

## 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 Palmas de Greenfield Mixed-Use 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. 20018 and 21034

**Project Location:** The 1.42-acre project site consists of one vacant parcel (APN 024-151-011-000) located on the east side of 4<sup>th</sup> Street between Apple and Palm Avenues. The project site is located east of Highway 101 and approximately 0.5 miles east of downtown Greenfield. The project site is bounded by Highway 101 to the west, vacant land formerly used for agricultural uses to the north, residential uses to the east, and highway commercial uses to the south.

**Project Description:** The project would construct 32 apartments and 3,200 sq ft of commercial uses in a two- to three-story, 36,410-sq ft building fronting 4<sup>th</sup> Street. Residential development includes fourteen 1,028-sq ft, 2-bedroom, 1 ½-bath townhouse-style apartments, fourteen 1,045-sq ft, 3-bedroom, 1-bath apartments, and four 1,045-sq ft 3-bedroom 1 ½-bath accessible apartments. Commercial development includes a 1,600-sq ft laundromat and a 1,600-sq ft convenience store. Also proposed is a 82-space parking lot located behind the building on the east side of the property, new sidewalks, curb, gutter, and landscaping along the street frontages and throughout the parking lot. Grading is estimated to require 350 cu yd of cut, 225 cu yd of fill, and 125 cu yd of export.

The project includes proposed rezoning and a proposed General Plan Amendment/land use designation change for the site to Multiple-Family Residential (R-M) and Medium Density Residential, respectively. The project also includes Land Use Element text amendments and Zoning Code text amendments to allow for limited commercial mixed uses on a Multiple Family Residential zoned properties. The project is invoking a density bonus to allow the 32 units and will reserve 8 units for low-income households for a 55-yr period.

**Public Review Period:** Begins – August 24, 2022  
Ends – September 22, 2022

**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 4:30 p.m. on September 22, 2022**. Please address comments or questions to:

City of Greenfield  
Paul Mugan, Community Development Director  
599 El Camino Real  
Greenfield, CA 93927  
(831) 304-0333  
[pmugan@ci.greenfield.ca.us](mailto:pmugan@ci.greenfield.ca.us)

**NOTE: DUE TO COVID-19 PRECAUTIONS IN 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/472/CEQA>

A City Council meeting has been scheduled for **September 13, 2022 at 6:00 PM** to consider the proposed Mitigated Negative Declaration; at that meeting, staff will be requesting a continuance of the public hearing to the City Council's September 27, 2022 meeting to allow for the full 30-day public review period to complete. Due to COVID-19 public safety concerns, this meeting will be a hybrid, with in-person attendance or remote participation via the Zoom platform available. The Zoom meeting identification number and login instructions will be available on the City's website by 5:00 pm on the Friday prior to each 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*