

**GREENFIELD COMMUNITY RECREATION CENTER  
ADDENDUM TO THE 2016 ADDENDUM ENVIRONMENTAL  
REPORT PREPARED FOR THE GREENFIELD UNION SCHOOL  
DISTRICT/THORP ANNEXATION PROJECT (ADOPTED BY THE  
GREENFIELD CITY COUNCIL ON 10/12/2021)**

**Purpose of the Addendum**

The City of Greenfield adopted, via Resolution 2008-103, The Villages Planned Development (PD) and Annexation Project Initial Study/Mitigated Negative Declaration (MND), on November 25, 2008, this being the benchmark CEQA document that addresses annexation of a 76-acre block to the City of Greenfield, and that includes the approximately 7-acre project site for the Greenfield Community Recreation Center (Rec Center), that is subject of this Addendum. The project site is a portion of the 9.11-acre Thorp Property (APN: 109-232-006), for which a vesting tentative map (VTM) for a 58-lot single-family residential development was approved by the City in 2008.

Subsequent to the adoption of the MND for the Villages Project, the City and the region suffered an economic downturn that derailed the development of the various projects on properties within the Annexation Area, including the Thorp VTM, which was not developed. Other individual developments within the Annexation Area have more recently been proposed, for which additional environmental review has been undertaken. In the interim, a Memorandum of Agreement (MOA) between the County and the City of Greenfield, executed in June 2013, which addressed mitigation requirements for agricultural lands preservation. A Supplemental MND for a VTM for a residential development on the Tunzi Property (APN 109-232-007), which is adjacent to and to the west of the Thorp Property was adopted in January 2016, but this residential development also did not proceed to construction. Instead, the Tunzi Property was earmarked for the site of a new school, and later in 2016, the City of Greenfield prepared and certified an Addendum to the 2008 Thorp VTM EIR and the 2016 Tunzi VTM Supplemental Mitigated Negative Declaration as the environmental review for the Greenfield Union School District/Thorp Annexation project, which covered both the Tunzi Property and the Thorp Property and which was termed the Addendum Environmental Report or AER.

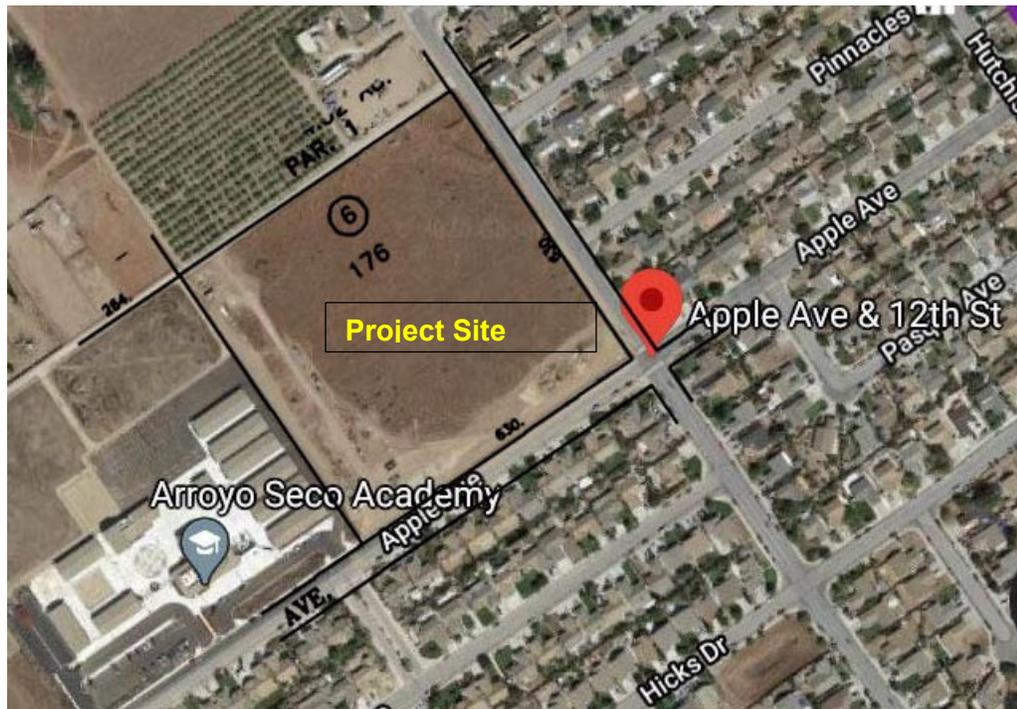
This document is an Addendum to 2016 AER for the development of the Tunzi Property for a new school and Thorp Property for a 58-lot residential subdivision. The Addendum to the 2016 AER has been prepared in accordance with Section 15164 of the State Guidelines for the Implementation of CEQA (CEQA Guidelines), to address changes and environmental impacts associated with the previously-certified EIR or Negative Declaration. Section 15164(a) of CEQA Guidelines establishes that the preparation of an Addendum to a previously-certified CEQA document is appropriate if some changes or additions are necessary, and that none of the conditions in Section 15162 that would require the preparation of a Subsequent CEQA document are met. Section 15164 (c) of the CEQA Guidelines provides that the Addendum need not be circulated for public review by can be included in or attached to the Final EIR or adopted negative declaration. Pursuant to Section 15164(e) of the CEQA Guidelines, this Addendum

provides an analysis and explanation documenting the City's decision that preparation of a Subsequent EIR or Negative Declaration is not required, and that an Addendum will suffice. As prescribed in CEQA Guidelines Section 15164(d), the decision-making body, in this case, the Greenfield City Council, shall consider the Addendum with the previously certified CEQA document, in this case the 2016 AER.

**Project Description and Environmental Setting**

The project site is located in the municipality of Greenfield in Monterey County, California, at the northwest corner of Apple Avenue and 12<sup>th</sup> Street as seen below in Figure 1. The proposed Community Recreation Center would be constructed on a 6.94-acre area on the southern portion of the 9.11-acre Thorp property (Assessor's Parcel Number 109-232-006). The remaining portion of the Thorp property would left undeveloped. The site plan is depicted in Figure 2, below.

**Figure 1. Project Location in Greenfield, California**

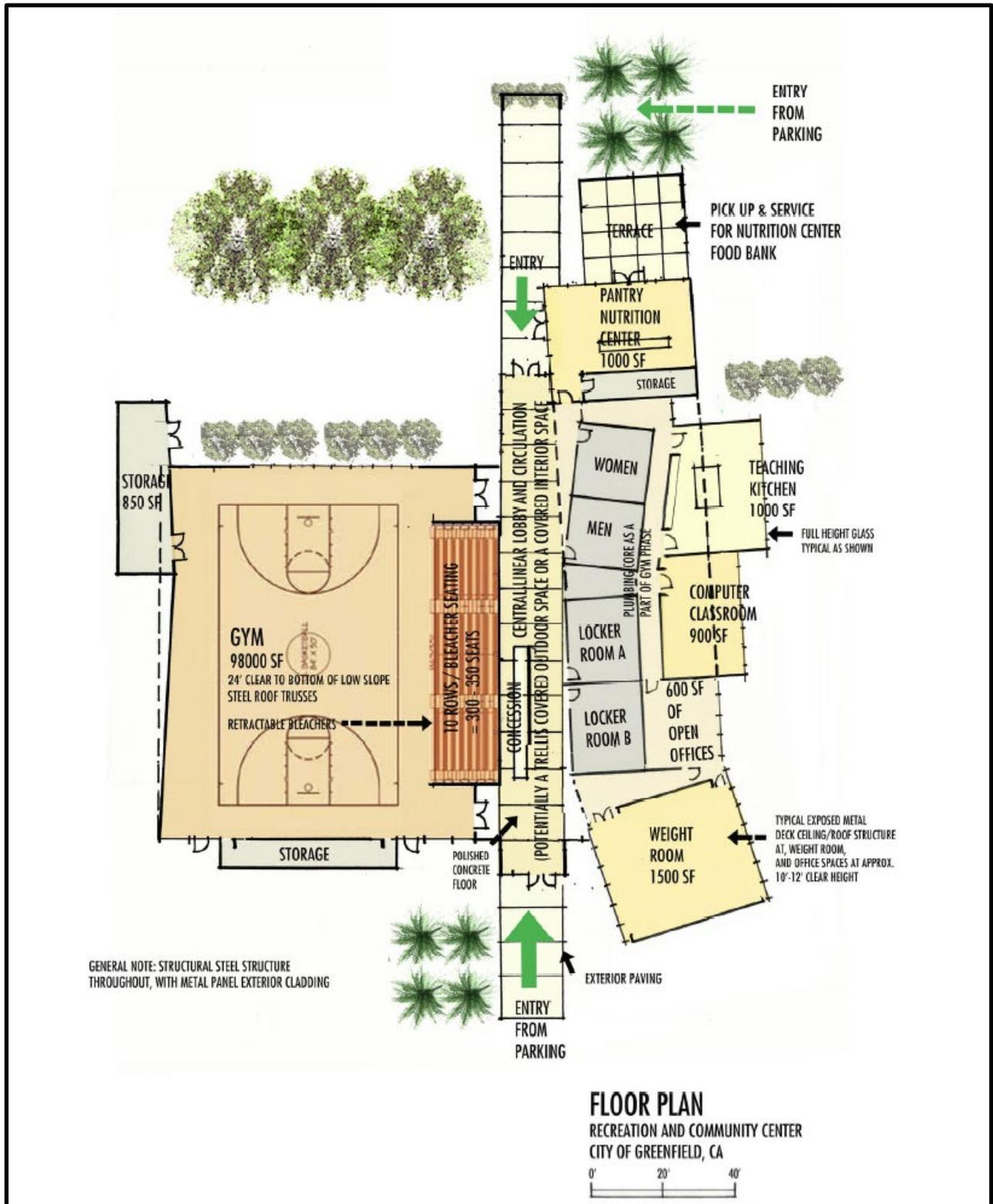


The project proposes the construction of a new 22,613-SF facility for recreation uses, including a gym, weight room, nutrition center, computer center, and locker rooms. Also proposed are a 210-ft by 360-ft multi-use play field, a 200-ft by 40-ft (approximately 8,000-SF) playground, a 100-space parking area, landscaping, and a bioswale (see Figure 2). There would be a 6-ft wide decomposed granite running/walking path around the play field. The Community Recreation Facility would be owned and operated by the City of Greenfield and open to the public. The northern portion of the property would be left as open space and potentially used for future aquatic center uses. The conceptual floor plan for the facility is depicted in Figure 3.

Figure 2. Site Plan



Figure 3. Conceptual Floor Plan



## **Existing Conditions and Surrounding Land Uses**

The project site is currently undeveloped and has historically been used for various agricultural purposes. To the north of the site is a private agricultural area. To the west of the facility is the Arroyo Seco Academy school. To the east and south of the facility are neighborhoods comprised of single and multi-family housing.

## **General Plan Consistency and Existing Zoning**

The property is currently in the jurisdiction of Monterey County and is currently zoned by Monterey County as "Agriculture." The City would need to purchase the property and would develop the Rec Center working with County Planning staff, or alternatively, could complete the annexation and change the pre-zoning to the Public and Quasi-Public Zoning District, which would allow the proposed community center, park, and playground uses. The City's General Plan Land Use Element currently designates the property as Low-Density Residential, so an amendment of the City's Land Use Map would also be required.

## **Proposed Annexation**

As noted above, the proposed Rec Center property could be annexed into the City, or it could remain in County jurisdiction but owned and operated by the City. The proposed project is located entirely within the City's Sphere of Influence (SOI) approved in March 2007 by the Monterey County Local Agency Formation Commission (LAFCO).

## **Evaluation of Environmental Effects**

The following environmental analysis supports a determination that approval and implementation of the proposed project would not result in any previously undisclosed significant impacts, or a substantial increase in the severity of previously disclosed impacts, or additional significant environmental impacts beyond those previously discussed in the 2016 AER for the Greenfield Union School District/Thorp Annexation project.

The following is an analysis of the environmental impacts of the proposed Rec Center project in comparison to Greenfield Union School District/Thorp Annexation project. Also presented herein are the required CEQA discussion of Greenhouse Gas Emissions. Tribal Cultural Resources are discussed under Cultural Resources.

## **Aesthetics**

The Rec Center project would develop less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. In addition, approximately 90% of the project site is reserved for a play-field, playground area, parking, and landscaping. The 22,613-SF Rec Center facility would result in a much smaller building footprint than that anticipated for the 58 single-family residences. As such, the aesthetic impacts of the proposed Rec Center project would be substantially less than the

impacts of the previously-reviewed Thorp VTM. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Agriculture**

The Rec Center project would develop a 6.94-acre area in the southern portion of the 9.11-acre Thorp property. This is approximately 24% less land area than that for the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. The Rec Center facility would disturb less acreage than the Thorp VTM residential development. As such, the agriculture-related impacts of the proposed Rec Center project would be substantially less than the impacts of the previously-reviewed Thorp VTM. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Air Quality**

The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. As such, construction-phase air emissions including dust generation would be substantially less than that evaluated in the 2016 AER. The Rec Center would primarily serve the community of Greenfield, with shorter vehicle trips than that anticipated for a 58-lot single-family residential development. Transportation-related emissions would be substantially less than that anticipated for the Thorp VTM residential development. In addition, the Rec Center facility will incorporate sustainable design strategies and features to minimize energy consumption; conserve resources; minimize adverse effects on the environment and to improve occupant productivity, health, and comfort. The facility will seek LEED certified Silver Rating. Overall, both construction-phase and operational phase air emissions would be substantially less than those anticipated for the previously-reviewed Thorp VTM residential development. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Biological Resources**

The project site has historically been under agricultural production. It is devoid of plant and animal species of concern. A September 2021 site visit noted no significant changes to the site and its habitat value since the certification of the 2016 AER. The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. As such, potential impacts to biological resources would be substantially less than that evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Cultural Resources and Tribal Cultural Resources**

The project site has historically been under agricultural production. The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER and overall, requires much less grading than the

58-lot residential development. In addition, the City's standard conditions for construction projects would be applied, including those for protection of cultural resources. As such, potential impacts to cultural resources and tribal cultural resources would be substantially less than that evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

## **Geology and Soils**

The project site has historically been under agricultural production. The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. As such, potential impacts to geology and soils resources would be incrementally less than that evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

## **Greenhouse Gas Emissions**

The State of California is subject to a State mandate to reduce Greenhouse Gas Emissions (GHG) through Assembly Bill (AB) 32. AB 32 requires reducing GHG emissions to 1990 levels by 2020 and represents an initial step toward achieving the longer-term goal of Executive Order S-3-05, which calls for reducing GHG emissions to 80% below 1990 levels by 2050; this equates to less than 2 metric tons of GHGs per capita.

In 2007, through the adoption of Senate Bill (SB) 97, California's lawmakers identified the need to analyze greenhouse gas emissions as a part of the CEQA process. Even in the absence of adopted CEQA thresholds for GHG emissions, lead agencies are required to analyze the GHG emissions of proposed projects and must reach a conclusion regarding the significance of those emissions. In Monterey County, because the Monterey Bay Air Resources District (MBARD) has not developed a GHG Emissions Threshold, the MBARD recommends that the thresholds for San Luis Obispo County Air Pollution Control District (SLOAPCD) be used to provide guidance for lead agencies. The SLOAPCD GHG Emission Threshold is 1,150 MTCO<sub>2</sub>/year, or 4.9 MT per resident/employee per year.

The most common greenhouse gases are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulfur hexafluoride (SF<sub>6</sub>). Of these, fossil fuel combustion is by far the dominant source of CO<sub>2</sub>; greenhouse gas emissions of all types are commonly analyzed in terms of equivalent emissions of carbon dioxide (CO<sub>2</sub>E).

The criteria for identifying a significant impact related to GHG emissions are met if the project would either or both:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Or,

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

For the proposed Rec Center, neither of these criteria are met, and the project would result in a less than significant impact for Greenhouse Gases. The emissions analysis in the 2016 AER would suffice, and emission levels for both the construction and operational phases would be less than that for the larger 58-home Thorp VTM residential development. No new mitigation measures are required.

### **Hazards and Hazardous Materials**

The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. No buildings are present on the site, so the potential for encountering building-related hazardous materials such as asbestos material and lead-based paint is very low. Potential construction-phase impacts related to hazards and hazardous materials would be incrementally less than that evaluated in the 2016 AER. For the operational phase, potential impacts related to hazards and hazardous materials would be similar as those evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Hydrology and Water Quality**

The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. As such, potential impacts to hydrology and water quality would be incrementally less than that evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

### **Land Use and Planning**

As discussed above, the City could either develop the Rec Center under County jurisdiction or annex the property, which would allow for a pre-zoning to Public Quasi Public. The recreational facility would be operated by the City and would be open to the public to serve the Greenfield Community. The property is surrounded by existing and future residential land uses, existing agricultural uses, and a school to the west. The play field would be sited towards the western interior of the site closest to the existing school and away from the existing residential uses. A recreation center and a park are complimentary uses to the surrounding uses, and no significant land use impacts are anticipated. The development of additional parks and recreational facilities is consistent with the City's General Plan. No new mitigation measures are required.

### **Mineral Resources**

The Greenfield General Plan EIR determined that no known mineral resources, which would be of value to the region or state, were located within the General Plan Area. No new mitigation measures are required.

## **Noise**

The Rec Center project develops 24% less of the Thorp Property than the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. As such, construction-phase noise would be incrementally less than that evaluated in the 2016 AER. The project would comply with the City's Standard Conditions of Approval for Construction, which set forth requirements and limitations on noise-generating construction activities. For the operational phase, most of the activities supported by the Rec Center building would be conducted indoors. For the play field and play-ground, these would be sited towards the western portion of the site closest to the existing school. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

## **Population and Housing**

The Rec Center is a non-residential project and would have no impact on population and housing. No impacts to population and housing would occur, and no new mitigation measures are required.

## **Public Services**

The Rec Center is a non-residential project and would have not increase population-related public services. Impact on public services would be less than those associated with the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. The Rec Center would provide park space and would help the City maintain an acceptable balance of parkland to population. Police and Fire services would be incrementally less than that anticipated for the Thorp VTM Residential Subdivision evaluated in the 2016 AER. No new mitigation measures are required.

## **Recreation**

The Rec Center would provide parkland space and recreation opportunities that would help the City maintain an acceptable balance of parkland to population. This is a beneficial impact. No new mitigation measures are required.

## **Transportation/Traffic**

The Rec Center project would be a non-residential development in contrast to the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. The Rec Center would primarily serve the community of Greenfield, with shorter vehicle trips than that anticipated for a 58-lot single-family residential development. Transportation and traffic-related impacts would be less than that anticipated for the Thorp VTM residential development. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

## **Utilities and Service Systems**

The City's wastewater treatment facility has a permitted capacity of 2.0 million gallons per day (MGD). The current wastewater flow is approximately 1.0 MGD. Development of the Rec Center would have a similar water demand and sanitary sewer generation in comparison with the 58-lot Thorp VTM Residential Subdivision evaluated in the 2016 AER. Impacts related to utilities and service systems would be similar as that evaluated in the 2016 AER. The applicable mitigation measures identified in the 2016 AER would be applied. No new mitigation measures are required.

## **Mandatory Findings of Significance**

Per the 2016 AER, the then proposed residential project had potentially significant environmental impacts and had mitigation measures adopted to reduce the impacts to a less than significant level. The change from a residential development to a Community Recreational Center would not have substantially different environmental impacts, and the developed area would be smaller than that proposed for the Thorp VTM. The proposed Rec Center would not have a substantial adverse effect on the environment. With the implementation of the Mitigation Measures set forth in the 2016 AER for the Greenfield Union School District/Thorp Annexation project, potential environmental impacts will be mitigated to a less-than-significant level, and no new mitigation measures are required.