

Attachment F  
City of Greenfield's Addendum  
(Addendum No. 2) to  
County's Certified Final Environmental  
Impact Report (FEIR) for the Yanks Air  
Museum Project

Charles F. & Judith A. Nichols TRS  
(Yanks Air Museum)  
PLN120376

**CITY OF GREENFIELD  
RESOLUTION NO. 2012-104**

**RESOLUTION OF THE CITY OF GREENFIELD CITY COUNCIL TO: 1) CONSIDER AN ADDENDA TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE YANKS AIR MUSEUM VISITOR SERVING PROJECT (EIR#95-01) AND THE CITY OF GREENFIELD CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT SCH#2004061138 ADOPTED BY THE CITY OF GREENFIELD IN MARCH OF 2005; 2) ADOPT A GENERAL PLAN AMENDMENT TO DESIGNATE APPROXIMATELY 135 ACRES OF THE YANKS PROJECT SITE AS "ARTISAN AGRICULTURE AND VISITOR SERVING" AAVS WITH A "GATEWAY OVERLAY" LAND USE DESIGNATION; AND 3) ADOPT AND APPROVE FIRST READING OF A PREZONE ORDINANCE TO PREZONE APPROXIMATELY 135 ACRES CONSISTING OF THE YANKS PROJECT SITE AS "ARTISAN AGRICULTURE AND VISITOR SERVING (AAVS) WITH A "GATEWAY OVERLAY"; 4) DIRECT STAFF TO PREPARE AN APPLICATION TO LAFCO FOR ADOPTION OF A SPHERE OF INFLUENCE AMENDMENT TO INCLUDE APPROXIMATELY 54 ADDITIONAL ACRES CONSISTING OF THE YANKS AIR MUSEUM PROJECT SITE TO INCLUDE THE AIRSTRIP AND AGRICULTURAL CONSERVATION EASEMENT; AND 5) DIRECT STAFF TO INITIATE AN APPLICATION FOR ANNEXATION OF APPROXIMATELY 135 ACRES TO THE CITY OF GREENFIELD AND DETACHMENT OF THE ANNEXATION AREA FROM THE RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY**

A request to: 1) consider an addenda to the Certified Final Environmental Impact Report for the Yanks Air Museum Visitor Serving Project (EIR#95-01) and the City of Greenfield Certified Final Environmental Impact Report SCH#2004061138 adopted by the City of Greenfield in March of 2005; 2) adopt a General Plan amendment to designate approximately 135 acres of the Yanks project site as "Artisan Agriculture Visitor Serving" with a "Gateway Overlay" land use designation (See Exhibits "C"); 3) adopt a Rezoning ordinance to Prezone the 135 acre Yanks project site (See Exhibit "D") as "Artisan Agriculture and Visitor Serving (AAVS) with a "Gateway Overlay"; 4) direct staff to initiate an applicatoni to LAFCO for adoption of a Sphere of Influence amendment to include an additional 54 acres of the Yanks Air Museum to include the airstrip and agricultural easement; and 5) direct staff to initiate and prepare an application to LAFCO for annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County, came before the City of Greenfield City Council for public hearing on September 25, 2012. Having considered all written and documentary information submitted, the staff report, oral testimony, other evidence presented, and the administrative record as a whole, the City of Greenfield City Council hereby decide and approve said actions as follows:

## FINDINGS FOR APPROVAL OF ACTIONS

**1. FINDING: CONSISTENCY** – The actions as described herein, conform to the policies, requirements, and standards of the City of Greenfield General Plan and the City of Greenfield Zoning Ordinance (Title 17), which designate this area as appropriate for development of the Yanks Air Museum.

- EVIDENCE:**
- a. The text, polices, and regulations in the above referenced documents have been evaluated during application review. No conflicts were found to exist. No communications were received during project review indicating any inconsistencies with the text, polices, and regulations in these documents.
  - b. The property is located easterly of State Highway 101, north of and adjacent to the City of Greenfield (Assessor's Parcel Numbers 111-012-017; 111-012-019; and portions of 111-012-018 & 111-012-020), in and abutting the City of Greenfield Sphere of Influence. The subject site was zoned Heavy Commercial (HC) and Farmland in Monterey County, which provides consistency through the phased construction schedule. For post-annexation construction within the City of Greenfield, the proposed General Plan amendment designates approximately 135 acres "Artisan Agriculture Visitor Serving" with a "Gateway Overlay," and the Zoning Code ordinance Prezones approximately 135 acres as "Artisan Agriculture and Visitor Serving" with a "Gateway Overlay," which provides City of Greenfield General Plan and Title 17 zoning code consistency for the project's continued construction inside city limits of the City of Greenfield. Therefore, the property is suitable for the proposed development. The proposed project was studied under the City of Greenfield General Plan's Environmental Impact report (SCH2004061138) and found to be consistent with General Plan assumptions.
  - c. The Combined Development Permit (CDP) approved for the Yanks Air Museum (Planning File No. SH94002; County Resolutions 97-445, 04-351, and 08-362) consists of a use permit, general development plan, and a lot line adjustment for development of a World War II and "Golden Era" aircraft museum, aircraft storage hangers, airstrip, winery, wine tasting room, two gasoline stations, a hotel, free-standing restaurant, fast food restaurants, retail space, amphitheater and recreational vehicle park and caretaker unit. The original approval of the CDP found the project compliant with applicable policies including the Central Salinas Area Plan, General Plan and requirements of the attendant zoning district. The City of Greenfield General Plan and General Plan FEIR found the project consistent with the plan; the General Plan creating the "Artisan Agriculture/Visitor

Serving” with a “Gateway Overlay” on Page 2-36; and, the General Plan stating the following also on Page 2-36:

*The Yanks Air Museum project is anticipated as the primary use within this Gateway Overlay north of Throne Road. The General Plan (and EIR) has assumed the Yanks project within the General Plan's development assumptions. As such, any application to construct the site as originally proposed and to annex the site into the City as originally intended would be considered consistent with the General Plan Land Use Element*

- d. The County approval of the CDP required an amendment to the Monterey County General Plan and a zoning reclassification of the property. These have been implemented. The Yanks project has vested its entitlements approved under Monterey County Board of Supervisors Resolution Nos. 97-445, 04-351, and 08-362. Construction/vesting began on Phase I in November of 2010.
- e. The administrative record in County files Nos. PLN060582; PLN020482; SH94002, and FEIR #95-01, and City file No. “ANNEX 2012-01,” and City of Greenfield General Plan FEIR SCH #2004061138, and the subject technical addenda attached herein by reference to FEIR 95-01 and SCH#2004061138.
- f. Findings, evidence and conditions found in the Monterey County Board of Supervisors' resolutions of approval of the Yanks project (Resolution Nos. 97-445, 04-351 & 08-362) and FEIR 95-01.
- g. Technical Addendum to the Final Environmental Impact Report for the Yanks Air Museum Combined Development Permit prepared for the consideration of the second extension request of the Combined Development Permit (File No. PLN060582), and Resolution No. 08-362.
- h. LAFCO Resolution No. 00-03, Monterey County Board Resolution No. 08-362, EDA *Greenfield Utilities Project* Grant No. 07-01-04968, and County/City Memorandum of Understanding A-08204, and City of Greenfield General Plan 2005-2025 FEIR (SCH#2004061138) establish that the Yanks project conforms to the policies, requirements, and standards of the City of Greenfield General Plan and the City of Greenfield Zoning Ordinance (Title 17), which designates this area as appropriate for and consistent with development of the Yanks Air Museum.
- i. Condition No. 2 of the approved County CDP; Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County, and EDA grant No. 07-01-04968.
- j. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
- k. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a. The project was reviewed for site suitability by the following departments and agencies: Monterey County RMA – Planning Department, Greenfield Fire Protection District, Monterey County Public Works Dept., Monterey County Environmental Health Division, the Monterey County Water Resources Agency, the City of Greenfield and the California Department of Transportation. There has been no indication from these department/agencies that the site is not suitable for the proposed Yanks development. Conditions recommended by those agencies are incorporated into the vested (since November of 2010) entitlements approved for the project.
  - b. The information contained in the certified Yanks Air Museum Visitor Serving Project Final Environmental Impact Report (EIR #95-01) and City of Greenfield certified Final EIR (SCH#2004061138), including all information in technical reports prepared for the respective EIRs, concluded that, except for the loss of farmland for which a statement of overriding considerations was adopted, there are no physical or environmental constraints that would render the site unsuitable for development of the Yanks project approved under the combined development permit. Mitigation measures were identified and applied to the approval of the project to mitigate identified potentially significant impacts to less than significant, and a statement of overriding considerations adopted by the Monterey County Board of Supervisors for the loss of farmland. The Board found that the economic benefits of the project outweighed the loss of farmland. Mitigations have been implemented including the permanent agricultural conservation easement in perpetuity and conveyance of 306 acres to the Agricultural Land Trust.
  - c. Materials in County Project File No. PLN 060582 and information contained in County Planning File Nos. PLN020482; SH94002; City Annex file No. 2012-01 and County EIR #95-01 & City of Greenfield EIR SCH#2004061138 .
  - d. All findings, evidence and conditions found in the original County resolution of project approval of the combined development permit (Resolution No. 97-445) and in the County resolution of approval of the first and second extensions of the permit (Resolution No. 04-351 & Resolution No. 08-362).
  - e. Materials in City of Greenfield file No. Annex 2012-01; and technical addenda to City EIR No. SCH#2004061138 & Monterey County EIR #95-01.
  - f. Condition No. 2 of the approved County CDP; Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County; and EDA grant No. 07-01-04968.

- g. LAFCO approved on February 25, 2002, the extension of water and sewer utility services to the Yanks site prior to annexation.
- h. City of Greenfield water and sewer system have been extended to and are connected to the site pursuant to EDA grant No. 07-01-04968, and Monterey County LAFCO Resolution No. 00-03.
- i. 306 acres of farmland have been placed in permanent agricultural conservation easement and conveyed to the Monterey County Ag Land Trust.
- j. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
- k. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**3. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

**EVIDENCE:** a. City staff reviewed County’s zoning ordinance and consulted with County RMA staff to determine staff is not aware of any violations existing on the subject property.

**4. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the actions taken herein, will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

**EVIDENCE:** a. Preceding findings and supporting evidence.  
 b. Yanks Air Museum FEIR No. 95-01.  
 c. Greenfield General Plan FEIR SCH #2004061138.  
 d. Findings, evidence and conditions found in the original County resolution of project approval of the combined development permit (Resolution No. 97-445) and in the resolution of approval of the extensions of the permit (Resolution Nos. 04-351 & 08-362).  
 e. Condition No. 2 of the approved County CDP; Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County, and EDA grant No. 07-01-04968.  
 f. City of Greenfield water and sewer systems have been extended to and are connected to the site pursuant to EDA grant No. 07-01-04968, and Monterey County LAFCO Resolution No. 00-03.  
 g. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.  
 h. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**5. FINDING: CEQA:** The City of Greenfield Planning Commission concurs that the potential impact of the loss of agricultural land is a significant impact that

cannot be reduced to less than significant levels with mitigation and therefore, affirms the Statement of Overriding Considerations adopted by the County Board of Supervisors, which found that the job creation and economic benefits of the Yanks project outweigh the loss of farmland. The City of Greenfield concurs with the County Board's finding. The City of Greenfield Planning Commission finds, concurs and affirms that the benefits of the approximately 54 acre sphere amendment and annexation to the City of Greenfield of approximately 135 acres inclusive of the approximately 24 acre airstrip and approximately 30 acre agricultural buffer easement outweigh the loss of agricultural land, as found in Yanks Air Museum Visitor Serving FEIR 95-01; and, the City of Greenfield Planning Commission finds, concurs and affirms that an additional approximately 54 acres inclusive of the airstrip and agricultural buffer constitutes a nominal change in the project design, and creates no substantially new adverse impacts nor creates any substantial intensification of impacts which are unaddressed in the Yanks FEIR 95-01 and City of Greenfield General Plan FEIR SCH#2004061138.

- EVIDENCE**
- a. On November 4, 1997, the Monterey County Board of Supervisors reviewed and considered the Final EIR (FEIR) 95-01 for the Yanks project, made findings required under CEQA Guidelines section 150912, and certified the FEIR for the Yanks Air Museum project prior to taking action on the application or the Combined Development Permit (Planning File No. SH94002). The Board found that the County eliminated or substantially lessened all significant effects to less than significant as shown in the findings supporting the certification of the FEIR, except for the loss of farmland; and, adopted a statement of overriding considerations for the loss of farmland, finding that the job creation and economic benefits of the project outweighed the loss of farmland. The Board of Supervisors approved the Combined Development Permit subject to conditions of approval and mitigation measures. On May 31, 2005, the City of Greenfield City Council adopted General Plan 2005-2025 and certified the Final EIR attendant to the Greenfield General Plan. The City of Greenfield General Plan FEIR included the Yanks project within the General Plan's development assumptions, and found annexation of the project site consistent with the General Plan Land Use Element.
  - b. Board of Supervisors Resolution No. 97-445 certifying the Yanks FEIR for the Yanks Air Museum Combined Development Permit (SH94002), adopted November 4, 1997.
  - b. Yanks Air Museum Visitor Serving FEIR 95-01 adopted by the Monterey County Board of Supervisors on November 4, 1997, by Resolution Nos. 97-445, and 04-351.
  - c. City of Greenfield Resolution 2005-45 adopting the City of Greenfield General Plan in accordance with Final EIR (SCH No. #2004061138)

- d. Administrative Record in Planning File No. SH94002 approving the Yanks Combined Development Permit.
- e. Title 17; the City of Greenfield Zoning Code
- f. Condition No. 2 of the approved County CDP; Condition No. 2 in Agreement No. A-08204 between the City of Greenfield & Monterey County
- g. EDA Grant No. 07-01-04968 and LAFCO Resolution 00-03.
- h. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
- i. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**6. FINDING:** General Plan Amendment – The proposed General Plan amendment is consistent with the General Plan goals, policies and implementation programs. The proposed amendment will have no adverse affects on the public’s health, safety, or welfare. The property owner has demonstrated that there is a substantial benefit to the City to be derived from the amendment.

- EVIDENCE:**
- a. Yanks Air Museum Visitor Serving FEIR 95-01 adopted by the Monterey County Board of Supervisors on November 4, 1997, and Resolution Nos. 97- 445, 04-351 & No 08-362.
  - b. City of Greenfield General Plan and General Plan FEIR SCH No. 2004061138.
  - c. Administrative Record in County Planning File No. SH94002.
  - d. Condition No. 2 of the approved County CDP
  - e. Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County.
  - f. EDA grant No. 07-01-04968.
  - g. Administrative record in County Planning File PLN012376.
  - h. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
  - i. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**7. FINDING:** Prezoning Zoning Code Amendment – The proposed Zoning amendment is consistent with the General Plan goals, policies, and implementation programs of the City of Greenfield. The proposed amendment will have no adverse affects on the public’s health, safety, or welfare.

- EVIDENCE:**
- a. Preceding findings and supporting evidence.
  - b. Yanks Air Museum FEIR No. 95-01.
  - c. Greenfield General Plan FEIR SCH #2004061138.
  - d. Findings, evidence and conditions found in the original County resolution of project approval of the combined development permit (Resolution No. 97-445) and in the resolution of approval of thee first extension of the permit (Resolution Nos. 04-351 & 08-362).
  - e. Condition No. 2 of the approved County CDP; Condition No. 2, in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County, and EDA grant No. 07-01-04968.

- f. City of Greenfield waster and sewer systems have been extended to and are connected to the site pursuant to EDA grant No. 07-01-04968, and Monterey County LAFCO Resolution No. 00-03.
- g. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
- h. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**8. FINDING:** Annexation of the approximately 135 acres to the City will have the beneficial effect of generating development fees, and tax revenues to the City; and provide employment and complementary economic opportunities to the City of Greenfield. Upon completion of the project, between 306 and 383 jobs are expected to be created.

**EVIDENCE:**

- a. Yanks Air Museum Visitor Serving FEIR 95-01 adopted by the Monterey County Board of Supervisors on November 4, 1997, by County Resolution Nos. 97-445; County Resolution 04-351, and No 08-362.
- b. Administrative Record in Planning File No. SH94002.
- c. EDA Grant No. 07-01-04968 and LAFCO Resolution 00-03.
- e. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
- f. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

**9. FINDING:** The proposed sphere of influence area and annexation area have been used for agricultural production. Construction of the approved Yanks project will result in the conversion of 135 acres of agricultural land to commercial uses and airstrip within the City of Greenfield. In 1994, a portion of the site was removed from Williamson Act contract. In 2001, 306 acres east of the project site were placed in permanent agricultural easement which is held by the Monterey County Agricultural Land Trust and will remain in agricultural production and under Williamson Act contract. A lot line adjustment will create a City/County jurisdictional boundary which separates the approximately 135 acre Yanks project site from the 306 acres of agricultural operations which will remain in the County.

**EVIDENCE:**

- a. Yanks Air Museum Visitor Serving FEIR 95-01 adopted by the Monterey County Board of Supervisors on November 4, 1997, and Resolution Nos. 97-445, 04-351 & No 08-362.
- b. City of Greenfield General Plan and General Plan FEIR SCH No. 2004061138.
- c. Administrative Record in County Planning File No. SH94002.
- d. Condition No. 2 of the approved County CDP
- e. Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County.
- f. EDA grant No. 07-01-04968.
- g. Administrative record in County Planning File PLN012376.
- h. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.

- i. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

10. **FINDING:** The addendum to the certified FEIR for the Yanks Air Museum Visitor Serving Project and addendum to the City of Greenfield General Plan FEIR is the appropriate level of review under CEQA to recommend to the City Council of the City of Greenfield: for the LAFCO application for annexation and detachment from the Monterey County Resource Conservation District of 135 acres, a sphere of influence amendment, and General Plan amendment and rezoning for 135 acres constituting the Yanks project site because the subject actions constitute minor technical changes and additions to the approved project under the certified Yanks FEIR (No. 95-01) and City of Greenfield General Plan FEIR SCH #2004061138, and none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. The City of Greenfield, as the lead agency under CEQA, determines: 1) the actions present no major revisions of the previous EIR(s), which involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) the actions present no substantial changes to the circumstances under which the Yanks project was undertaken which will require major revisions of the certified EIR(s) due to new significant environmental effects or substantial increase in the severity of previously identified significant effects; and 3) the actions present no new information of substantial importance, which were not known and could not have been known with reasonable diligence at the time the previous certified FEIR(s) were certified which shows any of the following:

1. The project will have one or more significant effects not discussed in the previous certified FEIR(s) or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous certified FEIR(s);
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;
- or
4. Mitigation measures or alternative which are considerably different from those analyzed in the previous FEIR(s) would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the imitation measure or alternative.

Consequently, no Subsequent or Supplemental EIR is required pursuant to Public Resources Code section 21166 or CEQA Guidelines Sections 15162, 15163, or 15164, because none of the conditions described in those sections have occurred.

- EVIDENCE:**
- a. The addendum does not describe, indicate or propose any changes to the Yanks Air Museum project that would require major revisions of the certified FEIR due to new significant environmental effects.
  - b. The addendum does not describe, indicate or propose any substantial changes with respect to the circumstances under which the Yanks Air Museum project was undertaken that would require major revisions of the certified FEIR due to new significant environmental effects or any substantial increase in the severity of previously identified significant effects.
  - c. The addendum does not describe or indicate or propose any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, that shows any of the following:
    1. That the project will have one or more significant effects not discussed in the certified FEIR;
    2. That any significant effects previously examined will be substantially more severe than shown in the certified FEIR;
    3. That any mitigation measures or alternative previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
    4. That any mitigation measures or alternatives which are considerably different from those analyzed in the certified FEIR would substantially reduce one or more significant effects on the environment.
  - d. The Addendum provides technical additions to the Yanks FEIR and City General Plan FEIR, discussing minor changes in relation to the original project approval, regarding topics addressed in the two certified FEIR's.
  - e. Addendum to the Certified FEIR, dated October, 2008, attached to the October 28, 2008 Board of Supervisors staff report; and, Addenda attached herewith and included by reference as Attachment "F."
  - f. Final EIR for the Yanks Air Museum Combined Development Permit certified on November 4, 1997.
  - g. County Board of Supervisor Resolution No. 97-445, County Resolution No. 04-351, and County Resolution No. 08-362, which certify the Final EIR ("Certified FEIR") for the Yanks Air Museum, and approve the Combined Development Permit (File No. SH94002), adopted November 4, 1997.
  - h. City of Greenfield General Plan and General Plan FEIR adopted in City Resolution 2005-45, SCH No. 2004061138.
  - i. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
  - j. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

11. **FINDING:** The addendum to the Yank Air Museum Visitor Serving Project certified FEIR (No. 95-01), and the addendum to the City of Greenfield General Plan certified FEIR (SCH No. 2004061138), was prepared pursuant to California Code of Regulations, Title 14, Section 15164. The referenced addenda reflect the City of Greenfield's independent judgment and analysis.

- EVIDENCE:**
- a. The addenda do not identify any significant change in the project or in circumstances that may have occurred in the vicinity of the project that would have resulted in significant changes to the environmental impacts identified in the City of Greenfield General Plan FEIR SCH #2004061138 or Yanks FEIR 95-01 that would have required changes to the approved mitigation measures or new mitigation measures.
  - b. City staff prepared the Addenda for the City of Greenfield General Plan FEIR SCH #2004061138 and Yanks Visitor Serving Project FEIR No.95001.
  - c. Condition No. 2 of the approved County CDP; Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield & Monterey County and City project files.
  - d. EDA grant No. 07-01-04968
  - e. Administrative record contained in the County and City project files.
  - f. Addendum to the Yanks FEIR 95-01 dated September 10, 2012.
  - g. Addendum to the City of Greenfield FEIR SCH #2004061138 dated September 10, 2012.

### DECISION

NOW, THEREFORE, BE IT RESOLVED THAT, based on the above findings and evidence, the record as a whole, and based on the City of Greenfield City Council's consideration to: 1) consider addenda to the Certified Final Environmental Impact Report for the Yanks Air Museum Visitor Serving Project (EIR#95-01) and the City of Greenfield Certified Final Environmental Impact Report SCH#2004061138 adopted by the City of Greenfield in March of 2005; 2) adopt a General Plan amendment to designate approximately 135 acres of the Yanks project site as "Artisan Agriculture and Visitor Serving" AAVS with a "Gateway Overlay" land use designation; and 3) adopt and approve first reading of a Prezone ordinance to Prezone approximately 135 acres consisting of the Yanks project site as "Artisan Agriculture and Visitor Serving (AAVS) with a "Gateway Overlay"; 4) direct staff to prepare an application to LAFCO for adoption of a Sphere of Influence amendment to include approximately 54 additional acres consisting of the Yanks Air Museum project site to include the airstrip and agricultural conservation easement; and 5) direct staff to initiate an application for annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County, the City of Greenfield City Council hereby approves, decides and directs as follows:

1) Initiate an application with LAFCO to amend the City's Sphere of Influence to include approximately 54 acres in accordance with Exhibit "A" included herein by reference.

2) Adopt a General Plan Amendment to designate approximately 134.67 acres as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay" land use designation pursuant to Exhibit "C"; and

3) Approve first reading of a Rezoning ordinance to Prezone approximately 134.67 acres as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay" pursuant to Exhibit "D"; and

4) Initiation of an application to LAFCO for approval for annexation of approximately 134.67 acres constituting the Yanks Air Museum project site, and detachment of approximately 134.67 acres from the Resource Conservation District of Monterey County in accordance with Exhibit "B"; and

5) Consider addenda to the City of Greenfield General Plan FEIR SCH #2004061138 adopted in March of 2005, and the Yanks Air Museum and Visitor Serving certified FEIR prepared for the Yanks Air Museum Visitor Serving Project (EIR #95-01)

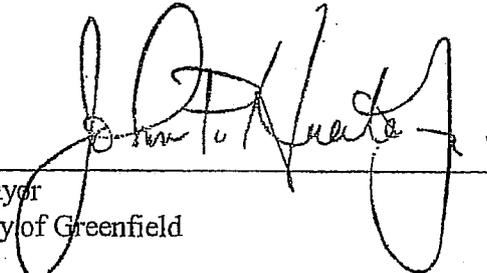
UPON MOTION of Councilmember Hurley, seconded by Councilmember Vazquez, the Foregoing resolution is adopted this 25<sup>th</sup> day of September, 2012, by the following vote:

AYES: Mayor Huerta, Councilmember Moreno, Councilmember Hurley and Councilmember Vazquez

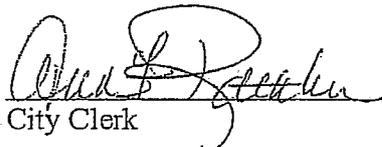
NOES: None

ABSENT: Mayor Pro-tem Gonzalez

ABSTAIN: None

  
\_\_\_\_\_  
Mayor  
City of Greenfield

ATTEST:

  
\_\_\_\_\_  
City Clerk

## Exhibit "C"

Addendum to the Yanks FEIR 95-01;  
and  
Addendum to the City of Greenfield General Plan FEIR SCH #2004061138  
Pursuant to the California Environmental Quality Act

### **Action:**

1) adoption of a General Plan amendment to designate approximately 135 acres as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay" land use designation; and 2) Prezone approximately 135 acre of the Yanks project site as "Artisan Agriculture/Visitor Serving (AAVS) with "Gateway Overlay"; and 3) adopt a Sphere of Influence amendment to include an additional 54 acres (approximately) of the Yanks Air Museum project site; and 4) annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County.

### **Introduction and Purpose**

The application for the Yanks Air Museum project (SH94002) was submitted to the Monterey County Planning Department in 1994 and approved by the Monterey County Board of Supervisors in County Resolution 97-445 (1997). Proposed changes to the project from that approved in 1997 include: 1) adding approximately 24 acres to the "project site" so it includes the airstrip; and 2) amendment of the Sphere of Influence boundary by approximately 54 acres so the air strip and 30 acre agricultural easement is included within the 135 acre Sphere of Influence, which also enables the City/County jurisdictional boundary to separate the project site from the existing 306-acre permanent agricultural easement eastward of the development. Concurrent with this City action is County action to adjust existing lot lines (PLN012376), allow for an earlier annexation, including a nominal (approximately 34 acres) reduction in Williamson Act contract lands (PLN012376), and minor adjustments to the agricultural buffer and permanent conservation easement boundaries.

The Yanks project was analyzed in the Final Environmental Impact Report (FEIR) for the Yanks Air Museum and Visitor Serving Project (County EIR 95-01), dated March 10, 1997. On November 4, 1997, the Monterey County Board of Supervisors approved the project by Resolution No. 97-445, including a statement of overriding considerations for the loss of farmland. On May 30, 2001, the U.S. Department of Commerce's Economic Development Administration (EDA) jointly awarded the City of Greenfield and the County of Monterey a \$3.186 million *Greenfield Utilities Grant* (No. 07-01-04-968) to extend water and sewer systems to the site. The extension of these services to the site was completed in 2004, with on-going connections to the systems as Phase I construction progresses. The Yanks Combined Development Permits (CDP) No. SH94002 vested in October of 2010 when construction began on the project. On November 9, 2011, the property owner remitted to the City of Greenfield \$180,000 pursuant to the vesting of

entitlements in compliance with Condition No. 2 of Monterey County Resolution Nos. 04-351 and 08-362.

The approved project consists of a “World War II and Golden Era” aircraft museum, an air strip, aircraft storage hangers, and accessory uses on the development site, including a winery and tasting room, two fueling stations, a hotel/motel, a free-standing restaurant, fast food restaurants, retail space, amphitheater, and recreational vehicle park. Approval of the project involved a general plan amendment and zoning reclassification of a portion of the project site to the Heavy Commercial (HI) Zoning District to address the phased development plan in the County, until annexation to the City of Greenfield. The Board of Supervisors extended the Combined Development Permit in 2004, and 2008.

Construction began on the Yanks site in November 2010. The current Phase I construction of the Yanks project site consists of: grading approximately 30 acres; creation of one service station building pad; construction of Livingston Road and Yanks Way to provide access to U.S. Highway 101 in accordance with State Department of Transportation (CalTrans) Encroachment Permit No. 0509 6MC 0461 issued on August 24, 2010; construction of the Recreational Vehicle Park in accordance with the State Housing and Community Development Department (HCD) permit Nos. 6892822, 6976220, 6915733, & 6922748; and construction of infrastructure to implement the extension of sewer, water, gas, electrical and telephone main line service to the site in accordance with EDA Grant No. 07-01-04968 and City/County Agreement No. A-08204, and adopted Mitigation Measures and Conditions of Approval contained in Monterey County Board Resolution Nos. 97-445, 04-351, and 08-362.

Annexation of the project site to the City of Greenfield pursuant to existing agreements necessitates a Lot Line Adjustment (LLA), which is being processed with the County of Monterey pursuant to Government Code Section 51257. The 306 acres under a permanent agricultural easement held by the Agricultural Land Trust will remain within the County of Monterey’s jurisdiction. The LLA will adjust the boundary of Williamson Act contract(s) to conform to the jurisdictional separation, and effectively separate the project site from 306 acres of agricultural operations as anticipated in conditions of approval requiring the annexation. These actions will result in the project site being within the City of Greenfield, and will leave the 306-acre permanent agricultural easement in the County of Monterey.

In accordance with Condition No. 2 of the approved County CDP; Condition No. 2 in MOU Agreement No. A-08204 between the City of Greenfield and Monterey County; and pursuant to EDA Grant No. 07-01-04968; the proposed action(s) will facilitate annexation of the project site to the City of Greenfield, as expected in approved entitlements (CDP No. SH94002) and consistent with the adopted Yanks Air Museum and Visitor Serving FEIR No. 95-01, and City of Greenfield General Plan 2005-2025 FEIR SCH #2004061138.

The actions consist of: adoption of a General Plan amendment to designate approximately 135 acres as “Artisan Agriculture/Visitor Serving” with a “Gateway

Overlay” land use designation; and 2) Prezone approximately 135 acres of the Yanks project site as “Artisan Agriculture/Visitor Serving (AAVS) with “Gateway Overlay”; and 3) adoption of a Sphere of Influence amendment to include an additional 54 acres (approximately) of the Yanks Air Museum project site; and 4) annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County.

Mapping for the annexation indicated that portions of the project footprint would be split between two jurisdictions. To bring the development footprint within the City of Greenfield and prevent its placement in two jurisdictions (City/County), the City of Greenfield Sphere of influence must be amended to include 53.71 additional acres; 29.71 acres of which serve as an Agricultural buffer easement, and approximately 24 acres for the airstrip. As noted on page 2-36 of the City of Greenfield General Plan FEIR SCH#2004061138, “LAFCO approved a Sphere of Influence Amendment to bring the project area within the City’s SOI. This action was completed to facilitate the extension of City Services (sewer and water) to the site, and to set the stage for eventual annexation of the Yanks Air Museum project into the City of Greenfield.”

City of Greenfield General Plan FEIR SCH#2004061138 on page 2-36 further states:

*The Yanks Air Museum project is anticipated as the primary use within this Gateway Overlay area north of Thorne Road. The General Plan (and EIR) has assumed the Yanks project within the General Plan’s development assumptions. As such, any application to construct the site as originally proposed and to annex the site into the City as originally intended would be considered consistent with the General Plan Land Use Element.*

LAFCO’s February 28, 2000, approval of the City of Greenfield’s existing sphere of influence excluded the 29.71-acre agricultural buffer easement and the 24 acres for the airstrip. The recommended actions are necessary to comply with FAA setback regulations applicable to commercial structures in proximity to airstrips, and prevent the project site from being situated within two jurisdictions.

The Yanks Air Museum and Visitor Serving FEIR (95-01) was adopted in relation to existing entitlements approved under Combined Development Permit No. SH94002 (Resolution Nos. 97-445, 04-351 & 08-362. The areas of Land Use and Planning, Airport Safety, Geological and Geotechnical Hazards, Water Quality and Supply, Surface Hydrology and Drainage, Wastewater Disposal, Traffic and Circulation, Air Quality, Noise, Public Services, Human Health and Safety, Viewshed and Aesthetics, Cultural Resources, Energy, Biological Resources, Employment and Cumulative Impacts were analyzed.

The City of Greenfield, acting as lead agency under the California Environmental Quality Act (CEQA), considered the impacts presented in the Yanks Air Museum Visitor Serving Project FEIR (95-01) and the City of Greenfield General Plan FEIR SCH#2004061138, which indicates that all significant impacts related to annexation of the site, and future

water and sewer service delivery could be reduced to less than significant with the implementation of the adopted mitigation measures, with the exception of the loss of agricultural land (County EIR 95-01) for which a statement of overriding considerations was adopted by the County Board of Supervisors.

### **Agricultural land**

Construction of the approved project will result in the conversion of approximately 135 acres of agricultural land to commercial uses (111 acres), and approximately 24 acres of the airstrip. The Yanks Air Museum and Visitor-Serving Project (County FEIR 95-01) certified on November 4, 1997 by the County of Monterey, included a statement of overriding considerations for the loss of agricultural land. Additionally, 306 acres immediately abutting the airstrip was placed in permanent agricultural easement pursuant to Condition No. 6 in the original approval of entitlements in County Resolution No. 08-362 on October 28, 2008, and County Resolution Nos. 97-445, and 04-351 as part of the Yanks approval. The Monterey County Board of Supervisors adopted the statement of overriding considerations, finding that the conversion of the site from agricultural land to visitor-serving commercial uses would have the beneficial effect of providing employment and economic opportunities to the County of Monterey and the City of Greenfield. Upon completion of the project, between 306 and 383 jobs are expected to be created.

As noted in County Resolutions 97-445, 04-351, and 08-362, the airstrip was proposed to remain under the Farmland/40 designation, and analyzed under the Yanks FEIR 95-01 and City of Greenfield FEIR SCH#2004061138. The airstrip was to be built on land designated "Farmland" if built in the County prior to annexation to the City of Greenfield. The Prezoning action designates the entire project site including the airstrip as "Artisan Agricultural and Visitor Serving" (AAVS) with "Gateway Overlay," consistent with the City of Greenfield General Plan's "Gateway Overlay" land use designation. As noted in Title 17 of the City of Greenfield's zoning ordinance, the project is expected to be constructed under the AAVS designation and "Gateway Overlay" zoning under a Planned Unit Development Permit, if constructed within City of Greenfield jurisdictional boundaries. This Prezoning action enables annexation of the project site to the City of Greenfield as required by the Combined Development Permit No. SH94002, referenced City/County MOU A-08204, and certified Yanks (95-01) and City General Plan (SCH#2004061138) FEIR's (SCH2004061138). Amending the Sphere of influence to include the approximately 30 acre agricultural buffer easement and the 24 acre airstrip accommodates FAA easement requirements that separate commercial components of the project from the airstrip, and places the entire project within the City of Greenfield. This leaves 306 acres in permanent agricultural easement held by the Agricultural Land Trust in the County, as required by Condition Nos. 2 and 6 of the approved County CDP; Condition No. 2 in City/County MOU Agreement No. A-08204, and EDA Grant No. 07-01-04968C.

### **Land Use**

Condition No. 2 of the approved County CDP; Condition No. 2 in City/County MOU Agreement No. A-08204, and the EDA grant No. 07-01-04968C all require annexation of

the Yanks project to the City of Greenfield. The referenced MOU calls for annexation based on a phased schedule but "no later than ten (10) years after the issuance of the first certificate of occupancy." While this schedule may be amended, the \$3.186 million EDA Grant No. 07-01-04968 requires annexation into the City of Greenfield irrespective of the timing of such annexation. Accordingly, Prezoning the site in accordance with the City of Greenfield General Plan is required. The proposed General Plan Amendment and Prezoning action would designate the approximately 135 acre project site as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay," and the same "Artisan Agricultural/and Visitor Serving" with a "Gateway Overlay" zoning attendant to the site. As noted on Page 2-36 of the City of Greenfield General Plan, "...any application to construct the site as originally proposed and to annex the site into the City as originally intended would be considered consistent with the General Plan Land Use Element."

### **CEQA Statute**

The action consists of: 1) adoption of a General Plan amendment to designate approximately 135 acres as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay" land use designation; and 2) Prezone approximately 135 acre of the Yanks project site as "Artisan Agriculture/Visitor Serving" (AAVS) with "Gateway Overlay"; and 3) adopt a Sphere of Influence amendment to include an additional 54 acres (approximately) of the Yanks Air Museum project site; and 4) annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County.

This technical addendum has been prepared pursuant to Section 15164 of the California Environmental Quality Act guidelines. A Final Environmental Impact Report (FEIR) for the Yanks Air Museum Visitor Serving (County 95-01) project was certified by the Monterey County Board of Supervisors on November 4, 1997 (Resolution No. 97-445). A Final Environmental Impact Report (FEIR) SCH#2004061138 for the City of Greenfield General Plan was adopted by the City of Greenfield City Council in July, 2005. None of the conditions described in Section 15162 of the CEQA Guidelines call for preparation of a subsequent EIR because: 1) the actions present no major revisions of the previous EIR(s), which involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) the actions present no substantial changes to the circumstances under which the Yanks project is undertaken which will require major revisions of the certified EIR(s) due to new significant environmental effects or substantial increase in the severity of previously identified significant effects; and 3) the actions present no new information of substantial importance, which was not known and could not have been known with reasonable diligence at the time the previous certified FEIR(s) were certified which shows any of the following:

1. The project will have one or more significant effects not discussed in the previous certified FEIR(s) or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous certified FEIR(s);
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects

of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

4. Mitigation measures or alternative which are considerably different from those analyzed in the previous FEIR(s) would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the imitation measure or alternative.

Consequently, no Subsequent or Supplemental EIR is required pursuant to Public Resources Code section 21166 or CEQA Guidelines Sections 15162, 15163, or 15164, because none of the conditions described in those sections have occurred.

The April 25, 2000, Memorandum of Understanding (MOU) A-08204 between Monterey County and the City of Greenfield, established a phased annexation schedule which would result in annexation of the project site to the City "no later than ten (10) years after the issuance of the first certificate of occupancy."

The purpose of this annexation and Prezoning action is to comply with the conditions placed on the development by entities with jurisdiction over the development, including the County of Monterey, the U.S. Department of Commerce's Economic Development Administration (EDA), the State Housing and Community Development (HCD) Department, Federal Aviation Administration (FAA), California Department of Transportation (Caltrans), and the City of Greenfield.

## **2. Scope and purpose of this Addendum; CEQA Section 15162**

Pursuant to CEQA, if any of the conditions detailed in Section 15162(1-3) below exist, then a subsequent EIR must be prepared. Because none of the conditions exist, as supported by substantial evidence, addenda to the Yanks EIR (95-01) and City of Greenfield General Plan FEIR SCH #2004061138 is the appropriate level of CEQA review of the proposed actions.

(1) Are there substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? (CEQA Guidelines 15162(1))

There are no substantial changes to the project from that originally entitled in Monterey County Resolution Nos. 97-445, 04-351, and 08-362. Realignment of the airstrip is required pursuant to FAA setback requirements, and amounts to nominal design adjustments, and creates no new significant effects on the environment. The original entitlements placed the airstrip on acreage zoned Farmland. The statement of overriding considerations in the Yanks FEIR adopted by the Monterey County Board of Supervisors (Resolution No. 97-445), recognized the impact of the loss of agricultural land, found that the economic benefits to the City and County of the project outweighed this loss, and placed a corresponding 306 acres in permanent agricultural easement in perpetuity, the easement of which is held by the Agricultural Land Trust.

The proposed actions would provide for construction of the Yanks project including the airstrip, on acreage the City of Greenfield will Prezone "Artisan Agriculture and Visitor Serving" with a "Gateway Overlay" as detailed in the City of Greenfield General Plan and FEIR, and the Yanks FEIR adopted in County Resolution 97-445, in the event of annexation. These are compatible land use and zoning designations anticipated and studied in the City of Greenfield General Plan FEIR (SCH #2004061138), and creates no new significant environmental effects or substantial increase in the severity of previously identified significant effects, because annexation and the airstrip both were contemplated and studied in the Yanks FEIR, City of Greenfield General Plan FEIR, and embodied in the attendant County, Caltrans, EDA, and HCD Yanks project entitlements. The County Resolution (97-445) adopting the Yanks Visitor Serving project FEIR (95-01) includes a statement of overriding considerations for the loss of agricultural land identified in FEIR 95-01, which was adopted by the County Board of Supervisors. The Board found that the project's economic benefits to the County of Monterey and City of Greenfield, outweighed the loss of farmland, and required a corresponding 306 acres to be placed in permanent agricultural easement and conveyed to a non profit entity, in this case the Monterey County Agricultural Land Trust.

Including the airstrip in the annexation creates no new significant environmental effects because the removal of Farmland was extensively studied in the Yanks FEIR. The County found the loss of substantial farmland acreage amounted to an unavoidable significant impact, and adopted a statement of overriding consideration for this loss. The airstrip was entitled and anticipated to be constructed on "Farmland"; and, represented a permitted use on such land use designation in the County. The subject actions are required to implement Condition No. 2 of the approved County CDP, and Condition No. 2 in City/County MOU Agreement No. A-08204 to implement annexation of the Yanks project site to the City of Greenfield with 306 acres remaining in permanent agricultural easement under the County's jurisdiction. Accordingly, these actions amount to nominal adjustments to implement conditions of approval, and do not represent any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? (CEQA Guidelines 15162(2))

There are no substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Annexation of the project to the City of Greenfield was anticipated, and expected during CEQA review and consideration of entitlements. Annexation to the City of Greenfield is required by all attendant permits and entitlements. The original entitlements anticipated

the airstrip be constructed on acreage zoned Farmland by the County, only if built in the County. The proposed action would provide for construction of the airstrip on acreage the City of Greenfield zones "Artisan Agriculture and Visitor Serving" with "Gateway Overlay" as anticipated in the City of Greenfield General Plan, if built inside the City's boundaries. These are comparable land use designations, the latter of which is included in the City of Greenfield General Plan to accommodate annexation of the project site into the City of Greenfield. Whether the airstrip is constructed on City of Greenfield "Artisan Agriculture and Visitor Serving" with "Gateway Overlay" zoned acreage, or County zoned "Farmland" acreage represents a change in comparable land use zoning due to annexation, rather than any change in circumstances which require major revisions either to the City of Greenfield General Plan FEIR (SCH #2004061138) or to the Yanks FEIR 95-01.

Annexation of approximately 135 acres creates no new significant environmental effects because the removal of Farmland was extensively studied in the Yanks FEIR. The County found the loss of farmland acreage amounted to an unavoidable significant impact, and adopted a statement of overriding consideration for this loss. No change in the amount of agricultural land removed from agricultural production will occur with the subject actions, because the airstrip was entitled and anticipated to be constructed on County-zoned "Farmland"; and, represented a permitted use on this land use designation. The proposed actions have no impact on the 306 acre permanent agricultural easement conveyed to the Agricultural Land Trust in accordance with County Resolution No. 97-445, which entitled the Yanks project and adopted its attendant FEIR 95-01. The County Board of Supervisors adopted and certified the Yanks Visitor Serving project FEIR 95-01, in Resolution 97-445 which included a statement of overriding considerations for the loss of agricultural land. The Board found that the Yanks project's economic benefits to the County of Monterey and City of Greenfield outweighed this loss of farmland, and included the requirement that 306 acres be placed in permanent agricultural easement. This easement is held by the Monterey County Ag Land Trust and will remain in the County's jurisdiction.

The Sphere of Influence amendment and annexation of approximately 135 acres ensures that the entire project site is served by City of Greenfield water and sewer systems, as required by all the attendant entitlements. It also ensures that the City/County jurisdictional boundary places the Yanks project in the City of Greenfield, in accordance with Yanks' entitlements; while the 306-acre permanent agricultural easement remains in the County. The General Plan amendment and Rezoning actions are necessary to submit an application to LAFCO for annexation, as originally contemplated. These actions are required to implement Condition No. 2 of the approved County CDP (Resolutions 97-445, 04-351, and 97-445); and Condition No. 2 in City/County MOU Agreement No. A-08204. Consequently, these actions represent a seamless nexus between the analyses in the Yanks project FEIR (95-01), the City of Greenfield General Plan FEIR (SCH # 2004061138) and the entitlements. As such, these actions amount to nominal design adjustments necessary to implement conditions of approval for existing, vested entitlements, and do not present any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The

statement of overriding consideration, combined with 306 acres placed in permanent agricultural easement and conveyed to the Ag Land Trust, sufficiently precludes any major revisions to the previous EIR.

(3) Is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, showing any of the following?

- A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
- B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines 15162(3))

No new information of substantial importance exists, because the project has not substantially changed since the original approval (Resolution 97-445) or since approval of the extension requests (Resolutions 04-351 and 08-362) or since adoption of the Yanks FEIR (95-01) or the City of Greenfield General Plan FEIR (SCH #2004061138), such that new significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. The actions consist of: adoption of a General Plan amendment to designate approximately 135 acres as "Artisan Agriculture/Visitor Serving" with a "Gateway Overlay" land use designation; and 2) Prezone of approximately 135 acres of the Yanks project site as "Artisan Agriculture/Visitor Serving (AAVS) with "Gateway Overlay"; and 3) adoption of a Sphere of Influence amendment to include an additional 54 acres (approximately) of the Yanks Air Museum project site; and 4) annexation of approximately 135 acres to the City of Greenfield and detachment of the annexation area from the Resource Conservation District of Monterey County, with 306 acres to remain under permanent agricultural easement in the County's jurisdiction.

These actions were anticipated, expected, and studied in all the aforementioned entitlements, in City/County MOU A-08204, and in the Yanks FEIR 95-01 and City of Greenfield General Plan FEIR SCH 2004061138 for the Yanks project.

The administrative record consisting of the Yanks Visitor Serving FEIR 95-01, the City of Greenfield General Plan FEIR SCH#2004061138, Monterey County Board of Supervisors Resolution Nos. 97-445, 04-351, 08-362, EDA grant No. 07-01-04968C and City/County Agreement No. A-08204, demonstrate that none of the conditions described in CEQA Guidelines Section 15162(3), which would require preparation of a subsequent EIR, have occurred.

**Conclusion**

Only minor technical changes are required to the environmental document. None of the conditions described in CEQA Guidelines Section 15162, which would require preparation of a subsequent EIR, have occurred. The project has not substantially changed since the original approval such that new significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. No new information of substantial importance has been presented which shows the project will have one or more significant effects not discussed in previous CEQA review, nor will significant effects previously examined be substantially more severe than shown in the previous EIR. No changes to circumstances have occurred in the project area as identified that will cause effects substantially more severe than shown in the earlier FEIR.