greenfield's population increased from 7,464 in 1990 to 12,583 in 2000, representing a 68.6 percent increase (6.9 percent average annual increase). This indicates a slightly slower pace of growth in comparison to the previous decade. (See Table 6-1 below illustrating population and growth trends.) In comparison to population growth, the number of housing units increased by only 50.9 percent over the same 10 year period, resulting in an increased average number of persons per household. The average number of persons per household increased from 4.17 in 1990 to 4.62 in 2000.

**Table 6-1
Greenfield Population And Housing Growth Trends**

	1980	1990	2000	Percent Change	
				1980-1990	1990-2000
Population	4,181	7,464	12,583	78.5%	68.6%
Housing Units	1,226	1,807	2,726	47.4%	50.9%

Source: U.S. Census 1980, 1990, 2000; Greenfield Building Department permit records

Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

Greenfield's growth during the decade from 1990 to 2000 outpaced that of all other Salinas Valley cities as well. This growth was consistent with the City's historical growth pattern, since 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.

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 significant housing growth. (See Table 6-2 below illustrating population growth of the Salinas Valley cities, Monterey County, and California.)

**Table 6-2
Comparison of Growth Trends**

Approximate Percentage Change in Population			
Area	1970 to 1980	1980 to 1990	1990 to 2000
Greenfield	60.3%	22.2%	68.6%
King City	47.8%	14.9%	45.3%
Soledad	39.6%	18.8%	57.6%
Gonzales	12.1%	27.0%	61.5%
Monterey County	16.8%	6.7%	13.0%
State of California	17.7%	3.7%	13.8%

Source: U.S. Census 1970, 1980, 1990, 2000

FUTURE POPULATION GROWTH

The Greenfield population forecast by AMBAG estimates an increase of 4.6 percent, increasing total population to 14,826 by 2007. This represents an additional 2,243 persons (427 households). This estimate includes an additional technical adjustment by AMBAG, based on the historically higher growth rate of the City than previously forecasted. However, more accurate growth projections can be determined through an analysis of cumulative housing projects already approved or being processed by the City. It can be assumed that household size will decrease somewhat due to increased housing construction. By applying the projected population forecast based on housing projects approved or pending, an increase of 3,500 people is estimated. This would result in a population of 16,083 in 2007.

POPULATION BY ETHNICITY

During the steady growth of Greenfield's population, changes in the ethnic make-up of the population have occurred. While changes in the percentage of the population that identified themselves as Black/African American, Asian/Pacific Islander, or Native American have been insignificant, the percent of persons identifying themselves as Hispanic or Latino of any race has increased by 9.1 percent, from 5,829 people in 1990 to 11,055 in 2000. Those persons identifying themselves as White, however, have 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 has decreased to 1,188 persons, representing only 9.1 percent of the City's population. (See Table 6-3 below, providing information regarding Greenfield's ethnicity.)

Table 6-3
Ethnicity In The City of Greenfield

Ethnicity	1990		2000	
	Number	Percent	Number	Percent
Hispanic or Latino (of any race)	5,829	78.1%	11,055	87.9%
White	1,486	20.0%	1,188	9.4%
Black	59	0.8%	148	1.2%
Asian/Pacific Islander	45	0.6%	116	1.0%
Native American	37	0.5%	150	1.2%
Other	8	0.1%	0	0.0%
Total	7,464	100%	12,583	100%

Source: U.S. Census 1990, 2000

POPULATION BY AGE

The Greenfield's median age of 24 years, significantly lower than that of the county, state, and nation, has remained constant since 1990. In 2000, Monterey County's median age was 31.7 years and the median age statewide was 33.3 years. In comparison, the national median age in 2000 was 35.3 years.

Children, ages 19 years and younger, represent 42.4 percent of Greenfield's population while those persons between 20 and 44 years represent 40.2 percent. These two groups combined, all persons under 44 years, represent 82.6 percent of Greenfield's population. Persons 44 to 64 years represent 12.4 percent of Greenfield's population and the elderly, those 65 years and over, represent only five percent of the City's population.

Although median age remained constant from 1990 to 2000, the rate of population growth was not constant for all age groups. For example, the group that included children aged 9 and younger decreased from 12.3 percent of the population in 1990 to 11.0 percent of the City's population in 2000. In contrast, children from 15 to 19 years in age represented 10.2 percent of the population in 2000 as compared to the previous decade in which that age group represented only 7.1 percent of the City's population. This percentage change represents an actual population increase of 752 children between the ages of 15 to 19 from 1990 to 2000.

The elderly bracket, those 65 years and older, increased by 235 persons. The age group of persons 45 to 54 years increased to 8.0 percent of the City's population in comparison to the previous decade in which they represented only 5.5 percent of the population. This increase resulted in an additional 654 residents in this age bracket. In the same period, the rate of population growth in the 25-34 age group slowed, decreasing from 20.0 percent of Greenfield's population in 1990 to 17.1 percent in 2000. (See Table 6-4 below comparing Greenfield's age trends between 1990 and 2000.)

**Table 6-4
Age of Population**

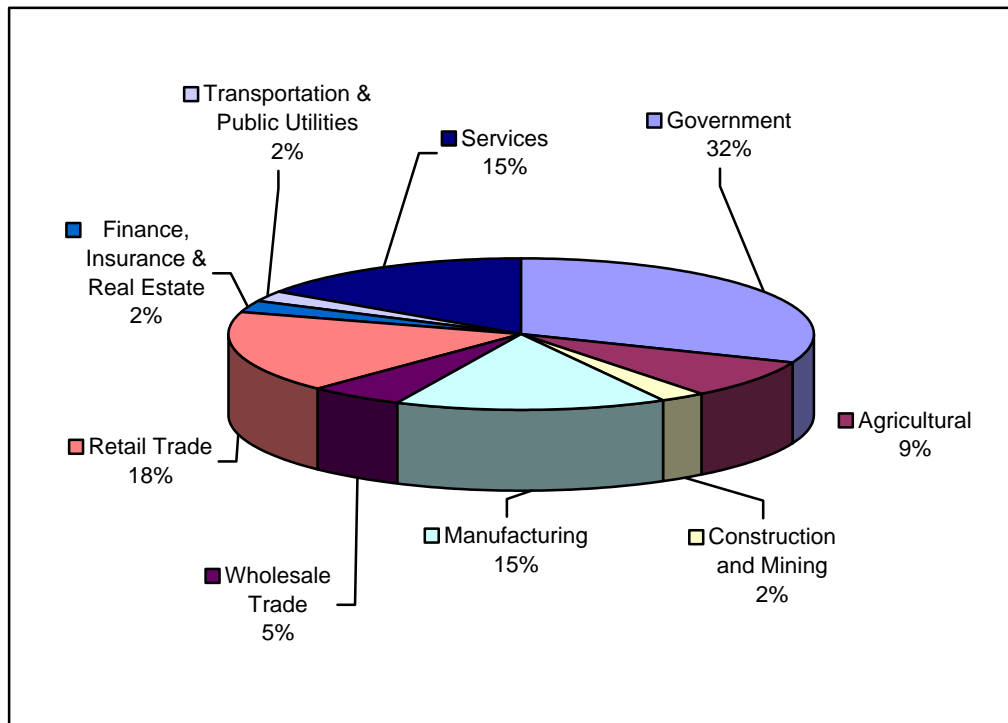
Age Group	1990		2000	
	Number	Percent	Number	Percent
Less than 5 years	901	12.1%	1316	10.5%
5-9 years	927	12.4%	1433	11.4%
10-14 years	760	10.2%	1298	10.3%
15-19 years	528	7.1%	1280	10.2%
20-24 years	662	8.9%	1184	9.4%
25-34 years	1494	20.0%	2148	17.1%
35-44 years	972	13.0%	1721	13.7%
45-54 years	409	5.5%	1063	8.4%
55-59 years	200	2.7%	291	2.3%
60-64 years	217	2.9%	220	1.7%
65-74 years	258	3.5%	368	2.9%
75-84 years	96	1.3%	207	1.7%
85 years and over	40	0.5%	54	0.4%
Total	7,464	100%	12,583	100%
Median Age	24		24	

Source: U.S. Census 1990, 2000

POPULATION AND EMPLOYMENT PROJECTIONS

Preliminary Estimates of Jobs-based Housing Demand in Monterey County, 2000-2007, an economic report prepared for the County of Monterey by Applied Development Economics (ADE) in 2001, estimates total employment in Greenfield at 1,060 jobs in 2000. Regionally, the employment base of the County is dominated by agricultural and visitor-serving jobs. Consistent with this trend, service and retail jobs represent 43 percent and 17 percent, respectively, of total jobs in Greenfield. However, a smaller percentage of jobs in Greenfield are in the agricultural sector than in other Central Salinas Valley cities and communities. Only 9 percent of Greenfield jobs are agricultural as compared to 17 percent in Gonzales, 16 percent in Soledad, 12 percent in King City, and 85 percent in the unincorporated community of Chualar. Manufacturing jobs account for 15 percent of Greenfield employment. (See **Figure 6-1** below representing Greenfield employment in 2000 by sector.)

Figure 6-1
2000 Employment By Sector



Source: Preliminary Estimates of Jobs-based Housing Demand in Monterey County, 2000-2007, Applied Development Economics, 2001

HOUSEHOLD INFORMATION

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 2,231 in 1990 to 2,643 in 2000, representing an 18 percent increase. According to the AMBAG forecast of November 2002, Greenfield households are projected to increase by an additional 427 households (17.9 percent) by 2007. However, based on approved and pending housing projects within the City, it is likely that the increase in the number of households will be greater than the AMBAG estimate. Recently approved housing projects and annexations would potentially result in 1,250 additional housing units. Assuming the growth in households would be somewhat less, due to new units relieving existing overcrowding, it is still likely that new households would be double the AMBAG estimate.

6.0 – HOUSING ELEMENT

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. Conversely, during periods with static household growth, significant population growth may still occur.

Household size is an interesting 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.

The average household size increased from 4.17 persons per household in 1990 to 4.75 in 2000. This trend would suggest that an inadequate supply of dwellings are available within the City. In addition, there are more 7-person, or greater, households, both owner occupied units and renter occupied units, than any other household size. The census indicates that there are 1,310 5-person or more families in Greenfield. Consequently, of 1,313 5-person or greater households, all but three are large family households.

Table 6-5
Household Tenure By Size of Household

Household Size	Owner Occupied	Renter Occupied	Total Units
1-person household	127	98	225
2-person household	246	123	369
3-person household	173	164	337
4-person household	268	143	411
5-person household	255	177	432
6-person household	250	107	357
7-person (or more) household	279	245	524
Total Units	1,598	1,057	2,655

Source: California Department of Housing and Community Development

HOUSEHOLDS BY INCOME LEVEL

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 very low, low, or moderate income ranges. The definitions of household income levels are provided below in Table 6-6.

Table 6-6
Household Income Level

Household Income Category	Definition
Very Low	Households with incomes at or below 50% of areawide median income
Low	Households with incomes between 51-80% of areawide median income
Moderate	Households with incomes between 81-120% of areawide median income
Above Moderate	Households with incomes above 120% of areawide median income

Source: California Department of Housing and Community Development

Household income is a determining factor of housing affordability. As the price of housing increases, a greater segment of the population can either no longer afford market-rate housing or must spend a greater percentage of household income to secure housing. 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. (See Table 6-7 below comparing median incomes of Greenfield and Monterey County.)

Table 6-7
Relative Median Income, Greenfield And Monterey County

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%

Source: U.S. Census 1970, 1980, 1990, 2000

Greenfield is considered a "low income" residential area since its 2000 household median income is only 78 percent of the County's household median income. (See Table 6-8 below, showing AMBAG's distribution of Greenfield's households into four identified income levels.)

Table 6-8
2000 Distribution By Income Category

Income Category	Criteria*	Annual Income Range**	% of Greenfield Households
Very Low	Below 51%	Below \$24,635	27% (714 hh)
Low	51%-80%	\$24,636-\$38,644	26% (687 hh)
Moderate	81%-120%	\$38,645-\$57,966	22% (581 hh)
Above Moderate	Above 120%	Above \$57,966	25% (661 hh)

Source: AMBAG. Regional Housing Needs Report, Monterey California, 2002 *Percent of county median income (2000), \$ 48,305 **2000 Income limits for a household of four

6.0 – HOUSING ELEMENT

Table 6-9 below compares the income distribution of City of Greenfield residents by category in 1990 and 2000.

Table 6-9
Households By Household Income Ranges

Income Range	1990		2000	
	Households	Percent	Households	Percent
\$0-\$9,999	238	10.7%	175	6.6%
\$10,000-\$14,999	194	8.7%	150	5.6%
\$15,000-\$24,999	481	21.5%	399	14.9%
\$25,000-\$34,999	517	23.2%	508	19.0%
\$35,000-\$49,999	431	19.3%	550	20.6%
\$50,000-\$74,999	242	10.8%	563	21.1%
\$75,000-\$99,999	80	3.6%	220	8.2%
\$100,000-\$149,999	35	1.6%	95	3.6%
\$150,000 or more	13	0.6%	9	0.3%
Total	2,231	100%	2,669	100%

Source: U.S. Census 1990, 2000

Table 6-10 below provides the 2002 maximum household income limits for communities in Monterey County.

Table 6-10
Maximum Household Income Levels (2005)
Eligibility for State Housing Assistance Programs

Household Size	Very Low Income	Lower Income	Moderate Income
1 Person	\$21,300	\$34,050	\$51,050
2 Persons	\$24,300	\$38,900	\$58,350
3 Persons	\$27,350	\$43,800	\$65,650
4 Persons	\$30,400	\$48,650	\$72,950
5 Persons	\$32,850	\$52,550	\$78,800
6 Persons	\$35,250	\$56,400	\$84,600
7 Persons	\$37,700	\$60,300	\$90,450
8 Persons	\$40,150	\$64,200	\$96,300

Source: Department of Housing and Community Development, 2005

The housing assistance program income levels and census data income ranges are not consistent, making comparisons difficult. In addition, the federal and state income levels for housing assistance are not consistent. However, certain general conclusions can be drawn. It is likely that at least 50 percent of Greenfield households will continue to have household incomes that are less than both the federal and state level for low income through 2007.

HOUSEHOLD TENURE

Tenure refers to household occupancy by ownership or rental and can be a prime indication of the affordability of housing. 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. The percent of households that were renter occupied units also remained constant at about 40 percent, with the number of units increasing from 883 to 1,074. While household tenure has remained relatively constant over the last decade, it is anticipated to change over the next five years based on housing projects approved and pending in the City. This is consistent with AMBAG's target distribution of housing for 2000-2007. This projection indicates that 207 of the 427 units allocated to Greenfield through 2007 should be moderate or above moderate income housing. Table 6-11 below compares housing tenure in the City of Greenfield from 1990 to 2000.

**Table 6-11
Households By Tenure**

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

Source: U.S. Census 1990, 2000

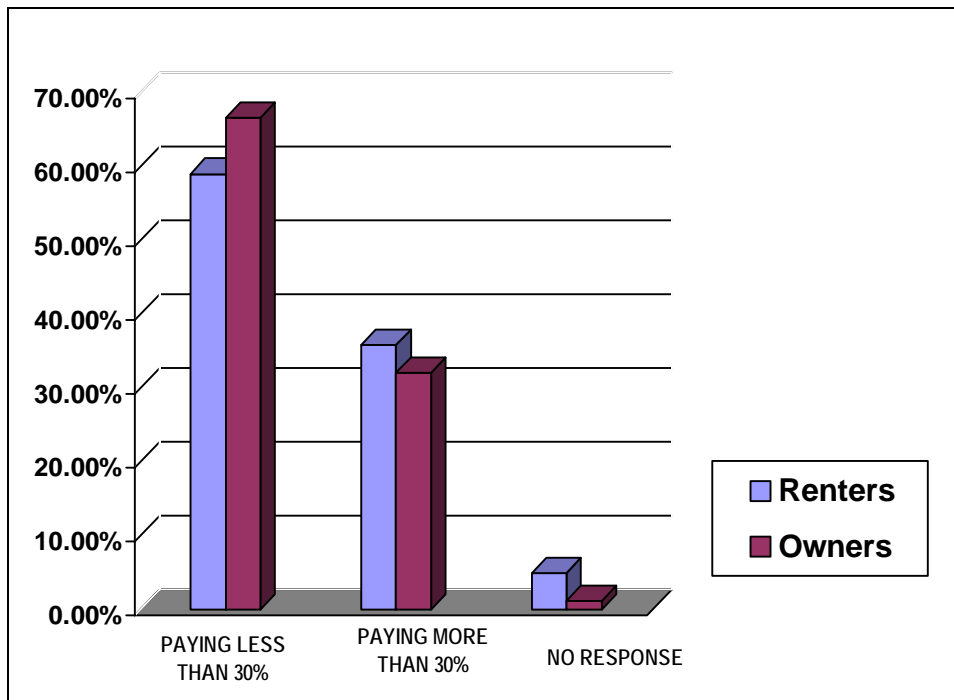
Greenfield's percentage of homeowner units (59.4 percent) is slightly greater than the percentage for the County or the State. In 2000, the percentage of homeowner units in Monterey County was 54.6 percent. The rate for the State of California in 2000 was 56.9 percent of all households. This data would indicate that, in comparison to County and State averages, Greenfield has a comparable home ownership occupancy rate and, correspondingly, a comparable renter occupancy rate.

HOUSEHOLDS OVERPAYING FOR HOUSING BY TENURE

The chart below indicates that over 30 percent of both homeowners and renters in Greenfield were paying more than 30 percent of household income for housing. This reflects 1,569 owner occupied households (32.1 percent) and 1,074 renter occupied households (35.9 percent). In addition, a substantial number of renter households that were overpaying, 266 of the total 1,074 renter occupied households, were paying more than 35 percent of household income for housing. Twenty-five percent of all renter-occupied households pay more than 35 percent of household income for housing.

Table 6-12 below shows overpayment for housing by household income. In general the table shows that there is a strong correlation between low income and overpayment. In the income category of less than \$10,000, over 40 percent of owner occupied households and over 59 percent of renter occupied households are overpaying with 35% or more of income going toward housing. In contrast, in the \$50,000 and over income category, no renter occupied units and only 3 percent of owner occupied units are overpaying at the 35% rate.

**Figure 6-2
Housing Overpayment By Tenure**



Source: U.S. Census, 2000

**Table 6-12
Households Overpaying By Income**

Income	Housing Type				Total
	Overpaying Owner		Overpaying Renter		
	30%	35%	30%	35%	
Less than \$10,000	0.0%	42.6%	0.0%	59.4%	54.9%
\$10,000 to \$19,999	0.0%	78.8%	9.0%	58.3%	72.1%
\$20,000 to \$34,999	12.7%	43.5%	21.9%	30.1%	54.3%
\$35,000 to \$49,999	21.7%	5.5%	14.0%	0.0%	22.5%
\$50,000 and over	3.8%	3.0%	0.0%	0.0%	4.6%
% of Overpaying Owner/ Renter Households	9.9%	22.2%	10.6%	25.3%	33.7%
% of Total Households	32.1%		35.9%		33.7%

Source: US Census 2000, Tables H73, H97

HOUSEHOLD TYPES

Between 1990 and 2000, the number of family households increased from 1,891 to 2,361, a 24.8 percent increase. Family households with children increased by 32.9 percent. The most

dramatic increases, however, were in single parent families. Single female headed households with children increased from 87 to 223, a 156 percent increase during the decade from 1990 to 2000. Single male headed households with children increased even more dramatically; from 30 to 91, representing a 200 percent increase. Large family households with 5 or more members increased from 837 to 1,310, a 56.5 percent increase. Non-family households decreased by 17.0 percent. Comparisons of the distribution of household types in Greenfield in 1990 and 2000 are tabulated below in Table 6-13. There has been a substantial increase in single parent households, as well as large family households. Both of these categories are considered households with special needs. The housing needs of these household types are discussed in further detail later in this Chapter in the section on households with special needs.

Table 6-13
Household Types 1990 – 2000

Household Type	1990	2000	Change
	Number	Number	Percent
Family	1,891	2,361	24.8%
Families w/ children	1,299	1,727	32.9%
Two-Parent w/children	1,182	1,413	19.5%
Single Female w/ children	87	223	156%
Single Male w/children	30	91	200%
Large Family (5 or more persons)	837	1,310	56.5%
Non-family	340	282	-17.0%

Source: U.S. Census 1990, 2000

HOUSEHOLDS WITH SPECIAL NEEDS

Within each community, there may be certain sub-populations that have special housing needs. For purposes of this Housing Element, the following are the households that have been identified as having special housing needs:

1. Homeless Households
2. Overcrowded and Large Households
3. Single Parent Households
4. Elderly Households
5. Disabled (Physical and Mental) Households
6. Farmworker Households

1. Homeless Households

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, and the lack of family support networks.

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. While the actual number of homeless people in Monterey County is almost impossible to document since no

comprehensive record of homelessness is kept, available sources indicate that the number of homeless people in the county appears to have increased within the past decade.

A 1999 homeless census and survey, commissioned by Monterey County, found 1,124 homeless persons in the county in March 1999. Additional research indicated, however, that the actual number of homeless individuals in the county in a given year was closer to 6,700. **Figure 6-3** below depicts survey demographics.

Figure 6-3
Homeless Survey Demographics

<p>Participant Demographics:</p> <ul style="list-style-type: none">• Born in California - 57.9%• Male – 76.1%• Average age: 37.8 years• Race:<ul style="list-style-type: none">▪ White/Caucasian – 57%▪ Hispanic/Latino – 23.6%▪ African- American – 12.7%• Military Veterans – 19.8%• Income:<ul style="list-style-type: none">▪ Less than \$500 per month – 79%▪ No income – 20%• Without permanent housing during last 12 months – 80%

Source: Monterey County Homeless Census and Needs Assessment, 1999

Neither the Greenfield Police Department nor other local sources consulted have available statistics on homelessness in Greenfield. However, both the Housing Authority of Monterey County and the police department estimate that there are few homeless persons in the City. The *Monterey County Homeless Services Plan*, prepared by the Monterey County Homeless Task Force in 1990, estimated that the number of homeless persons residing in the southern part of the county was between 194 and 328 people.

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

Existing Services and Resources for Homeless Individuals and Households

The Monterey County Social Services Agency provides vouchers for elderly or homeless persons with disabilities to allow limited local motel stays. The agency's south county office estimates that approximately two or three people per month are provided housing assistance in the south county area. In addition, some local churches provide funds for emergency shelter in motels.

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 County’s “Continuum of Care” plan identifies the various existing components of services and facilities for homeless individuals. The following resources are included:

**Table 6-14
Monterey County Homeless Resources**

Emergency Shelters	237 beds (plus motel vouchers)
Transitional Housing	393 existing beds
	150 beds under development
	12 beds in planning stage
	70 beds in residential substance abuse treatment
Permanent Supportive Housing	84 beds, 63 beds in planning stage

The County’s 2001 *Homeless Services Plan* rates the following as priority actions for emergency shelters:

1. Increase collaboration and coordination among emergency shelters in order to better serve clients and develop a plan to collect, update, and disseminate information.
2. Explore the use of under-used or unused short-term housing space for emergency shelters.
3. Expand the motel voucher program.
4. Review shelter programs and secure technical assistance for managers.
5. Increase availability of funding and space for inclement weather expansion.

The resources discussed above appear to provide adequate emergency services for the homeless, particularly since very few persons are estimated to be homeless in Greenfield. The implementation of the priority actions identified above should result in additional resources that will be sufficient to address future homelessness in Greenfield.

Zoning Requirements for Homeless Facilities

The Greenfield zoning ordinance does not specifically address facilities for the homeless. However, the zoning ordinance allows rooming houses, boarding houses, and rest homes in the R-4 High Density Infill District. A use permit is required.

2. Overcrowded Households and Large Families

Overcrowded Households are defined as households with more than one person per room in the living structure (usually “room” is defined as any room in the structure except for kitchen and bathrooms). According to 2000 U.S. Census data, approximately 1,435 units in Greenfield or 54 percent of all occupied housing units were overcrowded with more than 1.01 persons per room. Severe overcrowding (more than 1.5 persons per room) was reported in 922 of the units, representing 34.7 percent. The following table summarizes the 2000 Census information on the tenure by occupants per room.

**Table 6-15
Tenure by Occupant per Room**

Range of Occupants per Room	No. of Rental Occupied Units	No. of Owner Occupied Units	Total
0.5 or less	137	367	504
0.51 to 1.00	279	437	716
1.01 to 1.50	214	299	513
1.51 to 2.00	221	342	563
2.01 or more	206	153	359
TOTAL	1,057	1,598	2,655

Source: U. S. Census 2000, Table H20

Large Households

Traditionally, large households (households of 5 or more persons) have difficulty in securing and/or affording 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) totaled 1,313, representing 50 percent of all households. There were 524 households, representing about 20 percent of all households, with seven or more persons. Of the 1,313 large households, 529 were renter households and 784 were homeowner households.

Table 6-16 below shows that 3 bedroom units and larger represent about 50 percent of the total owner occupied housing units. Large households living in owner occupied units represent about 49 percent of all owner occupied housing units. Consequently, in terms of number of bedrooms, there seems to be an adequate number owner occupied housing units to house large households.

Large renter households represent about 50 percent of all renter households. However, three-bedroom and larger rental units represent only 27.5 percent of all rental units. There are no five-bedroom rental units and only 54 four-bedroom rental units as compared to 245 renter households with 7 or more persons. These households represent 23.2 percent of all renter households.

It is likely that large households will continue to represent at least half of all households in Greenfield during the next five years. Consequently, the City recently solicited proposals for affordable housing construction on a 2.43-acre city-owned parcel. The City agreed to sell the property to the Housing Authority of Monterey County for the construction of not less than 28 affordable housing units, including four-bedroom and five-bedroom units, that will be sold to very low and low income households. In addition, Program 5.3, in Chapter 7 is designed to address this need.

Table 6-16
Large Households and Housing Units

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, Tables QT-H8, H17

3. Single Parent Households

Single Parent Head of Household

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 500 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.

Female Single Parent Head of Household

According to the California Statewide Plan, there are several factors that characterize female-headed households:

1. Younger
2. With children
3. Low incomes and a high poverty rate

6.0 – HOUSING ELEMENT

4. Overcrowded housing
5. High percentage of income paid for housing
6. Low homeownership rate

Female heads of household often fall into the very low and low income households category and face housing affordability problems. In Greenfield, of the total 2,643 households, female householders (with no husband present) with their own children less than 18 years of age total 223 households, or 8.4 percent of all Greenfield households. This number is less than Monterey County overall, 10.39 percent, but greater than the State of California average of 7.3 percent.

In addition, female 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 44 percent (97 of 223 households) of the City's female-headed households with children are below poverty level. Based on household overpayment data, there appears to be an existing need for very low and low income housing for this special needs group.

4. Elderly Individuals and Households

Greenfield's population includes 629 elderly individuals; those 65 years and over. This represents only 5 percent of the City's population. Ninety-nine households, representing only 3.7 percent of the City's households, are headed by a householder 65 years or older. However, census data indicates 465 Greenfield households (17.6 percent) include members that are 65 years and over. 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

Touch of Grace is the only licensed elderly residential care facility in Greenfield. While not a nursing care facility, it provides housing for seniors 60 years and above. Residents may be persons with physical or mental disabilities, but must be ambulatory. The facility includes 20 rooms and is able to house only 26 individuals. Cost is \$1,500 to \$2,500 per month, based on income. The facility currently maintains a waiting list.

Los Ositos, a public housing facility providing 25 residential units for those over 55 years of age, is located in Greenfield. Rent is based on 30% of income and income eligibility is based on HUD requirements. The facility currently maintains a lengthy waiting list.

Zoning Requirements for Elderly Care Facilities

Care facilities are permitted in the R-4 High Density Infill District but require a use permit. Care facilities may also be approved in other districts with a use permit.

5. Disabled Households

Disabled households include households who have family members that are disabled because of physical handicaps or because of mental illness or disability. While some individuals may have both a physical and mental disability, the Census data does not provide that level of specificity. According to the 2000 U.S. Census data, there were 2,334 disabilities tallied for

people 16 to 64 years and 667 disabilities tallied for people 65 years and over. Of the total, 920 (39.4 percent) were identified as employment disabilities.

Census information is not available regarding type of household, income level, or how their disability affects their housing needs. Generally, persons with disabilities have lower incomes, especially if their disability affects their ability to work. Housing that is affordable is a high priority for these individuals.

Mobility impaired persons are also often in need of affordable housing. In addition, the person with a mobility limitation typically requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads) and special sensory devices (smoke alarms, light switches, door bells).

Existing Services and Resources for the Disabled

There are no care facilities specifically for the disabled in Greenfield. *Touch of Grace*, described in Section 4. above, provides a housing resource for disabled individuals that are ambulatory and 60 years of age or older.

Zoning Requirements for Disabled Care Facilities

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 all care facilities within the City, without regard to the type of residents that will be housed at the facilities.

However, the current zoning ordinance is somewhat ambiguous regarding the permitted locations of facilities for the disabled or for the construction of emergency shelters that may serve homeless persons with disabilities. This ambiguity may serve as a disincentive to the proposed development of such facilities, however. Consequently, Chapter 7 below, includes a program to evaluate the City's existing regulations to address and, where appropriate and legally possible, to remove constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program's purpose is the adoption of clear regulations that remove constraints to development or that provide 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.

6. Farmworker Households

The term “farmworker” is somewhat of a misnomer. The State’s definition 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 these units are often used year-round by laborers and their families.

Reported numbers of farmworkers in Monterey County vary widely depending on the data source. The 1997 Census of Agriculture counted 32,308 hired farm labor workers in Monterey County. This figure is considered extremely low given the intense crop production in the area. In addition, the figure does not include families of farmworkers, whose housing needs must also be considered.

Locally, 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.

Median annual income was about \$14,000, 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 study also found that housing costs are an obstacle for farmworkers. Only 10 percent owned a home and 89 percent rented from a non-employer. Based on this standard, 57 percent paid a disproportionate amount of income on 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. One-third shared their home with one or more non-family members.

According to 2000 Census data, Greenfield's total labor force was 5,321. This represents about 64 percent of the total population. Census data for employment by industry indicated that 2,210 persons (48 percent) reported employment in "agriculture, forestry, fishing and hunting, and mining." Due to the limited opportunities for employment in fishing, forestry, and mining industries, 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.

Agricultural jobs within the City limits are estimated at only nine percent of Greenfield employment (ADE study). Consequently, these workers must travel outside the City for employment in agriculture. The *Farmworker Housing and Health Assessment Study, 2001*, found that transportation to and from work was an issue for many respondents in the study. Ten percent of those surveyed travel for more than an hour to reach work. Seventy percent of Salinas Valley farmworker respondents indicated that travel to work was sometimes a problem.

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. Previous assumptions suggested that providing group quarters for farmworkers would be an appropriate way to address farmworker housing needs. Greenfield currently has no units exclusively for use as farmworker housing. However, there are several farmworker labor camps adjacent to or within close distance of Greenfield city limits housing farmworkers.

Zoning Requirements for Farmworker Housing

Greenfield's zoning ordinance includes an R-3 Multiple Residential District that permits construction of farmworker housing with a use permit. The purpose of the R-3 District is to "permit small family living and individual living with communal and cooperative use of facilities while providing private outdoor open space for each unit."

The R-4 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. Multi-family dwellings require a use permit. 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.

However, the *Farmworker Housing and Health Assessment Study, supra*, found that group dormitory-type housing would not suitably address the housing needs of the majority of respondents (78 percent), since they live with a spouse. Since 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, the greatest current housing need is for affordable family housing.

HOUSING STOCK DATA

In 2000 there were 2,726 dwelling units in Greenfield. This represents a 50.86 percent increase from total housing units of 1,807 in 1990. Despite the increase in the number of housing units, persons per dwelling unit increased from 4.17 persons per unit in 1990 to 4.62 persons per unit in 2000. Table 6-17, below, shows the changes in population, housing units, and persons per dwelling unit from 1970 through 2000.

**Table 6-17
Population, Housing Units, and Persons Per Unit**

Year	Population	Housing Units	Persons per Dwelling Unit
1970	2,608	746	3.50
1980	4,181	1,002	3.47
1990	7,709	1,970	4.17
2000	12,583	2,726	4.62

Source: U.S. Census 1970, 1980, 1990, 2000

The 2000 U.S. Census data indicated that 77.8 percent of the housing units (2,121 units) in Greenfield were single-family units; either detached or in attached structures. There were 274 units in structures of 2-4 units, representing 10 percent of total units and 206 units in multi-family structures of 5 or more units, representing 7.6 percent of total units. There were 76 mobile homes or trailers used as dwelling units in the City, representing 2.8 percent of the total housing units.

**Table 6-18
Dwelling Units By Type**

Type of Dwelling Unit	1990	2000
Single Family (attached or detached)	1,371	2121
Duplex-Fourplex	145	274
Multi Family (over four units)	206	247
Mobile Home or Trailer	65	76
Other (boat, RV, van)	20	9
Total	1,807	2,727

Source: U.S. Census 1990, 2000

VACANCY RATES

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 2002 California Department of Finance tables indicate an overall vacancy rate of 3 percent. The vacancy rate for owner occupied units was 0.5 percent and the rate for renter occupied units was 1.5 percent. These vacancy rates indicate an extremely tight housing market in terms of an adequate supply of units in relation to the demand.

AGE

Approximately 75 percent of the City's housing stock was built subsequent to 1970 and is now 30 years of age or less. During each decade from 1980 to 1990 and from 1990 to 2000, over 800 housing units were constructed—double the number of units built during the previous decade from 1970 to 1980. Eighty-eight units of affordable multi-family housing were constructed between 1994 and 1999. An additional 84 single family units were constructed between 2000 and 2003.

Table 6-19
Year of Construction

Year Structure Was Built	Number Of Units	Percent Of Total
1939 or earlier	106	3.77
1940-1959	295	10.49
1960-1969	267	9.50
1970-1979	408	14.51
1980-1989	835	29.70
1990-2000	816	29.04
2000-2003	84	2.99
TOTAL	2,811	100%

Source: U.S. Census 2000.

HOUSING CONDITION

One common indicator used to determine housing condition is the age of housing. As the data in the previous chart indicates, approximately 75 percent of the City's housing stock was built since 1970. This reflects the relatively good condition of the housing stock.

The last structural condition survey completed by the City was in 1994. The survey consisted of a visual inspection of the exterior of all dwellings in Greenfield. A standardized point system supplied by HCD was used to assess the condition of each house, including foundation, roofing, siding, windows, and doors. Each dwelling was rated as sound, minor need of rehabilitation, moderate need of rehabilitation, substantial need of rehabilitation, or dilapidated condition. The Greenfield Building Official, using the Uniform Building Code and Housing Code, made the final determination of condition.

The total number of units surveyed was 1,926. Of that number, 98.2% were sound or were in need of only minor rehabilitation. Only 23 units, 1.2%, were in need of moderate or substantial rehabilitation and only 11 units, 0.6%, were dilapidated. Table 6-20 below shows the distribution of the housing units surveyed by category of condition.

**Table 6-20
Housing Condition**

Condition	Score	Units	Percentage
Sound Condition	0-2	1,791	93.0%
Minor Need of Rehabilitation	3-10	101	5.2%
Moderate Need of Rehabilitation	11-20	19	1.0%
Substantial Need of Rehabilitation	21-45	4	0.2%
Dilapidated Condition	46 and over	11	0.6%

Source: City of Greenfield

COST OF HOUSING AND 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 residents and those who would like to live in the community. Unfortunately, while housing costs have increased in California, the cost of housing in Monterey County has increased even more dramatically, making Monterey County one of the least affordable places to live in the United States.

Homeownership Costs

The 2000 U.S. Census data reported a median value of \$125,300 for owner occupied units in Greenfield. This figure was based on values of 1,422 owner occupied units. Units valued at less than \$50,000 totaled 33 and units valued at \$300,000 or greater totaled 30. The vast majority of units, 1,017, representing 71 percent, were valued between \$100,000 and \$149,999. However, the real estate market in most California communities has dramatically increased in value since the 2000 census information was obtained, and Greenfield is no exception.

The 2002 median sales price for a single family home in Greenfield was \$172,250, or 39.5 percent more than the median value reported in the 2000 Census. The City of Greenfield identified the average sales price for a single family home in April 2002 as \$185,000.

By 2004, the median sale price for homes in south Monterey County, as reported by the Monterey County Herald, was \$380,000. In Greenfield, the sale price of new single family homes during the first quarter of 2005 ranged from a low of \$380,000 up to \$533,000, with an average single family home listing for \$392,000. This south county median home price represents more than 300% of the Greenfield median home value in 2000.

Table 6-21
Owner Occupied Housing Units By Value

Housing Price Range*	Number of Units	Percent
Less than \$50,000	33	2.3%
\$50,000 to \$99,999	166	11.6%
\$100,000 to \$149,999	1,017	71.0%
\$150,000 to \$199,999	158	11.0%
\$200,000 to \$299,999	29	2.0%
\$300,000 to \$499,999	20	1.4%
\$500,000 to \$999,999	10	0.7%
\$1,000,000 or more	0	0.0%
Total	1,433	100.0%
Median value \$125,300		

Source: U.S. Census 2000

*Valuation sampling consists of owner-occupied units only

In 2000, owner occupied housing represented 1,569 units, or about 59 percent, of all housing units in 2000. Of these units, 1,165, or about 74 percent, were mortgaged. The median cost for owner occupied housing with a mortgage was \$897 and about 56 percent of owners with mortgages paid monthly costs of between \$700 and \$1,499 per month.

Rental Costs

As identified earlier in this report, Greenfield's housing stock in 2000 included 1,074 renter occupied units. The median rent in 2000 was \$673. About 5 percent of all renters paid the maximum rental price in Greenfield of \$1,000 - \$1,499 per month. Over 68 percent of all renters paid between \$500 and \$999 per month.

Table 6-22
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	\$471	\$537	\$605	\$544	\$630
Low	\$565	\$646	\$726	\$947	\$1,099
Moderate	\$1035	\$1183	\$1331	\$1,485	\$1,723

* 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
Very Low	\$471	\$537	\$605	\$544	\$630
Low	\$565	\$646	\$726	\$947	\$1,099
Moderate	\$1035	\$1183	\$1331	\$1,485	\$1,723

Assumptions:

1. Household income levels are based on California HCD 2000 income limits
2. Rents are calculated based on California HCD income limits:
 - a. Very Low Income: 30% of 50% of areawide median income, adjusted for household size.
 - b. Low Income: 30% of 60% of areawide median income, adjusted for household size.
 - c. Moderate Income: 30% of 110% of areawide median income, adjusted for household size.
3. Sale Prices are calculated based on California HCD income limits:
 - a. Low Income: 30% of 70% of areawide median income, adjusted for household size.
 - b. Moderate Income: 35% of 110% of areawide 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.

3. PROJECTED HOUSING NEEDS

NEW CONSTRUCTION NEED: 2000-2007

According to State Housing Element guidelines, Housing Elements must include an analysis of the number of housing units to be built, rehabilitated, and conserved in order to meet the locality's current and future housing needs. Following is an analysis of Greenfield's new construction, rehabilitation, and conservation needs.

AMBAG REGIONAL HOUSING NEEDS DETERMINATION

In compliance with Government Code Section 65584, "each council of governments shall determine the existing and projected housing needs for its region." AMBAG (Association of Monterey Bay Area Governments) is the regional Council of Government that represents Greenfield and other neighboring communities in the Monterey Bay area. AMBAG's Regional Housing Needs Plan (RHNP) is part of the statewide mandate to address housing issues that are related to future growth in the AMBAG region. The RHNP determines allocations of regional affordable housing needs for all localities in the Santa Cruz - Monterey region, including Greenfield, in accordance with this state mandate.

The essence of the RHNP is the distribution, for each jurisdiction, of housing needs during the planning period for each of the four household income groups, including Very Low Income, Low Income, Moderate Income, and Above Moderate Income, by providing new housing unit targets by income group to be completed by 2007. These units are considered the basic new construction need to be addressed by individual city and county housing elements.

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. During the time period of 2000-2002, AMBAG developed the "Regional Housing Needs Determination" for its member communities and, in October 2002, 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 and by AMBAG reflect the planning period from January 1, 2000 to June 30, 2007.

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 RHNP planning period, and that market forces are not inhibited in addressing the housing needs of all economic segments of a community. Of 121,236 existing households within AMBAG's Monterey County planning region, 49,707, or 41% of all households, are considered very low and low income.

Table 6-23 indicates the 2000-2007 housing unit allocation for each of the four household income groups (e.g. Very Low Income, Moderate Income, etc.) as adopted by AMBAG, for the Monterey County region.

**Table 6-23
Regional Needs Allocation For Monterey County**

Income Level	Very Low	Low	Moderate	Above Moderate	Total Units
New Units	2,951	2,549	3,354	4,561	13,415
%	22%	19%	25%	34%	100%

Source: AMBAG Regional Housing Needs Assessment.

According to the AMBAG estimates, Greenfield has a need of 427 new housing units between 2000-2007. This estimate was developed by AMBAG based on various factors including projected population, job growth, land availability, vacancy rates, and replacement housing needs.

AMBAG's allocation of each locality's share of housing is determined by the RHNP. The major goal of the RHNP is to assure a fair distribution or allocation of housing among cities and counties, so that every community provides an opportunity for a mix of housing that is affordable to all economic segments of the community. The housing allocation's purpose is to distribute responsibility for accommodating lower income households throughout the region equitably. This avoids concentrations of lower income households in localities containing more than the average proportion of lower income housing. To develop allocations, AMBAG used current regional distributions of lower income households (households earning less than 80% of the County's median income).

HOUSEHOLD NEED BY INCOME LEVEL

After determining the number of additional households expected by the end of the planning period, AMBAG further quantified future households by income level. The goal of this analysis was to distribute lower income households equitably throughout a region thereby avoiding undue concentrations of very low and low income households in one jurisdiction.

For Greenfield, the AMBAG goal is that 89 new households (21 percent of all new households) will be very low income and 68 new households (16 percent of all new households) will be low income. The remaining 270 households were allocated to moderate or above moderate income households. The definitions of income used in the AMBAG plan reflect the income definitions used by the State of California.

The current population of Greenfield is 12,583 residents, according to the U.S. Census (2000). Fifty-three percent of the households in Greenfield are currently considered low income households. The adjusted AMBAG Year 2007 population for Greenfield is 14,826 residents. The Year 2007 population that was estimated by the City of Greenfield for the purposes of adoption of a new Sphere of Influence and Planning Area on May 21, 2002 is 16,083 residents.

To avoid further concentration of development in one area, AMBAG allocated a construction goal of 37 percent of the overall housing units for Greenfield to be dedicated to very low and low income households for the 2000-2007 RHNP period. Therefore, through 2007, the City

must assure that adequate sites and zoning are made available to meet these targeted allocations for each of the respective income groups.

AMBAG's projected construction for the City of Greenfield is 427 units, or 3.5%, of total construction during the AMBAG 2000-2007 planning period. This equates to approximately 59 housing units per year.

Table 6-24 below outlines Greenfield's share of housing using the above data and criteria.

Table 6-24
Target Distribution Of Housing Needs
From Monterey County To City Of Greenfield, 2000-2007

Income Level	Very Low	Low	Moderate	Above Moderate	Total Units
New Units	89	68	103	167	427
%	21%	16%	24%	39%	100%

Source: AMBAG Regional Housing Needs Assessment.

Projected housing needs are the total additional housing units required to house a jurisdiction's projected population by 2007 that are affordable to each income level, in standard condition, and not overcrowded. These needs include those of the existing population as well as the needs of the additional population expected to reside in the community through 2007.

REHABILITATION OF EXISTING UNITS

As noted in Chapter 2, approximately 25 percent of Greenfield housing units are thirty years or older. The City supports rehabilitation of these older units as required and will continue its code enforcement efforts to see that needed repairs are completed. Past rehabilitation efforts have generally been private-sector driven. The City uses both Redevelopment funds and grant funds (HOME and CalHOME) for housing rehabilitation assistance to income-eligible households. The City will continue the use of such funding to meet its rehabilitation goals.

CONSERVATION OF AFFORDABLE UNITS

The City will continue to implement its code enforcement activities and programs identified in Chapter 7 below. These programs will help to conserve affordable housing units.

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.

6.0 – HOUSING ELEMENT

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 multi-family 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 6-25
Identification Of Potential “At Risk” Projects**

Project	Total Number of Units	Affordable Units	Elderly/ Non-elderly Units	Type of subsidy	Date Affordability to end
Villa Santa Clara 225 Third Street	30	30 Low Income	Family	RHCP and Housing Tax Credits	None Anticipated
Tyler Park Townhomes 1120 Heidi Drive	88	88 Very Low and Low Income	Family	Housing Tax Credits	None Anticipated
Los Ositos 1083 Elm Avenue	25	25 Very Low Income	Elderly		None Anticipated

Source: City of Greenfield, project staff

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

PROGRESS TOWARD REGIONAL HOUSING NEEDS DETERMINATION

The approved and pending residential developments identified in Table 6-26 below will provide 908 housing units during the planning period. Of this total, it is anticipated that 647 single family units will qualify for Moderate and Above Moderate income levels, while 19 of these units will be constructed for Low Income households. Of the 242 multi-family units, 40 will be restricted to low or very low income households and 202 will be affordable to moderate or above moderate income households. All of the units are expected to develop within the planning period, and will therefore contribute to the total allocations determined as necessary by AMBAG and the City.

With the adoption of the City’s inclusionary housing ordinance in March 2003, future residential development of 5 or more lots will be required to provide inclusionary housing units or in-lieu

fees that will be used for affordable housing. Based on buildout projections of the 2005 General Plan, an additional 250 affordable units would be constructed by 2010.

**Table 6-26
Approved/Pending Housing Projects In Greenfield 2005**

DEVELOPMENT	LOCATION	DENSITY	APPLICANT
ST. CHARLES PLACE	El Camino Real/Elm	44 Acres	Creekbridge Homes
Single Family Dwellings		165	(831)443-7170
Lot Size	3,000 to 6,000 sf		
Unit Size	1,300 to 2,600 sf		
Multi-family Dwellings	1 and 2 bedroom*	158	
TRADITIONS	2nd-3rd/Oak-Apple	19 Acres	Creekbridge Homes
Single Family Dwellings		88	(831)443-7170
Lot Size	3,000 to 6,000 sf		
Unit Size	1,300 to 2,600 sf		
TERRA VERDE	2nd-3rd/Apple	20 Acres	Mike Nino
Single Family Dwellings		96	(831)635-0745
Lot Size	6,000 sf		
Unit Size	1,300 to 2,600 sf		
CASA DEL SOL/SEVILLE	2-3rd/Walnut-Apple	39 Acres	Standard Pacific Homes
Single Family Dwellings		206	of Northern California
Unit Size (Casa Del Sol)	1,300 to 2,600 sf	(166 units)	(408)847-0051
Lot Size	5,000 sf		
Unit Size (Seville)	1,300 to 2,000 sf	(40 units)	
Lot Size	3,000 sf (zipper lots)		
WALNUT PLACE	12th Street/Walnut	9.25 Acres	CHISPA
Single Family Dwellings		38	Community Housing
Lot Size	5,000 sf		Improvement system and
Unit Size	1,200 to 1,500 sf		Planning Assoc. Inc.
Multi-family Units	2, 3, and 4 Bedrooms	40	(831)757-6251
LAS MANZANITAS	3rd/Apple-Palm	4.5 Acres	Standard Pacific Homes
Single family Dwellings		19	of Northern California
Lot Size	6,000 sf		(408)847-0051
Unit Size	1,300 sf		
OLIVE COURT	E. 3rd/Oak	1 Acre	Joe Strickland
Single Family Dwellings		6	
Lot Size	7,000 sf		
Unit Size	1,500 to 1,800 sf		
WOODRIDGE II	Cherry/ECR - U.S. 101	13 Acres	Harrod Homes
Single Family Dwellings		48	758-6159
Lot Size	6,000 sf		
Unit Size	1,300 to 2,500 sf		
Multi-family Dwellings	2 and 3 bedroom*	44	
TOTAL UNITS		<u>908</u>	

Source: City of Greenfield

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Between 2000 and 2004 Greenfield issued 196 new residential building permits. Table 6-27 documents the number and types of dwelling units approved for construction by building permit in Greenfield between 1994 and 2002. Table 6-28 shows the number of residential building permits issued for low and very low income households in the same period.

**Table 6-27
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	46	0	46
2002	21	0	21
2003	84	8	92
2004	25	0	25
Total	430	88	714

Source: City of Greenfield.

*All of the multi-family units are in buildings of 4 or more units.

**Table 6-28
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	19	0	19
Total	225	88	313

Source: City of Greenfield.

*These units are included in the total residential building permits issued in Greenfield in Table 6-27 above.

Walnut Place, a CHISPA development, will provide housing for very low, low, and moderate income families. The project includes the development of 39 single family homes and 38 multi-family town homes. Most of the single family residences will be Self-Help homes, providing the opportunity for very low and low income households to own a home. The moderate income units are intended to provide affordable housing to households that earn too much to qualify for home purchase assistance, but earn too little to purchase the average market rate home. The construction of all 77 units is anticipated within the planning period.

HOUSING NEEDS PROJECTION

The Housing Element must indicate the number of housing units that must be constructed in Greenfield between 2000 and 2007. The AMBAG housing needs projection indicates that number is 427 units. Seventy-nine residential building permits were issued during the first three years of the RHNP period for all income groups. Therefore, Greenfield must still provide for the construction of an additional 348 units by 2007 to meet the AMBAG projected need. AMBAG construction goals by income are shown in Table 6-29.

ADJUSTED NEW CONSTRUCTION NEED, BY HOUSEHOLD INCOME: 2002-2007

The AMBAG new construction need was finalized in 2002 and reflects the period from January 1, 2000 to June 30, 2007. Table 6-29, below, reflects revised regional housing needs as of 2004,

Table 6-29
Revised Regional Housing Needs

Household Income Level	Estimated New Unit Need (2000-2007)	Total Units Built Or Approved (2000- 2004)	Revised New Unit Need (2002-June 2007)
Very Low	89	0	89
Low	68	0	68
Moderate/Above Moderate	270	79	191
TOTAL	427	79	348

Source: City of Greenfield

JOB-BASED HOUSING NEED

Greenfield's jobs/housing balance, based on jobs and housing units in 2000, is 0.42. An appropriate jobs/housing ratio is considered to be 1.5 jobs per household. 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 and 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,

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providing additional jobs benefits the regional transportation system by reducing the number of trips generated by residents commuting to jobs outside Greenfield.

ADE analyzed the jobs/housing balance in Greenfield. The report includes housing demand estimates based on employment projections. Wage levels from existing and projected jobs were estimated and then translated into household income, based on assumptions about worker composition of the households. Based on this estimated distribution of household income, the housing costs affordable to each household income category were calculated. It was assumed that thirty percent of household income would be paid for housing costs. A five percent vacancy rate was also assumed.

The ADE report projects significant employment growth within Greenfield. The report calculates that by 2007 total job-based housing demand in Greenfield will increase to 934 units. This represents a need for an additional 354 housing units resulting from job-based demand. It does not include housing demand from non-worker households, such as elderly households. The ADE projection of needed housing units based on employment projections does not exceed and is therefore consistent with the AMBAG determination.

Table 6-30, below, shows the estimated Greenfield jobs-based housing demand by monthly housing payment. As the table indicates, over 76 percent of the 2007 jobs-based housing demand will be for housing valued at \$301,000 or less, with monthly payments of \$1,999.98 or less.

Table 6-30
Jobs Based Housing Demand Through 2007

Range	\$ 0 – 499.99	\$500 – 999.99	\$1,000 - 1,499.99	\$1,500 - 1,999.99	\$2,000 – 2,499.99	\$2,500 and up	Total Units
Value	\$ 0 - \$75,000	\$75,000 - 151,000	\$151,000 -226,000	\$226,000 -301,000	\$301,000 -376,000	\$376,000 and up	
Total Units Required*	91	196	396	40	201	10	934

Source: Preliminary Estimates of Jobs-based Housing Demand in Monterey County, 2000-2007, Applied Development Economics, 2001

**includes existing and projected units*

4. HOUSING CONSTRAINTS

Both economic forces in the private market and regulations and policies imposed by public agencies can affect new housing development. Not only can these constraints impact the production of new housing but they can also affect maintenance and improvement of existing housing. This section evaluates both governmental and non-governmental (“market”) constraints that can affect the Greenfield housing market.

GOVERNMENTAL CONSTRAINTS

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. 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 best indication that the City’s policies do not hamper the development of affordable housing in the City is the actual construction of 294 affordable units during the past ten years. The City’s policies and regulations have not restricted the development of affordable housing within the community. Chapter 7 below 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 is adopting 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.

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

State General Plan law divides the contents of a General Plan into a minimum of seven elements. A local agency may include additional elements at its discretion. Each element, however, must be considered to have equal weight and the entire document must be internally

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consistent. The City of Greenfield General Plan has an overall goal to provide future planning of the community while addressing proper review and development of land use, housing, and circulation. The individual elements and their relationship to the Housing Element are discussed below.

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 8 units per gross acre. The medium density residential designation permits duplexes, apartments, condominiums, and mobile home parks. Densities in the range of 7 to 18 units per gross acre are anticipated. High density infill provides for density of 18 units per gross acre or greater. Currently no land is designated "residential estate" (maximum of 2 units per acre).

Other land use designations included in the General Plan are retail, general, and highway commercial, industrial, and public/quasi-public. This housing element is consistent with the land use element in that it provides logical areas for growth and development of all types and densities of housing.

Circulation Element

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.

Safety and Noise Elements

These elements were designed to protect persons, property, and public health from potential hazards such as earthquake faults, unstable soils and noise. Policies within the elements limit the type and intensity of development that may occur.

Open Space and Conservation Elements

These elements have an overall goal to maintain the community's agricultural atmosphere and to direct development away from hazardous areas (earthquakes, unstable soils). Given the community's location, its relatively stable soils, and low earthquake potential, implementation of these policies does not appear to be a hindrance to the development of affordable housing.

Zoning Ordinance

The range of densities is shown in Table 6-31. The City's majority of zoning is R-1 followed by R-2. Currently no lands are zoned R-3 and few are zoned R-4.

**Table 6-31
Residential Densities By Zone**

Zone Designation	Density
R-E Residential Estate	2 dwelling units/acre
R-1 Single Family Residential	1-6 dwelling units/acre
R-2 Duplex Residential	7-10 dwelling units/acre
R-3 Multiple Residential	11-16 dwelling units/acre
R-4 High Density Infill	11-20 dwelling units/acre

Source: Greenfield Zoning Ordinance

The Zoning Ordinance provides flexibility in development standards, including staggering of front setbacks and lot coverage. See Table 6-33 on the following page for further discussion of development standards. The "Planned Unit Development" (PUD) zoning overlay may be located in any zoning district through the overlay zoning process. Although density cannot exceed that of the underlying zone, the PUD district has no minimum site standards and can therefore be used for creative project designs. The City's Zoning Ordinance allows condominium units in all residential districts, with the requirement that certain standards are met.

**Table 6-32
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	approximately 2 units/acre	15,000	25'	10'	15'
R-1 Single Family Residential	6 units/acre	6,000	20'	Interior 5' Corner 10'	10'
R-2 Duplex Residential	10 units/acre		15'		
R-3 Multiple Residential	1 unit/2,000 square feet	7,500		15'	Interior 5' Corner 10'
R-4 High Density Infill	20 units/acre				

Source: City of Greenfield Zoning Ordinance

**Table 6-33
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
R-3 Multiple		60% **	Studio: 450 sq ft	
R-4 High Density Infill	2 stories or 35'	70% **	1 bd: 650 sq ft 2 bd: 800 sq ft each additional bd: 200 sq ft	3-4 bedroom units: 2 covered, 1 guest space

Source: City of Greenfield Zoning Ordinance

* Not including open patios and swimming pools. Rear yard has a maximum coverage of 30% (by patios and other structures)

** Includes main and accessory buildings, parking areas, and covered patios. Minimum of 300 sq ft per unit of open area (landscaping, walkway, recreation areas) required.

Architectural Review

Projects other than single-family dwellings, such as multiple family dwellings, require architectural review before the Planning Commission. Architectural review encompasses the review of dwelling design, color, landscaping, and other exterior treatments. Projects subject to architectural review may either be heard at a regular planning commission meeting or be reviewed by the Architectural Review Committee, a 3-member subcommittee of the Commission. This subcommittee may be convened at times other than the regularly scheduled commission meeting.

Design Standards

Currently, there are no design standards for residential developments. The only requirement for design review is connected with the "Design Control" ("D") overlay zoning district. This "D" district has been used in the overall development of new subdivisions in which overall design, floor plan, and exterior colors for a subdivision are reviewed through a subdivision-wide use permit before the Planning Commission.

Off-site Improvements

The City has adopted vertical curb requirements. Vertical curbs are more easily swept and look cleaner. Rolled curbs are harder to clean resulting in greater cleaning costs and employee wages. All recently approved subdivisions have the required vertical curbs. All future developments requiring road development will also be required to install vertical curbs. Rolled curbs are only allowed where rolled curbs are currently adjacent to a specific development in which off-site improvements are required.

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 in size and at least 60 feet wide and 90 feet deep. The ordinance does contain a procedure that allows variance from these 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 4-foot wide bicycle lanes and a 10-foot easement area on each side. Arterial streets require 2-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 appropriate.

INFRASTRUCTURE CAPACITY

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure, including water, sewer, and roadway networks.

Water Supply

A large portion of 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 discharges are minimal. Because of recent 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 current total potable water demand in Greenfield is 4.7 acre-feet per day or 1,716 acre-feet annually (AFA). Current capacity is 18.34 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 meet system demands by continually filling the reservoir.

Sewer

Greenfield's wastewater system includes approximately 108,125 feet of gravity sewer, ranging in diameter from 6 to 24 inches. 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 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. There is sufficient sewer capacity in the existing system to provide capacity for an additional flow rate of 1.5 million gallons per day (gpd).

Roadways

U.S. Highway 101 provides regional access to the City of Greenfield. One major interchange is located at the intersection of the freeway with Oak Avenue. In addition, a limited interchange is

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located at the intersection of the freeway with Walnut Avenue. Two other major 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 five major intersections currently operate at levels of service above the standard for the City.

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. Listed in Table 6-34 are the 2004 fees charged by the City of Greenfield for some of the more typical planning services.

Greenfield Planning Department fees have been, for a long period of time, the lowest of any city in the Salinas Valley. Costs for particular projects vary depending on the size of the project and work that needs to be completed. Development fees indirectly add to housing costs. Currently, the City's average fees for a 1,200 square foot single family dwelling are about \$16,997.55. Many of the fees are based on the value of the unit and the square footage. Therefore, the total amount for these fees will vary. Table 6-34 below illustrates typical fees required for the construction in Greenfield of a 1200 square foot single-family dwelling with a 400 square foot garage valued at \$87,764. Table 6-35 below illustrates typical fees required for the construction in Greenfield of a four-unit multi-family residential structure in which each units is 1,200 square feet with a 200 square foot garage valued at \$306,800.

Table 6-34
City Of Greenfield Development Permits And Fees

Permit	Fee
USE PERMIT Major (a)	\$350
Minor (b)	\$175
VARIANCE	
Major (c)	\$250
Minor (d)	\$100
REZONING	\$450
GENERAL PLAN AMENDMENT	\$600 + \$25/acre
TENTATIVE TRACT MAP	\$600 + \$25/lot
FINAL TRACT MAP	Agreement as indicated in Developers' Agreement
REIMBURSEMENT AGREEMENT	As determined by staff in relation to complexity of project
ANNEXATION	\$600 + \$25/acre
TENTATIVE PARCEL MAP	\$250 + \$25/lot
FINAL PARCEL MAP	\$125 + costs
LOT LINE ADJUSTMENT	\$250 + \$25/lot
PRELIMINARY REVIEW	\$ 75
CEQA DOCUMENTS:	
NEGATIVE DECLARATION	\$200
EIR	EIR prep costs + 20% processing fee
APPEALS	\$200 + costs
AMENDMENTS TO CONDITIONS	\$200 + costs
SIGNS	\$25
RESIDENTIAL FENCE	\$10
OTHER FENCES	\$25
BUILDINGS/STRUCTURES:	
SINGLE FAMILY RESIDENCES	No Charge
2-4 RESIDENTIAL UNITS	\$125
5 + RESIDENTIAL UNITS	\$150
COMMERCIAL/INDUSTRIAL DEVEL.	\$150

Source: Greenfield Building Department

**Table 6-35
Single-Family Residential Permit Fees**

Fee	Amount
Building Permit Fee	\$1,228.00
Plan Check Fee	\$798.00
Sewer Impact Fee	\$1,990.00
Water Meter (5/8")	\$571.00 (\$282.00 without City trenching)
Water Impact Fee	\$2,260.00
Street Encroachment	\$10.00
Police Impact	\$495.91
Strong Motion	\$8.78
Traffic Impact	\$1,800.00
Park Impact	\$2,500.00
Department Training Fee (AB 717)	\$40.52
Community Center Fee	\$88.75
General Facilities Fee	\$274.59
School Fees (GUSD) (\$3.51/sq. ft. living space)	4,212
Fire Impact (\$.45/sq. ft. total)	\$720.00
APPROXIMATE TOTAL FEES	\$16,997.55

Source: Greenfield Building Department

**Table 6-36
Four Unit Multi-Family Residential Permit Fees**

Fee	Amount
Building Permit Fee	\$2,906.00
Plan Check Fee	\$1,889.00
Sewer Impact Fee	\$5,440.00
Water Meter (5/8")	\$1,128.00
Water Impact Fee	\$6,180.00
Street Encroachment	\$10.00
Police Impact	\$1,568.96
Strong Motion	\$30.68
Traffic Impact	\$3,600.00
Park Impact	\$0.00
Department Training Fee (AB 717)	\$95.90
Community Center Fee	\$339.08
General Facilities Fee	\$1,098.36
School Fees (GUSD) (K.C.J.U.H.S.D.)	\$13,440.00 \$3,408.00
Fire Impact (\$.45/sq. ft. total)	\$840.00
APPROXIMATE TOTAL FEES	\$41,973.98

Source: Greenfield Building Department

DEVELOPMENT REVIEW

The City processes development applications through the building and planning department. Time required to process residential projects varies, depending upon a project's size and scope. The City of Greenfield processes development applications in a timely and efficient manner. Delays usually result when approvals from agencies other than the City are required or as a result of procedures required by state law, including requirements for General Plan amendments; filing of tentative and final subdivision maps; and environmental review and requirements for the preparation of an environmental impact report. Generally, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects requiring no use permits or public hearings, such as individual single dwellings, generally require a maximum of 2 to 3 months for processing. More complex projects, such as a 6-unit apartment building, may take longer. For large or complex projects, pre-application meetings are generally scheduled for City staff and project proponents to ensure streamlined project processing.

Planning Commission approval is required for a use permit or a variance. Appeals of Planning Commission decisions are heard by the City Council. Residential applications that require a use permit are summarized in Table 6-37 below.

Multifamily housing, including shelters and transitional housing, require a use permit. Those buildings located in the R-3 or R-4 zones will also require a Development Plan and Architectural review. These requirements are not considered a significant constraint to building housing in Greenfield considering the number of affordable housing projects completed in Greenfield, notably the recently approved Walnut Place Self Help Housing Project that will provide both single family and multifamily affordable housing opportunities.

**Table 6-37
Residential Development Requiring a Use Permit**

Zoning District	Use Permit Required	Development Plan/ Architectural Review
R-E Residential Estate	None	None
R-1 Single Family Residential	2 nd dwelling structure (only allowed when the lot is at least 12,000 sq ft)	None
R-2 Duplex Residential	<ul style="list-style-type: none"> • Two single family structures • Duplexes, Triplexes, Apartment buildings involving more than one structure or more than four units 	None
R-3 Multiple Residential	<ul style="list-style-type: none"> • Two single family structures • Duplexes, Triplexes, Apartment buildings involving more than one structure or more than four units • Condominium, or similar type developments 	Development Plan required showing architectural drawings, plot plans, elevations, landscaping, parking, and other physical features. Development Plan requires Architectural Committee approval
R-4 High Density Infill		

Source: City of Greenfield Zoning Ordinance

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BUILDING CODES

New construction must meet all state mandated building codes. These can add substantially to the cost of development. These include the Uniform Building Code (1997), the 2001 California Building Code (adopted in 2002 and based on the Uniform 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 more strict requirements, but may not be less restrictive than the state codes. The City uses the uniform codes noted above.

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

OTHER GOVERNMENTAL CONSTRAINTS

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 ability 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 (MCWRA)

There is the possibility of the imposition of specific water conservation or allocation plans by the 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% 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 (AQMP) 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 AQMP, the district would anticipate an adverse impact on air quality.

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.

LAND COST

INTEREST RATES

Housing costs have increased significantly in the past decade making it difficult for some residents to purchase homes. It appears that recent reductions in interest rates have eased this impact somewhat. Cost of an average single-family lot in Greenfield is approximately \$45,000. Cost of construction (labor and materials) for single-family dwelling ranges from \$60 to \$85 a square foot. In the past, financing has been a large cost component, although current interest rates are figured at between 6 ³/₄ percent and 8 ¹/₂ percent for both fixed and variable rates.

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 10,000 that are designated as non-metropolitan or are non-contiguous to metropolitan areas). 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. Although there are strict eligibility criteria for this program, more than 400 homes in Greenfield have been constructed during the past 20 years.

6.0 – HOUSING ELEMENT

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% 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. Programs include:

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

PRODUCING AFFORDABLE HOUSING IN TODAY'S MARKET

The expensive land and construction costs in the area influence market rate housing costs and have an even more dramatic effect on the production of affordable housing. Non-profit developers who have built affordable housing units in the Monterey area in the 2000 - 2001 time period report that their average cost to build a multi-family family unit is between \$150,000-225,000 per unit. South County Housing has estimated that their average cost for a multi-family unit (2 or 3 bedrooms) is \$207,328 per unit and the cost for a single-family unit is estimated to be \$224,434. Subsidies are always necessary in order to make these units "affordable." In fact, most truly affordable housing developments in California today require 10-12 different subsidies in order to make the project financially feasible.

DENSITY BONUSES/INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENTS

State law requires that a density bonus (or equivalent financial incentives) of at least 25% be granted to housing developers who agree to construct at least: 20% of the units affordable to lower income households, 10% of the units affordable to very low income households, 20% of condominium units affordable to moderate income households or senior citizen housing. The City of Greenfield has not adopted a separate affordable housing ordinance and, consequently, will comply with the requirements of AB 1866 and amended sections of the State Government Code.

SUMMARY

As is true for most Monterey County communities, new residential development in Greenfield can be expensive. Governmental constraints increase development costs, which are later transferred from the developer to the homebuyer. A 2002 study conducted by the Housing Authority of Monterey County estimated that the average square foot cost for purchasing and constructing a 1,600 square foot single-family residential unit was about \$172 per square foot, representing a total construction cost of \$276,176 for the unit. However, in Greenfield, average construction costs per square foot are substantially less. Construction costs of a residential unit vary depending on the type of unit, size and level of amenities. According to the Greenfield Building Department, in 2002 average per square foot residential construction costs were

\$59.97 for single family and \$65.25 for multi-family, significantly less than the county average construction costs.

There are no significant constraints to obtaining construction or permanent financing for residential development in Greenfield. However, the exact terms and conditions of the financing are dependent on the developer's experience, capacity, and market conditions.

5. HOUSING RESOURCE INVENTORY

Under the State housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next five-year period. Previous sections of this Housing Element have identified existing needs and needs of special groups. This section focuses on projected housing needs for the Monterey County region and City of Greenfield during the Housing Element planning period.

LAND INVENTORY

EXISTING SITE INVENTORY AND AVAILABILITY

This section evaluates the availability of land and services to meet the needs documented above in Chapter 3, 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 these categories:

Table 6-38
Existing Site Inventory And Availability

District Type	Developed (in acres)	Undeveloped (in acres)	Total City Acreage
Residential Districts	681	10	691
Commercial Districts	92	98	190
Industrial Districts	15	135	150
Other land use designations	23	n/a	23
Total City Acreage	811	243	1,054 acres

Source: City of Greenfield

Greenfield currently has ten acres of remaining undeveloped residentially-zoned land within the existing boundaries. An estimated 80 units could be developed under current zoning designations. This is not sufficient land inventory to meet the housing allocations derived from AMBAG and the projections calculated by the City in implementing and adopting a revised Sphere of Influence.

**Table 6-39
Existing Residential Site Inventory And Availability**

District Type	Current/ Proposed Zoning	Public Facilities Available During Planning Period	Number of Parcels	Parcel Acreage	Density Range	Potential Buildout during Planning Period
Vacant - Within City boundaries						
	R-1	YES	1	10	1-6	60
	R-1	YES	1	5	1-6	30
TOTAL			2	15		90

Table 6-40, below, 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 6-40
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

Table 6-41
Maximum Residential Build-Out Potential

Land Use	DU's ¹	City Limits			Future Growth Area			TOTAL		
		ACRES	Dwelling Units	Pop. ²	ACRES*	Dwelling Units	Pop.	Acres	Dwelling Units	Pop
Residential Estate	2	0	0	0	104.77	210	838	104.77	210	838
Low Density Residential	7	392.05	2,744	10,976	173.58	1,215	4,860	565.63	3,959	15,836
Medium Density Residential	15	198.70	2,981	8,943	138.49	2,077	6,232	337.19	5,058	15,175
High Density Residential	21	20.10	422	1,266	0	0	0	20.10	422	1,266
Mixed Use ³	1,088	74.95	1,088	3,264	0	0	0	74.95	1,088	3,264
TOTAL	NA	685.80	7,235	24,449	416.84	3,502	11,930	1102.64	10,737	36,379

1. Maximum number of Dwelling Units allowed by this element.

2. Population estimates assume 4 persons for RE and LDR households and 3 persons per MDR, HDR, and Mixed Use households.

3. Mixed use densities assume 1 dwelling unit per 3000 square feet. Therefore, the maximum buildout on 74.95 acres is anticipated to be 1,088 mixed use dwelling units and 3,264 persons (74.95 acres = 3,264,822 square feet divided by 3,000 = 1,088 mixed use dwelling * 3 = 3,264 persons).

* Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

6.0 – HOUSING ELEMENT

Use of Industrial or Commercially Designated Land for Residential Use

As indicated in Table 6-40, 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. The Cherry Avenue/Blair project site was changed from an industrial designation to residential and was rezoned to R-3 and R-4 from M-Light Industrial. This redesignation of land to a residential was appropriate since it continued the residential uses that already existed south of the site and allowed for development that was consistent with adjacent uses. In addition, impacts from the proposed residential development did not exceed potential development impacts associated with the existing designation.

Greenfield's poor jobs/housing balance, based on jobs and housing units in 2000, is 0.42, indicating that most Greenfield residents are employed outside the City. An appropriate jobs/housing ratio is considered to be 1.5 jobs per household. In order to improve Greenfield's jobs/housing balance, Greenfield must generate additional employment opportunities within the community.

In addition, infrastructure at the north end of the City was constructed with Economic Development Administration grant funds. These funds were allocated to the project with the requirement that the area served by these infrastructure improvements generate over 200 jobs. Consequently, at this time, the City does not plan to redesignate any industrial or commercial land for residential use.

The 2005 General Plan update provides for an additional 416.84 acres of land designated for residential development over the next twenty years. Since most residential development of five (5) or more lots are 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 will be used for both commercial and residential uses, anticipated to result in approximately 1000 residential units through General Plan buildout.

Summary of Available Sites

The City anticipates that it will be able to accommodate development of dwelling units suitable for all income groups sufficient to meet AMBAG's 427-unit requirement for the planning period. Within the recent annexation areas, the existing vacant residential sites within the City, and the sites available for residential construction due to rezoning, it is anticipated that over 800 units will be constructed by 2007.

Table 6-1, in Chapter 7 below sets out the AMBAG quantified objectives for additional units by income level. Of the projected need for 89 very low-income units, the CHISPA project described above is anticipated to provide 19. The Housing Authority of Monterey County project on Elm Avenue will provide an additional 28. The provision of these 47 units results in a remaining need for 42 additional very low income units.

The City's adoption of an inclusionary housing ordinance in March 2003 is anticipated to result in the construction within the recent annexation areas of these remaining 42 units needed. Of the AMBAG target of 68 low income units, the CHISPA project is anticipated to provide 19. The

remaining 49 units are expected to result from construction within the annexation areas in response to the adoption of an inclusionary housing ordinance. Of the needed 103 moderate income units, CHISPA will construct 39 units, another 39 high-density units will be constructed in the mixed use area of the Arroyo Seco project described above, Greenfield Youthbuild will construct 2, leaving a need for only 23 additional moderate income units to meet the AMBAG goal. These units are anticipated to be constructed within the annexation areas as part of the proposed market-rate residential developments that are subject to the inclusionary requirement.

FINANCIAL RESOURCES

COUNTY, STATE AND FEDERAL FUNDS

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. The City established a Redevelopment Agency in 2001 and can compete for funding for these programs 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.

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 awarded \$500,000 in CalHOME funds in 2005.

Section 8 Rental Assistance

Section 8 Rental Assistance provides vouchers to very 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

The City is required to commit at least twenty of its redevelopment funds to the provision of affordable housing. The City has instituted two programs using RDA funds: a First Time Homebuyer Downpayment 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 provides a deferred 30-year loan of up to \$30,000 to assist income-eligible households with the purchase of a residential unit.

6.0 – HOUSING ELEMENT

In addition to the above programs, the following resources may be available to the City or housing developers:

1. California Housing Finance Agency financial assistance programs
2. Federal/State Low-income Housing Tax Credits (see description of tax credit program in Appendix to this document)
3. Federal Home Loan Bank, Affordable Housing Program
4. 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.

NON-PROFIT HOUSING ORGANIZATIONS

There are several non-profit housing organizations that assist with the development of affordable housing in Greenfield. CHISPA has constructed over 331 affordable housing units in the City since 1991, with 115 under construction or in the planning stage.

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

Other non-profit housing organizations in the area include:

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

Table 6-42 below provides a summary of federal, state, and local financial resources for housing.

**Table 6-42
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.
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.

6.0 – HOUSING ELEMENT

PROGRAM NAME	DESCRIPTION
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	
CalHome Program	Provides grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units, including single family subdivisions.
CDLAC Tax-exempt Housing Revenue Bond	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units and to reduce interest rates paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market rate mortgages to qualified low income first-time homebuyers who receive direct financial assistance from the local government, such as downpayment assistance.
CHFA Homeownership	Offers single family low interest homeownership loans with as little

PROGRAM NAME	DESCRIPTION
Program	as 3 percent downpayment to first-time low and moderate income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below-market interest rate first mortgage combined with a 3 percent “silent second” mortgage to purchase newly constructed or existing housing.
CHFA Self-help Builder Assistance Program	Offers an opportunity to households with limited downpayment resources to obtain homeownership with borrower’s labor as downpayment.
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.
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 downpayment 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 downpayment.

6.0 – HOUSING ELEMENT

PROGRAM NAME	DESCRIPTION
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

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.

Programs designed to assist lower income households with weatherization, energy efficiency improvements, and assistance with utility costs include the following California Alternate Rates for Energy (CARE) programs:

- 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).

The State's Low Income Home Energy Assistance Program (LIHEAP), defined in Chapter 7 below, provides funding for low income households to offset the costs of heating and/or cooling dwellings or to have dwellings weatherized to improve energy efficiency. In addition, 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.

6. REVIEW OF 1994 HOUSING ELEMENT

EVALUATION OF PROGRESS TOWARDS QUANTIFIED OBJECTIVES

Greenfield's last Housing Element Update was prepared in 1994. At that time, the available AMBAG projections for housing need were for the time period from 1986 through 1996. Consequently, the 1994 Greenfield Housing Element Update based its housing construction goals on the two-year period from 1994 through 1996. Greenfield's regional housing goal was the construction of 979 units by 1996. The quantified objectives were the construction of 231 very low income units, 241 low income units, 224 moderate income units, and 283 above moderate units. In addition, the Housing Element also included the goals of rehabilitating 11 dilapidated housing units (8 very low income units and 3 low income units) and conservation of 24 homes in need of rehabilitation (18 very low income units and 6 low income units.) Table 6-43 below depicts the regional housing goals for the 1986-1998 AMBAG planning period.

Table 6-43
1986-1996 Regional Housing Needs Determination

Income Category	Regional Needs Determination
Very Low	231 (23.6%)
Lower	241 (24.6%)
Moderate	224 (22.9%)
Above Moderate	283 (28.9%)
TOTAL	979

Source: City of Greenfield General Plan (1981)

Based on residential building permits issued in Greenfield, the City made progress toward achieving its housing goals. In 1994, 40 low or very low income single family units were constructed. In 1995, 44 low or very low income single family units and 15 low or very low income multi-family units were constructed. In 1996, 18 low or very low income single family units and 73 low or very low income multi-family units were constructed.

In addition, 39 moderate or above moderate single family units were constructed in 1994 and 64 moderate or above moderate single family units were constructed in 1995. Consequently, 293 units were constructed in Greenfield during the period from 1994 through 1996. From 1997 through 1999, another 146 units were constructed, bringing the total number of units constructed between 1994 and 1999 to 439.

Preservation of "At Risk" Units—No affordable housing developments "at risk" were converted to market rate during the previous Housing Element period.

Rehabilitation of Existing Units—The 1994 Housing Element included the goals of rehabilitating 11 dilapidated housing units (8 very low income units and 3 low income units) and conservation of 24 homes in need of rehabilitation (18 very low income units and 6 low income units.) However, no housing units were actually rehabilitated during the period of the previous Housing Element.

Analysis of the Previous Housing Element Programs—Greenfield's resources available for the administration of housing programs are limited. This lack of resources has resulted in a lack of successful implementation of some of the stated programs. The following section evaluates progress in implementing programs included in the 1994 Housing Element.

Program 1: The City shall use the Land Use Map of the General Plan and the recently adopted Sphere of Influence Report (February 1992) as guidelines for location of future residential development areas and densities—The City has consistently used the Land Use Map when reviewing proposed residential development for consistency with the General Plan. Prior to adoption of a revised Sphere of Influence, the City consistently used the 1992 Sphere of Influence Report in project review. The City will continue the ongoing practice of reviewing proposed subdivisions and annexations for residential lands.

Program 2: Evaluate areas within the City that may be suitable for higher density General Plan and/or Zoning designations, especially R-3—No lands have been rezoned from Single Family Residential (R-1) to Duplex (R-2) or High Density Infill Residential (R-4) since the adoption of the previous Housing Element. However, the City will continue its review of suitable R-1 zoned areas contiguous to existing R-2 or higher zones for potential conversion to higher density. This program is considered when requested as a portion of an overall development project by private developers. No areas were rezoned to an R-3 designation during the effective period.

Program 3: Evaluate the City's parking requirements for residential development, especially those for multi-family developments. This review shall include both the numbers of spaces required and the requirement for covered parking in some manner for all residential uses—The City has evaluated parking requirements for residential projects and will continue with this on-going process. The recently approved CHISPA Walnut Place project is an example. This project was eligible for a relaxation of Greenfield's parking requirements for the rental townhome development, under the State Density Bonus Law which applies to affordable housing developments. The proposed project included 86 assigned and guest parking spaces, 12 fewer total spaces than currently required by the Greenfield Code. The City will consider amendment of this program (Program 1-7 in Chapter 7) to allow deviation from standards for residential developments faced with lot coverage problems.

Program 4: Work with LAFCO to facilitate annexation of lands to the City which are needed for residential development—No residential annexations were processed during the previous Housing Element effective period. The annexation process began on the Gianolini, Rava, Thorp, and CHISPA residential projects during the previous Housing Element planning period. The City worked closely with LAFCO and began the processing of these annexations. These annexations will add approximately 170 acres to the City for residential development during the 2002-07 Housing Element planning period.

Program 5: Encourage a compatible mixture of different types of residential units within lands that annex to the City—The City has been successful in encouraging a compatible mixture of different types of residential units. During the two years after adoption of the 1994 Housing Element, the City experienced a glut of lower income residential development and rescinded its inclusionary ordinance in 1996 to address that concern. Housing stock increased from 2,231 dwelling units in 1990 to 2,643 dwelling units in 2000, representing an 18 percent increase (adding 412 units). This includes an increase of 170 dwelling units other than single family homes between 1990 and 2000. Pending annexations include parcels zoned for multi-family

and single family dwellings. These annexations will accommodate approximately 380 multi-family units when developed. Since most past growth has been for lower income units, the Planning Commission may consider specific policies for use of the "Design Control" district overlay and/or other means to encourage the development of "move up" housing to meet this identified need.

Program 6: Evaluate areas of deteriorating housing and consider rezoning of older areas within the present City limits to encourage construction of higher density development such as condominiums and multiple family units. Developers should be encouraged to provide 3 and 4 bedroom units to address the high "large family" population and the severe overcrowding which is experienced in some of the overcrowded units—The City has balanced the need to conserve existing housing stock with consideration of rezoning for higher densities. Greenfield has a critical need for three and four bedroom units, especially rental units. This is reflected in the high percentage of overcrowded housing units in the City. Fifty-four percent of households are considered overcrowded and 34.7 percent are considered severely overcrowded. This previous Housing Element policy of encouraging the provision of larger sized units, stated in Program 6 above, has resulted in the construction of larger units. Almost all subdivision development since 1994 has included three and four bedroom units. In addition, the CHISPA Tyler Park townhome complex consists of two, three, and four bedroom apartment units. The previous Housing Element policy of evaluating areas for rezoning to higher density, stated in Program 6 above, has also been carried out on a project-by-project basis. The seven-acre Tyler Park complex required a rezoning to R-2 (Medium Density). The City will continue the implementation of this policy and will consider rezoning of older areas to encourage higher density development.

Program 7: Encourage and allow new single-family subdivisions to contain a percentage of smaller lots and/or zero lot lines in an effort to provide diversity in housing availability—No subdivisions were approved or built with zero lot lines or small lots during the effective period. However, the City has encouraged diversity in housing unit type and cost. Where there is no threat to the surrounding area, health, safety, or welfare, both the City's Density Bonus Ordinance and optional design standards may be used. These programs allow smaller lots, clustering, and other configurations (such as 5,000 square foot lots as opposed to the required 6,000 square feet minimum called for in the Subdivision Ordinance) generally with additional requirements that address open space and overall design plans.

Program 8: The City shall cooperate to the maximum extent feasible with all public agencies and non-profit housing organizations in mutual efforts to provide affordable housing—The City has been successful in encouraging production of affordable rental and ownership housing for low and very low income households. The following table lists the housing units constructed in the planning period from 1994 to 2002 for "very low" and "low" income families. The "Planning Period" referred to comes from AMBAG's regional allocation of housing units as allocated by the State. This information shows that 57 percent of the units built in the planning period of 1994-2002, are those units available to persons in the "very low" and "low" income groups. The City has worked with CHISPA by providing technical assistance in receiving HOME/SHOP funds and performing environmental review to assist in the provision of affordable housing, consistent with this policy.

Program 9: 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

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certificate program—The City has and will continue to work with the Housing Authority in this on-going process to both preserve and increase the number of affordable units.

Program 10: Encourage and allow density bonuses to developments that provide affordable units in accordance with State law—The City recently approved the CHISPA Walnut Place Self Help Housing Development that will provide 66 affordable units. This project received a density bonus. The City will continue to review individual projects as they are presented to determine whether they comply with this program.

Table 6-44

Very Low And Low Income Units Built Between 1994-2002

Year	Low/Very Low Income Single family units	Low/Very Low Income Multi family units	Total
1994	40	0	40
1995	44	15	44
1996	18	73	18
1997	68	0	68
1998	26	0	26
1999	10	0	10
2000	0	0	0
2001	0	0	0
2002	0	0	0
Total	206	88	294

Source: City of Greenfield

Program 11: Encourage expanded use of Planned Unit Developments by private developers as permitted by the City's Zoning Ordinance, to help reduce costs and provide affordable units—Although no PUDs were approved during the previous Housing Element period, the City did discuss possibilities for creative subdivision development with potential developers. The City will continue with this on-going process of encouraging the use of PUDs, especially in instances that have the potential to result in the development of affordable housing

Program 12: The City shall help and work with other agencies to solicit federal and state funds for low interest loans and grants for the rehabilitation of ownership and rental properties, if such funds are available. Such programs should be targeted toward large, lower income, ownership households—The City did not operate a program specifically devoted to housing rehabilitation. However, the City Redevelopment Agency was established in 2001 and has access to State Redevelopment funds. Twenty percent of these funds must be allocated to affordable housing and rehabilitation. The City will pursue this funding and will continue efforts to assist other agencies in the pursuit of rehabilitation funds.

Program 13: The City shall evaluate and coordinate all opportunities for providing services to new developments, including formation of assessment districts, federal and state grants, and joint powers agreements—All development, whether residential, or commercial, is required to provide adequate infrastructure prior to subdivision approval. The City has successfully used its authority to establish an assessment district in the recent past (in cooperation with a private

developer). The City will continue to use such public/private arrangements when practical to encourage future projects.

Program 14: Continue to encourage construction of larger-size ownership and rental units for large-family households—The City encouraged the construction of larger units during the previous Housing Element planning period. The number of large units increased during the previous Housing Element. The number of 5-bedroom units increased by over 100% from 11 to 23. The number of 4-bedroom units increased from 144 to 188. The City has thoroughly discussed the need for larger units with potential developers and has suggested possibilities for creative subdivision development in order to implement this program. Since the number of large families with five or more members grew from 837 to 1,310 between 1990 and 2000 (56.5 percent increase) the need for this program is even greater. Larger size units are also needed to reduce the overcrowding experienced by 54 percent of the City's households. The City has identified need for this type of housing and has communicated that need to potential developers. Staff will continue to discuss the need and marketability of larger units, especially rental units, with potential housing developers.

Program 15: Evaluate the suitability of parcels close to downtown for redevelopment and the provision of medium density residential development capable of providing housing for elderly and handicapped persons—The City was not able to implement this program during the previous Housing Element planning period. However, the City will use information obtained through this Housing Element Update to undertake the evaluation outlined in Program 15 above and will seek to enhance opportunities for those individuals with special housing needs.

Program 16: The City shall allow, where appropriate, the development of secondary, small rental units or single-family lots for affordable housing of the elderly—None of these secondary housing units were constructed during the previous Housing Element. However, Chapter 17.47 "Second Residential Units" of the Zoning Ordinance allows secondary units. Currently, square footage is limited to 15 percent of the existing square footage of the primary dwelling and is required to be attached to the existing dwelling. Therefore, 220 square feet is the absolute minimum size for a secondary unit. The Planning Commission will review the existing ordinance to determine whether amendments to the ordinance may make it more useful for filling any identified special housing needs. After Planning Commission review, the City will consider action to amend the ordinance, if appropriate.

Program 17: Cooperate with all public and private agencies and organizations such as the Salvation Army regarding emergency housing programs—The City has discussed the need for housing for the disenfranchised with groups involved in the Greenfield area. In addition, in preparing this update, staff solicited responses from local non-profit groups serving the special households identified in the Housing Element. These discussions indicated a need for shelters in the Greenfield vicinity. The fact that a majority of the Monterey County population are monolingual Spanish-speakers should be an important consideration when determining how to provide emergency housing and how to address other shelter concerns. Because of cultural differences, persons in need in Greenfield will not generally utilize shelters in King City or Soledad. Persons from areas outside the shelter location were harassed and treated unfairly by other shelter occupants, resulting in an atmosphere in which Greenfield residents in need of emergency housing avoid seeking aid in other areas. The City will continue the implementation of this program based on the findings that resulted from these discussions.

Program 18: The City shall 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—The City has complied with this program and will continue this on-going process.

Program 19: Promote programs that emphasize energy retrofitting in existing residential structures via insulation and weather-stripping—The City has not actively implemented this program but has suggested appropriate energy retrofitting on a case-by-case basis. The City will explore possibilities for promoting these programs on a more comprehensive level and will continue with the on-going process of suggesting energy retrofitting on a case-by-case basis.

Program 20: Promote the use of passive and active solar systems in new and existing residential buildings—The City has not actively implemented this program but has suggested appropriate use of solar energy on a case-by-case basis. The City will continue to promote the use of solar energy during project development review phase. In particular, designs utilizing lot and building orientation (maximizing exposure to the sun in the winter and providing natural shading in the summer) will be promoted since they will become increasingly cost effective as energy prices continue to rise.

Program 21: The City shall 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—The City has cooperated with other agencies and organization on a case-by-case basis. Although the City has not formally identified community priorities in energy matters, it will undertake such a process during the planning period. The City will continue its cooperation with other agencies and organizations.

7. HOUSING GOALS AND PROGRAM STRATEGY

INTRODUCTION

State Housing Law (Government Code Section 65580) requires each local jurisdiction to develop a five-year housing program outlining a schedule of actions the City is taking or intends to take to implement housing policies and achieve its housing goals and objectives. The City is required to address the housing needs of all economic segments of the population.

STATE OF CALIFORNIA HOUSING GOALS

The 2000 California Consolidated Plan provided a five-year housing strategy that outlined four objectives regarding the use of federal monies towards housing needs in the state. The four broad based objectives were:

- Meet the housing needs of low income renter households by providing home ownership opportunities for first-time homebuyers;
- Meet the housing needs of low income homeowner households;
- Meet the housing and supportive housing and accessibility needs of the homeless and other special needs groups, including prevention of homelessness;
- Remove impediments to Fair Housing.

Within the five year strategy, more detailed strategies were outlined that addressed housing as a statewide concern. The first strategy was the preservation of existing housing and neighborhoods, including the rehabilitation of existing homes, code enforcement, and preservation of government-assisted housing projects. The second strategy was the reduction of housing costs through such actions as housing development on surplus and under-utilized land, self-help construction and rehabilitation programs, and eliminating duplicate environmental review procedures.

In 1999, the State issued the California Statewide Housing Plan Update. Key issues included: (1) the need for higher levels of housing construction to meet the State's housing needs; (2) renter and owner overpayment for housing; (3) the increase of overcrowding in portions of the State; (4) large portions of the affordable housing stock are 'at-risk' of being converted to market rate; and (5) housing needs of the homeless and temporary farm workers are not being met.

GREENFIELD HOUSING GOALS AND PROGRAMS

The purpose of this chapter is to create a housing program that preserves, improves, and develops housing for Greenfield. The housing program identifies goals and provides information regarding detailed housing programs to be developed and implemented. These programs address the existing and future housing needs of all segments of the City population, according to the state and regional framework, in concert with the City's housing needs, resources, and constraints.

Goals for the 2005 - 2010 Greenfield Housing Element are as follows:

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

Goal One: Provide for the City's regional share of new housing for all income groups;

Goal Two: Encourage the provision of affordable housing;

Goal Three: Improve/conservate the existing supply of housing;

Goal Four: Ensure equal housing opportunity;

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

Goal Six: Promote energy conservation; and

Goal Seven: Encourage cooperation and coordination in the provision of housing.

The following section describes goals, objectives, policies, and programs that the City will use to achieve the overall housing goal stated above.

GOAL 1.0: PROVIDE FOR THE CITY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS.

Program 1.1: Encourage the construction of at least 427 new housing units in Greenfield by 2007, 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 tables below:

**Table 6-45
Ambag Housing Allocation 2002-2007**

Quantified Income Objective	New Construction	Rehabilitation	Conservation
Very Low	89	8	18
Low	68	3	6
Moderate	103	0	0
Above Moderate	167	0	0
TOTAL	427	11	24

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

Table 6-46
Housing Construction Goal 2008-2010

Quantified Income Objective	New Construction	Rehabilitation	Conservation
Very Low	45	4	18
Low	34	2	6
Moderate	52	0	0
Above Moderate	84	0	0
TOTAL	215	6	24

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

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: City and Private

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.

Specific Actions and Rationale: The City shall amend the zoning ordinance for conformity with the 2005 General Plan to provide the acreage of lands designated for residential development as identified in the Land Use Diagram. All future development should be focused for growth in the areas best suited for residential development.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2006 – December 2006

Funding: City

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. The City shall amend the zoning ordinance to encourage innovative housing design, "smart growth" strategies, and to allow Mixed Use Development. The Mixed Use Development land use designation shall be encouraged in projects that include commercial components when other factors such as traffic, adjacent uses, and project design can accommodate residential uses.
2. The revised zoning ordinance shall provide for Mixed Use Development in the downtown commercial area, as identified in the 2005 General Plan Land Use Diagram, to allow the development of residential units above commercial uses. Standards for application and implementation of the Mixed Use Development designation shall be adopted.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

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Timing: January 2006 – December 2006

Funding: City

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. Toward the end of the Planning Period, in order to ensure adequate sites for the development of higher density, multi-family units and the City's affordable AMBAG allocation, the City shall review the zoning and Land Use Diagram to determine if sites appropriate for rezoning to higher densities, particularly R-3 and R-4 designations, are needed. Upon completion of its review, the City shall amend the General Plan Land Use Map and the Zoning Map to increase density on any identified sites.

2. The City shall work with LAFCO to facilitate annexation of lands to the City that are needed for residential development. The area around the City is designated as the "Sphere of Influence". The County, the Local Agency Formation Commission, and the City agree that this area represents the area in which logical outgrowth should occur. Since LAFCO is the governing body that allows or disallows a City's (or applicant's) request for annexation into the City, City staff shall continually work with, as well as inform LAFCO personnel, regarding the housing needs of the residents of the City. When an annexation project comes before LAFCO, the LAFCO staff and board will be aware of the need for additional City land for residential development.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2009 – December 2009.

Funding: City and Private

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 shall continue to strive to create a successful jobs/housing balance and to encourage the development of a variety of residential types in lands annexed to the City. To further the development of a compatible land use mixture, the City shall adopt a mixed-use zoning classification.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2006 – December 2006

Funding: City and Private

Program 1.6: Evaluate the parking requirements for residential development, especially those for multi-family development.

Specific Actions and Rationale: The existing parking requirements may somewhat overburden multi-family and higher density developments with excessive on-site parking requirements. The evaluation of parking requirements shall include both the numbers of spaces required and the requirement for covered and uncovered parking spaces. If the evaluation indicates that parking requirements are excessive, the City shall consider modification of parking requirements.

Target Group: All income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2007 – December 2007
Funding: City

GOAL 2.0: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING.

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.

Target Group: Very low and low income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: Beginning immediately, as projects present themselves
Funding: City

Program 2.2: Continue to implement the inclusionary housing ordinance.

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

Target Group: Very low, low, and moderate income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 – December 2009
Funding: City and Private

Program 2.3: Continue to implement and further explore the concept of restricting a portion of the affordable housing developed in Greenfield for sale to existing residents.

Specific Actions and Rationale: In order to provide affordable housing as a priority for existing residents rather than solely to attract additional growth, the City shall attempt to restrict a portion of affordable housing developed during the planning period for sale to existing Greenfield residents and/or employees.

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Target Group: Very low, low, and moderate income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 - December 2009
Funding: City and Private

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 shall work with applicants whose projects require Department of Fish and Game (DFG) mitigation to develop a creative mitigation plan that is financially feasible.

Target Group: Very low, low, and moderate income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 – December 2009
Funding: City

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:

1. 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.
2. 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 benefits the community.
3. The City shall expand City staff, as funding permits, to provide for grant writing and grant administration activities.
4. The City shall develop a list of funding priorities of housing needs and objectives for the planning period.

Target Group: Very low and low income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 - December 2009
Funding: City

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.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: City

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 in an effort to provide diversity in housing availability.

Target Group: Very low, low, and moderate income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: Private

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 will conduct a review of its policies regarding second dwelling units. Following the completion of the review, the City will develop a Second Dwelling Unit Program that encourages second dwelling units in appropriately designated locations.

Target Group: Very low and low income groups, elderly

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2007 – December 2007, conduct review and develop policies and program; 2008 – 2009, implement program

Funding: City

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 easily quantifiable program that allows the developer of a project the freedom to develop a workable

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and salable project while providing affordable housing within the project. The density bonus ordinance shall be amended as required to maintain consistency with the requirements of State law.

Target Group: Very low, low, and moderate income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: Beginning immediately, as projects present themselves
Funding: Private

Program 2.10: Encourage the expanded use of 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 is a successful and easily quantifiable program that allows the developer of a project the freedom to develop a workable and salable project while providing affordable housing within the project.

Target Group: Very low, low, and moderate income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: Beginning immediately, as projects present themselves
Funding: Private

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 should work to ensure that information is disseminated to the general public.

Target Group: Very Low Income Group
Responsibility: City Council, Housing Authority
Timing: Beginning immediately, as funding or programs become available
Funding: State and/or Federal Programs

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.

Target Group: Low and Very Low Income Groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2003 – December 2007
Funding: Federal, State and Private

GOAL 3.0: IMPROVE/CONSERVE THE EXISTING SUPPLY OF HOUSING.

Program 3.1: Promote the rehabilitation of 20 units by 2009.

Specific Actions and Rationale: The City shall continue to implement its housing rehabilitation program through HOME and CalHOME funds, as well as other sources of revenue. The City shall also work with and provide assistance to other agencies in soliciting federal and state funds for low interest loans and grants for the rehabilitation of ownership and rental properties, if such funds are available. Such programs, when possible, should be targeted toward large, lower income, ownership households.

Target Group: Very low and low income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 – December 2009
Funding: Federal, State, and local funding sources

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 shall require property owners to remedy code violations promptly.

Target Group: All income groups
Responsibility: City Staff, Planning Commission, City Council
Timing: Annually, January 2005 – December 2009
Funding: City and Private

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. The City shall hire 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 identify substandard housing units that do not comply with City code and shall 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. In applying this policy, the City shall seek to avoid the displacement of very low and low income households. The City shall require the owner of a substandard housing unit that is not habitable to secure the unit and shall work with the owner to have the unit repaired or demolished.

Target Group: Owners of substandard units
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2005 – December 2009
Funding: City, State, Federal

GOAL 4.0: ENSURE EQUAL HOUSING OPPORTUNITY.

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

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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:

- a. An information program to educate residents of their rights under the fair housing law;
- b. Information regarding the role of the Housing Authority of Monterey County in accepting complaints of fair housing violations; and
- c. 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.

Target Group: All persons

Responsibility: City Staff, Planning Commission, and City Council

Timing: January 2007 – December 2009

Funding: City

GOAL 5.0: 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

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.

Target Group: The homeless and those in need of emergency shelter

Responsibility: City Staff, Planning Commission, and City Council

Timing: Annually, January 2006 – December 2009

Funding: Private and City

B. Overcrowded and Large Households

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.

Target Group: Very low and low income large family households, overcrowded households

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as opportunities present themselves

Funding: Private and City

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:

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

2. 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.

Target Group: Large family households and overcrowded households

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: Private and City

C. Single Parent Households

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.

Target Group: Single parent households

Responsibility: City Staff, Planning Commission, City Council

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Timing: Beginning immediately, as projects present themselves
Funding: Private and City

D. Elderly Households

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.

Target Group: Very low and low income elderly
Responsibility: City Staff, Planning Commission, City Council
Timing: January 2007 – December 2007, conduct review and develop policies and program;
2008 – 2009, implement program
Funding: City
(Also, see Program 5.6, below.)

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.

Target Group: The elderly
Responsibility: City Staff, Planning Commission, City Council
Timing: Beginning as rehabilitation funding is received
Funding: CDBG, Farmers Home Administration Loan programs

E. Disabled (Physical and Mental) Households

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.

Target Group: The disabled
Responsibility: City Staff, Planning Commission, City Council
Timing: 2006, conduct evaluation; 2007, develop mitigation procedures
Funding: City

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 in the downtown.

Target Group: Persons with disabilities and elderly

Responsibility: City staff, Planning Commission, City Council

Timing: January 2006 – December 2006, revise zoning ordinance to provide for mixed use development in the downtown area, encouraging units designed for the elderly and/or persons with disabilities.

Funding: City

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.

Target Group: The disabled and elderly

Responsibility: City staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: Private and non-profit

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.

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.

Target Group: Single farmworkers, other low income individuals

Responsibility: City staff, Planning Commission, City Council

Timing: January 2006 – December 2006, review and amend the zoning ordinance to allow

6.0 – HOUSING ELEMENT

single room occupancy housing on appropriate downtown sites.

Funding: City, private sector, other public agencies

GOAL 6.0: PROMOTE ENERGY CONSERVATION.

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.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2003 – December 2005, distribute available materials; January 2006 – December 2006, develop cooperative bi-lingual materials to provide information regarding energy saving programs, retrofitting, and other programs

Funding: City, grants, and private

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.

Target Group: All income groups

Responsibility: City Staff, Planning Commission, City Council

Timing: January 2006 – December 2006, encourage energy conservation adaptations; January 2007 – December 2007, evaluate and, if appropriate, develop energy conserving site design guidelines

Funding: City and other sources as available

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.

b. 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.

c. 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.

Target Group: All income groups

Responsibility: City Staff, Planning commission, City Council

Timing: Beginning January 2005, as opportunities present themselves; January 2006 – December 2006, review the potential for cooperative information and programs and, if appropriate, implement new cooperative efforts

Funding: Private agencies; Local, State, and Federal agencies

GOAL 7.0: ENCOURAGE COOPERATION AND COORDINATION IN THE PROVISION OF HOUSING.

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.

Target Group: All Income Groups

Responsibility: City Staff, Planning Commission, City Council

Timing: Beginning immediately, as projects present themselves

Funding: City, Private, State, and Federal Programs

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.

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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.

Target Group: All Income Groups

Responsibility: City Staff, Planning Commission, City Council

Timing: June 2005 – December 2005, meet with local affordable housing providers to discuss affordable housing needs and opportunities. 2005 – 2009, continue coordination and monitoring of information.

Funding: General Fund, Private, State, Federal Programs

8. PUBLIC PARTICIPATION

PUBLIC PARTICIPATION PROCESS

State law requires that during the preparation or amendment of the General Plan, the planning agency shall 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 2002-2007 Housing Element, adopted June 2003, and the 2005 – 2010 Housing Element, adopted as part of the City's 2005 General Plan update, the City encouraged the participation of all economic segments of the community; especially lower income and special needs households. A brief description of that process is included below:

INFORMATION TO GENERAL COMMUNITY

In accordance with State law requirements to include all economic segments of the community in development of the Housing Element, the Greenfield Community Development Department held a publicly noticed workshop before the Greenfield Planning Commission on December 9, 2002, to initiate the update of the Housing Elements. The workshop was publicized in the local newspaper, in both English and Spanish, and local housing developers, non-profits, and social service agencies were personally invited to attend the workshop.

The City engaged in a diligent effort to encourage the participation of all economic segments of the community in the development of the housing element update. In fact, participants in the workshop included members of all socio-economic groups within the community.

The workshop information was presented in a user-friendly format. Concepts were explained in simple but accurate terms. Ample opportunity was given for questions and comments from attendees. The facility in which the workshop was presented was easily accessible for persons with disabilities.

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.

INFORMATION TO SPECIAL NEEDS AND LOWER INCOME HOUSEHOLDS

In preparing this update, staff personally invited the participation of and solicited responses from local non-profit groups serving the special need households and very low and low income households in the community, as well as individuals who are members of special need households. One consistent comment from these groups was that the seventy percent monolingual (Spanish speaking) population of Greenfield must be acknowledged and used as a basis for addressing housing and other shelter concerns. In addition, important cultural differences must be taken into account in the preparation of the Housing Element.

6.0 – HOUSING ELEMENT

The City has honored those cultural differences in the preparation of this document. The staff and elected officials are attentive to the housing and shelter concerns of the community's population and have attempted to design policies and implementation programs that are responsive to those concerns.

For example, a reader-friendly administrative manual was prepared and adopted in March 2005 to assist the community in the implementation of the City's inclusionary housing program. During 2005, this manual will be translated into Spanish, as well, to provide complete disclosure to the City's Spanish-speaking population of the City's eligibility requirements, terms of affordability, eligibility for purchase/resale, and so on. The City also intends to afford assistance to residential developers in the development of their marketing concepts to ensure that all members of the community are included. In addition, the City will afford assistance to developers in the creation of bi-lingual promotional materials to ensure that all members of the community are included in the marketing of new residential developments in the City.

The City also developed its First Time Homebuyer Downpayment Assistance Program (FTHB) and Closing Cost Grant Program in 2005. The materials associated with these programs are available in both English and Spanish. The City's first orientation session for these programs, held in January 2005, drew a standing room only crowd to the bi-lingual presentation.

Public Review Time Line

December 9, 2002: Planning Commission Workshop on Housing Element

January 13, 2003: Public Hearing at Planning Commission

January 21, 2003: Review of Housing Element by City Council and adoption of a resolution to forward the Housing Element to HCD for review

June 6 – 26, 2003: Public Review and Comment

June 26, 2003: City Council adoption of 2002 – 2007 Housing Element

March 2005: Preparation of 2005 – 2010 Housing Element update

April - May 2005: Public Review and Comment

May 2005: Adoption of 2005 General Plan, including updated Housing Element

9. CONSISTENCY WITH GENERAL PLAN ELEMENTS

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The Housing Element is one of seven General Plan elements required under State Planning law. The City's previous General Plan was adopted in 1981. The Housing Element was the first element to be completed in the City's recent General Plan update, adopted by the City Council in June 2003. Since information had become outdated prior to completion of the entire document, this Element was revised to reflect recent changes (from 2002 through 2004). 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:

Land Use Element - 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 updated Housing Element is not proposing any specific changes in land use that differ from those depicted in **Figure 2-3** Land Use Diagram.

Circulation Element - The amount of residential development required to meet the City's regional share of housing would be distributed in such a way that it would not have substantial effects on the City's regional circulation. Any local street improvements necessitated by new development would be provided by that development. Circulation impacts anticipated from residential development in the City between 2005 and 2010 have been mitigated through planned improvements identified in the Circulation Element. Such 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 - No lands designated for conservation will be developed under the adopted Housing Element. Subsequent proposed residential projects beyond the scope of the Housing Element would require a General Plan Amendment and Zone change to ensure continued consistency with the Conservation Element. The Housing Element is therefore, consistent with the Conservation Element.

Open Space - No lands designated for Parks, Open Space, and Recreation will be developed for housing under the Housing Element. Any future residential proposals on such lands would require a General Plan Amendment and Zoning change. The Housing Element is therefore, consistent with the Open Space Element.

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

Safety Element - The Housing Element is consistent with the Safety Element. No lands within Greenfield are within a 100-year floodplain or in an area of high hazard for wildfires. 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.

10. REFERENCES

Greenfield Housing Element, 1994

Regional Housing Needs Plan 2002 - 2007 for Monterey and Santa Cruz Counties, AMBAG, 2002

U.S. Census 1970, 1980, 1990, 2000

U.S. Department of Housing and Urban Development Income Limits, Monterey County, 2004

U.S. Department of Housing and Urban Development Income Definitions for Program Eligibility

State of California Income Definitions for Program Eligibility

Monterey County Homeless Census and Needs Assessment, Monterey County, November 1999

2001 Homeless Service Plan, Monterey County, 2001.

State of California, Department of Finance Population and Housing Estimates, January 1, 2000

Preliminary Estimates of Job-based Housing Demand in Monterey County, 2000 – 2007, Applied Development Economics, 2001

Farmworker Housing and Health Assessment Study, Applied Survey Research, 2001

City of Greenfield 2005 General Plan – Public Review Draft

CHAPTER

7

CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

INTRODUCTION

The Conservation, Recreation, and Open Space Element focuses on the protection and enhancement of community resources to ensure a high quality living environment in Greenfield. Valuable resources in the City of Greenfield include agricultural resources, biological resources, historic and cultural resources, recreation and open space resources, and scenic resources.

Availability of parks and the opportunity for varied forms of recreation are key components in maintaining the quality of life within Greenfield. The Parks and Recreation portion of this Element provides the policy level foundation for providing these important facilities and programs within the community. A subsequent Parks and Recreation Master Plan, anticipated to be adopted by the City in 2005-2006, will provide detailed and specific standards for achieving the park and recreation vision established in this element.

A fundamental component of creating a desirable community is the availability of a variety of parks, recreational facilities, and open spaces. In Greenfield, recreational

opportunities range from traditional active sports such as organized softball and soccer to passive recreation such as nature observation and simply spending time outdoors. Between these two extremes falls a range of activities enjoyed by many residents including picnicking in parks, walking and bicycling, and playground activities.

The provision of a variety of recreational opportunities is a goal of the City of Greenfield. The City will pursue various strategies and funding sources to achieve this goal. Park and recreation funding may come from local, state, and federal grants; developer dedications; and user fees.

The Conservation, Recreation, and Open Space Element also includes goals to protect environmental resources, open space, and scenic resources. Specifically, resources addressed in this element include:

- ❑ Agricultural resources including quantity and quality of agricultural lands within the Planning Area.
- ❑ Park and recreational resources including future park spaces;
- ❑ Biological resources including significant habitat areas and special status plant and animal species;

7.0 – CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

- ❑ Cultural resources including known and potential archaeological and paleontological resources;
- ❑ Historic resources that are nationally designated, recognized by the State of California, or locally significant;
- ❑ Open space resources including natural and improved open space areas that are functional; and
- ❑ Scenic resources of the community.

ORGANIZATION OF THE ELEMENT

The Conservation, Recreation, and Open Space Element is organized into three main sections:

- 1) Introduction - includes an overview of the element and its consistency with State law;
- 2) Goals, Policies, and Implementation Programs - addresses agricultural, parks and recreation, biological, cultural, historic, open space, and scenic resources;
- 3) Settings - describes existing conditions in each of the seven categories described above.

CONSISTENCY WITH STATE LAW

Conservation and Open Space Requirements

The Conservation, Recreation, and Open Space Element meets the state requirements for Open Space and Conservation Elements as defined in Sections 65301, 65302(d), 65302(e), and 65560 of the Government Code, respectively. The Open Space Element, according to these requirements, must contain goals and policies to manage open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element must address several open space categories including the preservation of natural

resources, managed production of resources, and open space maintained for public health and safety reasons. Open space for outdoor recreation is also addressed in this Element. The Conservation Element, according to State requirements, must contain goals and policies to protect and maintain natural resources such as soils, wildlife, and minerals, and prevent wasteful resource exploitation, degradation, and destruction.

In adopting the requirement that all jurisdictions must prepare an Open Space Element, the Legislature found that the preservation of open space land is necessary not only for the maintenance of the economy of the State but also for the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources. The legislature further found that discouraging premature and unnecessary conversion of open space land to urban uses is in the public interest because it discourages non-contiguous development patterns that tend to increase the costs of community services to community residents. Finally, the legislature found that the anticipated increase in the population of the State demands that cities, counties, and the State make plans at the earliest possible date for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules, and regulations.

Minimum Requirements for Parks and Recreation

The Quimby Act under Government Code §66477 provides for the establishment of local ordinances requiring the dedication of parkland, fees in lieu of, or a combination of both to be used only for the purpose of acquiring land for park purposes. The Act provides for the conditioning of new

development at the tentative map stage to dedicate unimproved parkland at the minimum standard of 3 acres per 1,000 residents to a maximum of 5 acres per 1,000 residents. The parkland and/or in lieu fees are to be used for the establishment or improvement of neighborhood parks, community parks, or recreational facilities which would serve the subdivision.

This Element proposes to maintain a standard of 3.9 acres per 1,000 residents of which 1.5 acres/1,000 would be provided for neighborhood parks, 2 acres/1,000 would be provided for community parks, and approximately 0.4 acre/1,000 would be provided for open space, greenbelt, and recreation areas and joint use facilities.

State law requires each city and county to prepare and implement an open-space plan that, in conjunction with state and regional plans, accomplishes “long-range preservation and conservation of open-space land within its jurisdiction.”

Specifically, the law provides for the preservation of open-space lands for a variety of uses including outdoor recreation. The intent of the law is to protect the public interest in open-space land and to recognize it as a limited and valuable resource that should be conserved. The law further requires that local open-space plans contain specific action programs to be implemented by the City.

The General Plan Guidelines provide that the Open Space Element assess areas of outstanding scenic beauty; historic and cultural resources; public and private parks; points of public access to lakes, rivers, and streams; scenic highway corridors; and recreational trails. Bicycle and pedestrian routes and facilities must also be assessed.

The Parks and Recreation portion of this Element addresses facilities that are typically subject to the Americans with Disabilities Act (ADA). Due to the public nature of park and recreation facilities, it is particularly critical that the City include accommodations that avoid barriers to access for persons with impaired mobility or other physical limitations.

INTERNAL CONSISTENCY

Each individual Element of the General Plan must be fully integrated and completely consistent in its content. Internal consistency applies equally to figures and diagrams as well as to text, including data, analysis, and policies. All adopted portions of the Element, whether required by state law or not, have equal weight. Any potential conflicts between the provisions of the Element must be resolved.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Open Space Element and Conservation Element must be consistent with the other General Plan elements and all elements have equal weight. While all of the elements are interdependent, they are also interrelated. Certain goals and policies of one element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Conservation, Recreation, and Open Space Element is most directly related to the Land Use and Circulation Elements.

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GOALS, POLICIES AND PROGRAMS

I. AGRICULTURE

Goal 7.1

Allow agriculture to continue as a viable use of land that reflects the community's origins while minimizing conflicts between agricultural and urban uses.

Policy 7.1.1

Promote the phased transition from agricultural operations to urban uses within the City's Planning Area.

Policy 7.1.2

Minimize conflicts and negative impacts resulting from development that occurs in close proximity to agricultural uses.

Policy 7.1.3

Encourage the promotion and marketing of locally grown agricultural products.

Policy 7.1.4

Incorporate parks, open space, and trails between urban and agricultural uses to provide buffering and transition between uses.

Program 7.1.A

Implement the use of land use buffers such as passive parks, open space, and trails, between adjacent residential and agricultural uses. Seek LAFCO approval, where applicable, for passive recreational uses in agricultural buffers.

Program 7.1.B

Revise the Zoning Ordinance and adopt standards to reflect current agricultural uses, potential artisan agricultural uses, and land use compatibility.

Program 7.1.C

New development shall provide adequate setbacks for non-agricultural structures adjacent to cultivated agriculture.

Program 7.1.D

Implement a Right to Farm Ordinance to protect the continuation of agricultural uses and related development within the Planning Area.

II. PARKS AND RECREATION

Goal 7.2

Develop and maintain a system of parks, recreational facilities, and open space to meet the existing and future recreational needs of the community.

Policy 7.2.1

Offer a wide range of indoor and outdoor recreational opportunities for all age groups in reasonable proximity to all residents, encouraging participation in a variety of activities,

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enhancing the community's quality of life. Opportunities should include, but are not limited to:

- A Greenfield Community Recreation Center that provides opportunities for community bonding and offer venues for diverse and special events.
- Fitness-related facilities for adults, such as ball fields, basketball courts, racquet sport facilities, and indoor fitness facilities.
- A community swimming pool for aquatic programs, youth team sports, adult fitness, and community recreation.

Policy 7.2.2

Develop and maintain a park system that provides the minimum of 3.9 acres of parkland per 1,000 residents.

Policy 7.2.3

Design community parks to have a minimum size of 10 acres with an ideal size of 20 acres.

Policy 7.2.4

Where reasonably feasible, locate a community park within one (1) mile of most residential areas. Community parks should be located on a major arterial or thoroughfare where impact to surrounding residential neighborhoods is minimized.

Policy 7.2.5

Where a community park abuts a neighborhood, design the park to provide neighborhood scale activities or trails adjacent to the residential area where possible.

Policy 7.2.6

Design and locate neighborhood parks based on a preferred size of 1 to 2 acres with a minimum size of 0.5 acres, incorporating lawn play areas of sufficient size to accommodate informal field sports, where possible.

Policy 7.2.7

Locate neighborhood parks no more than ¼ mile walking distance for most residents. Attempt to avoid major street crossing for most residents to access a neighborhood park.

Policy 7.2.8

Locate public parks in Greenfield to provide adequate community-wide facilities while emphasizing neighborhood recreation within walking distance of most residents.

Policy 7.2.9

Encourage developers to dedicate land as opposed to paying in-lieu park fees.

Policy 7.2.10

Maintain and improve existing parks and develop new neighborhood and community parks in new residential neighborhoods as growth occurs.

Policy 7.2.11

Provide additional park facilities in neighborhoods that are underserved.

Policy 7.2.12

Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint use).

Policy 7.2.13

Provide sufficient playfields within the City to accommodate practice and competitive demands for both organized and informal activity.

Policy 7.2.14

Develop and operate recreational facilities in the most efficient and economical method possible, providing multi-use facilities where feasible, and joint use facilities with schools wherever practical.

Policy 7.2.15

Encourage private agencies to support or provide facilities needed to satisfy unmet recreational needs.

Policy 7.2.16

Pursue a variety of financing mechanisms for the acquisition, development, and long-term operation and maintenance of the parks, trails, and recreation system.

Policy 7.2.17

All recreation facilities shall meet Americans with Disabilities Act standards where feasible.

Policy 7.2.18

All City playgrounds and school playgrounds shall conform to U.S. Consumer Product Safety Commission guidelines.

Policy 7.2.19

New development shall dedicate parkland and/or pay in lieu fees, as well as impact fees sufficient to meet the added demand for park facilities. Buffer zones and drainage areas that are also used for recreation uses shall not count towards a development's required park dedication, but can count toward open space requirements.

Policy 7.2.20

Subdivisions with 50 or more residential units shall be required to incorporate improved parkland with the subdivision.

Program 7.2.A

Apply the following guidelines to achieve a ratio of 3.9 acres of park per 1,000 residents projected to reside in Greenfield:

- i. Provide a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents.
- ii. Include portions of developer dedicated community accessible school sites as contributing to park obligations, if appropriate, and based on the location and availability to the community.
- iii. Include privately owned and maintained areas such as community accessible mini-parks, neighborhood greens or recreation centers as contributing to park obligations, if appropriate, based on location, purpose, nature of such areas, and the level of public access.
- iv. The developer shall dedicate and improve parks in residential developments, subject to City approval. All projects with 50 or more units shall include improved parkland within project boundaries.

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Program 7.2.B

Fees are paid in lieu of park site dedication and improvement will be used for land acquisition and improvements that directly serve the subdivision project area unless a finding is made that the area is already served by existing neighborhood facilities. Fees may then be used for acquisition and development of community-wide facilities.

Program 7.2.C

Establish minimum standards to be applied to the design and construction of new park projects in the City.

Program 7.2.D

Develop phasing guidelines for residential developments to ensure park and recreational facilities are installed by the time two thirds of the units are available for occupancy.

Program 7.2.E

When park dedication and improvements are to be made by the developer, enter into a development agreement to assume all maintenance costs for completed park projects for a period of not less than six months, or until a Landscape and Lighting Assessment District or similar mechanism is established, whichever occurs later and where appropriate.

Program 7.2.F

Acquire infill park sites in mixed-use areas of the downtown district, as appropriate.

Program 7.2.G

Identify potential pocket park areas and implement park infrastructure where feasible.

Program 7.2.H

Update the Landscaping and Lighting assessment annually and the Park Land Dedication In-Lieu fees and the Park Impact Fees not less that every five years to ensure that they remain consistent with the actual cost of acquiring, developing and maintaining recreational parkland.

Program 7.2.I

Establish a citizen advisory group for Parks and Recreation that would provide recommendations to the City Council Parks Subcommittee on park issues.

Program 7.2.J

Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for residents. This should include provisions for an interconnecting system of trails and pathways throughout the community.

Program 7.2.K

Coordinate planning and development efforts with local school districts and other community organizations. Participate with them in the construction, maintenance, and operation of joint use facilities whenever feasible.

Program 7.2.L

Review all plans for development of parks, whether prepared by private developers or other parties to ensure that park development is consistent with the goals and criteria of this Element and the Greenfield Parks Master Plan.

Program 7.2.M

Inspect all existing playgrounds as required by Title 24 of the CA State Code for public facilities, and Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards.

Program 7.2.N

Explore the feasibility of reclaimed water as a source of landscape irrigation within parks.

Program 7.2.O

Update all recreation facilities to meet ADA and CPSC requirements as soon as practical and where feasible.

Program 7.2.P

Devise and implement a maintenance and refurbishment to avoid deferred maintenance and maintain consistent quality of facilities as part of the Parks Master Plan.

III. TRAILS

Goal 7.3

Establish and maintain a comprehensive system of local and regional multi-purpose trails linking open space, parks and recreation facilities, transportation centers, and urban uses throughout Greenfield to provide better pedestrian and bicycle circulation.

Policy 7.3.1

Encourage the development of multi-purpose trails to provide transportation, exercise, and connection to nature and leisure opportunities for the community.

Policy 7.3.2

New development shall provide easements of not less than 20 feet in width to connect new neighborhoods to such amenities such as parks, neighborhoods, and commercial centers.

Policy 7.3.3

Whenever possible, new development shall separate the activities (i.e., pedestrian and bicycle) of multi-use trails, by providing easements on each side of major arterials, to provide safe resolution of potential conflicts between users and vehicles.

Policy 7.3.4

Adopt standards for trails that include appropriate width for different types of trails, disabled access requirements, drainage requirements, emergency access, signage, safety, and other appropriate requirements.

Program 7.3.A

Pursue funding to implement a trail system in Greenfield as outlined in the Parks Master Plan.

IV. PARKS AND RECREATION MASTER PLAN

Goal 7.4

Create a City of Greenfield Parks and Recreation Master Plan and develop park impact fees to identify and implement the recreational goals of the community.

Policy 7.4.1

Develop and implement a Parks and Recreation Master Plan and park impact fees to:

- Maintain and improve existing parks.
- Plan and design future parks.
- Finance construction of necessary parks and recreational facilities.
- Plan for other recreational n needs of the community.

Policy 7.4.2

Coordinate with the school districts, the County, and other recreation providers to plan and implement recreational opportunities in Greenfield.

Program 7.4.A

Provide a community forum for Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements, and financing of parkland and recreation needs as additional information becomes available. Involve community residents, including children and seniors, in the park planning process.

Program 7.4.B

Develop and adopt specific standards for park and recreation facilities within Greenfield.

Program 7.4.C

Update the Parks and Recreation Master Plan on a regular basis to ensure facilities are adequate and appropriate as Greenfield grows and as community needs change.

Program 7.4.D

Review and update the fee schedule for parks on a regular basis to help with funding capital improvements to parks and recreational facilities to meet City standards.

Program 7.4.E

Define areas where new parks should be sited to meet existing deficits. Incorporate the defined areas into the General Plan to provide a basis for reserving property for future recreation needs. Such measures are needed to meet the standards of both parkland distribution and acreage.

Program 7.4.F

Prepare a community/neighborhood park and recreation survey form to be periodically utilized in identifying local goals, attitudes, opinions, needs and other factors that might relate to the efficient and cost-effective provision of recreation facilities and programs.

Program 7.4.G

Determine the types of park facilities desired and land required and identify the spaces and facilities required to meet the community real-time recreation demand, which includes the minimum amount of park land needed to accommodate not only the specific facilities, but also the space needed for the un-programmed recreation activities.

Program 7.4.H

Maintain and update an inventory of parkland and facilities in Greenfield. This inventory should be reviewed biannually.

Program 7.4.1

Implement a park facilities impact fee and identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

V. BIOLOGICAL RESOURCES

Goal 7.5

Encourage preservation of important ecological and biological resources, including wildlife habitat.

Policy 7.5.1

Use land use planning to reduce the impact of development on important ecological and biological resources identified during application review and analysis.

Policy 7.5.2

Encourage preservation of portions of important wildlife habitats that would be disturbed by major development.

Policy 7.5.3

Develop open space uses in an ecologically sensitive manner.

Policy 7.5.4

Development in sensitive habitat areas should be avoided or mitigated to the maximum extent possible.

Program 7.5.A

Prior to development, areas with potential wildlife habitat shall be surveyed for special status plant and/or animal species. If any special status plant or animal species are found in areas proposed for development, the appropriate resource agencies shall be contacted and species-specific management strategies established to ensure the protection of the particular species.

Program 7.5.B

Participate with regional, state, and federal agencies and organizations to establish and preserve open space that provides habitat for local wildlife.

Program 7.5.C

At the discretion of the City, development proposals will be required to submit detailed biological resource assessments as part of the application or CEQA review process. Projects shall demonstrate compliance with the recommendations of those assessments.

Program 7.5.D

The City shall explore the feasibility of a citywide habitat mitigation fee as an alternative to site-specific mitigation requirements.

VI. CULTURAL RESOURCES

Goal 7.6

Encourage preservation of cultural resources within the Planning Area.

Policy 7.6.1

Preserve areas that have identifiable and important archaeological or pale ontological significance.

Program 7.6.A

Adopt the following conditions on all discretionary projects regarding the discovery of archaeological or pale ontological resources:

- i. The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontology artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.
- ii. All construction must stop and the authorities notified if any human remains are uncovered. The County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

VII. HISTORIC RESOURCES

Goal 7.7

Preserve and enhance historic structures and features within the community.

Policy 7.7.1

Promote the compatibility of new development located adjacent to existing structures of historic significance with the architecture and site development of the historic structure.

Policy 7.7.2

Respect the character of the building and it's setting during the remodeling and renovation of facades of historic buildings.

Policy 7.7.3

Encourage the use of the State Historic Building Code for historic buildings and other structures that contribute to the City's historic character.

Policy 7.7.4

Recognize the value of Greenfield's historic resources as an economic development tool.

Policy 7.7.5

Preserve the integrity of historic structures and the parcels on which they are located by properly implementing applicable design, building, and fire codes.

Policy 7.7.6

Work with property owners to preserve historic features within the community.

Policy 7.7.7

Encourage owners of eligible historic properties to apply for State and Federal registration of these sites and to participate in tax incentive programs for historic restoration.

Program 7.7.A

Identify funding mechanisms, including funding from the City to the extent possible, to support programs to preserve, restore, and enhance unique historic sites.

Program 7.7.B

For structures that potentially have historic significance, a study conducted by a professional historian shall be prepared to determine the actual significance of the structure and potential impacts of the proposed development.

VIII. OPEN SPACE RESOURCES

Goal 7.8

Preserve and enhance existing open space resources in and around Greenfield and balance open space and urban areas to meet the social, environmental and economic needs of the City now and in the future.

Policy 7.8.1

Encourage development to include open space.

Policy 7.8.2

Where feasible and desirable, major open space components shall be combined and linked to form a visual and physical system in the City.

Program 7.8.A

Adopt land use controls that prevent incompatible uses for parcels adjacent to existing open space resources.

Program 7.8.B

Pursue opportunities for additional open space land in the form of parkland dedication, public open space easements, leaseholds, land donations/dedications, and gift annuities.

Program 7.8.C

Participate with regional, state, and federal entities and agencies to establish open space areas that include wildlife habitat and provide passive recreational opportunities.

IX. SCENIC RESOURCES

Goal 7.9

Preserve scenic resources in Greenfield including views of the rural landscape, such as vineyards and fields, as well as views of the Gabilan Mountain Range to the east and the Santa Lucia Mountain Range and Arroyo Saco to the west.

Policy 7.9.1

Encourage preservation and enhancement of views of the Gabilan Mountains, and the Santa Lucia Mountains, and Arroyo Saco to the extent possible.

Policy 7.9.2

Design development and redevelopment in the City to take advantage of view opportunities and minimize visual impacts to the Gabilan and Santa Lucia Mountains.

Policy 7.9.3

Recognize vineyards and agricultural landscapes as important visual resources.

Program 7.9.A

Review development applications for discretionary actions to determine aesthetic impacts and visual compatibility with surrounding property.

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Program 7.9.B

Review development applications to ensure visual impacts are minimized in locations that connect to wine corridors.

SETTING

The Setting section of the Conservation, Recreation & Open Space Element describes existing conditions of the City’s valuable natural resources, including agricultural resources, park resources, biological resources, cultural and historic resources, open space resources, and scenic resources. This information provides the background for development of goals, policies, and implementation programs that reflect the community’s vision for the future of Greenfield.

Agricultural Resources

Greenfield has historically been an agricultural community with a wide variety of agricultural crops. Within Greenfield, current agricultural uses include various row crops and vineyards. The City recognizes the many inherent benefits of maintaining agricultural land uses in the community. Agriculture contributes to the rural character of the community, maintains land as primarily open space, and reduces further degradation of the natural environment.

Monterey County’s Agricultural History

Agriculture has been a predominant industry in Monterey County for decades. The market value of crops in the County increased 45% to approximately \$1.8 billion from 1992 to 1997, and was over \$2.8 billion in 2001. As livestock only accents for 2% of the market value, crop sales are the mainstay of the County economy. Table 1 below summarizes crop values in the County.

**Table 7-1
Crop Value in Monterey County**

Type	2001 Value (in millions)
Fruit and nuts	\$497.7
Vegetable crops	\$1,948.0
Field crops	\$12.9
Nursery crops	\$174.3
Seed crops	\$5.1
Apiary (bees)	\$0.09
Livestock, dairy, and poultry	\$39.0
TOTAL	\$2,677.1

Source: 21st Century Monterey County General Plan Public Review Draft, January 2004

According to the California Department of Conservation’s farmland Mapping and Monitoring Program, inventory of County agricultural lands (including both grazing and farming) decreased by only .5 percent from 1984 to 2000. However, the majority of agricultural land that was converted to urban uses was prime farmland. Of 40,734 farmland acres that were converted to urban or non-agricultural uses between 1984 and 2000, 8,853 acres (6%) were prime farmland. During the same time period, approximately 23,734 acres of grazing land were converted to farmland in efforts to offset prime farmland conversion, however, many of these soils are of lesser quality.

Agriculture and Soils in Greenfield

The City of Greenfield is on very flat land that gently slopes east. There are no significant hillsides or ridges.

Greenfield is comprised primarily of the following soil: AsA, AsB, and AsC (Arroyo Seco Gravelly Sandy Loam); CnA (Cropley Silty Clay); EaA (Elder Sandy Loam); EcA (Elder loam, Gravelly Substratum); and Xb. (Xerorthents, sandy). The location of these soils is shown in **Figure 7-1**; the erosion potential is shown in **Figure 7-2**. Important farmlands are shown in **Figure 7-3**.

AsA and AsB (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with slow runoff and slight erosion hazards. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

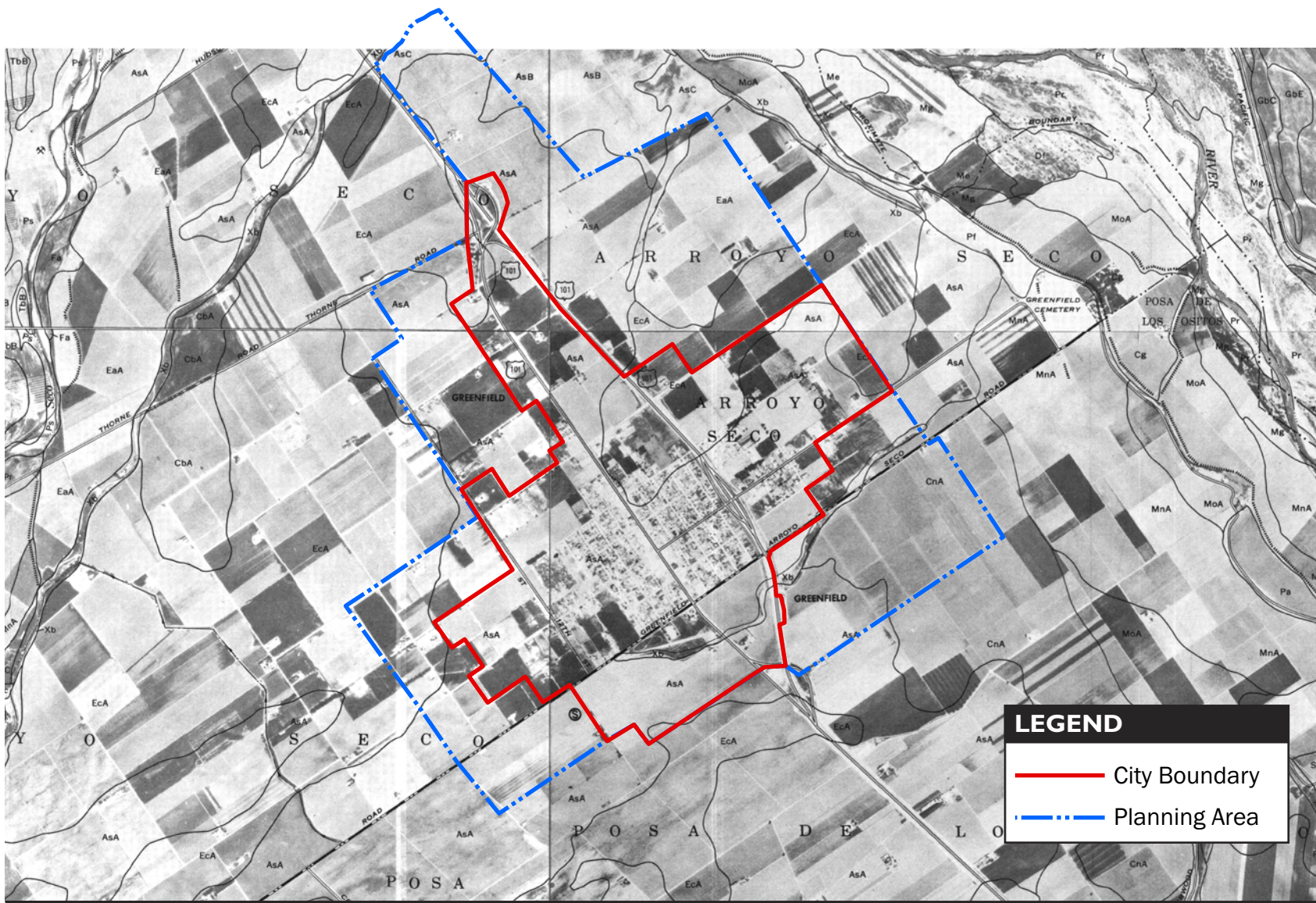
AsC (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with medium runoff and a moderate erosion hazard. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

CnA (Cropley Silty Clay) soils have a slow permeability, a slow runoff, and a minimal erosion hazard. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EaA (Elder Sandy Loam) soils are permeable at a moderate rate, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EcA (Elder Loam, Gravelly Substratum) soils are permeable at a moderate rate above the very rapidly permeable underlying material, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

Xb (Xerothents, Sandy) soils are permeable at a moderately rapid rate. The runoff and erosion hazards vary considerably over very short distances. The Land Capability Class is Class VII: Very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.



LEGEND

- City Boundary
- - - Planning Area



FIGURE 7-1
SOIL TYPES IN THE PLANNING AREA



FIGURE 7-2
RELATIVE SOIL EROSION HAZARDS

IMPORTANT FARMLAND.CDR (FROM FMMP.APR) 03/04/05



0 990 1980
SCALE IN FEET



FIGURE 7-3
IMPORTANT FARMLAND



According to the Natural Resources Conservation Service and the California Department of Conservation Farming Mapping and Monitoring Program, all of these soils (except Xb) are considered prime farmland when irrigated in Monterey County. None of these soil types met the criteria for Farmland of Statewide importance.

The classification system used by the National Resources Conservation Service (formerly the Soil Conservation Service) classifies soils into eight categories that categorize the capability of the soil. These classes are designated by roman numerals I through VIII. Class I and II soils have few limitations, the widest range of use and the least amount of soil deterioration. Class III, and IV soils are those that are considered suitable for limited cultivation. Class V, VI, and VII soils are those soils that have been considered suitable for range woodlands, or habitat environments. Class VIII soils are those that have severe land use limitations and can only be used for habitat, water supply or aesthetic purposes.

According to the NRCS Land Use Capability Classifications, Prime agricultural lands are lands with prime soil classifications: Class I or II. The City of Greenfield’s underlying soils and surrounding acreage contains a wide range of soil types, with prime soils dominant to the east and north. Much of this acreage is currently under active cultivation of intensive row crops or grapes.

**Table 7-2
Agricultural Lands in the Planning Area**

	Acreage	Percentage of Area
City Limits	1,054	
Vineyards	0	0%
Row Crops	158	15%
Total	158	15%
New Planning Area	1,380	
Vineyards	135	10%
Row Crops	1,147	83%
Total	1,282	93%
Planning Area Total	1,440	59%

Source: Pacific Municipal Consultants, 2005

The City encourages the preservation of prime agricultural lands and lands with viable agricultural production.

Recent Conversion of Agricultural Land in Greenfield

The City processed four annexations in 2001 and 2002 that total approximately 200 agricultural acres. Of total acres, 169 will be zoned for residential uses, 20 will be zoned for commercial uses, and 10 acres for public uses. The majority of the annexation areas consisted of prime or important farmland, as recognized by the City during the environmental review process.

PARKS INTRODUCTION

In Fall 2003, the City of Greenfield began a preliminary assessment of the recreational needs of its residents. The City held public meetings and conducted a written survey in order to solicit citizen input on issues pertaining to Greenfield’s parks and recreational facilities. The public workshop data indicates that a major underlying concern of the community is the strong need for additional open space, park area, and recreation facilities in Greenfield. This concern points to the larger issue of the overall benefits of community and neighborhood parks in providing the social

infrastructure for community bonding, which is a crucial factor for Greenfield's long-term quality of life.

Public input reflects a general consensus that the existing recreation facilities and programs are insufficient, and that there is a clear need for more parks and recreation programs as well as improvements on current recreation facilities.

Results from surveys and meetings also indicate specific recreational wants and needs as identified by Greenfield residents. Those most commonly mentioned include: a desire for a multi-use learning, recreation and meeting center; a desire to build out proposed parks; and a desire to increase available recreation opportunities, particularly sports and exercise facilities and instructional recreation programs.

HISTORY OF PARKS PLANNING IN GREENFIELD

Comprehensive parks planning for Greenfield was initiated in 2000 when the City Council created a Parks and Recreation subcommittee consisting of two council members. The purpose of this subcommittee is to review all changes and upgrades to existing parks as well as evaluate new parks and make recommendations to the full Council.

The City does not currently have a Parks and Recreation Master Plan. This Element calls for the development of a Master Plan. The Master Plan will provide recommendations for day-to-day tasks, as well as standards for planning future parks and recreation facilities. During the preparation of this new Master Plan, the community should provide input, make recommendations, and help to establish park and recreation priorities. Once completed, this element should be updated accordingly to provide the detailed implementation programs needed to expand

local public recreational opportunities in conformance with the findings of the study.

PARKS AND RECREATIONAL OPPORTUNITIES

Existing City Park Facilities

Parks in the Greenfield area are mostly located in neighborhoods. **Figure 7-4 Existing and Proposed Parks** identifies potential park sites throughout the community and shows a quarter mile radius representing the 5-minute walking distance around the parks. Generally neighborhood park sites are developed by private developers in conjunction with housing developments and then maintained by an assessment district or the Department of Public Works.

There are two basic park types in Greenfield, neighborhood parks and community parks. Neighborhood parks generally abut residential areas and have amenities such as play areas, picnic areas, and open turf. Some of these parks have turf areas suitable for informal play, practices, and scrimmages, but not formal games. Community parks are designed to serve the needs of several neighborhoods up to the whole community. These parks are intended to host organized, formal recreation leagues and tournaments to meet adult recreation opportunities that would require larger fields and therefore larger sites.

The City-owned parks described below are developed and operational. The City is responsible for maintaining these parks. The locations of these and additional park sites are identified on **Figure 7-1 Existing and Proposed Parks**.

1. Baywood Park. Neighborhood park of approximately 0.74 acres located at Baywood Way and Dart Way. This park currently includes a basketball court, a sand volleyball court, sand box, play

structure, off-street parking facilities, and open space.

2. Maple Park. Neighborhood park located at the corner of Maple Street and 5th Street. This park is approximately 0.24 acres and includes a tot lot and a basketball court. This park is located at Maple Street and 5th Street.
3. Parkside Park. Neighborhood Park located at Parkside Street and Hicks Avenue is approximately 0.62 acres in size. Recreational facilities at this location include play structure and an outdoor basketball court.
4. Patriot Park. Currently the City's only Community Park located at 13th and Elm Streets and over 19 acres in size. Park amenities include a skate park, community/daycare center, play structure, sand box, open space, soccer fields, restrooms, baseball/softball fields, amphitheater, and off-street parking facilities.
5. Pinot Park. Neighborhood Park on 3rd Street of approximately 1.14 acres. Amenities include outdoor basketball facilities, volleyball facilities, a sand box, play structure, and open space.
6. Primavera Park. Neighborhood park consisting of a large sand box. The park is located at Primavera and 10th Street and is approximately 0.14 acres in size. A new play structure will be installed at this site in late 2004.
7. Tyler Park. Neighborhood Park located at Tyler Street and El Camino. Open space and play structure exist at this .038-acre location.

School Recreation Resources

Several school recreational facilities are available to the community for use after

school hours. The following facilities are the property of Greenfield Union School District or King City Joint Union High School District; the City does not have any jurisdiction or involvement with insurance, utilities, or maintenance operations associated with these resources.

1. Greenfield Elementary. This school site is located at El Camino and Walnut Avenue and consists of six basketball courts, one volleyball court, a sand area for playground equipment, and two softball fields.
2. Greenfield Primary. The site is located at 801 Walnut and contains a sand area for playground equipment, one basketball court, and an open grassy space.
3. Oaks Avenue Elementary. This site is located at 1239 Oak Avenue and contains a baseball diamond, a soccer field, two basketball courts, and a sand area for playground equipment.
4. Vista Verde Middle School. This site is located at 1199 Elm Street and contains five basketball courts, one baseball field, two soccer fields, and a track.
5. Greenfield High School. The High School has a lighted stadium field that is surrounded by a track. There are also baseball and softball fields. At this time, these resources are available only by obtaining permission from the High School as the campus is locked after hours.

Other Greenfield Parks

Hicks Park. Neighborhood Park of 0.33 acres, located adjacent to the Greenfield Library on the corner of Hicks and 9th Streets. This park currently includes a tree shaded grassy area, benches, and limited

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open space. The County of Monterey owns and maintains this park.

Maggini Memorial Park. Neighborhood Park approximately 0.82 acres and is

adjacent to the American Legion on El Camino Real. This park includes softball facilities, picnic tables, and open space. The Park is owned and maintained by the Greenfield Memorial District.

**Table 7-3
Greenfield Park Facilities Inventory**

Facility	Park Acreage
<i>Neighborhood Parks</i>	
Maggini Memorial	.82
Baywood	.74
Primavera	.14
Proposed School Park	3.49
Parkside	.62
Hicks	.33
Pinot	1.14
Maple	.24
Tyler	.38
Subtotal	7.9
<i>Community Parks</i>	
Patriot Park	19.11
Subtotal	19.11
<i>Open Space</i>	
Agricultural Buffers	10.65
Other sites	2.3
Subtotal	12.95
Total Park Acres (does not include regional parks)	39.96
Park acres required for city population (12,500)²	62.5
Existing Park acres per 1,000 people²	3.19
Park acres required at 2023 buildout (36,500)²	182.5

1. Regional Parks are not included in the City's required parkland calculations.
2. Figures based on city park standard of 5 total park acres/1,000 people (2 acres/1,000 for neighborhood parks, 3 acres/1,000 for community parks, and 1 acres/1,000 for open space).

County, Regional, and National Parks

Several regional and national parks are located near the Greenfield City limits. These serve as recreational areas for Greenfield residents, but also attract visitors to the Salinas Valley.

1. Oak Park. Oak Park is approximately 25 acres in size and is located on Oak Avenue approximately two miles east of

the city limits near Metz Road. This park is owned, operated, and maintained by the Greenfield Recreation District (a County Special District) and includes a community swimming pool, tennis, volleyball, and horseshoe facilities. The park also includes large open and canopied picnic areas, equipped with picnic tables and barbeque facilities. This

location also includes a play structure, open space, and restroom facilities.

2. San Lorenzo Park. San Lorenzo Park is a County Park located 12 miles south of Greenfield in King City. It is located along the Salinas River and includes picnic areas, a gazebo, playgrounds, horseshoe pits, volleyball courts, softball areas, and a walking trail along the banks of the river. Overnight facilities include over 90 campsites. San Lorenzo Park also has large group picnic areas and meeting facilities available for rent. A Tourist Information Center is located in the main Exhibit Barn and the Monterey County Agricultural and Rural Life Museum (MCARLM) is also located at this site.
3. Arroyo Seco Campground. Located approximately 20 miles west of Greenfield, Arroyo Seco is part of the Los Padres National Forest. Camping and day use facilities exist at this location allowing for picnicking, hiking, fishing, bike riding, camping, and relaxing near the Arroyo Seco River. Visitors may also access Ventana Wilderness hiking trails from this site, as well as Abbot Lakes, from this facility. Abbot Lakes allow for fishing and canoeing activities.
4. Pinnacles National Monument. Part of the Gabilan Mountain Range 25 miles northeast of Greenfield. Attractions include ancient volcano and rich wildlands. Trails and rock formations allow for hiking and climbing activities.

Minimum Open Space Requirements

The City of Greenfield plans to meet a park acreage standard of 3.9 acres of open space, which includes parks, greenbelt, and outdoor recreational facilities, per every

1,000 residents of the City. The Greenfield population is approximately 12,500, which implies a required park acreage of 62.5 acres. Currently, the total park and open space acreage in Greenfield (excluding regional parks that are outside the Planning Area) is 39.96 acres, far below the required area. **Table 17-1**, Greenfield Park Facilities Inventory, breaks down current park acreage by park location.

A look at the existing recreation and park facilities in the City of Greenfield clearly indicates the need for more parkland development. With the pattern of development and rate of population growth, it seems that the City should not only acquire neighborhood park sites, but also seek towards the acquisition of large-scale community park sites.

Existing recreation facilities suggest a strong need for more open, green spaces in Greenfield. It is also important to keep in mind the overall benefits of community and neighborhood parks relative to property values, quality of neighborhoods, and to the social infrastructure which is so crucial in any City's long-term planning and development.

Recreational resources have been in very short supply in the City of Greenfield. An inventory of existing recreation facilities indicates a strong need for more green spaces and physical recreation facilities in Greenfield. With historically limited financial resources, there is an immediate need for partnerships and benefits-based programs to help support recreation resources for the community.

Recreation resources in Greenfield are currently deficient. In light of current growth and development trends, the City needs to identify and develop more spaces and facilities to meet the community's changing needs.

**Table 7-4
Existing Park Facilities Matrix**

Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Baseball Regulation						X					
Baseball Little League						X					
Basketball Indoor											
Basketball Outdoor	X			X	X		X			X Middle School	
Bocce Ball											
Community Center						X				X Arroyo Seco	
Community Garden											
Dog Park											
Football Field										X High School	
Gymnasium											
Horseshoe Pits										X Oak Park	
Nature Center											
Outdoor Stage/ Band Stand						X					
Senior Center											
Skate Park						X					
Soccer (High School level)						X					
Soccer (Junior Level)						X					
Softball Youth			X			X					
Swimming Pool										X Oak Park	
Tennis court										X Oak Park	
Volleyball	X					X	X				
Youth Center											
Neighborhood Park Land	X	X	X	X	X		X	X	X	X	X
Community Park Land						X					

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Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Open Space	X	X	X			X	X		X	X	
Picnic Tables			X Benches							X	
BBQ's										X	
Sand Box	X					X	X	X		X	
Tot Lot	X			X	X	X	X	X	X	X	
Restrooms						X				X	

Source: City of Greenfield, 2004

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EXISTING AND PROPOSED PARKS.CDR (FROM LAND USE.APR) 03/04/05

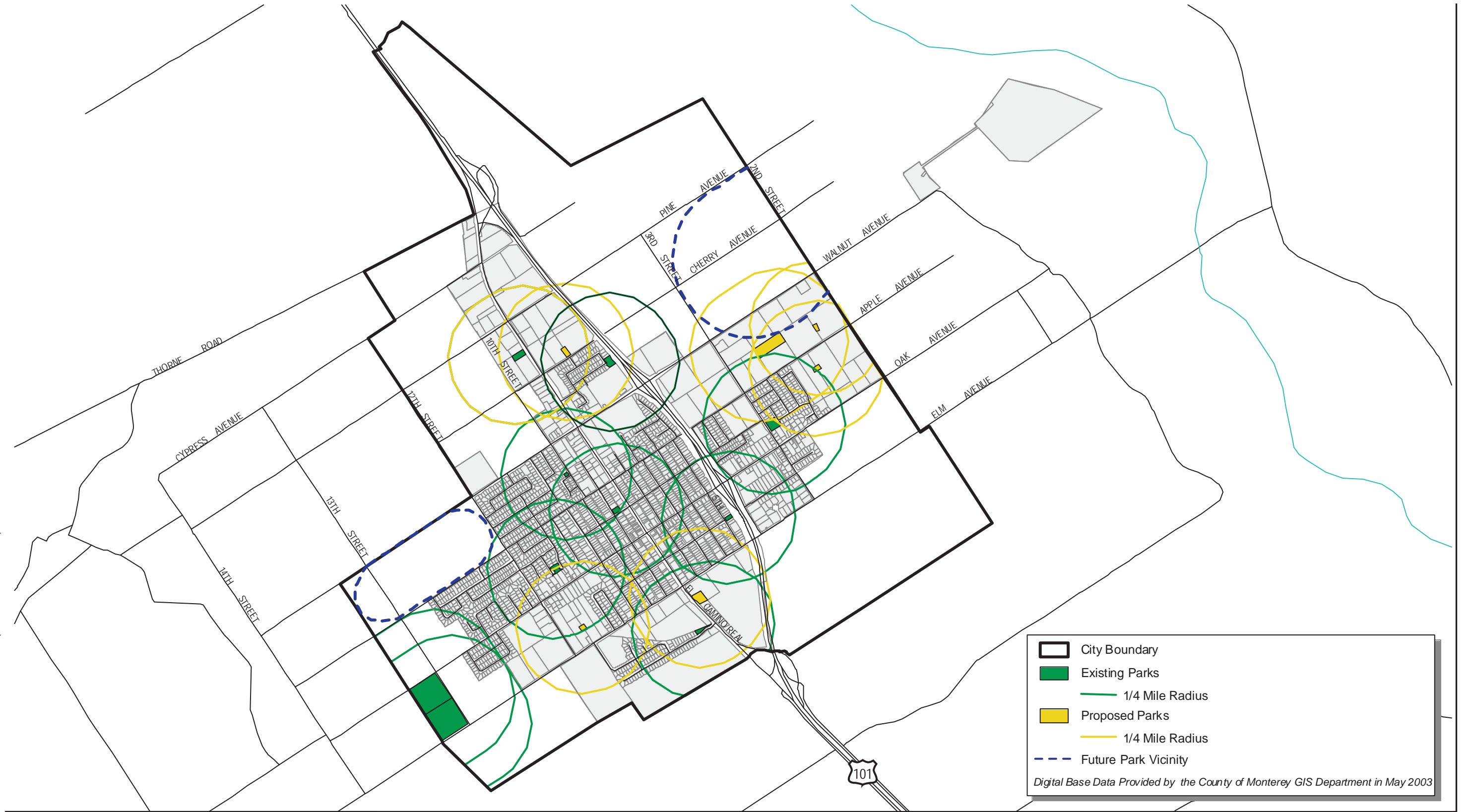


FIGURE 7-4
EXISTING AND PROPOSED PARKS

TRAILS

Trails and trail connections are a very important element to the parks and recreation infrastructure of Greenfield. People use trails for many reasons, but probably the most common are:

- ❑ Transportation (walking, jogging or biking as a substitute for the car).
- ❑ Exercise (walking jogging, riding or biking as forms of physical fitness).
- ❑ Connection to nature and adventure (pedestrian and non-motorized users linking to regional parks and preserves).
- ❑ Leisure (out for a stroll and leisurely bike ride).

Generally speaking, the development of a trail system in Greenfield must take into account a variety of users and reflect safe resolution of potential conflict between users and vehicles. In addition, trails need to be as “accessible” as possible, considering terrain and topography. “Accessible” trails and paths provide for all users extending benefit to older adults and children, families with strollers and people with disabilities.

The local trail system will provide interconnections within the local community and linkages to the regional trail system. The bicycle lanes will serve as a functional adjunct to the local traffic circulation system. **Figure 7-2 Existing and Proposed Trails** depicts a system of trails, generally providing for bicycle transportation, that extends through the City. The City will pursue construction of this system of trails in conjunction with local advocacy groups, neighboring communities, and regional and state entities.

Trails Guidelines

The following are general development guidelines for typical trail elements:

- ❑ New plans for residential and commercial development should provide access and feeder trail systems that are consistent with the intent of the trails plan.
- ❑ Careful consideration of some important design criteria is necessary in the general layout and design of a trail system.
- ❑ The functional and aesthetic qualities must be considered and balanced against the long-term fiscal impacts and transportation and recreation considerations.
- ❑ A trail system should provide a variety of experiences by emphasizing existing natural features and including areas of special interest.
- ❑ The design should take advantage of and preserve existing natural features such as scenic views, open spaces, tree covered areas, and existing plant material.
- ❑ The design should allow the trail system to flow with the contours and grade changes of the land in order to maintain harmony with the surroundings. It should also make logical connections to other facilities, for example: parks, trails, schools and libraries, and commercial areas, etc.

Pedestrian Trails

Short local feeder trails should connect a regional trail system with the community. Trail design should consider utilizing public rights of way, connections through cul-de-sacs, emergency vehicle accessibility, width, surfaces, drainage, fencing and security.

Bicycle Trails

A system of bicycle trails should be provided through the Greenfield Area, interconnecting schools, parks, commercial centers, and the planned trail system. The

local bicycle trails will probably need to be accommodated on the street system.

Bike lanes exist on some streets in the downtown area of the City. Currently, a contiguous bike lane exists on Oak Avenue, between San Antonio Drive to Second Street. This route extends over Route 101, linking areas of the community both east and west of the Highway.

Bike lane also exists on Walnut Avenue, from 12th Street to 10th Street, and again from El Camino Real to the Route 101 overpass. This trail does not extend over the Highway, but does connect with another bike lane on El Camino Real, which extends from Walnut Avenue to Apple Avenue.

Future trails within the City of Greenfield will interconnect existing trails and provide safer bicycle access to areas that currently lack trail infrastructure. The local trail system could additionally provide linkages to the regional system. The Greenfield Parks and Recreation Master Plan will include a study of the local trails system and incorporate results to determine future trail types and locations. **Figure 7-5** shows existing and proposed bikeways.

Bicycle Trail Classifications

Class I Bike Route (Bike Path, Bike Trail). A bike path is completely separated from vehicular traffic for the exclusive use of bicycles. It is separated from vehicular facilities by space, plant materials, or physical barriers such as guardrails or curbing. This class of bicycle trail is often located in parks, schools or areas of scenic interest.

Class II Bike Route (Bike Lane). A bike lane is a lane on the paved area of a road reserved for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and

the first motor vehicle lane. It is identified by “Bike Lane” or “Bike Route” guide signs and marked by special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share it with motor vehicles and pedestrians at crossings.

Class II Bike Routes are often preferred where pavement width is adequate to accommodate a separate lane, or where speeds of auto traffic are in excess of 30 M.P.H.

Some controversy exists over the need for striping bike-lanes on a street, as opposed to simply identifying a route along an existing street with adequate lane widths. Before a route is striped, careful consideration should be given to simply designating the street as a route with just directional and destination signs. The decision regarding whether or not to stripe the bike lane must be made in cooperation with the traffic engineers of the jurisdiction involved.

Class III Bike Route (Shared Route). A shared route is a street identified as a bicycle facility by “Bike Route” signing only. A white shoulder line may or may not be provided. There are no special lane markings, and bicycles share the roadway with motor vehicles.

The local system will consist of Class II and III bike routes incorporated into the local roadway system throughout the community. By providing bike lanes or extra wide streets with shoulders sufficient to meet the design standards, these trails can be provided without adding to the operations and maintenance cost burden of the City. In areas where the roadway is dangerous, 8-foot wide sidewalks are used for local routes (Class I).

See also the Circulation Element for information regarding alternative transportation modes.

Greenways, Trails and Bike Routes

Greenways should be linear open space that either connects Greenfield's recreation facilities or protects scenic or biotic resources. Wherever possible, the greenways should provide recreational opportunity and/or preserve habitat. Greenways should not be leftover pieces of land that have no connection to other components of Greenfield's trail and park system or habitat areas. Greenways should be dedicated along drainage corridors and as agricultural buffers.

REGIONAL AND STATE PARKS

Trail facilities also exist in surrounding regional and state parks, including San Lorenzo Park, Pinnacles National Monument, and Arroyo Seco Gorge.

A waling trail in the San Lorenzo park is located along the banks of the Salinas River. Arroyo Seco Campgrounds, part of the Los Padres National Forest recreational area, contain approximately 15.5 miles of pedestrian and horse trail. Additionally, these trails link to the Ventana Wilderness network of trails. Arroyo Seco is located approximately 17 miles west of Greenfield. The Pinnacles National Monument lies approximately 25 miles northeast of the City of Greenfield. This facility contains over 30 miles of pedestrian trail.

EXISTING AND PROPOSED BIKEWAYS.CDR (FROM LAND USE.APR) 03/04/05



Existing Bikeway	City Boundary
— Class 3	
Proposed Bikeway	
- - - Class 3	
•••• Class 2	

Digital Base Data Provided by the County of Monterey GIS Department in May 2003

FIGURE 7-5
EXISTING AND PROPOSED BIKEWAYS

Biological Resources

Overview of Biological Resource Setting

The City's Planning Area supports plant and wildlife species throughout several habitat types. The potential for a particular habitat to support special-status species depends on numerous factors including microhabitat, human disturbance levels, and current site conditions. This section identifies the regulatory setting, habitat areas, and potential biological values for each habitat in the Planning Area.

Figure 7-6 provides a generalized map of biological sensitivity within the Greenfield Planning Area. The exhibit is not based upon detailed site-specific investigations and is intended to guide the City in determining the need for detailed biological analysis as development projects are proposed.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

Federal Endangered Species Act

The Federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to impacts to federally listed species, or habitat occupied by federally listed species. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits "taking" any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to United States jurisdiction.

California Endangered Species Act

The California Endangered Species Act (CESA) is a state program similar in scope and nature to the Federal ESA, but focused on plant and wildlife species identified as threatened and endangered within the State of California. The California Department of Fish and Game administers the CESA regulations.

U.S. Fish and Wildlife Service and California Department of Fish and Game Regulations

Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or activity in any lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species. Future development in Greenfield potentially affecting wildlife habitat will be subject to the regulations of both of these federal and state agencies.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedures and any subsequent analysis are described in the CEQA Statutes and Guidelines as amended annually.

Vegetation and Wildlife

The City of Greenfield is located within Monterey County, south of the City of Soledad and directly north King City. Vegetation within the Planning Area includes agricultural, ruderal fields, and

landscaped (developed) vegetation communities.

The Salinas Valley is an important wintering ground for several migratory species. Sharp-shinned hawks (*Accipiter striatus*), Ferruginous hawks (*Buteo regalis*), and Merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The mountain plover is a federally proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now rare in Monterey County. Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities of large trees or the attics of buildings and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields.

The climate of the site is typical of the Salinas Valley with moderate temperatures and morning fog generally clearing by afternoon breezes. During the winter months the daytime temperatures are in the 60s, dropping at night to the mid-30s. Summer temperatures range from the 70s to 90s, dipping at night into the 50s. The average rainfall is approximately 14 inches and is concentrated in the winter and early spring months.

Common plant and wildlife species occurring, or expected to occur, within the Planning Area are listed below.

Agricultural Land

Most of the undeveloped land in the City limits and Planning Area support agricultural fields. The majority of the agricultural fields appear to be routinely plowed or disked, supporting cultivated row crops or vineyards.

Reptiles typically found in agricultural lands of the Salinas River Valley include western fence lizards (*Sceloporus graciosus*) and gopher snake (*Pitouphis melanoleucus*).

A variety of birds and mammals utilize agricultural fields as foraging areas, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), American crow (*Corvus brachyrhynchos*), American pipit (*Anthus cervinus*), coyote (*Canis latrans*), and house mouse (*Mus musculus*).

Insectivorous species of birds and mammals, including Say's phoebe (*Sayornis saya*), western kingbird (*Tyrannus verticalis*), cliff swallow (*Petrochelidon pyrrhonota*), barn swallow (*Hirundo rustica*), and Mexican free-tailed bat (*Tadarida brasiliensis*), forage in the air column over agricultural areas. Several species nest within, or adjacent to, agricultural fields, including ring-necked pheasant (*Phasianus colchicus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida macroura*), savannah sparrow (*Passerculus sandwichensis*), red-winged blackbird (*Agelaius phoeniceus*), western meadowlark (*Sturnella magna*), Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and lesser goldfinches (*Carduelis psaltria*).

Ruderal Field

There also many ruderal (fallow) lands in the project area. Ruderal plant species occur wherever farming does not take place such as along the margins of row crops, or in areas that are otherwise not maintained. Among the species found are rescue grass (*Bromus catharticus*), cheeseweed (*Malva parviflora*), wild radish (*Raphanus sativa*), bindweed (*Convolvulus arvensis*), and doorweed (*Polygonum arenastrum*). The shrub and tree species observed on site include oleander (*Nerium oleander*), Peruvian peppertree (*Schinus molle*),

beefwood (*Casuarina equisetifolia*) and walnut trees (*Juglans spp.*) most of which are ornamental in origin. Trees are otherwise sparse in this agricultural setting.

Ruderal habitats attract many of the same species as agricultural fields as well as many common generalist species such as northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Denroica coronata*), white-crowned sparrow (*Zonotrichia leucophrys*), house finch (*Carpodacus mexicanus*), house sparrows (*Passer domesticus*), Virginia opossum (*Didelphis marsupialis*), raccoon (*Procyon lotor*), feral cat (*Felis cattus*), and Norway rat (*Rattus norvegicus*).

Landscaped/Developed

The developed regions of the Planning Area are planted with common landscape plant species such as oleander (*Nerium oleander*), Italian cypress (*Cupressus sempervirens*), and sweetgum (*Liquidambar styraciflua*).

The landscaped/developed areas constitute marginal habitat for common resident and migratory wildlife species. Species found in, or expected to occupy these areas include American crow, rock dove (*Columba livia*), mourning dove, California ground squirrel, and Brewer's blackbird (*Euphagus cyanocephalus*).

Special Status Species

According to the U.S. Fish and Wildlife Service species list for the City's representative USGS quadrangle, there are numerous special status plant and animal species known or having the potential to occur in the Planning Area. Those plant and animal species most likely to occur in the Planning Area are listed below.

Special Status Plants

Specific habitats identified in the CNDDB query include only valley and foothill

grasslands, which are CDFG designated habitats chosen for the similarity of their constituent species to those on the site, as well as the site's proximity to such habitat.

Of the special status species identified in the CNDDB query, only Congdon's tarplant (*Centromadia parryi ssp. congdonii*), could potentially occur on the Planning Area. Surveys should be conducted during the blooming period. None of the remaining species considered could potentially occur on the project site for the following reasons: the absence of suitable microhabitats (i.e., heavy clay, alkaline and/or serpentine soils, in particular) or associate species, such species have either been regarded as extirpated from Monterey County, the most recent occurrences are historic, or they are considered extinct. No sensitive habitats as defined by CDFG were identified in the CNDDB query.

Special-Status Wildlife

Of the eight special-status animal species identified in the CNDDB query, including vernal pool fairy shrimp (*Linderiella occidentalis*), California tiger salamander (*Ambystoma tigrinum californiense*), western spadefoot toad (*Scaphiopus hammondii*), California red-legged frog (*Rana aurora draytonii*), and western pond turtle (*Clemmys marmorata*). Generally, wetlands or vernal pools do not occur in the Planning Area, therefore these species are not expected to occur.

The prairie falcon (*Falco mexicanus*), San Joaquin pocket mouse (*Perognathus inornatus*) and San Joaquin kit fox (*Vulpes macrotis mutica*) were also identified in the CNDDB and may be in the Planning Area. Site specific survey should be conducted prior to development. Prairie Falcon and San Joaquin kit fox could potentially occur on the site as occasional foragers, however, no habitat is present on the site for the San Joaquin pocket mouse.

Several other special-status animal species could potentially occur on the Planning Area. Resident species that may nest and forage on the site include: the white-tailed kite (*Elanus leucurus*) and Cooper's hawk (*Accipiter cooperii*), which may forage over fields and nest in large shrubs and trees; golden eagles (*Aquila chrysaetos*) and prairie falcons may forage and perch on the site; burrowing owls (*Athene cunicularia*) could nest in burrows in agricultural and ruderal fields; loggerhead shrikes (*Lanius ludovicianus*) may nest in orchards near the project site; tri-colored blackbirds (*Agelaius tricolor*) may nest and forage in, and were observed on the adjacent property during the site survey. San Joaquin kit fox are known from the vicinity and, although habitat quality at this site is poor, it is possible that it could occur in the Planning Area.

The Salinas Valley is an important wintering ground for several migratory bird species. Sharp-shinned hawks (*Accipiter striatus*), ferruginous hawks (*Buteo regalis*), and merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The Mountain Plover is a Federally Proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now a rare vagrant in Monterey County.

Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities in large trees and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields. These species could potentially occur in undeveloped portions of the Planning Area. The nests of raptors as well as the nests of migratory bird species are protected under the MBTA. Active raptor nests are

also afforded additional protection in the CFG Code 3503.5.

Sensitive Habitats

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act.

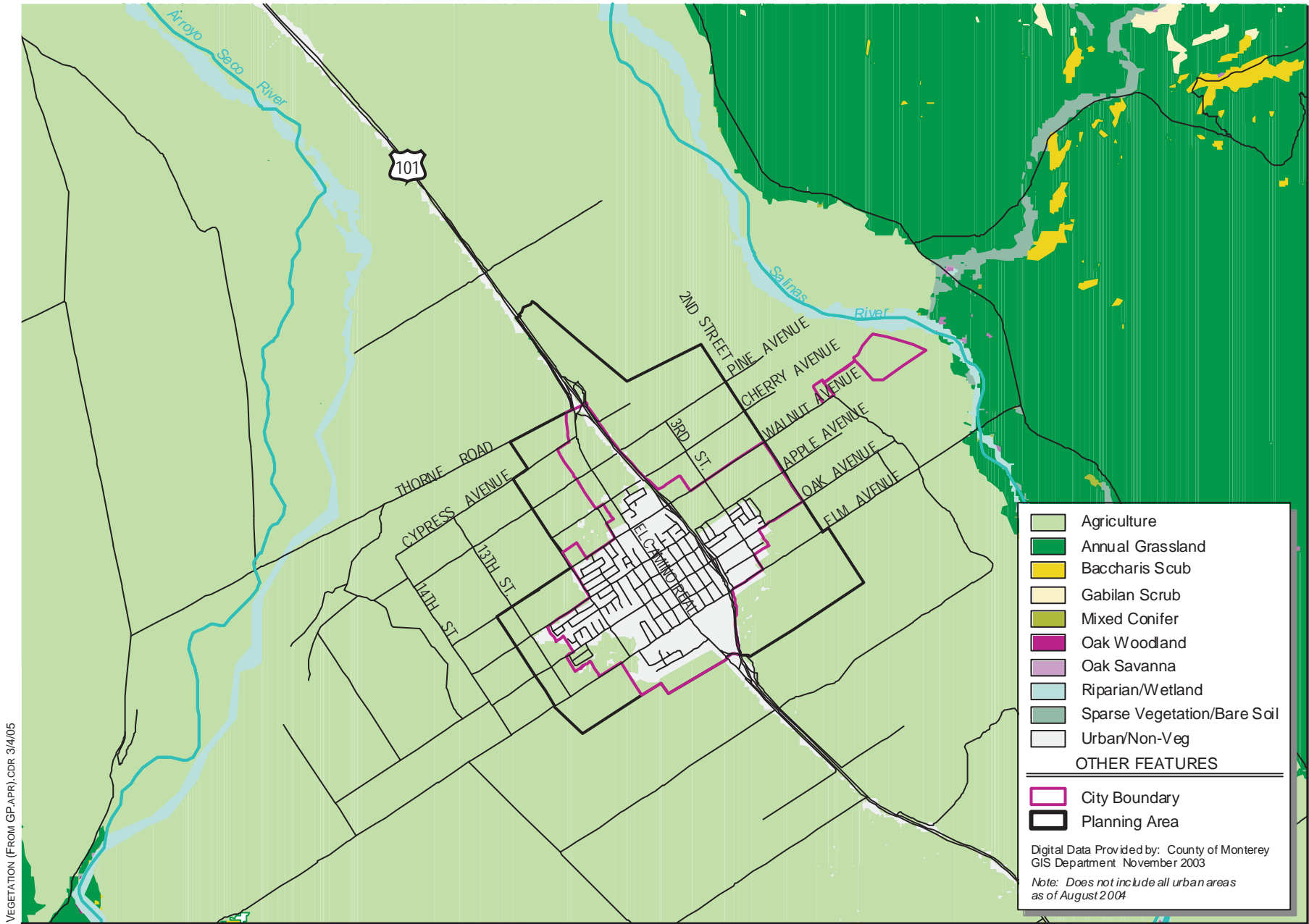


FIGURE 7-6
VEGETATION AND HABITAT

CULTURAL RESOURCES

Overview of Cultural Resource Setting

There have been few archeological or paleontological finds in the region. However, given the rich history of the Planning Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction. The historic resource section of this element includes additional information regarding the history of the area.

Related Plans and Programs

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Cultural resources are considered an environmental impact under CEQA.

Prehistory

Archaeological work in the Central Coast region dates to the late 1940s. Research during this period is highlighted by the work of: Pilling (1948) who identified numerous sites in Monterey County; Broadbent (1951a, 1951b) who tested the Berwick Park site, CA-MNT-107; and in 1951 by Heizer and in 1952 by Beardsley at the Willow Creek site, CA-MNT-281 and -282 (cf., Pohorecky 1964, 1976). During the 1960s and 1970s research continued in the region, and also included inland surveys and excavations in areas such as the Pinnacles National Monument (cf., Olsen et al. 1966 and Fritz and Smith 1978). Most archaeological work in the region, however,

has been conducted along or near the coast, and there is scant archaeological research for the project area. Regardless, this work provides a general context for the area.

Recent archaeological work in the area generally involves the development of regional chronologies and models of culture change for Monterey Bay and its immediate environs. Significant contributions in this regard have been presented by: Breschini (1983); Breschini et al. (1983); Breschini and Haversat (1992); Cartier (1993); Dietz (1985); Dietz et al. (1988); Dietz and Jackson (1981); Hildebrandt and Mikkelsen (1993); Jones and Hylkema (1988); Jones (1993); Jones et al. (1992); Jones and Jones (1992); and Patch and Jones (1984). This work has resulted in the development of a series of seven cultural periods primarily for Monterey Bay, but also includes the Central Coast region in proximity to it (cf., Dietz et al. 1988; Jones and Hylkema 1988; Hylkema 1991; Hildebrandt and Mikkelsen 1993; and Jones 1993). These seven periods and their associated dates are: Paleoindian 10,000–8,000 B.C.; Millingstone 8,000–3,500 B.C.; Early 3,500–600 B.C.; Middle 600 B.C.–A.D. 1200; Late A.D. 1200–1769; and Historic. It is possible that archaeological resources related to any of these periods may occur in the project area; however, recent studies conducted for specific projects in Greenfield have yielded few significant resources.

Ethnography

At the time of Euroamerican contact (ca. 1769), Native Americans identified as Salinan occupied the area from Soledad in the north to near San Luis Obispo in the south and extending from the coast to the eastern edge of the Salinas River Valley (Hester 1978). Salinan peoples spoke a Hokan language, but there is scant information concerning their culture. The major sociopolitical unit of Salinan was the

village. Each village was an autonomous unit that was ruled by a chief (Hester 1978). The position of chief appears to have been patrilineal (i.e., passed from father to son).

Salinan technology primarily highlights exploitation of terrestrial resources, although both coastal and inland groups engaged in fishing (Hester 1978). Hunting weaponry and facilities included: sinew-backed and self-bows; wooden arrow shafts; projectile points and other flaked stone tools; and nets. Salinan utilitarian tools and facilities included: baskets, both coiled and twined, for food and water collection, food storage, and food preparation; bowl mortars; pestles; metates; stone bowls; and bone awls. Clothing included tule aprons, rabbitskin or otterskin cloaks, and basket hats.

Salinan generally experienced friendly relations with neighboring cultural groups such as the Yokuts to the east and Chumash to the south, but were hostile toward the Costanoans to the north. Interaction between Salinan, Yokuts, and Chumash involved trade and use of each other's territory to acquire resources. On the other hand, it appears that Salinan and Costanoans were in competition with each other regarding access to trade routes, and their interactions were generally unfriendly (Hester 1978).

Planning Area Cultural Resource Inventory

An archaeological investigation for the City of Greenfield General included a records search at the Northwest Information Center at Sonoma State University, Rohnert Park, a sacred lands search by the Native American Heritage Commission, and Native American consultation. The records search identified 17 previous archaeological surveys and one previously recorded site within project boundaries. The entire project area, however, is not surveyed. The sacred lands search did not identify any Native American

resources in the project area and consultation with Native American groups and/or individuals in the area did not identify any issues associated with the project.

HISTORIC RESOURCES

Overview of Historic Resource Setting

While some historic structures and land uses date back to the late 1800s, most of the City's historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. While there are no officially designated historic structures in Greenfield, there are numerous buildings, primarily in the old town area, eligible for such designation or listing. The City intends to evaluate such resources and establish preservation policies and practices for qualified historic resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Historic resources are recognized as environmental impacts under CEQA.

National Historic Preservation Act (NHPA)

Establishes laws for historic resources to preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice. The Historic Sites Act of 1935 established national policy to preserve historic sites, buildings, and objects of national, state and local significance.

National Register of Historic Places

The National Register of Historic Places is maintained by the National Park Service and the State Historic Preservation Offices. Structures and sites are eligible for listing on the National Register when they are a minimum of 50-years-old.

State Office of Historic Preservation

The State Office of Historic Preservation implements preservation laws regarding historic resources, and is responsible for the California Historic Resources Inventory (CHRI), which uses the National Criteria for listing resources significant at the national, state, and local level.

History and Settlement of Greenfield

Sebastian Vizcaino's landing at present day Monterey in 1602 is the earliest documented contact with Native Americans in the area. Following Vizcaino's landing, other Spanish ships may have stopped at Monterey, but contact was minimal until the initial overland exploration of the area by Gaspar de Portolá in 1769 (Hoover et al. 1990). Portolá's expedition followed the coast, while subsequent exploration of the region by Pedro Fages in 1770 and 1772, Fernando Javier de Rivera in 1774, and Juan Bautista de Anza in 1776 traveled on the east side of the Santa Cruz Mountains, along

a route which became known as El Camino Real (Beck and Haase 1974).

Gaspar de Portolá founded Monterey in 1769, and in 1770 Padre Junipero Serra founded Mission San Carlos de Borromeo, which was later relocated to Carmel (Jones et al 1996). Other missions, such as Mission Santa Cruz, founded in 1791, Mission San Juan Bautista, founded in 1797, Mission San Antonio de Padua, founded in 1771, Mission San Miguel, founded in 1797, and Mission Soledad, founded in 1791 are also located in the general area and had a dramatic effect on Native American populations. The Spanish attempted to convert the Native American population to Catholicism and incorporate them into the "mission system." The process of missionization disrupted traditional Salinan cultural practices, and they were generally slow to adapt to the mission system. The Spanish, however, were intent on implementing it, and by 1810 most Native Americans in the area were either incorporated or relocated into local missions. This factor, coupled with exposure to European diseases, virtually ended the traditional life of Native Americans in the area.

The Mexican period (ca. 1821-1848) in California is an outgrowth of the Mexican Revolution, and its accompanying social and political views affected the mission system. In 1833 the missions were secularized and their lands divided among the Californios as land grants called Ranchos. These ranchos facilitated the growth of a semi-aristocratic group that controlled the larger ranchos. Owners of ranchos used local populations, including Native Americans, essentially as forced labor to accomplish work on their large tracts of land. Consequently, Salinan, and other Native American groups across California, were forced into a marginalized existence as peons or vaqueros on the large ranchos. Ranchos in the general project

area include: San Vicente (Munrass); Ex-Mission Soledad; Mission Soledad; Los Coches; Arroyo Seco (Torre); Posa de los Ositos; and San Lorenzo (Soberanes)(Beck and Haase 1974).

The end of the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848 marked the beginning of the American period (ca. 1848-Present) in California history. The onset of this period, however, did nothing to change the economic condition of the Native American populations working on the ranchos. The latter half of the nineteenth century witnessed an ongoing and growing immigration of Anglo-Americans into the area, an influx also accompanied by regional cultural and economic changes. Indeed, Anglo-American culture expanded at the expense of Hispanic culture. Dispersed farmsteads slowly replaced the immense Mexican ranchos, and the farming of various crops slowly replaced cattle ranching as the primary economic activity in the region. Larger and larger tracts of land were opened for farming, and these agricultural developments demanded a large labor force, sparking a new wave of immigration into the region. These trends (i.e., expansion of agriculture and immigration of workers to work on farms) have continued into the 20th century, and generally characterize the development of the area to the present.

Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

Historic Resources

By far the largest number of historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. The largest concentration of potential historic resources from this period is in the downtown area. This area contains commercial, institutional, and residential buildings. It extends across the original town plat and along El Camino Real between Palm Avenue and Elm Street. There are also several farm buildings within the Planning Area.

Historic Preservation Issues

Greenfield's historic resources are generally in need of official recognition. Additionally, different groups of potentially significant old buildings raise different preservation issues; the downtown commercial strip suffers from the underutilization of some buildings and the scarcely interrupted flow of traffic along El Camino Real. Some of the houses in the nearby residential area need maintenance, while others are losing architectural details as they undergo renovation. Original windows, in particular, are vulnerable to inappropriate replacements. Consideration of old ranch buildings, of critical importance because of Greenfield's agricultural heritage, forms part of a larger question of continued suburban development.

Designated Historic Resources

At this time, neither the state nor the City have designated any historic resources in the Planning Area. The City will evaluate candidate buildings on a case-by-case basis.

Open Spaces Resources

Overview of Open Space Setting

Open space is an important community amenity. Greenfield's open space resources

include public and private open space and recreation facilities, lands, habitat areas, and agricultural lands. In addition to providing opportunities for recreation and leisure, open space and parkland enhance aesthetics and community character. This section describes the City's existing open space resources and strategy to maintain and enhance such resources. Refer to the Park and Recreation, Biological, and Scenic Resources Sections of this element for additional goals, policies, and programs affecting the City's open space resources.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Open space resources are considered an environmental impact under CEQA.

Park and Recreation Master Plan

The City will develop a Park and Recreation Master Plan identifying all existing and proposed park and recreation facilities within the City and surrounding areas. This document will serve as an implementation tool for the General Plan, consistent with the goals and policies of the Park and Recreation, Land Use, and Open Space and Conservation Elements.

Designated Open Space

Open space lands in the City of Greenfield are included in several General Plan land use designations as listed below. For more detailed information regarding these land use designations, refer to the Land Use Element and corresponding land use map.

- Agriculture. This land use designation is primarily intended for agricultural uses, but allows limited residential uses.
- Agriculture Reserve. This designation includes agriculture and low-density (rural) residential land use.
- Recreation and Open Space. This designation includes publicly owned city park facilities, as well as publicly or privately owned facilities.

Open Space and Conservation Plan Implementation Efforts

In order to preserve and enhance the City's open space resources, the City will develop and implement the Parks and Recreation Master Plan and expand recreation trails. The City will also support the joint-venture use of open space areas to reduce City maintenance costs, and participate/cooperate with other jurisdictions in the region to enhance regional open space resources.

Scenic Resources

Overview of Scenic Resource Setting

Scenic resources in Greenfield include agricultural and other open space lands, as well as the views of the Santa Lucia Mountains to the west and the Gabilan Mountain Range to the east. The City wants

to protect and preserve these valuable scenic resources. Vineyards and agricultural landscapes are also considered important visual resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Aesthetics (visual character) is recognized as an environmental impact under CEQA.

Individual Scenic Resource Topic Areas

The City's predominantly flat landscape is rich in scenic resources. Greenfield's scenic resources include open space land and view of the Santa Lucia Mountains and Gabilan Mountain Range.

The rural small town character is evident throughout the City, both in the downtown area along El Camino and in the agricultural areas to the surrounding the City. For scenic areas that are planned for some amount of development, the application review process shall consider the feasibility of preserving or protecting the scenic qualities of the site.

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CHAPTER

7

CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

INTRODUCTION

The Conservation, Recreation, and Open Space Element focuses on the protection and enhancement of community resources to ensure a high quality living environment in Greenfield. Valuable resources in the City of Greenfield include agricultural resources, biological resources, historic and cultural resources, recreation and open space resources, and scenic resources.

Availability of parks and the opportunity for varied forms of recreation are key components in maintaining the quality of life within Greenfield. The Parks and Recreation portion of this Element provides the policy level foundation for providing these important facilities and programs within the community. A subsequent Parks and Recreation Master Plan, anticipated to be adopted by the City in 2005-2006, will provide detailed and specific standards for achieving the park and recreation vision established in this element.

A fundamental component of creating a desirable community is the availability of a variety of parks, recreational facilities, and open spaces. In Greenfield, recreational

opportunities range from traditional active sports such as organized softball and soccer to passive recreation such as nature observation and simply spending time outdoors. Between these two extremes falls a range of activities enjoyed by many residents including picnicking in parks, walking and bicycling, and playground activities.

The provision of a variety of recreational opportunities is a goal of the City of Greenfield. The City will pursue various strategies and funding sources to achieve this goal. Park and recreation funding may come from local, state, and federal grants; developer dedications; and user fees.

The Conservation, Recreation, and Open Space Element also includes goals to protect environmental resources, open space, and scenic resources. Specifically, resources addressed in this element include:

- ❑ Agricultural resources including quantity and quality of agricultural lands within the Planning Area.
- ❑ Park and recreational resources including future park spaces;
- ❑ Biological resources including significant habitat areas and special status plant and animal species;

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- ❑ Cultural resources including known and potential archaeological and paleontological resources;
- ❑ Historic resources that are nationally designated, recognized by the State of California, or locally significant;
- ❑ Open space resources including natural and improved open space areas that are functional; and
- ❑ Scenic resources of the community.

ORGANIZATION OF THE ELEMENT

The Conservation, Recreation, and Open Space Element is organized into three main sections:

- 1) Introduction - includes an overview of the element and its consistency with State law;
- 2) Goals, Policies, and Implementation Programs - addresses agricultural, parks and recreation, biological, cultural, historic, open space, and scenic resources;
- 3) Settings - describes existing conditions in each of the seven categories described above.

CONSISTENCY WITH STATE LAW

Conservation and Open Space Requirements

The Conservation, Recreation, and Open Space Element meets the state requirements for Open Space and Conservation Elements as defined in Sections 65301, 65302(d), 65302(e), and 65560 of the Government Code, respectively. The Open Space Element, according to these requirements, must contain goals and policies to manage open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element must address several open space categories including the preservation of natural

resources, managed production of resources, and open space maintained for public health and safety reasons. Open space for outdoor recreation is also addressed in this Element. The Conservation Element, according to State requirements, must contain goals and policies to protect and maintain natural resources such as soils, wildlife, and minerals, and prevent wasteful resource exploitation, degradation, and destruction.

In adopting the requirement that all jurisdictions must prepare an Open Space Element, the Legislature found that the preservation of open space land is necessary not only for the maintenance of the economy of the State but also for the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources. The legislature further found that discouraging premature and unnecessary conversion of open space land to urban uses is in the public interest because it discourages non-contiguous development patterns that tend to increase the costs of community services to community residents. Finally, the legislature found that the anticipated increase in the population of the State demands that cities, counties, and the State make plans at the earliest possible date for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules, and regulations.

Minimum Requirements for Parks and Recreation

The Quimby Act under Government Code §66477 provides for the establishment of local ordinances requiring the dedication of parkland, fees in lieu of, or a combination of both to be used only for the purpose of acquiring land for park purposes. The Act provides for the conditioning of new

development at the tentative map stage to dedicate unimproved parkland at the minimum standard of 3 acres per 1,000 residents to a maximum of 5 acres per 1,000 residents. The parkland and/or in lieu fees are to be used for the establishment or improvement of neighborhood parks, community parks, or recreational facilities which would serve the subdivision.

This Element proposes to maintain a standard of 3.9 acres per 1,000 residents of which 1.5 acres/1,000 would be provided for neighborhood parks, 2 acres/1,000 would be provided for community parks, and approximately 0.4 acre/1,000 would be provided for open space, greenbelt, and recreation areas and joint use facilities.

State law requires each city and county to prepare and implement an open-space plan that, in conjunction with state and regional plans, accomplishes “long-range preservation and conservation of open-space land within its jurisdiction.”

Specifically, the law provides for the preservation of open-space lands for a variety of uses including outdoor recreation. The intent of the law is to protect the public interest in open-space land and to recognize it as a limited and valuable resource that should be conserved. The law further requires that local open-space plans contain specific action programs to be implemented by the City.

The General Plan Guidelines provide that the Open Space Element assess areas of outstanding scenic beauty; historic and cultural resources; public and private parks; points of public access to lakes, rivers, and streams; scenic highway corridors; and recreational trails. Bicycle and pedestrian routes and facilities must also be assessed.

The Parks and Recreation portion of this Element addresses facilities that are typically subject to the Americans with Disabilities Act (ADA). Due to the public nature of park and recreation facilities, it is particularly critical that the City include accommodations that avoid barriers to access for persons with impaired mobility or other physical limitations.

INTERNAL CONSISTENCY

Each individual Element of the General Plan must be fully integrated and completely consistent in its content. Internal consistency applies equally to figures and diagrams as well as to text, including data, analysis, and policies. All adopted portions of the Element, whether required by state law or not, have equal weight. Any potential conflicts between the provisions of the Element must be resolved.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Open Space Element and Conservation Element must be consistent with the other General Plan elements and all elements have equal weight. While all of the elements are interdependent, they are also interrelated. Certain goals and policies of one element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Conservation, Recreation, and Open Space Element is most directly related to the Land Use and Circulation Elements.

7.0 – CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

GOALS, POLICIES AND PROGRAMS

I. AGRICULTURE

Goal 7.1

Allow agriculture to continue as a viable use of land that reflects the community's origins while minimizing conflicts between agricultural and urban uses.

Policy 7.1.1

Promote the phased transition from agricultural operations to urban uses within the City's Planning Area.

Policy 7.1.2

Minimize conflicts and negative impacts resulting from development that occurs in close proximity to agricultural uses.

Policy 7.1.3

Encourage the promotion and marketing of locally grown agricultural products.

Policy 7.1.4

Incorporate parks, open space, and trails between urban and agricultural uses to provide buffering and transition between uses.

Program 7.1.A

Implement the use of land use buffers such as passive parks, open space, and trails, between adjacent residential and agricultural uses. Seek LAFCO approval, where applicable, for passive recreational uses in agricultural buffers.

Program 7.1.B

Revise the Zoning Ordinance and adopt standards to reflect current agricultural uses, potential artisan agricultural uses, and land use compatibility.

Program 7.1.C

New development shall provide adequate setbacks for non-agricultural structures adjacent to cultivated agriculture.

Program 7.1.D

Implement a Right to Farm Ordinance to protect the continuation of agricultural uses and related development within the Planning Area.

II. PARKS AND RECREATION

Goal 7.2

Develop and maintain a system of parks, recreational facilities, and open space to meet the existing and future recreational needs of the community.

Policy 7.2.1

Offer a wide range of indoor and outdoor recreational opportunities for all age groups in reasonable proximity to all residents, encouraging participation in a variety of activities,

7.0 – CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

enhancing the community's quality of life. Opportunities should include, but are not limited to:

- A Greenfield Community Recreation Center that provides opportunities for community bonding and offer venues for diverse and special events.
- Fitness-related facilities for adults, such as ball fields, basketball courts, racquet sport facilities, and indoor fitness facilities.
- A community swimming pool for aquatic programs, youth team sports, adult fitness, and community recreation.

Policy 7.2.2

Develop and maintain a park system that provides the minimum of 3.9 acres of parkland per 1,000 residents.

Policy 7.2.3

Design community parks to have a minimum size of 10 acres with an ideal size of 20 acres.

Policy 7.2.4

Where reasonably feasible, locate a community park within one (1) mile of most residential areas. Community parks should be located on a major arterial or thoroughfare where impact to surrounding residential neighborhoods is minimized.

Policy 7.2.5

Where a community park abuts a neighborhood, design the park to provide neighborhood scale activities or trails adjacent to the residential area where possible.

Policy 7.2.6

Design and locate neighborhood parks based on a preferred size of 1 to 2 acres with a minimum size of 0.5 acres, incorporating lawn play areas of sufficient size to accommodate informal field sports, where possible.

Policy 7.2.7

Locate neighborhood parks no more than ¼ mile walking distance for most residents. Attempt to avoid major street crossing for most residents to access a neighborhood park.

Policy 7.2.8

Locate public parks in Greenfield to provide adequate community-wide facilities while emphasizing neighborhood recreation within walking distance of most residents.

Policy 7.2.9

Encourage developers to dedicate land as opposed to paying in-lieu park fees.

Policy 7.2.10

Maintain and improve existing parks and develop new neighborhood and community parks in new residential neighborhoods as growth occurs.

Policy 7.2.11

Provide additional park facilities in neighborhoods that are underserved.

Policy 7.2.12

Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint use).

Policy 7.2.13

Provide sufficient playfields within the City to accommodate practice and competitive demands for both organized and informal activity.

Policy 7.2.14

Develop and operate recreational facilities in the most efficient and economical method possible, providing multi-use facilities where feasible, and joint use facilities with schools wherever practical.

Policy 7.2.15

Encourage private agencies to support or provide facilities needed to satisfy unmet recreational needs.

Policy 7.2.16

Pursue a variety of financing mechanisms for the acquisition, development, and long-term operation and maintenance of the parks, trails, and recreation system.

Policy 7.2.17

All recreation facilities shall meet Americans with Disabilities Act standards where feasible.

Policy 7.2.18

All City playgrounds and school playgrounds shall conform to U.S. Consumer Product Safety Commission guidelines.

Policy 7.2.19

New development shall dedicate parkland and/or pay in lieu fees, as well as impact fees sufficient to meet the added demand for park facilities. Buffer zones and drainage areas that are also used for recreation uses shall not count towards a development's required park dedication, but can count toward open space requirements.

Policy 7.2.20

Subdivisions with 50 or more residential units shall be required to incorporate improved parkland with the subdivision.

Program 7.2.A

Apply the following guidelines to achieve a ratio of 3.9 acres of park per 1,000 residents projected to reside in Greenfield:

- i. Provide a minimum of 2 acres of community parks, 1.5 acres of neighborhood parks, and 0.4 acre of open space and greenbelt per 1,000 residents.
- ii. Include portions of developer dedicated community accessible school sites as contributing to park obligations, if appropriate, and based on the location and availability to the community.
- iii. Include privately owned and maintained areas such as community accessible mini-parks, neighborhood greens or recreation centers as contributing to park obligations, if appropriate, based on location, purpose, nature of such areas, and the level of public access.
- iv. The developer shall dedicate and improve parks in residential developments, subject to City approval. All projects with 50 or more units shall include improved parkland within project boundaries.

7.0 – CONSERVATION, RECREATION, AND OPEN SPACE ELEMENT

Program 7.2.B

Fees are paid in lieu of park site dedication and improvement will be used for land acquisition and improvements that directly serve the subdivision project area unless a finding is made that the area is already served by existing neighborhood facilities. Fees may then be used for acquisition and development of community-wide facilities.

Program 7.2.C

Establish minimum standards to be applied to the design and construction of new park projects in the City.

Program 7.2.D

Develop phasing guidelines for residential developments to ensure park and recreational facilities are installed by the time two thirds of the units are available for occupancy.

Program 7.2.E

When park dedication and improvements are to be made by the developer, enter into a development agreement to assume all maintenance costs for completed park projects for a period of not less than six months, or until a Landscape and Lighting Assessment District or similar mechanism is established, whichever occurs later and where appropriate.

Program 7.2.F

Acquire infill park sites in mixed-use areas of the downtown district, as appropriate.

Program 7.2.G

Identify potential pocket park areas and implement park infrastructure where feasible.

Program 7.2.H

Update the Landscaping and Lighting assessment annually and the Park Land Dedication In-Lieu fees and the Park Impact Fees not less that every five years to ensure that they remain consistent with the actual cost of acquiring, developing and maintaining recreational parkland.

Program 7.2.I

Establish a citizen advisory group for Parks and Recreation that would provide recommendations to the City Council Parks Subcommittee on park issues.

Program 7.2.J

Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for residents. This should include provisions for an interconnecting system of trails and pathways throughout the community.

Program 7.2.K

Coordinate planning and development efforts with local school districts and other community organizations. Participate with them in the construction, maintenance, and operation of joint use facilities whenever feasible.

Program 7.2.L

Review all plans for development of parks, whether prepared by private developers or other parties to ensure that park development is consistent with the goals and criteria of this Element and the Greenfield Parks Master Plan.

Program 7.2.M

Inspect all existing playgrounds as required by Title 24 of the CA State Code for public facilities, and Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards.

Program 7.2.N

Explore the feasibility of reclaimed water as a source of landscape irrigation within parks.

Program 7.2.O

Update all recreation facilities to meet ADA and CPSC requirements as soon as practical and where feasible.

Program 7.2.P

Devise and implement a maintenance and refurbishment to avoid deferred maintenance and maintain consistent quality of facilities as part of the Parks Master Plan.

III. TRAILS

Goal 7.3

Establish and maintain a comprehensive system of local and regional multi-purpose trails linking open space, parks and recreation facilities, transportation centers, and urban uses throughout Greenfield to provide better pedestrian and bicycle circulation.

Policy 7.3.1

Encourage the development of multi-purpose trails to provide transportation, exercise, and connection to nature and leisure opportunities for the community.

Policy 7.3.2

New development shall provide easements of not less than 20 feet in width to connect new neighborhoods to such amenities such as parks, neighborhoods, and commercial centers.

Policy 7.3.3

Whenever possible, new development shall separate the activities (i.e., pedestrian and bicycle) of multi-use trails, by providing easements on each side of major arterials, to provide safe resolution of potential conflicts between users and vehicles.

Policy 7.3.4

Adopt standards for trails that include appropriate width for different types of trails, disabled access requirements, drainage requirements, emergency access, signage, safety, and other appropriate requirements.

Program 7.3.A

Pursue funding to implement a trail system in Greenfield as outlined in the Parks Master Plan.

IV. PARKS AND RECREATION MASTER PLAN

Goal 7.4

Create a City of Greenfield Parks and Recreation Master Plan and develop park impact fees to identify and implement the recreational goals of the community.

Policy 7.4.1

Develop and implement a Parks and Recreation Master Plan and park impact fees to:

- Maintain and improve existing parks.
- Plan and design future parks.
- Finance construction of necessary parks and recreational facilities.
- Plan for other recreational n needs of the community.

Policy 7.4.2

Coordinate with the school districts, the County, and other recreation providers to plan and implement recreational opportunities in Greenfield.

Program 7.4.A

Provide a community forum for Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements, and financing of parkland and recreation needs as additional information becomes available. Involve community residents, including children and seniors, in the park planning process.

Program 7.4.B

Develop and adopt specific standards for park and recreation facilities within Greenfield.

Program 7.4.C

Update the Parks and Recreation Master Plan on a regular basis to ensure facilities are adequate and appropriate as Greenfield grows and as community needs change.

Program 7.4.D

Review and update the fee schedule for parks on a regular basis to help with funding capital improvements to parks and recreational facilities to meet City standards.

Program 7.4.E

Define areas where new parks should be sited to meet existing deficits. Incorporate the defined areas into the General Plan to provide a basis for reserving property for future recreation needs. Such measures are needed to meet the standards of both parkland distribution and acreage.

Program 7.4.F

Prepare a community/neighborhood park and recreation survey form to be periodically utilized in identifying local goals, attitudes, opinions, needs and other factors that might relate to the efficient and cost-effective provision of recreation facilities and programs.

Program 7.4.G

Determine the types of park facilities desired and land required and identify the spaces and facilities required to meet the community real-time recreation demand, which includes the minimum amount of park land needed to accommodate not only the specific facilities, but also the space needed for the un-programmed recreation activities.

Program 7.4.H

Maintain and update an inventory of parkland and facilities in Greenfield. This inventory should be reviewed biannually.

Program 7.4.I

Implement a park facilities impact fee and identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

V. BIOLOGICAL RESOURCES

Goal 7.5

Encourage preservation of important ecological and biological resources, including wildlife habitat.

Policy 7.5.1

Use land use planning to reduce the impact of development on important ecological and biological resources identified during application review and analysis.

Policy 7.5.2

Encourage preservation of portions of important wildlife habitats that would be disturbed by major development.

Policy 7.5.3

Develop open space uses in an ecologically sensitive manner.

Policy 7.5.4

Development in sensitive habitat areas should be avoided or mitigated to the maximum extent possible.

Program 7.5.A

Prior to development, areas with potential wildlife habitat shall be surveyed for special status plant and/or animal species. If any special status plant or animal species are found in areas proposed for development, the appropriate resource agencies shall be contacted and species-specific management strategies established to ensure the protection of the particular species.

Program 7.5.B

Participate with regional, state, and federal agencies and organizations to establish and preserve open space that provides habitat for local wildlife.

Program 7.5.C

At the discretion of the City, development proposals will be required to submit detailed biological resource assessments as part of the application or CEQA review process. Projects shall demonstrate compliance with the recommendations of those assessments.

Program 7.5.D

The City shall explore the feasibility of a citywide habitat mitigation fee as an alternative to site-specific mitigation requirements.

VI. CULTURAL RESOURCES

Goal 7.6

Encourage preservation of cultural resources within the Planning Area.

Policy 7.6.1

Preserve areas that have identifiable and important archaeological or pale ontological significance.

Program 7.6.A

Adopt the following conditions on all discretionary projects regarding the discovery of archaeological or pale ontological resources:

- i. The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontology artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.
- ii. All construction must stop and the authorities notified if any human remains are uncovered. The County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

VII. HISTORIC RESOURCES

Goal 7.7

Preserve and enhance historic structures and features within the community.

Policy 7.7.1

Promote the compatibility of new development located adjacent to existing structures of historic significance with the architecture and site development of the historic structure.

Policy 7.7.2

Respect the character of the building and it's setting during the remodeling and renovation of facades of historic buildings.

Policy 7.7.3

Encourage the use of the State Historic Building Code for historic buildings and other structures that contribute to the City's historic character.

Policy 7.7.4

Recognize the value of Greenfield's historic resources as an economic development tool.

Policy 7.7.5

Preserve the integrity of historic structures and the parcels on which they are located by properly implementing applicable design, building, and fire codes.

Policy 7.7.6

Work with property owners to preserve historic features within the community.

Policy 7.7.7

Encourage owners of eligible historic properties to apply for State and Federal registration of these sites and to participate in tax incentive programs for historic restoration.

Program 7.7.A

Identify funding mechanisms, including funding from the City to the extent possible, to support programs to preserve, restore, and enhance unique historic sites.

Program 7.7.B

For structures that potentially have historic significance, a study conducted by a professional historian shall be prepared to determine the actual significance of the structure and potential impacts of the proposed development.

VIII. OPEN SPACE RESOURCES

Goal 7.8

Preserve and enhance existing open space resources in and around Greenfield and balance open space and urban areas to meet the social, environmental and economic needs of the City now and in the future.

Policy 7.8.1

Encourage development to include open space.

Policy 7.8.2

Where feasible and desirable, major open space components shall be combined and linked to form a visual and physical system in the City.

Program 7.8.A

Adopt land use controls that prevent incompatible uses for parcels adjacent to existing open space resources.

Program 7.8.B

Pursue opportunities for additional open space land in the form of parkland dedication, public open space easements, leaseholds, land donations/dedications, and gift annuities.

Program 7.8.C

Participate with regional, state, and federal entities and agencies to establish open space areas that include wildlife habitat and provide passive recreational opportunities.

IX. SCENIC RESOURCES

Goal 7.9

Preserve scenic resources in Greenfield including views of the rural landscape, such as vineyards and fields, as well as views of the Gabilan Mountain Range to the east and the Santa Lucia Mountain Range and Arroyo Saco to the west.

Policy 7.9.1

Encourage preservation and enhancement of views of the Gabilan Mountains, and the Santa Lucia Mountains, and Arroyo Saco to the extent possible.

Policy 7.9.2

Design development and redevelopment in the City to take advantage of view opportunities and minimize visual impacts to the Gabilan and Santa Lucia Mountains.

Policy 7.9.3

Recognize vineyards and agricultural landscapes as important visual resources.

Program 7.9.A

Review development applications for discretionary actions to determine aesthetic impacts and visual compatibility with surrounding property.

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Program 7.9.B

Review development applications to ensure visual impacts are minimized in locations that connect to wine corridors.

SETTING

The Setting section of the Conservation, Recreation & Open Space Element describes existing conditions of the City’s valuable natural resources, including agricultural resources, park resources, biological resources, cultural and historic resources, open space resources, and scenic resources. This information provides the background for development of goals, policies, and implementation programs that reflect the community’s vision for the future of Greenfield.

Agricultural Resources

Greenfield has historically been an agricultural community with a wide variety of agricultural crops. Within Greenfield, current agricultural uses include various row crops and vineyards. The City recognizes the many inherent benefits of maintaining agricultural land uses in the community. Agriculture contributes to the rural character of the community, maintains land as primarily open space, and reduces further degradation of the natural environment.

Monterey County’s Agricultural History

Agriculture has been a predominant industry in Monterey County for decades. The market value of crops in the County increased 45% to approximately \$1.8 billion from 1992 to 1997, and was over \$2.8 billion in 2001. As livestock only accents for 2% of the market value, crop sales are the mainstay of the County economy. Table 1 below summarizes crop values in the County.

**Table 7-1
Crop Value in Monterey County**

Type	2001 Value (in millions)
Fruit and nuts	\$497.7
Vegetable crops	\$1,948.0
Field crops	\$12.9
Nursery crops	\$174.3
Seed crops	\$5.1
Apiary (bees)	\$0.09
Livestock, dairy, and poultry	\$39.0
TOTAL	\$2,677.1

Source: 21st Century Monterey County General Plan Public Review Draft, January 2004

According to the California Department of Conservation’s farmland Mapping and Monitoring Program, inventory of County agricultural lands (including both grazing and farming) decreased by only .5 percent from 1984 to 2000. However, the majority of agricultural land that was converted to urban uses was prime farmland. Of 40,734 farmland acres that were converted to urban or non-agricultural uses between 1984 and 2000, 8,853 acres (6%) were prime farmland. During the same time period, approximately 23,734 acres of grazing land were converted to farmland in efforts to offset prime farmland conversion, however, many of these soils are of lesser quality.

Agriculture and Soils in Greenfield

The City of Greenfield is on very flat land that gently slopes east. There are no significant hillsides or ridges.

Greenfield is comprised primarily of the following soil: AsA, AsB, and AsC (Arroyo Seco Gravelly Sandy Loam); CnA (Cropley Silty Clay); EaA (Elder Sandy Loam); EcA (Elder loam, Gravelly Substratum); and Xb. (Xerorthents, sandy). The location of these soils is shown in **Figure 7-1**; the erosion potential is shown in **Figure 7-2**. Important farmlands are shown in **Figure 7-3**.

AsA and AsB (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with slow runoff and slight erosion hazards. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

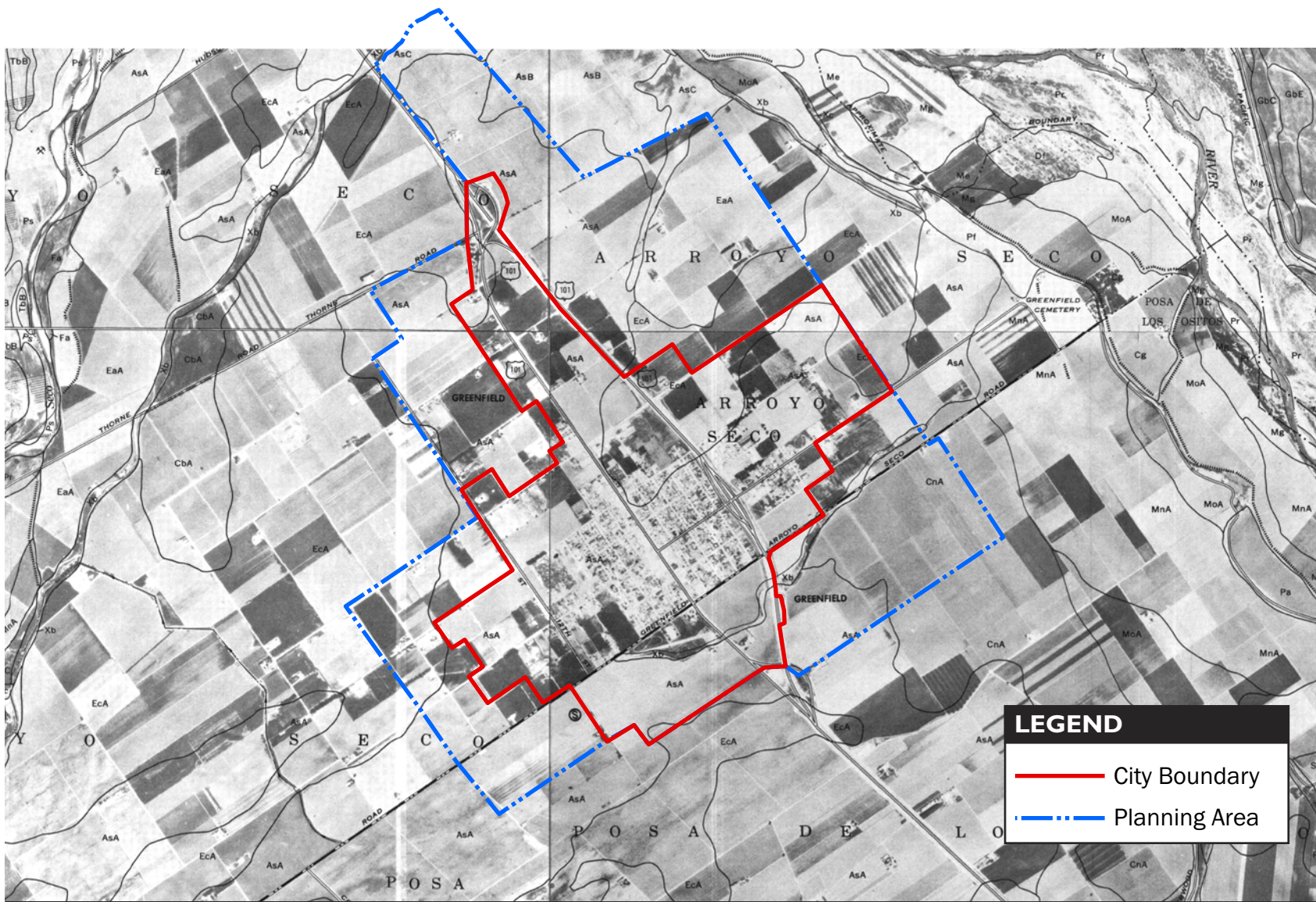
AsC (Arroyo Seco Gravelly Sandy Loam) soils are permeable at a moderately rapid rate with medium runoff and a moderate erosion hazard. The Land Capability Class is Class III: Severe limitations reduce the choice of plants or require special conservation practices, or both.

CnA (Cropley Silty Clay) soils have a slow permeability, a slow runoff, and a minimal erosion hazard. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EaA (Elder Sandy Loam) soils are permeable at a moderate rate, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

EcA (Elder Loam, Gravelly Substratum) soils are permeable at a moderate rate above the very rapidly permeable underlying material, runoff is slow, and the erosion hazard is slight. The Land Capability Class is Class II: Moderate limitations reduce the choice of plants or require moderate conservation practices.

Xb (Xerothents, Sandy) soils are permeable at a moderately rapid rate. The runoff and erosion hazards vary considerably over very short distances. The Land Capability Class is Class VII: Very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.



LEGEND

- City Boundary
- - - Planning Area



FIGURE 7-1
SOIL TYPES IN THE PLANNING AREA



FIGURE 7-2
RELATIVE SOIL EROSION HAZARDS

IMPORTANT FARMLAND.CDR (FROM FMMP.APR) 03/04/05



LAND USE

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Williamson Act Lands
- Rural Residential
- Urban
- Transportation/Utilities
- Existing or Pending Tentative Map

OTHER FEATURES

- City Boundary
- Planning Area

Digital Base Data Provided By: County of Monterey GIS Department, 2004
 Farmland Data Provided By: California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2002
 Updated October 2004 based on information provided by the City of Greenfield



FIGURE 7-3
IMPORTANT FARMLAND

According to the Natural Resources Conservation Service and the California Department of Conservation Farming Mapping and Monitoring Program, all of these soils (except Xb) are considered prime farmland when irrigated in Monterey County. None of these soil types met the criteria for Farmland of Statewide importance.

The classification system used by the National Resources Conservation Service (formerly the Soil Conservation Service) classifies soils into eight categories that categorize the capability of the soil. These classes are designated by roman numerals I through VIII. Class I and II soils have few limitations, the widest range of use and the least amount of soil deterioration. Class III, and IV soils are those that are considered suitable for limited cultivation. Class V, VI, and VII soils are those soils that have been considered suitable for range woodlands, or habitat environments. Class VIII soils are those that have severe land use limitations and can only be used for habitat, water supply or aesthetic purposes.

According to the NRCS Land Use Capability Classifications, Prime agricultural lands are lands with prime soil classifications: Class I or II. The City of Greenfield's underlying soils and surrounding acreage contains a wide range of soil types, with prime soils dominant to the east and north. Much of this acreage is currently under active cultivation of intensive row crops or grapes.

**Table 7-2
Agricultural Lands in the Planning Area**

	Acreage	Percentage of Area
City Limits	1,054	
Vineyards	0	0%
Row Crops	158	15%
Total	158	15%
New Planning Area	1,380	
Vineyards	135	10%
Row Crops	1,147	83%
Total	1,282	93%
Planning Area Total	1,440	59%

Source: Pacific Municipal Consultants, 2005

The City encourages the preservation of prime agricultural lands and lands with viable agricultural production.

Recent Conversion of Agricultural Land in Greenfield

The City processed four annexations in 2001 and 2002 that total approximately 200 agricultural acres. Of total acres, 169 will be zoned for residential uses, 20 will be zoned for commercial uses, and 10 acres for public uses. The majority of the annexation areas consisted of prime or important farmland, as recognized by the City during the environmental review process.

PARKS INTRODUCTION

In Fall 2003, the City of Greenfield began a preliminary assessment of the recreational needs of its residents. The City held public meetings and conducted a written survey in order to solicit citizen input on issues pertaining to Greenfield's parks and recreational facilities. The public workshop data indicates that a major underlying concern of the community is the strong need for additional open space, park area, and recreation facilities in Greenfield. This concern points to the larger issue of the overall benefits of community and neighborhood parks in providing the social

infrastructure for community bonding, which is a crucial factor for Greenfield's long-term quality of life.

Public input reflects a general consensus that the existing recreation facilities and programs are insufficient, and that there is a clear need for more parks and recreation programs as well as improvements on current recreation facilities.

Results from surveys and meetings also indicate specific recreational wants and needs as identified by Greenfield residents. Those most commonly mentioned include: a desire for a multi-use learning, recreation and meeting center; a desire to build out proposed parks; and a desire to increase available recreation opportunities, particularly sports and exercise facilities and instructional recreation programs.

HISTORY OF PARKS PLANNING IN GREENFIELD

Comprehensive parks planning for Greenfield was initiated in 2000 when the City Council created a Parks and Recreation subcommittee consisting of two council members. The purpose of this subcommittee is to review all changes and upgrades to existing parks as well as evaluate new parks and make recommendations to the full Council.

The City does not currently have a Parks and Recreation Master Plan. This Element calls for the development of a Master Plan. The Master Plan will provide recommendations for day-to-day tasks, as well as standards for planning future parks and recreation facilities. During the preparation of this new Master Plan, the community should provide input, make recommendations, and help to establish park and recreation priorities. Once completed, this element should be updated accordingly to provide the detailed implementation programs needed to expand

local public recreational opportunities in conformance with the findings of the study.

PARKS AND RECREATIONAL OPPORTUNITIES

Existing City Park Facilities

Parks in the Greenfield area are mostly located in neighborhoods. **Figure 7-4 Existing and Proposed Parks** identifies potential park sites throughout the community and shows a quarter mile radius representing the 5-minute walking distance around the parks. Generally neighborhood park sites are developed by private developers in conjunction with housing developments and then maintained by an assessment district or the Department of Public Works.

There are two basic park types in Greenfield, neighborhood parks and community parks. Neighborhood parks generally abut residential areas and have amenities such as play areas, picnic areas, and open turf. Some of these parks have turf areas suitable for informal play, practices, and scrimmages, but not formal games. Community parks are designed to serve the needs of several neighborhoods up to the whole community. These parks are intended to host organized, formal recreation leagues and tournaments to meet adult recreation opportunities that would require larger fields and therefore larger sites.

The City-owned parks described below are developed and operational. The City is responsible for maintaining these parks. The locations of these and additional park sites are identified on **Figure 7-1 Existing and Proposed Parks**.

1. Baywood Park. Neighborhood park of approximately 0.74 acres located at Baywood Way and Dart Way. This park currently includes a basketball court, a sand volleyball court, sand box, play

structure, off-street parking facilities, and open space.

2. Maple Park. Neighborhood park located at the corner of Maple Street and 5th Street. This park is approximately 0.24 acres and includes a tot lot and a basketball court. This park is located at Maple Street and 5th Street.
3. Parkside Park. Neighborhood Park located at Parkside Street and Hicks Avenue is approximately 0.62 acres in size. Recreational facilities at this location include play structure and an outdoor basketball court.
4. Patriot Park. Currently the City's only Community Park located at 13th and Elm Streets and over 19 acres in size. Park amenities include a skate park, community/daycare center, play structure, sand box, open space, soccer fields, restrooms, baseball/softball fields, amphitheater, and off-street parking facilities.
5. Pinot Park. Neighborhood Park on 3rd Street of approximately 1.14 acres. Amenities include outdoor basketball facilities, volleyball facilities, a sand box, play structure, and open space.
6. Primavera Park. Neighborhood park consisting of a large sand box. The park is located at Primavera and 10th Street and is approximately 0.14 acres in size. A new play structure will be installed at this site in late 2004.
7. Tyler Park. Neighborhood Park located at Tyler Street and El Camino. Open space and play structure exist at this .038-acre location.

School Recreation Resources

Several school recreational facilities are available to the community for use after

school hours. The following facilities are the property of Greenfield Union School District or King City Joint Union High School District; the City does not have any jurisdiction or involvement with insurance, utilities, or maintenance operations associated with these resources.

1. Greenfield Elementary. This school site is located at El Camino and Walnut Avenue and consists of six basketball courts, one volleyball court, a sand area for playground equipment, and two softball fields.
2. Greenfield Primary. The site is located at 801 Walnut and contains a sand area for playground equipment, one basketball court, and an open grassy space.
3. Oaks Avenue Elementary. This site is located at 1239 Oak Avenue and contains a baseball diamond, a soccer field, two basketball courts, and a sand area for playground equipment.
4. Vista Verde Middle School. This site is located at 1199 Elm Street and contains five basketball courts, one baseball field, two soccer fields, and a track.
5. Greenfield High School. The High School has a lighted stadium field that is surrounded by a track. There are also baseball and softball fields. At this time, these resources are available only by obtaining permission from the High School as the campus is locked after hours.

Other Greenfield Parks

Hicks Park. Neighborhood Park of 0.33 acres, located adjacent to the Greenfield Library on the corner of Hicks and 9th Streets. This park currently includes a tree shaded grassy area, benches, and limited

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open space. The County of Monterey owns and maintains this park.

Maggini Memorial Park. Neighborhood Park approximately 0.82 acres and is

adjacent to the American Legion on El Camino Real. This park includes softball facilities, picnic tables, and open space. The Park is owned and maintained by the Greenfield Memorial District.

**Table 7-3
Greenfield Park Facilities Inventory**

Facility	Park Acreage
<i>Neighborhood Parks</i>	
Maggini Memorial	.82
Baywood	.74
Primavera	.14
Proposed School Park	3.49
Parkside	.62
Hicks	.33
Pinot	1.14
Maple	.24
Tyler	.38
Subtotal	7.9
<i>Community Parks</i>	
Patriot Park	19.11
Subtotal	19.11
<i>Open Space</i>	
Agricultural Buffers	10.65
Other sites	2.3
Subtotal	12.95
Total Park Acres (does not include regional parks)	39.96
Park acres required for city population (12,500)²	62.5
Existing Park acres per 1,000 people²	3.19
Park acres required at 2023 buildout (36,500)²	182.5

1. Regional Parks are not included in the City's required parkland calculations.
2. Figures based on city park standard of 5 total park acres/1,000 people (2 acres/1,000 for neighborhood parks, 3 acres/1,000 for community parks, and 1 acres/1,000 for open space).

County, Regional, and National Parks

Several regional and national parks are located near the Greenfield City limits. These serve as recreational areas for Greenfield residents, but also attract visitors to the Salinas Valley.

1. Oak Park. Oak Park is approximately 25 acres in size and is located on Oak Avenue approximately two miles east of

the city limits near Metz Road. This park is owned, operated, and maintained by the Greenfield Recreation District (a County Special District) and includes a community swimming pool, tennis, volleyball, and horseshoe facilities. The park also includes large open and canopied picnic areas, equipped with picnic tables and barbeque facilities. This

location also includes a play structure, open space, and restroom facilities.

2. San Lorenzo Park. San Lorenzo Park is a County Park located 12 miles south of Greenfield in King City. It is located along the Salinas River and includes picnic areas, a gazebo, playgrounds, horseshoe pits, volleyball courts, softball areas, and a walking trail along the banks of the river. Overnight facilities include over 90 campsites. San Lorenzo Park also has large group picnic areas and meeting facilities available for rent. A Tourist Information Center is located in the main Exhibit Barn and the Monterey County Agricultural and Rural Life Museum (MCARLM) is also located at this site.
3. Arroyo Seco Campground. Located approximately 20 miles west of Greenfield, Arroyo Seco is part of the Los Padres National Forest. Camping and day use facilities exist at this location allowing for picnicking, hiking, fishing, bike riding, camping, and relaxing near the Arroyo Seco River. Visitors may also access Ventana Wilderness hiking trails from this site, as well as Abbot Lakes, from this facility. Abbot Lakes allow for fishing and canoeing activities.
4. Pinnacles National Monument. Part of the Gabilan Mountain Range 25 miles northeast of Greenfield. Attractions include ancient volcano and rich wildlands. Trails and rock formations allow for hiking and climbing activities.

Minimum Open Space Requirements

The City of Greenfield plans to meet a park acreage standard of 3.9 acres of open space, which includes parks, greenbelt, and outdoor recreational facilities, per every

1,000 residents of the City. The Greenfield population is approximately 12,500, which implies a required park acreage of 62.5 acres. Currently, the total park and open space acreage in Greenfield (excluding regional parks that are outside the Planning Area) is 39.96 acres, far below the required area. **Table 17-1**, Greenfield Park Facilities Inventory, breaks down current park acreage by park location.

A look at the existing recreation and park facilities in the City of Greenfield clearly indicates the need for more parkland development. With the pattern of development and rate of population growth, it seems that the City should not only acquire neighborhood park sites, but also seek towards the acquisition of large-scale community park sites.

Existing recreation facilities suggest a strong need for more open, green spaces in Greenfield. It is also important to keep in mind the overall benefits of community and neighborhood parks relative to property values, quality of neighborhoods, and to the social infrastructure which is so crucial in any City's long-term planning and development.

Recreational resources have been in very short supply in the City of Greenfield. An inventory of existing recreation facilities indicates a strong need for more green spaces and physical recreation facilities in Greenfield. With historically limited financial resources, there is an immediate need for partnerships and benefits-based programs to help support recreation resources for the community.

Recreation resources in Greenfield are currently deficient. In light of current growth and development trends, the City needs to identify and develop more spaces and facilities to meet the community's changing needs.

**Table 7-4
Existing Park Facilities Matrix**

Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Baseball Regulation						X					
Baseball Little League						X					
Basketball Indoor											
Basketball Outdoor	X			X	X		X			X Middle School	
Bocce Ball											
Community Center						X				X Arroyo Seco	
Community Garden											
Dog Park											
Football Field										X High School	
Gymnasium											
Horseshoe Pits										X Oak Park	
Nature Center											
Outdoor Stage/ Band Stand						X					
Senior Center											
Skate Park						X					
Soccer (High School level)						X					
Soccer (Junior Level)						X					
Softball Youth			X			X					
Swimming Pool										X Oak Park	
Tennis court										X Oak Park	
Volleyball	X					X	X				
Youth Center											
Neighborhood Park Land	X	X	X	X	X		X	X	X	X	X
Community Park Land						X					

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Facility	Baywood Park	Hicks Park	Maggini Park	Maple Park	Parkside Park	Patriot Park	Pinot Park	Primavera Park	Tyler Park	Other	Total
Open Space	X	X	X			X	X		X	X	
Picnic Tables			X Benches							X	
BBQ's										X	
Sand Box	X					X	X	X		X	
Tot Lot	X			X	X	X	X	X	X	X	
Restrooms						X				X	

Source: City of Greenfield, 2004

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EXISTING AND PROPOSED PARKS.CDR (FROM LAND USE.APR) 03/04/05

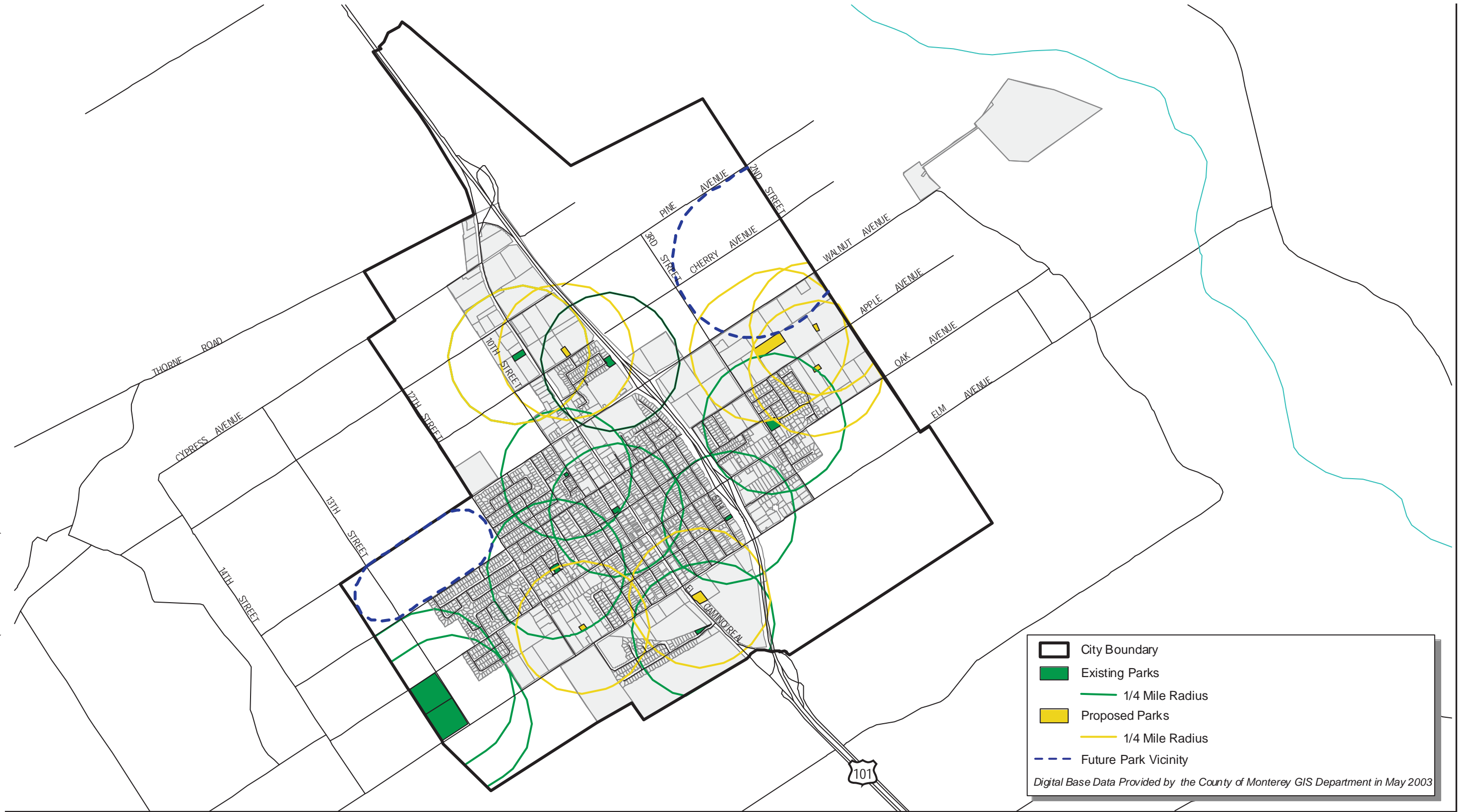


FIGURE 7-4
EXISTING AND PROPOSED PARKS

TRAILS

Trails and trail connections are a very important element to the parks and recreation infrastructure of Greenfield. People use trails for many reasons, but probably the most common are:

- ❑ Transportation (walking, jogging or biking as a substitute for the car).
- ❑ Exercise (walking jogging, riding or biking as forms of physical fitness).
- ❑ Connection to nature and adventure (pedestrian and non-motorized users linking to regional parks and preserves).
- ❑ Leisure (out for a stroll and leisurely bike ride).

Generally speaking, the development of a trail system in Greenfield must take into account a variety of users and reflect safe resolution of potential conflict between users and vehicles. In addition, trails need to be as “accessible” as possible, considering terrain and topography. “Accessible” trails and paths provide for all users extending benefit to older adults and children, families with strollers and people with disabilities.

The local trail system will provide interconnections within the local community and linkages to the regional trail system. The bicycle lanes will serve as a functional adjunct to the local traffic circulation system. **Figure 7-2 Existing and Proposed Trails** depicts a system of trails, generally providing for bicycle transportation, that extends through the City. The City will pursue construction of this system of trails in conjunction with local advocacy groups, neighboring communities, and regional and state entities.

Trails Guidelines

The following are general development guidelines for typical trail elements:

- ❑ New plans for residential and commercial development should provide access and feeder trail systems that are consistent with the intent of the trails plan.
- ❑ Careful consideration of some important design criteria is necessary in the general layout and design of a trail system.
- ❑ The functional and aesthetic qualities must be considered and balanced against the long-term fiscal impacts and transportation and recreation considerations.
- ❑ A trail system should provide a variety of experiences by emphasizing existing natural features and including areas of special interest.
- ❑ The design should take advantage of and preserve existing natural features such as scenic views, open spaces, tree covered areas, and existing plant material.
- ❑ The design should allow the trail system to flow with the contours and grade changes of the land in order to maintain harmony with the surroundings. It should also make logical connections to other facilities, for example: parks, trails, schools and libraries, and commercial areas, etc.

Pedestrian Trails

Short local feeder trails should connect a regional trail system with the community. Trail design should consider utilizing public rights of way, connections through cul-de-sacs, emergency vehicle accessibility, width, surfaces, drainage, fencing and security.

Bicycle Trails

A system of bicycle trails should be provided through the Greenfield Area, interconnecting schools, parks, commercial centers, and the planned trail system. The

local bicycle trails will probably need to be accommodated on the street system.

Bike lanes exist on some streets in the downtown area of the City. Currently, a contiguous bike lane exists on Oak Avenue, between San Antonio Drive to Second Street. This route extends over Route 101, linking areas of the community both east and west of the Highway.

Bike lane also exists on Walnut Avenue, from 12th Street to 10th Street, and again from El Camino Real to the Route 101 overpass. This trail does not extend over the Highway, but does connect with another bike lane on El Camino Real, which extends from Walnut Avenue to Apple Avenue.

Future trails within the City of Greenfield will interconnect existing trails and provide safer bicycle access to areas that currently lack trail infrastructure. The local trail system could additionally provide linkages to the regional system. The Greenfield Parks and Recreation Master Plan will include a study of the local trails system and incorporate results to determine future trail types and locations. **Figure 7-5** shows existing and proposed bikeways.

Bicycle Trail Classifications

Class I Bike Route (Bike Path, Bike Trail). A bike path is completely separated from vehicular traffic for the exclusive use of bicycles. It is separated from vehicular facilities by space, plant materials, or physical barriers such as guardrails or curbing. This class of bicycle trail is often located in parks, schools or areas of scenic interest.

Class II Bike Route (Bike Lane). A bike lane is a lane on the paved area of a road reserved for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and

the first motor vehicle lane. It is identified by “Bike Lane” or “Bike Route” guide signs and marked by special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share it with motor vehicles and pedestrians at crossings.

Class II Bike Routes are often preferred where pavement width is adequate to accommodate a separate lane, or where speeds of auto traffic are in excess of 30 M.P.H.

Some controversy exists over the need for striping bike-lanes on a street, as opposed to simply identifying a route along an existing street with adequate lane widths. Before a route is striped, careful consideration should be given to simply designating the street as a route with just directional and destination signs. The decision regarding whether or not to stripe the bike lane must be made in cooperation with the traffic engineers of the jurisdiction involved.

Class III Bike Route (Shared Route). A shared route is a street identified as a bicycle facility by “Bike Route” signing only. A white shoulder line may or may not be provided. There are no special lane markings, and bicycles share the roadway with motor vehicles.

The local system will consist of Class II and III bike routes incorporated into the local roadway system throughout the community. By providing bike lanes or extra wide streets with shoulders sufficient to meet the design standards, these trails can be provided without adding to the operations and maintenance cost burden of the City. In areas where the roadway is dangerous, 8-foot wide sidewalks are used for local routes (Class I).

See also the Circulation Element for information regarding alternative transportation modes.

Greenways, Trails and Bike Routes

Greenways should be linear open space that either connects Greenfield's recreation facilities or protects scenic or biotic resources. Wherever possible, the greenways should provide recreational opportunity and/or preserve habitat. Greenways should not be leftover pieces of land that have no connection to other components of Greenfield's trail and park system or habitat areas. Greenways should be dedicated along drainage corridors and as agricultural buffers.

REGIONAL AND STATE PARKS

Trail facilities also exist in surrounding regional and state parks, including San Lorenzo Park, Pinnacles National Monument, and Arroyo Seco Gorge.

A waling trail in the San Lorenzo park is located along the banks of the Salinas River. Arroyo Seco Campgrounds, part of the Los Padres National Forest recreational area, contain approximately 15.5 miles of pedestrian and horse trail. Additionally, these trails link to the Ventana Wilderness network of trails. Arroyo Seco is located approximately 17 miles west of Greenfield. The Pinnacles National Monument lies approximately 25 miles northeast of the City of Greenfield. This facility contains over 30 miles of pedestrian trail.

EXISTING AND PROPOSED BIKEWAYS.CDR (FROM LAND USE.APR) 03/04/05



Existing Bikeway	City Boundary
— Class 3	
Proposed Bikeway	
- - - Class 3	
••• Class 2	

Digital Base Data Provided by the County of Monterey GIS Department in May 2003

FIGURE 7-5
EXISTING AND PROPOSED BIKEWAYS

Biological Resources

Overview of Biological Resource Setting

The City's Planning Area supports plant and wildlife species throughout several habitat types. The potential for a particular habitat to support special-status species depends on numerous factors including microhabitat, human disturbance levels, and current site conditions. This section identifies the regulatory setting, habitat areas, and potential biological values for each habitat in the Planning Area.

Figure 7-6 provides a generalized map of biological sensitivity within the Greenfield Planning Area. The exhibit is not based upon detailed site-specific investigations and is intended to guide the City in determining the need for detailed biological analysis as development projects are proposed.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

Federal Endangered Species Act

The Federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to impacts to federally listed species, or habitat occupied by federally listed species. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits "taking" any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to United States jurisdiction.

California Endangered Species Act

The California Endangered Species Act (CESA) is a state program similar in scope and nature to the Federal ESA, but focused on plant and wildlife species identified as threatened and endangered within the State of California. The California Department of Fish and Game administers the CESA regulations.

U.S. Fish and Wildlife Service and California Department of Fish and Game Regulations

Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or activity in any lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species. Future development in Greenfield potentially affecting wildlife habitat will be subject to the regulations of both of these federal and state agencies.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedures and any subsequent analysis are described in the CEQA Statutes and Guidelines as amended annually.

Vegetation and Wildlife

The City of Greenfield is located within Monterey County, south of the City of Soledad and directly north King City. Vegetation within the Planning Area includes agricultural, ruderal fields, and

landscaped (developed) vegetation communities.

The Salinas Valley is an important wintering ground for several migratory species. Sharp-shinned hawks (*Accipiter striatus*), Ferruginous hawks (*Buteo regalis*), and Merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The mountain plover is a federally proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now rare in Monterey County. Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities of large trees or the attics of buildings and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields.

The climate of the site is typical of the Salinas Valley with moderate temperatures and morning fog generally clearing by afternoon breezes. During the winter months the daytime temperatures are in the 60s, dropping at night to the mid-30s. Summer temperatures range from the 70s to 90s, dipping at night into the 50s. The average rainfall is approximately 14 inches and is concentrated in the winter and early spring months.

Common plant and wildlife species occurring, or expected to occur, within the Planning Area are listed below.

Agricultural Land

Most of the undeveloped land in the City limits and Planning Area support agricultural fields. The majority of the agricultural fields appear to be routinely plowed or disked, supporting cultivated row crops or vineyards.

Reptiles typically found in agricultural lands of the Salinas River Valley include western fence lizards (*Sceloporus graciosus*) and gopher snake (*Pitouphis melanoleucus*).

A variety of birds and mammals utilize agricultural fields as foraging areas, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), American crow (*Corvus brachyrhynchos*), American pipit (*Anthus cervinus*), coyote (*Canis latrans*), and house mouse (*Mus musculus*).

Insectivorous species of birds and mammals, including Say's phoebe (*Sayornis saya*), western kingbird (*Tyrannus verticalis*), cliff swallow (*Petrochelidon pyrrhonota*), barn swallow (*Hirundo rustica*), and Mexican free-tailed bat (*Tadarida brasiliensis*), forage in the air column over agricultural areas. Several species nest within, or adjacent to, agricultural fields, including ring-necked pheasant (*Phasianus colchicus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida macroura*), savannah sparrow (*Passerculus sandwichensis*), red-winged blackbird (*Agelaius phoeniceus*), western meadowlark (*Sturnella magna*), Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and lesser goldfinches (*Carduelis psaltria*).

Ruderal Field

There also many ruderal (fallow) lands in the project area. Ruderal plant species occur wherever farming does not take place such as along the margins of row crops, or in areas that are otherwise not maintained. Among the species found are rescue grass (*Bromus catharticus*), cheeseweed (*Malva parviflora*), wild radish (*Raphanus sativa*), bindweed (*Convolvulus arvensis*), and doorweed (*Polygonum arenastrum*). The shrub and tree species observed on site include oleander (*Nerium oleander*), Peruvian peppertree (*Schinus molle*),

beefwood (*Casuarina equisetifolia*) and walnut trees (*Juglans spp.*) most of which are ornamental in origin. Trees are otherwise sparse in this agricultural setting.

Ruderal habitats attract many of the same species as agricultural fields as well as many common generalist species such as northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Denroica coronata*), white-crowned sparrow (*Zonotrichia leucophrys*), house finch (*Carpodacus mexicanus*), house sparrows (*Passer domesticus*), Virginia opossum (*Didelphis marsupialis*), raccoon (*Procyon lotor*), feral cat (*Felis cattus*), and Norway rat (*Rattus norvegicus*).

Landscaped/Developed

The developed regions of the Planning Area are planted with common landscape plant species such as oleander (*Nerium oleander*), Italian cypress (*Cupressus sempervirens*), and sweetgum (*Liquidambar styraciflua*).

The landscaped/developed areas constitute marginal habitat for common resident and migratory wildlife species. Species found in, or expected to occupy these areas include American crow, rock dove (*Columba livia*), mourning dove, California ground squirrel, and Brewer's blackbird (*Euphagus cyanocephalus*).

Special Status Species

According to the U.S. Fish and Wildlife Service species list for the City's representative USGS quadrangle, there are numerous special status plant and animal species known or having the potential to occur in the Planning Area. Those plant and animal species most likely to occur in the Planning Area are listed below.

Special Status Plants

Specific habitats identified in the CNDDB query include only valley and foothill

grasslands, which are CDFG designated habitats chosen for the similarity of their constituent species to those on the site, as well as the site's proximity to such habitat.

Of the special status species identified in the CNDDB query, only Congdon's tarplant (*Centromadia parryi ssp. congdonii*), could potentially occur on the Planning Area. Surveys should be conducted during the blooming period. None of the remaining species considered could potentially occur on the project site for the following reasons: the absence of suitable microhabitats (i.e., heavy clay, alkaline and/or serpentine soils, in particular) or associate species, such species have either been regarded as extirpated from Monterey County, the most recent occurrences are historic, or they are considered extinct. No sensitive habitats as defined by CDFG were identified in the CNDDB query.

Special-Status Wildlife

Of the eight special-status animal species identified in the CNDDB query, including vernal pool fairy shrimp (*Linderiella occidentalis*), California tiger salamander (*Ambystoma tigrinum californiense*), western spadefoot toad (*Scaphiopus hammondii*), California red-legged frog (*Rana aurora draytonii*), and western pond turtle (*Clemmys marmorata*). Generally, wetlands or vernal pools do not occur in the Planning Area, therefore these species are not expected to occur.

The prairie falcon (*Falco mexicanus*), San Joaquin pocket mouse (*Perognathus inornatus*) and San Joaquin kit fox (*Vulpes macrotis mutica*) were also identified in the CNDDB and may be in the Planning Area. Site specific survey should be conducted prior to development. Prairie Falcon and San Joaquin kit fox could potentially occur on the site as occasional foragers, however, no habitat is present on the site for the San Joaquin pocket mouse.

Several other special-status animal species could potentially occur on the Planning Area. Resident species that may nest and forage on the site include: the white-tailed kite (*Elanus leucurus*) and Cooper's hawk (*Accipiter cooperii*), which may forage over fields and nest in large shrubs and trees; golden eagles (*Aquila chrysaetos*) and prairie falcons may forage and perch on the site; burrowing owls (*Athene cunicularia*) could nest in burrows in agricultural and ruderal fields; loggerhead shrikes (*Lanius ludovicianus*) may nest in orchards near the project site; tri-colored blackbirds (*Agelaius tricolor*) may nest and forage in, and were observed on the adjacent property during the site survey. San Joaquin kit fox are known from the vicinity and, although habitat quality at this site is poor, it is possible that it could occur in the Planning Area.

The Salinas Valley is an important wintering ground for several migratory bird species. Sharp-shinned hawks (*Accipiter striatus*), ferruginous hawks (*Buteo regalis*), and merlin (*Falco columbarius*) forage over fields and roost in trees. Long-billed curlews (*Numenius americanus*) and horned larks (*Eremophila alpestris*) may forage in fallow fields. The Mountain Plover is a Federally Proposed Threatened species and was formerly a winter visitor to the Salinas Valley. This species is now a rare vagrant in Monterey County.

Pallid bats (*Antrozous pallidus*) may occur in the vicinity during the spring and summer, roosting in cavities in large trees and foraging over the site. Vaux's swifts (*Chaetura vauxi*) are migrants that may occasionally fly over the site in the spring and fall migrations and may forage over the fields. These species could potentially occur in undeveloped portions of the Planning Area. The nests of raptors as well as the nests of migratory bird species are protected under the MBTA. Active raptor nests are

also afforded additional protection in the CFG Code 3503.5.

Sensitive Habitats

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act.

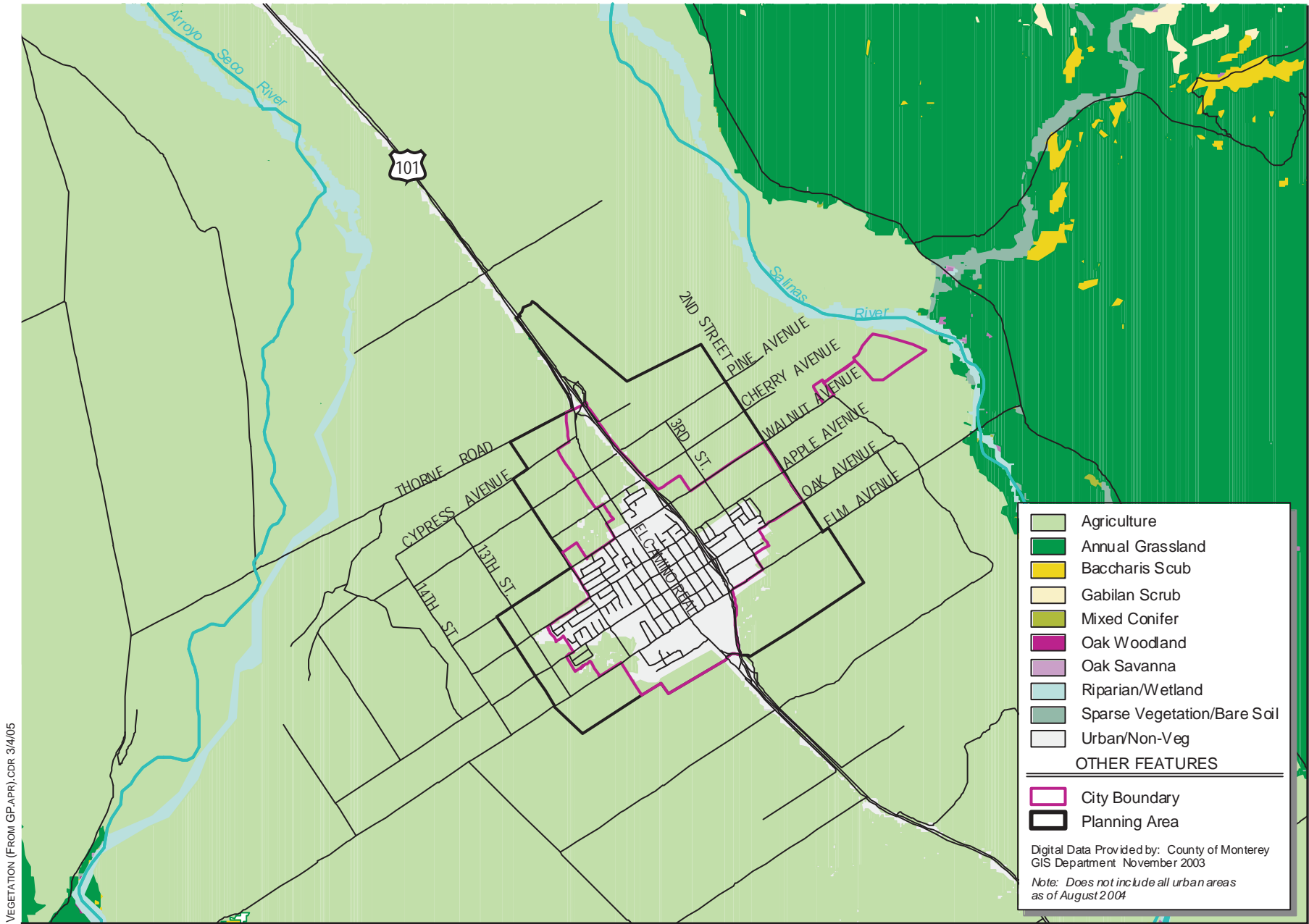


FIGURE 7-6
VEGETATION AND HABITAT

CULTURAL RESOURCES

Overview of Cultural Resource Setting

There have been few archeological or paleontological finds in the region. However, given the rich history of the Planning Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction. The historic resource section of this element includes additional information regarding the history of the area.

Related Plans and Programs

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Cultural resources are considered an environmental impact under CEQA.

Prehistory

Archaeological work in the Central Coast region dates to the late 1940s. Research during this period is highlighted by the work of: Pilling (1948) who identified numerous sites in Monterey County; Broadbent (1951a, 1951b) who tested the Berwick Park site, CA-MNT-107; and in 1951 by Heizer and in 1952 by Beardsley at the Willow Creek site, CA-MNT-281 and -282 (cf., Pohorecky 1964, 1976). During the 1960s and 1970s research continued in the region, and also included inland surveys and excavations in areas such as the Pinnacles National Monument (cf., Olsen et al. 1966 and Fritz and Smith 1978). Most archaeological work in the region, however,

has been conducted along or near the coast, and there is scant archaeological research for the project area. Regardless, this work provides a general context for the area.

Recent archaeological work in the area generally involves the development of regional chronologies and models of culture change for Monterey Bay and its immediate environs. Significant contributions in this regard have been presented by: Breschini (1983); Breschini et al. (1983); Breschini and Haversat (1992); Cartier (1993); Dietz (1985); Dietz et al. (1988); Dietz and Jackson (1981); Hildebrandt and Mikkelsen (1993); Jones and Hylkema (1988); Jones (1993); Jones et al. (1992); Jones and Jones (1992); and Patch and Jones (1984). This work has resulted in the development of a series of seven cultural periods primarily for Monterey Bay, but also includes the Central Coast region in proximity to it (cf., Dietz et al. 1988; Jones and Hylkema 1988; Hylkema 1991; Hildebrandt and Mikkelsen 1993; and Jones 1993). These seven periods and their associated dates are: Paleoindian 10,000–8,000 B.C.; Millingstone 8,000–3,500 B.C.; Early 3,500–600 B.C.; Middle 600 B.C.–A.D. 1200; Late A.D. 1200–1769; and Historic. It is possible that archaeological resources related to any of these periods may occur in the project area; however, recent studies conducted for specific projects in Greenfield have yielded few significant resources.

Ethnography

At the time of Euroamerican contact (ca. 1769), Native Americans identified as Salinan occupied the area from Soledad in the north to near San Luis Obispo in the south and extending from the coast to the eastern edge of the Salinas River Valley (Hester 1978). Salinan peoples spoke a Hokan language, but there is scant information concerning their culture. The major sociopolitical unit of Salinan was the

village. Each village was an autonomous unit that was ruled by a chief (Hester 1978). The position of chief appears to have been patrilineal (i.e., passed from father to son).

Salinan technology primarily highlights exploitation of terrestrial resources, although both coastal and inland groups engaged in fishing (Hester 1978). Hunting weaponry and facilities included: sinew-backed and self-bows; wooden arrow shafts; projectile points and other flaked stone tools; and nets. Salinan utilitarian tools and facilities included: baskets, both coiled and twined, for food and water collection, food storage, and food preparation; bowl mortars; pestles; metates; stone bowls; and bone awls. Clothing included tule aprons, rabbitskin or otterskin cloaks, and basket hats.

Salinan generally experienced friendly relations with neighboring cultural groups such as the Yokuts to the east and Chumash to the south, but were hostile toward the Costanoans to the north. Interaction between Salinan, Yokuts, and Chumash involved trade and use of each other's territory to acquire resources. On the other hand, it appears that Salinan and Costanoans were in competition with each other regarding access to trade routes, and their interactions were generally unfriendly (Hester 1978).

Planning Area Cultural Resource Inventory

An archaeological investigation for the City of Greenfield General included a records search at the Northwest Information Center at Sonoma State University, Rohnert Park, a sacred lands search by the Native American Heritage Commission, and Native American consultation. The records search identified 17 previous archaeological surveys and one previously recorded site within project boundaries. The entire project area, however, is not surveyed. The sacred lands search did not identify any Native American

resources in the project area and consultation with Native American groups and/or individuals in the area did not identify any issues associated with the project.

HISTORIC RESOURCES

Overview of Historic Resource Setting

While some historic structures and land uses date back to the late 1800s, most of the City's historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. While there are no officially designated historic structures in Greenfield, there are numerous buildings, primarily in the old town area, eligible for such designation or listing. The City intends to evaluate such resources and establish preservation policies and practices for qualified historic resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Historic resources are recognized as environmental impacts under CEQA.

National Historic Preservation Act (NHPA)

Establishes laws for historic resources to preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice. The Historic Sites Act of 1935 established national policy to preserve historic sites, buildings, and objects of national, state and local significance.

National Register of Historic Places

The National Register of Historic Places is maintained by the National Park Service and the State Historic Preservation Offices. Structures and sites are eligible for listing on the National Register when they are a minimum of 50-years-old.

State Office of Historic Preservation

The State Office of Historic Preservation implements preservation laws regarding historic resources, and is responsible for the California Historic Resources Inventory (CHRI), which uses the National Criteria for listing resources significant at the national, state, and local level.

History and Settlement of Greenfield

Sebastian Vizcaino's landing at present day Monterey in 1602 is the earliest documented contact with Native Americans in the area. Following Vizcaino's landing, other Spanish ships may have stopped at Monterey, but contact was minimal until the initial overland exploration of the area by Gaspar de Portolá in 1769 (Hoover et al. 1990). Portolá's expedition followed the coast, while subsequent exploration of the region by Pedro Fages in 1770 and 1772, Fernando Javier de Rivera in 1774, and Juan Bautista de Anza in 1776 traveled on the east side of the Santa Cruz Mountains, along

a route which became known as El Camino Real (Beck and Haase 1974).

Gaspar de Portolá founded Monterey in 1769, and in 1770 Padre Junipero Serra founded Mission San Carlos de Borromeo, which was later relocated to Carmel (Jones et al 1996). Other missions, such as Mission Santa Cruz, founded in 1791, Mission San Juan Bautista, founded in 1797, Mission San Antonio de Padua, founded in 1771, Mission San Miguel, founded in 1797, and Mission Soledad, founded in 1791 are also located in the general area and had a dramatic effect on Native American populations. The Spanish attempted to convert the Native American population to Catholicism and incorporate them into the "mission system." The process of missionization disrupted traditional Salinan cultural practices, and they were generally slow to adapt to the mission system. The Spanish, however, were intent on implementing it, and by 1810 most Native Americans in the area were either incorporated or relocated into local missions. This factor, coupled with exposure to European diseases, virtually ended the traditional life of Native Americans in the area.

The Mexican period (ca. 1821-1848) in California is an outgrowth of the Mexican Revolution, and its accompanying social and political views affected the mission system. In 1833 the missions were secularized and their lands divided among the Californios as land grants called Ranchos. These ranchos facilitated the growth of a semi-aristocratic group that controlled the larger ranchos. Owners of ranchos used local populations, including Native Americans, essentially as forced labor to accomplish work on their large tracts of land. Consequently, Salinan, and other Native American groups across California, were forced into a marginalized existence as peons or vaqueros on the large ranchos. Ranchos in the general project

area include: San Vicente (Munrass); Ex-Mission Soledad; Mission Soledad; Los Coches; Arroyo Seco (Torre); Posa de los Ositos; and San Lorenzo (Soberanes)(Beck and Haase 1974).

The end of the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848 marked the beginning of the American period (ca. 1848-Present) in California history. The onset of this period, however, did nothing to change the economic condition of the Native American populations working on the ranchos. The latter half of the nineteenth century witnessed an ongoing and growing immigration of Anglo-Americans into the area, an influx also accompanied by regional cultural and economic changes. Indeed, Anglo-American culture expanded at the expense of Hispanic culture. Dispersed farmsteads slowly replaced the immense Mexican ranchos, and the farming of various crops slowly replaced cattle ranching as the primary economic activity in the region. Larger and larger tracts of land were opened for farming, and these agricultural developments demanded a large labor force, sparking a new wave of immigration into the region. These trends (i.e., expansion of agriculture and immigration of workers to work on farms) have continued into the 20th century, and generally characterize the development of the area to the present.

Monterey County experienced a population increase of 13.0 percent during the period from 1990 to 2000, with a population gain of 46,102. This data reflects an average annual growth rate of approximately 1.3 percent for Monterey County, in comparison to an average annual growth rate of 6.9 percent for Greenfield during the same period.

Historic Resources

By far the largest number of historic resources date from the period of Greenfield's growth and development, roughly from 1901 to 1955. The largest concentration of potential historic resources from this period is in the downtown area. This area contains commercial, institutional, and residential buildings. It extends across the original town plat and along El Camino Real between Palm Avenue and Elm Street. There are also several farm buildings within the Planning Area.

Historic Preservation Issues

Greenfield's historic resources are generally in need of official recognition. Additionally, different groups of potentially significant old buildings raise different preservation issues; the downtown commercial strip suffers from the underutilization of some buildings and the scarcely interrupted flow of traffic along El Camino Real. Some of the houses in the nearby residential area need maintenance, while others are losing architectural details as they undergo renovation. Original windows, in particular, are vulnerable to inappropriate replacements. Consideration of old ranch buildings, of critical importance because of Greenfield's agricultural heritage, forms part of a larger question of continued suburban development.

Designated Historic Resources

At this time, neither the state nor the City have designated any historic resources in the Planning Area. The City will evaluate candidate buildings on a case-by-case basis.

Open Spaces Resources

Overview of Open Space Setting

Open space is an important community amenity. Greenfield's open space resources

include public and private open space and recreation facilities, lands, habitat areas, and agricultural lands. In addition to providing opportunities for recreation and leisure, open space and parkland enhance aesthetics and community character. This section describes the City's existing open space resources and strategy to maintain and enhance such resources. Refer to the Park and Recreation, Biological, and Scenic Resources Sections of this element for additional goals, policies, and programs affecting the City's open space resources.

Related Plans and Programs

A number of plans and programs exist which directly relate to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Open space resources are considered an environmental impact under CEQA.

Park and Recreation Master Plan

The City will develop a Park and Recreation Master Plan identifying all existing and proposed park and recreation facilities within the City and surrounding areas. This document will serve as an implementation tool for the General Plan, consistent with the goals and policies of the Park and Recreation, Land Use, and Open Space and Conservation Elements.

Designated Open Space

Open space lands in the City of Greenfield are included in several General Plan land use designations as listed below. For more detailed information regarding these land use designations, refer to the Land Use Element and corresponding land use map.

- Agriculture. This land use designation is primarily intended for agricultural uses, but allows limited residential uses.
- Agriculture Reserve. This designation includes agriculture and low-density (rural) residential land use.
- Recreation and Open Space. This designation includes publicly owned city park facilities, as well as publicly or privately owned facilities.

Open Space and Conservation Plan Implementation Efforts

In order to preserve and enhance the City's open space resources, the City will develop and implement the Parks and Recreation Master Plan and expand recreation trails. The City will also support the joint-venture use of open space areas to reduce City maintenance costs, and participate/cooperate with other jurisdictions in the region to enhance regional open space resources.

Scenic Resources

Overview of Scenic Resource Setting

Scenic resources in Greenfield include agricultural and other open space lands, as well as the views of the Santa Lucia Mountains to the west and the Gabilan Mountain Range to the east. The City wants

to protect and preserve these valuable scenic resources. Vineyards and agricultural landscapes are also considered important visual resources.

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Open Space and Conservation Element. Enacted through state and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines. Aesthetics (visual character) is recognized as an environmental impact under CEQA.

Individual Scenic Resource Topic Areas

The City's predominantly flat landscape is rich in scenic resources. Greenfield's scenic resources include open space land and view of the Santa Lucia Mountains and Gabilan Mountain Range.

The rural small town character is evident throughout the City, both in the downtown area along El Camino and in the agricultural areas to the surrounding the City. For scenic areas that are planned for some amount of development, the application review process shall consider the feasibility of preserving or protecting the scenic qualities of the site.

References

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CHAPTER

8

HEALTH AND SAFETY ELEMENT

INTRODUCTION

This Element addresses a wide range of issues related to human health and safety. The topics addressed here include geologic and seismic hazards, flooding, hazardous materials, public protection, disaster planning, and fire hazards. The overall intent of this Element is to protect persons and their property by identifying potential hazards within the community, minimizing these potential risks whenever possible, and providing for appropriate and timely response in cases of catastrophic events.

General Description of the Element and Various Components/Sections

A Health and Safety Element is a required element of the General Plan. It establishes a framework of objectives, policies and implementation programs that will be the basis for proficient land use planning to reduce unreasonable risks and protect public health and welfare.

In accordance with the State General Plan Guidelines, the Health and Safety Element includes maps of known hazards including seismic and geologic hazards, floodplains, and potential fire hazards. This chapter addresses ground shaking, fault displacement, liquefaction, subsidence, levee and dam failure, tsunamis, hazardous

materials, fire hazards, and public protection and disaster planning.

Organization of the Element

The Health and Safety Element is organized into three main sections; 1) an Introduction section that includes an overview of the element and its consistency with State law; 2) a Goals, Policies and Implementation Programs section covering the following five categories: geologic and seismic hazards, flood hazards, fire hazards, hazardous materials, and public protection and disaster planning; and 3) a Settings section that describes existing conditions in each of the five categories described above.

Consistency with State Law

California Government Code Section 65302(g) requires that a Health and Safety element be included in a General Plan, and more specifically mandates that the element address the following:

"...the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing

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with Section 2690) of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified geologic and fire hazards.... "

This element has been prepared in conformance with all mandatory requirements of state law. Specific topics addressed include:

- ❑ Geologic formations and soil types
- ❑ Seismic hazards, including surface faulting, seismic shaking, ground failure, and liquefaction
- ❑ 100-Year floodplain locations
- ❑ Flood hazards, including stormwater and tidal inundation, tsunami and seiches, subsidence, and canal, dam and levee failure
- ❑ Wildland and urban fire hazards
- ❑ Disaster Planning

Relationship to Other Elements of the General Plan

The Health and Safety Element is expected to affect land use policies and hence is coordinated with the Land Use Element. Health and safety considerations may affect the Open Space and Conservation and Public Services and Facilities Elements, and may present additional justification for lowering density in conjunction with land use decisions, based partly on seismic and flood risk. The Health and Safety Element is also related to the Housing and Circulation Elements in that it discusses hazards that may affect decision-making in these issue areas.

GOALS, POLICIES AND PROGRAMS

I. GEOLOGY AND SEISMIC HAZARDS

Goal 8.1

Protect human life, reduce the potential for serious injury, and minimize the risk of property losses from the effects of earthquakes, including fault rupture, ground shaking, and liquefaction-induced ground failure.

Policy 8.1.1

Existing and new buildings, structures, and walls within the City shall meet minimum seismic safety standards.

Policy 8.1.2

Projects within areas of potential significant seismic activity shall provide detailed geologic, geologic-seismic and soils studies by a Registered Geologist (RG), Certified Engineering Geologist (CEG), and/or Geotechnical Engineer to evaluate geologic-seismic and soils conditions, as well as ground shaking and liquefaction potential.

Policy 8.1.3

The development of structures in areas of high liquefaction potential shall be contingent on geologic and engineering studies which: 1) define and delineate potentially hazardous geologic and/or soils conditions, 2) recommend means of mitigating these adverse conditions; and 3) provide implementation of the mitigation measures.

Policy 8.1.4

All new buildings, structures, and walls shall conform to the latest seismic and geologic safety structural standards of the California Building Code.

Policy 8.1.5

Prohibit the erection of critical structures and facilities whose loss would substantially affect the public safety or the provision of needed services, in areas where there is a high risk of severe damage in the event of an earthquake (due to ground shaking, liquefaction, etc.) unless appropriate engineering and construction practices are applied to ensure structural stability.

Program 8.1.A

Structures intended for human occupancy shall be adequately set back from active and potentially active faults as appropriate. Ensure that minimum setbacks take into account the varying degree of seismic risk and the consequences of failure.

Program 8.1.B

Through the environmental review process, new development shall provide comprehensive geologic, seismic, and/or soils and engineering studies for any critical structure proposed for construction in areas subject to groundshaking, fault displacement, ground failure, or liquefaction.

Program 8.1.C

Within one (1) year, amend the zoning ordinance to include standards for the repair or replacement of un-reinforced masonry structures.

II. FLOOD HAZARDS

Goal 8.2

Protect public safety and minimize the risk to life and property from flooding.

Policy 8.2.1

New development shall provide site plans that identify all floodplains, flood hazards, and other natural drainages.

Program 8.2.A

Ensure that potential flooding impacts, including on-site flood damage, and potential inundation, are adequately addressed through the environmental review process and appropriate mitigation measures are imposed.

Program 8.2.B

Implement a development review process that will ensure any new construction within the 100-year floodplain or possible inundation areas will not compromise the health, safety, and welfare of the community.

III. FIRE HAZARDS

Goal 8.3

Reduce the risk of personal injury, loss of life, and property damage resulting from fires.

Policy 8.3.1

Fire protection services and facilities shall provide adequate protection and response throughout the Greenfield Planning Area.

Policy 8.3.2

New development shall furnish water systems which meet city, county, and state residual fire flow requirements and adequate on-site water storage as determined by the Greenfield Fire Protection District.

Policy 8.3.3

New development shall have adequate access for fire fighting and emergency equipment, as determined by the Fire Protection District.

Program 8.3.A

Adopt and enforce building and fire prevention codes that require property owners to reduce fire hazards on their properties.

Program 8.3.B

Ensure that the planning and design of new developments minimizes the risks of fire and includes adequate provisions for vegetation management, emergency access, fire fighting, and fire suppression.

Program 8.3.C

Work collaboratively with other jurisdictions and agencies to reduce fire hazards in Greenfield, with emphasis on prevention and suppression.

IV. HAZARDOUS MATERIALS

Goal 8.4

Provide protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances.

Policy 8.4.1

Identify and address hazardous waste releases from private companies or public agencies.

Policy 8.4.2

Adopt regulations for the storage of hazardous materials and wastes in the City including secondary contaminant and periodic examination for all storage of toxic materials.

Policy 8.4.3

Industrial facilities shall be constructed and operated in accordance with up-to-date safety and environmental protection standards.

Policy 8.4.4

Industries which store and process hazardous materials shall provide a sufficient buffer zone between the installation and the property boundaries to protect public safety, as determined by the City Building official, with recommendations of the Fire Chief and County Health Department.

Policy 8.4.5

New developments shall evaluate the presence or absence of naturally occurring asbestos and mitigate any impacts.

Program 8.4.A

Encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

Program 8.4.B

Request that State and Federal agencies with responsibilities for regulating the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.

Program 8.4.C

Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search shall require that the site and surrounding area be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.

V. AIR QUALITY

Goal 8.5

Minimize the air pollutants and toxic air emissions created by implementation of the General Plan.

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Policy 8.5.1

Support the reduction of air pollutants through land use, transportation, and energy use planning.

Policy 8.5.2

Encourage transportation modes that minimize contaminant emissions from motor vehicle use.

Policy 8.5.3

Implement the General Plan to be consistent with the pollution reduction goals of the Air Quality Management Plan (AQMP) for the Monterey Bay Region, as periodically updated.

Policy 8.5.4

New development shall be located and designed to conserve air quality and minimize direct and indirect emissions of air contaminants, including diesel emissions.

Program 8.5.A

Minimize impacts of new development by reviewing development proposals for potential impacts pursuant to CEQA and the Monterey Bay Unified Air Pollution Control District CEQA Guidelines. Apply land use and transportation planning techniques such as:

- Incorporation of public transit stops;
- Pedestrian and bicycle linkage to commercial centers, employment centers, schools, and parks;
- Preferential parking for car pools and van pools;
- Traffic flow improvements; and
- Employer trip reduction programs.

Program 8.5.B

Control dust and particulate matter by implementing the Monterey Bay Unified Air Pollution Control District fugitive dust control measures, including:

- Restricting outdoor storage of fine particulate matter;
- Requiring liners for truck beds and covering of loads;
- Controlling construction activities and emissions from unpaved areas; and
- Paving areas used for vehicle maneuvering.

In addition, the City shall address construction and operational diesel exhaust impacts in consultation with the Air District, and the need for risk assessments, when conditions warrant.

Program 8.5.C

Work with the Monterey Bay Unified Air Pollution Control District, the Association of Monterey Bay Area Governments (AMBAG) and, to the extent feasible, meet federal and State air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the Air Quality Management Plan (AQMP) for the Monterey Bay Region.

VI. PUBLIC PROTECTION AND DISASTER PLANNING

Goal 8.6

Provide for a continued high level of public protection services and coordination of disaster services.

Policy 8.6.1

The Office of Emergency Services, in cooperation with the City and public protection agencies, shall delineate evacuation routes and, where possible, alternate routes around points of congestion or where road failure could occur.

Policy 8.6.2

In order to ensure prompt public protection services, address numbers shall be required to be easily seen from the street or road.

Policy 8.6.3

High-occupancy buildings over two stories in height shall provide adequate access for medical emergency equipment.

Policy 8.6.4

Design and construct all buildings greater than two-stories so that the evacuation of occupants and the creation of a safe environment in case of a substantial disaster, such as a severe earthquake or fire, are provided for.

Program 8.6.A

In cooperation with adjacent cities and public protection agencies, delineate evacuation routes, emergency vehicle routes for disaster response and, where possible, alternative routes where congestion or road failure could occur.

Program 8.6.B

Major developments shall not be approved if fire-fighting services are not available or are not adequate for the area.

Program 8.6.C

Update the City of Greenfield Emergency Response Plan that identifies specific response procedures and responsibilities for responding to emergency situations and includes regular testing of the Plan at appropriate intervals.

Program 8.6.D

Adopt a development standard for residential, commercial, and industrial land uses requiring visible addresses for all future structures.

SETTING

Topics discussed below include Geology, Seismic Hazards, Flood Hazards, Fire Hazards, Hazardous Materials and Waste, Air Quality, Naturally occurring Asbestos, and Public Protection and Disaster Planning.

STRUCTURAL COMPATIBILITY

Among the most basic strategies for reducing risk of property damage and

injuries to persons is ensuring land uses are sited in appropriate locations. Specifically, sensitive land uses and critical public facilities should not be located in areas that are highly susceptible to damage due to seismic events, ground failure, flooding or other known hazards.

Table 8-1 provides guidelines for siting of critical facilities. In reviewing development proposals, the City will consider the compatibility of proposed uses, and the known risk of hazards as documented on **Figures 8-1** through **8-4** and other available sources of information.

**Table 8-1
Critical Structures Compatibility**

Level of Acceptable Risk	Types of Structures	Siting Criteria
1. Extremely Low	Structures whose continued functioning is critical, or whose failure might be catastrophic; power inter-tie systems, plants manufacturing or storing explosives or toxic materials, etc.	Not in critical areas
2. Slightly Higher than in level 1	Structures whose use is critically needed after a disaster: important utility centers: hospitals, police stations, emergency communication facilities, fire stations, small dams, and critical transportation elements such as bridges and overpasses.	Not recommended in critical areas
3. Lowest Possible Risk to Occupants of the Structure	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high-rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	In critical area with proper mitigation
4. An "Ordinary" Level of risks to occupants of the structure	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single-family residences.	In all areas, built to appropriate design standards.

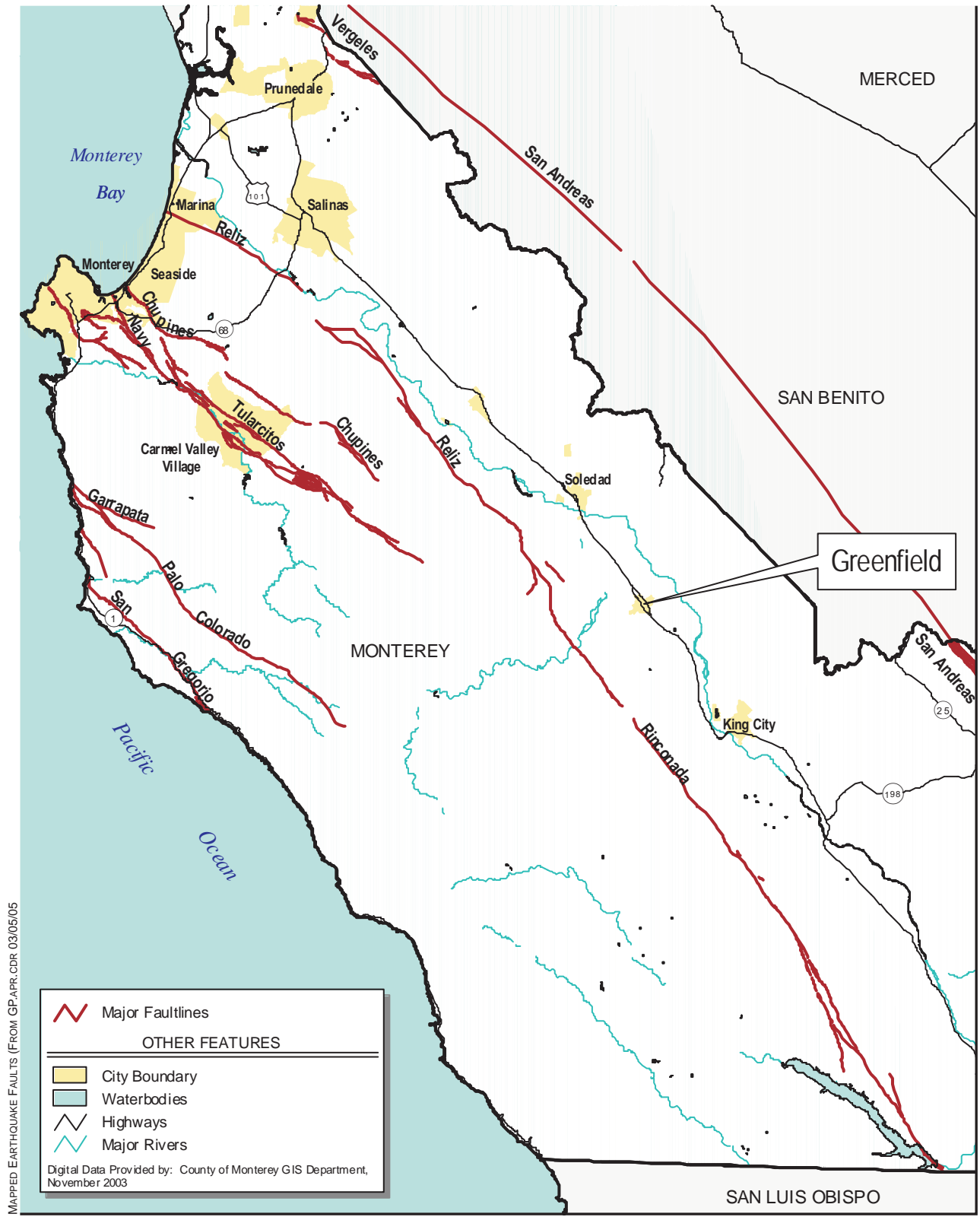


FIGURE 8.1
REGIONAL FAULT MAP

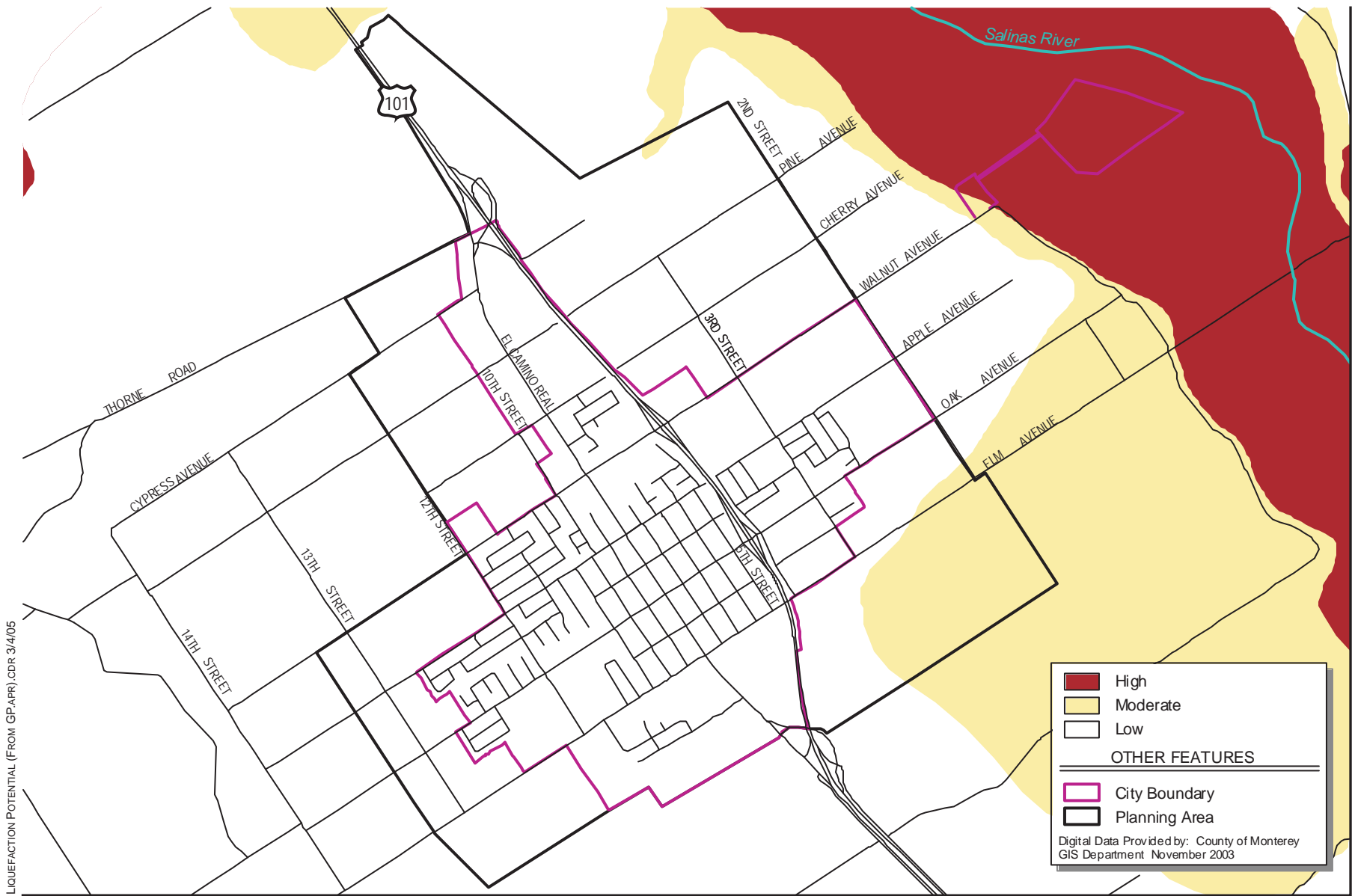
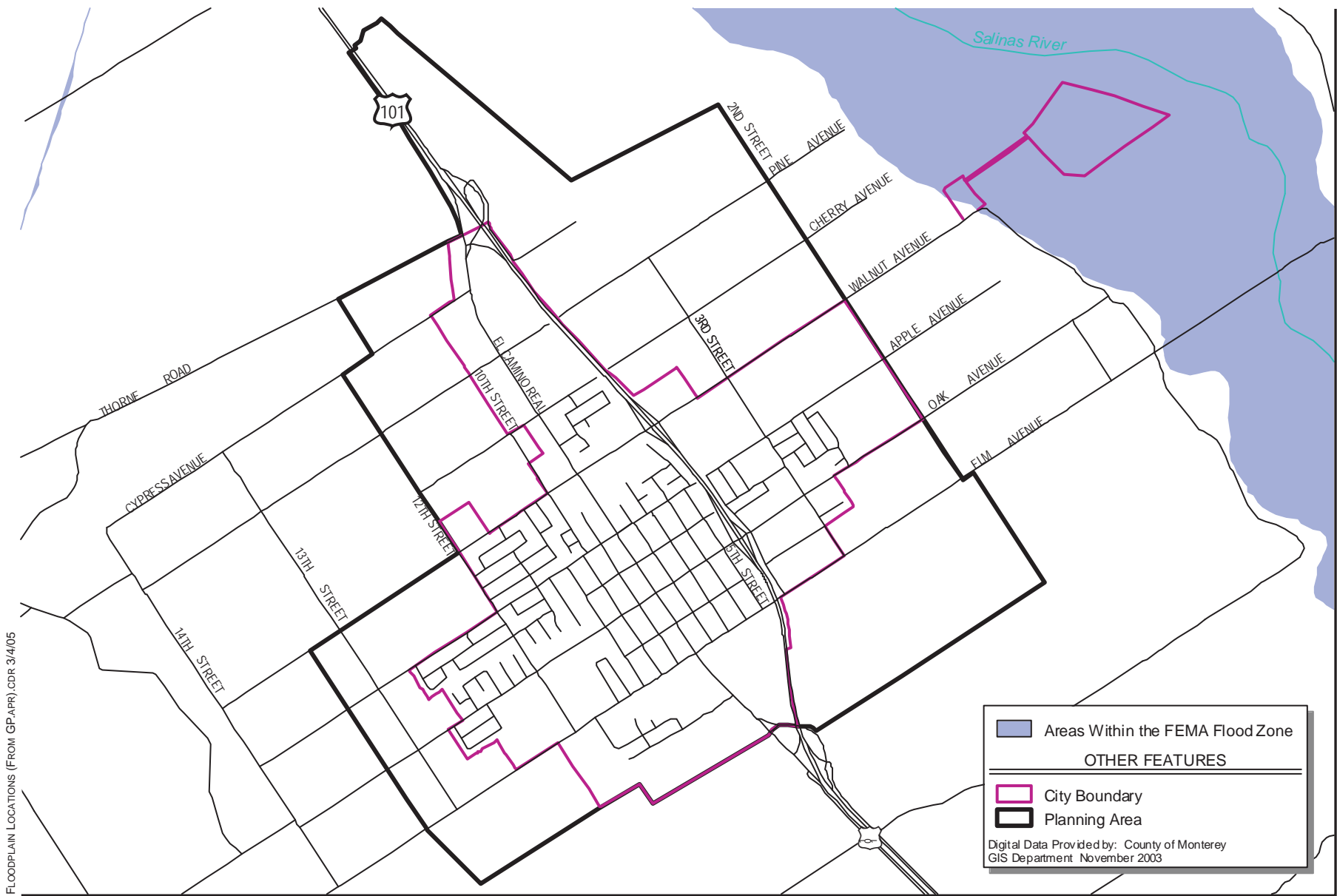


FIGURE 8-2
ESTIMATED LIQUEFACTION POTENTIAL



FLOODPLAIN LOCATIONS (FROM GP.APP).CDF. 3/4/05



FIGURE 8-3
100 YEAR FLOODPLAIN

LOCATION OF POTENTIALLY HAZARDOUS MATERIALS.CDR (FROM LAND USE.APR) 03/04/05



FIGURE 8-4
LOCATION OF POTENTIALLY HAZARDOUS MATERIALS

GEOLOGY

The City of Greenfield is located in the central portion of the broad and primarily flat Salinas Valley. Located in the Coast Ranges Geomorphic Province of California, the Salinas Valley is bounded by the Santa Lucia Range on the southwest and the Gabilan Range on the northeast. The orientation of these topographic features parallels the region's northwest trending structural grain. The majority of the Greenfield Planning Area is comprised of Quaternary alluvial deposits. The sediments, which consist of sands, gravels and clays, represent interfingered fluvial deposits derived from the Salinas River and Arroyo Seco Creek and alluvial fan deposits emanating from the Santa Lucia Range.

SEISMIC HAZARDS

The City of Greenfield is located within the Central Salinas Valley, which is bordered on the east by the San Andreas Fault. Because of the likelihood of an earthquake along its length, the San Andreas has been classified as an "active" fault as per the Alquist-Priolo Special Studies Zones Act of 1972. Many faults not classified as "active" by the Alquist-Priolo Act are still considered by geologists to be active and capable of inflicting severe loss of life and property.

The closest potentially active fault to the City of Greenfield is the Reliz/Rinconada fault. No known historical earthquakes have occurred on this fault; however, evidence exists of late Quaternary activity. A maximum expected magnitude earthquake of 7.3 on the Richter scale has been attributed to this fault. Historical data regarding seismically induced ground failures in northern California (Youd and Hoose, 1978) shows no recorded ground failures within the City of Greenfield. Table 8-2 illustrates active and potentially active faults near the City of Greenfield.

Severe earthquakes are characteristically accompanied by surface faulting and less commonly by tsunamis and seiches. Flooding may also be triggered by dam or levee failure resulting from an earthquake, or by seismically induced settlement or subsidence. All of these geologic effects are capable of causing property damages and risks to life and safety of persons.

A major earthquake could have the potential to cause the failure of the San Antonio or Nacimiento dam structures. Upon failure, water would spill out quickly and head generally northeast to the low-lying land of the Central Salinas Valley. It is assumed that the City of Greenfield and the adjacent vicinity would be significantly affected in the event of total dam failure.

**Table 8-2
Earthquake Faults**

Fault	Distance From Greenfield (Miles)	Fault Length (Miles)	Maximum Magnitude
Rinconada	6	113	7.3
Reliez/Rinconada	10	118	7.3
San Andreas (Creeping)	14	75	5.0
Monterey Bay-Tularcitos	16	51	7.1
Calaveras (Southern)	20	64	6.2
Hosgri	29	103	7.3
Quien Sabe	29	14	6.5
Palo Colorado-Sur	30	50	7.0
Ortialita	34	40	6.9
Zayante-Vergeles	34	35	6.8

Source: California Department of Mines and Geology

Ground Shaking

Severe damage can result from ground rupture along a fault trace or from severe ground shaking for any sustained amount of time. The size of the earthquake, distance to the fault that generated the earthquake, and the geology of the site determine the severity of ground shaking. Thick, loose materials tend to amplify and prolong the ground shaking during an event whereas dense materials such as bedrock tend to minimize the effects of ground shaking.

The characteristics of ground motion in alluvial areas will differ somewhat from nearby bedrock areas. These differences may be important when considering the design of sophisticated structures. Areas underlain by firm, dry alluvium are considered to possess a moderate damage susceptibility.

The alluvial materials located in valley bottoms, such as in the Salinas Valley, are more susceptible to prolonged and amplified ground shaking during a seismic event than the bedrock in the uplands. Primary damage from ground shaking during an earthquake consists of damage to structures as a result of repeated lateral

movement. Secondary damage to structures results from liquefaction and seismic compaction, land sliding and dam failure.

Liquefaction

Liquefaction is the transformation of soil from a solid to a liquid state due to increased pore-water pressure, usually in response to strong ground shaking. Liquefaction usually occurs in loose, saturated silts and sands. Structures supported on top of such soil during an earthquake can experience sudden differential settlement.

Subsidence, or dynamic compaction, is the densifying of loose, unconsolidated materials during an event and can cause similar damage to structures. Lateral spreading occurs when soils liquefy beneath a slope, but can also occur beneath level ground if an open topographic face is near.

Catastrophic ground failures may result from liquefaction that pose a major threat to the safety of structures. Major landslides, settling and tilting of buildings on level ground, and failure of water retaining structures have all been observed as a result of this type of ground failure. However, due

to the relatively level topography found throughout the Greenfield Planning Area, and the dense sands of gravel and cobble found beneath the alluvial deposits, the liquefaction potential of the soils in the Planning Area appear to be relatively low.

FLOOD HAZARDS

In accordance with the Federal Flood Insurance Administration flood hazard boundary maps, hazards related to flood inundation from natural drainage in the planning area do not apply to any areas within the City. The failure of either the Nacimiento or San Antonio Dams is considered to be a very low risk hazard. If failure did occur, through either seismic activity or war emergency, the City of Greenfield would be affected to only a small degree under most circumstances, excluding the coincidence of dam failure with a 100-year storm event. This is due mainly to the distance from the reservoirs and the opportunity for the largest volume of water to dissipate on the intervening lands before reaching the City of Greenfield. Travel time of peak flood is estimated to be 14 hours from San Antonio Dam and 15 hours from Nacimiento Reservoir.

FEMA Provisions & Disaster Relief

The Federal Emergency Management Agency (FEMA) conducts hazard mitigation through disaster-specific Programmatic Environmental Assessments (PEAs). Through the PEA for Typical Recurring Actions Resulting from Flood Disasters in California (1998), FEMA proposes to administer Federal disaster assistance pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 93-288, as amended (the Act), its implementing regulations in 44 Code of Federal Regulations (CFR) Part 206 (Federal Disaster Assistance) and the National Flood Insurance Reform Act of 1994 (PL 103-325).

FEMA must comply with the National Environmental Policy Act of 1969 (NEPA) prior to funding disaster assistance or mitigation actions (projects), for which NEPA usually requires an Environmental Assessment (EA). The PEAs allow typical recurring actions to be grouped and assessed by location or type of action, so that FEMA is not required to produce a separate EA for each project. FEMA administers three programs that fund such disaster assistance and mitigation projects:

Public Assistance Program (Act Section 406). This program is dedicated to the restoration of damaged facilities to pre-disaster conditions, and assists local governments and private non-profit organizations with the costs of disaster response and recovery;

Hazard Mitigation Grant Program (Act Section 404). This program provides cost-share funds to communities to reduce the long-term risk of disaster impacts;

Flood Mitigation Assistance Program (Title V of the National Insurance Reform Act of 1994). This program administers cost-share funding of community projects that can mitigate flood-related impacts.

Local utilization of FEMA program 1 would require either a flood, fire, or other disaster, but programs 2 and 3 may provide means by which flood impacts could be mitigated. Examples of such mitigation could include the expansion of detention structures or the construction of new flood control projects designed to reduce peak flows.

FIRE HAZARDS

Fire hazards threaten lives, property, and natural resources, and present a considerable problem to vegetation and wildlife habitats throughout the Planning Area. Grassland fires are easily ignited in

dry seasons. These fires are relatively easily controlled if they can be reached by fire equipment.

Wildland and Urban Fire Hazards

The California Department of Forestry and Fire Protection has classified fire hazard areas throughout Monterey County using a scale that classifies areas by the number of days of moderate, high, and very high fire hazard. The City of Greenfield is not classified by this scale and is considered a Local Responsibility Area and is served by the Greenfield Fire Protection District.

State Responsibility Areas (SRAs)

Pursuant to California Public Resources Code Section 4125 et seq., commonly known as the State Fire Responsibility Act, the State Board of Forestry classifies all lands within the State of California based on certain factors. Examples of these factors include cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks and hazards. Next, the State Board of Forestry determines those areas for which the financial responsibility of preventing and suppressing fires is primarily the responsibility of the State of California. The prevention and suppression of fires in all areas that are not within a state responsibility area (SRA) becomes primarily the responsibility of the local or federal agencies, as applicable. Greenfield and the SOI Areas are not within a SRA and fire protection is the sole responsibility of the Greenfield Fire Protection District. See the Growth Management Element for a discussion of fire protection in the Planning Area.

HAZARDOUS MATERIALS AND WASTE

Solid, liquid, and hazardous materials and waste by area residents and businesses contribute to environmental and human health hazards that have become an increasing public concern. Toxicity and contamination of soils, water, air, and organisms present hazards of varying severity that can be controlled and minimized by proper waste management and disposal.

Title 22 of the California Code of Regulations (CCR) defines a hazardous material as follows:

... a substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed" (California Code of Regulations, Title 22, Section 66260.10).

Known Sources of Contamination

There are several known areas in the City where chemicals and other hazardous materials are located. Potential hazards include explosion and flammability of petroleum products and other chemicals, and chemical toxicity. Notwithstanding industrial safety procedures, the presence of large quantities of hazardous materials within the Planning Area and the County, particularly close to and/or upwind of populated areas, poses a potential safety hazard at all times.

Many miles of pipelines for the transportation of natural gas traverse the Planning Area, including residential and commercial areas. See **Figure 8-4 Hazardous Areas Locations**. The public safety hazard from a pipeline break would depend on the proximity of the accident to populated areas as well as the nature of the event that produced it. In general, natural gas is believed to be less hazardous to the public than petroleum because it is transported at lower pressures and, when released, rises and dissipates into the atmosphere.

Propane tanks are located at the Shell Station at the northern end of town and at Farm Agriculture located at Elm Avenue and 3rd Street. Additionally, there are several 52 gallon barrels of 12 percent liquid chlorine stored at the City's wells (13th Street and Oak Avenue and 14th Street between Walnut Avenue and Pine Street).

In addition to the hazardous materials noted above, agriculture presents the potential for exposure of sensitive land uses to hazardous chemicals. Activities such as application of fertilizers, pesticides and insecticides can present health and safety concerns. Applications of such chemicals are governed by various state and federal standards, and application of such chemicals is generally regulated by the County Agricultural Commissioner. The Land Use Policies of the Land Use Element seek to minimize this hazard by requiring setbacks, buffers and vegetation, as appropriate, to separate residential land uses from adjacent agricultural uses.

Risk of Upset

Gas storage facilities and the wastewater treatment plant have the potential of being significant safety hazards. Accidental explosions or spills can result in fires, noxious gases, bad odors, and pollution.

The following are areas of the City that have the potential to be safety hazards should a catastrophe of any kind occur.

Propane

As mentioned above, propane tanks are located at the Shell Station at the northern end of town and at Farm Agriculture located at Elm Avenue and 3rd Street. Propane is delivered to these sites by large tank trucks and is then distributed to users (primarily for small BBQ tanks). All propane is brought in or exported via truck, there are no propane lines extending throughout the City.

Compatibility of these facilities with future uses should be considered within the General Plan process.

Naturally Occurring Asbestos

Asbestos is the common name for a group of naturally occurring fibrous silicate minerals that can separate into thin but strong and durable fibers. Naturally occurring asbestos deposits are located in many parts of California and are commonly associated with serpentine rock. It is a known human carcinogen by State, Federal, and International agencies and was identified as a Toxic Air Contaminant by the California Air Resources Board in 1986.

Health Effects of Exposure to Asbestos

Asbestos fibers can cause health problems if inhaled. Many asbestos fibers deposited in the lung are retained there for long periods of time, others may be translocated to other parts of the body (e.g., the lining of the lung and abdomen), and others can be completely cleared slowly from the system. The fibers can cause chronic local inflammation and disrupt orderly cell division, both of which can facilitate the development of cancer and asbestosis, which is a non-cancerous lung disease

involving diffuse fibrotic scarring of the lungs. Thus, inhalation of asbestos fibers can initiate a chain of events resulting in cancer or other asbestos-related illness, which may not become apparent for years, even long after the exposure has ended.

For individuals living in areas of naturally occurring asbestos, there are many potential pathways for airborne exposure. Exposures to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the soil, dust raised from unpaved roads and driveways covered with crushed serpentine, grading and construction associated with development of new housing, gardening and other human activities. For homes built on asbestos outcroppings, asbestos can be tracked into the home and can also enter as fibers suspended in outdoor air. Once such fibers are indoors, they can be re-suspended by normal household activities, such as vacuuming (as many fibers will simply pass through vacuum cleaner bags).

The general public exposed to low levels of asbestos may be at elevated risk (e.g., above background rates) of lung cancer and mesothelioma. The risk is proportional to the cumulative inhaled dose (number of fibers), and also increases with the time since first exposure. Although there are a number of factors that influence the disease-causing potency of any given asbestos, such as fiber length and width, fiber type, and fiber chemistry, all forms are carcinogens, and exposure should be minimized (State of California Office of Environmental Health Hazard Assessment 2004).

Air Sampling

The Monterey Bay Unified Air Pollution Control District performed air quality monitoring in King City during 2001 over a period of three phases from June to September. During Phase I (June 2 – 7,

2001) an average of five days of emission data resulted in a level of .0041 structures per cubic centimeter (cc) of air sampled. During Phase II (June 20 - 25, 2001), an average of five days of meter readings showed an emission of .0014 structures per cc. These samples were taken at seven different locations throughout the city limits. During Phase III, an average of five days of monitor readings throughout the City showed an average of .0007 samples per cc of air sampled. During Phase III, measurements were taken from San Lorenzo Park, San Antonio Park, King City Park, Forden Park, Monterey County Public Works Yard, and upwind of Del Rey Elementary School. Asbestos levels more than 0.0018 structures per cc of air are considered significant.

Soil Sampling

In response to the detection of low levels of asbestos in the ambient air quality, Monterey County Health Department, Division of Environmental Health conducted a soil investigation of the Salinas Valley to determine if the asbestos detected in King City was a local phenomenon or an area wide situation. A total of 37 sites were sampled for naturally occurring asbestos throughout the Salinas Valley with samples collected at the surface and at a depth of approximately six to eight inches. Approximately 74 samples were analyzed for asbestos. Asbestos levels in the samples ranged from no detection to 0.50 percent. Of the 37 sites that were sampled, ten sites were only positive for asbestos at the surface, three sites were positive for asbestos below the surface, and 14 sites were positive for asbestos at the surface and below the surface. Areas that were sampled near Greenfield include Elm Street, just west of the City and Oak Park. Additionally, throughout the Salinas valley the following areas were sampled: vacant lots, waterways (Arroyo Seco River, Salinas River, San

Lorenzo Creek), quarries, agricultural fields, city parks, wastewater treatment plant, asbestos mill, Public Works yard, and the Santa Lucia, Del Rey, and the San Lorenzo Schools in King City.

The Monterey County Health Department consulted with the State Department of Conservation and the Division of Mines and Geology and concluded that the wide spread low levels of asbestos detected in the soils within the Salinas Valley have been deposited over many years by flood waters draining known asbestos areas in the mountains approximately 30 miles to the east that contain serpentine outcroppings. Monterey County plans to continue testing in order to better understand the occurrence of naturally occurring asbestos levels in the Salinas Valley.

AIR QUALITY

The City of Greenfield is located in the North Central Coast Air Basin, which is regulated by the Monterey Bay Unified Air Pollution Control District (MBUAPCD).

Related Plans and Programs

A number of existing plans and programs relate directly to the goals of the Health and Safety Element. Enacted through federal, state, and local action, these plans and programs are administered by agencies with responsibility for their enforcement.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedure and any subsequent analysis are described in the CEQA Statutes and Guidelines.

Federal Clean Air Act

The Federal Clean Air Act established National Ambient Air Quality Standards (NAAQS) in 1970 for six pollutants: carbon monoxide, ozone, particulates, nitrogen dioxide, sulfur dioxide, and lead. The Act requires states with air pollution that exceeds the NAAQS to prepare air quality plans demonstrating how the standards would be met (State Implementation Plans-SIPs). In 1990, amendments to the Act established categories of severity for non-attainment areas (“marginal” to “extreme”). In 1994, the California Air Resources Board adopted a revised State Implementation Plan for ozone to meet the requirements of the 1990 amendments.

Monterey Bay Air Quality Management District

The Monterey Bay Unified Air Quality Management District (MBUAPCD) was created by the California Legislature as a regional agency responsible for regulating air quality. The District's jurisdiction encompasses three counties (Monterey, Santa Cruz, and San Benito Counties). The District is governed by an 11-member Board of Directors, which has the authority to develop and enforce regulations for the control of air pollution within its jurisdiction.

Air Quality in Greenfield

A semi-permanent high pressure in the eastern Pacific is the controlling factor in the climate of the North Coast Air Basin (NCCAB). In late spring and summer, the high-pressure system is dominant and causes persistent west and northwesterly winds over the entire California Coast. The onshore air currents pass over cool ocean waters to bring fog and relatively cool air into the coastal valleys. Warmer air aloft creates elevated inversions that restrict dilution of pollutants vertically, and

mountains forming the valleys restrict dilution horizontally.

In the fall, the surface winds become weak, and the marine layer grows shallow, dissipating altogether on some days. The airflow is occasionally reversed in a weak offshore movement, and the relatively stagnant conditions allow pollutants to accumulate over a period of days. During this season north or east winds develop that transport pollutants from either the San Francisco Bay Area or the Central Valley into the NCCAB.

During winter and early spring the high pressure system over the Pacific migrates southward and has less influence on the air basin. Wind direction is more variable, but northwest wind still dominates. The general absence of deep, persistent inversions and occasional storm passages usually result in good air quality for the basin as a whole.

The City of Greenfield is located more than 40 miles from the coast within the Salinas Valley, a steep-sloped coastal valley that opens out on to the Monterey Bay and extends southeastward. It is affected by sea breezes blowing from the northwest, but is less affected by the marine stratus that persists in the coastal plains of Monterey County. Persistent sea breezes ventilate the area; however its downwind location with respect to other metropolitan areas, warm temperatures and persistent sunshine create a moderate potential for photochemical air pollution.

Attainment Status and Regional Air Quality Plans

The MBUAPCD shares responsibility with the CARB for ensuring that the State and national ambient air quality standards are met within Santa Cruz, San Benito, and Monterey Counties and the North Central Coast Air Basin. State law assigns local air districts the primary responsibility for

control of air pollution from stationary sources while reserving to the CARB control of mobile sources. The District is responsible for developing regulations governing emissions of air pollution, permitting and inspecting stationary sources, monitoring air quality and air quality planning activities.

Under the Federal Clean Air Act the NCCAB is designated a maintenance area for the federal 1-hour ozone standard. The NCCAB was re-designated from a moderate non-attainment area to a maintenance area in 1997 after meeting the federal 1-hour standard in 1990. The NCCAB is designated as an attainment area for the federal 8-hour ozone standard.

Under the California Clean Air Act (CCAA), the basin is a moderate non-attainment area for the State 1-hour ozone standard. The air basin is also designated non-attainment for the state PM₁₀ standard.

Sensitive Receptors

MBUAPCD defines sensitive receptors as a location where human populations, especially children, seniors, and sick persons, are located where there is reasonable expectation of continuous human exposure according to the averaging time for an air quality standard (e.g., 24-hour, 8-hour, 1-hour). These typically include residences, hospitals, and schools.

Pollutant Sources

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) operates a network of monitoring sites throughout the District. Monitoring sites in Monterey County are located at Monterey, Carmel Valley, Salinas, Moss Landing and King City. The King City monitoring site is the closest to the City of Greenfield. Pollutants measured at the King City site are ozone and PM₁₀.

During the 5-year period 1996-2000 no violations of the federal or state ambient air quality standards for ozone were recorded at the King City monitoring site. The federal PM₁₀ standard was met during this period, but records indicate the more stringent state standard for PM₁₀ was exceeded twice during this period. During that same period violations of the state standards for ozone and PM₁₀ were recorded elsewhere within the MBUAPCD in Santa Cruz and San Benito Counties.

As required by the CCAA, the District adopted the 1991 Air Quality Management Plan (AQMP). The AQMP addressed attainment of the State ambient air quality standard for ozone. In 1994, 1997, 2000, and 2004, the District adopted updates to the AQMP. The *2004 Air Quality Management Plan for the Monterey Bay Region* is the current regional air quality plan. The goal of the Plan is to improve air quality through tighter industry controls, cleaner cars and trucks, cleaner fuels, and increased commute alternatives. Adopted Transportation Control Measures (TCMs) are:

- Improved Public Transit
- Area Wide Transportation Demand Management
- Signal Synchronization
- New and Improved Bicycle Facilities
- Alternate Fuels
- Park and Ride Lots
- Livable Communities
- Selected Intelligent Transportation Systems
- Traffic Calming

PUBLIC PROTECTION AND DISASTER PLANNING

Hospitals, ambulance companies, and fire districts provide medical emergency services. Considerable thought and planning have gone into efforts to improve responses to day-to-day emergencies and planning for a general disaster response capability.

Identification of streets, house numbers, and townhouse and apartment units is a major factor hampering emergency medical response. Design of multi-story buildings rarely includes elevators or stairways that can accommodate gurneys. In the event of a disaster, many people could be affected.

Generally, disaster planning is conducted at a countywide, multi-county, or regional level, with comprehensive programs established to protect persons from natural or human-caused disasters. Monterey County, through the Safety Element of the County General Plan (1982), has identified various hazards and has designed appropriate programs to address disaster planning and public protection. The programs for public relief and safety are generated at this countywide level, in combination with State and Federal agencies and the updated Greenfield Emergency Response and Evacuation Plan, will accommodate the City of Greenfield should a significant natural or human-caused disaster occur.

REFERENCES

Monterey Bay Unified Air Pollution Control District, Public Presentation on King City Asbestos Investigation Results, January 2002.

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Monterey Bay Unified Air Pollution Control District. *Monterey Bay Unified Air Pollution Control District CEQA Guidelines*. Adopted October 1995. Revised June 2004.

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Personal Communication, John Alves, Public Works Director, August 2004.

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CHAPTER

9

NOISE ELEMENT

INTRODUCTION

The acoustical environment relates directly to a community's quality of life. By recognizing existing sources of noise pollution and taking reasonable steps to mitigate future impacts, the City may achieve an amiable environment and preserve the well-being of the community. Noise has been linked directly to human health and, aside from general annoyances, excessive noise is a source of discomfort, interferes with sleep, and disrupts communication and relaxation.

In addition to Highway 101, which represents the dominant noise source in the community, the ambient noise environment in Greenfield is defined by local traffic on city streets, commercial and industrial uses, active recreation areas of parks, and outdoor play areas of schools. Due to relatively low existing traffic volumes on city streets, the ambient noise environment in most of the City's residential areas is also low.

As development occurs, additional noise pollution will emerge as a temporary impact of construction. This Noise Element provides a basis for comprehensive local policies to control and abate environmental

noise and to protect the community from excessive noise exposure.

Information included in the Noise Element Technical Study (See Appendices) provided the City with a basis for determining appropriate locations and patterns for land use designations to minimize noise impacts related to incompatible land uses.

Goals and policies included in this Element are intended to protect existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive". In addition, the goals and policies address protection of existing noise-producing commercial and industrial uses in the City of Greenfield from encroachment by noise-sensitive land uses.

Consistency with State Law

Government Code 65302(f) establishes the requirement for a Noise Element to "identify and appraise noise problems in a community" and to "analyze and quantify, to the extent practicable, . . . current and

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projected noise levels.” This Noise Element must identify these sources of noise and provide noise contours – distances at which a predicted noise level will occur. The intent of the Noise Element is to provide useful information and policies to prevent development in areas that are unsuitable due to excessive noise.

GOALS, POLICIES AND PROGRAMS

Goal 9.1

Protect the community from the harmful and annoying effects of exposure to excessive noise.

Policy 9.1.1

Noise compatibility of proposed new development shall be determined based on the land use compatibility table shown in **Figure 9-1** and the standards contained within **Tables 9-1** and **9-3** for determining noise compatibility.

Policy 9.1.2

New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line or within an outdoor activity area (location designated by the City) of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.

Policy 9.1.3

Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.

Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, Heating, Ventilation, Air Conditioning (HVAC) units, loading docks, etc.

Policy 9.1.4

Where a proposed non-residential land use is likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the contents of an acoustical analysis are provided in Table 9-2.

Policy 9.1.5

Noise created by a new transportation noise source shall be mitigated so as not to exceed the levels specified in Table 9-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Policy 9.1.6

Existing noise-sensitive uses may be exposed to increased noise levels due to construction of roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained Table 9-3. Therefore, as an alternative, the following criteria may be used as a test of significance for roadway improvement projects:

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- i. Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- ii. Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- iii. Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

Policy 9.1.7

Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Note: Existing dwellings and new single-family dwellings may not be subject to City review with respect to satisfaction of the standards of the Noise Element. As a consequence, such dwellings may be constructed in areas where noise levels exceed the standards of the Noise Element. The City is not responsible to ensure that such dwellings meet these noise standards, or the noise standards imposed by lending agencies such as U.S. Department of Housing and Urban Development (HUD), the Federal Housing Administration (FHA) and the State of California Department of Veteran Affairs (Cal Vet). If homes are located and constructed in accordance with the Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

Policy 9.1.8

Obtrusive, discretionary noise generated from residences, motor vehicles, commercial establishments, and/or industrial facilities should be minimized or prohibited.

Policy 9.1.9

Since activities associated with agricultural operations (such as crop dusting, tractor operations, and machinery operation, etc.) are recognized as noise sources that may be considered annoying to some residents, and these activities can occur during the daytime and nighttime hours, new development of residential uses adjacent to agricultural uses shall provide full disclosure of potential noise sources to future residents consistent with the right to farm ordinance anticipated for adoption by the City.

Program 9.1.A

The City has adopted and will update as necessary a Noise Ordinance to govern nuisance noise introduced by construction, or residential, commercial, or industrial uses. The purpose of this Ordinance is to regulate excessive noise produced by sources including, but not limited to, car stereos, parties, commercial and industrial activities (except where approved by the City), and other discretionary noise observed to be a nuisance to adjacent communities or businesses.

Goal 9.2

Protect the economic base of the City by preventing the encroachment of noise-sensitive land uses into areas affected by existing noise-producing uses.

Policy 9.2.1

New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected noise levels from transportation noise sources which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 9-3. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, an acoustical analysis shall be required as part of environmental review so that noise mitigation may be included in the project design.

**Table 9-1
Noise Level Performance Standards for New Projects
Affected by or Including Non-Transportation Noise Sources**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)																						
Hourly L_{eq} , dB	55	45																						
<p>1. Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).</p> <p>2. The City can impose noise level standards which are more restrictive than those specified above based upon determination of existing low ambient noise levels.</p> <p>3. Fixed noise sources which are typically of concern include, but are not limited to the following:</p> <table border="0" data-bbox="349 777 1136 1123"> <tr> <td>HVAC Systems</td> <td>Cooling Towers/Evaporative Condensers</td> </tr> <tr> <td>Pump Stations</td> <td>Lift Stations</td> </tr> <tr> <td>Emergency Generators</td> <td>Boilers</td> </tr> <tr> <td>Steam Valves</td> <td>Steam Turbines</td> </tr> <tr> <td>Generators</td> <td>Fans</td> </tr> <tr> <td>Air Compressors</td> <td>Heavy Equipment</td> </tr> <tr> <td>Conveyor Systems</td> <td>Transformers</td> </tr> <tr> <td>Pile Drivers</td> <td>Grinders</td> </tr> <tr> <td>Drill Rigs</td> <td>Gas or Diesel Motors</td> </tr> <tr> <td>Welders</td> <td>Cutting Equipment</td> </tr> <tr> <td>Outdoor Speakers</td> <td>Blowers</td> </tr> </table> <p>4. The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.</p>			HVAC Systems	Cooling Towers/Evaporative Condensers	Pump Stations	Lift Stations	Emergency Generators	Boilers	Steam Valves	Steam Turbines	Generators	Fans	Air Compressors	Heavy Equipment	Conveyor Systems	Transformers	Pile Drivers	Grinders	Drill Rigs	Gas or Diesel Motors	Welders	Cutting Equipment	Outdoor Speakers	Blowers
HVAC Systems	Cooling Towers/Evaporative Condensers																							
Pump Stations	Lift Stations																							
Emergency Generators	Boilers																							
Steam Valves	Steam Turbines																							
Generators	Fans																							
Air Compressors	Heavy Equipment																							
Conveyor Systems	Transformers																							
Pile Drivers	Grinders																							
Drill Rigs	Gas or Diesel Motors																							
Welders	Cutting Equipment																							
Outdoor Speakers	Blowers																							

**Table 9-2
Requirements for an Acoustical Analysis**

An acoustical analysis prepared pursuant to the Noise Element shall:	
A.	Be the financial responsibility of the applicant.
B.	Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
C.	Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
D.	Estimate existing and projected cumulative (20 years) noise levels in terms of L _{dn} or CNEL and/or the standards of Table 9-1, and compare those levels to the adopted policies of the Noise Element.
E.	Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
F.	Estimate noise exposure after the prescribed mitigation measures have been implemented.
G.	Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures

**Table 9-3
Maximum Allowable Noise Exposure Transportation Noise Sources**

Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL, dB	Interior Spaces	
		L _{dn} /CNEL, dB	Leq, dB ²
Residential	65	45	--
Transient Lodging	65 ³	45	--
Hospitals, Nursing Homes	65	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	65	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

Notes:

1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.
2. As determined for a typical worst-case hour during periods of use.
3. In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

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**Table 9-4
Noise Standards for New Uses Affected by Transportation Noise
City of Greenfield Noise Element**

New Land Use	Outdoor Activity Area - Ldn	Interior - Ldn/Peak Hour Leq1	Notes
All Residential	60-65	45	2, 3, 4
Transient Lodging	65	45	5
Hospitals & Nursing Homes	60	45	6
Theaters & Auditoriums	---	35	
Churches, Meeting Halls, Schools, Libraries, etc.	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc.	70	---	
Industry	65	50	7

Notes:

1. For traffic noise within the City of Greenfield, Ldn and peak-hour Leq values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
2. Outdoor activity areas for single-family residential uses are defined as back yards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.
3. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
5. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas.
6. Hospitals are often noise generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

**Table 9-5
Noise Standards for New Uses Affected by Non-Transportation Noise
City of Greenfield Noise Element**

New Land Use	Outdoor Activity Area - Leq		Interior - Leq	Notes
	Daytime	Nighttime	Day and Night	
All Residential	50	45	35	1, 2
Transient Lodging	55	---	40	3
Hospitals & Nursing Homes	50	45	35	4
Theaters & Auditoriums	---	---	35	
Churches, Meeting Halls, Schools, Libraries, etc.	55	---	40	
Office Buildings	55	---	45	5, 6
Commercial Buildings	55	---	45	5, 6
Playgrounds, Parks, etc.	65	---	---	6
Industry	65	65	50	5

Notes:

1. Outdoor activity areas for single-family residential uses are defined as back yards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.
2. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
3. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas, and are not commonly used during nighttime hours.
4. Hospitals are often noise generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
5. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.
6. The outdoor activity areas of office, commercial and park uses are not typically utilized during nighttime hours.

General: The Table 5 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards of Table 5, then the noise level standards shall be increased at 5 dB increments to encompass the ambient.

Figure 9-1
LAND COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS



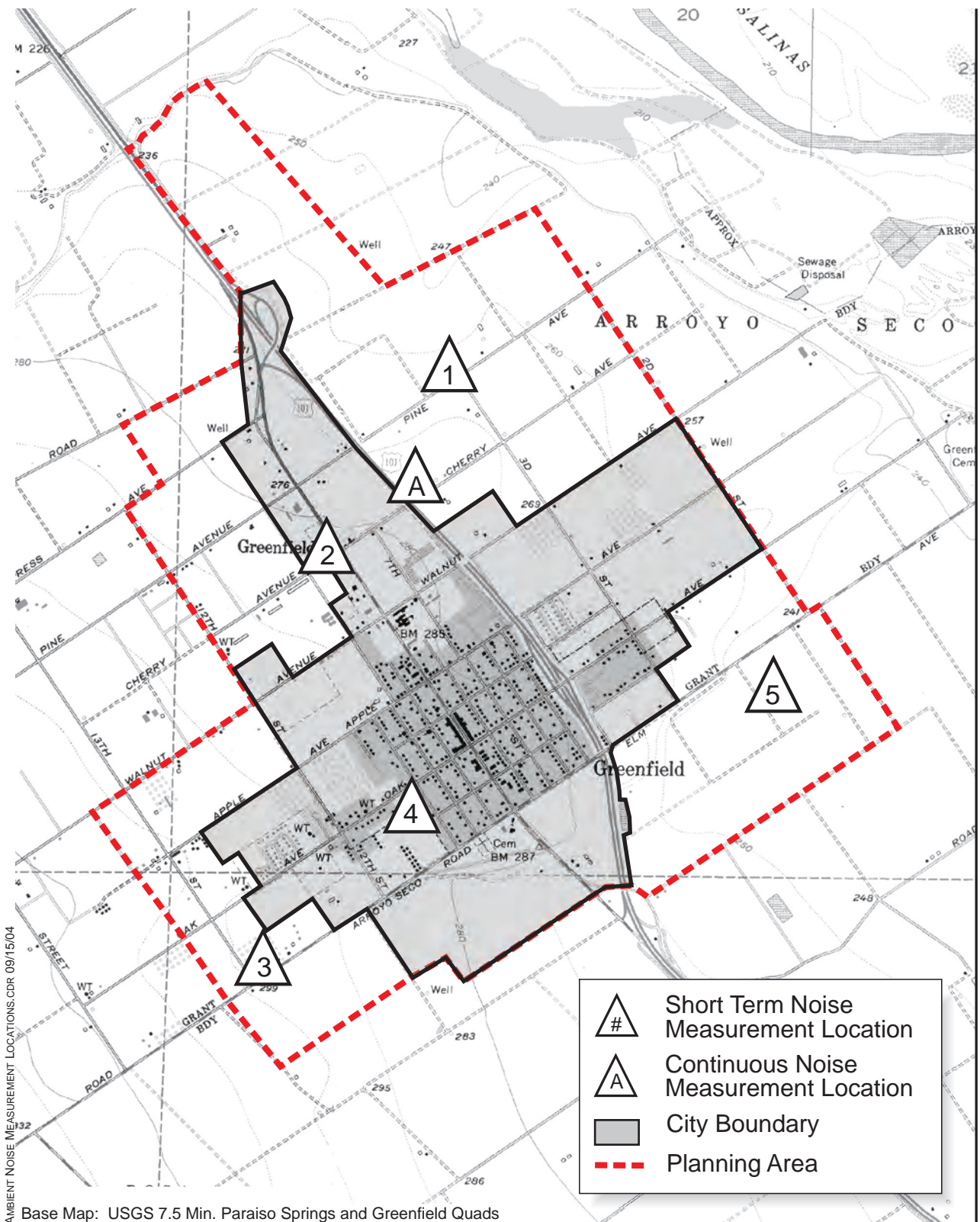
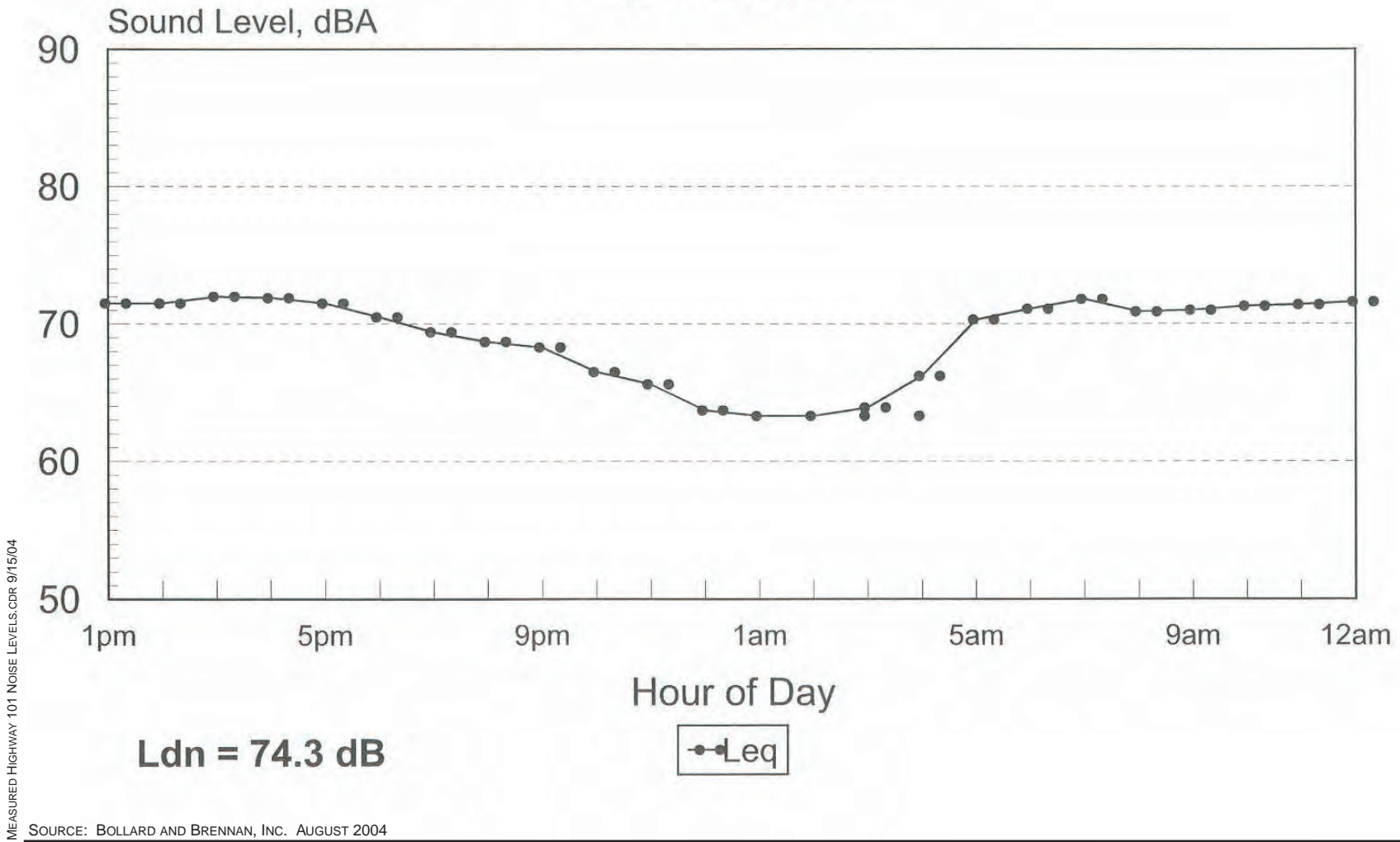


FIGURE 9-2
 AMBIENT NOISE MEASUREMENT LOCATIONS

**Measured Hwy 101 Traffic Noise Levels (100 ft. from centerline)
40821 East Cherry Avenue
August 24-25, 2004**



MEASURED HIGHWAY 101 NOISE LEVELS.CDR 9/15/04

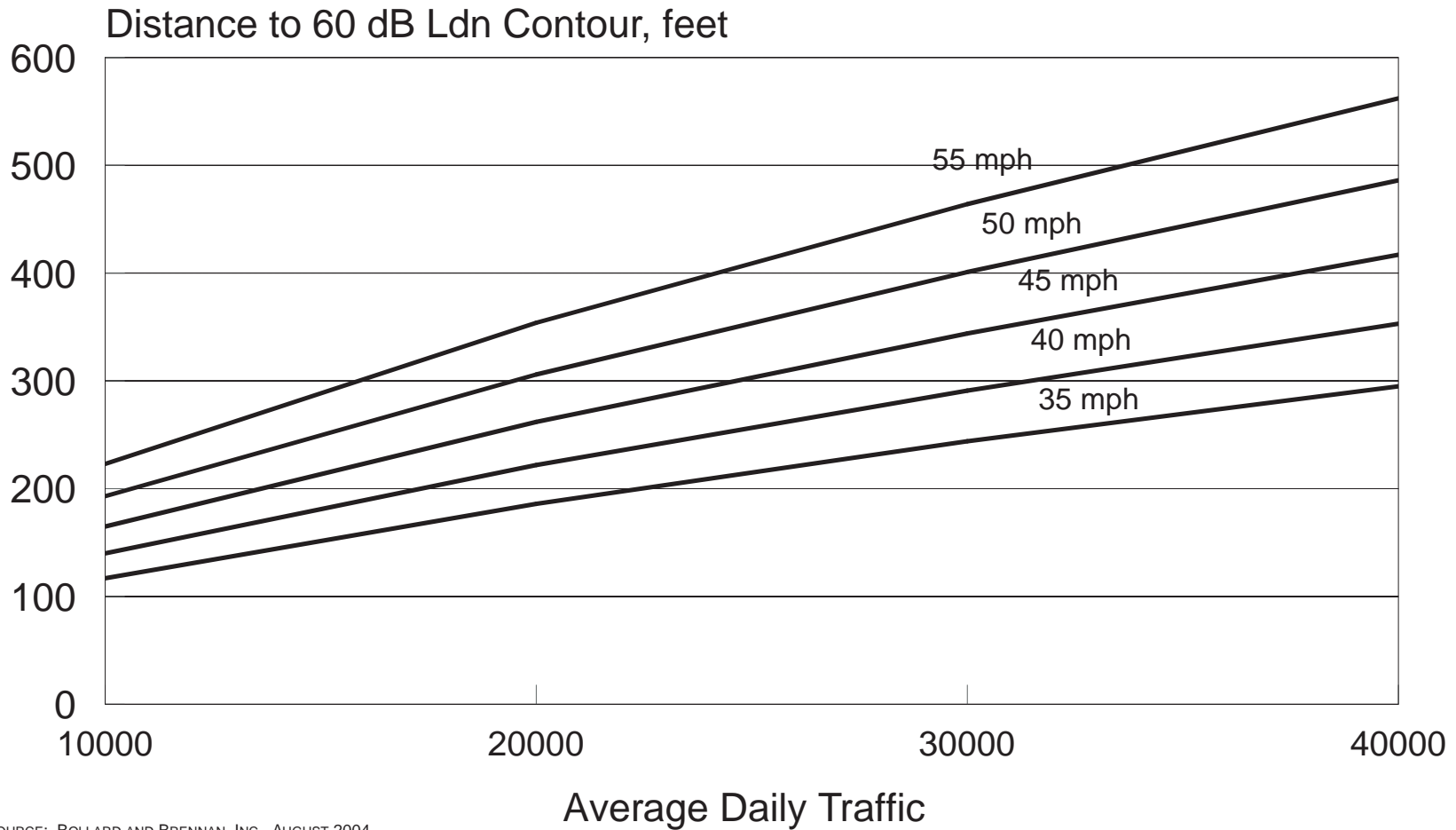
SOURCE: BOLLARD AND BRENNAN, INC. AUGUST 2004

No SCALE

**FIGURE 9-3
MEASURED HIGHWAY 101 TRAFFIC NOISE LEVELS**



Methodology for Predicting Distance Traffic Noise Contours for Arterial Traffic City of Greenfield Noise Element



METHODOLOGY.CDR 9/15/04

SOURCE: BOLLARD AND BRENNAN, INC. AUGUST 2004

No SCALE

FIGURE 9-4
METHODOLOGY FOR PREDICTING DISTANCE TRAFFIC NOISE CONTOURS FOR ARTERIAL TRAFFIC



SETTING

OVERVIEW

The major noise sources in Greenfield consist of Highway 101 and local traffic on city streets, commercial and industrial uses, active recreation areas of parks and outdoor play areas of schools. Each of these noise sources is discussed individually below.

Roadways

A primary source of noise in Greenfield is the sound generated from vehicles traveling over roadways. Roadway noise is a combination of direct noise emission from the vehicle and the sound from tires passing over the road surface. In addition, large truck traffic can dramatically contribute to roadway noise, as the sound generated from jake-brakes, large tires, and diesel engines greatly exceeds noise from passenger cars and light trucks.

Roadway noise is most apparent near the actual roadways, though acoustical conditions can dramatically change the nature and intensity of the noise. The elevation of the roadways relative to adjacent receptors can affect the level of noise, as can dense vegetation and topography. Because Greenfield is relatively flat, there is little opportunity to use topography to minimize roadway noise. In addition, the current and anticipated levels of traffic may not warrant the extensive improvement required to improve roadway noise. As such, the location and protection of new developments should be considered to insure that residential or other sensitive uses are not compromised by extraneous roadway noise.

Various measures can be implemented in new developments to lessen noise impacts on new neighborhoods. These include strategic placement and protection of sensitive uses and the utilization of berms and other attenuating devices.

Levels of noise are generally measured in terms of noise contours – delineations of areas where a predicted level of noise (measured in decibels dB) can be expected. Generally, noise contours predict the distance in feet from a source of noise that a receptor must be in order to experience a specified level (in dB) of noise. The accepted threshold for comfortable ambient noise in a residential area is 65 dB. Prolonged levels above 65 dB are considered to be an annoyance when they occur in residential areas. The following table presents typical sound levels of common noise sources.

**Table 9-6
Typical A-Weighted Maximum Sound
Levels of Common Noise Sources**

Decibels	Description
130	Threshold of pain
120	Jet aircraft take-off at 100 feet
110	Riveting machine at operators position
100	Shot-gun at 200 feet
90	Bulldozer at 50 feet
80	Diesel locomotive at 300 feet
70	Commercial jet aircraft interior in flight
60	Normal conversation speech at 5-10 feet
50	Open office background level
40	Background level within a residence
30	Soft whisper at 2 feet
20	Interior of recording studio

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) with the Calveno vehicle noise emission curves was used to predict traffic noise levels within the

9.0 – Noise Element

Greenfield City Limits. The FHWA Model is the traffic noise prediction model currently preferred by the Federal Highway Administration, the State of California Department of Transportation (Caltrans), and most city and county governments, for use in traffic noise assessment. Although the FHWA Model is in the process of being updated by a more sophisticated traffic noise prediction model, the use of RD-77-108 is considered acceptable for the development of General Plan traffic noise predictions.

**Table 9-7
Distances to 60 and 65 dB Ldn Contours
City of Greenfield Noise Element**

Segment	Roadway Name	Segment Description	Distance to Ldn Contours, feet			
			60 dB Ldn		65 dB Ldn	
			Existing	Future	Existing	Future
1	State Route 101	All Segments	676	860	314	399
2	12th Street	Walnut Ave. to Oak Ave.	36	89	17	41
3		Oak Ave. to Elm Ave.	33	56	15	26
4	El Camino Real	North of Cypress Ave.	67	173	31	80
5		Cypress Ave. to Pine Ave.	60	158	28	73
6		Pine Ave. to Cherry Ave.	64	135	30	63
7		Cherry Ave. to Walnut Ave.	70	154	33	71
8		Walnut Ave. to Apple Ave.	76	129	35	60
9		Apple Ave. to Oak Ave.	69	123	32	57
10		Oak Ave. to Elm Ave.	62	98	29	46
11		South of Elm Ave.	51	88	24	41
12	3rd Street	Pine Ave. to Cherry Ave.	0	137	0	64
13		Cherry Ave. to Walnut Ave.	0	168	0	78
14		North of Apple Ave.	33	125	15	58
15		Apple to Oak Ave.	32	124	15	58
16		South of Oak Ave.	30	99	14	46
17	Pine Avenue	12th St to El Camino Real	10	82	5	38
18		El Camino Real to SR 101	8	125	4	58
19		East of SR 101	0	83	0	38
20	Walnut Avenue	12th St to El Camino Real	48	122	22	57
21		El Camino Real to SR 101	67	166	31	77
22		SR 101 to 3rd St.	51	271	24	126
23		East of 3rd St.	0	85	0	39
24	Oak Avenue	12th St. to El Camino Real	40	109	19	51
25		El Camino Real to 7th St.	63	107	29	50
26		7th St. to SR 101	64	114	30	53
27		4th St. to 3rd St.	26	91	12	42
28	Elm Avenue	West of 12th St.	24	70	11	33
29		12th St. to El Camino Real	52	107	24	50
30		El Camino Real to 5th St.	52	108	24	50
31		4th St. to 3rd St.	42	93	19	43
32		3rd St. to 2nd St.	14	67	7	31
33	Thorne Road	West of 12th St.	0	30	0	14
34		East of 12th St.	21	81	10	38

Source: *Bollard & Brennan, Inc., 2004*

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The FHWA Model was used with traffic data obtained from published Caltrans traffic counts, the City of Greenfield, and field surveys to develop Ldn contours for Highway 101 and the major project area roadways within the City of Greenfield. The FHWA Model input data for those roadways is provided in Table 9-1. The distances from the centerlines of the major roadways to the 60 and 65 dB Ldn contours are also summarized in **Table 9-1**. **Figure 3** shows the results of continuous noise level measurements conducted adjacent to Highway 101.

Topography in the City of Greenfield does not vary considerably, as the area is fairly flat. As a result, the results of the FHWA analysis shown in Table 9-1 are considered to be reasonably representative of actual traffic noise conditions in the City. Nonetheless, it is not possible to evaluate the localized effects of topography and screening by intervening structures on traffic noise within the framework of the General Plan Noise Element. Therefore the contour distances presented in Table 1 should be considered conservative estimates of traffic noise exposure, to be supplemented by a detailed and project-specific study as needed.

The data contained in Table 9-1 are limited to Highway 101 and major area roadways. In the absence of existing and projected future traffic data for other roadways in the City of Greenfield, the distance to the 60 dB Ldn traffic noise contours for these roadways can be estimated using the nomograph shown in **Figure 4**.

Non-Transportation Noise Sources

The production of noise is a result of many processes and activities, even when the best available noise control technology is applied. Noise exposures within industrial facilities are controlled by Federal and State

employee health and safety regulations (OSHA), but exterior noise levels may exceed locally acceptable standards. Commercial, recreational and public service facility activities can also produce noise which affects adjacent sensitive land uses.

From a land use planning perspective, fixed-source noise control issues focus upon two goals: to prevent the introduction of new noise-producing uses in noise-sensitive areas, and to prevent encroachment of noise-sensitive uses upon existing noise-producing facilities. The first goal can be achieved by applying noise performance standards to proposed new noise-producing uses. The second goal can be met by requiring that new noise-sensitive uses in proximity to noise-producing facilities include mitigation measures to ensure compliance with those noise performance standards.

Descriptions of existing fixed noise sources in the City of Greenfield are provided below. These uses are intended to be representative of the relative noise generation of such uses, and are intended to identify specific noise sources which should be considered in the review of development proposals. Site specific noise analyses should be performed where noise sensitive land uses are proposed in proximity to these (or similar) noise sources, or where similar where similar sources are proposed to be located near noise-sensitive land uses.

General Service Commercial & Light Industrial Uses

Noise sources associated with service commercial uses such as automotive and truck repair facilities, agricultural staging areas, tire installation centers, car washes, and loading docks, are found at various locations within the City of Greenfield. The noise emissions of these types of uses are dependant on many factors, and are

therefore, difficult to quantify precisely. Nonetheless, noise generated by these uses contributes to the ambient noise environment in the immediate vicinity of these uses, and should be considered where either new noise-sensitive uses are proposed nearby or where similar uses are proposed in existing residential areas.

Parks and School Playing Fields

There are parks and school uses within the Greenfield City limits, spread throughout the City. Noise generated by these uses depends on the age and number of people utilizing the respective facility at a given time, and the types of activities they are engaged in. School playing field activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be much higher. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected. At organized events such as high-school football games with large crowds and public address systems, the noise generation is often significantly higher. As with service commercial uses, the noise generation of parks and school playing fields is variable.

Existing Industrial Uses

Noise impacts of two existing industrial uses in Greenfield were analyzed in the Noise Technical Report. Noise producing equipment identified at Cream of the Crop Carrot Processing Facility, located at 40825 12th Street, includes pressure washers and carrot peeling and chopping equipment, located within an enclosed metal building. Noise levels within the metal building in which the equipment is located are regulated by the Occupational Safety and Health Administration and must not exceed 90 dBA.

A short-term noise level measurement of plant operations was performed at the Kraft Foods CornNuts plant, located at 40906 10th Street. At a distance of approximately 225 feet, noise levels generated by this plant were measured to be approximately 63 dB Leq.

Community Noise Survey

To quantify existing noise levels in the quieter parts of the City of Greenfield, a community noise survey was performed at 5 locations in this City which are removed from major noise sources. The measurement locations were each monitored for two 15-minute periods during daytime hours and one 15-minute period during nighttime hours. The community noise survey noise measurement locations are shown on **Figure 9-2**. The results of the community noise survey are provided in **Table 9-6**.

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**Table 9-8
Community Noise Measurement Survey results
Greenfield Noise Element – August 24-25, 2004**

Site	Location	Date	Time Period	Leq	Lmin	Lmax	Estimated Ldn	Sources
1	West Corner of 3 rd Street and Pine Avenue	8/25/04	Morning	49	46	59	55	Wind, Hwy 101, farming equipment,
		8/24/04	Evening	64	54	74		local traffic
		8/24/04	Night	44	38	48		
2	West of 10 th Street and El Camino Real	8/25/04	Morning	55	44	74	50	Wind, local traffic, industrial uses,
		8/24/04	Evening	59	54	69		Hwy 101
		8/24/04	Night	43	38	49		
3	South of 13 th Street and Oak Avenue	8/25/04	Morning	43	35	60	45	Wind, local traffic, soccer,
		8/24/04	Evening	57	44	68		distant aircraft, distant traffic
		8/24/04	Night	38	34	44		
4	South of 11 th Street and Oak Avenue	8/25/04	Morning	51	40	62	45	Wind, local traffic, dogs,
		8/24/04	Evening	56	48	69		light construction, distant traffic
		8/24/04	Night	40	33	48		
5	South of Elm Avenue Between 2 nd Street and 3 rd Street	8/25/04	Afternoon	59	49	67	55-60	Wind, local traffic
		8/24/04	Evening	56	45	71		
		8/24/04	Night	44	42	48		

* The noise level data collected in the evening time period are significantly higher than other measured noise levels due to high winds in the evening time period.

City of Greenfield General Plan 2005-2025

ACKNOWLEDGEMENTS

City of Greenfield City Council

John P. Huerta, Jr., Mayor
Yolanda Teneyuque, Mayor Pro-Tem
Yvette Gonzalez
Annie Moreno
Agapito Vazquez
Art Salvangno (former Council Member)

City of Greenfield Planning Commission

Rodney Evans, Chair
Angel Rivera, Vice Chair
Lovevasia Bey
Tina Martinez
Juan Carlos Perez
Javier Sanchez
Roy Telles

City of Greenfield Staff

Anna Vega, City Manager
John Alves, Deputy City Manager/Public Works Director
Mark McClain, Building Official/Planning Manager
April Wooden, Community Development Director
Mike Ranker, City Engineer
Joe Grebmeier, Chief of Police

General Plan Consultant Team

Pacific Municipal Consultants, General Plan and Environmental

Tad Stearn, Principal
Barb Kinison Brown, Associate Planner/GIS
Erika Spencer, Senior Planner/Air Quality
Darcy Wheelles, Associate Planner
Mary Lou Hanley, Administrative Assistant

Higgins Associates, Traffic and Circulation

Keith Higgins, Principal
Frederik Venter, Senior Associate

Bollard & Brennan, Noise Element

Paul Bollard, Principal
Ryan Sawyer, Associate

Applied Development Economics

Doug Svensson, President

Public Acknowledgements

The City of Greenfield recognizes and appreciates all stakeholders and members of the community who participated in public hearings and workshops throughout the General Plan process.

RESOLUTION 2005-45

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD ADOPTING THE GREENFIELD 2005-2025 GENERAL PLAN

WHEREAS, the General Plan represents the most direct expression of local priorities, setting forth the community's Vision for the future of Greenfield and the means to accomplish that Vision; and

WHEREAS, the City of Greenfield is required by State law to prepare a General Plan which addresses seven required topics, including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety; and

WHEREAS, State law also allows local agencies to cover additional topics of local interest in the General Plan, which include in Greenfield the issues of Growth Management, Economic Development, and Recreation; and

WHEREAS, the General Plan was last updated in 1981 and the City has worked since December 2001 on the preparation of a current update to the General Plan; and

WHEREAS, more than 20 public workshops, meetings, informational updates and hearings were held over the course of the General Plan's preparation; and

WHEREAS, the Draft General Plan has been referred to other public agencies for review and comment as required by State law; and

WHEREAS, the Draft General Plan has been made available to the Greenfield Unified School District and King City Joint Union High School District as required by State law; and

WHEREAS, water supply agencies providing service in Greenfield have been consulted during the preparation of the General Plan, and have provided information to the City addressing those topics required by State law; and

WHEREAS, the General Plan has been subject to review and comment by the public, other public agencies, and affected City departments; and

WHEREAS, the Greenfield Planning Commission and City Council on May 3, 2005, conducted a public hearing on the General Plan as required by State law; and

WHEREAS, a comprehensive Final Environmental Impact Report (EIR) on the General Plan has been prepared by the City and certified by the City Council; and

WHEREAS, the City Council has determined that the Final Environmental Impact Report provides a complete and adequate assessment of the potential impacts of implementing the General Plan; and

WHEREAS, the City Council has adopted a Statement of Overriding Considerations which states the City's reasons for accepting various significant and unavoidable environmental impacts resulting from implementation of the General Plan; and

WHEREAS, the City Council has conducted a public hearing to receive and consider testimony on the proposed General Plan;

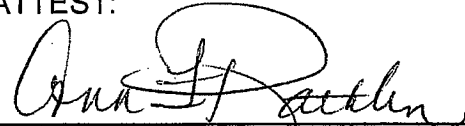
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Greenfield hereby adopts the Greenfield General Plan and directs staff to make all final changes and make copies available to the public beginning on or before June 17, 2005.

PASSED AND ADOPTED by the City Council of the City of Greenfield this 31st day of May 2005.



JOHN P. HUARTA, JR. MAYOR of the
CITY OF GREENFIELD

ATTEST:



ANN F. RATHBUN, CITY CLERK