

## Notice of Completion/Availability of a Supplemental Environmental Impact Report

**Date:** July 22, 2016

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

**From:** City of Greenfield  
599 El Camino Real  
Greenfield, CA 93927

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

The City of Greenfield (lead agency) has prepared a Supplemental EIR for the proposed South End Annexation Project. This Notice of Availability (NOA) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments on the SEIR from interested persons and agencies are invited 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 involves the rezoning and annexation of seven parcels under the ownership of four separate entities. The property owners include Scheid Vineyards, the Franscioni 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.

**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 (290 acres)
- Minor subdivision (action by County of Monterey) to detach 51.6 acres from the Franscioni parcel. This 51.6 acres will remain in Monterey County jurisdiction as agricultural land.
- Major subdivision and City approval of a Vesting Tentative Map to create 149 single family lots.
- Williamson Act contract cancellation and easement exchange (WAEE) process for 121.4 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)	137,840 sf
		Heavy industrial (60 acres)	501,500 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)	84, sf
		Heavy Industrial (23 acres)	300,565 sf
221-011-070 Scheid East Industrial	44	Heavy Industrial	375,500
221-011-018 LA Hearne Company	3	Highway Commercial (3 acres)	32,670 sf (existing)
221-011-041 and -045 NH3	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	222,200 sf – new Highway Commercial 1,074,000 sf – new Industrial/Warehouse 149 du – new 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.

**Public Review Period:** The City solicits comments on the SEIR from members of the public and all interested parties and agencies. In accordance with the time limits established by CEQA, the public review period for this SEIR is from **July 22, 2016 to September 5, 2016.**

Copies of the SEIR are available at:

City of Greenfield City Hall  
599 El Camino Real  
Greenfield, CA 93927

Greenfield Branch Library  
315 El Camino Real  
Greenfield, CA 93927

Or on-line at: [www.ci.greenfield.ca.us](http://www.ci.greenfield.ca.us)

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](mailto:msteinmann@ci.greenfield.ca.us)

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

  
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Tad Stearn, On Behalf of the City of Greenfield

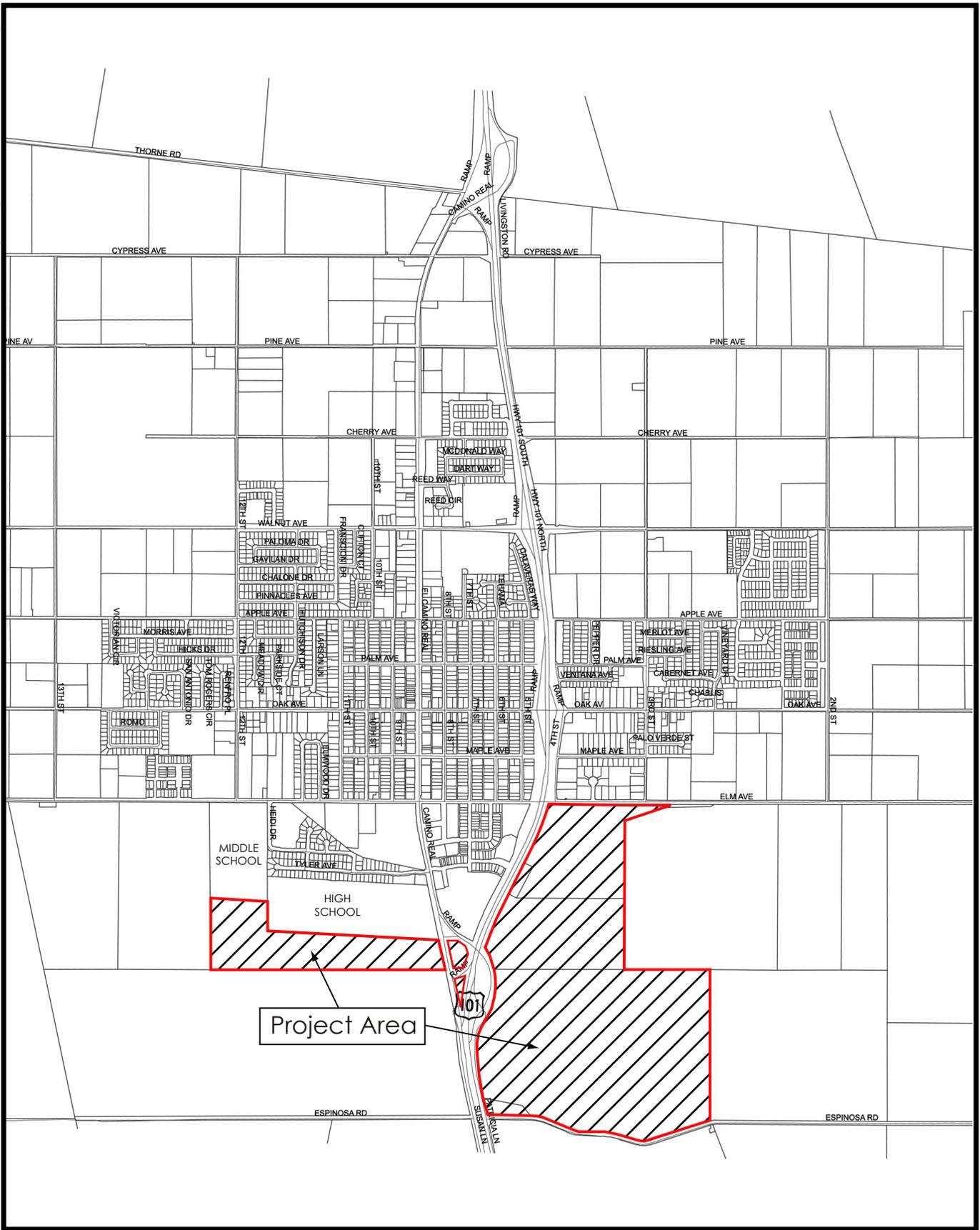
Date: 7/22/16

Attachment: Vicinity Map

T:\GIS\Monterey\_County\MXD\Greenfield\South\_End\Region\_Visibility.mxd (12/18/2015)



**Figure 2-1**  
Regional Location



Not To Scale



**Figure 2-2**  
Project Vicinity