



City Council Memorandum

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MEMORANDUM: December 23, 2015

AGENDA DATE: January 12, 2016

TO: Mayor and City Council

PREPARED BY: Mic Steinmann, Community Services Director
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TITLE: **TUNZI (APPLE ROW) ANNEXATION, PREZONING, VESTING TENTATIVE MAP, SUBSEQUENT MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM**

AUTHORITY AND PROCEDURES

Section 17.10.030 of the City of Greenfield Zoning Code sets forth the land use responsibilities of the City Council. Those responsibilities include hearing and making decisions on applications for specific plans, general plan amendments, and zoning amendments, and such other powers and duties as prescribed by state law or local ordinance. Section 17.10.040 specifies that it is the responsibility of the Planning Commission to hear and make recommendations to the City Council on such land use issues. Upon receiving those recommendations, it is then the responsibility of the City Council to hold public hearing and take appropriate action on applications for specific plans and general plan and zoning code amendments.

The Planning Commission has reviewed the proposal, deliberated and made a recommendation on January 11, 2016.

The California Environmental Quality Act (CEQA) requires an assessment of the environmental impacts of a proposed project and the adoption of all feasible measures to mitigate those impacts. As the governing body of the City, it is the City Council's responsibility to review, approve, certify, adopt, and/or take other appropriate and necessary action relating to environmental impact reports and other documents, processes, and procedures required under CEQA.

CEQA

All CEQA analyses and reviews have been completed in accordance with the CEQA guidelines as set forth in California Code of Regulations, Title 14, Chapter 3, Sections 15000 *et seq.* The City of Greenfield, acting as the lead agency, initially determined in 2008 that development could result in potentially significant adverse environmental effects. With that determination and in light of the current proposal, the City prepared an Initial Study and Subsequent Mitigated Negative Declaration (IS/SMND) to evaluate the potentially significant adverse environmental impacts of the project. The IS/SMND was circulated for public review from September 30, 2015 to October 30, 2015, and public comment was received. Public comments are addressed in this Staff Report, and all final mitigation measures are contained in the Mitigation Monitoring and Reporting Program (MMRP). These environmental documents are hereby presented to the City Council for review, consideration, and appropriate action.

BACKGROUND AND ANALYSIS

This project was first considered by the City of Greenfield in 2008. The Villages Planned Development and Annexation Project Initial Study/Mitigated Negative Declaration (IS/MND), adopted in 2008 (SCH No. 2008091099), evaluated the environmental effects of construction of residential uses on approximately 80 acres, including the Tunzi project site, which was considered a “remainder parcel” of the original proposal. Although the Villages project was approved by the City, the subject parcels have not yet been annexed to the City of Greenfield. The Tunzi property will be included in the larger annexation activity for the approved project area.

The proposed Tunzi (Apple Row) Major Subdivision and Annexation project involves the reorganization of the incorporated City limits of Greenfield to include the annexation of approximately 80 acres from Monterey County into the City of Greenfield. This annexation includes approximately 9.55 acres for the proposed Tunzi (Apple Row) subdivision. The proposed project is located entirely within the City’s Sphere of Influence (SOI) approved March, 2007, by the Monterey County Local Agency Formation Commission (LAFCO) and consists of Assessor’s Parcel Number (APN) 109-232-007 as described above. The project Applicant, Geary Coats (hereinafter “Applicant”) has applied to the City of Greenfield for the following requested actions: Annexation, Rezoning, Major Subdivision, and Vesting Tentative Map approval.

PARCEL TO BE ANNEXED (AS PART OF LARGER ANNEXATION) AND PROPOSED USE

APN	Owner	Size (acres)	Current Use	Proposed Use
109-232-007	Marc & Danielle Tunzi	9.55	Fallow agriculture	43 single-family lots, 0.45 acre park

The project is proposing 43 standard single-family homes. Other features of the proposed project include a 0.45-acre park, a 0.2-acre percolation basin, all necessary roads and infrastructure and .018-acres of open space.

PROJECT ANALYSIS

Residential. The residential component of the proposed subdivision will encompass approximately 9.55 gross acres. Forty-three (43) single-family units are proposed; all are categorized as Low Density Residential with minimum lot sizes of 6,000 square feet. As described in the Greenfield General Plan (2005), the Low Density Residential designation provides for the development of low density, single-family residential housing and allows for a minimum of one dwelling unit and a maximum of seven dwelling units per acre, with a minimum parcel size of 6,000 square feet. The subdivision meets the City's lot size and density requirements.

Park and Open Space. The proposed project includes a neighborhood park on approximately 0.45 acres. The park is located along the edge of the development in the northeast corner of the project. This location would provide easy access by the new residents of the subdivision and any adjoining future developments. Access to the park by other residents in Greenfield is provided by 'Street B' via Apple Avenue. At this point the amenities in the park are unknown.

The proposed project would need to be satisfied through the payment of in-lieu fees, and **Mitigation Measure 11-1a** requires payment of this fee.

Retention Basins. The northeastern corner of the project site includes a proposed stormwater infiltration basin. At the City's request, the project developer will explore opportunities to configure the retention basin so it can also be used for public park and recreation activities, thereby increasing the amount of park and open space available within the subdivision. It is the desire of the City that this not be a dedicated retention basin with no other public use.

Landscaping. The proposed project does not include a detailed landscaping plan. Landscaping will be required to include a variety of trees, shrubs, groundcover, perennials and vines along project streets as well as detailed plans for residential areas and public use facilities such as the neighborhood park. Landscape plans will be required for submittal, review and approval prior to approval of Final Map and improvement plans.

Traffic and Circulation Improvements. Primary access to the project site would be by 'Street B' via Apple Avenue. Secondary access to the site will be provided when the surrounding properties develop. Access from these properties will be from the north and west property lines by 'Street A' and from the north by 'Street B.' Right-of-way widths for interior streets would range from 56 to 68 feet. The streets would also include five-foot wide sidewalks. Apple Avenue would be improved to include curb and gutter, a five-foot wide sidewalk and a five-foot planting strip.

Affordable Housing Requirement. The project will need to identify locations for four (4) moderate income households, four (4) low income households and either one (1) very-low income household or pay an in-lieu fee as set forth in section 17.51.080 of the zoning code. Should the applicant propose to satisfy the City of Greenfield's Inclusionary Housing Ordinance requirements on site, an Inclusionary Housing Agreement between the City and Applicant shall be executed. The Applicant is required to execute this Agreement as a condition of approval by the City, and said agreement shall be executed and recorded against the Property prior to the

recordation of the final map for the Development on the Property, or prior to issuance of building permits for the Development in the case of all other land use permits.

Parking. All 43 single-family homes will need to include enclosed or covered parking for two cars and two more spaces in driveways to meet the requirements set forth in Table 17.58-1 of the City of Greenfield Zoning Ordinance.

Construction/Site Preparation. Clearing/grading typical for construction of an urban residential neighborhood would be necessary. The project does not propose a phasing plan; however, the project site could be developed in phases. All aspects of construction and site preparation will be required to comply with all applicable Federal, State, and Local codes and will be reviewed and approved by the Building Official or City Engineer.

Public Services and Infrastructure. Public services and facilities, such as water, wastewater, gas, and electricity, would be extended from the city of Greenfield to the project site. Electrical and natural gas service would be provided by the Pacific Gas and Electric Company (PG&E). Telecommunications services would be provided by ATT (or current provider), and cable television would be provided by Charter Communications (or current provider). The Greenfield Police Department would provide law enforcement services to the development upon annexation and firefighting and emergency response services would be provided by the Greenfield Fire Protection District.

Conformance with LAFCO Annexation Policy. The Local Agency Formation Commission of Monterey County (LAFCO) controls boundary changes (Annexations) for local jurisdictions and special districts in Monterey County, including annexations and amendments to a jurisdiction's sphere of influence. As such, it is a responsible agency in considering the project, and the decision making body for the annexation. The annexation was analyzed as a part of the Initial Study and Subsequent Mitigated Negative Declaration for the proposal and environmental review contains specific mitigation included to address potential impacts of the project.

Monterey County LAFCO has also adopted policies to guide the agency in its decision-making process, which is set forth in its February 2013 Policies and Procedures document. According to this document, the underlying purpose of this guidance document is to encourage planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open space and agricultural lands within those patterns.

In March 2007, LAFCO approved Resolution No. 07-04 which established the City's Sphere of Influence (SOI). The SOI adopted and now recognized by LAFCO identified Urban Service Areas that are currently served by existing urban facilities, utilities and services or are proposed to be served within five years. As described in the project description, the project site is located entirely within the City of Greenfield's SOI and is identified as an Urban Service Area.

Conformance with LAFCO Policy

Conformance with the 2013 Greater Greenfield Area Memorandum of Agreement (MOA)

The following information demonstrates the project’s conformance with LAFCO Resolution No. 13-13, establishing the City/County/LAFCO MOA:

Policy Summary	Project Conformance Analysis
Long Term Direction of City Growth.	The project is located within the adopted SOI, consistent with MOA Exhibits “A”, “B”, and “C”.
Agricultural Land Mitigation.	The City has not yet adopted an agricultural land mitigation programming. Therefore the project is subject to the mitigation requirements of the MOA. This requirement is reflected in MM 2-1 of the SMND, and requires acquisition of a permanent agricultural easement at a 1:1 ratio of acres converted. This requirement conforms to the MOA.
Agricultural Buffers.	<p>The project is not subject to permanent agricultural buffers. A County-wide program providing guidance for buffers does not yet exist. Nor has an interim buffer program been developed in consultation with the Monterey County Agricultural Commissioner’s Office. The project is therefore subject to the remaining Interim Agricultural Buffer Policies (Exhibit E) of the MOA.</p> <p>As stated in Exhibit E, in other areas (outside of permanent buffer areas) proposed for urban growth, the urban/agricultural interface will be governed by the City’s General Plan Policy 2.1.12, which states that “<i>Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary construction of soundwalls.</i>”</p> <p>Although an interim buffer program has not been developed, interim buffer widths should consider factors such as the type of use proposed, site conditions, adjacent agricultural practices, weather patterns, crop type, pesticide use, trees and shrubs, drainage, shading, erosion control and other factors. Essentially,</p>

	<p>the interim buffer policies are intended to result in safe and compatible conditions between land uses, particularly sensitive land uses such as residential, based on site specific conditions.</p> <p>In this case, the Tunzi parcel has the following adjacent uses:</p> <p><u>South</u>: Existing residential subdivision. <u>East</u>: Fallow agriculture not in production. <u>West</u>: Agriculture in production <u>Northeast</u>: Almond orchard. <u>Northwest</u>: Ag storage/rural residential. <u>North</u>: Ag storage/rural residential.</p> <p>The orchard area is separated from the residential uses by the proposed detention basin, providing a separation of approximately 120 feet.</p> <p>To the north, only two lots (and the small park) are adjacent to the agricultural storage/rural residential parcels. As prevailing winds come from the north, another subdivision is planned to the west in the future, and the project's access road will provide a buffer to the east, a 6 foot masonry wall shall be required on the project's western boundary between lots 18-24 as a condition of project approval. A temporary, solid wooden barrier will be required along the northern project boundary. Solid barriers will serve to mitigate potential noise and dust from adjacent uses until such time that land use transitions to urban uses on these parcels. This treatment, together with the buffering effects of the detention basin and roadways, comply with City policy 2.1.12 and therefore the MOA.</p>
Efficient Urban Development Patterns.	<p>The City's General Plan includes the goals, policies and objectives that LAFCO is required to consider. These goals, policies and objectives include the following: Policy 2.1.9, Policy 2.1.14, Policy 2.2.3, Policy 2.2.4, and Program 2.8.A. These policies promote efficient urban development patterns, and the</p>

	<p>project's location is consistent with the development pattern envisioned in the General Plan.</p>
Regional Traffic Needs.	<p>The City's General Plan includes goals, policies and objectives that LAFCO is required to consider. These goals, policies and objectives include the following: Policy 3.6.2, Policy 3.6.3, and Program 3.6.B. The project is required to pay the City's traffic impact fee, as well as any applicable regional (TAMC) transportation impact fees that are in effect.</p>
Truck Routes.	<p>The City and County have agreed to mitigate the impact of truck traffic on the City of Greenfield through the development of a truck route system (Exhibit F of the MOA).</p> <p>The Tunzi parcel is not located along one of the roads identified as a current or future truck route.</p>
Regional Housing Needs.	<p>The City and the County agree to support each other's efforts to meet the jurisdiction's Fair Share Housing Allocation as approved by the Association of Monterey Bay Area Governments.</p> <p>The Tunzi parcel is being required to supply 10% of the units as Moderate-Income units and 10% of the units as Low-Income units. The remaining 0.6 units will either be constructed as one Very-Low Income unit or will pay the difference in the form of an in-lieu affordable housing fee.</p>
Public Services and Facilities.	<p>The City's General Plan contains numerous policies to ensure that adequate public services and facilities exist to serve new developments and that new development does not adversely impact the provision of public services and facilities to the existing city. These policies include: Program 2.1.C, Program 2.1.D, Program 2.1.E, Program 2.1.F, Policy 3.2.2, Policy 3.2.3, Policy 3.2.4, Program 3.2.C, Program 3.2.D and Program 3.2.F. The project is subject to the City's development impact fees and required to provide adequate services and infrastructure.</p>

Conformance with LAFCO Policies and Procedures Document, February 2013

A summary of LAFCO policy relevant to CEQA and an analysis of the proposed project vis-à-vis this policy is presented in the below table.

LAFCO POLICY AND PROCEDURES ANALYSIS

Policy Summary	Discussion
<i>Determination of Boundaries</i>	
Definite and certain maps must be filed as part of an application for boundary change.	The proposed project incorporates maps and written descriptions as part of the application. The maps will be finalized prior to the official application to LAFCO.
Boundaries should follow existing political boundaries and natural or man-made features.	The proposed project will expand the existing political boundary of the City of Greenfield. The project will expand the municipal boundary north over the existing man-made feature of Apple Avenue. The area north of Apple Avenue, south of Walnut Avenue and east of 13 th Street, containing the project site, was added to the Urban Services Area in 2007. The expansion of the municipal boundary was anticipated in the 2007 Urban Services Area.
Boundaries should not be drawn so as to create an island, corridor or strip either within the proposed territory or immediately adjacent to it.	The proposed project will be part of a larger annexation application that will include the adjacent parcels along Apple Avenue to the east and the west. As such, the proposed project will not create a peninsula north of Apple Avenue. The properties on the east and west side of the proposed project were included in the 2007 expansion of the Urban Service Area.
Boundary lines of an area proposed to be annexed to cities and/or districts shall be located so that all streets and rights-of-way will be placed within the same jurisdiction as the properties which abut thereon.	The proposed project will locate all streets and right-of-ways within the jurisdiction of the City of Greenfield.
The creation of boundaries that divide assessment parcels should be avoided whenever possible.	The project does not propose any boundaries that would divide assessment parcels.
Boundaries should avoid dividing an existing identifiable community, commercial district, or any other area having social or economic homogeneity.	The project will not divide any communities or commercial districts. The surrounding agriculture uses while economically homogeneous would not be divided or significantly impacted by this development.
Guidelines relating to road right-of-way.	The proposed project would not require the annexation of the portion of Apple Road that runs along its southern boundary. This portion of

	Apple Avenue has already been annexed to the City of Greenfield. The site will be accessed by Apple Avenue. Interior roads will be stubbed to surrounding properties.
City and related district boundaries should occur concurrently to avoid irregular to avoid an irregular pattern of boundaries.	All City and District boundaries remain in tact and no irregular boundaries are created.
<i>Duplication of Authority to Perform Similar Functions</i>	
Proposal should minimize the number of local agencies and promote the use of multi-purpose agencies.	The proposed project will not necessitate the formation of any new local agencies or districts.
The effect of the approval of a proposal which would result in two or more districts or a city and a district possessing any common territory, the authority to perform the same or similar functions shall be considered by LAFCO.	The proposed project would not result in the overlap of municipal and district services, services that were being provided by the County would discontinue upon annexation of the property to the City. The City would provide services to the project site after annexation.
<i>Conformance with City or County General and Specific Plans</i>	
The proposal should be consistent with the appropriate city or county general and specific plans.	The proposed project, with incorporation of mitigation measures included in this document, would be consistent with the <i>Greenfield General Plan</i> (2005).
<i>Conformance with Spheres of Influence</i>	
The proposal shall be consistent with the Sphere of Influence (SOI) for the local agencies.	The project site is located entirely within the City's SOI and is consistent with the Urban Service Area designation. The Urban Service Area consists of existing developed and undeveloped land within the SOI that is currently served by existing urban facilities, utilities and services or is proposed to be served within five years.
With the exception of city incorporations LAFCO shall adopt a sphere for affected agencies prior to consideration of related boundary changes.	The project is consistent with the City's Sphere of Influence as previously approved by LAFCO.
When a proposal is inconsistent with the adopted SOI the applicant shall justify reasons for amending the SOI	The proposed project is consistent with the 2007 expansion of the Urban Services Area and SOI previously approved by LAFCO.
Proposals involving changes of organization or reorganization affecting city boundaries shall comply with the Urban Service Area and Urban Transition Area designations.	The proposed project is consistent with the 2007 expansion of the Urban Services Area.
<i>Environmental Impact Assessment</i>	
LAFCOs are subject to the terms of the CEQA and the regulations of the California Resource Agency, which establishes the guidelines for its	As part of the proposed project approval an Initial Study and subsequent Mitigated Negative Declaration has been prepared and submitted.

implementation.	
The potential environmental impacts of proposals involving changes of organization or reorganization shall be reviewed by LAFCO environmental staff and the appropriate environmental determination shall be considered by LAFCO in accordance with state law and the State's "Guidelines for implementation of the California Environmental Quality Act."	As part of the proposed project approval an Initial Study and a subsequent Mitigated Negative Declaration has been prepared and submitted. LAFCO has commented on the Draft environmental document and comments have been responded to by the City of Greenfield.
<i>Economics, Service Delivery and Development Patterns</i>	
LAFCO shall discourage proposals that would have adverse financial impacts on the provisions of governmental services or would create a relatively low revenue base in relationship to the cost of affected services.	The City's General Plan contains numerous policies to ensure that adequate public services and facilities exist to serve new developments and that new development does not adversely impact the provision of public services and facilities to the existing city. These policies include: Program 2.1.C, Program 2.1.D, Program 2.1.E, Program 2.1.F, Policy 3.2.2, Policy 3.2.3, Policy 3.2.4, Program 3.2.C, Program 3.2.D and Program 3.2.F.
Applications must address current and ultimate needs for governmental services and facilities as established by the appropriate land use plans and rezoning.	The project would ultimately need the provision of municipal water and sewer services to reach the required densities called for in the City of Greenfield's General Plan and Zoning Ordinance. The proposed project would receive all of its required governmental services from the City of Greenfield.
Applications must indicate that the affected agencies have the capabilities to provide service.	The IS/SMND for the project discusses waste water treatment, stormwater drainage facilities, water supply, and solid waste disposal; and found that there was adequate capacity to serve the proposed project.
The local agency must submit a resolution of application for change of organization or reorganization.	The Greenfield City Council will adopt a resolution requesting LAFCO approval of the annexation request and this resolution will be incorporated into the LAFCO applications. The resolution will incorporate the LAFCO requirements for services to be extended into the project and the level of service.
LAFCO discourages proposals which will facilitate development that is not in the public interest due to the topography, isolated from existing developments, premature intrusion of urban-type developments into a predominantly agricultural area, or other pertinent economic or social reason.	The proposed project had no significant topographical features. The project is adjacent to existing municipal residential developments and was planned for in the 2007 expansion of the Urban Services Area.

<p>LAFCO shall consider the testimony from all potentially affected agencies or individuals in reviewing boundary change proposals.</p>	<p>During the IS/MND public comment period City received three comments. One from the Monterey Bay Unified Air Pollution Control District, with no comments. One from the Monterey County RMA requesting that the project pay the TAMC regional traffic impact fee. The third comment was from LAFCO requesting that the project conform to State LAFCO law, locally adopted LAFCO policy, and the Adopted 2013 Greater Greenfield Area Memorandum of Agreement.</p>
<p><i>Phasing</i></p>	
<p>LAFCO shall consider the appropriateness of phasing annexation proposals which include territory that is not within a city/district's urban services area and has an expected build-out over a period longer than five to seven years.</p>	<p>The proposed project is not expected to have a build-out of longer than five years and is contained entirely within the City's adopted urban service area.</p>
<p>Changes of organization and reorganization proposals which are totally within a city or district's adopted urban service area shall not be appropriate for phasing.</p>	<p>The proposed project is contained entirely within the City's adopted urban services area.</p>
<p>Proposals which contain territory which is not within a city or district's adopted urban services area and have an expected build-out extending beyond a five to seven year period may be considered appropriate for phasing.</p>	<p>The proposed project is not expected to have a build-out of longer than five years and is contained entirely within the City's adopted urban service area.</p>
<p><i>Open Space and Agricultural Land</i></p>	
<p>LAFCO encourages and seeks to provide for planned, well-ordered, efficient urban development pattern while at the same time remaining cognizant of the need to give appropriate consideration to the preservation of open space and agricultural land within such patterns.</p>	<p>The project balances the state's interest in preservation of open space and prime agricultural land and the need for orderly development by providing compact development within the confines of municipal borders allowing for more intense development than would be allowed for if the housing units were to be developed on well and septic.</p> <p>The proposed development will not hinder the physical and economic integrity of the surrounding farm land, due to its location in the Urban Service Area of the City of Greenfield and the fact that surrounding lands are not actively or recently farmed.</p> <p>The proposal will not induce, facilitate or lead to the conversion of existing open-space. The proposed development is within the Urban</p>

	<p>Service Area and will concentrate development around the existing growth pattern defined by the City of Greenfield and as recognized by LAFCO.</p> <p>The proposal is applying for rezoning as R-L, this is consistent with the City of Greenfield's General Plan.</p>
<i>Groundwater Standards</i>	
<p>LAFCO shall review the following information: a) The projected water demand of the proposed project based on guidelines provided by the appropriate water agency; b) the existing water use and historical water use over the past five years; c) a description of the existing water system including system capacity serving the site; d) a description of proposed water system improvements; e) a description of water conservation or reclamation improvements that are to be incorporated into the project; f) an analysis of the impact that proposed water usage will have on the groundwater basin with respect to water quality and quantity, including cumulative impacts; g) evidence of consultation with the appropriate water agency; h) a description of water conservation measures currently in use and planned for use on the site; i) a description of how the proposed project complies with adopted water allocation plans; j) a description of those proposals where the agency has achieved water savings or where new water sources have been developed that will off-set increases in water use on the project; k) a description of how the proposal would contribute to and cumulative adverse impact on the ground water basin; l) a description of those boundary change proposals that, when considered individually and after taking into account all mitigation measures to be implemented with the project, still cause a significant adverse impact on the groundwater basin.</p>	<ul style="list-style-type: none"> a) Water demand is based on City master plan documents and the Urban Water Management Plan. b) There is no existing water usage on the site. The site has been fallow for over five years. c) The City of Greenfield operates a water supply and delivery system that will serve the site. d) Improvements to or expansion of the City's water system is not required to provide required service to the project. On-site water system improvements will be in the form of necessary infrastructure to connect to the City's exiting water system. e) The project is subject to the City's water conservation measures set forth in its municipal code and regulations issued by the Regional Water Resources Control Board. f) Based on the Water Supply Assessment prepared for the Villages project and the City's 2005 draft Urban Water Management Plan (UWMP), the Villages IS/MND determined there would be adequate water to supply the project without depleting groundwater supplies. g) The City of Greenfield is the local water agency and the agency has reviewed this project and determined it will have no adverse impact on the City's water supply or distribution system. h) The proposed project is subject to the City of Greenfield's water conversation

	<p>goals, policies, and programs as stated in the General Plan and municipal code.</p> <ul style="list-style-type: none"> i) There is no adopted water allocation plan in the City of Greenfield. Groundwater resources are of sufficient quantity and quality to serve the project, as well as the City’s larger planning area. j) The City of Greenfield uses a progressive pricing and surcharge structure for water to encourage water savings. k) The groundwater conditions in the southern sub-basin of the Salinas Valley aquifer are sufficient in quantity and quality to serve the proposed project. Although the General Plan EIR identifies a potentially significant impact associated with cumulative development within the Salinas Valley, the City’s policies support water conservation and other long-term measures (such as the Salinas Valley Water Project) to address this issue at a regional level. l) The proposed project will not result in a significant and unavoidable adverse impact on the groundwater basin.
<i>Regional Traffic Impacts</i>	
<p>LAFCO shall consider as part of its decision whether the proposal mitigates its regional traffic impacts by, for example, monetary contribution to a regional transportation improvement fund as established by the Transportation Agency of Monterey County or otherwise.</p>	<p>The Transportation Agency of Monterey County (TAMC) has established a regional traffic/transportation impact fee. This fee is assessed on all new residential, retail, commercial, and industrial development within the county and within each city. This fee is intended to provide a funding mechanism for regional traffic/transportation improvements necessitated by future development. The proposed project will be subject to payment of the required TAMC regional traffic/transportation impact fee. The regional fee is collected by the City.</p>
<i>Efficient Urban Development Patterns</i>	
<p>For annexations and Sphere of Influence applications, Monterey County LAFCO shall consider as part of its decision whether the city in which the annexation or Sphere of Influence</p>	<p>The City of Greenfield has adopted goals and policies, which encourage compact city growth. Policies 2.1.9, 2.1.14, 2.2.3, 2.2.4, 2.3.3, 2.3.9, 2.3.10 2.6.1, 2.6.2, and 2.8.2 establish compact</p>

<p>amendment is proposed has included certain goals, policies, and objectives, into its general plan that encourage mixed uses, mixed densities, and development patterns that will result in increased efficiency of land use, and that encourages and provides planned, well-ordered, efficient urban development patterns.</p>	<p>and efficient growth patterns by encouraging infill and intensification of land uses through the reuse or redevelopment of vacant or underutilized land; by encouraging Traditional Neighborhood Development (TND) and New Urbanist design principles; by preserving the areas planned for multi-family residential development; by enhancing the City’s downtown by concentrating business services and public buildings and spaces in a functional and efficient manner; and by promoting compact city growth and phased extension of urban services to discourage sprawl.</p> <p>The proposed project includes low density residential on this parcel; however, the larger Villages approval and annexation envisions a broader mix of housing types, lot sizes, and compact design. The project in this context is also consistent with the land use density for the site as determined by the <i>Greenfield General Plan</i>.</p>
<i>Disadvantaged Unincorporated Communities</i>	
<p>Except as otherwise allowed pursuant to Section 56375 (a) (8), LAFCO shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by Commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the Executive Officer.</p>	<p>There are no Disadvantaged Unincorporated Communities contiguous to the proposed project.</p>

REQUESTED ENTITLEMENTS AND PROJECT APPROVALS

The Initial Study/Subsequent Mitigated Negative Declaration provides the environmental information and analysis and primary CEQA documentation necessary for the City of Greenfield and Monterey County LAFCO to adequately consider the effects of the proposed project. The City, as the lead agency, will consider the project at the local level. Approvals being sought include annexation of approximately 9.55 acres, as part of the larger approximate 80 acre Villages annexation project, into the City of Greenfield. LAFCO is a responsible agency and has approval authority for annexation of the project site. Upon LAFCO approval of the boundary adjustment, the City of Greenfield would have approval authority and responsibility for considering the environmental effects of the whole of the project. In order to implement the

proposed project, an application has been submitted to the City. Actions that would be taken relative to the project evaluated in this document are described below.

Rezoning Designation Approval. The requested entitlements would include rezoning designations of Single Family Residential (R-L).

Vesting Tentative Subdivision Map Approval. The Applicant is requesting approval of a Vesting Tentative Map for the proposed annexation.

Annexation Approval. The proposed project would involve the reorganization of the incorporated City limits of Greenfield to include the annexation of the approximately 9.55-acre project site into the City of Greenfield as part of the larger approximately 80 acre Villages annexation and development project.

ENVIRONMENTAL REVIEW

As stated previously, an Initial Study/ Subsequent Mitigated Negative Declaration (SMND) was prepared for the project as required by CEQA for subdivisions of five or more parcels and was circulated for the required 30 days starting on September 30, 2015 and ending October 30, 2015. The SMND has determined that all of the potentially significant impacts associated with the subdivision and development of the property under the proposal are either less than significant or can be mitigated to a level that is less than significant. The mitigation measures include applicable mitigation from the 2008 Villages environmental document, as well as mitigation specific to the Apple Row subdivision. All measures are identified in the Mitigation Monitoring and Reporting Program and included as conditions of approval.

The City received three (3) comment letters during public review. The letters are included as Attachment 5 to this staff report.

1. Amy Clymo, Monterey Bay Unified Air Pollution Control District. The District had no comments.
2. Bob Schubert, Monterey County RMA. Comment requests that the project pay the TAMC regional traffic impact fee. Payment of applicable fees will be a condition of project approval.
3. Kate McKenna, AICP, LAFCO Monterey County. LAFCO's comments seek to ensure that that the proposal conforms to State LAFCO law, locally adopted LAFCO policy, and the Adopted 2013 Greater Greenfield Area Memorandum of Agreement. In response, this Staff Report contains a conformance analysis to be considered by the City and LAFCO in each agency's review of the proposal. This analysis should be considered a supplemental analysis to the IS/SMND.

ROLE OF THE CITY COUNCIL

Section 17.10.030 of the City of Greenfield Zoning Code sets forth the land use responsibilities of the City Council. Those responsibilities include hearing and making decisions on applications for specific plans, general plan amendments, and zoning amendments, and such other powers and duties as prescribed by state law or local ordinance. The City Council must make certain findings with regard to the proposed project. Those findings are included in the attached resolution and primarily relate to the suitability of the land for the type of projects proposed. If the City Council can find no reason which requires denial of the requests, and if after consideration of the proposed requests, the Council determines that the project is consistent with the intent of the General Plan and Zoning Ordinance, it should approve the attached resolution. If any of the findings for denial exist, the Council should deny the request.

The Monterey County Local Agency Formation Commission (LAFCO) controls boundary changes for local jurisdictions and special districts in Monterey County, including annexations. As such, it is a responsible agency in considering the project, and the decision making body for the annexation.

SUMMARY/STAFF RECOMMENDATION

The actions requested are Rezoning, Annexation and Vesting Tentative Map approval, as summarized below:

Rezoning Designation Approval. The requested entitlements would include rezoning (rezoning) designation of Single Family Residential (R-L)

Vesting Tentative Subdivision Map Approval. The Applicant is requesting approval of a Vesting Tentative Map for the proposed annexation area that would allow 43 single family homes, with the condition that 6-foot high solid barriers be constructed along the north (wood/temporary) and western (masonry/permanent) property lines to provide a temporary agricultural buffer on the adjoining residential parcels. This condition has been incorporated into the conditions of approval.

Annexation Approval. The proposed project would involve the reorganization of the incorporated City limits of Greenfield to include the annexation of the approximately 9.55-acre project site into the City of Greenfield as part of the larger approximately 80 acre Villages development and annexation project. The City must apply for annexation to LAFCO Monterey County.

The project application includes several inter-related actions. Approval of the Vesting Tentative Map depends upon approval of the Rezoning which is also dependant on the approval of the Annexation and the environmental review. In order for the City Council to approve the application, the Council must adopt the Subsequent Mitigated Negative Declaration prepared for the project application. The Initial Study did not identify any potentially significant impacts which could not be mitigated to a level of less than significant, and staff has found the proposed Annexation, Tentative Map and Rezoning 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 as they relate to lot size, configuration, density, and design. Conditions are provided which address the mitigations within the Initial Study, the standard conditions of development, and the specific design issues on this site. Staff therefore recommends that the City Council adopt the Mitigated Negative Declaration and approve the annexation and Tentative Map, based on the findings and conditions included with the attached resolution. A number of those conditions require Planning Commission and/or City Council review and approval of specific elements of the project, which may be addressed prior to the acceptance of the Final Map.

CITY COUNCIL ACTION

It is recommended that the City Council adopt the attached resolution to (1) adopt the Subsequent Mitigated Negative Declaration, (2) adopt the Mitigation Monitoring Reporting Program, (3) approve the Rezoning of the site to R-L, Single Family Residential, (4) approve the Tentative Map with conditions of approval, and (5) direct staff to move forward with an application to LAFCO for annexation of the project area based upon these approvals.

PROPOSED MOTION

I MOVE THAT THE CITY COUNCIL ADOPT RESOLUTION 2016-03 TO (1) ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION, (2) ADOPT THE MITIGATION MONITORING REPORTING PROGRAM, (3) APPROVE THE REZONING OF THE SITE TO R-L, SINGLE FAMILY RESIDENTIAL, (4) APPROVE THE TENTATIVE MAP WITH CONDITIONS OF APPROVAL, AND (5) DIRECT STAFF TO SUBMIT AN ANNEXATION APPLICATION TO LAFCO BASED UPON THESE APPROVALS.

Attachment 1: Conditions of Approval

Attachment 2: Tunzi (Apple Row) Annexation and Vesting Tentative Map

Attachment 3: Draft Initial Study/Subsequent Mitigated Negative Declaration (Under Separate Attachment)

Attachment 4: Errata to the Initial Study/Subsequent Mitigated Negative Declaration

Attachment 5: Mitigation Monitoring and Reporting Program

Attachment 6: Public Comment

**CITY OF GREENFIELD CITY COUNCIL
RESOLUTION No. 2016-03**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD TO (1) ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION, (2) ADOPT THE MITIGATION MONITORING REPORTING PROGRAM, (3) APPROVE THE PREZONING OF THE SITE TO R-L, SINGLE FAMILY RESIDENTIAL, (4) APPROVE THE TENTATIVE MAP , AND (5) DIRECT STAFF TO PREPARE AND SUBMIT AN ANNEXATION APPLICATION TO LAFCO BASED UPON THESE APPROVALS.

WHEREAS, California Government Code § 65300 requires the City of Greenfield adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, the City of Greenfield Zoning Code establishes the City Council as the designated Approving Authority for general plan amendments and zoning code amendments; and

WHEREAS, the City Council must make a final determination to approve, conditionally approve, or deny general plan amendments and zoning code amendments after being provided with recommendations from the Planning Director and the Planning Commission; and

WHEREAS, California Environmental Quality Act (CEQA) requires an assessment of the environmental impacts of a proposed project and the adoption of all feasible measures to mitigate those impacts; and

WHEREAS, the Tunzi (Apple Row) Annexation and Vesting Tentative Map Initial Study and Subsequent Mitigated Negative Declaration (IS/SMND) was prepared and all CEQA analyses and reviews have been completed in accordance with the CEQA guidelines as set forth in California Code of Regulations, Title 14, Chapter 3, Sections 15000 *et seq*; and

WHEREAS, the Tunzi (Apple Row) Annexation and Vesting Tentative Map Draft IS/SMND was adequately noticed and circulated for public review and public comments were received and considered; and

WHEREAS, the City of Greenfield has prepared Findings for the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND as required by § 15091 of the CEQA Guidelines; and

WHEREAS, the City of Greenfield has prepared a Mitigation Monitoring and Reporting Program for the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND as required by § 15091 of the CEQA Guidelines; and

WHEREAS, the action was heard, reviewed, and discussed by the Planning Commission at a duly noticed public hearing January 11, 2016;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield does make the following Findings:

1. **FINDING:** That the proposed Tunzi project will further the planning and economic development goals of the City.
 - (a) The proposed project adds Low Density Residential uses consistent with the City's General Plan;
 - (b) The proposed project provides opportunity for affordable housing consistent with the General Plan;
 - (c) The project proposes park space and fees consistent with the General Plan and Zoning Ordinance; and
 - (d) The proposed project is consistent with the previously approved Villages project.

2. **FINDING:** That the project as proposed will result in a logical City Limit boundary for the City of Greenfield.
 - (a) The project site is within the existing Sphere of Influence for the City;
 - (b) The project site meets the requirements of the Cortese Knox Hertzberg Reorganization Act for "Contiguous" boundary modifications;
 - (c) The project is consistent with the Greater Greenfield Area Memorandum of Agreement; and
 - (c) The project is consistent with the General Plan and General Plan EIR.

3. **FINDING:** That the proposed annexation is internally consistent with goals, policies and programs contained within the General Plan and that future development will be held to performance standards and conformance with the City of Greenfield's Zoning Ordinance and other Municipal Code requirements and standards.
 - (a) The project site will support single family residential development, consistent with the General Plan;
 - (b) The project site will be required to meet all applicable local, regional, state, and federal requirements in regards to future developments; and
 - (c) The project is consistent with the General Plan, General Plan EIR, and Zoning Ordinance.

4. **FINDING:** That the proposed subdivision's design and improvement are substantially in conformance with the City of Greenfield's Zoning Ordinance and other Municipal Code requirements and standards.
 - (a) The proposed subdivision is consistent with the City's Zoning Ordinance in that the creation of the low density neighborhoods that include 43 units, including inclusionary units and/or in lieu fees, reflects the intent of the ordinance to encourage inclusionary housing and efficient use of residential land; and
 - (b) The subdivision includes public streets, new water, sewer, storm drain, public utility lines, open space, and detention 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.

5. FINDING: That the site is suitable for the type and density of development proposed.
 - (a) The site is nearly flat, vacant and located outside the flood plain. The proximity to existing development and City services makes infrastructure improvements to serve the site feasible economically and physically;
 - (b) Several Public Streets provide direct access to the project area and they will be improved as part of this project, with a new street system and developed to connect the city-wide network; and
 - (c) Apple Avenue provides direct access to the project area and frontage improvements will take place as part of the project.

6. FINDING: That the annexation and subdivision design and its proposed improvements were adequately addressed in the Initial Study/Subsequent Mitigated Negative Declaration prepared for the project and that the proposed project will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.
 - (a) Construction of the subdivision and associated public improvements is not expected to have a significant impact on the natural environment, as determined by the Initial Study and Subsequent Mitigated Negative Declaration prepared for the project proposal;
 - (b) The Initial Study identified no native habitat for fish and wildlife on the site, which has been used for farming, and most recently has been fallow. Best available technology, including the storm drainage detention basin, will be used to ensure that there are no water quality impacts from drainage of the site; and
 - (c) Mitigation measures have been included as conditions of approval, and within the MMRP to reduce potential environmental impacts to a less-than-significant level.

7. FINDING: The establishment, maintenance and operation of the project's land uses will not, under the circumstances, be detrimental to health, safety, peace, morals, comfort and general welfare of the persons residing or working in the vicinity 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 (mitigation) 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; and
 - (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.

NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED, that the City of Greenfield has considered all written and verbal evidence regarding this matter at the public hearing and that the City Council:

1. Adopt the Tunzi (Apple Row) Annexation and Vesting Tentative Map IS/SMND;
2. Adopt required CEQA findings;

3. Adopt the mitigation monitoring and reporting program;
4. Approve rezoning of the site to R-L, Single Family Residential;
5. Amend the City's general plan and land use map to recognize and incorporate the Tunzi (Apple Row) Annexation and Vesting Tentative Map;
6. Amend the City's zoning map to reflect the Tunzi (Apple Row) Annexation and Vesting Tentative Map designation.
7. Approve the Tunzi (Apple Row) Annexation and Vesting Tentative Map with conditions of approval.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a regularly scheduled meeting of the City Council held on the 12th day of January 2016, by the following vote:

AYES, and all in favor, therefore, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

John P. Huerta, Jr., Mayor

Attest:

Ann F. Rathbun, City Clerk

Attachment 1

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2016-___**

**CONDITIONS OF APPROVAL FOR
TUNZI ANNEXATION, PREZONING, AND
SUBDIVISION VESTING TENTATIVE MAP**

Project Description: Prezoning and Annexation of approximately 9.55 acres of land (as part of a larger 80 acre annexation) to allow for the construction of 43 single-family homes on the north side of Apple Avenue on APN: 109-232-007.

The applicable mitigation measures which are contained in the Initial Study/Subsequent Mitigated Negative Declaration and attached in the Mitigation Monitoring and Reporting Program shall be considered additional conditions of approval for this proposal, and are hereby incorporated by reference.

GENERAL

1. The use shall be conducted in compliance with all appropriate Local, State, and Federal laws and regulations, and in conformance with the approved plans.
2. Modifications to the project or to the conditions imposed may be considered in accordance with the City Zoning Ordinance. All revisions shall be submitted to the Building Department prior to field changes and are to be clouded or otherwise identified on the plans submitted with the request for modification.
3. Minor plan changes shall be subject to review and approval by the Planning Director and City Engineer prior to implementation. Major plan changes may also require review and approval of the Planning Commission and/or City Council. The Planning Director shall determine whether review and approval by the Planning Commission and/or City Council is required.
4. 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.
5. The project applicant shall comply with all of the provisions of the approved Vesting 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 City Engineer and Building Official.
6. Permanent monuments shall be furnished and installed by the applicant as required by the Director of Public Works and detailed in Section 16.20.050 of the Municipal Code.

7. Damage to public roads caused by construction of applicant's project shall be repaired to the satisfaction of the Public Works Department at the applicant's expense prior to final building inspection. The project applicant shall post a bond to secure payment for damage to a city street caused by construction activity in connection with work authorized by the permit. The Public Works Department may waive this requirement when the construction activity will not foreseeably damage the street.
8. The project applicant may not place, maintain or operate steel-tracked grading or construction equipment with cleats on a public or private street without placing protective material beneath the equipment to protect the surface of the street.
9. The City shall require the applicant for a building or grading permit to rehabilitate the street pavement along the frontage of the property from the edge of the street to the center of the right-of-way.
10. The issuance of a permit or approval of plans and specifications shall not be construed as a permit or an approval of any work that violates the Greenfield Municipal Code.
11. All landscaping shall utilize drought tolerant species, water efficient drip or micro-spray irrigation systems, and comply with all water conservation regulations issued by the State Water Resources Control Board. Street trees shall be 24-inch box trees with an average spacing of not less than twenty five feet on center. Street trees shall be maintained by the project's Lighting and Landscape Maintenance District.
12. The project applicant shall execute the City's standard Processing Agreement for payment of costs of development and permit applications whereby the applicant agrees to reimburse the City for all costs incurred by the City in processing development applications, project approval, plan check, permit issuance, inspection, project close-out, and all other costs and expenses incurred by the City in processing, approving, inspecting, and implementing the development project.

PRIOR TO RECORDATION OF FINAL MAP

13. All utility easements shall be provided on the construction plans and as shown on the approved Final Map on file to meet the requirements of the utility companies and the Director of Public Works and/or City Engineer. As required, City Council acceptance of all public easements shall be obtained prior to recordation of the Final Map.
14. The project applicant 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.
15. Prior to Final Map approval, the project applicant shall prepare an Inclusionary Housing Agreement to be approved by the City Council that is consistent with the Inclusionary Housing Ordinance existing at the time of the Housing Agreement approval.

PRIOR TO THE ISSUANCE OF GRADING AND BUILDING PERMITS

16. The project applicant shall submit the building permit application for City review and approval and shall pay all costs associated with preparation of the building permit application and issuance of the building permit.
17. All plans and specifications for public works improvements shall be approved by the City Engineer prior to the issuance of a building permit, 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.
18. Fire hydrants shall be provided by the project applicant at locations within the subdivision to be approved by the Fire Chief and the City Engineer, and shown on the construction plans.
19. All utilities shall be placed underground. Any associated easements for structures shall be shown on the construction plans and screened to the extent possible from public view through discreet placement and landscaping or fencing.
20. A Lighting and Landscape Maintenance District (LLMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the LLMD by the City shall be the responsibility of the project applicant. The LLMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The LLMD shall address maintenance and operation of all public landscaping and irrigation improvements and street lighting of a local nature in public right of ways, parks, and open space; maintenance of sound walls and community fences; and metering and irrigation for all landscaping strips between the sidewalk and street and open space/park; and other maintenance items as may be required by the Public Works Director or City Engineer. The project applicant shall be responsible for maintaining the items included within the LLMD until the fees have been collected for the Assessment District.
21. A Street and Drainage Maintenance District (SDMD) shall be created by the project applicant, subject to approval by the City Attorney and City Engineer. All costs associated with the creation of the SDMD by the City shall be the responsibility of the project applicant. The SDMD shall include an escalation clause to address increases in the future cost of maintenance and replacement. The SDMD shall address the maintenance and operations of streets, roads and highways; the maintenance and operation of drainage and flood control facilities and detention basins; and other maintenance and operation items as may be required by the Public Works Director or City Engineer. The project applicant shall be responsible for maintaining the items included within the SDMD until the fees have been collected for the Assessment District.
22. The storm water detention/percolation basin shall be designed, constructed and maintained in accordance with City regulations, subject to the final review and approval of the City Engineer. The project's storm water design system will include routing of

storm water runoff to off-site drainage facilities when the on-site storm water detention/percolation basin's design capacity is exceeded to avoid impacting adjacent lands. If storm water detention/percolation facilities are not constructed at the beginning of the subdivision improvement construction process, temporary storm water detention facilities shall be implemented to collect runoff and sediment during the grading and construction on site. Final basin configuration shall include perimeter fencing and landscaping subject to approval by the Planning Director, Public Works Director, and City Engineer.

23. No work shall commence on the subject property until required building permits have been issued.
24. The project applicant shall submit for approval of the Planning Director and City Engineer, a Final Landscape Plan for the landscaping of the park and open space, planting strips, fencing surrounding the open space/detention basin, public right-of-ways, and residential front yards. All landscaping shall utilize drought tolerant species and water efficient drip or micro spray irrigation systems.
25. The Final Landscape Plan shall include a solid masonry wall no less than 6 feet in height on the subdivision's western boundary between lots 18 and 24. The northern subdivision boundary shall be separated from adjacent parcels by a temporary, wooden barrier (fence) also no less than 6 feet in height.
26. The project applicant shall prepare a parking plan indicating the location and number of street parking spaces available within the subdivision.
27. The project applicant shall submit a list of street names in accordance with the City of Greenfield policy and approved by the City Council.
28. The project applicant shall prepare and obtain Public Works Director and City Engineer approval of a construction management plan that mitigates temporary traffic impacts. The plan shall detail where adequate off-street parking will be provided and include adequate provisions for construction crew and equipment parking so that the road, mailboxes and driveways are not blocked.
29. The project applicant shall prepare a Subdivision Improvement Plan to be approved by the Public Works Director and City Engineer. The Plan 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.
30. Plans showing how the sewer line will be linked to the subdivision shall be provided to the Public Works Director and City Engineer for review and approval.

31. The storm water detention basin shall demonstrate capacity for serving this subdivision. Design calculations shall be provided to the City Engineer for review and approval along with detailed design.
32. A detailed soils report shall be prepared 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 California Building Code (CBC) consistent with the location of the project 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.
33. Site grading and the required detention basin shall be constructed in accordance with the approved improvement plan to collect runoff and sediment during the grading and construction on site.
34. The use of dust and litter control measures during construction shall be required. The measures proposed for use shall be submitted to the City Engineer for approval.
35. The project applicant shall pay all applicable fees, to be calculated using the fee scale in place at the time of application for a building permit, including impact fees for fire, regional transportation agency and schools for each of the lots as they are developed. Prior to issuance of a Certificate of Occupancy, all other required impact fees including but not limited to sewer, water, traffic, general facilities, community center and police impact fees shall be paid for each lot as developed.
36. Existing on-site wells shall be capped and sealed consistent with state law and County of Monterey procedures. Septic Systems that may be present on-site shall be demolished according to Monterey County Health Standards.
37. The project applicant shall prepare a Waste Management Recycling, Material Recovery, and Diversion Program for review and approval by the Public Works Director and City Engineer. The program shall include all elements and requirements of chapter 15.24 “Deconstruction, Demolition and Construction Material Recovery and Diversion from Landfills” of the City of Greenfield Municipal Code.
38. The project applicant shall prepare an Erosion and Sediment Control Plan for review and approval by the Public Works Director and City Engineer. The Plan shall include appropriate site-specific construction site Best Management Practices (BMPs); the rationale used for selecting BMPs including supporting soil loss calculations, if necessary; features and facilities to ensure runoff is treated before leaving the site and an evaluation of the feasibility of storage for later use; list applicable permits directly associated with the grading activity including, but not limited to, any permits required by the State Water Board, U.S. Army Corps of Engineers, and California Department of Fish and Game along with documentation that the required permits have been obtained prior

to commencing any grading activity; and drawings and specifications necessary to implement the Plan.

39. If grading shall affect more than one acre, the project applicant shall file a Notice of Intent (NOI) and submit a Storm Water Pollution and Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). The SWPPP shall be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ NPDES No. CAS000002 as amended by Order No. 2012-0006-DWQ. This shall be accomplished prior to site grading and development.

DURING CONSTRUCTION AND PRIOR TO FINAL BUILDING INSPECTION

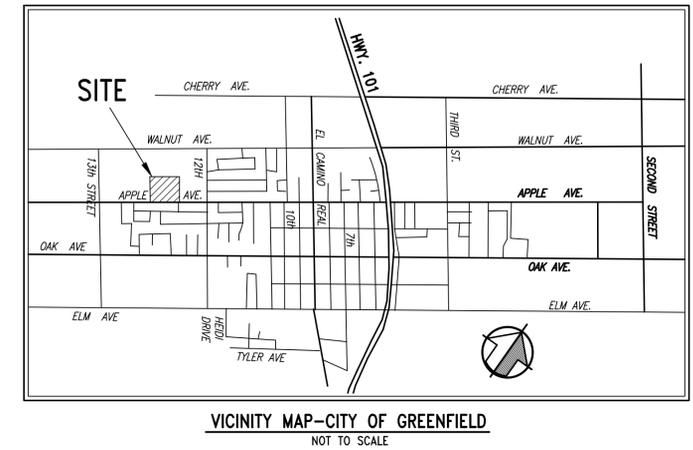
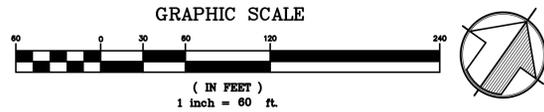
40. The project applicant shall obtain an encroachment permit(s) from the Public Works Department for all work constructed in the public right-of-way. This permit shall be obtained prior to commencement of any work in the public right-of-way.
41. Trash, scrap and debris shall be stored in a container(s) on the construction site.
42. No person shall place or maintain a container in the public right-of way without an encroachment permit.
43. No person shall place, install or maintain a portable sanitary facility on a construction site closer to the property line than the building setback line.
44. The City may temporarily prohibit or restrict stopping, parking or standing of vehicles along a street abutting a construction project where necessary for public safety. Any such parking restriction shall not be effective until the City places a sign(s) or marking(s) at the site. Any such parking restriction shall be limited to the duration of the project.
45. The City may designate a truck route for ingress and egress from the property during the term of the building permit to minimize the impact of the construction such as noise, dust, traffic safety hazards and potential damage to pavement on a residential street; provided designation of the truck route will not unreasonably impair the contractor's access to the site or cause undue economic hardship.
46. All rubbish and dead vegetation shall be removed from the site prior to final inspection by the Building Official.
47. The project applicant shall post a publicly visible sign that specifies the telephone number and person to contact regarding dust and other construction related 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).

48. The site shall be properly maintained during construction or a Stop-Work Order will be issued by the Building Official (i.e., refuse shall be discarded promptly, construction materials shall be neatly stored, and the public right-of-way shall not be encroached upon).
49. 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.
50. 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.
51. All public improvements including the installation of landscaping, construction of detention basins, installation of street improvements, installation of utilities, and installation of fencing shall be completed to the satisfaction of the Public Works Director and City Engineer.
52. Installation and testing of the sewer lines, water systems and fire hydrants must be conducted in accordance with AWWA and standard specifications.
53. 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. 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.
54. All required street names, crosswalks, and traffic control signs as required, shall be installed in accordance with the drawings and specifications, the improvement plans, and the approval of the Public Works Director, City Engineer, and Police Chief.
55. 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 and regulations of the State Water Resources Control Board. Toilets shall have maximum water usage of 1.6 gallons per flush. Showers shall consume a maximum of 2.5 gallons per minute.
56. The project applicant shall prepare a Post-Construction Stormwater Management Plan in accordance with the requirements of the Regional Water Quality Control Board, Central Coast Region, Resolution No. R2-2013-0032. The Plan shall be reviewed and approved by the Public Works Director and City Engineer. The City's standard Agreement for Maintenance of Storm Water Facilities shall be executed with the City and recorded with the Monterey County Recorder's Office.
57. When all construction is substantially complete, a temporary certificate of occupancy may be issued at the discretion of the Building Official.

58. A final certificate of occupancy shall not be issued until all punch-list items identified by the Building Official during the final inspection are complete and accepted to the satisfaction of the Building Official, any conditions imposed at the time a temporary certificate of occupancy is issued have been satisfied, final Fire Department approvals have been received, and all project close-out documents required under any development agreement, the City municipal code, and these conditions of approval have been received and accepted by the City.

Attachment 2

VESTING TENTATIVE MAP TUNZI CITY OF GREENFIELD, CALIFORNIA DECEMBER 2015



SHEET INDEX

- 1 COVER SHEET
- 2 SITE AND UTILITY PLAN
- 3 GRADING AND DRAINAGE PLAN

DEVELOPER'S STATEMENT

APPLICANT:
GEARY COATS/COATS CONSULTING
P.O. BOX 1356
CARMEL, CA 93921

OWNER:
MARC & DANIELLE TUNZI
19540 REDDING DRIVE
SALINAS, CA 93908

ASSESSOR'S PARCEL NO: 109-232-007

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL

EXISTING ZONING: MONTEREY COUNTY AGRICULTURAL

PROPOSED ZONING: RESIDENTIAL R-1

PROPERTY LOCATION: CITY OF GREENFIELD

GROSS PROPERTY SIZE:

9.55 ACRES (CURRENT BOUNDARY/PROPERTY LINE)

PROPOSED DEVELOPMENT AREA:
RESIDENTIAL LOTS 6.23 ACRES
STREETS 2.53 ACRES
PERCOLATION BASIN/PARK (PARCEL A) 0.65 ACRES
OPEN SPACE (PARCELS B, C) 0.14 ACRES
NET DENSITY - 43 LOTS / 9.55 ACRES = 4.5 LOTS/ACRE
MINIMUM LOT SIZE 6,000 SF
AVERAGE LOT SIZE 6,270 SF

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL LOTS - 43 LOTS
TEMPORARY PERCOLATION BASIN - 1 PARCEL
PARK - 1 PARCEL

PROPOSED DEVELOPMENT:
FULLY DEVELOPED LOTS AND HOUSES

PHASING: MAY BE DEVELOPED IN PHASES

STRUCTURES TO BE DEMOLISHED: NONE

PAST AND RECENT USE: AGRICULTURAL/RURAL RESIDENTIAL

CURRENTLY USED FOR OPEN LAND

SANITARY SEWER SERVICE: CITY OF GREENFIELD SYSTEM CONNECTING TO THE SEWER MAIN IN APPLE AVENUE.

PROPOSED PROPERTY ACCESS: STREET CONNECTIONS TO APPLE AVENUE AND ADJACENT FUTURE SUBDIVISIONS.

STORM WATER SYSTEM: A SERIES OF STORM DRAIN PIPES FOR THE SUBDIVISION. STORM WATER PERCOLATION BASIN LOCATED IN PARCEL A.

WATER SERVICE: CITY OF GREENFIELD WATER SYSTEM WITH SERVICE FROM APPLE AVENUE.

GAS & ELECTRIC SERVICE FROM P.G.&E.

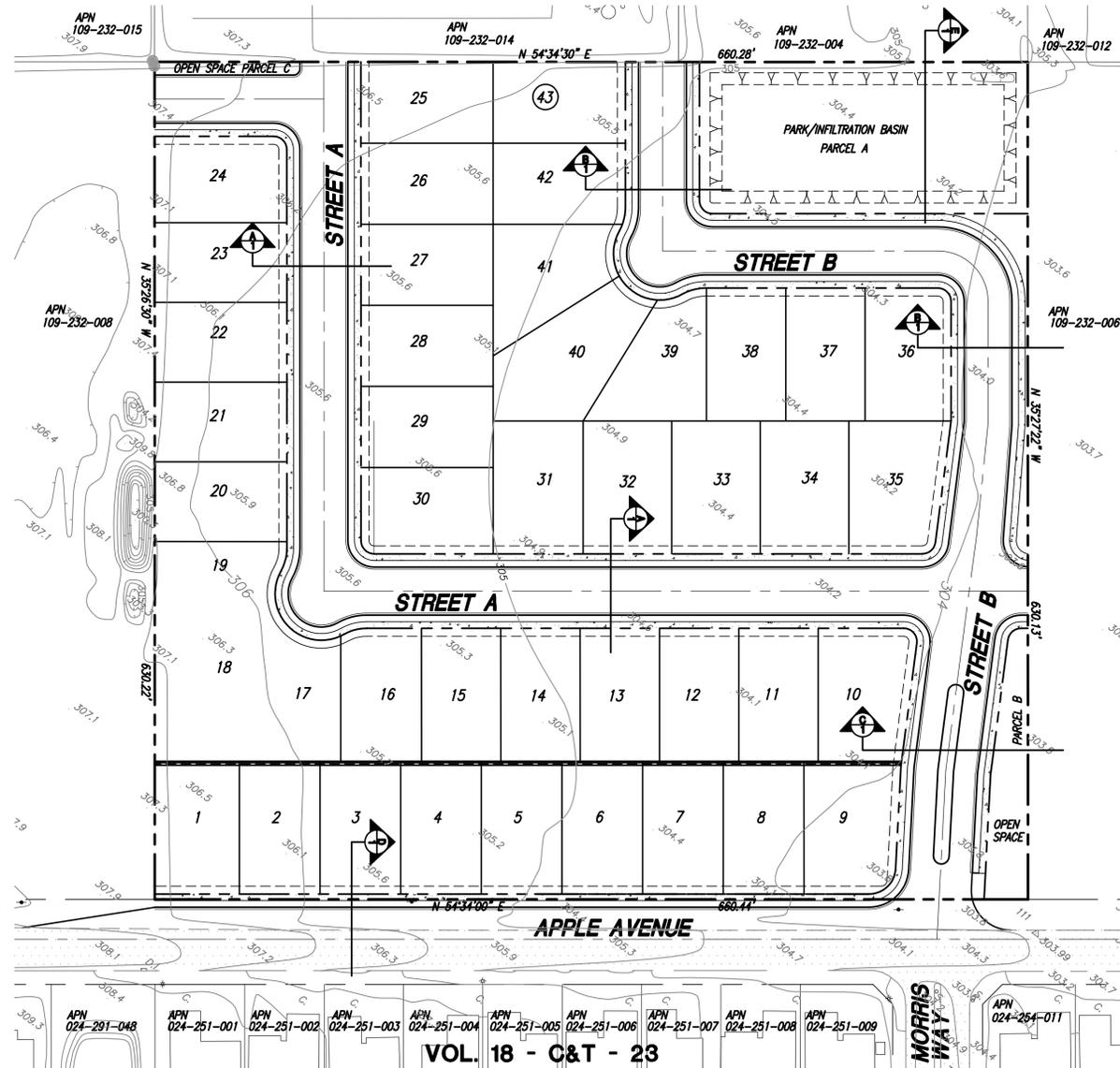
CABLE TELEVISION SERVICE FROM CHARTER COMMUNICATIONS

TELEPHONE SERVICE FROM AT&T

GRADING: IMPORT

EARTHWORK: ALL EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINKAGE OR SWELLING.

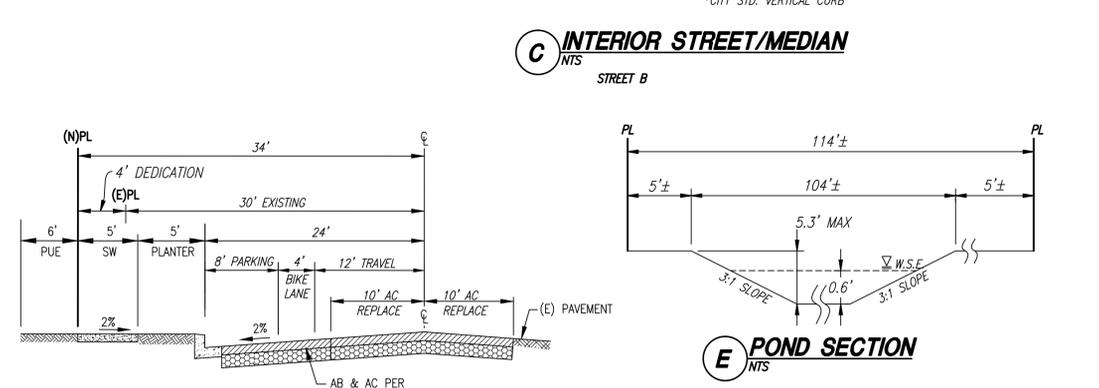
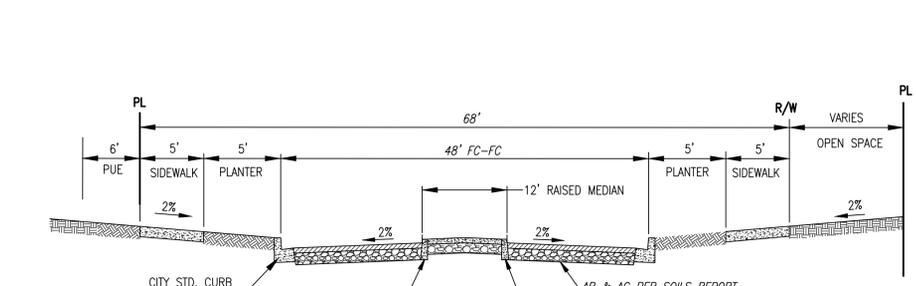
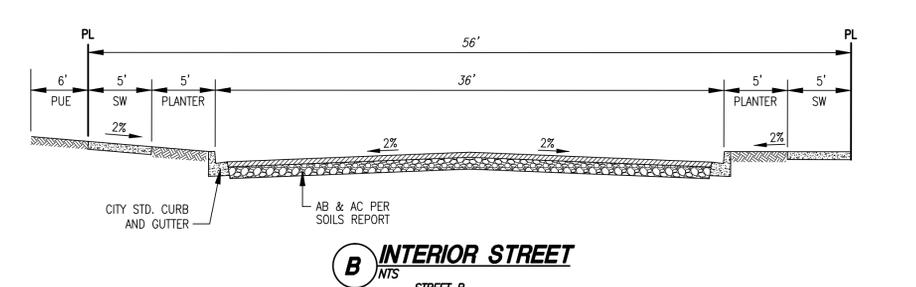
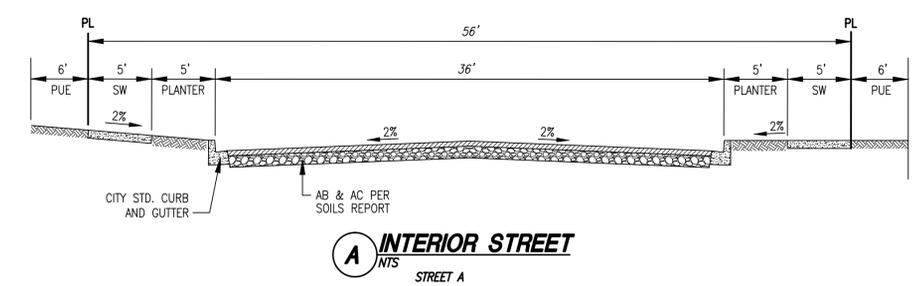
RAW CUT= 8,180± CUBIC YARD
RAW FILL= 14,030± CUBIC YARD
NET= 5,850± CUBIC YARD IMPORT



VOL. 18 - C&T - 23

LEGEND

BOUNDARY LINE	CURB AND GUTTER	308.0
PROPERTY LINE/ROW	FINISH GRADE CENTERLINE	(E)305.0
CONTROL LINE/CENTER OF ROW	EXISTING ELEVATION	0.4%
LOT LINE	GRADE/DIRECTION OF DRAINAGE	GB HP LP
EASEMENT LINE	GRADE BREAK (HIGH POINT/LOW POINT)	P313.1
WATER LINE	PAD ELEVATION	
6" W	SANITARY SEWER	
15" SD	(E) UTILITIES	
6" SS	(E) SSMH/SDMH (as noted)	
8" SS	(E) UTILITY/POWER POLE	
	(E) MAJOR CONTOUR	
	(E) MINOR CONTOUR	
	(N) MAJOR CONTOUR	
	(N) MINOR CONTOUR	
	CATCH BASIN	
	WATER VALVE (BLOW-OFF)	
	SS/SD MANHOLE	
	SS CLEANOUT (FLUSHING INLET)	
	RETAINING WALL	
	(E)	
	(N)	
	FC	
	PL	
	PUE	
	ROW, R/W	
	W.L.E.	
	W.S.E.	
	EXISTING	
	NEW	
	FACE OF CURB	
	PROPERTY LINE	
	PUBLIC UTILITY EASEMENT	
	RIGHT OF WAY	
	WATER LINE EASEMENT	
	WATER SURFACE ELEVATION	



DESIGNED BY: LG	DATE: 12-09-15	DESCRIPTION: AS NOTED
DRAWN BY: RK	DATE: 07-08-15	DESCRIPTION: 2ND SUBMITTAL TO CITY
CHECKED BY: PLS/LDG	DATE: 12-09-15	DESCRIPTION: 1ST SUBMITTAL TO CITY
SCALE: AS NOTED	DATE: 12-09-15	DESCRIPTION: 2ND SUBMITTAL TO CITY
AS NOTED	DATE: 12-09-15	DESCRIPTION: 2ND SUBMITTAL TO CITY

225 Cannery Row, Suite H
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Creagan + D'Angelo
INFRASTRUCTURE ENGINEERS

TUNZI
VESTING TENTATIVE MAP
COVER SHEET

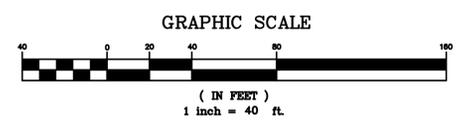
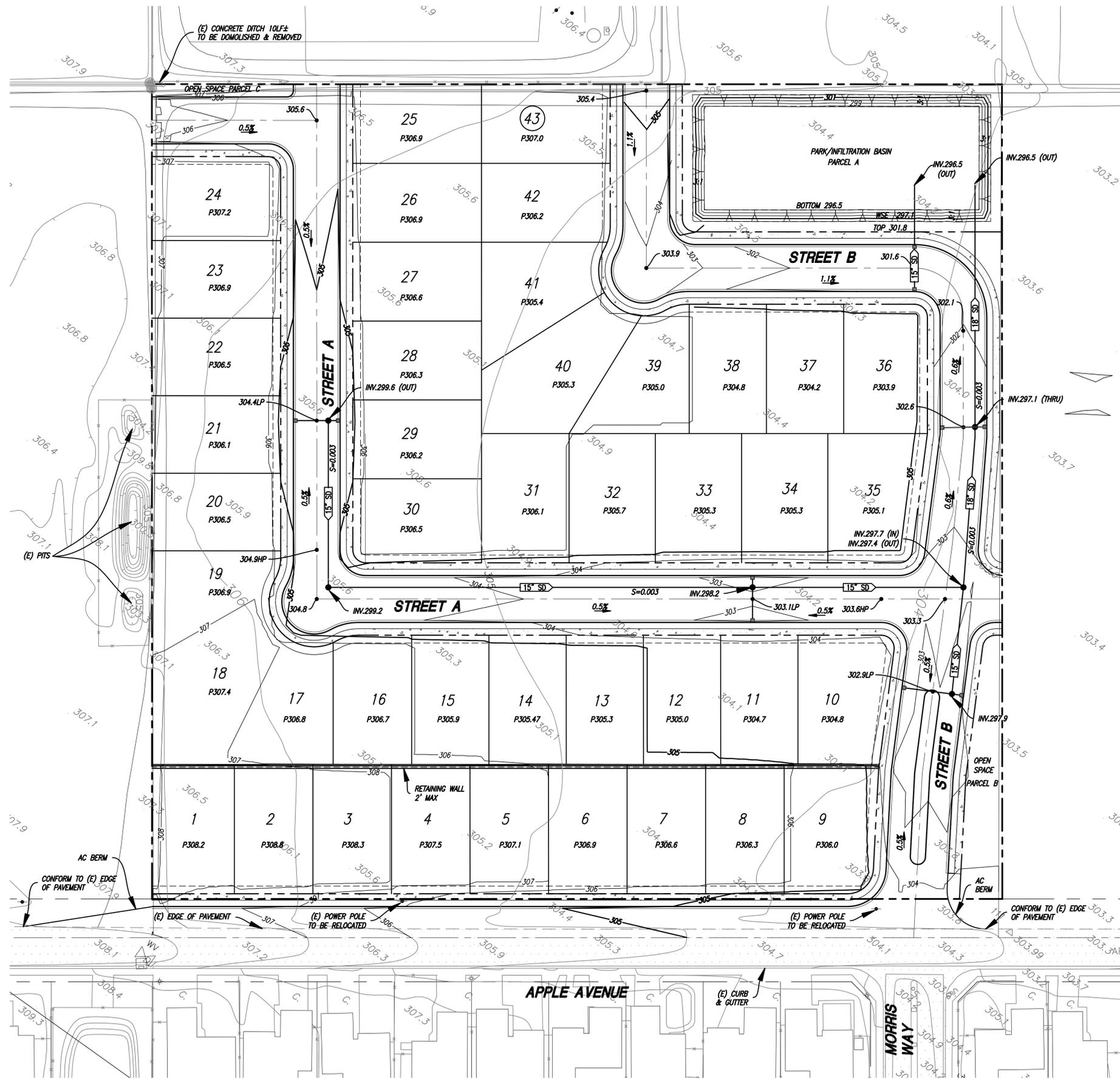
Greenfield
Monterey County
California

SHEET NUMBER 1
OF 3 SHEETS
DRAWING NO. 715006

JULY 06, 2015 11:49:30 am

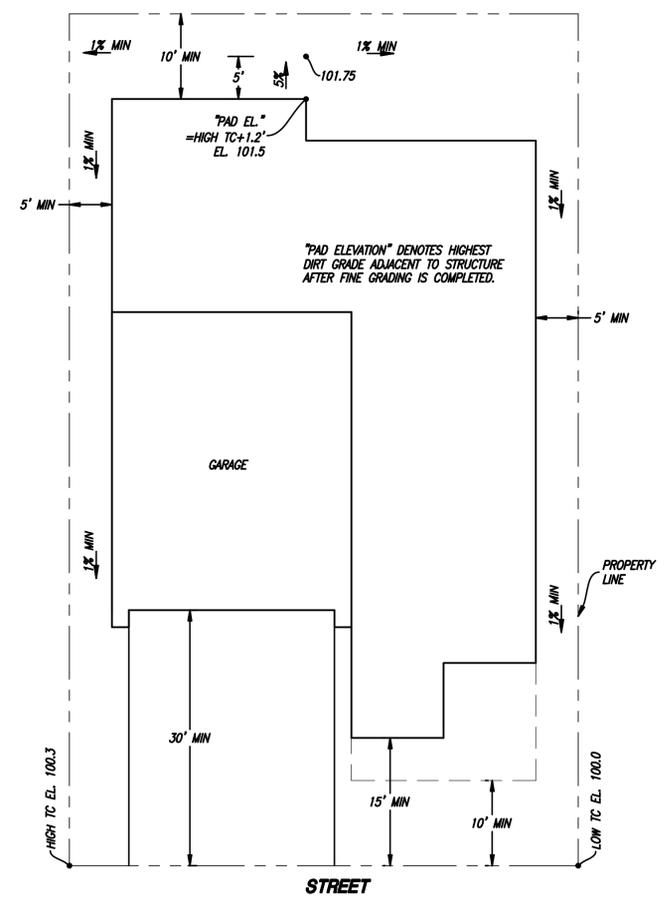
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LEGEND

BOUNDARY LINE	---
PROPERTY LINE/ROW	---
CONTROL LINE/CENTER OF ROW	---
LOT LINE	---
EASEMENT LINE	---
WATER LINE	6" W
STORM DRAIN	15" SD
SANITARY SEWER	8" SS
(E) UTILITIES	○
(E) SSMH/SDMH (as noted)	○
(E) UTILITY/POWER POLE	●
(E) MAJOR CONTOUR	300
(E) MINOR CONTOUR	300
(N) MAJOR CONTOUR	300
(N) MINOR CONTOUR	300
CATCH BASIN	■
WATER VALVE (BLOW-OFF)	●
SS/SD MANHOLE	●
SS CLEANOUT (FLUSHING INLET)	●
CURB AND GUTTER	---
FINISH GRADE CENTERLINE	308.0
EXISTING ELEVATION	(E)305.0
GRADE/DIRECTION OF DRAINAGE	0.4%
GRADE BREAK (HIGH POINT/LOW POINT)	GB HP LP
PAD ELEVATION	P313.1
RETAINING WALL	---
(E)	EXISTING
(N)	NEW
FC	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW, R/W	RIGHT OF WAY
W.L.E.	WATER LINE EASEMENT
W.S.E.	WATER SURFACE ELEVATION



DESIGNED BY:	LDG
DRAWN BY:	RK
CHECKED BY:	RS/LDG
DATE:	12-09-15
SCALE:	AS NOTED

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Creegan+D'Angelo INFRASTRUCTURE ENGINEERS
TUNZI VESTING TENTATIVE MAP GRADING & DRAINAGE
Greenfield Monterey County California

SHEET NUMBER	3
OF 3 SHEETS	
DRAWING NO.	715006

Attachment 3

Under Separate Attachment

Attachment 4

Errata to the Public Review Draft Initial Study/Mitigated Negative Declaration

Page 2.0-20 of the Draft Initial Study/Mitigated Negative Declaration is clarified as follows:

The proposed project does not include [setback](#) buffers; however, the project site is surrounded by property that was analyzed for conversion to residential use in the Villages IS/MND. The project's site plan is designed to tie into adjacent approved development, with connections for internal roads and infrastructure. Further, due to the size of the project site (approximately 630 feet by 660 feet), the provision of [setback](#) buffers within the site would eliminate the ability to connect to adjacent parcels and make the project site infeasible for development. With respect to the potential for additional impacts related to development of the site without buffers, while some agricultural activity could occur on adjacent sites prior to development, the conversion of those sites from agricultural use were already considered in the IS/MND, as those sites are part of the previous project. Consequently, there would be no new impact.

[Given its location, the project is not subject to permanent agricultural buffers. A County-wide program providing guidance for buffers does not yet exist. Nor has an interim buffer program been developed in consultation with the Monterey County Agricultural Commissioner's Office. The project is therefore subject to the remaining Interim Agricultural Buffer Policies \(Exhibit E\) of the City/County/LAFCO MOA.](#)

[As stated in Exhibit E, in other areas \(outside of permanent buffer areas\) proposed for urban growth, the urban/agricultural interface will be governed by the City's General Plan Policy 2.1.12, which states that "Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary construction of soundwalls."](#)

[Although an interim buffer program has not been developed, interim buffer widths should consider factors such as the type of use proposed, site conditions, adjacent agricultural practices, weather patterns, crop type, pesticide use, trees and shrubs, drainage, shading, erosion control and other factors.](#)

[Essentially, the interim buffer policies are intended to result in safe and compatible conditions between land uses, particularly sensitive land uses such as residential, based on site specific conditions.](#)

[In this case, the Tunzi parcel has the following adjacent uses:](#)

[South: Existing residential subdivision.](#)

[East: Fallow agriculture not in production.](#)

[West: Agriculture in production \(farmed within last 5 years\).](#)

Northeast: Almond orchard.

Northwest: Ag storage/rural residential.

North: Ag storage/rural residential.

The orchard area is separated from the residential uses by the proposed detention basin, providing a separation of approximately 120 feet.

To the north, only two lots (and the small park) are adjacent to the agricultural storage/rural residential parcels. As prevailing winds come from the north, another subdivision is planned to the west in the future, and the project's access road will provide a buffer to the east, a 6 foot masonry wall shall be required on the project's western boundary between lots 18 and 24 as a condition of approval. On the northern boundary, a 6 foot wooden barrier is required recognizing the temporary nature of this buffer. Solid barriers in these locations will serve to mitigate potential noise and dust from adjacent uses until such time that land use transitions to urban uses on these parcels. This treatment, together with the buffering effects of the detention basin and roadways, comply with City policy 2.1.12 and therefore the MOA.

Attachment 5

MITIGATION MONITORING & REPORTING PROGRAM

FOR THE

TUNZI (APPLE ROW) ANNEXATION AND VESTING TENTATIVE MAP

CITY OF GREENFIELD
COMMUNITY SERVICES DEPARTMENT
599 EL CAMINO REAL
GREENFIELD, CA 93927
CONTACT: MIC STEINMANN, 831-674-5591

DECEMBER, 2015

PROGRAM CONTENTS

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor’s Office of Planning and Research advisory publication, *Tracking CEQA Mitigation Measures*, provides local governments basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the project. These mitigation measures are derived from both the 2008 “Villages” Initial Study/Mitigated Negative Declaration, and the 2015 Tunzi (Apple Row) Annexation and Vesting Tentative Map Initial Study (IS) and Subsequent Mitigated Negative Declaration (MND). These measures are also incorporated within the project’s list of Conditions of Approval, which also contains additional standard conditions not identified in the IS. The columns within the tables have the following meanings:

Mitigation Measure:	Provides the text of the Mitigation Measure identified in the Environmental Document.
Responsible Agency/Department:	This column references any public agency or City department with which coordination is required to satisfy the identified mitigation measure. The agency or department listed is responsible for clearing the mitigation measure.
Monitoring/Reporting Done By:	This column identifies by whom the monitoring or reporting will be implemented, which may include the applicant, applicant’s consultant, or contractor, or responsible agency.

MITIGATION MONITORING PROGRAM

Timing/Frequency:	This column identifies at what point in time, review process or phase of the project the measure will be completed, and if continual monitoring is required.
Final Clearance Date:	These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation.
Comments:	This column is reserved for any additional explanation, if necessary.

This MMRP clarifies the timing requirements of certain mitigation requirements.

NONCOMPLIANCE

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Greenfield Community Services Department in written form providing specific information on the asserted violation. The Department shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Department shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

MITIGATION MONITORING PROGRAM

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
Aesthetics						
MM 1-1*	Prior to Final Map approval, the Applicant shall prepare and submit to the City of Greenfield a detailed exterior lighting plan and photometric study that indicates the location and type of lighting that will be used. Exterior lighting shall specify type and maker, and demonstrate a non-intrusive quality through incorporation of baffles and lens cut-offs to direct lighting downward, while still providing an adequate amount of light for safety and/or security.	Community Services Department	Applicant (Improvement Plans) Building Inspector (field verification)	Prior to issuance of Building Permit		Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit
Agriculture and Forest Resources						
MM 2-1*	As a condition of the annexation of this property into the City, the Applicant shall be subject to any agriculture preservation program, agricultural mitigation fee, or other agricultural mitigation mechanisms adopted by the City of Greenfield. Participation in any such adopted program must be demonstrated by the Applicant following LAFCO's approval of the annexation and prior to obtaining grading permits. Any program adopted by the City up to the point of obtaining building permits shall be enforceable and applicable to this project.	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Prior to approval of annexation and the issuance of Building Permits		

MITIGATION MONITORING PROGRAM

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
MM 2-2*	<p>1) The Applicant shall demonstrate adequate land use separation on all site plans and applications for subdivision. Consistent with the City of Greenfield policies regarding land use buffers, final site plans shall include a 100-foot minimum land use buffer along the northern boundary of the project site. The buffer distance shall be measured from the edge of active agricultural fields or vineyards and the nearest residential building line. Distances comprising the buffer may include roadway rights-of-way, easements, landscaping and other uninhabited uses. Ultimate design and consideration of setbacks will be subject to review and approval by the City of Greenfield.</p> <p>or</p> <p>2) Contribution or participation in any mitigation adopted by the City of Greenfield and in place at the time that LAFCO considers the annexation.</p>	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Prior to the Issuance of a Building Permit		Project is subject only to interim ag buffer policies (GP policy 2.1.12). Project is not subject to 100 foot buffer.
MM 2-3*	The City of Greenfield shall require a Right-to-Farm notification statement to run with the title as disclosure and notice in deeds at the time of transfer or sale of all properties on the project site. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Recorded with Final Map		

MITIGATION MONITORING PROGRAM

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Implementation and Monitoring/ Reporting	Timing/ Frequency	Final Clearance Date	Comments
MM AG-1	The project applicant shall acquire a permanent conservation easement for agricultural land in the Greater Greenfield Area on a 1:1 basis per acre of farmland converted to nonagricultural use. The mitigation agricultural land shall be of equal or greater agricultural value. The easement must be provided to a nonprofit organization reasonably acceptable to the County. The acreage dedicated to the City as open space or parkland shall not be subject to this mitigation.	Community Services Department	Applicant (Implementation) Planning Staff (Verification)	Prior to Issuance of Building Permits		

MITIGATION MONITORING PROGRAM

Air Quality						
MM 3-1*	<p>Best-available control measures (BACM) shall be required during site preparation and construction of proposed land uses. When tentative subdivision maps are submitted and prior to approval of building permits, a construction emissions reduction plan (CERP) shall be prepared, for endorsement by the MBUAPCD, to reduce construction-generated fugitive and mobile-source emissions. The MBUAPCD shall be consulted to determine BACM to be implemented to minimize impacts to nearby sensitive receptors. Measures to be included in the CERP prepared for this project, as currently recommended by the MBUAPCD, include but are not limited to the following:</p> <p><u>Fugitive Dust</u></p> <ul style="list-style-type: none"> ▪ Water all active construction areas 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 chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). ▪ Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as 	Community Services Department	Applicant/ Contractor (Implementation) Building Inspector (Verification)	During construction		

MITIGATION MONITORING PROGRAM

	<p>dirt, sand, etc.</p> <ul style="list-style-type: none"> ▪ Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites. ▪ Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets. ▪ Limit traffic speeds on unpaved roads to 15 mph. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways. ▪ Limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading). <p><u>Mobile/Stationary-Source Emissions</u></p> <ul style="list-style-type: none"> ▪ <i>Title 13. §2485. Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (a) Purpose.</i> The purpose of this airborne toxic control measure is to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. (b) Applicability. This section applies to diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. This specifically includes: (1) California-based vehicles; and (2) Non-California-based vehicles. (c) Requirements. On or after February 1, 2005, the driver of any vehicle subject to this section: (1) shall not idle the vehicle's primary diesel 				
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MITIGATION MONITORING PROGRAM

	<p>engine for greater than 5.0 minutes at any location, except as noted in Subsection (d); and (2) shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d).</p> <ul style="list-style-type: none"> ▪ Stationary Sources shall comply with all applicable rules and requirements of the Monterey Bay Unified Air Pollution Control District, and state and federal law. ▪ Construction activities shall be scheduled so that major onsite construction activities (e.g., grading, demolition) do not occur simultaneously on any given day. ▪ Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related 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). 					
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MITIGATION MONITORING PROGRAM

MM 3-2*	<p>The Applicant and/or Contractor shall include the following as components of Final Map and Building Design/Construction:</p> <p><i>Residential Uses</i></p> <ul style="list-style-type: none"> ▪ Provide pedestrian sidewalks and bicycle paths that link to adjacent land uses and external networks. ▪ Incorporate energy-efficient appliance into residential uses. <p><i>All Uses</i></p> <ul style="list-style-type: none"> ▪ Use of wood-burning fireplaces shall be prohibited. Any fireplaces proposed for use within onsite structures shall be gas-fired and meet U.S. EPA certification requirements. ▪ Orient buildings to minimize heating and cooling needs. ▪ Provide shade trees to reduce cooling needs. ▪ Include energy-efficient lighting systems. ▪ Include solar water heaters or centralized water heating systems. ▪ Increase insulation beyond Title 24 requirements to minimize heating and cooling needs. 	<p>Community Services Department</p> <p>Public Works Department</p>	<p>Applicant/ Contractor (Implementation)</p> <p>Building Inspector (Verification)</p>	<p>Prior to issuance of Building Permits</p>		<p>Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit</p>
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MITIGATION MONITORING PROGRAM

Biological Resources						
MM 4-1*	<p>If proposed construction activities are planned to occur during the nesting seasons for local avian species (typically March 1st through August 31st), the Applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 100 feet outside project boundaries, where possible) the construction area no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys DFG shall be notified regarding the status of the nests. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a biologist deems disturbance potential to be minimal (in consultation with the USFWS and/or DFG). Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (generally September 1st through February 28th).</p> <p>If there is any significant lapse in construction activities, and construction resumes during the nesting season, new surveys shall be conducted no more that 30 days prior to the re-initiation of construction activities.</p>	Community Services Department	Applicant/ Contractor/ Project Biologist (Implementation) Building Inspector (Verification)	During construction		

MITIGATION MONITORING PROGRAM

Cultural Resources						
MM 5-1*	<p>As a condition of project approval, and implemented during construction activities, if any prehistoric or historic artifacts, or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department shall be immediately notified. An archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City and the Applicant will consider the mitigation recommendations of the qualified archaeologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery or other appropriate measures.</p>	Community Services Department	<p>Applicant/ Contractor/ Project Archaeologist (stop work and investigation)</p> <p>Building Inspector/Project Archaeologist (Verification)</p>	During construction		

MITIGATION MONITORING PROGRAM

MM 5-2*	As a condition of project approval, and implemented during construction activities, if any paleontological resources (i.e., fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City of Greenfield Building and Planning Department shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources. The City and the Applicant will consider the mitigation recommendations of the qualified paleontologist. The City and the Applicant shall consult and agree upon implementation of a measure or measures that the City and the Applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation or other appropriate measures.	Community Services Department	Applicant/ Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification)	During construction		
MM 5-3*	As a condition of project approval, and implemented during construction activities, if human remains are discovered, all work must stop in the immediate vicinity of the find, the City of Greenfield Building and Planning Department must be notified and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e) shall be followed.	Community Services Department	Applicant/Contractor/ Project Archaeologist (stop work and investigation) Building Inspector/Project Archaeologist (Verification)	During construction		

MITIGATION MONITORING PROGRAM

Geology and Soils						
MM 6-1*	Prior to Final Map approval, the Applicant shall incorporate the structural design recommendations of the <i>Geotechnical Investigation</i> prepared by Stevens, Ferrone & Bailey Engineering Company, Inc. (August 3, 2005) and the Geotechnical Engineering Report prepared by Earth Systems Pacific (July 22, 2006), including requirements for site preparation and grading, engineered fill, trench backfill, foundations, slab design and pavement design. Recommendations of the reports shall be incorporated into the final improvement plans subject to review and approval by the Greenfield Building and Planning Department.	Community Services Department Public Works	Applicant/project engineer (Implementation) Building Inspector/City Engineer (Verification)	Prior to issuance of Building Permit		Design requirements are not appropriate at Final Map approval; such design elements required prior to issuance of Building Permit
Hazardous Materials						
MM HAZ-1	Prior to approval of a grading permit, the project applicant shall include a detailed assessment of soil contamination associated with previous herbicide/pesticide use on the site, including soil sampling for potential herbicide/pesticide contamination. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Greenfield and Monterey County Hazardous Materials Management Services. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with Monterey County Hazardous Materials Management Services.	Community Services Department	Applicant/ Contractor (Phase II assessment) City engineer (Report review/findings verification)	Prior to issuance of a grading permit		

MITIGATION MONITORING PROGRAM

Hydrology and Water Quality						
MM 8-1*	Project Applicant(s) for near-term and future development within the project site shall identify, as part of Tentative Map submittal, a detailed drainage plan designed to contain stormwater runoff from the 100-year storm event onsite and shall include: detailed hydrologic modeling; existing facilities; soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Act compliance; and facility maintenance. Proposed retention basins shall be designed to contain stormwater runoff onsite from the 100-year storm event. Where feasible, project Applicant(s) shall design a detailed drainage plan which utilizes a single, adequately sized retention pond to serve the remainder of the project site. Drainage improvements shall be subject to review and approval by the City Engineer and Public Works Director.	Community Services/City Engineer	Applicant/project engineer (drainage system design) Public Works/City Engineer (review and verification)	With Tentative Map application		
MM 8-2*	All drainage and erosion control plans submitted shall incorporate temporary measures effective from October 1 through March 31 that ensure eroded or exposed soils are maintained on-site during construction.	Public Works/City Engineer	Applicant/Project Engineer (Implementation) Public Works (Verification)	Shown on Final Improvement Plans		

MITIGATION MONITORING PROGRAM

Noise						
MM 10-1*	<p>Construction Noise</p> <ul style="list-style-type: none"> ▪ Noise-generating construction operations shall be limited to the hours between 7:00 AM to 6:00 PM Monday through Friday. The Applicant may request permission from the City 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. ▪ Construction equipment and equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses. ▪ Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▪ When not in use, motorized construction equipment shall not be left idling. 	Community Services Department	Applicant/ Contractor (Implementation)	During construction		

MITIGATION MONITORING PROGRAM

MM 10-2*	<p>Increased Exposure of Noise-Sensitive Receptors to Stationary-Source Noise The Applicant or Contractor shall include the following in the building design and park facilities operation: <i>Proposed Residential Land Uses</i> Residential dwellings shall be equipped with central heating and air conditioning systems to allow closure of windows during inclement weather conditions. Exterior air conditioning units for proposed residential dwellings shall be located at a minimum distance of 10 feet from adjacent outdoor activity areas or shielded from direct line of sight. <i>Proposed Parks</i> Use of proposed park facilities shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m.</p> <ul style="list-style-type: none"> ▪ Landscape maintenance activities at the proposed park shall be limited to between the daytime hours of 7:00 a.m. and 10:00 p.m. ▪ Use of amplified public address/sound systems within the proposed park shall be prohibited. 	Community Services Department	<p>Applicant/ Contractor (Implementation)</p> <p>Building Inspector/Public Works (Verification)</p>	Requirements to be shown on Final Maps		
Land Use and Planning						
MM 11-1a*	<p>As a condition of project approval, the project Applicant will be required to pay in-lieu Community Facility Impact Fees for the portion of community park space at a rate consistent with General Plan Policy 7.2.19 and Program 7.2.A.iv of the City's General Plan (currently 2 acres of community parks per 1,000 residents). This fee shall be calculated based on the fee rate in place at the time of building permit issuance. This fee is required to be paid prior to occupancy permit issuance.</p>	Community Services	Applicant (Payment)	Prior to occupancy		

MITIGATION MONITORING PROGRAM

Transportation/Traffic						
MM 15-1b*	The Final Map for the project shall indicate that with construction of the project, Apple Avenue will be widened along the project frontage and will be a two-lane collector street (68' ROW and 62' FC-FC).	Community Services/City Engineer	Applicant/Contractor (Implementation) City Engineer (Verification)	Prior to final map approval		
MM 15-2*	The City of Greenfield requires that the Applicant pay the City's adopted Traffic Impact Fee prior to the issuance of building permits. Payment of the fee shall represent the Applicant's fair share contribution towards the following improvements: <ul style="list-style-type: none"> ▪ With signalization and coordination of the signals at the two Walnut Avenue/Highway 101 terminals, as well as providing an exclusive westbound right turn lane and a separate northbound right turn lane at the Walnut Avenue/Highway 101 NB Ramp terminal, the intersections would operate at LOS C or better. ▪ The intersection of 10th Street/Walnut Avenue will operate at LOS A during both the AM and PM peak hours with signalization and re-striping of eastbound and westbound legs to accommodate left-turn lanes. On-street parking would have to be removed. 	Community Services	Applicant (Payment)	Prior to issuance of Building Permits		

MITIGATION MONITORING PROGRAM

MM 15-3*	<p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution towards the following improvements:</p> <ul style="list-style-type: none"> ▪ The streets on the project frontage will all be upgraded to standards that will insure acceptable operating conditions. ▪ Walnut Avenue between 10th Street and El Camino Real will have to be restriped to include left-turn lanes or a two-way left turn lane. On-street parking may have to be removed. The project should implement this improvement. 	Community Services	Applicant (payment)	Prior to issuance of building permits		
MM 15-4*	<p>The City of Greenfield requires that the Applicant pay the City’s adopted Traffic Impact Fee prior to the issuance of building permit.</p> <p>Payment of the fee shall represent the Applicant’s fair share contribution toward the following improvements: <i>See Attachments</i></p>	Community Services	Applicant (Payment)	Prior to issuance of building permits		
*Adopted Mitigation Measure from Villages IS/MND						

ATTACHMENT (PER VILLAGES IS/MND TABLE 23)
INTERSECTION IMPROVEMENTS, MM 15-4

Intersection/Segment	GPBO with Project Conditions
1. Hwy 101 NB On-Ramp and Livingston Road	Signalization and following geometry: NB: 2BT, 2NBR EB: 1EBT, 1EBT/R, 1EBR WB: 2WBL, 2WBR
2. El Camino Real and Hwy 101 SB Off-Ramp – Thorne Road	Construction of new interchange with new Highway 101 overpass connecting to Thorne Road and following geometry: NB: 1NBL, 1NBT, 2NBR SB: 2SBL, 1SBT, 1SBR EB: 1EBL, 1EBT, 1EBT/R WB: 1WBL, 1WBT, 1WBR
3. El Camino Real and Hwy 101 SB On-Ramp	No intersection—new interchange
4. Hwy 101 NB On-Ramp and Hwy 101 SB On-Ramp (El Camino north)	No intersection—new interchange
5. Hwy 101 SB Ramps and Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: SB-Off Ramp: 2SBL, 1SBT/L, 1SBR SB-On Ramp: 2SBT EB: 3EBT, 1EBR WB: 2WBL, 1WBT
6. Hwy 101 NB Ramps and Walnut Avenue	Construction of a new Walnut Avenue bridge. The City is currently conducting a PSR for this interchange project. Geometry: NB-Off Ramp: 1NBL/T, 2NBR NB-On Ramp: 2NBT EB: 2EBL, 3EBT WB: 2WBL, 1WBT, 2WBR
7. El Camino Real and Cypress Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 2SBT, 1SBR EB: 1EBL/T/R

MITIGATION MONITORING PROGRAM

Intersection/Segment		GPBO with Project Conditions
		WB: 1WBL/T/R
8.	El Camino Real and Pine Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 2NBT, 1NBR SB: 1SBL, 2SBT, 1SBR EB: 1EBL, 1EBT/R WB: 1WBL, 1 WBT, 1WBR
9.	El Camino Real and Cherry Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT, 1NBT/R SB: 1SBL, 1SBT, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
10.	El Camino Real and Walnut Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBL SB: 2SBL, 1SBT, 1SBR EB: 1 EBL, 1EBT/R WB: 1WBL, 1WBT, 1WBR
11.	El Camino Real and Apple Avenue	Signalization, re-striping and following geometry: NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL/T/R WB: 1WBL/T/R
12.	El Camino Real and Oak Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT/R SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
13.	El Camino Real and Elm Avenue	Signalization, re-striping and following geometry (completed in March 2008 as part of the on-going traffic signal project): NB: 1NBL, 1NBT, 1NBR

MITIGATION MONITORING PROGRAM

Intersection/Segment		GPBO with Project Conditions
		SB: 1SBL, 1SBT/R EB: 1EBL, 1EB/T/R WB: 1WBL, 1WBT/R
14.	10th Street and Cherry Avenue	No intersection improvements necessary.
15.	10th Street and Walnut Avenue	Signalization and re-striping for separate eastbound left and separate westbound left-turn lanes.
16.	12th Street and Cherry Avenue	No intersection improvements necessary.
17.	12th Street and Walnut Avenue	No intersection improvements necessary.
18.	12th Street and Apple Avenue	No intersection improvements necessary.
19.	12th Street and Elm Avenue	No intersection improvements necessary.
20.	13th Street and Walnut Avenue	No intersection improvements necessary.
21.	13th Street and Apple Avenue	No intersection improvements necessary.

MITIGATION MONITORING PROGRAM

**PER VILLAGES IS/MND TABLE 24
RECOMMENDED SEGMENT MITIGATIONS FOR THE GPBO CONDITIONS, MM 15-4**

Street	Existing Lanes	Mitigated Lanes for GPBO with Project	Mitigated LOS for GPBO with Project
Walnut Avenue between 13 th Street and 12 th Street	2-Lane Collector	2-Lane Arterial	A
Walnut Avenue between 12 th Street and 10 th Street	2-Lane Collector	2-Lane Arterial	A
Walnut Avenue between 10 th Street and El Camino Real	2-Lane Collector	2-Lane Arterial	C
Walnut Avenue between El Camino Real and Hwy 101 SB Ramps	2-Lane Arterial	4-Lane Divided Arterial	B
Walnut Avenue between Hwy 101 NB Ramps 3 rd Street	2-Lane Collector	4-Lane Divided Arterial	C
El Camino Real between Thorne Road and Pine Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Pine Avenue and Cherry Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Cherry Avenue and Walnut Avenue	2-Lane Collector	4-Lane Divided Arterial	A
El Camino Real between Walnut Avenue and Apple Avenue	2-Lane Collector	2-Lane Arterial	A
El Camino Real between Apple Avenue and Oak avenue	2-Lane Collector	2-Lane Arterial	A
Apple Avenue between 13 th Street and 12 th Street	2-Lane Local Street	2-Lane Collector Street (Improved FC-FC)	A

Attachment 6

October 30, 2015

Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Re: Comments on Tunzi (Apple Row) Annexation and Vesting Tentative Map Mitigated Negative Declaration

Dear Mr. Steinmann:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) with the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has no comments.

Please let me know if you have any questions. I can be reached at (831) 647-9418 ext. 227 or aclymo@mbuapcd.org.

Best Regards,



Amy Clymo
Supervising Air Quality Planner

CITY OF GREENFIELD

COMMUNITY SERVICES DEPARTMENT
CITY OF GREENFIELD
P.O. BOX 127
599 EL CAMINO REAL
GREENFIELD, CA 93927
PHONE: (831) 674-5591 FAX: (831) 674-3149



SEPTEMBER 30, 2015

NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR THE TUNZI (APPLE ROW) ANNEXATION AND VESTING TENTATIVE MAP

NOTICE IS HEREBY GIVEN that the City of Greenfield has prepared a Subsequent Mitigated Negative Declaration, pursuant to the requirements of CEQA, for the Tunzi (Apple Row) project. The project site is located north of Apple Avenue and generally west of the intersection with Morris Way. The site is located adjacent to the Greenfield city limits to the south and east. proposed Subsequent Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Community Services Department, 599 El Camino Real, Greenfield, CA 93927. An additional copy for public review is available at the Greenfield Branch Library at 315 El Camino Real. An additional copy for public review is available at the Greenfield Branch Library at 315 El Camino Real. The Initial Study can also be viewed on the city's website, www.ci.greenfield.ca.us. In accordance with time limits mandated by State law, written comments on this Subsequent Mitigated Negative Declaration and Initial Study will be accepted from:

Begins WEDNESDAY, SEPTEMBER 30, 2015; ends FRIDAY, OCTOBER 30, 2015.

Project Description: The proposed project is a vesting tentative map and annexation of approximately 9.55 acres from Monterey County into the City of Greenfield. The proposed project consists of 43 residential lots, a 0.2-acre percolation basin, a 0.45-acre park, and 0.18 acres of open space. The project proposes an internal street network that would connect to the streets in the approved (future) Mira Monte and Willow Glen projects. The project would connect to the Mira Monte project in the northwest portion of the site, and the roadway on the eastern portion of the project site is the same as indicated on plans for the Willow Glen project. Primary access to the project site would be from Apple Avenue, and interior streets would provide circulation within the project site. Public services and facilities, such as water, wastewater, gas, and electricity, would be extended from the City of Greenfield to the project site. Actions that would be taken relative to the project evaluated in the Subsequent MND include approval of the Vesting Tentative Map and all

SEP 30 2015

City-issued permits for construction and occupation. Prior to construction, annexation of the project area must be approved by the Monterey County Local Agency Formation Commission (LAFCO).

FOR ADDITIONAL INFORMATION CONTACT:

Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927
msteinmann@ci.greenfield.ca.us
(831) 674-5591

For reviewing agencies: The City of Greenfield requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Distribution: (see below)

- No Comments provided
 Comments noted below
 Comments provided in separate letter

COMMENTS: A mitigation measure should require
payment of TARC regional traffic impact
fees per Item #12 in the MOU
between the City and County,

Return to: Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield, CA 93927
msteinmann@ci.greenfield.ca.us

From: Agency Name: Monterey County
RMA - Planning
Contact Person: Bob Schubert
Phone Number: (831) 755-5183

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

2015 Commissioners

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City Member

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Ralph Rubio
City Member

Simón Salinas
County Member

Steve Snodgrass
Special District Member

Graig R. Stephens
Special District Member

Counsel

Leslie J. Girard
General Counsel

Staff

Kate McKenna, AICP
Executive Officer

132 W. Gabilan Street, #102
Salinas, CA 93901

P. O. Box 1369
Salinas, CA 93902

Voice: 831-754-5838
Fax: 831-754-5831

October 30, 2015

Michael A. Steinmann, Community Services Director
City of Greenfield
599 El Camino Real
Greenfield CA 93927

RE: Tunzi (Apple Row) Subdivision Proposal

Dear Mic:

Thank you for this opportunity to comment on the Draft Initial Study and Subsequent Mitigated Negative Declaration (MND) for the proposed Tunzi/Apple Row Subdivision project. The project includes annexation of about 9.6 acres to the City of Greenfield and development of up to 43 residential lots. The site is within the City's existing designated Sphere of Influence.

Under the California Environmental Quality Act (CEQA), the Local Agency Formation Commission of Monterey County (LAFCO) is a Responsible Agency for this proposal, and will have regulatory authority for future applications for the proposed annexation application. It is in this role that LAFCO is commenting on the EIR.

In order to meet the deadline for commenting on the Draft MND, I am providing the following comments in draft form. This letter is subject to review and authorization at the next regular meeting of the Local Agency Formation Commission on December 7.

I. Conformance to State LAFCO Law and Locally Adopted LAFCO Policies - (Please provide an analysis in the MND).

LAFCO's statutory authority is derived from the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000, et seq.). Among LAFCO's purposes are: Discouraging urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (section 56301). The Cortese-Knox-Hertzberg Act identifies factors that must be considered, and determinations that must be made, as part of LAFCO's review of annexation proposals.

These provisions of law are the legislative basis for LAFCO's locally adopted Policies and Procedures Relating to Spheres of Influence and Changes of Organization and Reorganization ("LAFCO Policies"), most recently updated February 25, 2013, which guide LAFCO's review and consideration of requests for annexation and other boundary changes. Copies of the adopted LAFCO Policies were previously provided to the City's environmental consultants, and are also available on LAFCO's web site: <http://www.monterey.lafco.ca.gov/>

LAFCO will eventually be requested to consider approval of the annexation of the proposal's site, in accordance with the Cortese-Knox-Hertzberg Act and local LAFCO policies. As a CEQA Responsible Agency, LAFCO plans to use the City's environmental document to fulfill CEQA clearance for the annexation, and to

support the evaluation of the proposal's consistency with the applicable LAFCO laws and policies, including adopted "Preservation of Open-Space and Agricultural Lands" and "Housing and Jobs" policies, among others.

LAFCO therefore requests that the Final MND include an analysis of the proposal's conformance to these laws and policies. LAFCO staff can provide samples of similar analyses from other recent proposals. Page 2.0-12 of the current Initial Study's background section includes a "LAFCO Annexation Policy" box that is checked, but does not appear to provide any further consistency information¹. If the MND does not include the requested analysis, it may be necessary for LAFCO to require a supplemental analysis from the City, at the time of the annexation application, before being able to find CEQA review complete.

2. Conformance to the Adopted 2013 Greater Greenfield Area MOA – (Please address the MOA's annexation-related requirements in the current proposal's Final MND).

A) **Agricultural Buffers:** In 2013, to provide for orderly and appropriate future land use development, the City, the County, and LAFCO entered into the Greater Greenfield Area Memorandum of Agreement (MOA). The MOA set forth certain agreements among the parties and also identified several requirements applicable to subsequent annexation-related proposals such as the current proposal.

The Draft MND has integrated the MOA's provisions regarding mitigation for the conversion of agricultural lands to development². However, the MOA also identified requirements specific to agricultural buffers (to reduce potential incompatibility between agricultural and urban land uses), which the current project has not addressed. Page 2.0-20 of the Draft MND states:

- "The proposed project does not include buffers; however, the project site is surrounded by property that was analyzed for conversion to residential use in the Villages IS/MND. The project's site plan is designed to tie into adjacent approved development, with connections for internal roads and infrastructure. Further, due to the size of the project site (approximately 630 feet by 660 feet), the provision of buffers within the site would eliminate the ability to connect to adjacent parcels and make the project site infeasible for development. With respect to the potential for additional impacts related to development of the site without buffers, while some agricultural activity could occur on adjacent sites prior to development, the conversion of those sites from agricultural use were already considered in the IS/MND, as those sites are part of the previous project. Consequently, there would be no new impact."

Page 4 and Exhibit E of the MOA, which was approved in 2013 (i.e. subsequent to the 2008 Villages IS/MND), establish that the "City, County, and LAFCO agree that agricultural buffers will be provided where development of land within the City limits results in residential, public uses, or areas of active public congregation lying within 200 feet of land designated for agricultural use and within the unincorporated area, as explained below." The provision of agricultural buffers, where warranted, is also a component of LAFCO's locally adopted policies (LAFCO Policy "E," Preservation of Open-Space and Agricultural Lands).

Although the agricultural parcels surrounding the Tunzi site were evaluated for development in the 2008 IS/MND, and are part of the City's Sphere of Influence, they are currently in the

¹ The 2008 MND for "The Villages Planned Development and Annexation Project," on which the current Subsequent MND is based, included a detailed analysis of that project's consistency with LAFCO's policies as they existed at that time. However, the currently proposed project is a subset of the much larger overall Villages project, and LAFCO's adopted policies and other relevant background conditions have changed since 2008.

² The current Draft MND states that mitigating conservation easements must be in place prior to issuance of a grading permit for the proposed project. However, establishment of a definite and certain, project-specific mitigation plan for the project's impacts on farmland should also be anticipated as a requirement for LAFCO approval of an annexation proposal, which would occur prior to any City permit approvals.

unincorporated area of the County and will remain so for an unknown period of time. As noted above, the MND states that agricultural activity may occur on these sites [i.e. under existing land use designations]. Therefore, the provision of on-site agricultural buffers is appropriate under both the MOA terms and LAFCO's policies. It should be noted that certain agricultural buffer types such as setbacks and landscaping may be of a temporary, "rolling" character to accommodate agricultural operations on adjacent lands transitioning to development in the longer term.

Please be aware that Exhibit E (Interim Agricultural Buffer Policies) of the MOA provides that, until such time as a countywide buffer program is established, the "City and County agree that an interim [Greenfield-specific] buffer program... will be developed in consultation with the Monterey County Agricultural Commissioner's Office." To LAFCO's knowledge, an interim program has not yet been acted upon.

- B) **Other MOA Provisions:** LAFCO staff notes that Provision #20 of the MOA provides that the "City agrees to work with the Greenfield Fire Protection District to identify and address the impact of future annexations on the district." LAFCO also recommends that the City consult with the County to determine whether other provisions in the MOA related to a future countywide traffic impact fee, truck routes, or other specific topics may trigger requirements applicable to the current proposal.

Thank you again for this opportunity to comment on this proposal. Please continue to keep us informed throughout your process. I would be happy to meet with you and your consultants for more detailed discussions.

Sincerely,



Kate McKenna, AICP
Executive Officer