

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), the City of Greenfield has undertaken supplemental environmental review for the Greenfield Commons Residential Project and intends to adopt a Mitigated Negative Declaration. The City of Greenfield invites all interested persons and agencies to comment on the environmental document.

File Number: Planning Permit Nos. 20020 and 20060

Project Location: The 10.97-acre project area consists of one vacant parcel (APN 109-082-012-000) located at 41206 Walnut Avenue. The project site is located east of Highway 101 and approximately 0.91 miles east of downtown Greenfield. The project site is bounded by agricultural uses in unincorporated areas to the north; agricultural uses and the Walnut Avenue Specific Plan area to the west; Caesar Chavez Elementary School and residential uses to south; and residential uses to the east.

Project Description: The project would construct 222 apartments in two-story modular structures. The project would result in construction of eight residential buildings, two laundry buildings, one maintenance building and one community building for a total of 12 buildings on the site. Buildings will be modular, prefabricated construction. The proposed unit mix includes 78 one-bedroom units, 88 two-bedroom units, 56 three-bedroom units and two manager's units. A total of 333 parking spaces would be provided onsite for a ratio of 1.5 parking spaces per unit. A total of 227 bicycle parking spaces would also be provided, with 115 outdoor spaces and 112 secured overnight spaces. Open space areas are also proposed onsite.

Community buildings will include amenities (e.g. multi-purpose spaces, fitness space, laundry and leasing offices) for residents. The project would provide 222 units of farmworker and other affordable housing targeting income levels of approximately 40 to 70 percent of Area Median Income (AMI).

Public Review Period: Begins – December 23, 2020
Ends – January 22, 2021

Address Where Written Comments May be Sent: Written comments concerning the Mitigated Negative Declaration should be submitted to the City of Greenfield, Community Development Department **by 5:00 p.m. on January 22, 2021**. Please address comments or questions to:

City of Greenfield, Community Development Department
Rob Mullane, AICP, Consulting Planner
599 El Camino Real
Greenfield, CA 93927
(805) 227-4359
rmullane@hrandassociates.org

NOTE: DUE TO COVID-19 SHELTER IN PLACE REQUIREMENTS FOR THE CITY OF GREENFIELD, PUBLIC ACCESS TO DOCUMENT LOCATIONS MAY NOT BE POSSIBLE OR ADVISABLE. IT IS HIGHLY RECOMMENDED THAT DOCUMENTS BE ACCESSED AND REVIEWED ONLINE AT:

<https://ci.greenfield.ca.us/428/EAH-Housing>

A Planning Commission meeting has been tentatively scheduled for **February 2, 2021 at 6:00 PM** to consider the proposed Mitigated Negative Declaration. Due to COVID-19 public safety concerns, this meeting will take place via video conference call. The link to the meeting will be included with the agenda for the Planning Commission meeting and posted on the City's website by 5:00 pm on the Friday prior to the meeting.

Adoption of the Mitigated Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance.

Si desea información en español por favor comuníquese al 831-636-4360