

Notice of Preparation of a Supplemental Environmental Impact Report

Date: December 9, 2015

To: Office of Planning and Research, Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/Persons Requesting Notice

From: City of Greenfield
559 El Camino Real
Greenfield, CA 93927

Re: **Notice of Preparation (NOP) of a Supplemental Environmental Impact Report (SEIR) for the South End Annexation Project**

The City of Greenfield (lead agency) will prepare a Supplemental EIR for the proposed South End Annexation Project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and description are summarized below.

Project Name: South End Annexation

Project Location: The South End Annexation project is located in the southern portion of and immediately south of the City of Greenfield, situated in the southern Salinas Valley and Central Monterey County. The City is located along Highway 101, approximately 40 miles southeast of Monterey Bay, 35 miles south of Salinas, and 60 miles north of Paso Robles. Neighboring communities within 25 miles includes the cities of Gonzales and Soledad to the north, and King City to the south.

The project would entail the rezoning and annexation of seven parcels under the ownership of four separate entities. The property owners include Scheid Vineyards, the Francioni family (TMV Lands), NH3, and the LA Hearne Company. TMV Lands has real interest in 171 Acres (APN 221-011-017) located north of Espinosa Road on the east side of Highway 101. Scheid Vineyards has real interest in 137 acres (APN 221-011-070, -071, and -068) located east and west of the highway. LA Hearne Company owns APN 221-011-018 which consists of approximately three acres, located at the southwest corner of US Highway 101 and Espinosa Road. APNs 221-011-041 and -045 are owned by NH3, consisting of approximately 3 additional acres.

Attached **Figure 1** illustrates the project location. **Figure 2** illustrates the proposed land uses. **Figure 3** shows the preliminary subdivision layout.

Project Characteristics: The South End Annexation project involves a series of land use actions, entitlements and boundary changes that ultimately relate to the City of Greenfield’s General Plan and adopted Sphere of Influence boundaries. The application requests multiple actions and entitlements, including:

- Rezoning and annexation of the subject properties.
- Minor subdivision (action by County of Monterey) to detach 50 acres from the Franscioni parcel. This 50 acres will remain in Monterey County jurisdiction as agricultural land.
- Major subdivision and City approval of a Tentative Map to create 149 single family lots.
- Williamson Act contract cancellation and exchange process for 121 acres of the Franscioni property, and creation of 396 acres of permanent Agricultural Conservation Easement as mitigation land.
- Identification and recordation of permanent agricultural land use buffers where required.
- Phased physical development of real property pursuant the land use and rezoning of the annexed property.

A summary of proposed land uses, acreage and development potential is shown in the table below:

Table 1 – Land Use Summary

Parcel	Total Acreage	Proposed Land Use	Development Potential
221-011-017 Franscioni	171 (121 acres to be annexed)	Highway Commercial (61 acres), including: -Travel Center (25 acres) -Hotel/Motel (50 rooms) -Storage Facility (10 acres)	664,922 sf
		Heavy industrial (60 acres)	784,083 sf
		Agricultural Easement (50 acres-not part of annexation)	None
221-011-068 Scheid West	47	Low Density Residential (47 Acres)	149 du (maximum)
221-011-071 Scheid East	46	Highway Commercial (23 acres)	250,471 sf
		Heavy Industrial (23 acres)	300,565 sf
221-011-070 Scheid East Industrial	44	Heavy Industrial	574,992
221-011-018 LA Hearne Company	3	Highway Commercial (3 acres)	32,670 sf (existing)
221-011-041 and -045	3	Public/Quasi-Public (existing fertilizer operation)	No change

Parcel	Total Acreage	Proposed Land Use	Development Potential
County and State Rights of Way	26	Roadways	No change
Totals	290	290	948,063 sf - Highway Commercial 1,659,640 sf – Heavy Industrial 149 du – Low Density Residential

Project Background: On August 8, 2006, the City of Greenfield City Council approved the South End Sphere of Influence Amendment (“SOI”) project and related amendments to the City of Greenfield General Plan. The South End Sphere of Influence Amendment Project Final EIR (“EIR”) was prepared by the City to analyze the environmental effects of the SOI and General Plan amendments, and was also certified by the City Council on August 8, 2006. The City subsequently filed a resolution of application with the Monterey County Local Agency Formation Commission (LAFCO) to expand the SOI boundary. On March 26, 2007 LAFCO approved a comprehensive, although scaled down, amendment to the City’s SOI, which included the South End territories. This approval was conditioned upon a future agreement to address the impacts of planned future growth. That agreement, the Greater Greenfield Area Memorandum of Agreement, or MOA, was adopted in June 2013. With the MOA in place, in 2015 the project applicant, representing the South End property owners, approached the City of Greenfield with a request to move forward with annexation of several parcels. City staff determined that the annexation and related actions requested require appropriate review under the California Environmental Quality Act (CEQA) to determine the potential environmental effects of those actions.

Reasoning for the Supplemental EIR. CEQA provides that where there are changes to an already approved project for which an EIR was previously certified, a new environmental review shall be performed only where there is significant new information or changes to the project or in the circumstances surrounding the project that would result in new adverse environmental impacts that were not analyzed previously or impacts that are more severe than previously determined (Public Resources Code [PRC] Section 21166 and State CEQA Guidelines Section 15162).

Since the certification of the 2006 South End SOI EIR and LAFCO approval of the City’s SOI boundary, certain circumstances have changes that warrant additional review. Most notably, the execution of the MOA outlines specific mitigation requirements and other policies directly related to annexation proposals that were not previously in place. In addition, the applicant’s current request for entitlements is slightly different in size and configuration compared to the 2006 project description. For these reasons, the current proposal requires an updated review.

Probable Environmental Effects: Based upon the certified 2006 South End SOI Final EIR and the current project description, the SEIR will focus its review on the following subject areas. Issue areas that were fully evaluated in the prior environmental document where physical or other circumstances have not changed are not subject to additional review.

Agricultural Land Conversion and Mitigation Strategies. Including quantification of farmland conversion impacts, application of buffers, and land use compatibility.

Air Quality and Greenhouse Gas Emissions. Including updated modeling and impact analysis of projected project emissions.

Land Use. Including consistency with the adopted policies and procedures of the City and Monterey County LAFCO governing annexation and the mitigation of environmental effects.

Traffic and Circulation. Including potential impacts to the local circulation system and identification of interim and long term improvements triggered by ultimate project development.

Public Services. Including the provision of adequate services to the newly annexed territory, and any physical effects that may be caused by the construction of new facilities required to serve that territory.

NOP Notice and Review Period: The City solicits comments regarding the scope and content of the SEIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice. The review period will be from **December 11, 2015 through January 11, 2016.**

Please send your written/typed comments (including a name, telephone number, and contact information) to the following:

Mic Steinmann, Community Services Director
City of Greenfield
599 El Camino
Greenfield, CA 93927
Phone: (831) 674-5591

Or via e-mail to msteinmann@ci.greenfield.ca.us

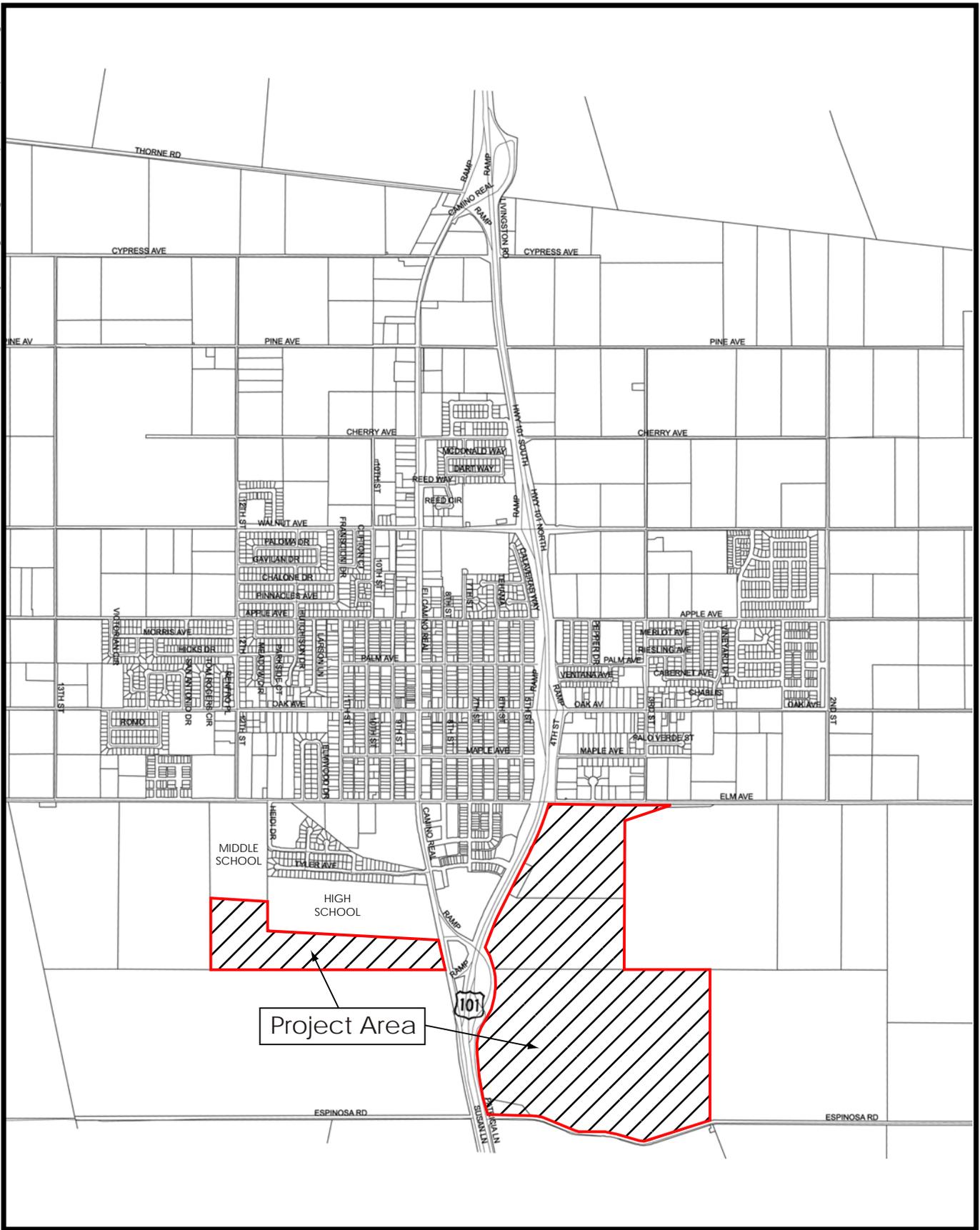
For additional information, please contact Mic Steinmann, Community Services Director, at (841) 674-5591.



Tad Stearn, On Behalf of the City of Greenfield

Date: 12/9/15

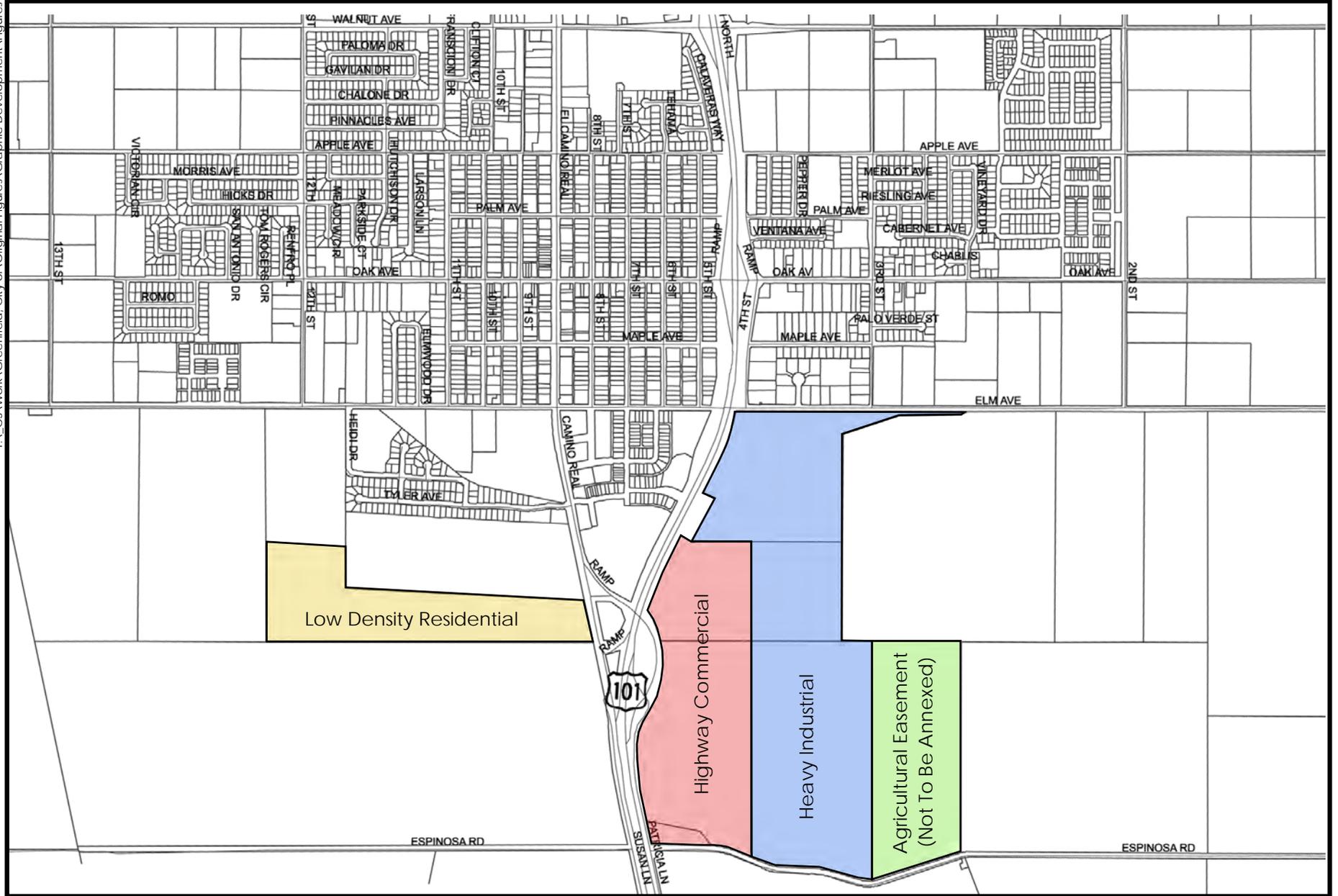
Attachments: Figures: Vicinity Map, Proposed Land Use, Residential Subdivision



Not To Scale



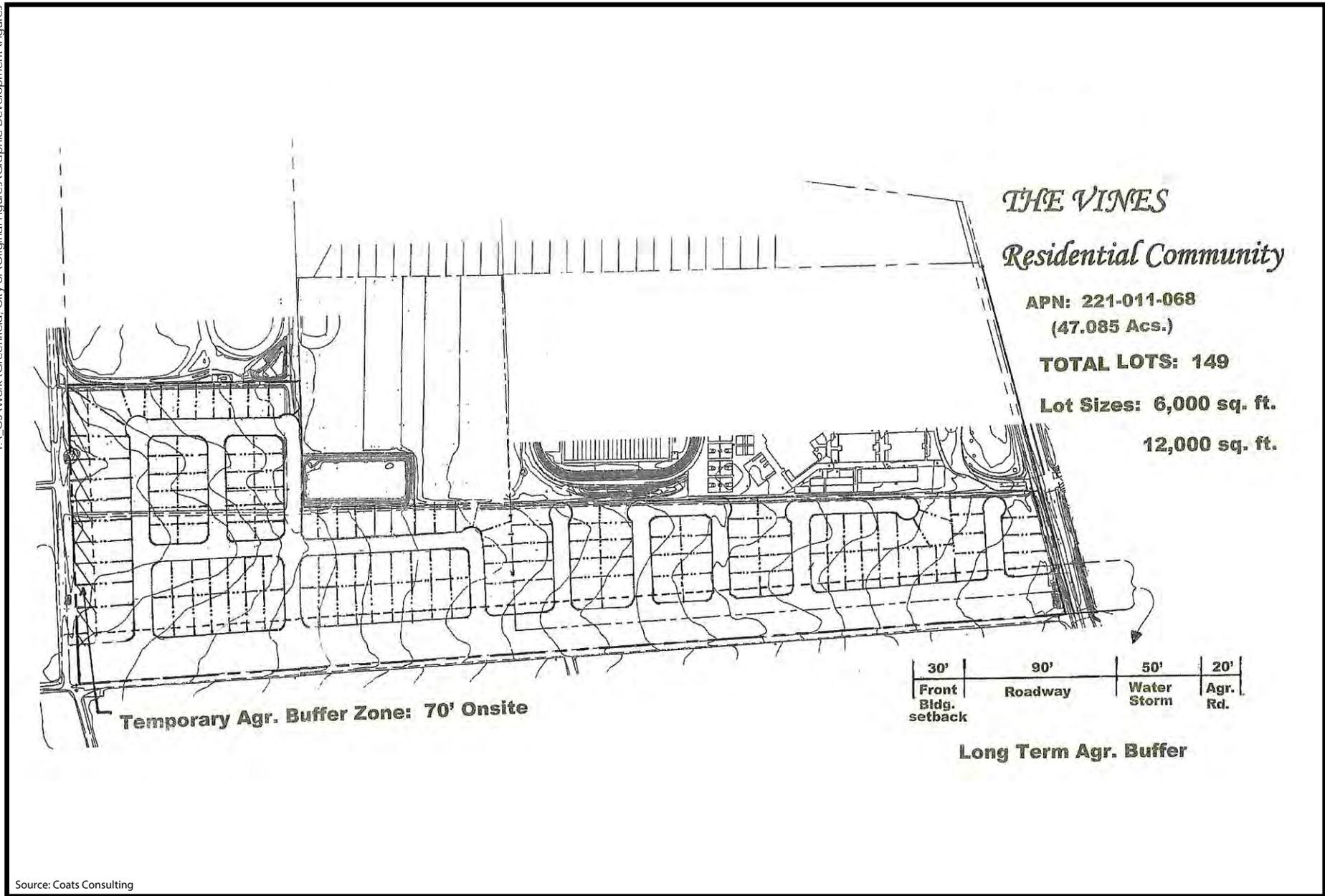
Figure 1
Project Vicinity



Not To Scale



Figure 2
Proposed Land Use



Not To Scale



Figure 3
Residential Subdivision