CITY OF GREENFIELD, STATE OF CALIFORNIA
SUBSEQUENT MITIGATED NEGATIVE DECLARATION

Project Title:	Tunzi (Apple Row) Annexation and Vesting Tentative Map
Lead Agency:	City of Greenfield
Property Owner(s):	Marc Tunzi, et al.
Project Location:	Northwest of the intersection of Apple Avenue and Morris Way
Project Applicant(s):	Marc Tunzi, et al.
APN:	109-232-007
Permit Type:	***Vesting Tentative Map***
Project Description:	The proposed project involves the annexation of approximately 9.55 acres from Monterey County into the City of Greenfield. The proposed project includes 43 residential lots, a 0.2-acre percolation basin, a 0.45-acre park, and 0.18 acres of open space.
Public Review Period:	30 days: September 30, 2015, through October 30, 2015
Address where copy of Initial Study is Available for Public Review:	City of Greenfield Community Services Department 599 El Camino Real Greenfield, CA 93927
Address Where Written Comments Should Be Sent:	Mic Steinmann, Community Services Director City of Greenfield 599 El Camino Real Greenfield, CA 93927

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, AS IT HAS BEEN FOUND:

a. That said project would not have the potential to significantly degrade the environment;
b. That said project will have no significant impact on long-term environmental goals;
c. That said project will have no significant cumulative effect on the environment;
d. That said project would not cause substantial adverse effects on human beings, either directly or indirectly;
e. That said project would not result in new significant impacts or substantially increase the significance of impacts originally documented in the Initial Study/Mitigated Negative Declaration for the Villages Planned Development and Annexation Project.

VESTING TENTATIVE MAP

TUNZI

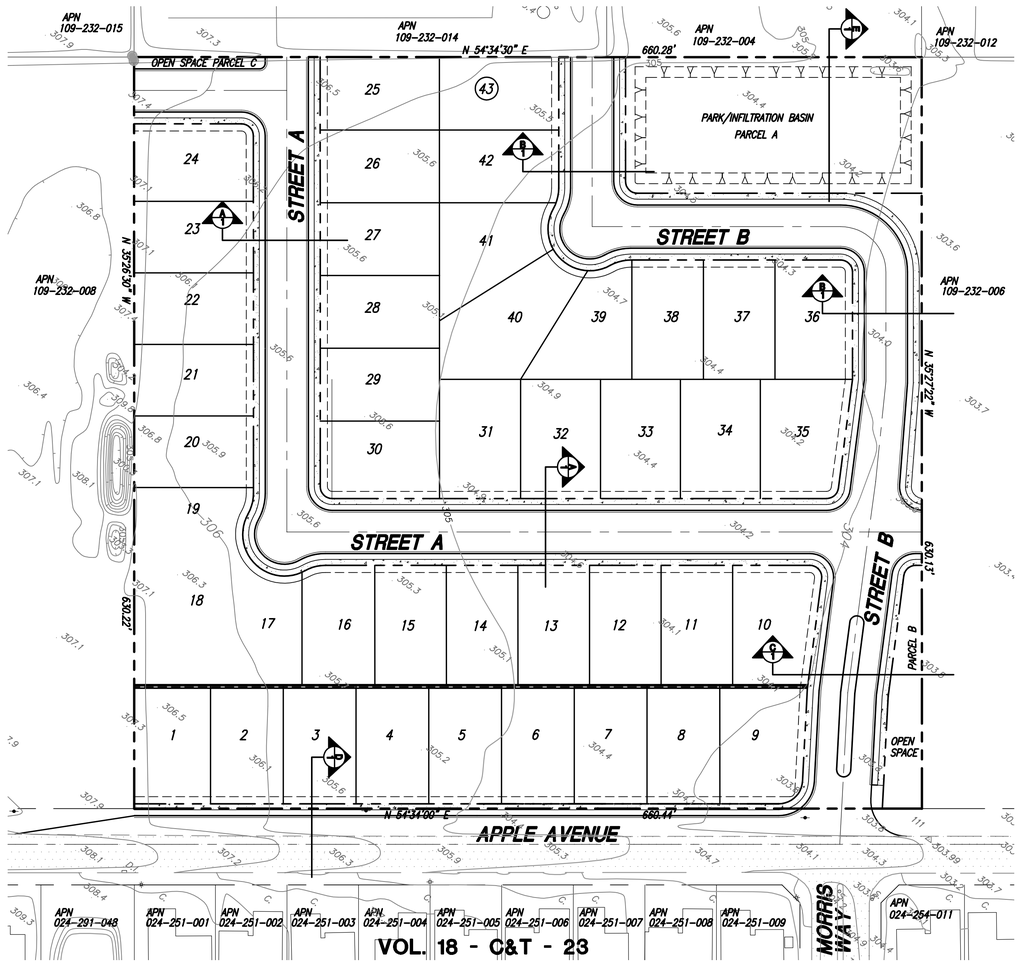
CITY OF GREENFIELD, CALIFORNIA

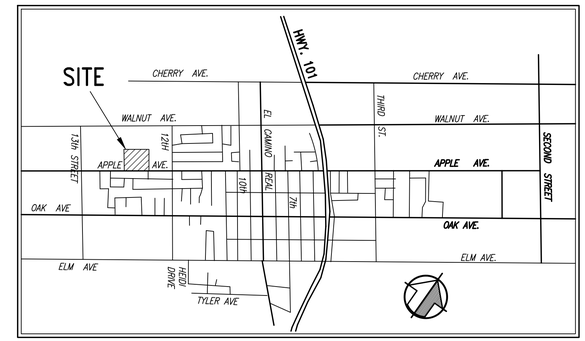
DECEMBER 2015

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.





VICINITY MAP–CITY OF GREENFIELD
NOT TO SCALE

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

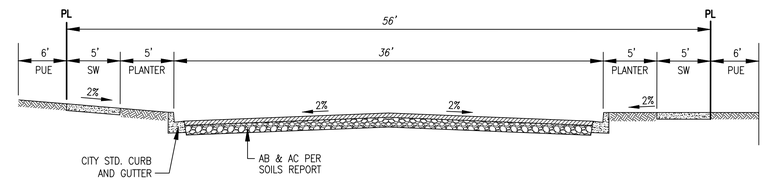
LEGEND

BOUNDARY LINE	CURB AND GUTTER
PROPERTY LINE/ROW	FINISH GRADE CENTERLINE
CONTROL LINE/CENTER OF ROW	EXISTING ELEVATION
LOT LINE	GRADE/DIRECTION OF DRAINAGE
EASEMENT LINE	GRADE BREAK (HIGH POINT/LOW POINT)
WATER LINE	PAD ELEVATION
STORM DRAIN	RETAINING WALL
SANITARY SEWER	(E)
(E) UTILITIES	(N)
(E) SSMH/SDMH (as noted)	FC
(E) UTILITY/POWER POLE	PL
(E) MAJOR CONTOUR	PUE
(E) MINOR CONTOUR	ROW, R/W
(N) MAJOR CONTOUR	W.L.E.
(N) MINOR CONTOUR	W.S.E.
CATCH BASIN	
WATER VALVE (BLOW-OFF)	
SS/SD MANHOLE	
SS CLEANOUT (FLUSHING INLET)	

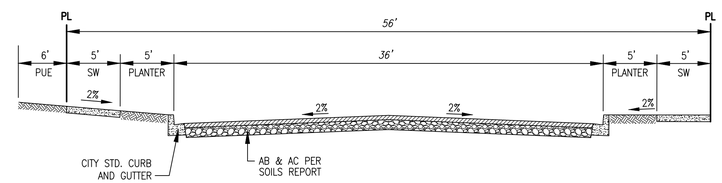
6" W
15" SD
6" SS
8" SS
300
300

308.0
(E)305.0
0.4%
GB HP LP
P313.1

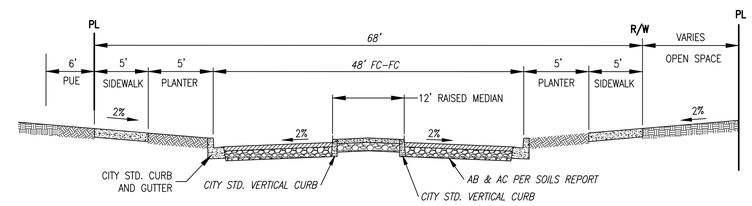
EXISTING
NEW
FACE OF CURB
PROPERTY LINE
PUBLIC UTILITY EASEMENT
RIGHT OF WAY
WATER LINE EASEMENT
WATER SURFACE ELEVATION



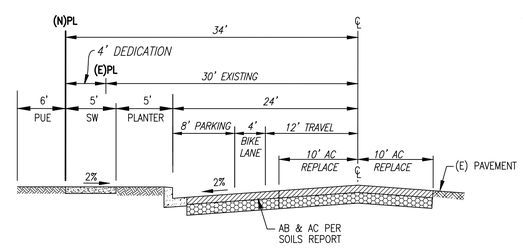
A INTERIOR STREET
NTS
STREET A



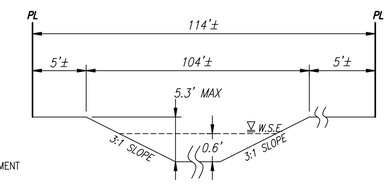
B INTERIOR STREET
NTS
STREET B



C INTERIOR STREET/MEDIAN
NTS
STREET B



D APPLE AVENUE
NTS



E POND SECTION
NTS

NO.	DATE	DESCRIPTION	APPR'D
2	12-09-15	3RD SUBMITTAL TO CITY	RK
1	07-08-15	2ND SUBMITTAL TO CITY	LDG

REV.	DATE	DESCRIPTION	APPR'D

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

Creegan+D'Angelo INFRASTRUCTURE ENGINEERS
225 Canner Row, Suite H
Monterey, CA 93940
Tel (831) 373-1333
Fax (831) 373-0733
www.cdengineers.com

TUNZI
VESTING TENTATIVE MAP
COVER SHEET
Greenfield Monterey County California

SHEET NUMBER
1
OF 3 SHEETS

DRAWING NO.
715006

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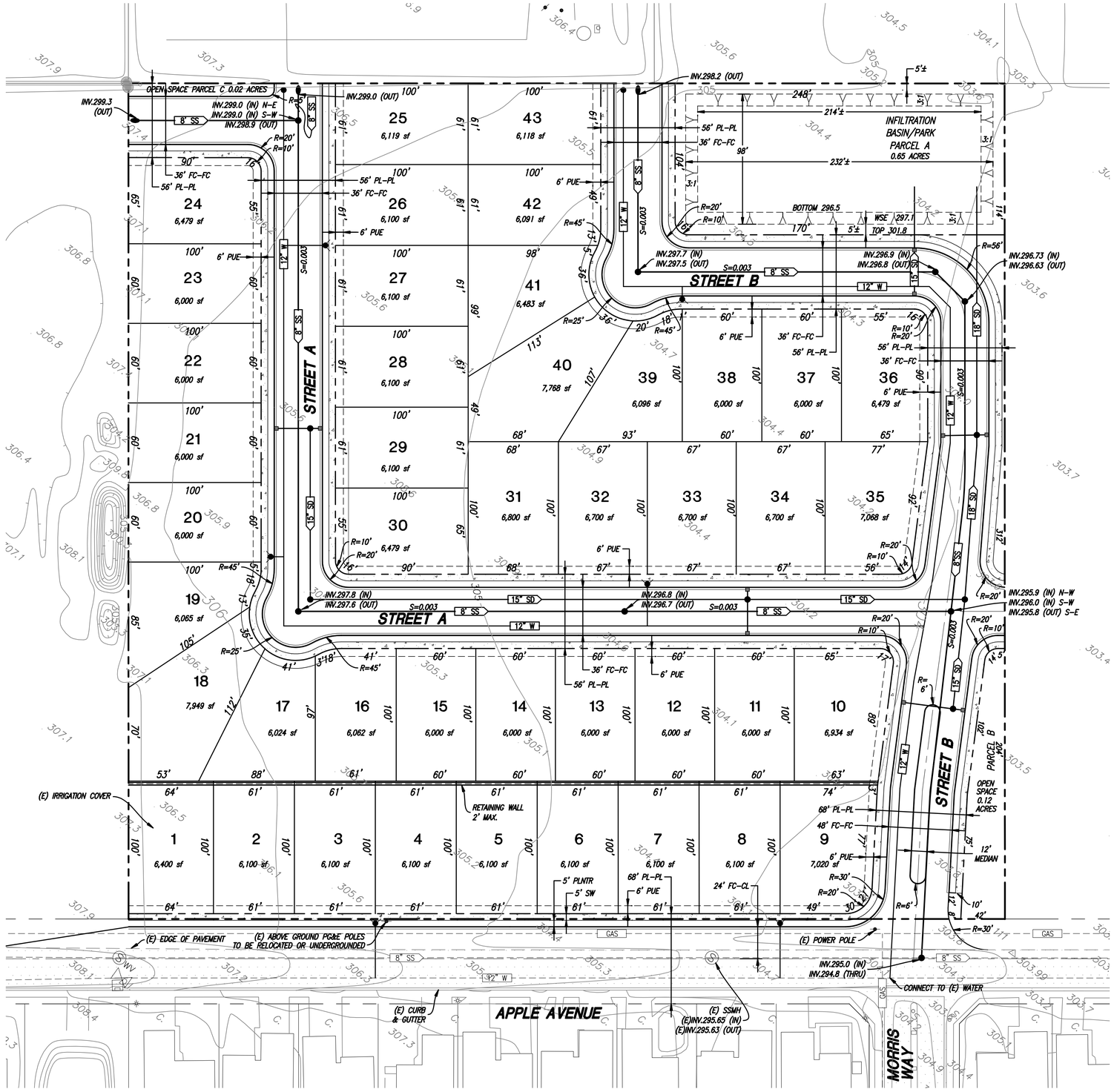

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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	6" SS
(E) UTILITIES	8" SS
(E) SSMH/SDMH (as noted)	
(E) UTILITY/POWER POLE	
(E) MAJOR CONTOUR	300
(E) MINOR CONTOUR	
(N) MAJOR CONTOUR	300
(N) MINOR CONTOUR	
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

REV.	DATE	DESCRIPTION	APPR'D	SCH.	DATE	DESCRIPTION
					12-09-15	3RD SUBMITTAL TO CITY
					07-08-15	2ND SUBMITTAL TO CITY

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

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TUNZI
VESTING TENTATIVE MAP
SITE AND UTILITY PLAN

Greenfield Monterey County California

SHEET NUMBER 2 OF 3 SHEETS

DRAWING NO. 715006

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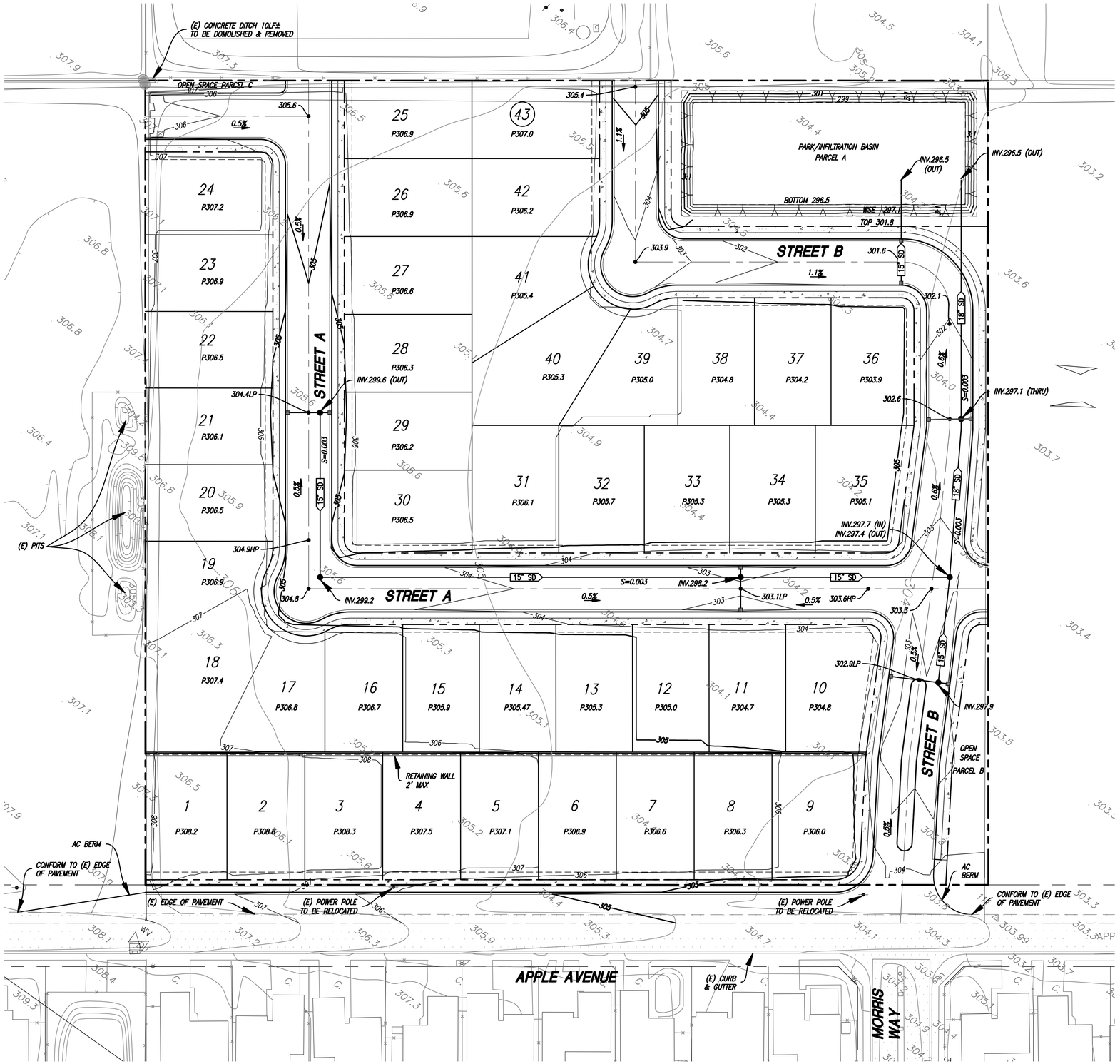


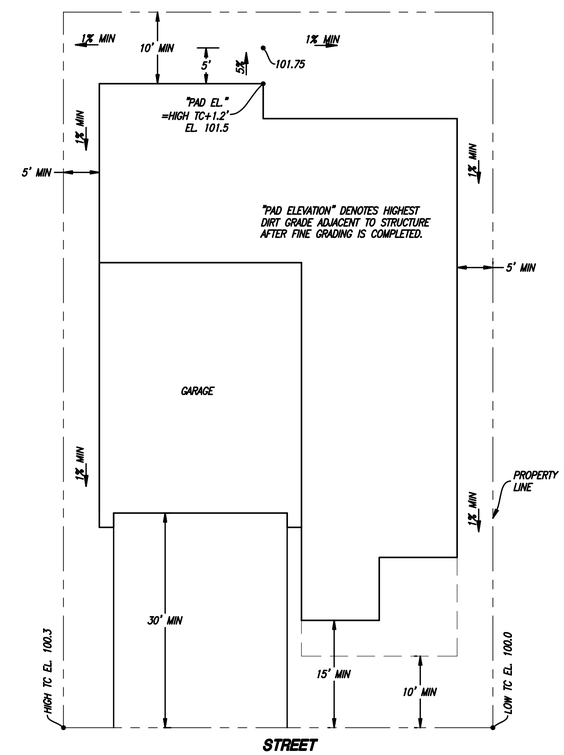
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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	6" SS
(E) UTILITIES	8" SS
(E) SSMH/SDMH (as noted)	
(E) UTILITY/POWER POLE	
(E) MAJOR CONTOUR	300
(E) MINOR CONTOUR	
(N) MAJOR CONTOUR	300
(N) MINOR CONTOUR	
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



TYPICAL LOT LAYOUT AND GRADING

SCALE: 1"=80'

REV.	DATE	DESCRIPTION	APPR'D	SCH.
	12-09-15	3rd SUBMITTAL TO CITY		RK
	07-08-15	2ND SUBMITTAL TO CITY		LDG

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

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TUNZI
VESTING TENTATIVE MAP
GRADING & DRAINAGE
Greenfield Monterey County California

SHEET NUMBER 3 OF 3 SHEETS

DRAWING NO. 715006

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