CITY OF GREENFIELD
PLANNING COMMISSION

Greenfield Civic Center
599 El Camino Real
Greenfield California
Tuesday
August 4, 2015
6:00 P.M.

CHAIR ANDREW TIPTON
VICE CHAIR DIANE BRUEGGEMAN
COMMISSIONER TINA MARTINEZ
COMMISSIONER ENRIQUE RAMIREZ
COMMISSIONER MARIA CORRALEJO
COMMISSIONER MARIA CASTILLO

AGENDA & ORDER OF BUSINESS

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

D. ADOPTION OF THE JULY 7, 2015 PLANNING COMMISSION MINUTES

E. PUBLIC HEARING

1. ARC 2015-05 DESIGN REVIEW – SINGLE-FAMILY RESIDENCE, 1076 CHALONE DRIVE (APN: 024-232-002)

    a. Staff Report
    b. Open/Close Public Hearing
    c. Planning Commission Discussion
    d. Action

2. TENTATIVE MAP FOR THE OAK TERRACE SUBDIVISION CONSISTING OF PROPERTY LOCATED ON TERRACE DRIVE (APNs: 024-072-049, -050, -051, -052, -053, and -054)

    a. Staff Report
    b. Open/Close Public Hearing
    c. Planning Commission Discussion
    d. Action

F. COMMENTS FROM PLANNING COMMISSION AND STAFF

G. ADJOURNMENT

City of Greenfield
Planning Commission Minutes
July 7, 2015

CALL TO ORDER

Chair Tipton called the meeting to order at 6:01 pm.

ROLL CALL

Present: Chair Tipton, Vice-Chair Brueggeman, Commissioners Martinez, Ramirez, Corralejo and Castillo

Absent: None

Staff: Community Services Director Steinmann and Deputy City Clerk Gomez

Guest: Jeff Blair, Sony Guisik

PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

No comments were received.

ADOPTION OF THE APRIL 7, 2015 PLANNING COMMISSION MINUTES

Motion by Vice Chair Brueggeman, seconded by Commissioner Martinez to adopt the April 7, 2015 Planning Commission Minutes. All in favor. Motion carried.

APPLICATION FOR APPROVAL OF TENTATIVE MAP FOR THE BLAIR SUBDIVISION CONSISTING OF PROPERTY LOCATED ON ORCHARD STREET AS PART OF ORIGINAL WOODRIDGE II SUBDIVISION

Staff report was given by Community Services Director Steinmann.

Chair Tipton opened the public hearing at 6:03pm.

Jeffery Blair, property owner, was present and discussed his proposed project with the Planning Commission.

Chair Tipton closed public comment at 6:22pm.

Motion by Commissioner Ramirez, seconded by Vice-Chair Brueggeman to Adopt a Resolution Recommending to the City Council of the City of Greenfield to Approve the Tentative Map for the Blair Subdivision Consisting of Property Located on Orchard Street as Part of Original Woodridge II Subdivision Subject to the Specified Conditions f Approval. All in favor. Motion carried.

COMMENTS FROM PLANNING COMMISSION AND STAFF

Chair Tipton discussed the last regularly scheduled meeting where a quorum was not established**.** Vice Chair Brueggeman stated she would not be able to attend the next Planning Commission Meeting. She will be out of town. There was continued discussion regarding the meetings and the importance of attending each meeting.

ADJOURNMENT

Chair Tipton adjourned the meeting at 6:50 pm.

_____
Chair of the Planning Commission

_____
Secretary of the Planning Commission

Planning Commission Report

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

DATE: July 29, 2015

AGENDA DATE: August 4, 2015

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: Design Review – Single-Family Residence, 1076 Chalone Drive (APN: 024-232-002)

RECOMMENDATION: Approve Design Review Application

PUBLIC HEARING: Yes: _____ No: __X____

General Plan: Low Density Residential
Zoning District: Single-Family Residential (R-L)
Existing Use: Single-Family Residence (Fire Destroyed)
Proposed Use: Single-Family Residence
Environmental Review: Exempt

Applicant: Harpreet Cheema, owner

Application for: DESIGN REVIEW
File No.: ARC 2015-05

AUTHORITY AND PROCEDURES

Section 17.10.040 of the City of Greenfield Zoning Code sets forth the responsibilities of the Planning Commission. Those responsibilities include, among others, hearing and deciding applications for design review. For design review, the Planning Commission is the designated Approving Authority. The zoning code requires design review for all single-family residential development. The purpose of design review is set forth in section 17.16.070.A of the zoning code:

> The purpose of the design review process is to promote the orderly and harmonious growth of the city, to encourage development in keeping with the

desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.

It is the responsibility of the Planning Commission to "approve, conditionally approve, or deny the proposed design review application." As part of the design review process, the Planning Commission may require that "the applicant modify plans in whole or in part and may condition the design review approval to ensure inclusion of specific design features, use of specific construction materials, and conformance with all applicable provisions of this title" (section 17.16.070.F).

Section 17.16.070.E requires that design review approval or any modification thereto may be granted only when the Planning Commission makes all of the following findings:

1. Any two-story construction requires notification of property owners pursuant to section 17.14.040, "Public Notices," of this title;

2. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city;

3. The proposed architecture, site design, and landscape design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community;

4. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;

5. The proposed project addresses vehicular, bicycle, and pedestrian transportation modes of circulation; and

6. For specific plans and planned unit development design review application, the proposed project is well integrated with the city's street network, creates unique neighborhood environments, employs architectural design that fosters sense of community, and contributes to a pedestrian oriented environment.

If the Planning Commission approves design review, with or without conditions, the final design review action by the Planning Commission constitutes approval of the permit. Such permit then becomes valid after the designated ten (10) day appeal period.

BACKGROUND AND PROJECT DESCRIPTION

Existing Development

Harpreet Cheema has submitted an application for design review for construction of a single family residence at 1076 Chalone Drive in the city of Greenfield, APN: 024-232-002. This property is in the Single-Family Residential (R-L) zoning district. The project site consists of a single lot of approximately 6,545 square feet. A single family residence was previously located on this property but it was destroyed by fire. All that remains is the previous slab.

Proposed Development

Ms. Cheema proposes to construct a one-story, single-family residence with 1,494 square feet of living space and a 509 square foot attached two-car garage on APN: 024-232-002. The new house includes a living room, dining room, kitchen, three bedrooms, two full bathrooms, and attached two-car tandem style garage with laundry facilities.

PROJECT ANALYSIS

CONFORMANCE WITH GENERAL PLAN AND ZONING CODE

Land Use: The City of Greenfield general plan land use designation for this site is Low Density Residential with a zoning code designation as Single-Family Residential (R-L).

Lot Coverage: In the R-L zoning district, section 17.30.040 of the zoning code specifies a minimum lot area of 6,000 square feet and maximum lot coverage of 40%. The project consists of a 6,545 square foot parcel. Total proposed enclosed and covered space is 2,039 square feet, for lot coverage of 31%.

Lot Dimensions: Minimum lot dimensions in the R-L zoning district are 60 feet width/frontage and 90 feet depth. The project parcel is 65 feet wide and 100’-8” deep.

Height: Section 17.32.040 of the zoning code imposes a maximum height of the structure of 35 feet. The proposed single-family construction has a maximum exterior elevation of 15 feet

Setback: Required minimum setbacks per section 17.30.040 of the zoning code are: Front setback – 30 feet to garage door, 15 feet to living area, 10 feet to covered porch; side setback – 10 feet to street side, 5 feet interior setback, 0 feet garage setback; rear setback – 10 feet to living area, 10 feet to detached garage/secondary dwelling unit. All set-backs meet or exceed the minimum setback requirements of the zoning code.

Accessory Structures: The proposed site plan does not indicate any accessory structures will be included in the project. The requirements of chapter 17.46, Accessory Structures, of the zoning code do not, therefore, apply.

Fences and Walls: The proposed project does not indicate the reconstruction of any fences or walls. If, however, any new fences or walls are constructed as part of the project, the requirements of chapter 17.52, Fences and Walls, of the zoning code will apply.

Landscaping: The landscaping requirements of chapter 17.54 of the zoning code do not apply to single-family residential development that is not part of a subdivision project.

Resource Efficiency: The resource efficiency standards of chapter 17.55 of the zoning code do not apply to residential projects with a total livable area less than 5,000 square feet.

Lighting: The outdoor lighting requirements of chapter 17.56 of the zoning code do not apply to single-family residential construction.

Parking: Section 17.58.050 of the zoning code requires a minimum of two covered/enclosed and two uncovered off-street parking spaces be provided for all single-family residential construction. The proposed project includes a two-car enclosed garage along with space for two uncovered parking spaces. The garage is proposed for tandem style parking, which is specifically allowed under the zoning code parking regulations. The proposed project meets the minimum off-street parking requirements of the zoning code.

Signage: The proposed project does not include any exterior signage. The requirements of chapter 17.62 of the zoning code do not, therefore, apply.

DESIGN FEATURES

Exterior Material: The proposed exterior finish of the new residence is stucco. The roofing material is composition asphalt shingles.

Doors and Windows: Exterior doors are solid core. Windows are sliders with faux shutters. There is a sliding door from the master bedroom to the rear yard.

Roofline Detail: A sloped roof with a 4:12 pitch and approximate 18” overhang is proposed.

HVAC: The furnace is located in an interior utility closet. Air conditioning is not proposed.

CEQA

Projects consisting of construction of one single-family residence in a residential zone are categorically exempt from the requirements of CEQA (California Code of Regulations, Title 14, Chapter 3, Section 15303).

RECOMMENDATION

The proposed project is consistent with the objectives of the general plan. The proposed project complies with all applicable zoning code requirements, including design guidelines and improvement standards adopted by the City. The proposed architecture and site layout is of a

typical single-family residence. The design, including its single-story nature, stucco exterior, and sloped composition asphalt roof, is the same type of architecture found in the neighborhood where this project is located and similar to the design of the residence that was previously located on this property. Constructing a new single-family residence at this location will be consistent with the character and appearance of the neighborhood and the community. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, and building materials establish a clear design concept and is compatible with the character of single-family residences on adjoining and nearby properties. It is recommended that the Planning Commission approve this design review application

PLANNING COMMISSION ACTION

1. Discussion/Action – Consider the proposed project, and approve, conditionally approve, or deny the proposed design review application. The Planning Commission may require that the applicant modify its plans in whole or in part, and may condition design review approval to ensure inclusion of specific design features, use of specific construction materials, or conformance with applicable provisions of the City of Greenfield Zoning Code.

2. Adopt Attached Resolution.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2015-04 GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 1076 CHALONE DRIVE, APN: 024-232-002.

Attachments:

Attachment A – Site Photos
Attachment B – Drawings

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2015-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1076 CHALONE DRIVE, APN: 024-232-002.

WHEREAS, an application has been submitted to the City of Greenfield for design review approval for the construction of a new single-family residence at 1076 Chalone Drive in the City of Greenfield, APN: 024-232-002; to replace a single-family residence that was previously located on this parcel but was destroyed by fire; and

WHEREAS, Section 17.10.040 of the City of Greenfield zoning code designates the Planning Commission as the approving authority for design review; and

WHEREAS, Section 17.16.070 of the City of Greenfield zoning code requires design review for all single-family residential development; and

WHEREAS, the Planning Commission shall approve, conditionally approve, or deny the proposed design review application in accordance with the requirements of section 17.16.070 of the City of Greenfield zoning code; and

WHEREAS, the Planning Commission shall grant design review approval only after making certain designated findings as set forth in Section 17.16.070 of the City of Greenfield zoning code; and

WHEREAS, the application for design review was heard by the Planning Commission at a public meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this design review application at the public meeting and has made the following findings regarding the proposed development:

1. FINDING: That the proposed development is consistent with the objectives of the general plan, complies with applicable zoning regulations, specific plan provisions, planned unit development provisions, applicable city design guidelines, and improvement standards adopted by the city.

    A. The location of the proposed development is in the Single-Family Residential (R-L) zoning district, consisting of single-story, single-family residences on lots generally a minimum of 6,000 square feet.

    B. The building and site plans indicate the new single-family residence will conform to applicable zoning regulations.

2. FINDING: That the proposed architecture and site design are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and the community.

   A. Exterior elevations and detailing are similar to or compatible with existing homes in the neighborhood.

3. FINDING: That the architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, and similar elements, establishes a clear design concept and is compatible with the character of single-family residences on adjoining and nearby properties.

   A. The architecture of the new residence, its scale, relationship with the site and neighboring residences, and building materials is similar to or compatible with other single-family residences in the neighborhood.

4. FINDING: That the proposed project addresses vehicular transportation modes of circulation.

   A. Two on-site enclosed parking spaces and two uncovered parking spaces are provided as required by the zoning code.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants design review approval for the construction of a new single-family residence at 1076 Chalone Drive in the City of Greenfield on APN: 024-232-002.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a public meeting of the Planning Commission held on the 4th day of August 2015, by the following vote:

AYES, and all in favor, therefore, Commissioners:

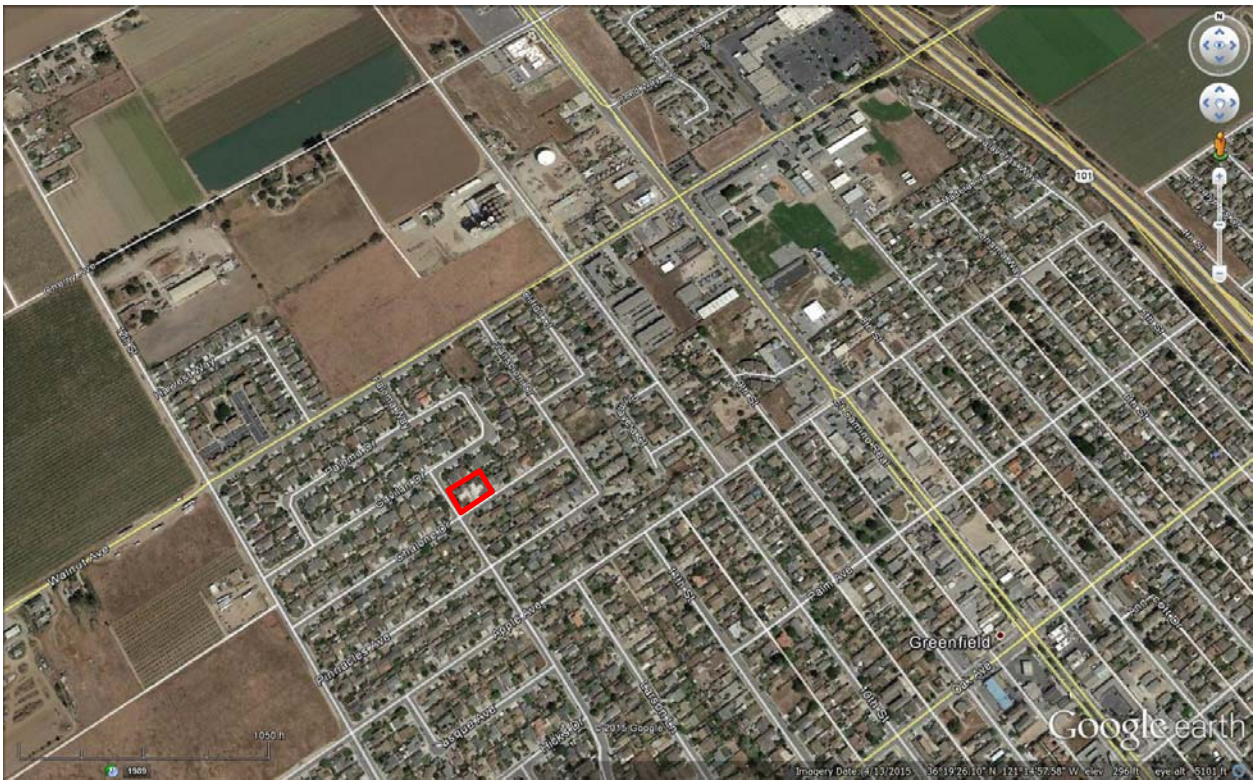
NOES, Commissioners:

ABSENT, Commissioners:

_____
Drew Tipton, Chairperson
Planning Commission

_____
Desiree Gomez, Secretary
Planning Commission

Attachment A
Site Photos



1076 Chalone Drive

Previous Residence

Residence Across Chalone Drive

Attachment B
Drawings

PROPOSED ONE (1) STOREY RESIDENCE

DESIGNER:

RUSTY L. REGINIO
RAAD DESIGN & CONSTRUCTION
3036 VIN GRANDE COURT,
SAN JOSE, CA 95135

CONTRACTOR:

RAAD DESIGN & CONSTRUCTION
GENERAL BLDG. CONTRACTOR
STATE LICENSE NO. 855855
SAN JOSE, CA 95135
TEL. NO. 408-674-9207

ENGINEER:

EVERLISTO QUEBRAL
STRUCTURAL ENGINEER
STATE LICENSE NO.
SAN JOSE, CA 95133
TEL. NO. 408-386-5990

ENERGY CONSULTANT:

FRI ENERGY CONSULTANTS, LLC
TITLE 24 ENERGY CONSULTANTS
21 N. HARRISON AVENUE,
CAMPBELL, CA 95008
TEL. NO. 408-866-1620

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, (2006 INTERNATIONAL BLDG. CODE) 2006 UMC,UPC, 2005 NEC, AND 2014 EDITION OF CA TITLE 24 ENERGY COMPLIANCE CODE AND ALL OTHER APPLICABLE CODES. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE DESIGNER/ARCHITECT IMMEDIATELY.
2. VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER/ARCHITECT IMMEDIATELY.
3. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND CONFLICT ON THE DRAWINGS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
4. DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE WORKING DRAWINGS.
5. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
6. COORDINATE WORK WITH UTILITY COMPANIES. MATERIALS AND LABOR NOT APPROVED BY THE UTILITY COMPANIES SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BID PRICE.
7. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSIONS OR QUANTITY: SPECIFICATIONS SHALL GOVERN IN MATTER OF MATERIALS OR FINISHES.
8. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

ABBREVIATIONS:

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT, ADJUSTABLE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BETW.	BETWEEN
BLDG.	BUILDING
BLK'G.	BLOCKING
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPOSAL
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DWG.	DRAWING
EA.	EACH
ELECT.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET. CETERA
EXIST.	EXISTING
EXP.	EXPANDED, EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.O.S.	FACE OF STUD
F.S.	FIRE SPRINKLER
FT.	FEET, FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.F.I.	GROUND FAULT INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDICAPPED
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
H.T.	HEAVY TIMBER
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LIN.	LINEN
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PKT.	POCKET
PL.	PLATE
PLAS.	PLASTER, PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
P.T.	PRESSURE TREATED
PT.	POINT
PREFAB.	PREFABRICATED
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REC.	RECREATION
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVERSE
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
RWD.	REDWOOD
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SL. GL.	SLIDING GLASS
S & P	SHELF & POLE
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
TEL.	TELEPHONE
TEMP.	TEMPERED
T & G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
U.B.C.	UNIFORM BLDG. CODE
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
V.T.O.S.A.	VENT TO OUTSIDE AIR
W/	WITH
WARD.	WARDROBE
W.C.	WATER CLOSET
W/D	WASHER/DRYER
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOF
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

SHEET INDEX:

ARCHITECTURAL

A.1 COVER SHEET
SITE/LOCATION MAP, APPLICABLE CODES, PROJECT DATA, SHEET INDEX & ETC.

A.2 SITE/ROOF PLAN & FLOOR PLAN

A.3 BUILDING ELEVATIONS/SECTIONS & NOTES

A.4 FOUNDATION PLAN, ROOF FRAMING PLAN, & DETAILS

A.5 CONSTRUCTION SPECS, NOTES & INFO.

A.6 CONSTRUCTION DETAILS, NOTES & INFO.

TITLE 24 ENERGY COMPLIANCE

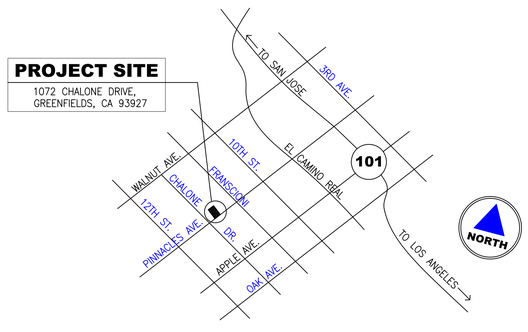
EC.1 COMPUTER METHOD SUMMARY
MANDATORY METHOD CHECKLIST
RESIDENTIAL SPACE HEATING LOAD SUMMARY
CERTIFICATE OF COMPLIANCE

PROJ. DATA: GREENFIELDS, CALIFORNIA

O W N E R :	HARPREET S. CHEEMA
PROPOSED PROJECT:	ONE-STOREY RESIDENCE
PROJECT ADDRESS:	1072 CHALONE DRIVE, GREENFIELDS, CA 93927
ASSESSOR PARCEL NO.	109-544-02
ZONING DISTRICT:	R1-8
LOT AREA:	6,545 SQ.FT
LAND USE:	SFR
BUILDING AREA:	FLOOR AREA (N)= 1,494 SQ.FT. + 36 SQ.FT.(PORCH)
TOTAL BUILDING AREA:	1,530 SQ.FT.
ONE-CAR GARAGE AREA	509 SQ.FT.
TOTAL GROSS BLDG. AREA:	2,039 SQ.FT.

1

VICINITY/LOCATION MAP NOT TO SCALE



APPLICABLE CODES:
(CRITERIA USED FOR DESIGN & CONSTRUCTION)

BUILDING:
ALL CONSTRUCTION SHALL COMPLY WITH
2013 California Residential Building Code

PLUMBING:
All Plumbing Work shall comply with:
2013 CA Plumbing Code

ELECTRICAL:
All Electrical Work shall comply with:
2013 CA Electrical Code

MECHANICAL:
All Mechanical Work shall comply with:
2013 CA Mechanical Code

FIRE:
All Fire Work shall comply with:
2013 CA Fire Code

TITLE-24 ENERGY COMPLIANCE:
This Project Shall Meet All
CA Energy Code (2013 Edition)

REFERENCE NOTES:

- 1 — WINDOW TYPE – SEE SHEET A-6 (NOT USED)
- A — DOOR TYPE – SEE SHEET A-6 (NOT USED)
- 1/A2 — DETAIL SPECIFICATION SHEET WHERE SECTION IS DRAWN.
- A — WALL TYPE (SEE A-3)
- A-6/A1 — SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN.

SCOPE OF WORK:

THIS PROJECT IS DESIGN FOR 2,039 TOTAL SQ.FT. INCLUDING GARAGE & PORCH
ONE (1) STOREY RESIDENCE WITH THREE (3) BEDROOMS, TWO TOILET & BATH,
KITCHEN, LIVING & DINING PLUS OTHER AMENITIES.
(SEE DATA FOR COMPLETE INFORMATION).

REVISIONS	BY
PLAN SUBMITTAL July 9, 2015	RLR
PLAN RE-SUBMITTAL July 27, 2015 △1	RLR

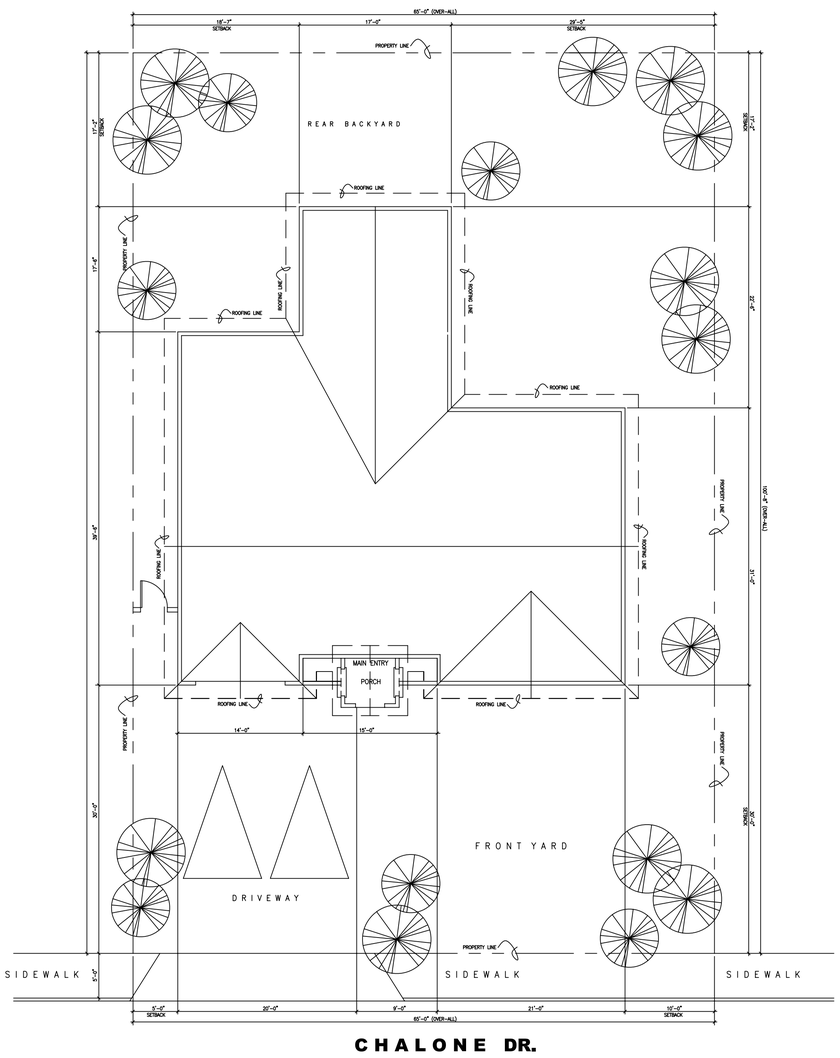
RAAD DESIGN & CONSTRUCTION
DESIGN • CONSTRUCTION • MANAGEMENT
3036 VIN GRANDE COURT, SAN JOSE, CA 95135
TEL. 408-223-4422
CELL 408-674-9207
State License #855855
CSLB/HIC

RAAD CONSTRUCTION DESIGN • BUILD B Lic. 855855 EXP. 03-17-17 STATE OF CALIFORNIA

OWNER:
HARPREET S. CHEEMA
1076 CHALONE DRIVE,
GREENFIELDS, CA 93927

PROJECT:
ONE-STOREY RESIDENCE

Date:	June 21, 2015
Scale:	As Showed
Design:	RAAD.rusty
Job No.	2015-08
Sheet	**A-1**
	1 of 7 Sheet

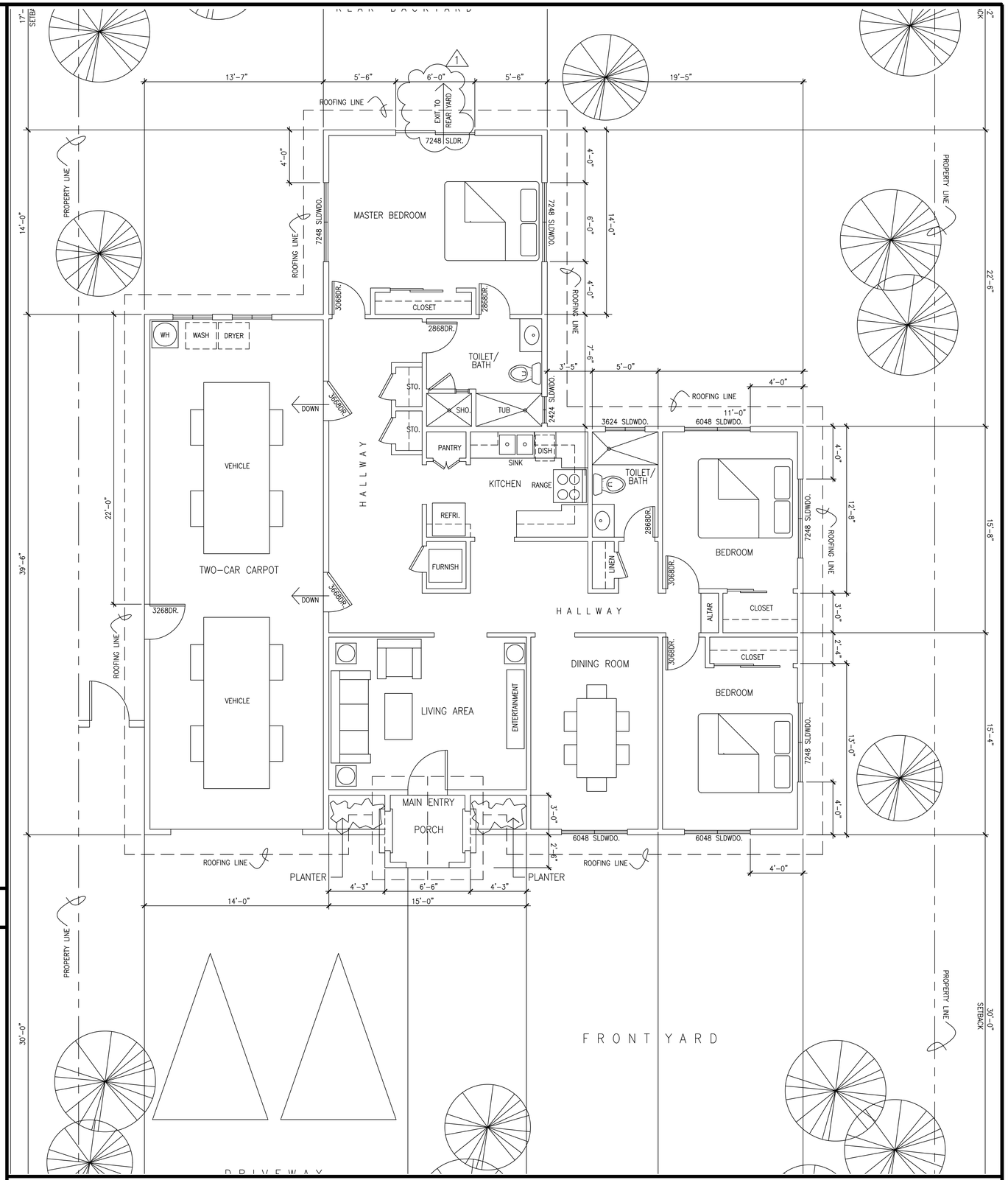


SITE and ROOF PLAN

SCALE: 1/8" = 1'– 0"

WALL LEGEND & SYMBOLS:

	(E) EXISTING WALLS		OUTLET/PLUG
	NEW WALLS		INCAND./FLUORESCENT LIGHT
	CLOSE WALL		SINGLE/DOUBLE SWITCH
	REMOVE /DEMO WALLS		EXTERIOR INCAND. LIGHT
	PROPOSED FRONT ADDITION		EXHAUST FAN
	HEATER REGISTER		RECESSED LIGHT
SD	SMOKE DETECTOR		AIR RETURN



RESIDENTIAL - FLOOR PLAN

SCALE: 1/4" = 1'– 0"

REVISIONS	BY
PLAN SUBMITTAL July 9, 2015	RLR
PLAN RE-SUBMITTAL July 27, 2015 1	RLR

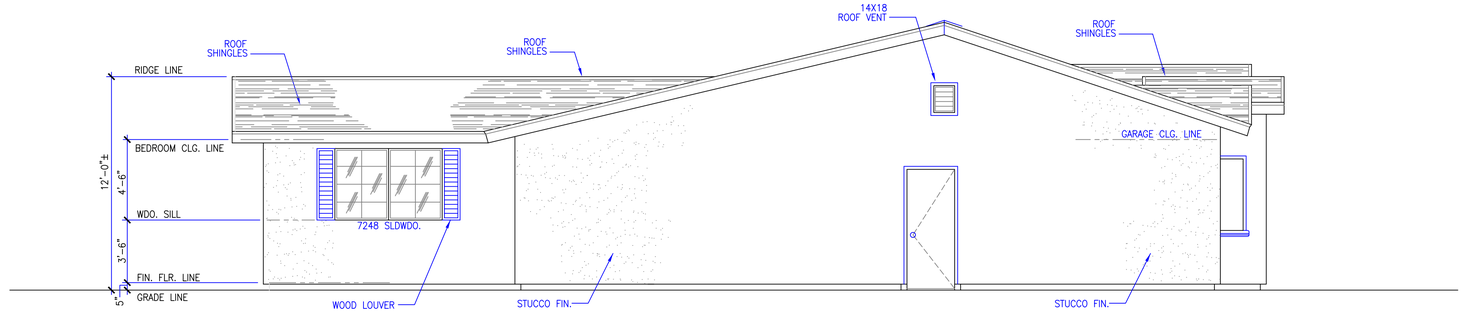
RAAD DESIGN & CONSTRUCTION
DESIGN • CONSTRUCTION • MANAGEMENT
3036 VIN GRANDE COURT, SAN JOSE, CA 95135
TEL: 408-223-4422
CELL: 408-674-9207
State License #855855
CSLB/HIC

RAAD CONSTRUCTION DESIGN • BUILD B Lic. 855855 EXP. 03-17-17 STATE OF CALIFORNIA

OWNER:
HARPREET S. CHEEMA
1076 CHALONE DRIVE,
GREENFIELDS, CA 93927

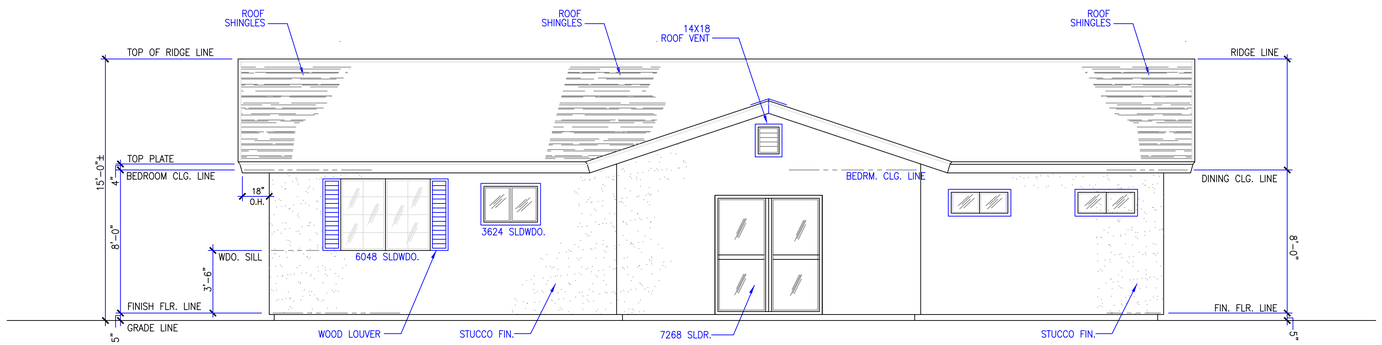
PROJECT:
ONE-STOREY RESIDENCE

Date:	June 21, 2015
Scale:	As Showed
Design:	RAAD.rusty
Job No.	2015-08
Sheet	**A-2** 1 of 6 Sheet



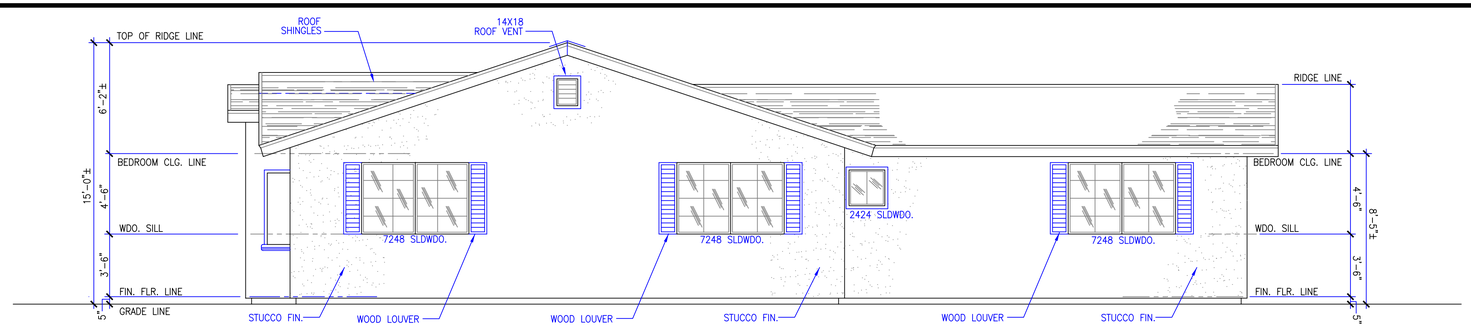
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'- 0"



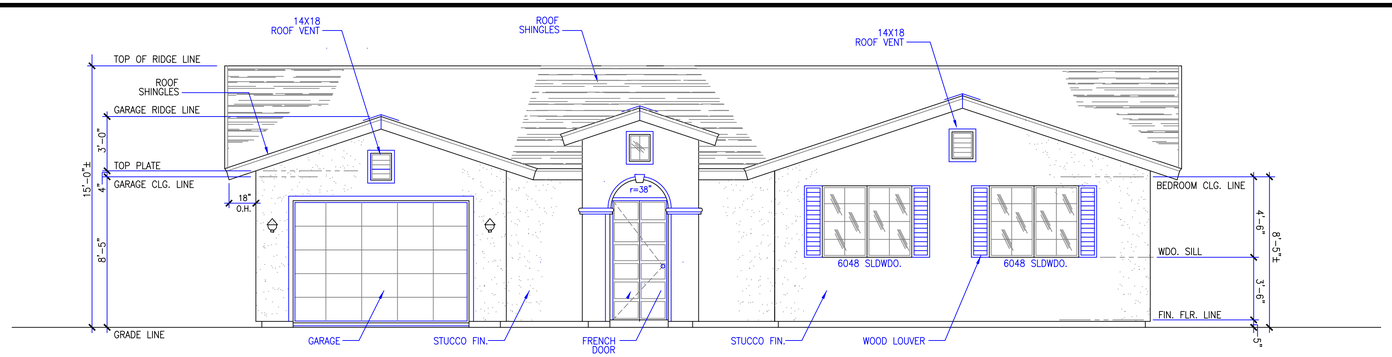
REAR ELEVATION

SCALE: 1/4" = 1'- 0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'- 0"



FRONT ELEVATION

SCALE: 1/4" = 1'- 0"

REVISIONS	BY
PLAN SUBMITTAL July 9, 2015	RLR
PLAN RE-SUBMITTAL July 27, 2015 △1	RLR

RAAD DESIGN & CONSTRUCTION
DESIGN • CONSTRUCTION • MANAGEMENT
3036 VIN GRANDE COURT, SAN JOSE, CA 95135
TEL 408-223-4422
CELL 408-674-9207
State License #855855 CSLB/HIC

RAAD CONSTRUCTION • DESIGN • BUILD • B Lic. 855855 EXP. 03-17-17 • STATE OF CALIFORNIA

OWNER:
HARPREET S. CHEEMA
1076 CHALONE DRIVE,
GREENFIELDS, CA 93927

PROJECT:
ONE-STOREY RESIDENCE

Date:	June 21, 2015
Scale:	As Showed
Design:	RAAD.rusty
Job No.	2015-08

Sheet
A-3
3 of 6 Sheets

Planning Commission Report

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

DATE: July 30, 2015

AGENDA DATE: August 4, 2015

PREPARED BY: Mic Steinmann, Community Services Director

TITLE: **APPLICATION FOR APPROVAL OF TENTATIVE MAP FOR THE OAK TERRACE SUBDIVISION CONSISTING OF PROPERTY LOCATED ON TERRACE DRIVE**

RECOMMENDATION: Approve Tentative Map

PUBLIC HEARING: Yes: X No: _____

General Plan: Medium Density Residential
Zoning District: R-M, Multiple Family Residential
Existing Use: Vacant Land, Partially Developed

CEQA Review: Exempt

Applicant: Coats Consulting/John Pekema
APNs: 024-072-049, -050, -051, -052, -053, and -054

Application for: APPROVAL OF TENTATIVE MAP
File No.: SUB 2005-02

AUTHORITY AND PROCEDURES

The requirements for tentative maps are set forth in the California Government Code, Subdivision Map Act, §§ 66452 – 66452.24 and Chapter 16.16 of the Greenfield Municipal Code. Sections 16.16.100, 16.16.110, and 17.14.050 of the municipal code establish the City Council as the final approving authority for tentative subdivision maps. The Planning Commission is charged with responsibility to review tentative map applications; make a report to the City Council with respect to the design of the subdivision and the kind, nature, and extent of the proposed improvements; and make findings and recommendations for approval, conditional

approval, or denial of the proposed tentative map to the City Council. The City Council shall not approve or conditionally approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, zoning and subdivisions codes, and any applicable specific plan. The Subdivision Map Act and the subdivisions code specify that the City Council shall not approve or conditionally approve a tentative map if it makes any of a number of specified findings.

BACKGROUND AND ANALYSIS

The parcels that are the subject of this subdivision and tentative map are located along Terrace Drive at Oak Avenue between 3rd and 4th Streets in the City of Greenfield, APNs: 024-072-049, -050, -051, -052, -053, and -054. Development of this subdivision began in the mid-2000s with the approval of a vested tentative map with conditions of approval by the City Council on September 6, 2005. On July 18, 2006, the City Council approved a final map and subdivision improvement agreement. The original project consisted of five single-family residential parcels, a private park, and a private street. The private park and street, adjoining landscape strip and below grade stormwater detention basin, were to be maintained by a homeowner's association formed among the five residential property owners.

Following approval of the final map and subdivision improvement agreement by the City Council, the property owners obtained further approvals and permits for the construction of on-site infrastructure improvements. The site was graded, building pads formed, and underground infrastructure constructed for required utilities, including water, sewer, storm water, electrical, and telephone. Driveway curb cuts and sidewalks along the on-site private street were also constructed. These site and infrastructure improvements can be readily seen in the photographs attached to this report. There has been no further development of the project.

At this time it is the desire of the current property owner, Mr. John Pekema, to reconfigure the existing property lines to create a total of six parcels for single-family residential development, to dedicate the private street to the City, to eliminate the requirement for a private neighborhood park and allow that parcel to be developed for a single-family residence, and to eliminate the requirement for a homeowner's association. To modify the development in this manner, new tentative and final maps are required to reconfigure the parcels for single-family residential development, eliminate the private park, dedicate the street to the City of Greenfield, and grant to the City utility easements. Modification of the conditions of approval will also be required. Prior to approval of a new final map, modification of the previous subdivision improvement agreement will also be required.

Site Description

The six existing parcels total approximately 30,000 square feet or 0.69 acres. Five parcels have been designated as Lots 1 – 5 for single-family residential development. The sixth parcel, Parcel A, was previously designated for development of the private neighborhood park. As currently configured, the residential parcels range in size from 4,253 square feet to 6,702 square feet. The park parcel is 4,250 square feet. The original topography of the site was nearly flat and contained no significant natural hills, ridges, ravines, or other topographic features. There are no

watercourses or wetlands on the property or in the vicinity, nor are there any trees of substantial stature or significance. Infrastructure for on-site utilities is already in place, as are graded building pads for each residential building. Driveway curb cuts and sidewalks along Terrace Drive have been constructed. A streetlight and fire hydrant at the end of Terrace Drive adjacent to the "private park" parcel were installed. An underground stormwater detention basin has also been constructed as has a landscape strip between Terrace Drive and the eastern property line.

The proposed site configuration consists of six single-family residential lots and a public street. The dedication to the City of the street and landscape strip requires reconfiguration of the property lines. Delineation of utility easements is also required. The new residential lots will range from approximately 2,689 square feet to 3,710 square feet.

Conformance with the General Plan and Zoning Ordinance

The General Plan denotes the project site as Medium Density Residential, and the zoning designation is R-M, Multiple Family Residential. The medium density multifamily zoning district includes higher density single-family and lower density multi-family residential housing types, such as smaller lot single-family homes, duplexes, townhomes, condominiums, row houses, and garden apartments. Development standards for this district allow significant design flexibility to encourage a broad range of housing types and are intended to ensure compatibility and connectivity with surrounding neighborhoods and uses. Residential structures are typically one and two stories in height with greater lot coverage than the low density single-family residential districts. Residential densities in this zoning district are 7 to 15 dwelling units per acre. The proposed project consists of six single-family homes on 0.69 acres. This equates to 8.7 dwelling units per acre – which is consistent with the general plan and zoning code. As this project proceeds through the development review and approval process, all development standards for the R-M zoning district (*see* Zoning Code § 17.30.040) will be met as a condition of further project approval. These development standards include those pertaining to accessory structures, landscaping, resource efficiency, lighting, parking, and signage.

Infrastructure Needs

The City of Greenfield will provide water and sewer services; PG&E will provide natural gas and electricity; AT&T will provide telephone service; and Charter Cable Company will provide cable service. Storm water drainage will be directed to Terrace Drive where run-off will be collected by two on-site culverts that lead to an on-site underground detention basin parallel to Terrace Drive. All utility and site infrastructure improvements will be designed and constructed in conformance with City standards.

Dedications, Public Improvements, Maintenance

Originally, this subdivision included Terrace Drive as a private street that would be maintained by a homeowner's association. This is a three-quarter width street – it is not a standard street because sufficient site are is not available. In the future, if and when the property immediately to the east becomes available, this street could be widened to full City standards. The current proposal is for this street to be dedicated to the City of Greenfield. Future maintenance will be

the responsibility of the City. The tentative map has identified a five foot wide public utility easement along Terrace Drive. With the conversion of the "private park" parcel into a buildable lot, the terminus of Terrace Drive will be reconfigured. All design and construction will be in conformance with City standards.

Community/Neighborhood Impacts

With the payment of required development and impact fees, the proposed residential development will have less than significant impacts on City services including water, sewer, trash, police, fire, and schools. The location of this project will serve as a buffer between the single-family residential units east along Oak Avenue and the mobile home park immediately to the west.

Inclusionary Housing

The original subdivision proposed the construction of five residential housing units. One of those units was to replace a previous house on the property, resulting in a net increase in four residential housing units. Because this subdivision provided fewer than five new housing units, it was exempt from the City's inclusionary housing ordinance. The current proposal, however, converts the park area to a buildable lot, thus resulting in a total of six new residential housing units. Since the previous house was demolished more than two years ago, an inclusionary housing credit for this previous home no longer applies. Thus, the total proposed six new residential units are subject to the requirements of the City's inclusionary housing ordinance.

The inclusionary housing ordinance, chapter 17.51 of the municipal code, requires the set aside of 20% of the units as for-sale inclusionary units. This is a requirement for 1.2 units. Because this is a fractional share, the inclusionary housing ordinance requires the construction of either two inclusionary housing units or the construction of one unit plus payment to the City of an in-lieu fee equal to 20% of the cost of developing an average market-rate unit times the fractional share (i.e., 20%).

Conformance with Subdivisions Code and State Subdivision Map Act

The tentative map submitted with this application was prepared in compliance with the requirements of §§ 16.16.020 and 16.16.030 of the City of Greenfield Subdivisions Code and the State Government Code, Subdivision Map Act, §§ 66452 – 66452.24. The tentative map complies with all local and state requirements for approval of the proposed tentative map.

Conditions of Approval

The approval of the Oak Terrace subdivision in 2005 was subject to a number of conditions of approval. With the proposed property line reconfigurations, public street dedications, and the elimination of the private park, those previous conditions of approval also require modification to reflect these changes. The recommended changes to the conditions of approval are included with the attached resolution.

CEQA

The proposed project is exempt from the requirements of CEQA pursuant to Section 15332 of the CEQA guidelines governing infill development projects (California Code of Regulations, Title 14, Chapter 3).

RECOMMENDATION

The development of the Oak Terrace subdivision as a five single-family residential project with a private neighborhood park has been previously reviewed and approved by both the Planning Commission and the City Council. It is the desire of the property owner to modify this project to allow construction of a sixth single-family residence on the site previously reserved for a private park and to dedicate the street, stormwater detention basin, and adjoining landscape strip to the City, rather than retaining those under private ownership, thereby necessitating the creation of a homeowner's association for their on-going maintenance and operation.

A homeowner's association comprised of five homeowners would be of questionable viability. This is especially true when it would be the responsibility of that association to maintain and operate a private street, a below grade stormwater detention basin, a landscape strip, and a private park. More likely than not, within a few years after its creation, the street, the landscape strip, and the park would begin to fall into states of disrepair and the homeowner's association would not maintain these improvements in an appropriate manner. It is also questionable whether a private park that will serve only five single-family residences is viable or even appropriate. The original concept of creating a privately maintained street, landscape strip, below grade detention system, and neighborhood park was probably not well considered.

Allowing, or requiring, the maintenance and operation of private streets, utilities, stormwter detention basins, and parks is not a situation that would generally be in the best interest of the City. The City should discourage such private ownership and the necessity of creating homeowner's associations, rather than requiring or encouraging such activities.

It is recommended the Planning Commission adopt a resolution recommending the City Council approve the new tentative map for the Oak Terrace subdivision subject to a number of specified conditions of approval.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2015-05 RECOMMENDING THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVE THE TENTATIVE MAP FOR THE OAK TERRACE SUBDIVISION SUBJECT TO THE SPECIFIED CONDITIONS OF APPROVAL.

Attachment A – Site Photos
Attachment B – Tentative Map Drawings
Attachment C – Planning Commission Action, August 8, 2005
Attachment D – Final Map (October 17, 2007)

CITY OF GREENFIELD
EXHIBIT "A"
CONDITIONS OF APPROVAL

COATS/THORP PUD/SUBDIVISION VESTING TENTATIVE MAP
SUB 2005-02
City Council- September 6, 2005
AMENDED _____, 2015

GENERAL

1. A note shall be placed on the plans stating that all utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map.

2. The subdivider and/or developer shall comply with all of the provisions of the approved Tentative Map as modified to conform with the requirements of this amended Conditions of Approval, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Chapter 16 and Title 19 "Impact Mitigation Fees" for sewer, water, traffic, parks, general facilities, community centers, fire protection, and police services, as well as payment to the School District for school impact fees. ~~Sewer and Water i~~Impact fees shall be paid in accordance with the most recent adopted impact fee ordinance at the time of occupancy.

3. The Tentative Map shall be modified to reflect the redesignation of Parcel A from dedication as a neighborhood park to Lot 6 for housing development. The availability of Lot 6 for housing development will require realignment of Terrace Drive and shall be shown on the Final Map.

~~2.~~4. The Tentative Map shall be modified to reflect the dedication and transfer of title of Terrace Drive to the City of Greenfield for street and roadway purposes. This dedication and transfer of title will require lot line adjustments for each parcel, which shall be shown on modified Tentative Map and the Final Map.

PRIOR TO RECORDATION OF FINAL MAP

~~3.~~5. All plans and profiles of improvements shall be approved by the Director of Public Works and the City Engineer prior to the filing of the final map, and the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent, subject to fees appropriate for the services.

~~4.~~6. All utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map.

~~5.~~7. Fire hydrant shall be provided by the developer at location(s) within the subdivision to be approved by the Fire Chief and the Director of Public Works, and shown on the Final Map.

~~6.~~8. The developer shall prepare Subdivision Improvement Plans to be approved by the City Engineer and the Public Works Director. The Improvement Plans shall include all required on- and off-site public improvements including, but not limited to the utilities, fire hydrants, street lights, street landscaping, project fencing, water system, sanitary sewer system, storm water drainage system including the detention basin, and street improvements which include three-quarter width street improvements including pavement to the existing pavement along Oak Avenue.

9. The on-site street improvements and roadway shall be dedicated to and title transferred to the City of Greenfield for street and roadway purposes. The dedication shall be shown on the Final Map and necessary deeds and other documents transferring title to Terrace Drive to the City shall be prepared by the developer, approved by the City, and recorded with the Monterey County Recorder's Office.

~~7. A Home Owners Association (HOA) agreement shall be prepared by the developer, subject to approval by the City Attorney and Public Works Director. All costs associated with the creation of the HOA by the City shall be the responsibility of the developer. The HOA shall include an escalation clause to address increases in the future cost of maintenance and replacement. The developer shall be responsible to maintain the items included within the HOA until the fees have been collected for the HOA.~~

~~8.~~10. The storm water detention/percolation and drainage system must be designed, constructed and monitored in accordance with City and State regulations, subject to the final review and approval of the City Engineer and Public Works Director. The project's final design system will include routing of storm water runoff to off-site drainage facilities when the pond's design capacity is exceeded to avoid impacting adjacent lands. Curb and gutter shall be installed to the storm drain located on Oak Avenue to facilitate movement of water offsite when needed. Storm water detention and drainage facilities shall be constructed at the beginning of the subdivision improvement construction process to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include perimeter fencing and ~~heavy~~ landscaping. ~~The basin shall be maintained through the required Home Owners Association.~~

~~9.~~11. All utility easements, including a Public Utilities Easement on the front of all of the lots for telephone, electric, cable, shall be provided on the Final Map. This configuration must meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

~~10.~~12. Prior to the City's acceptance of the Final Map, the Developer shall contact the Greenfield U.S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes" (NDCBUs). Any required easements shall be dedicated and shown on the Final Map within a public utility easement, as approved by City Staff and the Postmaster, Greenfield Post Office.

~~11. The project developer shall be required to install a combination of turf, trees, shrubs, and structures in the proposed Neighborhood Park to be maintained by the Home Owners Association. Prior to recording of the Final Map the developer shall submit for the approval of the Planning Commission, a Final Landscape Plan for the landscaping of the park, planting strips, and the detention basin. All landscaping shall utilize drought tolerant species and water efficient irrigation systems.~~

~~12.~~13. Fire hydrants spaced as required by the Fire Chief shall be provided by the developer at locations within the subdivision to be approved by the Fire Chief and the Director of Public Works, and shown on the Final Map.

~~13.~~14. The reproducible Mylar and electronic files of the plans and profiles of said improvements shall be furnished to the Public Works Department and shall become the property of the City of Greenfield at the time of approval.

~~14.~~15. No permits or work shall commence on the subject property until approval of the final map unless otherwise approved by the Public Works Director.

~~15.~~16. Preparation of the final improvement plans and construction of the homes and non-residential structures shall proceed in compliance with all applicable state and federal laws, City ordinances and the ordinances or regulations of other jurisdictions where applicable.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

~~16.~~17. The developer shall prepare Subdivision Improvement Plans to be approved by the City Engineer and the Public Works Director prior to issuance of grading or building permits. The Improvement Plans shall include all required on- and off-site public improvements including, but not limited to the water system, sanitary sewer system, storm water drainage system, street improvements and other utilities, street landscaping, and project fencing.

~~17.~~18. Prior to issuance of building or grading permits, plans showing how the sewer line at Oak Avenue will be linked to the subdivision shall be provided to the Director of Public Works for review and approval.

~~18.~~19. The proposed percolation system shall demonstrate capacity for serving this subdivision. Design calculations shall be provided to the City Engineer and Public

Works Director for review and approval along with detailed design, prior to submittal of the Final Map. The curb and gutter that shall be constructed to guide storm water overflow to the Oak Avenue storm drain shall be completed with street improvements which include three quarter width street improvements including pavement to the existing pavement along Oak Avenue.

~~19.~~20. A detailed soils report shall be prepared prior to site development by a qualified soils engineer and the recommendations of the engineer, as contained in the report, shall be followed for site preparation, grading, foundation support and structural loading designs so that all future site development designs shall be able to withstand earthquake ground movement as required by the most recent edition of the Uniform Building Code (UBC) consistent with the location of the projects in relation to known earthquake faults. All excavated and graded material shall be sufficiently watered, using non-potable water when logistically possible, to prevent excessive dust.

~~20.~~21. Site grading and the required detention basin shall be installed in accordance with the approved improvement plan, to collect runoff and sediment during the grading and construction on site.

~~21.~~22. The use of dust and litter control measures during all construction, as well as during construction of housing units shall be required. The measures proposed for use shall be submitted to the Public Works Director for approval. Developer shall provide $5,000.00 cash deposit with City to secure compliance with litter and dust control measures. This deposit shall be made before any construction or site preparation activity shall be allowed to begin.

~~22.~~23. Prior to the issuance of building permits, the developer or applicants shall pay all applicable fees, to be calculated using the fee scale in place at the time of building occupancy, including impact fees for fire, and schools for each of the lots as they are developed. Prior to Certificate of Occupancy, all other required impact fees including but not limited to sewer, water, traffic, park, general facilities, community center and police impact fees shall be paid for each lot as developed. Park fees are also due at the time of occupancy.

~~23. In lieu park fees shall be required for the subdivision. The neighborhood park does not count towards any of the park requirement since it is a private park. The neighborhood park shall be improved at the applicant's expense. The applicant shall pay the in-lieu fee, as calculated by the City Council, prior to the first occupancy permits being issued.~~

24. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures. Septic Systems that may be present onsite shall be demolished according to Monterey County Health Standards.

25. The Public Works Director shall ~~verify~~ confirm the capacity of wastewater treatment and disposal facilities to serve the needs of development of the project site~~ the satisfaction of the Director of Public Works~~.

26. The project Applicant shall submit a Geotechnical Report prepared by a qualified professional prior to development of the project site. The geotechnical report should include comprehensive geologic, seismic, and/or soils and engineering studies. Recommendations of the report shall be incorporated into the final building plans subject to review and approval by the Greenfield Building and Planning Department.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

27. If stains or odors indicating potential chemical contamination of soils are discovered during the development of the project site, all activities shall stop within the area of staining and/or odors. The applicant or contractor shall immediately contact the City Public Works ~~Planning~~ Director and City Engineer ~~D&M Consulting Engineers, or other qualified engineer,~~ to make a determination as to the extent of contamination and to whether a remediation plan needs to be completed to address potential contamination of the soil.

28. To reduce the effects of construction noise, the applicant shall require construction contractors to limit high noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday). The applicant may request permission to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate. The City Building Official~~/Planning Manager~~ shall conduct monitoring of construction activities to ensure compliance. If any ~~extremely loud noises (~~noises which exceed the NUC General Performance Standards for noise, Section 17.54.030~~)~~, are to occur and are known of beforehand (i.e., continuous drilling and or large earthmoving), 24 hour notice shall be given to all neighbors within 500 feet of the project site, as well as posting a notice on site.

29. Construction contractors shall implement a dust abatement program to be reviewed and approved by the Director of Public Works prior to issuance of building or grading permits. The program shall include the following:

- Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Apply non-toxic soil stabilizers or cover storage piles and inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days.)
- Plant vegetative ground cover in disturbed areas as soon as possible.

- Cover all trucks hauling dirt, sand, or loose materials, or maintain at least 2 feet of freeboard.
- Sweep streets if visible soil material is carried out from the construction site.
- Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

30. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Public Works Director ~~Greenfield Planning and Building Department~~ and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the Public Works Director ~~project planner~~ and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

31. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.

32. Prior to Certificates of Occupancy, the water system shall be designed and constructed in accordance with City standards and State law and shall be installed by the developer and accepted by the City.

33. Prior to Certificates of Occupancy, all water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, shall be installed, with service laterals up to the property line for each individual lot included within the tract, prior to surfacing the streets.

34. Prior to the issuance of Certificates of Occupancy, all public improvements including the installation of landscaping, construction of the detention basin, installation of street improvements, installation of utilities, and installation of fencing shall be

completed to the satisfaction of the City Engineer and~~,~~ Public Works Director~~, and Planning Manager~~.

35. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.

36. All grading within the boundaries of the subdivision shall be done under the direction and supervision of a soils engineer. Upon completion of all grading, a final soils report shall be submitted to the Public Works Department by the soils engineer, certifying compliance with the City's grading ordinance. The report shall include locations and elevations of field density tests, summaries of field and laboratory tests, and any other substantiating data developed by the soils engineer.

~~37. The developers and/or the Home Owners Association will be responsible for the maintenance of the detention system, subject to inspection by the City to ensure proper operation and maintenance.~~

~~38. Prior to issuance of Certificates of Occupancy, the Developer shall implement a Home Owners Association to provide for maintenance of the roadway within the development. Other options may be provided for the maintenance of the roadway as permitted by the City and as determined by the City Manager, Planning Manager, and City Attorney.~~

~~39.~~37. Prior to issuance of Certificates of Occupancy, the Developer shall install all required street name and traffic control signs as required, in accordance with the specification of the Public Works Director, the improvement plans, and the approval of the Police Chief.

~~40.~~38. The Building Official will confirm that all fixtures and appliances in the yards and structures shall be water conserving and low-flow, subject to the approval of the Building Official and consistent with the City's water conservation ordinance. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.

~~41.~~39. Permanent monuments shall be furnished and installed by the subdivider as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.

~~42.~~40. Compliance with the City's inclusionary housing ordinance is required.

CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2015-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD PLANNING COMMISSION RECOMMENDING THE CITY OF GREENFIELD CITY COUNCIL APPROVE THE TENTATIVE MAP FOR THE OAK TERRACE SUBDIVISION SUBJECT TO SPECIFIED CONDITIONS OF APPROVAL

WHEREAS, California Government Code, Subdivision Map Act, §§ 66452 – 66452.24 and Chapter 16.16 of the Greenfield Municipal Code set forth requirements for subdivisions and tentative maps; and

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

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

WHEREAS, an application has been submitted by Coats Consulting and Mr. John Pekema for the creation of a subdivision and tentative map for certain partially developed property consisting of property located along Terrace Drive at Oak Avenue between 3rd and 4th Streets in the City of Greenfield, APNs 024-072-049, -050, -051, -052, -053, and -054; and

WHEREAS, the tentative map application consists of a project that was previously approved by the City of Greenfield City Council in 2005, consisting of five single-family residences, a private park, and a private street; and

WHEREAS, the property owner now wishes to modify the previously approved project to allow the development of six single-family residential units, elimination of the requirement for a private park, and dedication of the street and stormwater detention basin to the City of Greenfield; and

WHEREAS, to modify the project as desired by the property owner, new tentative and final maps are required; and

WHEREAS, the City of Greenfield Planning Director has reviewed and analyzed the requested tentative map and has recommended the Planning Commission adopt a resolution recommending the City of Greenfield City Council approve such tentative map subject to certain specified conditions of approval; and

WHEREAS, the application for the proposed tentative map was heard, reviewed, and discussed by the Planning Commission at a duly noticed public hearing;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding this proposed tentative map at the public hearing and has made the following findings:

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

    a. The General Plan denotes the project site as Medium Density Residential, and the zoning designation is R-M, Multiple Family Residential. The medium density multifamily zoning district includes higher density single-family and lower density multi-family residential housing types, such as smaller lot single-family homes, duplexes, townhomes, condominiums, row houses, and garden apartments. Residential densities in this zoning district are 7 to 15 dwelling units per acre. The proposed project consists of six single-family residential units on 0.69 acres. This equates to 8.7 dwelling units per acre.

    b. As this project proceeds through the development review and approval process, all development standards for the R-M zoning district (Zoning Code § 17.30.040) will be met as a condition of further project approvals. These development standards include those pertaining to accessory structures, landscaping, resource efficiency, lighting, parking, and signage.

    c. All utility and site infrastructure improvements will be designed and constructed in conformance with City Standards.

    d. Compliance with the City's inclusionary housing ordinance (Zoning Code chapter 17.51) will be required.

    e. The July 18, 2006, Subdivision Improvements Agreement executed by the City of Greenfield and the previous subdividers/owners of the proposed project site will be amended to reflect the changed conditions of the tentative map and the associated conditions of approval. With the adoption of the specified conditions of approval and the amended Subdivision Improvements Agreement, the project will not be in conflict with the Zoning Code.

2. FINDING: The site is physically suitable for the type and density of development proposed.

    a. The natural topography of the site is nearly flat, vacant, and located outside any flood plain.

b. The proximity of the site to existing development and City services make infrastructure improvements to serve the site feasible economically and physically. As part of the project's previous approvals, utilities have already been extended into the site, street improvements have been constructed along Oak Avenue and for the interior Terrace Drive, including curb, sidewalks, and driveway curb cuts.

3. FINDING: The proposed project will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.

a. The project site was analyzed at the maximum allowable density in the 2005 Greenfield General Plan and associated Environmental Impact Report.

b. The property is located within the redevelopment area of the City of Greenfield.

4. FINDING: The establishment, maintenance, and operation of the project and type of its improvements will not, under the circumstances, be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood of the proposed development, or to its future residents, or to the general welfare of the City.

a. This project has been previously reviewed by all responsible City, County, and Regional agencies, and conditions of approval have been previously applied as deemed necessary by the Planning Commission and City Council to ensure the continuing public health, safety, peace, morals, comfort, and general welfare of the persons residing in the neighborhood and those of the City of Greenfield.

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

c. Infrastructure for on-site utilities and stormwater detention is already in place. Driveway curb cuts and sidewalks along Terrace Drive have been constructed.

5. FINDING: The payment of school impact fees and park in-lieu fees is an adequate measure for the accommodation of school and park and recreation facilities for residents of this site.

a. The proposed subdivision will pay all required park in-lieu fees to meet the City's park requirements for this project.

b. The proposed subdivision will pay all required school impact fees to address school impacts from the residential development of the site.

6. FINDING: All requirements of the California Environmental Quality Act have been met.

a. This project is categorically exempt from CEQA per section 15332, in-fill development projects.

b. Applicable conditions of approval from this project's prior tentative map approvals are included in the current conditions of approval for this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Greenfield recommends the City of Greenfield City Council approve the proposed tentative map for the Oak Terrace subdivision and the creation of six single-family residential lots on 30,000 square feet of land on Oak Avenue, APNs 024-072-049, -050, -051, -052, -053, and -054, in the City of Greenfield, California, subject to the conditions of approval attached to this resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a duly noticed public hearing held on the 4th day of August 2015, by the following vote:

AYES, and all in favor, therefore, Commissioners:

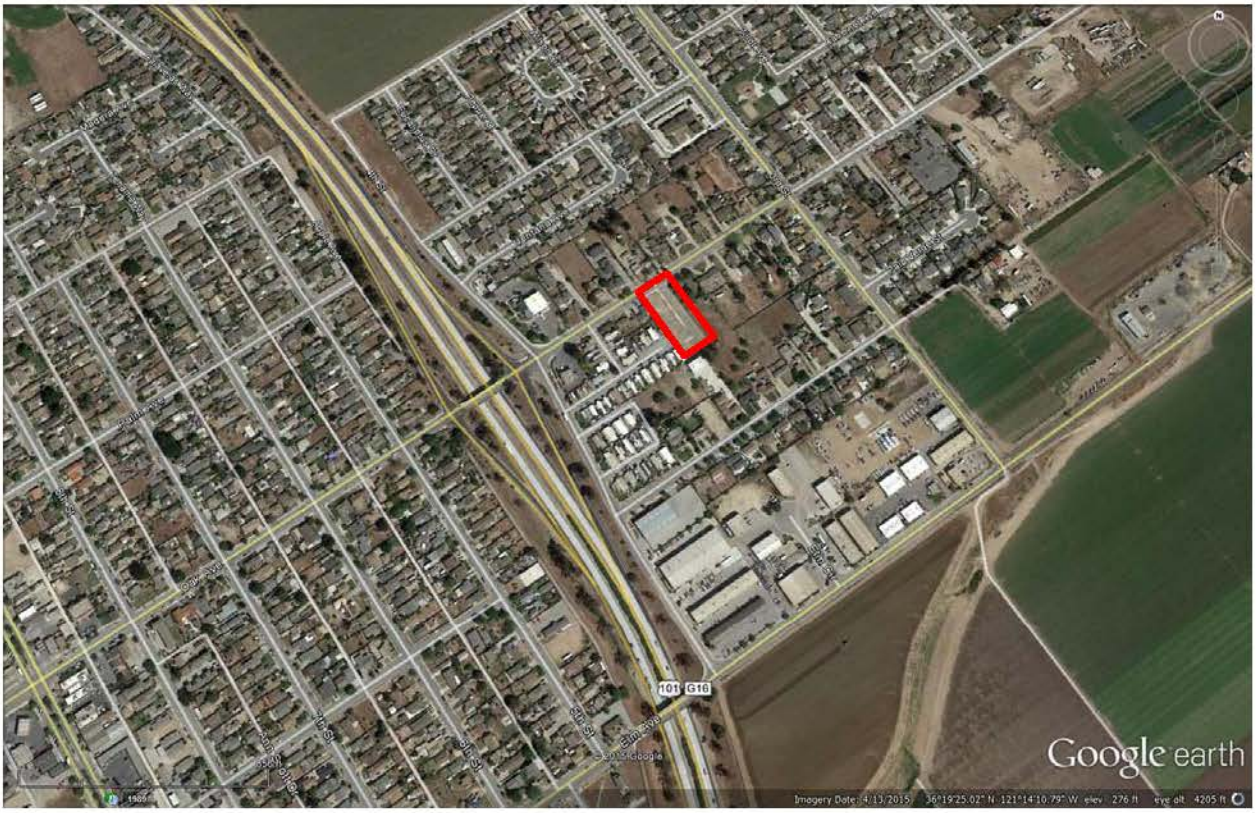
NOES, Commissioners:

ABSENT, Commissioners:

_____
Drew Tipton, Chairperson
Planning Commission

_____
Desiree Gomez, Secretary
Planning Commission

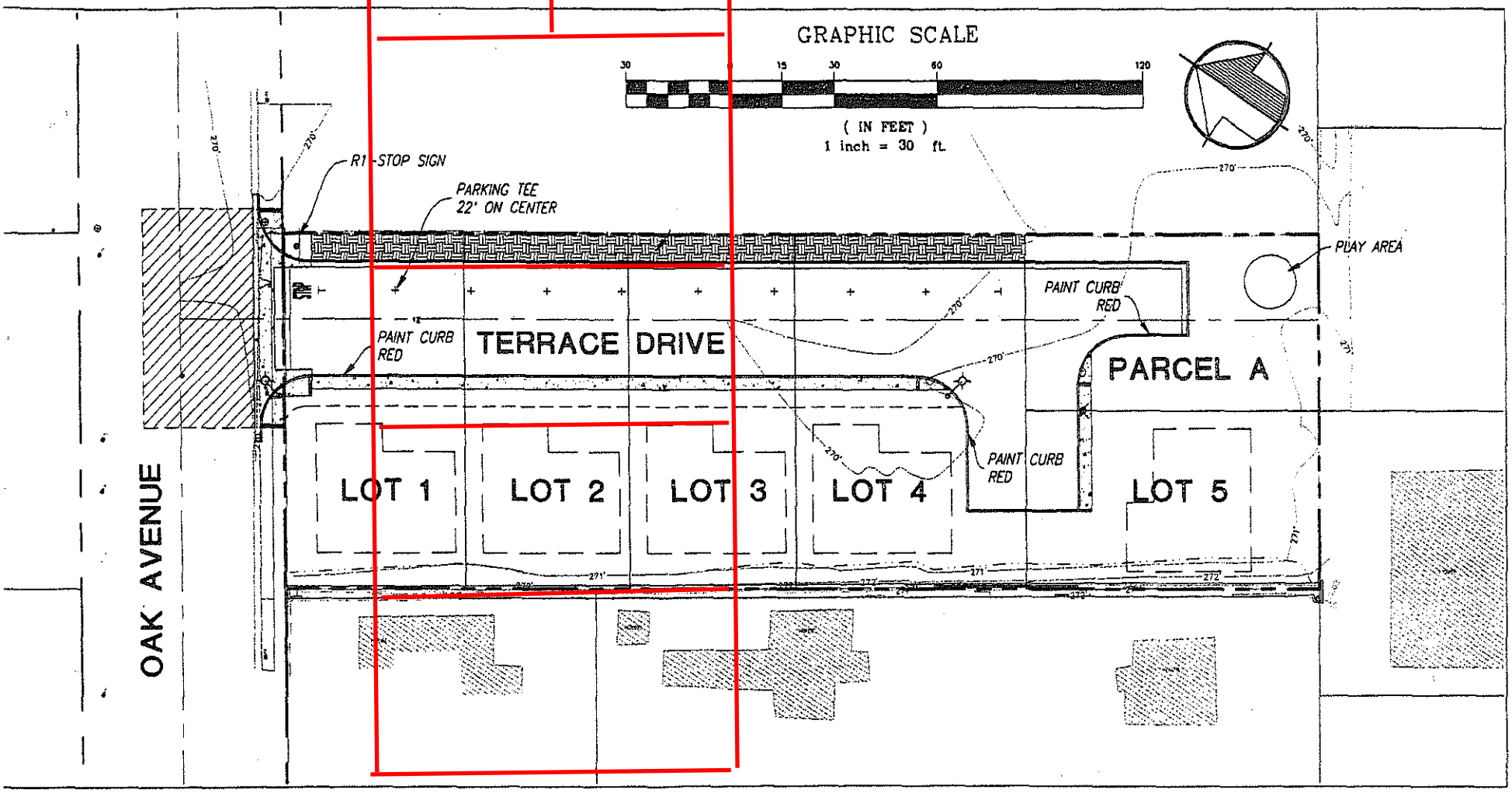
Attachment A
Site Photos
Oak Terrace (Oak Avenue and Terrace Drive)



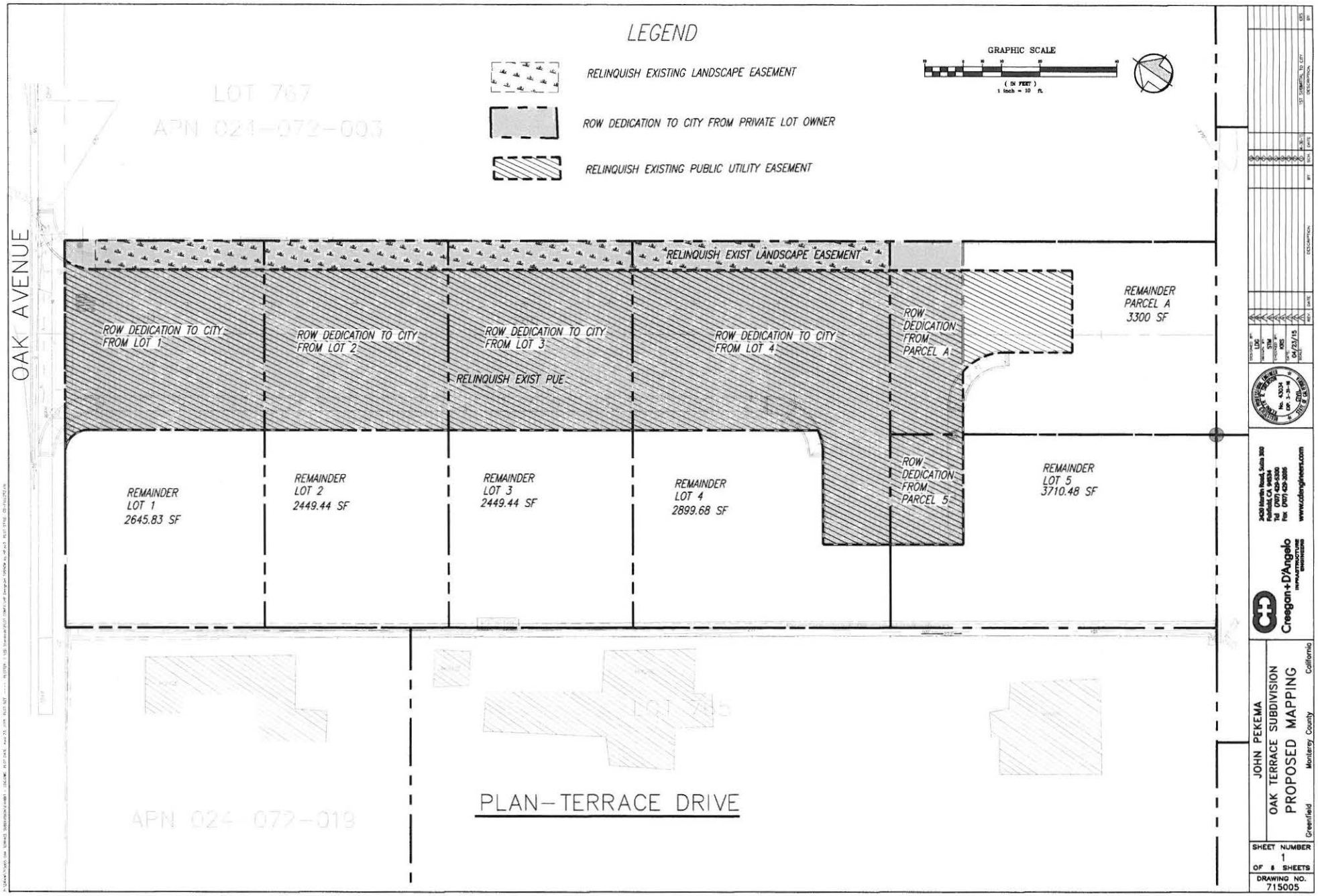
Exit Street View
STOP
Google earth

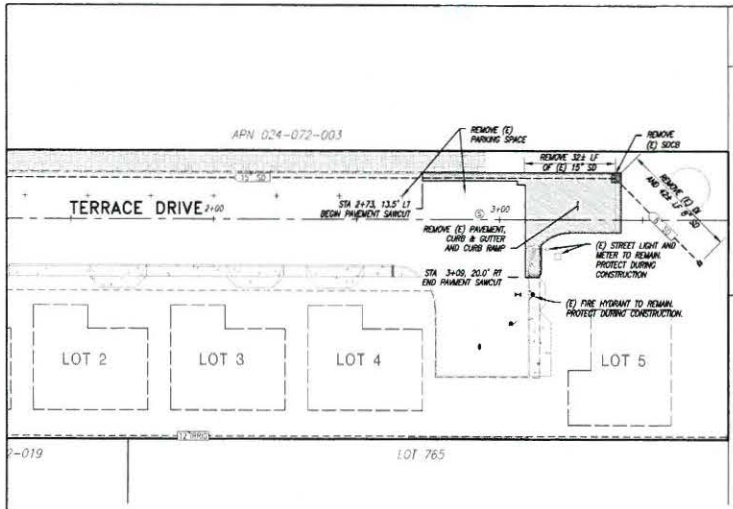
Exit Street View
Google earth

Attachment B
Tentative Map Drawings


GRAPHIC SCALE
30
15
30
60
120
(IN FEET)
1 inch = 30 ft.
R1-STOP SIGN
PARKING TEE
22' ON CENTER
PAINT CURB
RED
TERRACE DRIVE
PAINT CURB
RED
PAINT CURB
RED
PARCEL A
PLAY AREA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
OAK AVENUE
270'
271'
272'

EXISTING

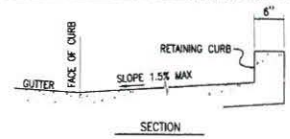

LEGEND
RELINQUISH EXISTING LANDSCAPE EASEMENT
ROW DEDICATION TO CITY FROM PRIVATE LOT OWNER
RELINQUISH EXISTING PUBLIC UTILITY EASEMENT
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
LOT 767
APN 021-072-003
OAK AVENUE
RELINQUISH EXIST LANDSCAPE EASEMENT
ROW DEDICATION TO CITY FROM LOT 1
ROW DEDICATION TO CITY FROM LOT 2
ROW DEDICATION TO CITY FROM LOT 3
ROW DEDICATION TO CITY FROM LOT 4
RELINQUISH EXIST PUE
ROW DEDICATION FROM PARCEL A
ROW DEDICATION FROM PARCEL 5
REMAINDER PARCEL A 3300 SF
REMAINDER LOT 1 2645.83 SF
REMAINDER LOT 2 2449.44 SF
REMAINDER LOT 3 2449.44 SF
REMAINDER LOT 4 2899.68 SF
REMAINDER LOT 5 3710.48 SF
APN 024-072-019
PLAN-TERRACE DRIVE
JOHN PEKEMA
OAK TERRACE SUBDIVISION
PROPOSED MAPPING
Greenfield Monterey County California
Creegan+D'Angelo
SHEET NUMBER 1 OF 8 SHEETS
DRAWING NO. 715005



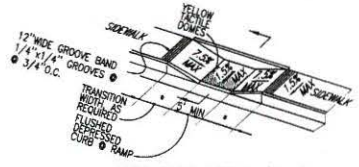
DEMOLITION PLAN

LEGEND

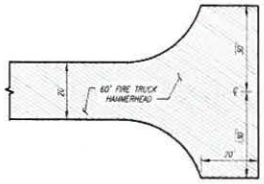
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- HOUSE FOOTPRINT
- LOT LINE
- STREET CENTERLINE
- 1" WATER SERVICE
- 4" SEWER SERVICE
- STORM DRAIN (15" SD)
- EXISTING UTILITIES (8" SS)
- EXISTING CATCH BASIN
- EXISTING SD MANHOLE
- EXISTING SS MANHOLE
- EXISTING CLEANOUT
- FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- DIRECTION OF DRAINAGE
- TC GRADE (1.0%)
- ACCESSIBLE RAMP



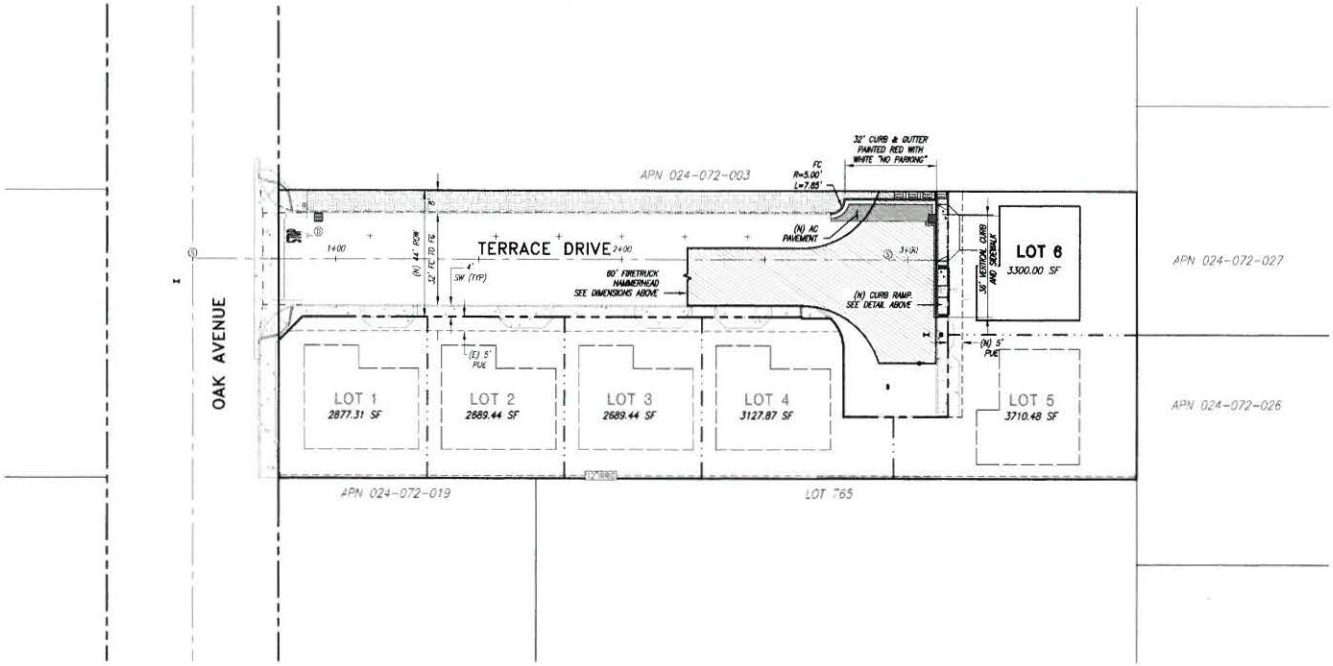
SECTION



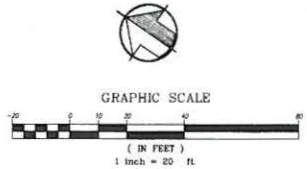
CURB RAMP DETAIL (TYP.)
CALTRANS STD 'CASE C' CURB RAMP
NTS



60' FIRE TRUCK HAMMERHEAD
NTS



LAYOUT & PAVING PLAN



PRELIMINARY

REV	DATE	DESCRIPTION	APPROVED	DATE

DESIGNED BY STM
DRAWN BY TCA
CHECKED BY KRS
DATE 06/09/2015
SCALE AS NOTED

No. 49034
EXP. 3-31-16
CIVIL
STATE OF CALIFORNIA

Creegan+D'Angelo INFRASTRUCTURE ENGINEERS
2420 Martin Road, Suite 380
Fairfield, CA 94534
Tel (707) 429-5300
Fax (707) 429-2086
www.cdengineers.com

JOHN & BARBARA PEKEMA
OAK TERRACE SUBDIVISION
LAYOUT & PAVING PAN

GREENFIELD MONTEREY COUNTY CALIFORNIA

SHEET NUMBER
C1
OF 3 SHEETS

DRAWING NO.
715005

Attachment C
Planning Commission Action, August 8, 2005

GREENFIELD PLANNING COMMISSION AGENDA REPORT
August 8, 2005

Category: Planned Unit Development (PUD); Tentative Map
Report Prepared by: Michael McCormick, Contract Planner, PMC
Public Hearing: **Yes: X No: ___**

TITLE: **Coats/Thorp 6 Lot Residential Subdivision/Planned Unit Development (SUB 2005-02)**

PROPOSAL: Consideration of a tentative map allowing a five lot residential subdivision with lots from 3,500 sq. ft. to 5,200 sq. ft. in size with a 3,500 sq. ft. sixth lot for a small neighborhood park and play area on an existing 30,000 sq. ft. lot zoned medium residential.

SITE LOCATION: **Assessor's Parcel Number: 024-072-002**
355 Oak Avenue, Greenfield

RECOMMENDATION: Recommend that the City Council approve the Tentative Subdivision Map, and approve the Planned Unit Development.

Applicant: Geary Coats
650 Lighthouse Avenue, Suite 235
Pacific Grove, CA 93950

Owner: Robert Thorpe and Geary Coats
650 Lighthouse Avenue, Suite 235
Pacific Grove, CA 93950

Previous Action: Inclusion into the Greenfield Redevelopment Project Area in July 2000.

General Plan/ Zoning: Medium Density Residential (R-2)

Adjacent General Plan/Zoning: Low Density Residential (R-1) and Medium Density Residential (R-2)

Existing Use: The property is currently vacant .

Adjacent Uses: There are low density and medium density residential uses surrounding the property.

Environmental Exempt per Section15332, in-fill development projects.

Review:

BACKGROUND/PROJECT DESCRIPTION

The proposed project is located on a site that is relatively flat and contains no significant hills, ridges, ravines, or other topographic features. Similarly, there are no watercourses or wetlands on the property or in the vicinity, nor are there trees of substantial stature or significance.

The proposal is for the development of five single-family residences and all associated improvements, including a stormwater disposal system, park, road, and internal supporting infrastructure. There will be five standard single-family homes with on lots ranging from 3,500 sq. ft. to 5,200 sq. ft. in size with a 3,500 sq. ft. sixth lot for a small neighborhood park and play area. In total, the 30,000 sq. ft. site will contain 5 residential units, resulting in a gross density of less than 9 units per acre, which is within the allowed density of 15 units per acre.

In addition to the five residential units, the development will include a 3,500 square foot public neighborhood park Oak Avenue, to the north of the property will be improved to contain full curbs, gutters, sidewalks, and adjacent landscaping along the site frontage to Oak Avenue. Access to the site will be provided from Oak Avenue by way of one proposed private street.

Please see **Exhibits B and C** for tentative map, site plans, elevations, and floor plans.

PROJECT REVIEW PROCESS

All Planned Unit Developments and Tentative Subdivision Map applications require review by the Planning Commission and a recommendation to the City Council. In considering the requested variations in the Planned Unit Development, the Planning Commission must consider whether the requests are appropriate and will lead to a project that is superior to that which could be developed under strict application of the Greenfield Zoning Code. The Planning Commission must also consider the environmental effects of the subdivision of this property.

PROJECT ANALYSIS

Tentative Subdivision Map

The proposal is for the development of five single-family residences and all associated improvements, including a stormwater disposal system, park, road, and internal supporting infrastructure. There will be five standard single-family homes with on lots ranging from 3,500 sq. ft. to 5,200 sq. ft. in size with a 3,500 sq. ft. sixth lot for a small neighborhood park and play area. In total, the 30,000 sq. ft. site will contain five

residential units, resulting in a gross density of less than 9 units per acre, which is within the allowed density of 15 units per acre.

The interior street of the proposed subdivision is 30 feet in width with a "T" at the end of the road to allow turn-around for emergency vehicles. Along the roadway is a 5-foot wide sidewalk on west side. These rights-of-ways are private roads running across the private lots.

The area of the subdivision/PUD abutting Oak Avenue will also be improved in conjunction with this process. Specifically, Elm Avenue will be improved to contain 5-foot wide sidewalks, landscaping, and bike lanes. An existing 8-inch diameter water main, 24-inch diameter storm drain, and an existing 6-inch diameter sanitary sewer on Elm Avenue will serve the subdivision.

The parking for the single-family homes will be located at the side of the homes in the garages and car-ports accessed directly from the new private street. Street trees, light standards, and water hydrants must be located to the satisfaction of the Department of Public Works and Fire Department. Storm water drainage will be contained onsite for the 100 year flood event in a proposed sub-surface percolation system under the new private roadway.

Park Dedication: The Tentative Subdivision Map proposes a 3,200 sq. ft. neighborhood park site in the southeast corner of the site. The Subdivision Ordinance requires the dedication of 130,680 sq. ft. (3.0 acres) of park space for each 1,000 residents, or fees paid in-lieu thereof. As the Housing Element states that average households size is 4.7 persons, this development will generate a total of 24 new residents, and therefore requires a total dedication of 3,136 sq. ft. of park space. The Lighting and Landscape District is required to maintain the landscaping around the park

Grading and Drainage: The site is relatively flat and storm water currently pools onsite or flows to the street where it is transferred to city-maintained culverts and drainage channels. Construction of the street and home sites will increase storm runoff and the City requires that post-development runoff be maintained at pre-development levels for at least the 100-year storm event. If the percolation system overflows it will be channeled to the 24-inch stormwater drain located on Oak Avenue.

In order to accomplish appropriate drainage of the property, the site will be graded to drain towards Oak Avenue and the proposed percolation system. Since the proposed percolation system is located entirely underground, there are no aesthetic concerns associated with the construction of the system.

The final capacity and detailed design of the percolation system will be based upon the review and specifications of the City Engineer and those final plans included with the other detailed improvement designs submitted with the Final Map, pending approval of the Tentative Map by the Planning Commission and City Council.

Dedications, Public Improvements, Maintenance. As with the drainage plans, all other aspects of the public improvements associated with the subdivision, will be illustrated on the Final Improvement Plans to be approved by the City Council following the review and approval of the City Engineer and Public Works Director. The Lighting and Landscape District will be responsible for the maintenance and repair of streetlights, percolation system, and park facilities.

Community/Neighborhood Impacts. The City's impact fees, along with the park dedication addresses the park impacts of the residential development. The size of the residential development will have less than significant impacts on City services including water, sewer, trash, police, fire, affordable housing, and schools, based on the payment of development fees for those services, accommodation of these uses within the development, and the capacity within the infrastructure for additional development utilizing those services.

Inclusionary Housing. As described in the Inclusionary Housing Handbook, certain residential developments are not required to comply with the ordinance. One situation is when a structure is demolished within two years offsetting the total number of proposed units in a development in the inclusionary housing calculations. So, with the proposed five new units the applicant is proposing, one would be eliminated from the inclusionary housing calculation since there was a house on the property until five months ago. That house was demolished in accordance with City guidelines. This being the case, one of the new units will be offset by the recently demolished unit resulting in zero inclusionary units being required. See the calculation below.

Units Proposed*	Units Demolished **	Total Number of Units***	Inclusionary Units Required	
5	1	4	0	

*Total number of housing units proposed in the development.
**Total number of housing units demolished according to Greenfield guidelines on the proposed project site within the prior two (2) years.
*** As applied towards the Inclusionary Housing Requirement. Residential projects of less than five (5) units do not require compliance with the Inclusionary Housing Handbook.

Planned Unit Development

The proposal includes application for a Planned Unit Development. The PUD is governed by the Greenfield Municipal Code Chapter 17.28 and its purpose is "to provide a means of developing land as a unit where it is desirable to apply regulations more flexible than those pertaining to the zoning district in which the land is located and to grant diversification in the location of structures and site improvements. It is intended to encourage more creative and imaginative approaches to development which will take full advantage of a particular site, conserve natural features and resources, and promote more aesthetic and efficient use of land." In essence, the PUD process permits variation from the zoning district requirements if the proposed project is considered superior to the product resulting from strict application of the zoning district requirements.

The proposal includes the following variations.

1. Reduced Lot Area and Lot Width: The proposal includes single-family residential products. The first are typical single-family residences with lots ranging in size from 3,500 sq. ft. to 5,200 sq. ft. with lot widths ranging from 48-feet to 52 feet wide and 70 feet to 100 feet long. The R-2 Zoning District requires 6,000 square foot lots with 60-foot wide frontages.

   Staff Response: It is prudent to note that the R-2 Zoning District, and its regulations, are designed to accommodate densities of up to 15 units per acre. As such, a 6,000 square foot lot might ordinarily contain two units, with 3,000 square feet of lot area for each unit. As this proposal includes detached single-family residential units, the proposed lot sizes are appropriate as they provide the additional density called for in the Medium Density Residential (MDR) General Plan designation. In total, the project will provide five units over 30,000 sq. ft. for a density of 9 units per acre, which is well within the General Plan designated range of 1-15 units per acre.

   The smaller detached homes utilize narrower lots, with smaller areas. Because the garages and carports are recessed, the streetscape is enhanced by the residential architecture and not dominated by garage doors. These smaller lots will also provide more entry-level opportunities for first time homebuyers and those with limited incomes. It is likely that these home sites will maintain their relative affordability when compared to the typical single-family residences in the neighborhood. The proposal for smaller lots appears to be reasonable and will yield an enhanced project. Staff recommends approval of this component of the PUD.

Section 17.28.040 of the zoning ordinance provides a series of development standards and general development criteria to be used as guidelines in reviewing the precise development plan submitted for a PUD. These criteria include:

A. Attention shall be given to the topography of the site, the need for planting buffers, and the development of building arrangements, which will provide for maximum amenities of the sites. The location of the building and parking shall be appropriate to the size, shape and topography of the site and in harmony with its setting.
   Response: The site is relatively flat and the proposed siting of the buildings is appropriate for the site.

B. Recreation and/or usable open space shall be provided in scale with the development on all residential sites.
   Response: The project will provide park space that is equivalent in size to one of the lots in the 5-lot subdivision and will pay in-lieu fees for the space that is required but not reserved as parkland.

C. Attention shall be given to provide ingress, egress and traffic circulation in conformance with existing and proposed street improvements and city policies.

Response: Adequate circulation is difficult to provide on the site due to the lots small width. Since the surrounding areas were either already built out or unavailable for development the only access to the property was from a single point along Oak Avenue. Although there are no plans for additional access at this time, it would be possible to connect to the neighboring lot to the east (APN 024-072-003) if desired at some point in the future.

D. Lot area, yard requirements and building separations shall not be fixed. They shall be governed by the size, shape, and mass of the structures, and topography of the site and by accepted design principles. In no case shall any structure exceed the building height of the underlying zone district, or shall any dwelling or accessory structure be placed closer than five feet from any exterior lot line of the project boundary or closer than fifteen feet from any public street right-of-way.

Response: The applicant's proposed yard requirements and sizes are appropriate for the type of residential development proposed. These smaller lot and smaller unit homes provide greater, more efficient use of limited land resources and offer more relatively affordable single-family homes. The setbacks from the houses to the access roadway are appropriate since the roadway is private and, as such, does not require the fifteen foot setback normally required for public roadways.

E. Off-street parking spaces shall be provided as required by Chapter 17.46.

Response: The proposed project will provide a 1-car garage and 1-car carport for each unit as well as on-street parking.

F. Landscaped areas shall be established and maintained on all developed sites to promote visual esthetic appeal and to maintain environmental balance. Preference shall be given to native species and low maintenance plants.

Response: The front yards of each of the units will be landscaped to ensure immediate and consistent esthetic appeal. The sod, grass, and street trees are all to be maintained in a positive aesthetic fashion.

Role of the Planning Commission

The Subdivision Ordinance of the City of Greenfield identifies the Planning Commission as the Advisory Body to the City Council for subdivisions of more than four lots. The Planning Commission must review the Tentative Map and the environmental determination, and determine whether it can make a recommendation of approval for the subdivision. In making that recommendation to the City Council, which will take the final action, the Planning Commission must make certain findings with regard to the proposed project. They are summarized in the attached resolution and primarily they relate to the suitability of the land for the type of project proposed. If the Planning Commission can find no reason which requires denial of the subdivision as per Section

16.16.110(E), and if after consideration of the proposed design, the Commission determines that the project is consistent with the General Plan and Zoning Ordinance, it should make a recommendation to the City Council for approval If any of the findings for denial exist, as identified in Section 16.16.110(E), the Commission should recommend denial.

Similarly, the Planning Commission must review the proposed Planned Unit Development and all the components and proposed variations therein. The Planning Commission, based on its review and including any additional comments or Conditions, must make a recommendation to the City Council for the ultimate approval or denial of the Planned Unit Development.

SUMMARY/STAFF RECOMMENDATION

This application includes a two inter-related actions. Approval of the Tentative Map depends upon approval of the Planned Unit Development. Staff has found the proposed Tentative Map and Planned Unit Development to be consistent with the intent of the General Plan. Staff has also found the proposal to be consistent with the provisions of the Zoning Ordinance and Subdivision Ordinance for development of property in the medium density residential district as they relate to lot size, configuration, density, and design. Standard conditions of development have been provided which address the specific design issues on this site. Staff therefore recommends that the Planning Commission adopt a resolution recommending that the City Council approve the Planned Unit Development and Tentative Map, based on the findings and conditions included with the attached resolution. A number of those conditions require Planning Commission review and approval of specific elements of the project, which may be addressed prior to the acceptance of the Final Map.

PLANNING COMMISSION ACTION

1. **Public Hearing** – Accept public testimony.
2. **Recommendation to Council** – Recommend to City Council that the Council take the following actions:
   - **i)** Approve the Planned Unit Development;
   - **ii)** Approve the Tentative Map

ATTACHMENTS:

1. Conditions of Approval
2. Vesting Tentative Map
3. Elevations, Floor Plans, Site Plans
4. Subdivision Application Form
5. Property Owner Authorization Form
6. Developer's Statement

CITY OF GREENFIELD

RESOLUTION NO. SUB 2005-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD RECOMMENDING THAT THE GREENFIELD CITY COUNCIL APPROVE THE PLANNED UNIT DEVELOPMENT AND A TENTATIVE MAP FOR A RESIDENTIAL SUBDIVISION OF A 30,000 SQ. FT. SITE INTO 5 RESIDENTIAL LOTS AND A NEIGHBORHOOD PARK

Project: Coats/Thorp Planned Unit Development and Subdivision
APN(s): 024-072-002

WHEREAS, an application for a Planned Unit Development for the development of 5 single-family residences and supporting parkland and infrastructure on a 30,000 sq. ft. site was submitted to the City of Greenfield Planning and Building Inspection Department; and

WHEREAS, Geary Coats has also made application to the City of Greenfield Planning and Building Inspection Department to subdivide the 30,000 sq. ft. site into 5 single-family lots, park, stormwater percolation system, and appropriate street dedication;

WHEREAS, the Planning Commission has considered, at a duly noticed public hearing, the Planned Unit Development and Tentative Map application; and

WHEREAS, the Planning Commission must make a recommendation to the City Council of the City of Greenfield regarding the proposed subdivision, the Planned Unit Development and the associated environmental review prior to the City Council taking action on the application.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the City of Greenfield has considered the proposed Negative Declaration and all written and verbal evidence regarding this application at the public hearing has made the following findings regarding the proposed application:

1. FINDING: That the proposed Planned Unit Development will demonstrate creative and innovative design, provide community amenities, and develop a project that is considered superior to that which might have been developed under the strict application of the Zoning Ordinance. The smaller lot sizes will provide a unique and relatively affordable alternative to standard single-family residences and will offer homeownership opportunities to an expanded populace. The requested variations are appropriate in light of the additional design and community amenities that are achieved trough the greater project.

2. FINDING: That the proposed subdivision's design and improvement is substantially in conformance with the City of Greenfield's Zoning Ordinance and other Municipal Code requirements and standards.
   (a) The proposed new subdivision is consistent with the City's zoning Ordinance in that the creation of medium density residential neighborhoods reflects the intent of the ordinance to encourage increased density and efficient use of residential land.
   (b) A Planned Unit Development has been approved as part of this project and the individual zoning standards proposed in this subdivision have been deemed to be appropriate for the project. As such, the project is not in conflict with the Zoning Ordinance.
   (c) The subdivision includes a private roadway, new water, sewer, storm drain, utility lines, park, and stormwater percolation facilities designed in conformance with City Standards. All improvements to City utilities will be constructed to City standards both on and off the site. Those improvement plans will be subject to City Council Approval with the Final Map.

3. FINDING: That the site is physically suitable for the type and density of development proposed.
   (a) The site is nearly flat, vacant and located outside the flood plain. Its proximity to existing development and City services make infrastructure improvements to serve the site feasible economically and physically.
   (b) The Planning Commission has reviewed the designs of the single-family homes, as part of the Planned Unit Development review, to ensure that the design is appropriate for the proposed density.
   (c) A Public Street (Oak Avenue) already exists along the frontage of the site and it will be improved as part of this project, with a new street connecting to it on the north side of the proposed subdivision.

4. FINDING: That the subdivision design and its proposed improvements will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.
   i. This project us categorically exempt from CEQA per Section15332, in-fill development projects.
   ii. The subject property was analyzed at the maximum allowable density in the 2005 Greenfield General Plan and associated Environmental Impact Report.
   iii. This property is located within the redevelopment area of Greenfield.

5. FINDING: The establishment, maintenance and operation of the subdivision and type of its improvements will not, under the circumstances be detrimental to health, safety, peace, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed development, or to its future residents, or to the general welfare of the City.

(a) This project has been reviewed by all responsible, City, County, and Regional agencies, and conditions of approval have been applied as deemed necessary by the Planning and Public Works Staff to ensure the continuing public health, safety and orderly development of the surrounding area.

(b) All infrastructure has been reviewed and a determination has been made that the site can and will be provided with the required municipal services and installation required for project approval.

6. FINDING: That the payment of school impact fees and provision of park space is an adequate measure for the accommodation of school and park and recreation facilities for residents of this site and those in its vicinity.

(a) A total of 3,200 sq. ft. of park space is required for a development of this magnitude. This park space and in-lieu fees will provide adequate recreational opportunities for the new residents of this development.

(b) The school impact fees from this project will help to address school impacts from the residential development of the site.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council approve the proposed Planned Unit Development and Tentative Map to create 5 single-family lots, a percolation system, and a park on 30,000 sq. ft. of land on Oak Avenue to serve the housing needs of its population.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the City Planning Commission held on the 8th day of August 2005, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

_____
Chairperson, Planning Commission of
City of Greenfield

_____
Secretary, Planning Commission of
City of Greenfield

CITY OF GREENFIELD
EXHIBIT "A"
CONDITIONS OF APPROVAL

COATS/THORP PUD/SUBDIVISION VESTING TENTATIVE MAP
SUB 2005-02
Planning Commission – August 8, 2005

GENERAL

1. A note shall be placed on the plans stating that all utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map.

2. The subdivider shall comply with all of the provisions of the approved Tentative Map, all pertinent provisions of the Municipal Code, including, but not limited to applicable provisions of Chapter 16 and Title 19 "Impact Mitigation Fees" for sewer, water, traffic and police services, as well as payment to the School District for school impact fees. No permits or work shall commence on the subject property until approval of the final map unless otherwise approved by the Public Works Director. Impact fees would be due prior to grading and building permit issuance. Impact fees shall include sewer, water, traffic, police, school, fire, park impact, community center, and general facility fees. These fees are due prior to occupancy permit issuance and the fee amounts are based on what is in place by the City at the time of building permit issuance

PRIOR TO RECORDATION OF FINAL MAP

3. All plans and profiles of improvements shall be approved by the Director of Public Works and the City Engineer prior to the filing of the final map, and the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent, subject to fees appropriate for the services.

4. All utilities shall be placed underground and any associated easements for utilities shall be shown on the Final Map.

5. Fire hydrant shall be provided by the developer at locations within the subdivision to be approved by the Fire Chief, and shown on the Final Map.

6. The Developer and City shall enter into a Subdivision Improvement Agreement (to be approved by the City Manager) acceptable to the Director of Public Works and the City Engineer and approved by the City Council.

7. The developer shall prepare Subdivision Improvement Plans to be approved by the City Engineer and the Public Works Director. The Improvement Plans shall include

all required on- and off-site public improvements including, but not limited to the utilities, fire hydrants, street lights, street landscaping, project fencing, water system, sanitary sewer system, storm water drainage system including the detention basin, and street improvements which include ¼ width street improvements including pavement to the existing pavement along Oak Avenue.

8. A Lighting and Landscaping Assessment District shall be prepared by the developer, subject to approval by the City Attorney and Public Works Director. All costs associated with the creation of the Assessment District by the City, shall be the responsibility of the developer. The Lighting and Landscaping Assessment District shall include an escalation clause to address increases in the future cost of maintenance and replacement. The developer shall be responsible to maintain the items included within the Lighting and Landscape District until the fees have been collected for the Assessment District.

9. The storm water detention/percolation system must be designed, constructed and monitored in accordance with City regulations, subject to the final review and approval of the City Engineer and Public Works Director. The project's final design system will include routing of storm water runoff to off-site drainage facilities when the pond's design capacity is exceeded to avoid impacting adjacent lands. Curb and gutter shall be installed to the storm drain located near the corner of Elm Avenue and 12th Street to facilitate movement of water offsite when needed. Storm water detention facilities shall be constructed at the beginning of the subdivision improvement construction process to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include perimeter fencing and heavy landscaping. The basin shall be maintained through the required Lighting and Landscaping Assessment District.

10. All utility easements, including a Public Utilities Easement on the front of all of the lots for telephone, electric, cable, shall be provided on the Final Map. This configuration must meet the requirements of the utility companies and the Director of Public Works and/or City Engineer.

11. Prior to the City's acceptance of the Final Map, the Developer shall contact the Greenfield U.S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes (NDCBU's). Any required easements shall be dedicated and shown on the Final Map within a public utility easement, as approved by City Staff and the Postmaster, Greenfield Post Office.

12. The project developer shall be required to install a combination of turf, trees, shrubs, and structures in the proposed Neighborhood Park to be maintained by the Lighting and Landscaping Assessment District. Prior to recording of the Final Map the developer shall submit for the approval of the Planning Commission, a Final Landscape Plan for the landscaping of the park, planting strips, and the detention basin. All landscaping shall utilize drought tolerant species and water efficient irrigation systems.

13. Fire hydrants spaced as required by the Fire Chief shall be provided by the developer at locations within the subdivision to be approved by the Fire Chief, and shown on the Final Map.

14. The reproducible Mylar and electronic files of the plans and profiles of said improvements shall be furnished to the Public Works Department and shall be come the property of the City of Greenfield at the time of approval.

15. No permits or work shall commence on the subject property until approval of the final map unless otherwise approved by the Public Works Director.

16. Preparation of the final improvement plans and construction of the homes, flex buildings and non-residential structures shall proceed in compliance with all applicable state and federal laws, City ordinances and the ordinances or regulations of other jurisdictions where applicable.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

17. The developer shall prepare Subdivision Improvement Plans to be approved by the City Engineer and the Public Works Director prior to issuance of grading or building permits. The Improvement Plans shall include all required on- and off-site public improvements including, but not limited to the water system, sanitary sewer system, storm water drainage system including a detention basin (if required), street improvements and other utilities, parking lot lights, street landscaping, and project fencing.

18. Prior to issuance of building or grading permits, plans showing how the sewer line at Elm Avenue will be linked to the subdivision shall be provided to the Director of Public Works for review and approval.

19. The proposed percolation system shall demonstrate capacity for serving this subdivision. Design calculations shall be provided to the City Engineer and Public Works Director for review and approval along with detailed design, prior to submittal of the Final Map. The curb and gutter that shall be constructed to guide overflow to the Oak Avenue storm drain shall be completed with street improvements which include ¼ width street improvements including pavement to the existing pavement along Oak Avenue.

20. A detailed soils report shall be prepared prior to site development by a qualified soils engineer and the recommendations of the engineer, as contained in the report, shall be followed for site preparation, grading, foundation support and structural loading designs so that all future site development designs shall be able to withstand earthquake ground movement as required by the most recent edition of the Uniform Building Code (UBC) consistent with the location of the projects in relation to known earthquake faults. All excavated and graded material shall be sufficiently

watered, using non-potable water when logistically possible, to prevent excessive dust.

21. Site grading and the required detention basin shall be installed in accordance with the approved improvement plan, to collect runoff and sediment during the grading and construction on site.

22. The use of dust and litter control measures during all construction, as well as during construction of housing units shall be required. The measures proposed for use shall be submitted to the Public Works Director for approval. Developer shall provide $5000.00 cash deposit with City to secure compliance with litter and dust control measures. This deposit shall be made before any construction or site preparation activity shall be allowed to begin. Since this project is across the street from Vista Verde Middle School this requirement will be strictly enforced. .

23. Prior to the issuance of building permits the developer or applicants shall pay all applicable fees, to be calculated using the fee scale in place a the time of building permit issuance, including impact fees for fire, and schools for each of the lots as they are developed. Prior to Certificate of Occupancy, all other required impact fees including but not limited to sewer, water, traffic, park, general facilities, community center and police impact fees shall be paid for each lot as developed.

24. In lieu park fees shall be required for the subdivision. The neighborhood park shall satisfy a portion of the park requirement. The neighborhood park shall be improved at the applicant's expense. The applicant shall pay the in-lieu fee, as calculated by the City Council, prior to the first occupancy permits being issued.

25. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures. Septic Systems that may be present onsite shall be demolished according to Monterey County Health Standards.

26. The Public Works Director shall verify capacity of wastewater treatment and disposal facilities to the satisfaction of the Director of Public Works.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

27. To reduce the effects of construction noise, the applicant shall require construction contractors to limit high noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday). The applicant may request permission to continue with construction through the weekend. If made, said request shall be submitted in writing for review and approval by the Director of Public Works and shall be pursuant to the limitations that the Public Works Director determines are appropriate. The City Building Official/Planning Manager shall conduct monitoring of construction activities to ensure compliance with. . If any extremely loud noises (noises which exceed the NUC General Performance Standards for noise, Section 17.54.030) are to occur and are known of

before hand (i.e. continuous drilling and or large earthmoving 24 hour notice shall be given to all neighbors within 500 feet of the project site, as well as posting a notice on site.

28. Construction contractors shall implement a dust abatement program to be reviewed and approved by the Director of Public Works prior to issuance of building or grading permits. The program shall include the following:
    - Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
    - Prohibit all grading activities during periods of high wind (over 15 mph).
    - Apply non-toxic soil stabilizers or cover storage piles and inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days.)
    - Plant vegetative ground cover in disturbed areas as soon as possible.
    - Cover all trucks hauling dirt, sand, or loose materials, or maintain at least 2 feet of freeboard.
    - Sweep streets if visible soil material is carried out from the construction site.
    - Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

29. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Greenfield Planning and Building Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

30. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.

31. Prior to Certificates of Occupancy, the water system shall be designed and constructed in accordance with City standards and State law and shall be installed by the developer and accepted by the City.

32. Prior to Certificates of Occupancy, all water mains, sanitary sewers and their appurtenances, storm water drainage lines, and any other utilities to be located beneath the public street, shall be installed, with service laterals up to the property line for each individual lot included within the tract, prior to surfacing the streets.

33. Prior to the issuance of Certificates of Occupancy, all public improvements including the installation of landscaping, construction of the detention basin, installation of street improvements, installation of utilities, installation of fencing shall be completed to the satisfaction of the City Engineer, Public Works Director, and Planning Manager.

34. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.

35. All grading within the boundaries of the subdivision shall be done under the direction and supervision of a soils engineer. Upon completion of all grading, a final soils report shall be submitted to the Public Works Department by the soils engineer, certifying compliance with the City's grading ordinance. The report shall include locations and elevations of field density tests, summaries of field and laboratory tests, and any other substantiating data developed by the soils engineer.

36. The developers and/or the Lighting and Landscaping Assessment District will be responsible for the maintenance of the detention system, subject to inspection by the City to ensure proper operation and maintenance.

37. Prior to issuance of Certificates of Occupancy, the Developer shall install all required street name and traffic control signs as required, in accordance with the specification of the Public Works Director, the improvement plans, and the approval of the Police Chief.

38. The Building Official will confirm that all fixtures and appliances in the yards and structures shall be water conserving and low-flow, subject to the approval of the Building Official and consistent with the City's water conservation ordinance. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.

39. Permanent monuments shall be furnished and installed by the subdivider as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.

40. Compliance with the inclusionary housing ordinance is required.

Attachment D
Final Map (October 17, 2007)

SN 000 28827

Vol. 24 C&T Pg. 12

TRACT NO. 1494

OAK TERRACE SUBDIVISION

BEING A SUBDIVISION OF LOT 766 "MAP OF CLARK COLONY," FILED IN MAP BOOK I OF CITIES AND TOWNS, AT PAGE 66, IN THE CITY OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR TWC, LLC

CREEGAN & D'ANGELO CONSULTING ENGINEERING
MONTEREY, CALIFORNIA
MAY 2006

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, AND/OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

WE HEREBY DEDICATE FOR PUBLIC USE AND OFFER FOR DEDICATION TO THE CITY OF GREENFIELD EASEMENTS FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, COMMUNICATION, WATER, STORM DRAINAGE, SEWER AND THEIR NECESSARY APPURTENANCES ON, OVER AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITIES EASEMENTS" OR "P.U.E."; SUCH STRIPS OF LAND ARE TO KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSES OF THE EASEMENTS.

WE ALSO HEREBY RESERVE FOR THE HOMEOWNERS OF TRACT _____ FOR PRIVATE PARK PURPOSES THAT PARCEL OF LAND DESIGNATED HEREON AS PARCEL A "PRIVATE PARK". THE MAINTENANCE OF SAID PARCEL OF LAND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OF TRACT _____.

WE ALSO HEREBY RESERVE FOR THE HOMEOWNERS OF TRACT _____ FOR LANDSCAPE PURPOSES THAT STRIP OF LAND DESIGNATED HEREON AS "LANDSCAPE EASEMENT". THE MAINTENANCE OF SAID STRIP OF LAND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OF TRACT _____.

WE ALSO HEREBY RESERVE FOR THE HOMEOWNERS OF TRACT _____ RECIPRICOL RIGHTS OF INGRESS AND EGRESS, AND FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REPLACEMENT OF STREETS, CURB, GUTTER, SIDEWALK, PUBLIC AND PRIVATE UTILITIES AND ANY APPURTENANCES THERETO OVER THE LANDS DESIGNATED HEREON AS "TERRACE DRIVE – A PRIVATE STREET".

ADJACENT AGRICULTURAL USE: THIS SUBDIVISION IS ADJACENT TO PROPERTY USED FOR AGRICULTURAL PURPOSES. RESIDENTS OF THE SUBDIVISION MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS, INCLUDING PLOWING, SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR. RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCE OR DISCOMFORT THAT MAY ARISE FROM NORMAL NECESSARY FARM OPERATIONS.

OWNER:
TWC, LLC

GEARY COATS

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
S.S.
COUNTY OF MONTEREY }

ON 05/24/2005 BEFORE ME, ELLEN SELVIG A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GEARY COATS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY'S SIGNATURE — COMMISSION EXPIRATION 08/16/2008

ELLEN SELVIG
Commission # 1507889
Notary Public - California
Monterey County
My Comm. Expires Aug 16, 2008

SURVEYOR'S STATEMENT

I, LYNN KOVACH, PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION DURING OCTOBER, 2005, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET ON OR BEFORE ONE YEAR AFTER THE RECORDATION OF THIS MAP BY THE MONTEREY COUNTY RECORDER. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR NO. 5321
OF THE STATE OF CALIFORNIA EXPIRES: 12-31-08

LICENSED LAND SURVEYOR — LYNN A. KOVACH — No. 5321 — Exp. 12-31-07 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I, MICHAEL RANKER, CITY ENGINEER OF THE CITY OF GREENFIELD, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE CITY COUNCIL OF THE CITY OF GREENFIELD, CALIFORNIA, ON SEPTEMBER 6, 2005; THAT THE PROVISIONS OF THE "CALIFORNIA SUBDIVISION MAP ACT," AS AMENDED, AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF SAID "TENTATIVE MAP", HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER, CITY OF GREENFIELD
REGISTERED CIVIL ENGINEER NO. C21472
REGISTRATION EXPIRES 9/30/09
DATE: OCTOBER 4, 2007

STATEMENT OF SECRETARY OF PLANNING COMMISSION

I, MARK McCLAIN, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GREENFIELD, CALIFORNIA, ON SEPTEMBER 6, 2005, THAT ALL THE PROVISIONS OF THE "CALIFORNIA SUBDIVISION MAP ACT," AS AMENDED, AND OF THE CITY OF GREENFIELD LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF SAID "TENTATIVE MAP" HAVE BEEN COMPLIED WITH.

SECRETARY, PLANNING COMMISSION OF THE CITY OF GREENFIELD — DATE: MAY 31, 2006

STATEMENT OF CITY CLERK

I, ANN RATHBUN, CITY CLERK OF THE CITY OF GREENFIELD, COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVED THE WITHIN SUBDIVISION MAP ON July 18, 2006, AND ACCEPTED ON BEHALF OF THE PUBLIC, THE STREETS AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CITY CLERK, CITY OF GREENFIELD — DATE: Aug 21, 2006

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD AT THE REQUEST OF MONTEREY COUNTY SURVEYORS, THIS 17TH DAY OF October, 2007 AT 24 MINUTES PAST 8 A.M., IN VOLUME 24 OF CITIES AND TOWNS AT PAGE 12, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

Stephen L. Vagnini
COUNTY RECORDER

BY Lupe Moreno DEPUTY SERIAL NO. 2007079284

FEE: $0.00

SHEET 1 OF 2 SHEETS

SN 000 28828

Vol 24 C&T Pg. 12

TRACT NO. 1494

OAK TERRACE SUBDIVISION

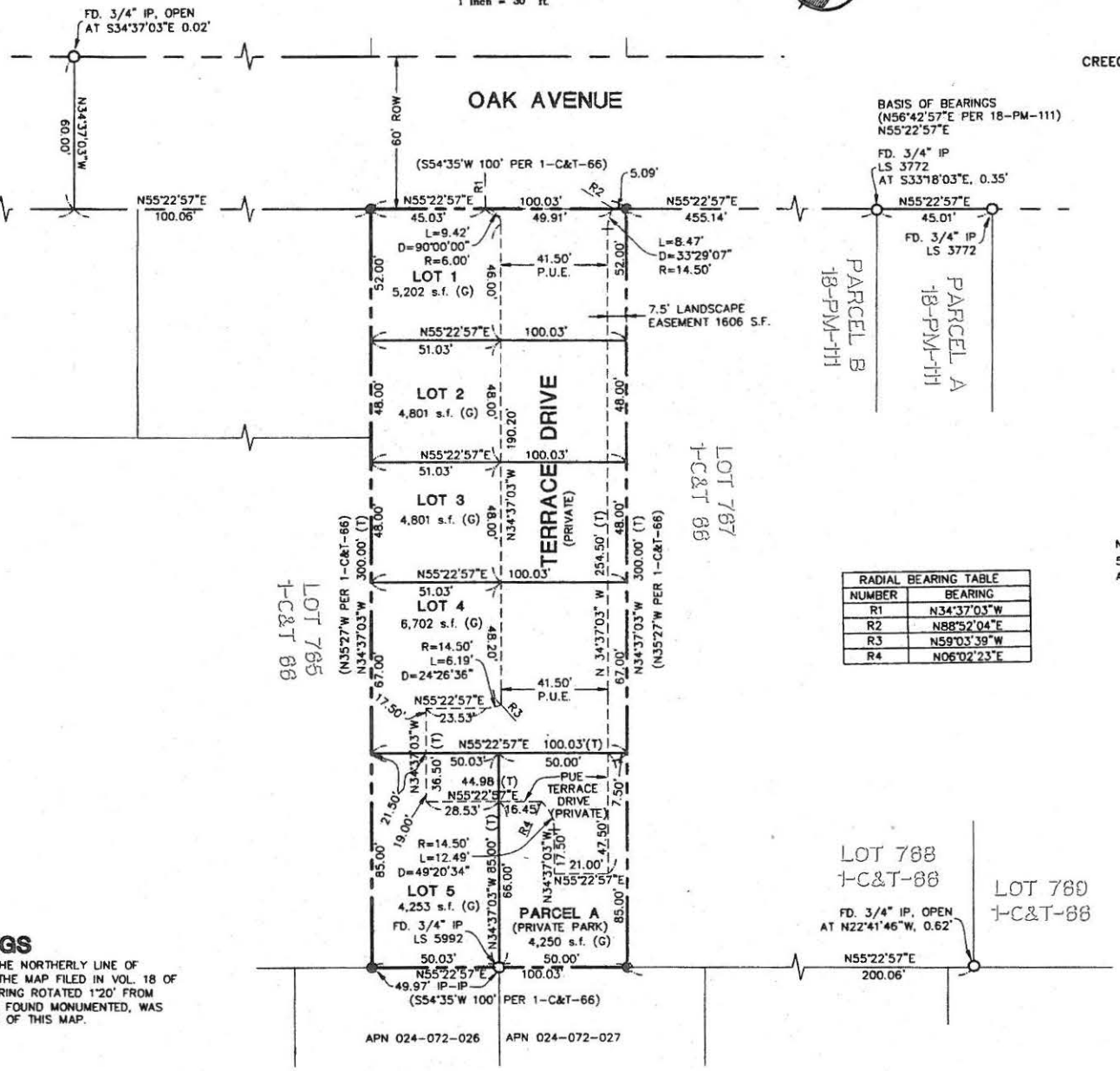
BEING A SUBDIVISION OF LOT 766 "MAP OF CLARK COLONY," FILED IN MAP BOOK I OF CITIES AND TOWNS, AT PAGE 66, IN THE CITY OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR TWC, LLC

CREEGAN & D'ANGELO CONSULTING ENGINEERING
MONTEREY, CALIFORNIA
MAY 2006

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

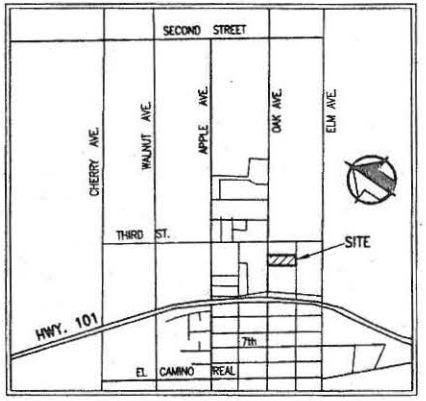


LEGEND

( )	RECORD DATA AS NOTED
o	FOUND IRON PIPE AS NOTED
●	SET 5/8" REBAR TAGGED LS 5321
M-M	MONUMENT TO MONUMENT
(T)	TOTAL DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
P/L	PROPERTY LINE
IP	IRON PIPE
(G)	GROSS AREA
— — —	DISTINCTIVE BORDER
———	LOT OR PARCEL LINE
- - - - -	EASEMENT LINE

RADIAL BEARING TABLE	
NUMBER	BEARING
R1	N34°37'03"W
R2	N88°52'04"E
R3	N59°03'39"W
R4	N06°02'23"E

NOTES:
5/8" REBAR TAGEED LS 5321 SHALL BE SET AT ALL LOT CORNERS OF THIS TRACT MAP.



VICINITY MAP-CITY OF GREENFIELD
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING OF S55°22'57" ON THE NORTHERLY LINE OF PARCEL "A" AS IT IS SHOWN ON THE MAP FILED IN VOL. 18 OF PARCEL MAPS AT PAGE 111, (BEARING ROTATED 1°20' FROM GRID NORTH TO TRUE NORTH), AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING OF THIS MAP.

SHEET 2 OF 2 SHEET