



March 22, 2007

Ms. Kate McKenna  
Executive Director  
Local Agency Formation Commission (LAFCO)  
P.O. Box 1369  
Salinas, California 93902

**SUBJECT: Recommendation for the City of Greenfield Sphere of Influence  
Amendment**

Dear Ms. McKenna:

The Transportation Agency for Monterey County is the Regional Transportation Planning Agency and Congestion Management Agency for Monterey County. Transportation Agency staff has reviewed the proposal from the City of Greenfield to expand their municipal sphere of influence by approximately 1,400 acres. Transportation Agency staff offers the following comments for your consideration:

The Environmental Impact Report for the City of Greenfield Southend Sphere of Influence states that the project will accommodate development of 293 new low-density residential units and approximately 217,800 square feet of commercial space on 214 acres, generating approximately 15,600 daily trips. The document acknowledges that 40% of these project trips will travel northbound on US 101, resulting in 6,200 new trips on US 101 north of Greenfield. To mitigate for these cumulative impacts to the regional transportation system, the Transportation Agency has requested that the City of Greenfield collect our agency's Regional Development Impact Fee as described in our *Nexus Study*.

Currently, the regional development impact fee is being updated to explore the implementation of zones for fee calculation based on geographic sub-regions, to utilize the most recent General Plan updates and land use assumptions, and to reevaluate the commercial trip generation rates. Taking these program refinements into consideration, the City of Greenfield Council at its August meeting adopted a Notice of Intent to adopt a regional development impact fee and to condition all new development projects with payment of the regional fee on a project-by-project basis. Under this program, regional impact fees would be discounted for any overlap with the City of Greenfield's comprehensive local impact fee program, which covers all interchanges with both short and long-term improvements. Combined with the regional impact fee program, the City

of Greenfield local fee should be considered a model for other jurisdictions to consider when implementing their own local fee programs.

Our Agency's understanding is that the City of Greenfield will require any new developments in this new sphere of influence to pay a regional development impact fee to mitigate their impacts on the regional transportation system. Based on this commitment by the City of Greenfield, the Transportation Agency would like to reiterate its recommendation that the Local Agency Formation Commission approve the City of Greenfield Southend Sphere of Influence amendment.

Thank you for the opportunity to review this document. If you have any questions, please contact Michael Zeller of my staff at (831) 775-0903.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Zeller". The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Debra L. Hale  
Executive Director