

MAJOR PROJECTS

ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT



JULY 2025

Mayor Bob White

Table of Contents

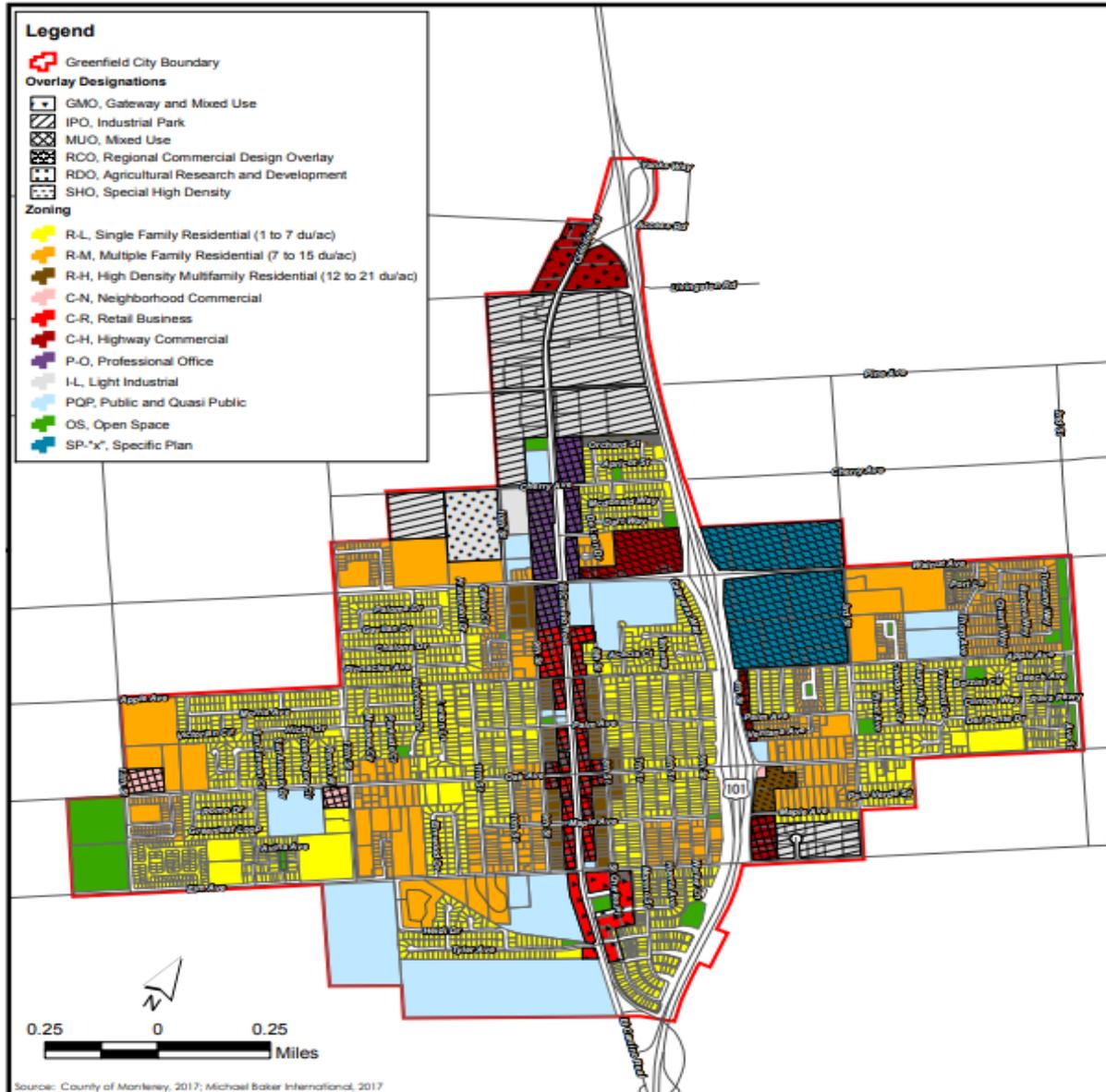
ZONING MAP	4
<i>ADVANCED PLANNING</i>	5
GENERAL PLAN 2025-2045.....	6
AB 1600	7
IMPACT FEE NEXUS STUDY	7
HOUSING ELEMENT	8
REGIONAL HOUSING NEEDS ALLOCATION (RHNA)	8
PREAPPROVED ADU PLANS	9
RESIDENTIAL REGISTRATION ORDINANCE	10
<i>CANNABIS</i>	11
689 ECR CANNABIS FACILITY – PHASE II.....	13
46-48 TH STREET FACILITY	13
525 10 TH ST/1071 CHERRY - GREENFIELD ORGANIX C2.....	14
900 CHERRY - GREENFIELD ORGANIX	14
<i>COMMERCIAL</i>	15
799 ECR SELF-STORAGE FACILITY.....	16
4 TH AND PALM AVENUE SELF-STORAGE	16
EL CAMINO REAL POPPY TRUCK STOP	16
GOURMET PIZZA SANTA LUCIA PROJECT.....	17
MARRIOTT TOWNPLACE SUITES HOTEL.....	17
SLAMA SELF-STORAGE FACILITY IMPROVEMENTS.....	18
QUICK QUACK CAR WASH.....	18
STARBUCKS #2.....	18
<i>DOWNTOWN</i>	20
BEYER BUILDING	21
BARRON COMMERCIAL CENTER.....	21
447 EL CAMINO REAL MIXED-USE PROJECT	22
EL TAMALASO REMODEL.....	23
LOS TRES AMIGOS REMODEL AND NEW GAS PUMPS - 3 EL CAMINO REAL.....	23
DOWNTOWN MIXED-USE PROJECT.....	24



<i>ECONOMIC DEVELOPMENT</i>	25
ECONOMIC DEVELOPMENT GENERALLY	26
ACRES OF INTEREST	26
CAPITAL RIVERS	27
MIRAMONTE VESTING TENTATIVE MAP	28
ROBASCIOTTI FINAL MAP	28
SCHEID VESTING TENTATIVE MAP	29
SOUTH END ANNEXATION	29
TOM ROGERS VISITOR CENTER	29
<i>HOUSING</i>	31
APPLE AVENUE SELF-HELP HOUSING	32
EAH GREENFIELD COMMONS	32
ST CHARLES TOWNHOMES	33
TYLER AVENUE TOWNHOMES	34
WALNUT PLACE APARTMENTS PHASE II AND III	34
WOODRIDGE TOWNHOMES	35
1083 ELM AVENUE – AFFORDABLE SENIOR HOUSING	36
<i>COMPLETED PROJECTS</i>	37
ADULT DEVELOPMENT CENTER	38
APPLE AVENUE WATER CONSOLIDATION ANNEXATION PROJECT	38
ARROYO SECO ACADEMY AND COMMUNITY CENTER ANNEXATION	39
AVILA FARMWORKER HOUSING	40
CHEVRON GAS STATION AND GODFATHERS PIZZA	40
GREEN INN	40
MAGNOLIA SENIOR APARTMENTS PHASE II	40
WALNUT AVENUE TRAVEL CENTER	41
OAK TERRACE	42



ZONING MAP



**CITY OF GREENFIELD
ZONING MAP 4/5/2017**



ADVANCED PLANNING



GENERAL PLAN 2025-2045

The City of Greenfield is undertaking the project of updating the General Plan, a comprehensive plan guiding the vision for the character and foundation of the City for the next twenty years. Extensive public engagement will be conducted throughout the update process to ensure that the plan reflects the needs of all residents.

This vision is categorized through mandated elements from the State of California, and additional elements which further prioritize the goals of the community. Each element, statutory and additional, will require public participation to update. The elements are as listed below:

Key Elements

Land Use

Circulation

Housing

Conservation & Open Space

Noise

Safety

Environmental Justice

Air Quality

Additional Elements

Growth Management

Economic Development

Recreation

Open Space Recreation

Health

Climate Action Plan



AB 1600



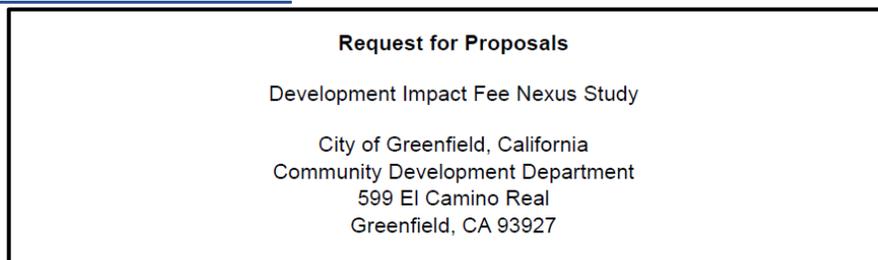
Greenfield enjoys a long tradition of collecting impact fees in accordance with both City Council decisions and state law. Nexus studies typically accompany past City Council decisions establishing impact fees, which outline the relationships between impacts and the apportionment of the impact fee established. The apportionment is based on an impact's proportion to a mitigation. The city may then collect and expend said fee to allay and remedy impacts of development. With nine impact fees, the challenge is ensuring the city's nexus

reports are current, effectively capturing the CIP needs created from new development.

The annual "AB 1600" reporting process serves to police the collection and expenditure of development impact fees statewide. Jurisdictions are conscientious to ensure that impact fees do not violate the limitations imposed on them to protect against unconstitutional collection of impact fees. The annual "AB 1600" reporting process mandates that jurisdictions identify the nexus between potentially adverse impacts from development-related projects and the amount of impact fees collected. The goal is to collect only proportional contributions to remedy impacts.

These construction fees are also known as exactions and recently have come under increased scrutiny by the Supreme Court. In *Sheetz v. El Dorado County*, April 2024 the Supreme Court upheld the Nolan Dolan two-prong test for exactions. That is, an exaction must meet (i) the essential nexus and (ii) the rough proportionality test. The impact fee must be reasonably related to the adverse impacts caused by the proposed development, and two; the exaction, or fee itself, must be proportional to the impact to be allayed.

IMPACT FEE NEXUS STUDY



On February 19, 2025, the City published a Request for Proposals (RFP) for a Development Impact Fee Study. The City received two bids, interviewed two firms, and selected one firm, DTA. Staff is currently finalizing a contract, which will be subject to City Council approval. Once finalized, the selected firm will begin the process of updating the City's current impact



fee schedule. This will be a coordinated effort between all City department, as the City collects Fire, Police, Community Center, General Facilities, Park, Sewer, Water, Traffic, and TAMC fees. Once underway, the project is intended to take approximately six months. These impact fees are intended to help allay the adverse impacts of new development on the community.

HOUSING ELEMENT

Dating back to June 2023, the City has been engaged with the Department of Housing and Community Development (HCD), trying to get the City’s Housing Element approved. On June 5, 2025, the City received notice from HCD that the City’s 6th Cycle Housing Element substantially complies with State Housing Element Law (Gov. Code, § 65580 et seq). Housing Element adoption is on the Planning Commission agenda for the July 1st meeting, and if recommended for approval, will move forward to the City Council for the July 22nd meeting.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

On April 1st, 2025, the City submitted its Annual Progress Report (2024) to the Governor’s Office of Planning and Research (OPR). The City’s RHNA allocation for the 6th Cycle, December 15, 2023-December 15, 2031, is as listed below:

Income Level		RHNA Allocation by Income Level
Very Low	Deed Restricted	101
	Non-Deed Restricted	
Low	Deed Restricted	66
	Non-Deed Restricted	
Moderate	Deed Restricted	184
	Non-Deed Restricted	
Above Moderate		379
Total RHNA		730

So far, the City has permitted 28 very-low, 72 -low, 41 -moderate, and 1 above-moderate units.



PREAPPROVED ADU PLANS

In compliance with Assembly Bill 1332, the staff is currently working with the architecture design firm, Design Path Studio, to develop preapproved ADU plans for the City. The proposed plans are currently under interdepartmental review to ensure that they meet all pertinent City codes and regulations. The plans will offer four options for ADUs, ranging in size from 495-sf to 749-sf, including one- and two-bedroom units. The four architecture options are Craftsman, Midcentury, Ranch, and Spanish style.

Craftsman



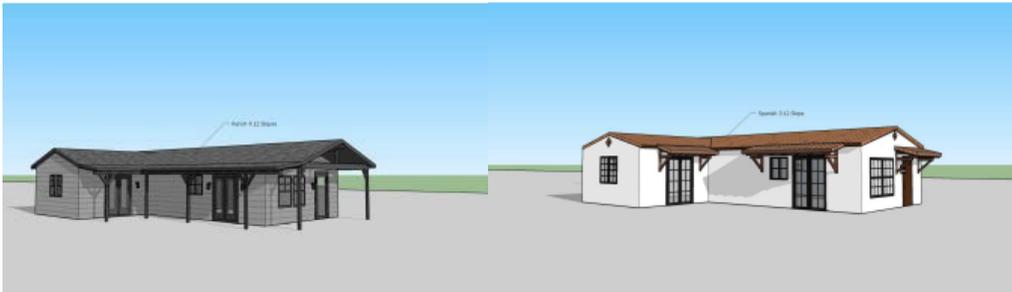
2 Bedroom -Craftsman view #1

Midcentury



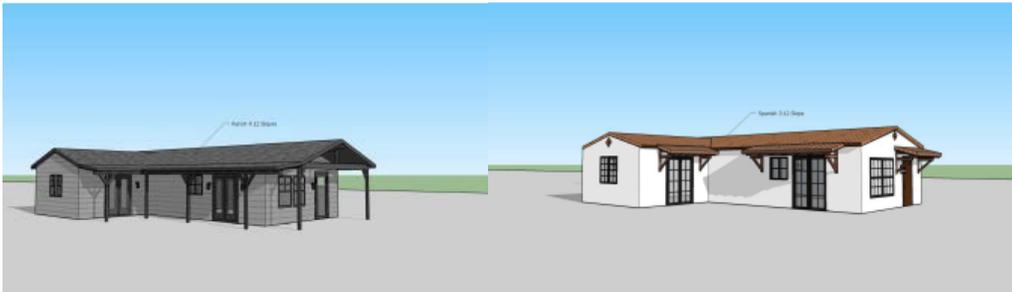
2 Bedroom -Midcentury view #1

Ranch



2 Bedroom -Ranch view #1

Spanish



2 Bedroom -Spanish view #1



RESIDENTIAL REGISTRATION ORDINANCE

During 2024, the enactment of a rental registration ordinance was thought to help control overcrowding in buildings that were not up to code and presented potentially nuisance situations. Also, during this period, other jurisdictions (Monterey, Salinas) throughout the region were experimenting with passing such ordinances with mixed results. While the City of Greenfield conducted community workshops and held multiple meetings of the Planning Commission regarding this matter, it remains available to be heard by the City Council should it be deemed a high priority. To date, the ordinance is in abeyance subject to recall by management.

Since 2022, staff have surveyed other jurisdictions and hosted eight community workshops to help develop a draft *Rental Registry Ordinance* suitable for consideration by the City Council. Jurisdictions throughout California and around the nation have enacted similar measures with varying goals and purposes. In Monterey County, the cities of Salinas and others have embraced such ordinances to ensure minimal standards of health safety and welfare as pertains to rental housing. Overcrowding of existing units remains a high concern in communities where housing is scarce. Legislative mandates from Sacramento involving housing production; and the lack of adequate housing to meet the needs of California's population, supports a need to apply heretofore underutilized inspections of at-risk rental housing stock. This ensures that all housing stock meets minimum standards for health-safety and welfare; and, are not substandard according to California's Building Code. For example, housing units should be free of mold. Similarly, housing units must be accessible to First Responders and have minimum fire protection systems whether they are fire suppression sprinklers or smoke alarms.

Ordinances typically include an inspection scheme that puts a Building/Fire inspector inside residential developments during some reasonable timeframe, sufficient to identify properties with compliance issues. Ordinances typically include opt-out provisions which provide waivers for many units. For example, newly built projects with recent Certificates of Occupancy hold little concern for being nuisance properties, since these units have been recently inspected.

Staff hosted eight outreach workshops, half in Spanish, to brief the community regarding the proposal's goals and objectives. Staff received input from concerned tenants and landlords. The Planning Commission reviewed the draft ordinance's base tenants and will consider providing a recommendation to the City Council during the summer of 2024. A draft ordinance has been considered by the Planning Commission accompanied by a recommendation for the City Council. Next steps are pending.



CANNABIS



CANNABIS GENERALLY

Cannabis has been a unique industry since its introduction in 2016. At that time, promises of high tax revenues and benefits were promised those cities willing to accept cannabis into their communities. Nearly a decade later, legal operators are producing more cannabis statewide than consumers are consuming, and licensed cannabis companies continue to compete against illicit players. This causes a very fluid and unstable business environment, with many operators failing. While many cannabis companies have not been able to survive, the Monterey County Civil Grand Jury recognized Greenfield's oversight of its cannabis industry as an exemplary example for others to emulate. To operate a cannabis operation in Greenfield, an operator must obtain a Regulatory Permit. Regulatory Permits are available for the Manufacturing, Cultivation, and Distribution of cannabis products. Permit requirements are comprehensive, and include the submittal of an operations plan, security plan, employee and ownership information sufficient for permit issuance. Chapters 5.28 and 5.10 of the Greenfield Municipal Code, and the *Administrative Regulations for Implementation of 5.28* each govern various permitting issues. The City has five licensees, one of which is for a dispensary. As an annual permit, the Regulatory Permit ensures that licensees comply with cannabis regulations on a continuous basis. Greenfield's operators are largely stable, but also subject to the instability seen in the industry. The table below reflects revenues for FY 2024-25, pending Q4 payments.

	Q1 Amount Paid	Q2 Amount Paid	Q3 Amount Paid	Q4 Amount Due	Total Paid	Unpaid Dues
Harborside - 900 Cherry Ave	\$154,667	\$154,667	\$154,667	\$154,667	\$464,031	0
Next Wave Inc - 689 ECR	\$32,859	\$32,859	\$32,859	\$32,859	\$98,578	0
Shryne Group Inc - 1071 Cherry	\$323,874	\$323,874	\$323,874	\$323,874	\$971,622	0
Panda Solutions - 46-48 4th St	\$66,321	0	0	\$66,321	\$66,321	\$132,462
High Level Dispensary - 48A 4th St	\$34,671	\$33,821	\$32,106	TBD	\$100,598	
TOTAL	\$612,392	\$545,221	\$543,506		\$1,701,119	



FY 2024-2025 CANNABIS TAX REVENUE

*pending Q4 payment

689 ECR CANNABIS FACILITY – PHASE II

The 689 El Camino Real Cannabis Facility Phase II project (PLN 23027) is a Design Review for a new 20,000-sf building to be used for the cultivation & distribution of cannabis. An early licensee in the city dating to the 2017 introduction of cannabis in Greenfield, today this project includes facility upgrades including landscaping, and an on-site parking lot. 689 El Camino Real – Light Industrial Zoning – 3.18 Acre Parcel.



This project is the second phase of the Next Wave Inc Cannabis Facility Improvements. The first phase of this project was the improvement of the existing 14,000-sf metal building on-site, along with new landscaping, new exterior fencing, & parking lot improvements. As phase I is completed, the applicant applied for this phase of the project on 7/27/2023. Phase II was approved by the City Council in September 2023. Pending building permit submittal.

46-48TH STREET FACILITY

Located at 46-48 Fourth Street, Higher Level cannabis facility has three regulatory permits; for 5,000-sf manufacturing; 23,274-sf cultivation; and, 2,145-sf distribution uses at a 1.1-acre site in the Passek Industrial Park.

The project includes 41 existing parking spaces, and new linear wrought iron black fencing and security gate. The facility is located on a 1.1-acre parcel within the Light Industrial Zoning District, with an Industrial Park Overlay. Cannabis use entitlements for the site date back to February 2017. The originally approved Regulatory Permit (RP) was for Greenfield Organix 4th Street (GO 4th) cultivation and manufacturing operations. The RP for this site revised in November 2017 to include distribution operations, and in October 2020 to include a retail dispensary: Higher Level of Care (HLC). Manufacturing operations of GO 4th began in May 2018 after tenant improvements were made and RPs were issued. Dispensary operations by HLC began in late September 2021, after the issuance of a Temporary Certificate of Occupancy (TCO) and RP. A Conditional Use Permit (CUP) was





approved by the City Council on June 27, 2017, and a Development Agreement was adopted on July 11, 2017. A Design Review (DR) was approved in October 2020, for site improvements and exterior building improvements proposed by HLC for the dispensary.

525 10TH ST/1071 CHERRY - GREENFIELD ORGANIX C2



Greenfield Organix C2 operations include 5,383-sf of manufacturing, 15,293-sf of cultivation, and 2,360-sf of distribution operations within an existing 25,000-sf building (suites 46a, 46b, 48b, and 48c) on a 1.1-acre site in the Passek Industrial Park, within the same building (different units) as the HLC dispensary. For a detailed timeline and report of this location, refer to the March 14, 2023 Staff Report. The facility is current with FY 24-25.

900 CHERRY - GREENFIELD ORGANIX



The 900 Cherry facility includes cultivation, nursery, manufacturing, and distribution uses. The facility is current with FY 24-25 taxes and is set up with a payment plan for back taxes dating back to 2022.



COMMERCIAL



799 ECR SELF-STORAGE FACILITY



The Planning Commission approved Design Review in December 2024, for a self-storage facility, which includes 766 storage units, 66 stalls for Recreation Vehicles (RV) parking, and an office. The project is located on a five-acre parcel at 799 El Camino Real on the west side of ECR, southerly of Shell station. As of June 2025, the Building permit submittal is undergoing interdepartmental review. This project invites investigation as to whether the City could benefit from a warehousing tax for self-storage facilities.

4TH AND PALM AVENUE SELF-STORAGE

On or about December 5th, Eduardo Couttolenc submitted a Design Review application for an 80 unit +/- mini-storage project, office and parking area at a 4th Street and Palm Avenue site (APN: 024-151-011) in the Highway Commercial zoning district. The proposed project is a permitted use in the Highway Commercial zoning district and would be processed seamlessly. The City Council previously denied a mixed-use project consisting of a three-story, multi-family residential building with commercial on the ground floor. The project is currently under review, pending a complete application.

EL CAMINO REAL POPPY TRUCK STOP



The El Camino Real Poppy Truck Stop (PLN 22004) consists of a new 2,998-sf fueling



canopy, a 2,250-sf ruck Diesel fueling canopy, a new 6,420-sf convenience retail store with a 653-sf car wash and 1,176-sf self-service carwash tunnel. The project was entitled for minor subdivision, tentative parcel map, conditional use permit, and design review. The site is 4.59-acres. The project is located at 802 El Camino Real within the Highway Commercial District. Building Permit is ready for issue and the Final Map is nearing completion. The project has a valuation of \$3,500,000.

Documents: PLN 22004; Res 2023-01; Res. 2023-02; Construction should begin no later than Summer 2025.

GOURMET PIZZA SANTA LUCIA PROJECT



This Design Review project (PLN 22041) includes 6,840-sf of new commercial space with three new retail spaces totaling 3,890-sf and a California Gourmet Pizza restaurant of 2,880-sf to replace the Gourmet Pizza building destroyed by fire. The project is located at 670 Walnut Avenue in the Santa Lucia Center at the Walnut Avenue interchange. Walnut Avenue – Highway Commercial Zoning – 10.75 Acres. After the fire took place, a demo permit was issued on 4/4/2022 to remove the damaged structure. Applicants pass back turnaround times were lengthy. The Building Permit new construction BP 24021 is available for issue, and applicant is working on securing a contractor. Project valuation is \$1,100,000.

MARRIOTT TOWNPLACE SUITES HOTEL



The Marriott Townplace Suites Hotel (PLN 22011) consists of a 48,671-sf 84-unit three-story hotel on a 1.91-acre site. The project is located at 379 Walnut Ave in the Specific Plan Area. Planning Commission approved the Design Review for the hotel in September 2022.



The third Building Permit review is underway as of June 2025. As their \$75K Building Permit nears issuance, remaining tasks are as follows: (1) Bid to 2-3 contractors 45-90 days; (2) solicit lenders 45 days to close on a loan. The project has an economic development agreement and should create substantial full-time employment positions. The project valuation is \$9,000,000.

SLAMA SELF-STORAGE FACILITY IMPROVEMENTS

The Slama Self Help Storage Facility (PLN 23003) consists of a new 7,500-sf building, and new 2,500-sf additional storage units and a new 27,369-sf concrete parking area within the front setback on a 7.43-acre site in the Light Industrial zoning district at 760 El Camino Real.

Project is final phase of construction for the Greenfield Self-Storage Facility located at 760 El Camino Real. This Design Review for this phase was applied for on 1/30/2023 & is currently being processed. The main holdup is due to multiple conditions of approvals from previous phases of construction being unaddressed. These improvements include underground overhead utilities & sidewalk improvements along El Camino Real.

QUICK QUACK CAR WASH



On February 2025, staff received an application for a Quick Quack car wash and Dutch Bros Coffee on Lot 7 of the Walnut Specific Plan. The parcel, which is pending finalization of the Walnut Avenue Specific Plan Final Map, is 1.3-ac lot. The application has undergone two interdepartmental reviews and is currently incomplete. There are issues regarding proper access to the site and the lack of a separate parcel for Lot 7. Communications with the applicant indicate that Dutch Bros is no longer pursuing the site, and the project will move forward with only the car wash use.

STARBUCKS #2

The project consists of a drive-through coffee service facility. The project is located at the southeast intersection of Tyler and El Camino Real. The subject project would be the



second Starbucks in the City, with seventeen on-site queue spaces. The applicant previously withdrew their application upon learning of prohibitions attached to any drive through within 300' of residences. Staff brought an amendment to the City Council, which now enables such projects to be considered upon a finding for Health Safety and Welfare at respective sites. The project is currently inactive.





DOWNTOWN



BEYER BUILDING The Beyer Building is a well-known location on the 200 block of El Camino Real in Greenfield's downtown. For thirty years the site operated as a neighborhood market with multi-family residential units populating the second story. The building remains one of the earliest examples of architecture in the pre-World War II era and likely qualifies for various listings as a historical structure, although it is not listed. In the last six years, the site is beset with disrepair, attracting squatters, vermin and generally posing hazards from broken windows and structural disrepair. Various estimates to rehabilitate the property range upward of a million dollars. The current project valuation is approximately \$650,000.



The property was sold at auction a year ago. Since then, the city has continued to keep the obtaining code enforcement activity active, subject to an approved Design Approval, which the new owners are pursuing.



With the sale of the building, its uses abandoned and no rehab work undertaken to-date, its status has moved from being a nuisance property to something we hope will be better than it was. At present, the application has been deemed complete and is slated to be considered by the Planning Commission at its July meeting.

BARRON COMMERCIAL CENTER The Barron commercial center (PLN 21003, BLD 21488) consists of a new 1,609-sf, two-unit commercial shell building for future uses consistent with Commercial Retail zoning. The project is located at 229 El Camino Real in downtown on a 3,885-sf parcel. The Planning Commission approved this new proposal on 9/7/2021 via Resolution 2021-11. The Building Permit submission arrived shortly thereafter on 11/30/2021 & was issued on 6/14/2022. Although construction started in April 2024, PG&E delayed the project for some time. The Barron's are expected to obtain their certificates of occupancy in 2025.





EL TAMALASO REMODEL



El Tamalaso restaurant and bakery submitted a building permit application for tenant improvement in September 2023. The project scope includes tenant improvements to an existing bakery/deli to expand into an eatery and meat department. The improvements would include new kitchen equipment, three new restrooms- one ADA accessible, one standard, and one ADA accessible employee restroom. The project would result in an expansion of the site's current uses, and include a dine-in option for customers, which is not currently available. The project remained inactive during 2024 but was continued in April 2025. Currently, the project remains in review and is still pending approval.

LOS TRES AMIGOS REMODEL AND NEW GAS PUMPS - 3 EL CAMINO REAL



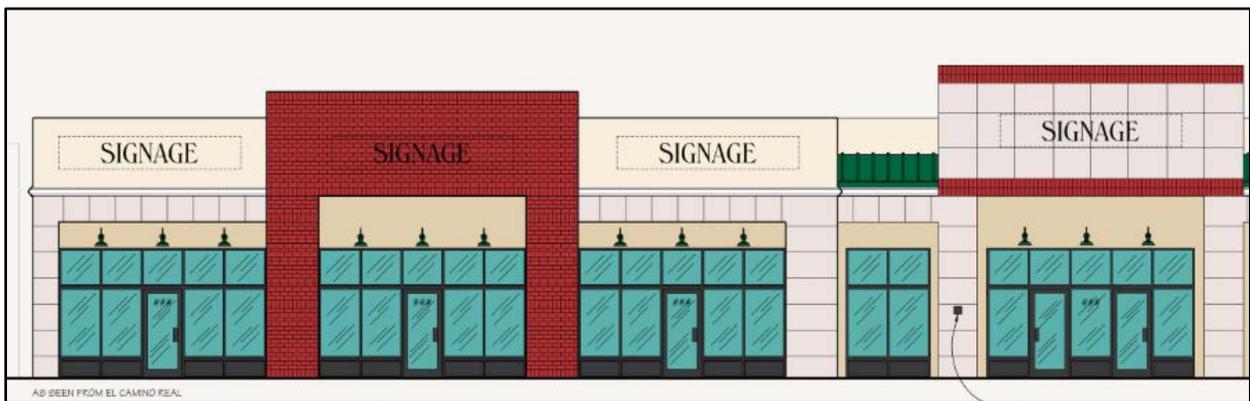
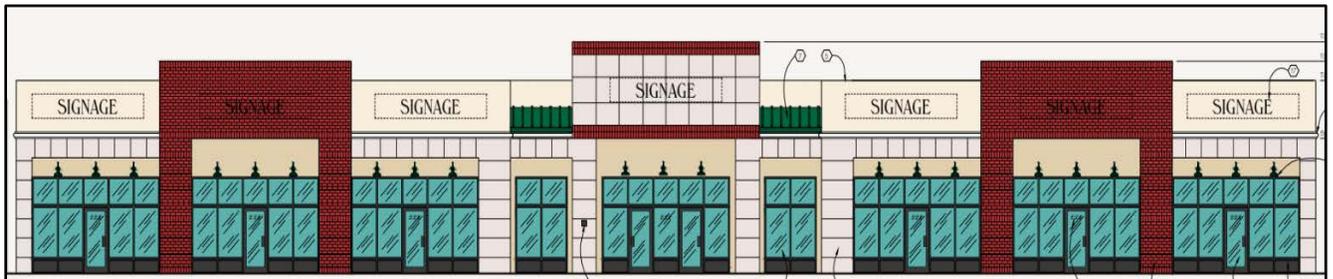
In May 2025, the City received a preliminary application for a remodel and addition of gas pumps at 3 El Camino Real. The site currently includes the Los Tres Amigos Liquor Store. The proposed project would include a remodel of the existing store's exterior and the



addition of four new gas pumps. The project was routed to interdepartmental review and the applicant was provided with preliminary review comments to assist them in submitting a formal application. As of July 2025, the City has not received a formal Design Review application, which is needed to move the project along.

DOWNTOWN MIXED-USE PROJECT

In June 2025, staff received an application for a mixed-use project at 236 El Camino Real. The proposed project features 8,150-sf of commercial space, divided amongst seven tenant spaces. The project also features 28 parking spaces, with access from the rear alley. Project is pending payment of fees before it can be assigned for interdepartmental review, where it will be reviewed to ensure compliance with the City's Municipal Code and Downtown Design Guidelines.





ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT GENERALLY

With the dissolution of Redevelopment Agencies (RDA) statewide in 2012, the use of tax increment (TI) along with the debt capacity TI created disappeared. Greenfield's RDA had over 800 acres within its jurisdictional boundary, which generated between \$1.5 million and \$2 million annually in tax increment for use in housing and economic development initiatives. Since then, many jurisdictions have added an economic development portfolio to their Community Development Operations for the purpose of recruiting new development, retaining existing business, and fostering a unity of purpose in the community's commercial sector, all of which impact the City's revenues through sales and property taxes.

One way of gauging commercial activity within City limits is to report on business license issuance. Since 2020, the city has seen a growth in business license issuance of 6.8% per year on average; with a high of 8.8% in 2023 and low of 4.8% growth in 2020. Since 2020, the City is processing 151 more business licenses than it did just five years ago. This contrasts significantly with business license issuance from a decade ago, when 2014 numbers were at 140 licenses issued. These excellent metrics demonstrate that Greenfield is a hospitable place to earn a living and/or create a business. The economic development portfolio in Greenfield is grounded in developing strong employment opportunities, and a commercial environment that facilitates capital investment in the community. Moreover, a strong economic development presence facilitates the generation of revenues vital to maintaining core essential services in all facets of City operations.

ACRES OF INTEREST

Acres of interest refer primarily to swaths of acreage overdue for significant development. Generally, the Local Agency Formation Commission - LAFCO, is constrained from permitting new annexations in a jurisdiction in circumstances when previous annexations remain undeveloped. Greenfield has two such annexations, Yanks, and the South End Annexation. Together these account for nearly 200 acres. The Yanks Air Museum once was thought to be a signature project. At present, the property owner is approximately fifteen years behind their own self-reported Phasing Plan. Consequently, the city is left with a luxury RV park, which generates a little over \$100,000 a year in Transient Occupancy Taxes. The remaining acreage (100 acres) remains in some form of Phase II development, principally roads and curbs. Phase II was said to include the 250,000 square foot museum, hotel, and major components of the resort. This year staff will revisit the Yanks Development Agreement to determine the next phase of Yanks, given the status of their entitlements vis-a-vis on the ground conditions. Yank's annual review will be before the City Council this spring. The Yanks land remains a high priority for the city due to its status as an underdeveloped annexation. Regardless, the City's 2014 annexation of the acreage leaves the city with 134 acres of largely undeveloped commercial opportunity. Much depends on the posture of the property owner.



LAFCO identified the value of the City of Greenfield at approximately \$974 million. Approximately \$243 million of the total was built in the last six years. In other words, a quarter of Greenfield's total valuation was recently built, since 2019. Also relevant, Greenfield exceeded its RHNA for housing construction in every income group in Cycle Five; one of just 36 (of 460) other jurisdictions to do so. Current development priorities remain focused on continued population of the City's commercial specific plan area, with approximately half of its 65 acres available for development; and, a high priority is affixed to developing (i) the South End Annexation acreage, and (ii) the Yanks Air Museum acreage. The Cortège Knox Herzberg Reorganization Act of 2000 basically prohibits further annexations for the city until the City's previously annexed acreage is built out. Development in both the housing and commercial sectors are expected to continue.

CAPITAL RIVERS

Capital Rivers is under contract with the City as a commercial broker tasked with helping manage business retention, recruitment efforts, downtown rehabilitation, Team California, and potential CSCDA work. They are authorized to pursue and utilize the California Statewide Community Development Authority (CSCDA), should the City of Greenfield possess sufficient standing to benefit from one or more of the CSCDA programs.

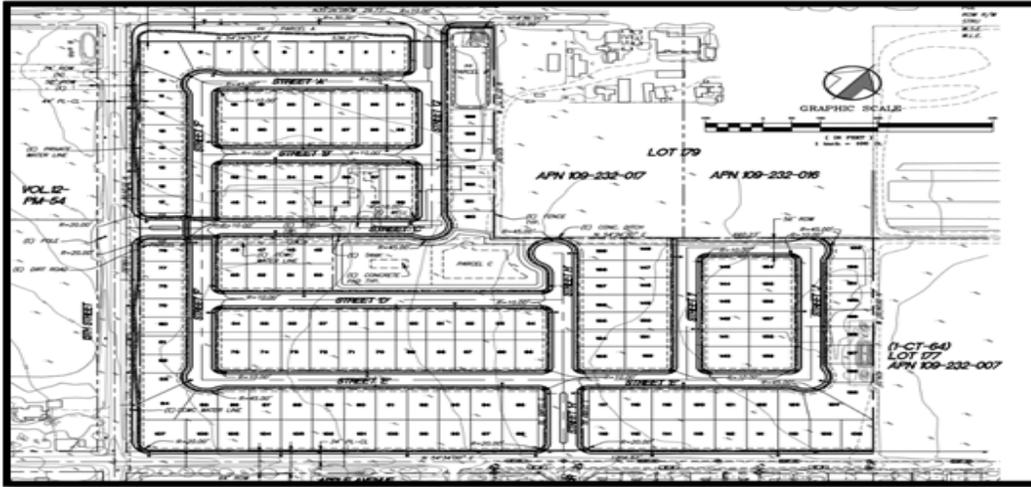
Capital Rivers represents the City of Greenfield at the International Conference of Shopping Centers (ICSC) events, notably to date; San Diego, Monterey and Las Vegas. Capital Rivers works on commercial property inventory and particularly the marketing of acreage annexed to the city, but predominantly undeveloped. Capital Rivers draws from a nationwide network of business recruitment professionals to broker site selection and business investments in communities. Under the leadership of Greg Aguirre, the staff at the firm provides compelling data analysis for particular and targeted interests for Greenfield. Notably, they have established a solid strategy and working relationship with owners of the South End Annexation area to effectuate sales and development of the subject acreage.

Preliminary reviews indicate Starbucks is preparing to open a second facility in the southeast part of town, at the same time business failures in the city are few. Business license issuance is up 25% from its 2020 numbers. During the last year, the city enjoyed interface directly or indirectly with the following firms: Dutch Brothers Coffee, La Quinta Hotel, In and Out Burger, Starbucks, Marriott Hotel, and Neito Bakery. The Robasciotti Tentative Map, now under preparation for City Council approval, will create ten marketable parcels for continued buildout of the specific plan area.

Capital Rivers is planning an economic development workshop for the City Council on July 22nd. The topics of the workshop will include today's economic environment for capital investment, business recruitment in Greenfield, and downtown plans for rehabilitation.

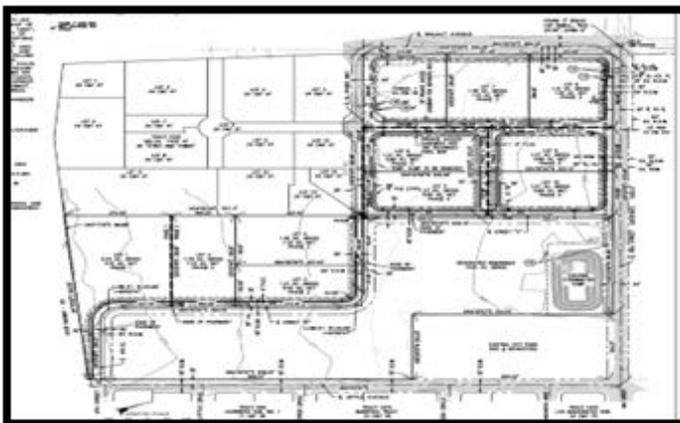


MIRAMONTE VESTING TENTATIVE MAP



The Mira Monte Subdivision consists of 151 new market rate single family parcels on a 28.08-acre parcel. The project is located at the corner of 13th St & Apple Ave. Low-Density Residential Zoning. Approved by City Council on 11/25/2008 via Resolution 2008-103. On 5/2/2020 the City Council approved a two-year time extension, moving its expiration date to 3/11/2023 via Resolution 2020-27. Ownership returned on 9/19/2022 to extend the approved VTM for expiration date of 9/11/2024. On September 10, 2024, the Planning Commission approved a one-year extension until September 11, 2025. The property (VTM) is on the market. New ownership would need a Final Map & Design Review as final approvals.

ROBASIOTTI FINAL MAP



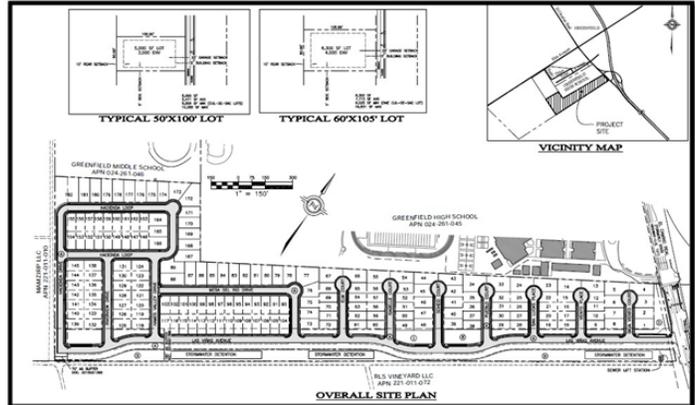
The Robasciotti Final Map is the final map for the buildout of the 65-acre specific plan, south of Walnut. Recordation of the Final Map will permit issuance of assessor parcel numbers for discrete parcels, facilitating their development. The current map consists of a five-phase map. The first phase is designed for a proposed 85 room La Quinta Hotel chain. Development of the Phase I parcel is said to be tied to construction of the Marriott Townplace, the sooner the better. The second phase includes three parcels nearest the



hotel parcel. The third phase are the parcels facing Walnut, and the remainder 10.4 acres adjoining the storm basin left to the fourth phase. The Planning Commission approved the Tentative Map on June 4, 2024. The Final Map is pending finalization of an Infrastructure Improvement Agreement Plan and City Council approval.

SCHEID VESTING TENTATIVE MAP

This 47-acre site has a Vesting Tentative Map for 182 SFD approved by the Planning Commission on June 4, 2024. The lots range from 4,300-sf to 18,000-sf. The Scheid Vesting Tentative Map (VTM) was purchased by Mr. David Gill, with the expectation it would be developed, but staff has no contact with them to-date.



SOUTH END ANNEXATION

The South End Annexation acreage consists of 303 acres split between two landowners; Scheid 91 acres and Franscioni 212 +/- . Developers are working with Capital Rivers to market accordingly. The Vesting Tentative Map on the Scheid piece recently was reinstated by the City Council following expiration. This map likely will soon be sold for market rate housing development. The remaining 200 plus or minus acreage easterly of Highway 101, is marketed by Capital Rivers as best use in cooperation with the Franscioni family. The conceptual maps and LAFCO review are sufficiently dated, as to allow seamless modifications to the rezoning for the acreage to-suit.

TOM ROGERS VISITOR CENTER



Placement of the Tom Rogers Visitors Center on its new foundation was completed at the



end of June 2024. As a manufactured building, the State Architect prescribes certain regulations regarding modifying or relocating such buildings, which caused some unanticipated delays. Its placement on the foundation closed out Phase I, which included

foundation design, transport and setting of the building, and rough utilities. Its last supplemental appropriation of \$219,937 largely remains unspent, subject to a survey of Phase II construction items. Significant activity remains to be completed such as installation of the restroom and landscaping. Given prevailing wage requirements and other issues, completion is expected by the end of the year. Once completed, the Tom Rogers Visitors Center should serve as a welcoming facility and should be used by local non-profit organizations such as Rotary and the Chamber of Commerce.



HOUSING



APPLE AVENUE SELF-HELP HOUSING



The Apple Avenue People's Self-Help Housing (PSHH) project (PLN 21024) consists of a new major subdivision & Planned Unit Development for 36 single-family dwelling units for low-income residents. "Under the supervision of PSHH Construction staff, the owner-builders work in groups of nine to 12 households to perform about 70% of the tasks to build their homes. Tasks that require greater skills, such as plumbing, electrical, HVAC and stucco are performed by contractors. The homes take approximately one year to build." The project includes a Mitigated Negative Declaration and is located at 296 Apple Avenue in a Medium-Density Residential Zoning District on a 4.55-acre site.

Submitted on 2/22/2021 for a Major Subdivision, Planned Unit Development, CUP, & Design Review planning permits. Project approved by City Council following applicant modifications to address issues on January 23, 2024. Applicants are working on covenants, conditions, and restrictions (CC&Rs) and a final map.

EAH GREENFIELD COMMONS

The Greenfield Commons project (PLN 20060) is a two-phase development consisting of 11 buildings totaling 200 low-income housing units. 41206 Walnut Avenue – Medium-Density Residential Zoning – 10.97 Acres. Phase one includes 100 units covering 98,454-sf of residential space, a 4,226-sf community building, and a 1,991-sf laundry/bicycle facility. Phase two includes 110 units covering 111,199 sf residential



space, a 968-sf maintenance building and a 1,991-sf laundry/bike facility.

The project is located at 41206 Walnut Avenue on a 10.97-acre parcel currently under construction. Greenfield Commons was submitted on 6/14/2019 for a minor subdivision, Tentative Parcel Map, & Design Review Planning Permit. An Initial Study/Mitigated Negative Declaration (MND) was prepared pursuant to the California Environmental

Quality Act (CEQA). Planning Commission approved on 3/2/2021 via resolutions 2021-01 &



2021-02. The City Council next approved the Minor subdivision & Final Parcel map on 9/28/2021 via Resolution 2021-70. The project was submitted to the building department on 9/14/2022 for building review. Recently, the project was downsized from 13 buildings & 222 units to 12 buildings & 210 units. The first phase of the project is finalizing construction and will likely be ready for move-in by July 2025. Temporary Certificates of Occupancy have been issued as of June 2025.

ST CHARLES TOWNHOMES



The St. Charles Townhomes consists of a new six-unit townhome building totaling 9,120 sf with Detached Garages connected to a small back alley. The project is located on Elm Ave in the Medium-Density Residential zoning district on 0.41 Acres

The St Charles Townhomes project was originally approved in the early-2000's as part of the Creekbridge Development Final Map & Development Agreement that subdivided the 44-acre site into Residential, Commercial, & Mixed-Use buildings. A Planned Development specific to this portion of Creekbridge was approved in August 2007 that allowed these 6 lots to be developed as Live/Work mixed-use townhomes. During this time that managed to complete all frontage improvements such as sidewalks & streetlights before the 2008 Recession caused the project to be put on hold. On 4/18/2022 the project was resubmitted for Design Review, a general plan amendment, & a re-zoning to remove the Mixed-Use Overlay that requires the proposed units to stay as Live/Work townhomes. On 7/5/2022 the Planning Commission approved of the Design Review via resolution 2022-06 & on 9/13/2022 the City Council approved of the Re-Zone/General Plan Amendment to remove the Mixed-Use Overlay via Resolution 2022-76. The project was submitted to Building on 8/9/2022, and after a period of inactivity, is currently under review.



TYLER AVENUE TOWNHOMES

El Camino Real & Tyler Ave – Medium-Density Residential Zoning – 0.62 Acre. The Tyler Avenue Townhomes project (PLN 20042) consists of two new buildings of 8-unit townhomes totaling 10,752 sf. The Proposed re-zoning would change the use from a Commercial-Retail Zoning to residential.

The project was submitted in 2018 for a Design Review, General Plan Amendment with a Mixed-Use Overlay to a Medium-Density Residential Zoning. This Re-zoning was approved by the City Council on 7/16/2018. The following Design

Review was approved by the Planning Commission on 8/7/2018 via Resolution 2018-10.

This project found delays due to the COVID pandemic that began in early 2020. An automatic extension was granted by state law helping projects like this that were entitled but were delayed due to the pandemic. On 3/24/2023 the project was submitted to the Building department. Plans have been approved, and the project is pending final payment before permits can be issued.



WALNUT PLACE APARTMENTS PHASE II AND III

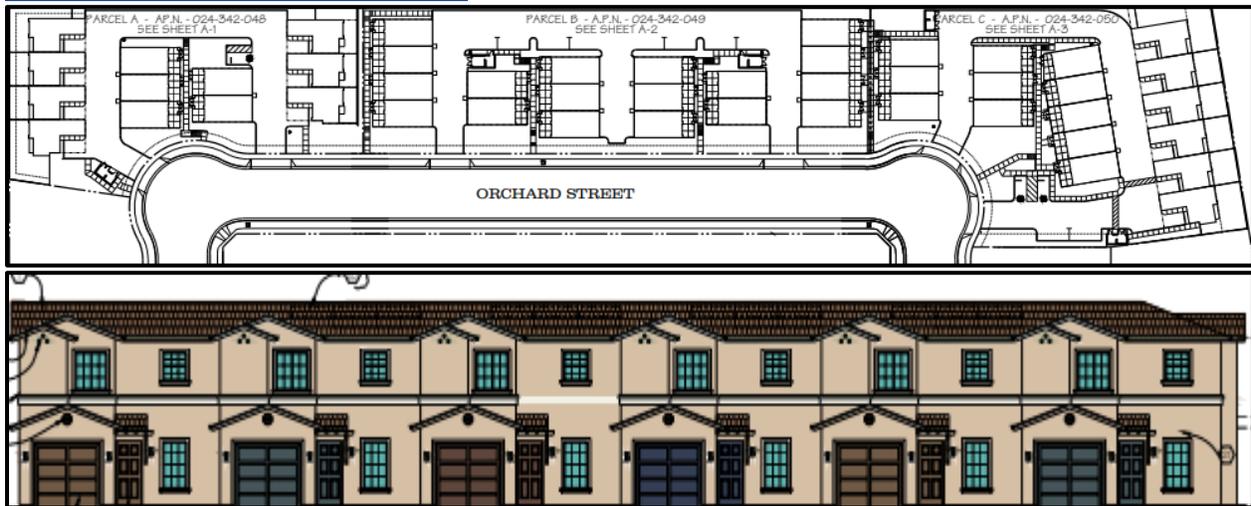
The Walnut Place Apartments Phases II & III (PLN 20011) consists of 143 low-income units across nine buildings totaling 153,298-sf of residential space, a 1,136-sf community room, 429-sf offices, and 308-sf laundry room. The project includes 366 parking spaces. Phase II includes 80 units & 84,950-sf across five buildings. Phase III includes the remaining 63 units & 68,372-sf across four buildings. The project is located at 1064 & 1080 Walnut Avenue in the Medium- Density Residential zoning district. 1064 & 1080 Walnut Ave – Medium-Density Residential Zoning – 9.54 Acres.

The Walnut Place Apartments Phases II & III is a continuation of the Walnut Grove Apartments approved on 11/1/2016. The Design Review for phases II & III began on 3/26/2019. The phases were reviewed & approved together by the Planning Commission on 9/1/2020 via Resolution 2020-08. After Design Review approval, the applicants split lots of the two-phase project.

The final map for the lot split was recommended by the Planning Commission on 3/2/2021 & approved by the City Council on 9/28/2021 via Resolution 2021-69. The submittals for all nine buildings came in on 7/6/2021. The building plan sets were reviewed, approved, & building permits issued on 12/15/2021. Project is finalizing improvements and Certificates of Occupancy may issue summer of 2025.



WOODRIDGE TOWNHOMES



The Woodridge II Townhomes (PLN 22001) consists of a 47-Unit Townhome Subdivision in 14 new buildings totaling 82,51-sf. The project is located on 2.63 acres off Orchard Street in the High-Density Residential zoning district. The Woodridge II subdivision was first approved in 2002 via SUB 2002-01. At some point, the project stalled after its approval. City Council approved their tentative map in 7/14/2015 via Resolution 2015-41. The project applied for the Design Review under new ownership on 1/24/22 and was approved on 6/7/2022 via Resolution 2022-05. The project submitted master plans to the Building Department on 6/22/2022 & is pending final approvals. Applicant received a one-year extension on their Design Review, with a new expiration date of June 7, 2026.



1083 ELM AVENUE – AFFORDABLE SENIOR HOUSING



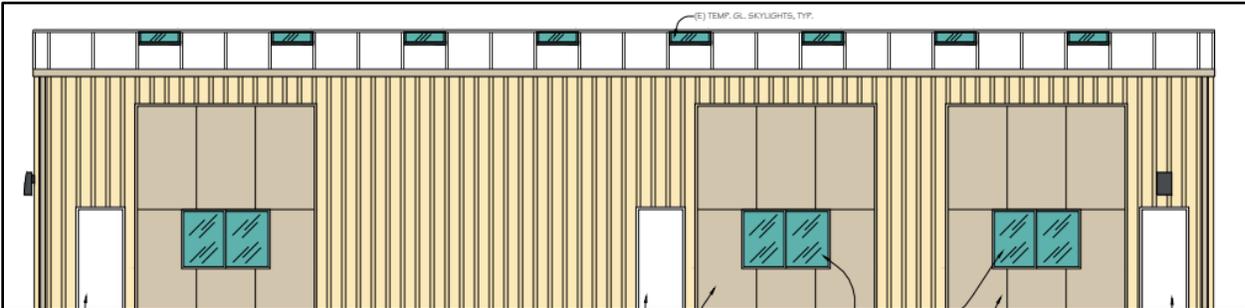
In March 2025, the Housing Authority of Monterey submitted a preliminary review application for a proposed project at 1083 Elm Avenue. The project would consist of a 65-unit, multi-family project for seniors on a 2.45-acre parcel. These units would be 100% affordable and would include one- and two-bedroom units. The project was routed to interdepartmental review for comments from all departments. The City is awaiting a formal Design Review application before moving the project along. In the meantime, staff are facilitating meetings with the applicant to ensure all potential issues are addressed.



COMPLETED PROJECTS



ADULT DEVELOPMENT CENTER



The Adult Development Center (PLN 23010) consists of tenant improvements to an existing 4,800-sf metal building for the new tenant New Perspective Inc. New Perspectives Inc. programs focus on the development & maintenance of the functional skills required for self-advocacy, community integration, employment, & self-care. The project is located at 334 Elm Ave in Passek Industrial Park. The project includes a new parking lot with 13 parking spaces & new drainage improvements. 334 Elm Ave. Light Industrial W/ Industrial Park Overlay Zoning – 0.96 Acres.

Project applied for on 3/17/2023 for a Design Review & CUP. Planning Commission approved on 5/2/2023 via Resolution 2023-08. The building submittals came in on 5/19/2023 for the tenant improvements & the parking improvements & building permits were issued on 6/26/2023. Project is complete.

APPLE AVENUE WATER CONSOLIDATION ANNEXATION PROJECT

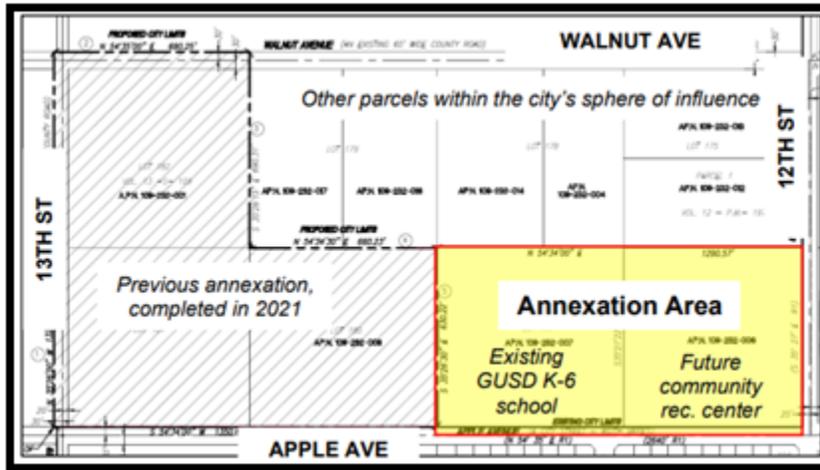
'Atypical' characterizes the Apple Avenue Water Consolidation project. Just outside the city limits on its western border, six water connections serve single family residences among four parcels. These parcels are county parcels located within Greenfield's Sphere of Influence. The Local Agency Formation Commission (LAFCO) Administrative approval (LAFCO File No. 10-01) for *Extension of Services Outside of Agency Boundaries* attaches to these connections, effectively authorizing the City to deliver water through these connections. This instrument properly and effectively authorizes the provision of City water services to the subject recipients unencumbered and in perpetuity.

At least between March of 2019 and March of 2024, the subject annexation never appeared among any CDD portfolio, platform or workplan. Further research internally and with the State Water Board indicates no valid rationale for the annexation, beyond its identification as a deliverable in a grant. The subject grant, however, also would accept an order of denial for the annexation as a deliverable. This leaves staff with the unenviable position of a potentially disorderly annexation of limited utility, even demerit, to service a grant award. In consultation with LAFCO staff, no valid rationale for annexation for these connections exists, because City water services are properly provided through the valid and obtaining Extension of Service agreement referenced in LAFCO File No. 10-01.



Since the City's incorporation in 1947, the City of Greenfield never has annexed a partial parcel; nor any combination of parcels where anything other than entire parcels were annexed. The City recently concluded an annexation which has languished since 2017. The City also is working to meet its obligations under two previous substantial annexations: the South End Annexation; and the Yanks Air Museum annexation. Unless directed otherwise by controlling authority, the Community Development Department is not pursuing the subject annexation.

ARROYO SECO ACADEMY AND COMMUNITY CENTER ANNEXATION



One nine-acre parcel is the K-6 Arroyo Seco Academy, the second parcel is the proposed Community Center Parcel, just over nine acres; 18 acres total. LAFCO will forego requiring annexation of Disadvantaged Unincorporated Communities (DUCs) entirely. County abandoned position on Ag buffer, a barrier to completion. This lingered since 2017; however, staff got this stalled project completed. This provided immediate clarity to jurisdictional issues attaching to the Arroyo Seco Academy and allows forward movement toward development of the City's new Community Center.



AVILA FARMWORKER HOUSING



The Avila Farmworker Housing project (PLN 20024) consists of a multi-phase residential farmworker project of 112 units among seven buildings, each two-story, on a 5.76-acre site. The project is located at 525 Third Street on the north side of Walnut Avenue in the specific plan area. (APNs: 109-113-003). These are non-deed restricted, and convertible to multi family. Building Permits Nos. 1718, 20154, 21209, -

10-13; 525 Walnut Ave; Specific Plan Zoning – 5.76 acres. Construction of seven buildings since 2014. The last building received its COO.

CHEVRON GAS STATION AND GODFATHERS PIZZA

This project (PLN 20087; BD 21239) consists of a Chevron fueling station, new convenience store, and a Godfather's Pizza eatery. APN: 024-032-021. Located at 202 El Camino Real, the project is located on a .36 acres site in downtown. The applicant applied for a Design Review permit in September 2020. Project was approved by Planning Commission on May 2021 through Resolution No. 2021-07. The building permit was issued May 2023, and the Certificate of Occupancy was issued May 2023.

GREEN INN

The owner of the Green Inn applied for a Conditional Use Permit Inn (PLN 23038) to change the use from an existing hotel to H2A Farmworker housing at 22 Fourth Street (APN: 109-521-041). Formerly dba as the Pueblo Inn, the space is an 18,432-sq, 88-room, 18,432-sf hotel. Units are approximately 100-sf. Applicant first submitted application on 08/29/2023, which included payment of the application fee. Project is currently pending a prolonged interdepartmental review to collate its current and prior use(s). 180-unit arrangement. Meal arrangements unknown.

MAGNOLIA SENIOR APARTMENTS PHASE II





The Magnolia Senior Apartments Phase II (PLN 21038, BP 21474) consists of a two-story, 31,783-sf building with 32 Units. The project includes two laundry rooms, an elevator, and a 1,289-sf community area. The community area includes Dog Park, Bocci Ball Courts, Pergolas, & a community Garden. The project is located at 108 12th St in the Medium-Density Residential Zoning district. 108 12h St – Medium-Density Residential – 2.23 Acres



Magnolia Phase II applied for Design Review Approval on 11/05/2021. The original idea for this area was two more phases & buildings. The applicants chose to combine the second & third phases to make one large building & use the remaining space for a community area for the complex. This change was supported by the department & was approved by Planning Commission on 1/4/2022. The building permit was turned in during the planning process on 11/16/2021 & the final plans were approved on 4/5/2022. The project is completed.

WALNUT AVENUE TRAVEL CENTER





The Walnut Avenue Travel Center consists of a 6,083-sf commercial center on a 1.4-acre site. The project includes a Chevron station, Extra Mile market, Jamba Juice, Pizza Hut and Chester's chicken. The project is located at 345 Walnut Avenue in the Specific Plan area and was completed in January 2025.

OAK TERRACE The

Oak Terrace project (PLN 20028) is a Design Review Permit Nos. 20029-20035, and consists of development of five RHNA qualified, single-family homes on a vacant lot in the Oak Terrace subdivision. Building Permit Nos. 20193, -95, -96, -97, and -98. The project is .68 acres on Terrace Court, (APNs: 024-072-049, -050, -051, -052, and -053). In 2018, the City Council approved the final map for the Oak Terrace subdivision through Resolution No. 2018-13. The applicant first applied for Design Review permit on 04/24/20. Construction for the project has been completed.

