

City Council Memorandum

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: March 2, 2016

AGENDA DATE: March 8, 2016

TO: Mayor and City Council

FROM: Mic Steinmann, Community Services Director

TITLE: **APPROVAL OF TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN AREA**

AUTHORITY AND PROCEDURES

The requirements for tentative maps are set forth in the California Government Code, Subdivision Map Act, §§ 66452 – 66452.24 and Chapter 16.16 of the Greenfield Municipal Code. Sections 16.16.100, 16.16.110, and 17.14.050 of the municipal code establish the City Council as the final approving authority for tentative subdivision maps. The Planning Commission is charged with responsibility to review tentative map applications; make a report to the City Council with respect to the design of the subdivision and the kind, nature, and extent of the proposed improvements; and make findings and recommendations for approval, conditional approval, or denial of the proposed tentative map to the City Council. The City Council shall not approve or conditionally approve a tentative map unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, zoning and subdivisions codes, and any applicable specific plan. The Subdivision Map Act and the Subdivisions Code specify that the City Council shall not approve or conditionally approve a tentative map if it makes any of a number of specified findings.

BACKGROUND AND ANALYSIS

In 2010 the City began a process to develop the Walnut Avenue Specific Plan for approximately 63 acres of agricultural land located along Walnut Avenue immediately adjacent to U.S. Highway 101 between 3rd Street and 4th Street and from Apple Avenue to north of Walnut Avenue. In 2014, the Walnut Avenue Specific Plan was officially adopted by the City Council. An Environmental Impact Report was prepared and certified by the City Council. A Mitigation

Monitoring and Reporting Program was prepared and adopted as part of the EIR to address the potential environmental impacts of the development of the specific plan area.

The vision of the City Council was to create a multi-functional focal point for both shopping and community events and activities. The adopted specific plan provides guidance and establishes development standards for the area within its boundary, streamlines land use and zoning entitlements, and facilitates new commercial and residential development in the City. The specific plan will enable the City to respond to growth trends and retail commercial demand in the City and the Salinas Valley region. The implementation of the specific plan will also generate job growth, provide residents and visitors with a more diverse offering of commercial uses, support the development of high density residential housing, develop a new community park, and provided revenue to support City services.

The parcels that are the subject of The Vines at Greenfield subdivision and tentative map are part of the specific plan area (*see* map on following page). They are located on the south side of Walnut Avenue and immediately east of U.S. Highway 101. These parcels encompass approximately 11 acres, which is nearly 20% of the entire specific plan area. This subdivision and tentative map represents the first phase of development in accordance with the vision of the Walnut Avenue Specific Plan. After many years of creation and germination, commercial and retail development within this specific plan area is soon to become a reality.

Site Description

The two existing parcels total approximately 11 acres. The current topography of the site is nearly flat and contains no significant natural hills, ridges, ravines, or other topographic features. There are no watercourses or wetlands on the property or in the vicinity, nor are there any trees. The parcels are under current agricultural production for row crops. As part of the earlier Walnut Avenue widening project, water and sewer utility services were extended along 3rd Street and Walnut Avenue to facilitate extension of services to the specific plan area. Electrical and gas service is available to the site from PG&E. A City-owned storm water detention basin was previously designed and constructed to collect anticipated storm water run-off from the properties developed within the specific plan area.

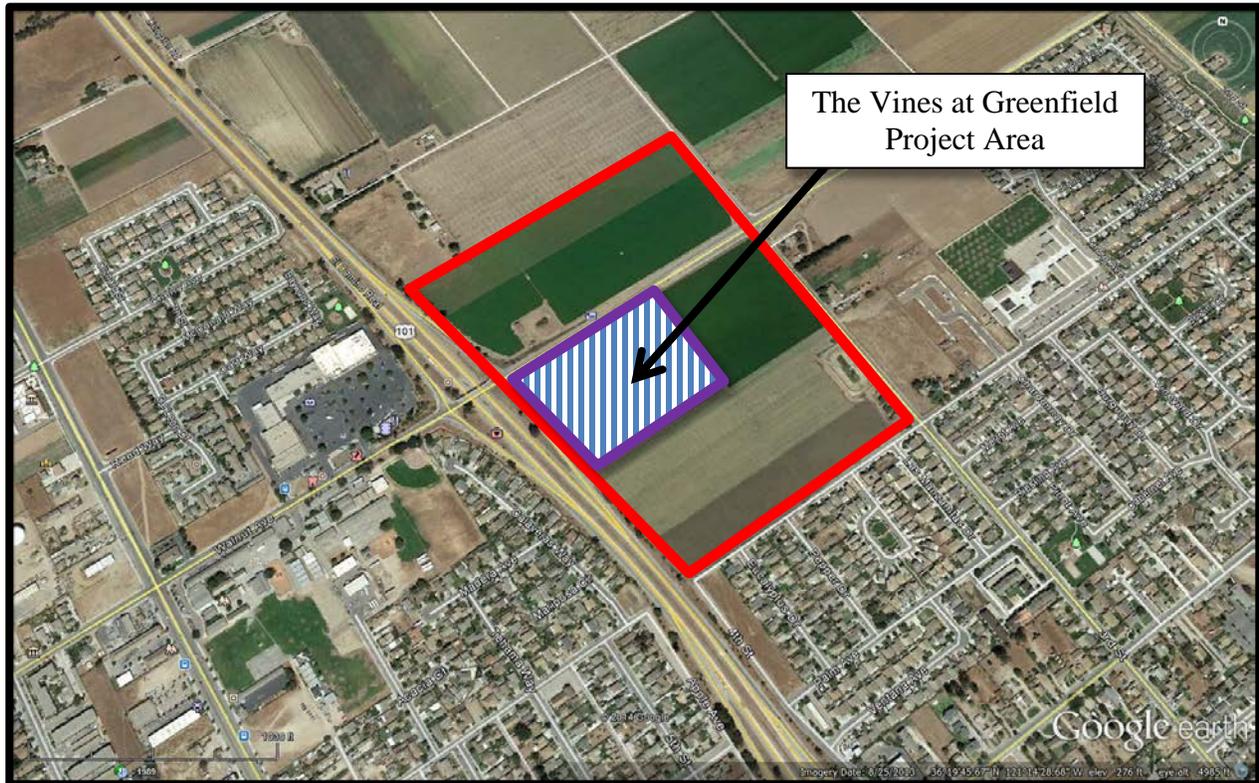
Conformance with the General Plan and Zoning Ordinance

When the Walnut Avenue Specific Plan was adopted in 2014, the general plan and its land use map were amended to recognize and incorporate the Walnut Avenue Specific Plan. At that same time, chapter 17.43 was added to the municipal code to incorporate regulations for creation of specific plan areas and to specify specific plan provisions as the zoning for the specific plan area. The City's zoning map was amended to reflect the Walnut Avenue Specific Plan designation.

The land uses allowed within the specific plan area under both the general plan and zoning code include commercial/retail uses such as small- to large-scale retail development including neighborhood grocery/drug/hardware stores, service/gas stations, restaurants, motels/hotels/entertainment venues, and "big box" retail. These land uses are similar to those allowed in the Highway Commercial general plan and zoning district designations. These are the types of

retail/commercial uses envisioned as part of the first phase of development of the specific plan area. Development standards will be as set forth in the Walnut Avenue Specific Plan and chapter 17.43 (Specific Plan Zoning) of the municipal code.

Walnut Avenue Specific Plan Area The Vines at Greenfield



The exhibit on the following page is the conceptual land use map included in the Walnut Avenue Specific Plan. The distribution and total square footage of commercial/retail uses is flexible and intended to allow flexibility in how commercial/retail uses are arranged, located, and sited relative to each other. The proposed development is generally consistent with this conceptual layout and its underlying intent and purpose.

Conformance with Subdivisions Code and State Subdivision Map Act

The tentative map submitted with this application was prepared in compliance with the requirements of §§ 16.16.020 and 16.16.030 of the City of Greenfield Subdivisions Code and the State Government Code, Subdivision Map Act, §§ 66452 – 66452.25. The tentative map complies with all local and state requirements for approval of the proposed tentative map.

Walnut Avenue Specific Plan Area Conceptual Land Use Plan



Public Services and Infrastructure Needs

Potential impacts to water, sewer facilities, and storm drainage facilities were evaluated in the EIR prepared for the Walnut Avenue Specific Plan. The City of Greenfield will provide water and sewer services; PG&E will provide natural gas and electricity; AT&T will provide telephone service; and Charter Cable Company (or current provider) will provide cable service. Storm

water drainage will be directed via on-site driveways, parking areas, and culverts that lead to a storm drain system connected to the detention pond on 3rd Street.

As part of the Walnut Avenue Widening and Improvement Project, the City has previously constructed a storm water detention basin on 3rd Street, extended and improved water and sewer lines in 3rd Street and Walnut Avenue, and made roadway improvements to Walnut Avenue and 3rd Street in anticipation of development in accordance with the Walnut Avenue Specific Plan. The project developer will be responsible for verifying the adequacy of existing utilities to service the project and will be responsible for designing, constructing, and paying for any additional off-site utility, roadway, and storm water system improvements necessary to provide required services to the project. All utility and site infrastructure improvements will be designed and constructed in conformance with City Standards.

The Greenfield Police Department will provide law enforcement services to the development. Firefighting and emergency response services will be provided by the Greenfield Fire Protection District.

Storm Water Detention Basin

The City previously constructed a storm water detention basin along 3rd Street to service the storm water run-off and detention needs of the specific plan area. The first phase of commercial/retail development will connect to this detention basin via underground storm water culvert.

Dedications, Public Improvements, Maintenance

A public street will be constructed along the eastern border of the project area. This street will provide vehicular access to and from the project area. It will also serve future commercial/retail development east of the project area towards 3rd Street and development to the south towards Apple Avenue and the new community park. This street will be a dedicated public street, with an ultimate 60 foot right-of-way. Upon completion of the project, the City will assume responsibility for maintaining this public street.

Water, sewer, and storm water mains will be located in the street, a minimum of five feet from the face of curb. Water and sewer laterals will extend from these mains to service the commercial/retail development of the project area. A six foot public utilities easement will be provided for electric, gas, telephone, and cable TV.

To ensure an appropriate funding source is available for landscape and roadway maintenance of the public right-of-way, including the Walnut Avenue right-of-way, both a Lighting and Landscape Maintenance District (LLMD) and a Street and Drainage Maintenance District (SDMD) will be created. The conditions of approval of this tentative map include additional public improvement requirements and development standards that will apply to this project.

Community/Neighborhood Impacts

The EIR for the Walnut Avenue Specific Plan identified potential community and neighborhood impacts from the development of the overall 63 acre project area. A mitigation monitoring and reporting program was adopted by the City Council to address those potential impacts. The development of this first phase development, and all subsequent development within the specific plan area, will be in accordance with the requirements of the Walnut Avenue Specific Plan, the certified EIR, the adopted Mitigation Monitoring and Reporting Program, and the conditions of approval. With the payment of required development and impact fees and adherence to the requirements of the Mitigation Monitoring and Reporting Program, the proposed commercial/retail development will have less-than-significant impacts on City services including water, sewer, trash, police, fire, and schools.

Traffic and Circulation Improvements

Potential traffic impacts were evaluated in the EIR prepared for the Walnut Avenue Specific Plan. The level of development for this first phase will not introduce or result in any additional traffic impacts that were not analyzed in the EIR.

The EIR also identified a need for a new Walnut Avenue/U.S. Highway 101 overcrossing at some future time. To accommodate this new overcrossing, sufficient right-of-way along the southern edge of Walnut Avenue and the eastern edge of U.S. Highway 101 needs to be reserved. The final map will accommodate the appropriate right-of-way.

Primary access to the project site will be from two access points along Walnut Avenue – one being the public street along the eastern property line and a second mid-block entrance connecting to the interior round-a-bout. The primary interior roadways will be 40 feet wide. The public street along the eastern property line will have an ultimate width of 60 feet. The public street will also provide access to future development to the east towards 3rd Street and to the south towards Apple Avenue. All roadway construction and any required improvements to Walnut Avenue will be in accordance with City standards.

Landscaping

The proposed project does not include a detailed landscaping plan. Landscape plans will be required for submittal, review, and approval prior to issuance of building permits. Preliminary information from the project developer indicates a wine country/vineyard theme will include grape vine trellises along the entrance to the site from Walnut Avenue. A park or public gathering area will be provided adjacent to the interior round-a-bout. All landscaping will utilize drought tolerant species and water efficient drip or micro spray irrigation systems.

Parking

All parking will be provided on-site. There will be no on-street parking within or adjacent to the project area. The quantity of required on-site parking will be in conformity with the parking requirements of chapter 17.58 of the zoning code.

Construction/Site Preparation

Clearing/grading typical for construction of an urban commercial/retail center will be necessary. The project is the first phase of development of the Walnut Avenue Specific Plan area. All aspects of construction and site preparation will be required to comply with all applicable federal, state, and local codes, the conditions of approval for this project, and will be reviewed and approved by the Building Official or City Engineer prior to the initiation of any construction activities.

Development Schedule

Preliminary information from the project developer indicates that initial site and utility work may well commence in Spring 2016 and as soon as possible after tentative and final map approvals. It is anticipated that the first commercial/retail buildings would then be under construction during the summer and fall. The first of the commercial/retail tenants could then be open for business by the end of 2016. Construction and additional grand openings would continue into 2017.

Design Theme

The Walnut Avenue Specific Plan includes a series of design guidelines that are intended to establish “minimum standards of design quality and harmony with the community of Greenfield.” The design guidelines encourage high quality design and development that will endure and maintain value over time. They aim to cultivate a visually stimulating urban fabric through the provision of well-defined exterior spaces; diverse streetscapes; pedestrian amenities such as benches, shade trees, attractive lighting, and inviting places to eat and drink; and spaces that offer more shared cultural opportunities, such as outdoor art and music.

Preliminary design concepts prepared by the project developer are consistent with the guidelines and standards of the specific plan. The primary design theme will draw upon winery and vineyard elements of the Greenfield environment. This design theme recognizes the importance of the wine industry to the local economic, cultural, and social fabric. It recognizes the importance of Greenfield’s location along the Monterey County Wine Trail. The entrance to the project area from Walnut Avenue will be lined with trellises supporting grape vines. At the round-a-bout in the center of the site provisions can be accommodated for a visitor center and wine tasting/retail store to celebrate and promote the local wine industry. Building designs will have a decidedly winery/vineyard theme and ambience. As the design of the project moves forward, adherence to the design guidelines of the specific plan will be required.

CEQA

All CEQA analyses and reviews have been previously 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 that development in accordance with the Walnut Avenue Specific Plan could result in potentially significant adverse environmental effects. With that determination, the City had a draft environmental impact report

(Draft EIR) prepared to evaluate the potentially significant adverse environmental impacts of the project. The Draft EIR was circulated for public review from January 29, 2014, to March 14, 2014, and public comments received. A Final EIR was prepared to respond to the public comments received and to identify changes to the Draft EIR, if any, that were required in response to the public comments received. The Final EIR was distributed to each public agency from which comments were received during the public review period. Findings, a statement of overriding considerations, and a mitigation monitoring and reporting program were prepared as required by CEQA.

On August 12, 2014, the City Council held public hearing and adopted a series of resolutions and ordinances to (1) certify the Walnut Avenue Specific Plan EIR, (2) adopt required CEQA findings, (3) adopt required statements of overriding considerations, (4) adopt the proposed mitigation monitoring and reporting program, (5) amend the City's general plan to allow for the creation of specific plan areas, (6) adopt the Walnut Avenue Specific Plan, (7) amend the City's general plan and land use map to recognize and incorporate the Walnut Avenue Specific Plan, (8) amend the City's zoning code to incorporate regulations for creation of specific plans and to specify specific plan regulations as the zoning for specific plan areas, and (9) amend the City's zoning map to reflect the Walnut Avenue Specific Plan designation.

The EIR certified by the City Council states that the "land use types and development intensities included in the specific plan represent the development scenario used as the basis for analysis of project impacts in this EIR. Future development proposals that modify the location or intensity of uses described by the specific plan may require further CEQA review if found to be inconsistent with the objectives, policies, standards, and implementation measures of the adopted specific plan."

The proposed project is part of the Walnut Avenue Specific Plan area. The proposed development does not modify the location or intensity of uses described by the specific plan. The proposed development is consistent with the level, type, and extent of commercial/retail development envisioned by the specific plan. It is consistent with the objectives, policies, standards, and implementation measures of the adopted specific plan. Development of the project must be consistent with the mitigation measures set forth in the Mitigation Monitoring and Reporting Program and the mitigation policies incorporated into the Walnut Avenue Specific Plan. With this consistency, the significant environmental impacts addressed by the respective policies and mitigation measures will be reduced to less-than-significant levels. Since the time the EIR was certified and the Mitigation Monitoring and Reporting Program and Walnut Avenue Specific Plan were adopted, there have been no new impacts that require further CEQA review. No further environmental review is required at this time.

PLANNING COMMISSION ACTION

The City of Greenfield Planning Commission held public hearing on this tentative map application on March 1, 2016. After hearing and discussion, the Planning Commission adopted Resolution 2016-08 recommending the City Council approve the tentative map subject to the specified conditions of approval.

RECOMMENDATION

It is recommended the City Council adopt the attached resolution to (1) approve the tentative map for The Vines at Greenfield project and (2) approve the conditions of approval attached to this resolution.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION #2016-17, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN PROJECT AREA, SUBJECT TO THE SPECIFIED CONDITIONS OF APPROVAL.

RESOLUTION NO. 2016-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD APPROVING THE TENTATIVE MAP FOR THE VINES AT GREENFIELD SUBDIVISION CONSISTING OF PROPERTY LOCATED ON WALNUT AVENUE AS PART OF THE WALNUT AVENUE SPECIFIC PLAN PROJECT AREA

WHEREAS, California Government Code, Subdivision Map Act, §§ 66452 – 66452.25 and Chapter 16.16 of the Greenfield Municipal Code set forth requirements for subdivisions and tentative maps; and

WHEREAS, the City of Greenfield Municipal Code establishes the City Council as the designated Approving Authority for subdivisions and tentative maps; and

WHEREAS, the City of Greenfield Municipal Code charges the Planning Commission with responsibility to review tentative map applications; make a report to the City Council with respect to the design of the subdivision and the kind, nature, and extent of the proposed improvements; and make findings and recommendations for approval, conditional approval, or denial of the proposed tentative map to the City Council; and

WHEREAS, an application has been submitted for the creation of a subdivision and tentative map for certain property on the south side of Walnut Avenue as part of the Walnut Avenue Specific Plan area, APNs: 109-114-001 and 109-114-002, located in the City of Greenfield, California; and

WHEREAS, the tentative map application consists of a project analyzed as part of the Environmental Impact Report prepared for the Walnut Avenue Specific Plan, and such EIR was certified by and the specific plan adopted by the City Council on August 12, 2014; and

WHEREAS, the City of Greenfield Planning Commission has held public hearing and adopted Resolution 2016-08 recommending the City of Greenfield City Council approve such tentative map, subject to certain conditions of approval attached to that resolution; and

WHEREAS, the application for the proposed tentative map was heard, reviewed, and discussed by the City of Greenfield City Council at a duly noticed public hearing;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Greenfield has considered all written and verbal evidence regarding this proposed tentative map at the public hearing and has made the following findings:

1. **FINDING:** The proposed project is substantially in conformance with the City of Greenfield General Plan, Subdivisions Code, Zoning Code, and other Municipal Code requirements and standards.

- a. The general plan and the zoning code denote the project site as Highway Commercial, SP-1. The type of commercial/retail development in this area is the same type of proposed development for this project.
 - b. As this project proceeds through the development review and approval process, all development standards for the SP-1 zoning district as set forth in the Walnut Avenue Specific Plan and chapter 17.43 of the zoning code will be met as a condition of further project approvals.
 - c. All utility and infrastructure improvements, both on- and off-site, will be designed and constructed in conformance with City Standards.
 - d. The project will be required to meet all applicable local, regional, state, and federal requirements in regards to future developments.
2. FINDING: The proposed project will further the planning and economic development goals of the City.
- a. The proposed project adds commercial/retail properties and uses consistent with the economic development goals of the City's general plan.
 - b. The proposed project is the first phase of implementation of the commercial and retail development envisioned by the Walnut Avenue Specific Plan.
 - c. The development proposed for this project is consistent with the commercial/retail development goals of the Walnut Avenue Specific Plan.
 - d. The proposed project will provide additional and new commercial and retail opportunities to the residents of the City that do not currently exist, and provide a greater diversity of the type of retail establishments available in the community.
3. FINDING: The site is physically suitable for the type and density of development proposed.
- a. The natural topography of the site is nearly flat, vacant, and located outside any flood plain.
 - b. As part of the Walnut Avenue Widening Project, utility infrastructure for water, sewer, and storm water was constructed along Walnut Avenue and 3rd Street to facilitate and support development of the Walnut Avenue Specific Plan area. The proximity of the project area to these utility extensions makes infrastructure improvements to serve the site feasible economically and physically.

4. FINDING: All requirements of the California Environmental Quality Act have been met.
 - a. The proposed project area is part of the Walnut Avenue Specific Plan area for which an Environmental Impact Report was prepared. This EIR was certified by City Council on August 12, 2014, a Mitigation Monitoring and Reporting Program was adopted, and additional mitigation measures were included in the Walnut Avenue Specific Plan.
 - b. Development of the project must be consistent with the mitigation measures set forth in the Mitigation Monitoring and Reporting Program and the mitigation policies incorporated into the Walnut Avenue Specific Plan. With this consistency, the significant environmental impacts addressed by the respective policies and mitigation measures will be reduced to less-than-significant levels.
 - c. Since the time the EIR was certified and the Mitigation Monitoring and Reporting Program and Walnut Avenue Specific Plan were adopted, there have been no new impacts that require further CEQA review.
5. FINDING: The proposed project will not cause substantial environmental damage, nor substantially or unavoidably injure fish or wildlife or their habitat.
 - a. Mitigation measures have been included in the Walnut Avenue Specific Plan, the Mitigation Monitoring and Reporting Program, and the conditions of approval to reduce potential environmental impacts will be reduced to a less-than-significant level.
 - b. The Environmental Impact Report for the Walnut Avenue Specific Plan identified no native habitat, fish or wildlife on the site, which had been previously used for row crops.
 - c. All storm water on the site will be collected in an on-site storm drainage system and transported via underground storm pipe to a detention basin located adjacent to the project site, thereby ensuring no storm water is discharged to City streets or rights-of-way, other private property, and there are no adverse water quality impacts from drainage on the site.
6. FINDING: The establishment, maintenance, and operation of the project and type of its improvements will not, under the circumstances, be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood of the proposed development, or to its future residents, or to the general welfare of the City.
 - a. This project has been previously 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, peace, morals, comfort, general welfare, and orderly development of the surrounding area.

- b. All infrastructure requirements have been reviewed and a determination has been made that the site can and will be provided with the required municipal services and utilities.

NOW, THEREFORE, BE IT HEREBY FURTHER RESOLVED that the City Council of the City of Greenfield approves the proposed tentative map for The Vines at Greenfield commercial/retail subdivision for certain property located on the south side of Walnut Avenue as part of the Walnut Avenue Specific Plan area, APNs: 109-114-001 and 109-114-002, located in the City of Greenfield, California, subject to the conditions of approval attached to this resolution.

PASSED AND ADOPTED by the City Council of the City of Greenfield, at a duly noticed public hearing held on the 8th day of March, 2016, by the following vote:

AYES, and all in favor, therefore, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

John Huerta, Jr.
Mayor of the City of Greenfield

ATTEST:

Ann F. Rathbun
City Clerk of the City of Greenfield