



City of Greenfield
Greenfield Civic Center
599 El Camino Real Greenfield, CA 93927

**Planning Commission
Agenda**

Tuesday, January 6, 2026
6:00 P.M.

**CHAIR STEPHANIE GARCIA
VICE CHAIR ROBERT URQUIDES
COMMISSIONER ERNEST GALLARDO
COMMISSIONER DIEGO MENDOZA**

The Greenfield Planning Commission meeting on Tuesday, January 6, 2026, at 6:00 p.m. will be held in the City Council Chambers located at 599 El Camino Real, Greenfield, California 93927, and will be open to the public. This meeting will also be accessible online and may be viewed through the following options:

Facebook Live: <https://www.facebook.com/GreenfieldCA/>

Zoom Meeting: <http://planning.ci.greenfield.ca.us>

Meeting ID: 876 8074 3187

(No passcode needs to be entered)

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

E. CONSENT AGENDA

- 1. Adoption of the November 4, 2025, Planning Commission Minutes

F. BUSINESS ITEMS

- 1. Election of Chair and Vice Chair for the 2026 Calendar Year
a. Staff Report
b. Open/Close Public Comment
c. Planning Commission Discussion and Decision
2. Approval of Meeting Dates for the 2026 Planning Commission Calendar
a. Staff Report
b. Open/Close Public Comment
c. Planning Commission Discussion and Decision
3. Approval of Final Parcel Map for the Minor Subdivision at 802 El Camino Real
a. Staff Report
b. Open/Close Public Comment
c. Planning Commission Discussion and Decision

G. PUBLIC HEARINGS

No Items

H. OTHER BUSINESS

- 1. Economic & Community Development Department Update
a. Staff Report
b. Open/Close Public Comment
c. Planning Commission Discussion

I. COMMENTS FROM PLANNING COMMISSION AND STAFF

J. ADJOURNMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (831) 674-5591. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (CFR 35.102-35.104 ADA Title II).

This agenda is duly posted outside City Hall and on the City of Greenfield web site



City of Greenfield

Greenfield Civic Center
599 El Camino Real
Greenfield, CA 93927

Planning Commission

Meeting Minutes

Tuesday, November 4, 2025
6:00 P.M.

A. CALL TO ORDER

Meeting called to order by Chair Garcia at 6:00 P.M.

B. ROLL CALL

Present: Chair Garcia, Vice-Chair Urquides, Commissioner Gallardo, Commissioner Zavala

Absent: None

Staff Present: Economic & Community Development Director Paul Muga, Permit Technician Elisa Gonzales, Permit Technician Nataly Andrade

C. PLEDGE OF ALLEGIANCE

Pledge led by Commissioner Mendoza

D. AGENDA REVIEW

No changes to the agenda.

E. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA

No public comments.

F. CONSENT AGENDA

1. Adoption of September 16, 2025, Planning Commission Special Meeting Minutes

Motion by Commissioner Zavala, Seconded by Vice Chair Urquides, to approve the consent agenda.

Vote

Ayes: 4

Noes: 0

Motion Carried by 4-0

G. BUSINESS ITEMS

1. Greenfield Recreation Center & Park
 - a. Presentation
 - b. Open/Closing Public Hearing
 - c. Planning Commission Discussion and Decision

NJ Architecture representative John Viera shared a presentation with the Planning Commission. The presentation expanded on the proposed recreation center and park that would be located on the parcel at Apple Avenue and 12th Street.

Commissioner Gallardo inquired about the number of cities competing for the federal grant being applied for. According to the Mr. Viera, over one hundred are competing in the state of California for the allocation of 30 million dollars. Additionally, Commissioner Gallardo asked if the community was contacted for input about park amenities. It was confirmed the City facilitated an outreach campaign for the offered amenities. Commissioner Gallardo also questioned if the recreation center would utilize the entire parcel; it was confirmed the entire parcel will be utilized.

Chair Garcia questioned if the play structures would be all-inclusive for children, especially children with disabilities. Mr. Viera stated there are design guidelines that will be followed to ensure it will meet all standards.

Commissioner Gallardo asked if the supplied design rendering would be specific to Greenfield. Mr. Viera confirmed the drawings are specific to the City of Greenfield.

Chair Garcia questioned about the number of toilets in the restroom on the proposed floor plan. It was confirmed there will be two restrooms accessible from the outside adjacent to the playground.

Commissioner Gallardo had several questions proceeding the presentation. The first question was about the lack of lighting at the crosswalks at Apple Avenue and 12th Street. Mr. Viera said overhead, and light poles will be included. The second question was if there was room for a dog park. Mr. Viera stated a fencing area for dogs could be included to the multi-purpose sports field. Commissioner Zavala asked if dog waste stations could also be included. Commissioner Gallardo probed if the building moratorium would impact the proposed project moving forward. Mr. Viera said the grant timeline could be extended; however it is expected that ground should be broken soon.

Commissioner Zavala thanked Mr. Viera before stating a few comments. Commissioner Zavala asked if the surveillance would be connected to the Police Department. Mr. Viera answered there will be cameras around the building and design sightlines would allow passerby police officers a good vantage point. Commissioner Zavala questioned if the name of the recreation center change from the previous City Council meeting presentation. The recreation center name was changed from community center. Chair Garcia also agreed the name of the recreation center should be unique.

Chair Garcia queried if that including the federal grant funds and the timeline will the cost of materials be cheaper by the time of breaking ground. Mr. Viera confirmed the City's commitment to moving forward with the recreation center.

Commissioner Mendoza asked what the timeline is from start to finish on building once the proposed plans have been approved. Mr. Viera said it could take six to twelve months to obtain an agreement for the water conservation grant; therefore, the project could break ground next year or early 2027. It would be approximately an eighteen to twenty-four month building project.

H. PUBLIC HEARINGS

No public hearing items.

I. OTHER BUSINESS

1. Commercial Projects Status Update
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion and Decision

Economic & Community Development Department Director Paul Mugan presented the report.

Chair Garcia asked if there is an available extension for the Barron's expiring permit. Director Mugan confirmed there is an available extension.

2. Building Moratorium Update
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion and Decision

Economic & Community Development Department Director Paul Mugan presented the report.

Commissioner Gallardo asked if the building moratorium would stay in effect until the new sewer plant is built or if it will have a shorter time frame. Director Mugan responded the issue of the moratorium will return to City Council in six-month increments to revisit the time frame of the moratorium. Commissioner Gallardo also questioned if building permits are still being issued. Director Mugan confirmed building permits are still being issued and will continue to be approved until the building moratorium is approved by the State.

Chair Garcia asked a question to clarify when HCD is coming. Director Mugan stated the HCD would be coming the following week. Chair Garcia proposed if the capacity for the wastewater treatment plant could be increased. Director Mugan said eventually the water board would accommodate the additional capacity.

Commissioner Mendoza questioned if the meeting with HCD for the following week would illuminate if the building moratorium is to be approved or not. Director Mugan replied the idea has been tossed around.

Chair Garcia thanked the City for informing the community through different tactics.

Additionally, Commissioner Mendoza inquired if the recreation center would be categorized as an exemption to the building moratorium. Director Mugan responded it would.

3. AB413 Daylighting Update
 - a. Staff Report
 - b. Open/Close Public Hearing
 - c. Planning Commission Discussion and Decision

Economic & Community Development Department Director Paul Mugan presented the report.

Vice-Chair Urquides stated lighting needs to be added to Cherry Avenue.

Commissioner Zavala questioned if there is a time frame for the painting of the streets. Director Mugan confirmed there is not. Commissioner Zavala also inquired if the Traffic Safety Committee was comprised of City staff. In response, Director Mugan stated the Traffic Safety Committee agenda are under the jurisdiction of Public Works. Following the previous question, Commissioner Zavala asked if it is known when the Traffic Safety Committee meets or who might be the point of contact. Director Mugan responded no, however he also stated the meeting and agenda details would be on the Public Works site.

J. COMMENTS FROM PLANNING COMMISSION AND STAFF

Commissioner Gallardo told a joke about three brothers at the doctor.

K. ADJOURNMENT

Meeting adjourned by Chair Garcia at 7:28 P.M.



Planning Commission Memo

599 El Camino Real Greenfield CA 93927 831-674-5591

www.ci.greenfield.ca.us

DATE: December 30, 2025

AGENDA DATE: January 6, 2026

TO: Planning Commissioners

PREPARED BY: Brent Slama, Consulting Planner

TITLE: **ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2026**

BACKGROUND AND DISCUSSION

Each year at the beginning of the year, the Planning Commission is required to elect a Chairperson and a Vice Chair to serve for that calendar year. The appointments shall become effective immediately and expire on December 31, 2026.

The Chair would ask for a nomination, which would need to be seconded, and then any other nominations may be made. Discussion regarding the nominations would occur once all nominations are made. The Chair will then call for a vote on each nomination that was seconded in the reverse order that the nominations were made. The Chair will then repeat this process for the nomination of the Vice Chair. Once the 2026 Chair and Vice Chair have been elected, the Planning Commission should reorder the seats at the dais as necessary, and then the 2026 Chair conducts the rest of the meeting.

RECOMMENDATION

It is recommended that the Planning Commission take nominations and then vote on Chair and Vice Chair of the Planning Commission for Calendar Year 2026.

ATTACHMENTS

None



Planning Commission Memo

599 El Camino Real Greenfield CA 93927 831-674-5591
www.ci.greenfield.ca.us

DATE: December 30, 2025

AGENDA DATE: January 6, 2026

TO: Planning Commissioners

PREPARED BY: Brent Slama, Consulting Planner

TITLE: **APPROVAL OF MEETING DATES FOR THE YEAR 2026
PLANNING COMMISSION CALENDAR**

BACKGROUND

Each year at the beginning of the year, staff propose, and the Planning Commission adopts a calendar establishing the dates of the Planning Commission meetings.

DISCUSSION

The recommended Planning Commission meeting dates for the Calendar Year 2026 are as follows:

[January 2026 Planning Commission Meeting](#) – Tuesday, January 6, 2026

[February 2026 Planning Commission Meeting](#) – Tuesday, February 3, 2026

[March 2026 Planning Commission Meeting](#) – Tuesday, March 3, 2026

[April 2026 Planning Commission Meeting](#) – Tuesday, April 7, 2026

[May 2026 Planning Commission Meeting](#) – Tuesday, May 5, 2026

[June 2026 Planning Commission Meeting](#) – Tuesday, June 2, 2026

[July 2026 Planning Commission Meeting](#) – Tuesday, July 7, 2026

[August 2026 Planning Commission Meeting](#) – Tuesday, August 4, 2026

[September 2026 Planning Commission Meeting](#) – Tuesday, September 1, 2026

[October 2026 Planning Commission Meeting](#) – Tuesday, October 6, 2026

[November 2026 Planning Commission Meeting](#) – Tuesday, November 3, 2026

[December 2026 Planning Commission Meeting](#) – Tuesday, December 1, 2026

RECOMMENDATION

It is recommended the Planning Commission review and adopt by motion and vote the proposed Planning Commission meeting calendar for 2026.

ALTERNATIVES

1. The Planning Commission may direct changes to the year's meeting date schedule.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD APPROVE THE PROPOSED PLANNING COMMISSION MEETING CALENDAR FOR 2026 AS SET FORTH IN THE STAFF REPORT FOR THIS ITEM.

ATTACHMENT

None



Planning Commission

Memo

599 El Camino Real Greenfield CA 93927

831-674-5591

www.ci.greenfield.ca.us

DATE: December 30, 2025

AGENDA DATE: January 6, 2026

TO: Chair and Planning Commissioners

FROM: Brent Slama, AICP, Contract Planner

TITLE: **APPROVAL OF FINAL PARCEL MAP FOR THE MINOR SUBDIVISION AT 802 EL CAMINO REAL**

PROJECT DESCRIPTION

General Information

The applicant, Poppy RE LLC, is requesting a Final Parcel Map to officially subdivide and build a fueling station and convenience market and related infrastructure on an existing 4.59-acre parcel located at 802 El Camino Real. The project site is located at the northeast corner of El Camino Real and Cypress Avenue (APN: 109-141-004-000). The property is zoned Highway Commercial (C-H) with a Gateway Overlay. The Planning Commission previously held a public hearing on the project and the Tentative Parcel Map for this project was approved on January 3, 2023 and extended on January 23, 2025.

AUTHORITY AND PROCEDURES

The requirements for final maps are set forth in the California Government Code, Subdivision Map Act, §§ 66433 – 66443 and §§ 66456 – 66462.5 and Chapter 16.24 of the Greenfield Municipal Code. Section 16.28.090 of the municipal code establishes the Planning Commission as the final approving authority for parcel maps. The Planning Commission shall approve the final map if it conforms to all of the requirements of the Subdivision Map Act, all the requirements of Title 16

of the Greenfield Municipal Code, and all the requirements of approval or conditional approval of the tentative map. If the final map does not conform to those requirements, the Planning Commission shall disapprove the final map.

BACKGROUND AND ANALYSIS

The Community Development Director and the City Engineer/City Surveyor have reviewed the attached final parcel map. The subdivision shown on the parcel map is substantially the same as it appeared on the tentative parcel map approved by the Planning Commission on January 3, 2023. This final map is technically correct and complies with all the requirements of the Subdivision Map Act, all the requirements of Title 16 of the Greenfield Municipal Code, and the tentative parcel map conditions of approval. As a prerequisite to approval of the Parcel Map, the applicant was required to complete a Subdivision Improvement Agreement, post bonds for the public improvements and meet a number of project conditions. The Subdivision Improvement Agreement was approved by the City Council on October 14, 2025. Portions of right of way on Cypress Avenue will be dedicated to the City of Greenfield for public road purposes and easements for public utilities on, over, or under those certain strips of land designated as public utility easements as shown on the final map. As this project moves through the subsequent planning and development process to construction, it will be the responsibility of the Planning Director to ensure all conditions of approval of the tentative parcel map continue to be satisfied.

RECOMMENDATION

The development of the fueling station and convenience market at 802 El Camino Real has been previously reviewed and approved by the Planning Commission and a tentative parcel map for this subdivision was approved by the Planning Commission on January 3, 2023 and was extended in January 2025. The proposed final map conforms to all of the requirements of the Subdivision Map Act, all the requirements of Title 16 of the Greenfield Municipal Code, and all the requirements of approval or conditional approval of the vested tentative map. The Planning Commission should therefore adopt the following resolution approving the proposed final map.

PROPOSED MOTION

I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. #2026-01 APPROVING THE FINAL PARCEL MAP FOR THE MINOR SUBDIVISION AT 802 EL CAMINO REAL.

**CITY OF GREENFIELD PLANNING COMMISSION
RESOLUTION NO. 2026-01**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GREENFIELD APPROVING THE FINAL PARCEL MAP FOR THE
MINOR SUBDIVISION AT 802 EL CAMINO REAL**

WHEREAS, California Government Code, Subdivision Map Act, §§ §§ 66433 – 66443 and §§ 66456 – 66462.5 and Chapter 16.28 of the Greenfield Municipal Code set forth requirements for subdivisions and final parcel maps; and

WHEREAS, the City of Greenfield Municipal Code establishes the Planning Commission as the designated Approving Authority for parcel maps; and

WHEREAS, the City of Greenfield Planning Commission approved on January 3, 2023, with an extension granted on January 23, 2025, an application for the creation of a subdivision and tentative parcel map for certain property at 802 El Camino Real, APN: 109-141-004, located in the City of Greenfield, California; and

WHEREAS, the City Engineer has examined the final map and has determined that the survey is correct and that this map is technically correct, substantially conforms to the vested tentative map and to the provisions of Title 16 of the City of Greenfield Municipal Code and to the State Subdivision Map Act; and

WHEREAS, the City of Greenfield Planning Director has examined the final map and has determined that the map substantially conforms to the approved vested tentative map and any conditions of approval imposed thereon; and

WHEREAS, the final map dedicates portions of El Camino Real and Cypress Avenue as shown on the final map to the City of Greenfield for public road purposes; and

WHEREAS, the final map dedicates to the City of Greenfield easements for public utilities on, over, or under those certain strips of land designated as public utility easements as shown on the final map; and

WHEREAS, the City of Greenfield City Council shall approve the final map if it conforms to all of the requirements of the California Government Code, Subdivision Map Act, to all of the requirements of Title 16 of the City of Greenfield Municipal Code, and to all requirements of approval or conditional approval of the tentative parcel map;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City of Greenfield Planning Commission as follows:

1. That the City of Greenfield Planning Commission has considered all written and verbal evidence regarding this proposed parcel map and finds that the proposed final parcel map

conforms to all of the requirements of the California Government Code, Subdivision Map Act, to all of the requirements of Title 16 of the City of Greenfield Municipal Code, and to all requirements of approval or conditional approval of the tentative parcel map;

2. That the City of Greenfield Planning Commission approves the parcel map for the subdivision of property at 802 El Camino Real, APN: 109-141-004, located in the City of Greenfield, California;
3. That the City of Greenfield does accept the offer of dedication to the City of Greenfield for public road purposes those portions of Cypress Avenue as shown on the parcel map; and
4. That the City of Greenfield does accept the offer of dedication to the City of Greenfield easements for public utilities on, over, or under those certain strips of land designated as public utility easements as shown on the final map.

PASSED AND ADOPTED by the Planning Commission of the City of Greenfield at a regular meeting held on the 6th day of January, 2026, by the following vote:

AYES, and all in favor, therefore, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

Chair

Attest:

Planning Commission Secretary



Committed to improving
people's lives every day

June 17, 2025

Doug Pike, P.E.
City Engineer
City of Greenfield

SUBJECT: Final Map: 802 El Camino Real Parcel Map – Fourth (final) Review

Hi Doug

Our final review of the above mentioned Parcel Map is complete. We have no further comments, and the map can move forward in the approval process.

When all other City Departments are ready to record the map, please contact me so we can coordinate the final steps.

Monument Note

A monument security should be provided to the City if monuments are going to be set after map recordation.

Feel free to contact me if you have any questions or need more information.

Christopher G Vandrey, PLS – CFedS
cvandrey@mnsengineers.com
(805) 722-2179 cell (805) 719-9818 office



OWNERS STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS AND CLEAR TITLE TO SAID REAL PROPERTY; THAT I HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

I HEREBY OFFER TO DEDICATE TO THE CITY OF GREENFIELD AS AN EASEMENT FOR PUBLIC ROAD PURPOSES: THE AREAS SHOWN HEREON AS DEDICATION "A" AND DEDICATION "B", BEING THOSE PORTIONS OF THE STREET (CYPRESS AVENUE) NOT HERETOFORE EXISTING AS SHOWN UPON THIS MAP, SAID DEDICATIONS AND OFFER OF DEDICATION IS FOR ANY AND ALL PUBLIC USES UNDER, OVER, ON AND ACROSS SAID PORTION OF STREET.

I ALSO HEREBY RESERVE PRIVATE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF LOTS AFFECTED BY SUCH EASEMENTS.

OWNER: ROBERT WALKER

BY: _____ DATE: _____

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NAME(PRINT): _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO. _____

COMMISSION EXPIRES: _____

STATEMENT OF THE CITY CLERK:

I, ANN RATHBUN CITY CLERK OF THE CITY OF GREENFIELD HEREBY STATE THAT THE GREENFIELD CITY COUNCIL APPROVED THIS PARCEL MAP ON _____, 20_____, AND ACCEPTED ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND DEDICATED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

ANN RATHBUN, CITY CLERK
CITY OF GREENFIELD, CALIFORNIA

DATE _____

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I HAVE EXAMINED THIS MAP AND HAVE DETERMINED THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF GREENFIELD, CALIFORNIA ON JANUARY 3, 2023, AND TO THE CONDITIONS IMPOSED THEREON AND THAT THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND THE CITY OF GREENFIELD MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF SAID TENTATIVE MAP HAVE BEEN COMPLIED WITH.

PAUL C. MUGAN
COMMUNITY SERVICES DIRECTOR

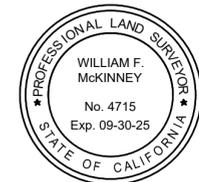
DATE _____

SURVEYOR'S STATEMENT:

THIS PARCEL MAP OF PARCEL "A", OF VOL. 11 OF SURVEYS PG. 31 M.C.R.O. WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT WALKER IN JANUARY 2023. I HEREBY STATE THAT THIS PARCEL MAP OF PARCEL "A", OF VOL. 11 OF SURVEYS PG. 31 M.C.R.O. SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WILLIAM F. MCKINNEY, PLS 4715
EXPIRATION: SEP 30, 2025

DATE _____



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED O THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DOUGLAS S. PIKE, R.C.E. 43330
ACTING CITY ENGINEER
CITY OF GREENFIELD

DATE _____

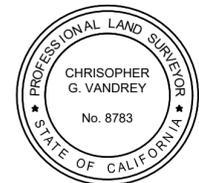


CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

CHRISTOPHER G VANDREY, PLS 8783
ACTING CITY SURVEYOR

DATE _____



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 20_____, AT _____, IN
VOLUME _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF CWE CORP.

XOCHITAL MARINA CAMACHO
COUNTY RECORDER

BY _____ DEPUTY

SERIAL No. _____

FEE: _____

PLN 24023
PARCEL MAP
A MINOR SUBDIVISION OF
PARCEL "A", OF VOL. 11 OF SURVEYS, PG. 31
CITY OF GREENFIELD, COUNTY OF MONTEREY,
STATE OF CALIFORNIA

JUNE, 2025

SHEET 1 OF 2



2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MINOR SUBDIVISION IS NORTH 56° 42' 30" EAST BETWEEN FOUND MONUMENTS ALONG THE NORTHERLY RIGHT OF WAY OF CYPRESS AVENUE, PER VOLUME 11 OF SURVEYS, PAGE 31.

REFERENCE:

- R1 RECORD OF SURVEY OF A PORTION OF CLARK COLONY, IN THE RANCHO ARROYO SECO, MONTEREY COUNTY, CA VOL. 11 SURV. PG 31
- R2 RECORD OF SURVEY FOR LORAIN T. MOORE, VOL. 16 SURV. PG 94

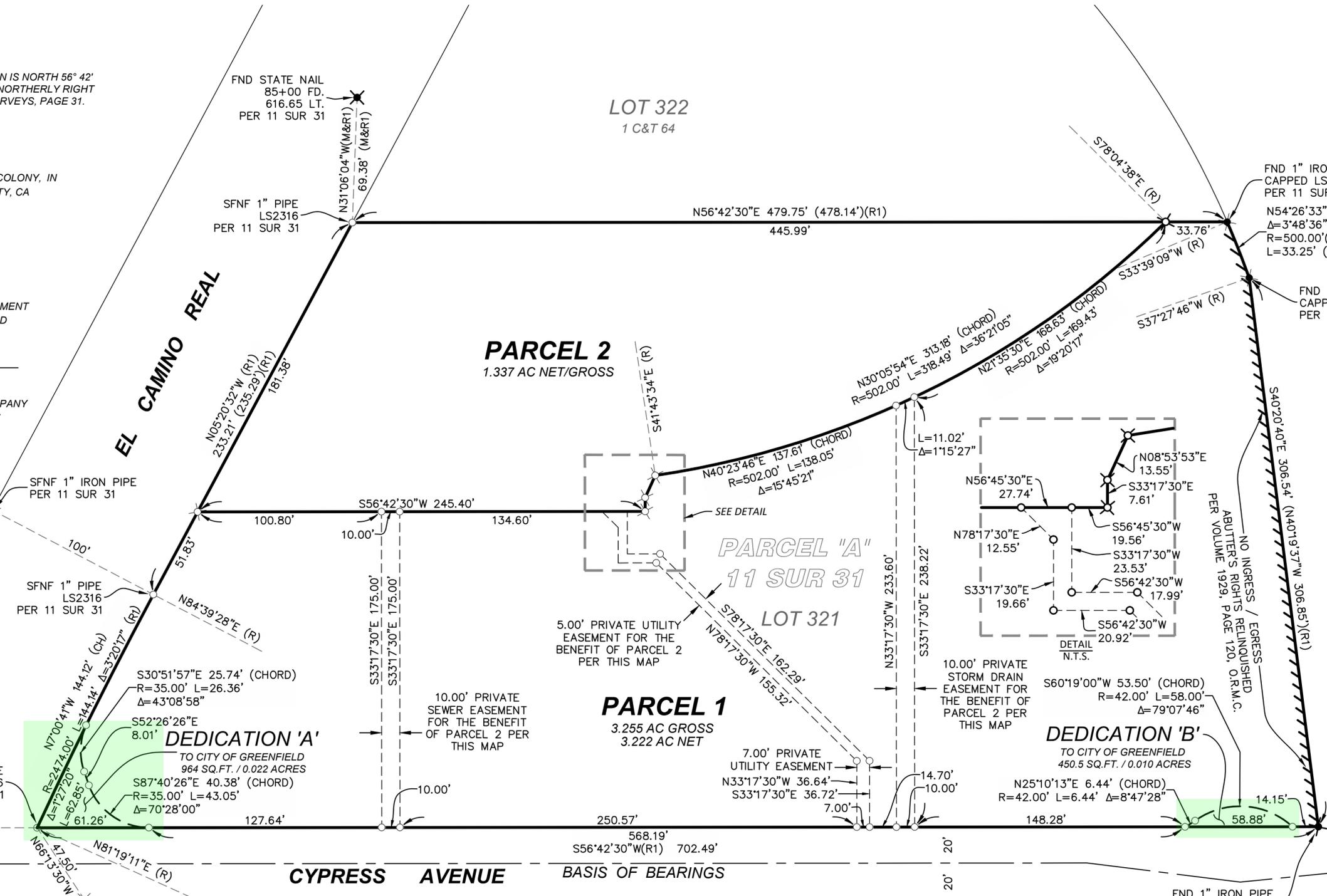
NOTES:

1. A SHARED USE AND RECIPROCAL ACCESS EASEMENT AGREEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2, SHALL BE RECORDED BY SEPARATE INSTRUMENT, CONCURRENTLY AS DOCUMENT NUMBER _____ WITH THE RECORDING OF THIS PARCEL MAP.
2. THE EASEMENT TO CLARK COLONY WATER COMPANY PER DOCUMENT FILED IN BOOK 87 OF DEEDS AT PAGE 121 OF OFFICIAL RECORDS IS NOT LOCATABLE AND IS NOT SHOWN HEREON.

FLOOD PLAIN NOTE:

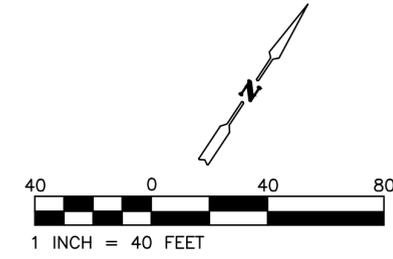
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 06053C0825G, DATED AUGUST 2, 2009, FOR THE COMMUNITY OF GREENFIELD, COUNTY OF MONTEREY, STATE OF CALIFORNIA, NUMBER 060446 PANEL 0825G, SUFFIX "G".

W:\2020 Projects\20168 802 El Camino Real Greenfield\Survey\MAPPING\Final Map\20168 PLN.dwg Aug 29, 2024-04:10 pm



LEGEND:

- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY DEDICATION
- PRIVATE EASEMENT AS NOTED
- SURVEY TIE
- FOUND MONUMENT AS NOTED
- SET 3/4" X 18" IRON PIPE PLUGGED LS 4715
- DIMENSION POINT - NOTHING FOUND OR SET
- (R) RADIAL BEARING
- SFNF SEARCHED FOR, NOT FOUND
- () (R1) RECORD DATA PER REFERENCE 1 (R1)
- () (R2) RECORD DATA PER REFERENCE 2 (R2)



2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

PLN 24023
PARCEL MAP
A MINOR SUBDIVISION OF
PARCEL "A", OF VOL. 11 OF SURVEYS, PG. 31
CITY OF GREENFIELD, COUNTY OF MONTEREY
STATE OF CALIFORNIA



Planning Commission

Memo

599 El Camino Real Greenfield CA 93927

831-674-5591

www.ci.greenfield.ca.us

DATE: December 30, 2025

AGENDA DATE: January 6, 2026

TO: Chair and Planning Commissioners

FROM: Paul Wood, City Manager
Brent Slama, AICP, Contract Planner

TITLE: **ECONOMIC & COMMUNITY DEVELOPMENT
DEPARTMENT UPDATE**

General Information

Near the end of 2025, there were significant short-term staffing losses in the Community Development Department with the departure of an Assistant Planner, Management Analyst, and the passing of Community Development Director Paul Mugan on November 25, 2025.

In addition, while the City Council approved moratorium on new building permits that contribute to the wastewater system has not yet been approved by the State Department of Housing and Community Development, there are still significant impacts on short-term operations while those issues are being resolved.

Many questions have been asked about ongoing staffing as a result of these significant changes. City Manager Paul Wood will provide a verbal update regarding ongoing Community Development Department operations.